OFFICIAL NOTICE OF DECISION

CITY OF ALBUQUERQUE
PLANNING DEPARTMENT
DEVELOPMENT REVIEW BOARD

September 27, 2006

3. Project # 1002645
06DRB-01268 Major-Two Year SIA

TIERRA WEST LLC agent(s) for CLEARBROOK INVESTMENTS request(s) the above action(s) for, **SEVILLE, UNIT 8,** zoned R-LT, located on IRVING BLVD NW, between KAYENTA PL NW and UNIVERSE BLVD NW containing approximately 27 acre(s). [REF: 03DRB-01440, 03DRB-01441, 03DRB-01965, 03DRB-00741, 04DRB-00400, 05DRB-01335] (A-10)

At the September 27, 2006, Development Review Board meeting, a six-month extension of the Subdivision Improvements Agreement was approved.

If you wish to appeal this decision, you must do so by October 12, 2006, in the manner described below.

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

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

Sheran Matson, AICP, DRB Chair

Cc: Clearbrook Investments, 8801 Jefferson St NE, Building A, 87113
Tierra West LLC, 5571 Midway Park Pl NE, 87109
Marilyn Maldonado, Planning Department, 4th Floor, Plaza del Sol Bldg.
File

CITY OF ALBUQUERQUE

PLANNING DEPARTMENT
DEVELOPMENT AND BUILDING SERVICES
HYDROLOGY DEVELOPMENT SECTION

DEVELOPMENT REVIEW BOARD – SPEED MEMO

DRB CASE NO/PROJECT NO: 1002645 **AGENDA ITEM NO: 3**

SUBJECT:

SIA Extension

ACTION REQUESTED:

REV/CMT: ( ) **APPROVAL: (X)** **SIGN-OFF: ( )** **EXTN: ( )** **AMEND: ( )**

ENGINEERING COMMENTS:

No adverse comments.

P.O. Box 1293

Albuquerque

New Mexico 87103

www.cabq.gov

RESOLUTION: 6 mo

APPROVED X; DENIED ___; DEFERRED ___; COMMENTS PROVIDED ___; WITHDRAWN ___

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

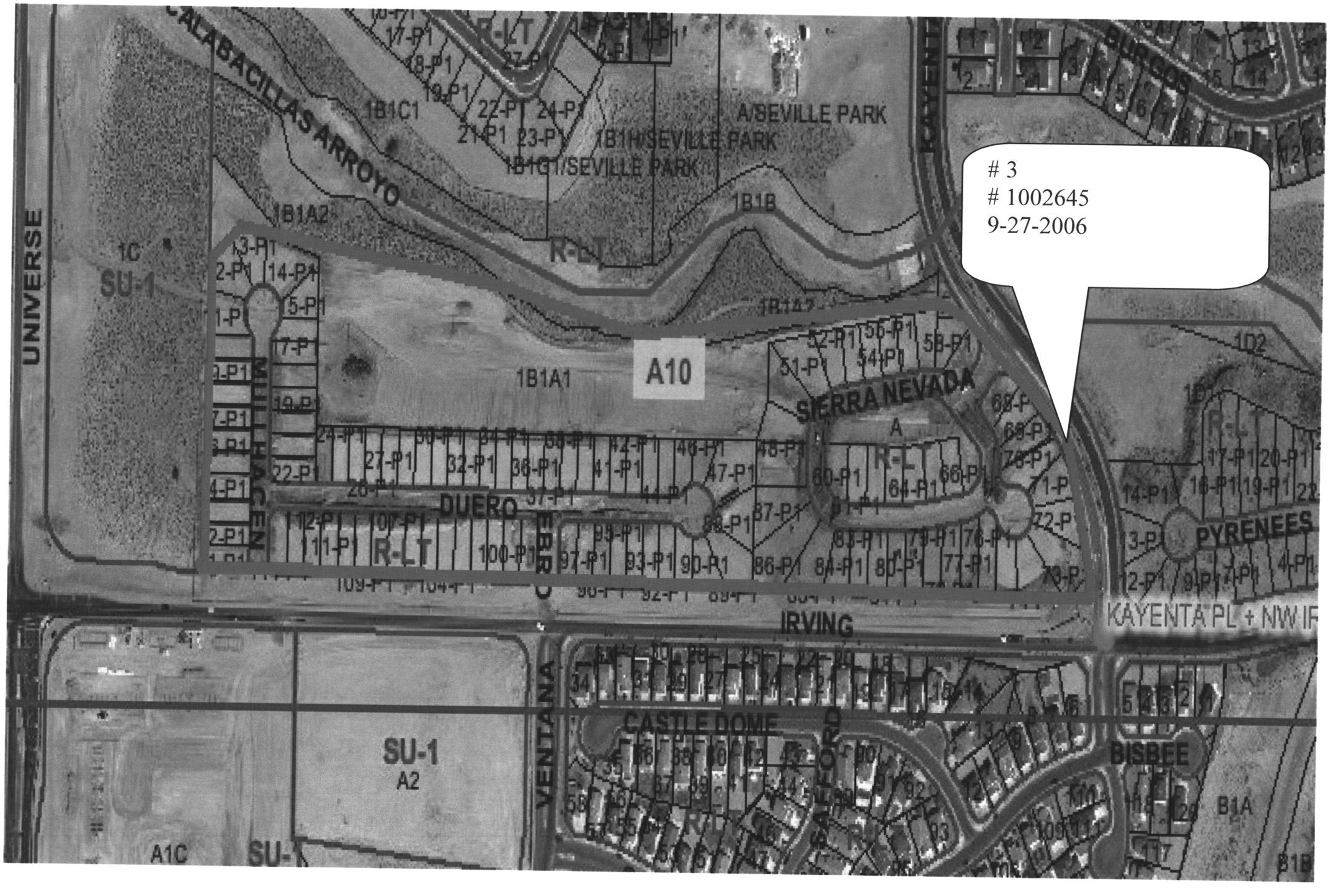
SIGNED: Bradley L. Bingham
City Engineer / AMAFCA Designee

DATE: SEPTEMBER 27, 2006

DRB PUBLIC HEARING SIGN IN SHEETS

CASE NUMBER: 1002645 **AGENDA#:** 3 **DATE:** 9.27.06

1. **Name:** Jon Nisbet **Address:** Tierra West 5571 Midway Park **Zip:** _____
2. **Name:** _____ **Address:** _____ **Zip:** _____
3. **Name:** _____ **Address:** _____ **Zip:** _____
4. **Name:** _____ **Address:** _____ **Zip:** _____
5. **Name:** _____ **Address:** _____ **Zip:** _____
6. **Name:** _____ **Address:** _____ **Zip:** _____
7. **Name:** _____ **Address:** _____ **Zip:** _____
8. **Name:** _____ **Address:** _____ **Zip:** _____
9. **Name:** _____ **Address:** _____ **Zip:** _____
10. **Name:** _____ **Address:** _____ **Zip:** _____
11. **Name:** _____ **Address:** _____ **Zip:** _____
12. **Name:** _____ **Address:** _____ **Zip:** _____
13. **Name:** _____ **Address:** _____ **Zip:** _____
14. **Name:** _____ **Address:** _____ **Zip:** _____



3
1002645
9-27-2006
CALABACILLAS ARROYO
UNIVERSE
1C
SU-1
1B1A2
1B1C1
1B1H/SEVILLE PARK
1B1G1/SEVILLE PARK
A/SEVILLE PARK
1B1B
R-LT
1B1A1
A10
SIERRA NEVADA
DUERO
IRVING
KAYENTA PL + NW IR
PYRENEES
CASTLE DOME
BISBEE
VENTANA
SU-1
A2
A1C
B1A
B1B
1D2

CITY OF ALBUQUERQUE
PLANNING DEPARTMENT
DEVELOPMENT REVIEW BOARD

September 27, 2006

Project # 1002645
06DRB-01268 Major-Two Year SIA

TIERRA WEST LLC agent(s) for CLEARBROOK INVESTMENTS request(s) the above action(s) for, **SEVILLE, UNIT 8,** zoned R-LT, located on IRVING BLVD NW, between KAYENTA PL NW and UNIVERSE BLVD NW containing approximately 27 acre(s). [REF: 03DRB-01440, 03DRB-01441, 03DRB-01965, 03DRB-00741, 04DRB-00400, 05DRB-01335] (A-10)

AMAFCA — No adverse comments.

COG — Irving Blvd is designated a minor arterial in the Long Range Roadway System with an established right of way of 86 feet. In addition, Irving Blvd is designated as having on-street bike lanes in the Long Range Bikeway System. Coordination with DMD is advised to insure that project conforms with these adopted policies of the Metropolitan Transportation Board.

Transit — No comments received.

Zoning Enforcement — No adverse comments.

Neighborhood Coordination — Letter sent to Ventana Ranch NA (R).

APS — Seville Unit 8 consists of 118 single-family houses. While the project is nearing completion, it will impact Ventana Ranch Elementary, James Monroe Middle School, and Cibola High School. Currently all three schools are exceeding capacity.

School	2006-07 Projections	2006-07 Capacity	Space Available
Ventana Ranch	1,130	850	-280
James Monroe	1,520	1,274	-246
Cibola	3,071	2,300	-771

A new northwest high school is planned to open with a 9th grade academy in 2007. The remainder of the school will open in 2008. The new northwest high school will relieve overcrowding at Cibola High School.

APS	To address overcrowding at schools, APS will explore various alternatives. A combination or all of the following options may be utilized to relieve overcrowded schools. Provide new capacity (long term solution) Construct new schools or additions Use of non-classroom spaces for temporary classrooms Lease facilities Use other public facilities Improve facility efficiency (short term solution) Schedule Changes Double sessions Multi-track year-round Other Float teachers (flex schedule) Shift students to Schools with Capacity (short term solution) Boundary Adjustments / Busing Grade reconfiguration Combination of above strategies All planned additions to existing educational facilities are contingent upon taxpayer approval.
Police Department	No comments received.
Fire Department	No adverse comments.
PNM Electric & Gas	Approved.
Comcast	No comments received.
QWEST	No comments received.
Environmental Health	No comments received.
M.R.G.C.D.	No comments received.
Open Space Division	No adverse comments.
City Engineer	The Hydrology section has no objection to the extension request.
Transportation Development	No objection.
Parks & Recreation	No objection.
Utilities Development	No objection to Extension request.

Planning Department	No objection to the requested six month extension.
Impact Fee Administrator	No comment on extension of SIA.

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

Cc: Clearbrook Investments, 8801 Jefferson St NE, Building A, 87113
Tierra West LLC, 5571 Midway Park Pl NE, 87109

PUBLIC HEARING--DEVELOPMENT REVIEW BOARD
CITY OF ALBUQUERQUE

Notice is hereby given that the Development Review Board, City of Albuquerque, will hold a public hearing on the **3rd FLOOR in the PLANNING DEPARTMENT LARGE CONFERENCE ROOM, Plaza del Sol Building, 600 2nd St NW, on Wednesday, September 27, 2006, beginning at 9:00 a.m.** for the purpose of considering the following:

Project # 1000131 06DRB-01277 Major-Two Year SIA 06DRB-01278 Minor-Ext of SIA for Temp Defer SDWK	MARK GOODWIN & ASSOCIATES agent(s) for BROADWAY DEVELOPMENT CO request(s) the above action(s) for, **BROADWAY INDUSTRIAL CENTER, UNIT 1,** zoned SU-2 HM, located on SAN JOSE AVE SE, between BROADWAY BLVD SE and I-25 containing approximately 61 acre(s). [REF: DRB-97-271] (M-14)
Project # 1000650 06DRB-01267 Major-Two Year SIA	TIERRA WEST LLC agent(s) for WAL-MART STORES EAST LP request(s) the above action(s) for all or a portion of Tract(s) 1-A-1, **LANDS OF LAMONICA & WENK,** zoned SU-1 for C-1 Permissive Uses, located on COORS BLVD SW, between RIO BRAVO BLVD SW and LAMONICA RD SW containing approximately 20 acre(s). [REF: 03EPC-01109, 03EPC-01110, 03DRB-01782, 03DRB-01783, 04DRB-00277, 05DRB-00903] (P-10)
Project # 1002645 06DRB-01268 Major-Two Year SIA	TIERRA WEST LLC agent(s) for CLEARBROOK INVESTMENTS request(s) the above action(s) for, **SEVILLE, UNIT 8,** zoned R-LT, located on IRVING BLVD NW, between KAYENTA PL NW and UNIVERSE BLVD NW containing approximately 27 acre(s). [REF: 03DRB-01440, 03DRB-01441, 03DRB-01965, 03DRB-00741, 04DRB-00400, 05DRB-01335] (A-10)
Project # 1003634 06DRB-01272 Major-Two Year SIA	GARCIA/KRAEMER & ASSOCIATES agent(s) for GREATER ALBUQUERQUE HABITAT FOR HUMANITY request(s) the above action(s) for all or a portion of Lot(s) 4A, 5A, 6A & 6B, Block(s) 12, **EASTERN ADDITION,** zoned SU-2/MR, located on HIGH ST SE between CROMWELL SE and PACIFIC SE and containing approximately 1 acre(s). [REF: 04DRB-01297, 04DRB-00409] (K-14)
Project # 1004639 06DRB-01275 Major-Final Plat Approval	GARCIA/KRAEMER & ASSOCIATES agent(s) for 50/50 LLC request(s) the above action(s) for all or a portion of Lot(s) 313-A-2-B, ACRES ADDITION (to be known as **VENTANA DEL BOSQUE)** zoned RA-2/PCD, located on MOUNTAIN RD NW, between GABALDON RD NW and BOSQUE VERDE LANE NW containing approximately 5 acre(s). [REF:06DRB-00254,06DRB-00255, 06DRB-00256, 06DRB-00257] (J-12)

SEE PAGE 2 . . .

PUBLIC HEARING--DEVELOPMENT REVIEW BOARD
CITY OF ALBUQUERQUE

PAGE 2

Project # 1004924
06DRB-01273 Major-Vacation of Public Easements.
06DRB-01274 Minor-Sketch Plat or Plan

JEFF MORTENSEN & ASSOCIATES agent(s) for HOECH REAL ESTATE CORPORATION request(s) the above action(s) for all or a portion of Tract(s) B, **FEDERAL PLAZA,** zoned SU-1 for O-1 uses, located on HOMESTEAD RD NE, between MONTGOMERY BLVD NE and SAN MATEO BLVD NE containing approximately 4 acre(s). [REF: 06EPC-00756, 06DRB-01181] (G-18)

Details of the application(s) may be examined at the Planning Department Development Services Center One Stop Shop, Second Floor, Plaza Del Sol Building, 600 2nd St NW, between 8:00 a.m. and 4:30 p.m., Monday through Friday except holidays. INDIVIDUALS WITH DISABILITIES needing special assistance to participate in this hearing should contact Claire Senova, Planning Department, at 924-3946. TTY users may call the New Mexico Relay Network by calling toll-free 1-800-659-8331.

Sheran Matson, AICP, DRB Chair
Development Review Board

TO BE PUBLISHED IN THE ALBUQUERQUE JOURNAL MONDAY, SEPTEMBER 11, 2006.

CITY OF ALBUQUERQUE

FYI

NOTIFICATION OF HEARING for the DEVELOPMENT REVIEW BOARD

September 7, 2006

TO: Laura Horton and Bruce Nyberg, Ventana Ranch Neighborhood Association

This letter will serve as your notification from the City of Albuquerque, under provisions of 0-92 pertaining to a request for: **Requests the following for approximately twenty-seven (27) acre(s) – Major Two Year Subdivision Improvement Agreement for the proposed *"Seville Unit 8 Subdivision"* for finishing the punch list and close out the work order with the City of Albuquerque.**

Proposed by: **Tierra West, LLC at (505) 858-3100**
Agent for: **Clearbrook Investments**

For property located: **On or near Irving Boulevard NW between Kayenta Place NW and Universe Boulevard NW.**

The case number(s) assigned is: **06DRB- 01268, Project #-1002645.**

City Planning accepted application for this request on **August 31, 2006.**

The owner, applicant, and/or agent certified at the time of application acceptance that they notified you of the proposed action by *certified mail, return receipt requested.*

Please be advised that this application is scheduled for a hearing before the Development Review Board (DRB) at **9 a.m.** on **Wednesday, September 27, 2006** in the **Third Floor in the Planning Department, Large Conference Room, Plaza Del Sol Building, 600 Second St. NW. (Note – Change of Location of Hearing)**

You should contact **Claire Senova** at **924-3946** to confirm this date, time, and to seek further information.

If you have any questions **-OR-** have not been contacted by the applicant, please call **Stephani Winklepleck** at **924-3902** or by e-mail at swinklepleck@cabq.gov.

Sincerely,

Stephani I. Winklepleck

Stephani I. Winklepleck
Neighborhood Program Coordinator
OFFICE OF NEIGHBORHOOD COORDINATION
PLANNING DEPARTMENT

cc: Claire Senova, DRB Administrative Assistant

P.O. Box 1293
Albuquerque
New Mexico 87103
www.cabq.gov

CITY OF PLANNING
PLANNING DEPARTMENT
PROPERTY OWNERSHIP LIST

Meeting Date: SEPTEMBER 27, 2006
Zone Atlas Page: A-10-Z
Notification Radius: 100 Ft.

Project# 1002645
App#06DRB-01268

Cross Reference and Location: IRVING BLVD NW BETWEEN KAYENTA PLACE NW AND UNIVERSE BLVD NW

Applicant: CLEARBROOK Investments
8801 JEFFERSON ST NE BLDG. A
ALBUQUERQUE, NM 87113

Agent: TIERRA WEST LLC
5571 MIDWAY PARK PLACE NE
ALBUQUERQUE, NM 87109

Special Instructions:

Notice must be mailed from the City's 15 day's prior to the meeting.

Date Mailed: SEPTEMBER 8, 2006
Signature: YVONNE SAAVEDRA

City of Albuquerque

DEVELOPMENT/ PLAN REVIEW APPLICATION

Supplemental form

SUBDIVISION — **S**
- _X__ Major Subdivision action
- ____ Minor Subdivision action
- ____ Vacation — **V**
- ____ Variance (Non-Zoning)

SITE DEVELOPMENT PLAN — **P**
- ____ for Subdivision Purposes
- ____ for Building Permit
- ____ IP Master Development Plan
- ____ Cert. of Appropriateness (LUCC) — **L**

STORM DRAINAGE — **D**
- ____ Storm Drainage Cost Allocation Plan

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)

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.

APPLICANT INFORMATION:

NAME: _Clearbrook Investments_____ PHONE: _505-858-1800_____

ADDRESS:__8801 Jefferson St. NE, Bldg. A _____ FAX: __505-858-1811_____

CITY:__Albuquerque_____ STATE _NM__ ZIP__87113_____ E-MAIL:_____

Proprietary interest in site:_Owner_____ **List all owners:** __Same_____

AGENT (if any): __Tierra West LLC_____ PHONE: _505-858-3100_____

ADDRESS:_5571 Midway Park Place NE_____ FAX: __505-858-1118_____

CITY:_Albuquerque_____ STATE _NM_ ZIP___87109_____ E-MAIL:_____

DESCRIPTION OF REQUEST: _Extension of Subdivision Improvements Agreement – 6 month_____

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

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

Lot or Tract No._____ Block:_____ Unit:_____

Subdiv. / Addn. __Seville Unit 8 Subdivision_____

Current Zoning:_R-LT_____ Proposed zoning:__No Change_____

Zone Atlas page(s): __A-10_____ No. of **existing** lots: _118__ No. of **proposed** lots: __NC____

Total area of site (acres): _26.63____ Density if applicable: dwellings per gross acre: _____ dwellings per net acre: _____

Within city limits? _X_Yes. No___, but site is within 5 miles of the city limits.) Within 1000FT of a landfill? __NO_____

UPC No._101006612200531516, etc._____ MRGCD Map No._____

LOCATION OF PROPERTY BY STREETS: On or Near: ___Irving Boulevard NW_____

Between:__Kayenta Place NW_____ and ___Universe Boulevard 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.): _03DRB-01440,01441/__

_03DRB-01965/03DRB-00741/04DRB-00400/05DRB-01335/Project # 1002645_____

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

SIGNATURE _____ DATE 8/31/06

(Print) __Ronald R. Bohannan, PE_____ ___Applicant _X_ Agent

FOR OFFICIAL USE ONLY Form revised 4/04

		Application case numbers	Action	S.F.	Fees
NA ☐	INTERNAL ROUTING				
☑	All checklists are complete	06DRB - 01268	SIA	S(2)	$ 50.00
☑	All fees have been collected	- -	ADV		$ 75.00
☑	All case #s are assigned	- -	CMF		$ 20.00
☑	AGIS copy has been sent	- -			$
☑	Case history #s are listed	- -			$
NA ☐	Site is within 1000ft of a landfill	- -			$
NA ☐	F.H.D.P. density bonus				Total
NA ☐	F.H.D.P. fee rebate	Hearing date 9-27-06			$ 145.00

Ki Sis 8/31/06

Project # 1002645

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

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

☐ **MAJOR SUBDIVISION PRELIMINARY PLAT APPROVAL**

__ Proposed Preliminary Plat including the Grading Plan (folded to fit into an 8.5" by 14" pocket) **24** copies
__ Proposed Infrastructure List
__ Design elevations & cross sections of perimeter walls **3 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
__ Property owner's and City Surveyor's signature on the proposed plat
__ FORM DRWS Drainage Report, Water & Sewer availability statement filing information
__ Office of Community & Neighborhood Coordination inquiry response, notifying letter, certified mail receipts
__ Sign Posting Agreement
__ **Signed** Pre-Annexation Agreement if Annexation required.
__ TIS/AQIA Traffic Impact Study / Air Quality Impact Assessment form
__ Fee (see schedule)
__ Any original and/or related file numbers are listed on the cover application

Preliminary plat approval expires after one year.
DRB Public hearings are approximately ONE MONTH after the filing deadline. **Your attendance is required.**

☐ **MAJOR SUBDIVISION AMENDMENT TO PRELIMINARY PLAT (with significant changes)**
☐ **MAJOR SUBDIVISION AMENDMENT TO INFRASTRUCTURE LIST (with significant changes)**
☐ **MAJOR SUBDIVISION AMENDMENT TO GRADING PLAN (with significant changes)**

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

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

Amended preliminary plat approval expires after one year.
DRB Public hearings are approximately ONE MONTH after the filing deadline. **Your attendance is required.**

☐ **MAJOR SUBDIVISION EXTENSION OF SUBDIVISION IMPROVEMENTS AGREEMENT**

(Temporary sidewalk deferral uses FORM-V)

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

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

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

Ronald R. Bohannan, P.E.
Applicant name (print)

8/31/06
Applicant signature / date

Form revised **11/04**

☑ Checklists complete
☐ Fees collected
☑ Case #s assigned
☑ Related #s listed

Application case numbers
06DRB - _____ - 01248
_____ - _____ - _____
_____ - _____ - _____

8/31/06
Planner signature / date

Project # 1002645

Rec	UPC CODE	OWNER	OWNER ADDRESS	OWNER CITY	OWNER STATE	OWNER ZIPCODE	PROPERTY CLASS	TAX DISTRICT	LEGAL
1	10100 66165 00331 750	CLEARBROOK INVESTMENTS INC	8901 ADAMS N E A	ALBUQUERQUE	NM	87113	VAC	A1A	LT 90- P1 SEVILLE SUBDIVISION U NIT EIGHT B EIN RACT 1-B-1- A SEVILLE
2	10100 66160 00331 751	CLEARBROOK INVESTMENTS INC	8901 ADAMS N E A	ALBUQUERQUE	NM	87113	VAC	A1A	LT 91- P1 SEVILLE SUBDIVISION U NIT EIGHT B EIN RACT 1-B-1- A SEVILLE
3	10100 66171 00531 749	CLEARBROOK INVESTMENTS INC	8901 ADAMS N E A	ALBUQUERQUE	NM	87113	VAC	A1A	LT 89- P1 SEVILLE SUBDIVISION U NIT EIGHT B EIN RACT 1-B-1- A SEVILLE
4	10100 66173 01131 748	CLEARBROOK INVESTMENTS INC	8901 ADAMS N E A	ALBUQUERQUE	NM	87113	VAC	A1A	LT 88- P1 SEVILLE SUBDIVISION U NIT EIGHT B EIN RACT 1-B-1- A SEVILLE
5	10100 66171 01931 747	CLEARBROOK INVESTMENTS INC	8901 ADAMS N E A	ALBUQUERQUE	NM	87113	VAC	A1A	LT 47- P1 SEVILLE SUBDIVISION U NIT EIGHT B EIN RACT 1-B-1- A SEVILLE
6	10100 66164 02331 746	CLEARBROOK INVESTMENTS INC	8901 ADAMS N E A	ALBUQUERQUE	NM	87113	VAC	A1A	LT 46- P1 SEVILLE SUBDIVISION U NIT EIGHT B EIN RACT 1-B-1- A SEVILLE
7	10100 65203 52520 517	ROBERTS BRIAN & KIMBERLY D	6239 CASTLE DOME PL NW	ALBUQUERQUE	NM	87114	RES	A1A	LT 21 PLAT OF SEDONA SUBDIVISION AT VENTANA
8	10100 65207 52520 516	WYSONG ADAM D &	6235 CASTLE DOME PL NW	ALBUQUERQUE	NM	87114	RES	A1A	LT 20 PLAT OF SEDONA SUBDIVISION AT VENTANA
9	10100 65212 52520 515	NELSON THEODORE W & ADRIENNA M	6231 CASTLE DOME PL NW	ALBUQUERQUE	NM	87114	RES	A1A	LT 19 PLAT OF SEDONA SUBDIVISION AT VENTANA
10	10100 65216 52420 514	HINDI REBEKAH L	4508 SHILOH PL NE	ALBUQUERQUE	NM	87111	RES	A1A	LT 18 PLAT OF SEDONA SUBDIVISION AT VENTANA
11	10100 65221 52320 513	FLYNN MARK D	6223 CASTLE DOME PL NW	ALBUQUERQUE	NM	87114	RES	A1A	LT 17 PLAT OF SEDONA SUBDIVISION AT VENTANA
12	10100 65225 52320 512	CONNER ANTHONY & LINDA	6219 CASTLE DOME PL NW	ALBUQUERQUE	NM	87114	RES	A1A	LT 16 PLAT OF SEDONA SUBDIVISION AT VENTANA
13	10100 65231 52420 511	STEVENS MARK A &	6215 CASTLE DOME PL NW	ALBUQUERQUE	NM	87114	RES	A1A	LT 15 PLAT OF SEDONA SUBDIVISION AT VENTANA
14	10100 65253 52820	CITY OF ALBUQUERQUE	PO BOX 1293	ALBUQUERQUE	NM	87103	VAC	A1A	PEDESIRIAN ACCESS PLAT OF SEDONA SUBDIVISION NCH

	510								
15	10100 65265 52120 501	ROMERO MATTHE W A	6127 BISBEE PL NW	ALBUQU ERQUE	NM	87114	RES	A1A	LT 6 PLAT OF SEDO NA SUBDIVISIO N AT VENTANA
16	10100 66064 04231 716	CLEARBROOK INV ESTMENTS INC	8901 ADAMS N E A	ALBUQU ERQUE	NM	87113	VAC	A1A	LT 16- P1 SEVILLE SUBDIVI SION U NIT EIGHT B EIN RACT 1-B-1- A SEVILLE
17	10100 66066 04831 715	CLEARBROOK INV ESTMENTS INC	8901 ADAMS N E A	ALBUQU ERQUE	NM	87113	VAC	A1A	LT 15- P1 SEVILLE SUBDIVI SION U NIT EIGHT B EIN RACT 1-B-1- A SEVILLE
18	10100 66062 05331 714	CLEARBROOK INV ESTMENTS INC	8901 ADAMS N E A	ALBUQU ERQUE	NM	87113	VAC	A1A	LT 14- P1 SEVILLE SUBDIVI SION U NIT EIGHT B EIN RACT 1-B-1- A SEVILLE
19	10100 66072 08230 107	ALBUQUERQUE M ETRO ARROYO	2600 PROSPEC T NE	ALBUQU ERQUE	NM	87107	VAC	A1A	TR 1-B-1-C- 1 BULK LAND PLAT OF TRACTS 1-B-1- G- 1 SEVILLE BEING A
20	10100 65238 52220 509	HATHAWAY DEBO RA L	6209 CASTLE D OME PL NW	ALBUQU ERQUE	NM	87114	RES	A1A	LT 14 PLAT OF SEDO NA SUBDIVISI ON AT VENTANA
21	10100 65260 52020 502	SALAZAR RUBEN W & ANGELA M	6131 BISBEE PL NW	ALBUQU ERQUE	NM	87114	RES	A1A	LT 7 PLAT OF SEDO NA SUBDIVISIO N AT VENTANA
22	10100 66225 04430 101								
23	10100 66072 02131 723	CLEARBROOK INV ESTMENTS INC	8901 ADAMS N E A	ALBUQU ERQUE	NM	87113	VAC	A1A	LT 23- P1 SEVILLE SUBDIVI SION U NIT EIGHT B EIN RACT 1-B-1- A SEVILLE
24	10100 66298 03240 804	CLEARBROOK INV ESTMENTS INC	8901 ADAMS ST NE	ALBUQU ERQUE	NM	87113	VAC	A1A	TR 1- D SECOND CORREC TION PLAT BULKLA ND PLAT -B, 1-C & 1- D SEVILL
25	10090 66397 15740 141	ALB TECHNICAL V OCATIONAL INST	525 BUENA VIS TA DR SE	ALBUQU ERQUE	NM	87106	COMM	X1A	A TR BEING POR OF N/2 SE & POR S/2 S E OF SEC T 40.00 A C M/L
26	101006617504930145	CLEARBR OOK INVE STMENTS I NC	8901 ADAMS NE A	ALBU QUER QUE	NM	87113	VAC	A 1 A	TR 1-B-1-A- 3 SEVILLE SUBDIVI SI ON UNIT EIGHT OF TRACT 1-B-1- A SEV
27	101006613403530101	CLEARBR OOK INVE STMENTS I NC	8901 ADAMS NE A	ALBU QUER QUE	NM	87113	VAC	A 1 A	TR 1-B-1-A- 1 SEVILLE SUBDIVI SI ON UNIT EIGHT OF TRACT 1-B-1- A SEV
28	101006633305040801	A M A F C A	2600 PROSPECT N E	ALBU QUER QUE	NM	87107	VAC	A 1 A	TR C BULKLAND PL AT OF TRS A- 1 , B, C, D, E & GHT S BEING A REPLAT
2	101006604800331701	CLEARBR	8901 ADAMS NE A	ALBU	NM	87113	VAC	A	LT 1-

9		OOK INVE STMENTS I NC		QUER QUE				1 A	P1 SEVILLE SUBDIV ISION UN IT EIGHT BEING ACT 1-B-1- A SEVILLE
30	101006607006130144	CLEARBR OOK INVE STMENTS I NC	8901 ADAMS NE A	ALBU QUER QUE	NM	87113	VAC	A 1 A	TR 1-B-1-A- 2 SEVILLE SUBDIVI SI ON UNIT EIGHT OF TRACT 1-B-1- A SEV
31	101006514352420530	SOUZA DO NALD J JR & TRICIA L	6351 CASTLE DOM E PL NW	ALBU QUER QUE	NM	87120	RES	A 1 A	LT 34 PLAT OF SED ONA SUBDIVISI ON AT VENTANA
32	101006514952420529	FRASCH NI CHOLAS J & SARA M	6347 CASTLE DOM E PL NW	ALBU QUER QUE	NM	87114	RES	A 1 A	LT 33 PLAT OF SED ONA SUBDIVISI ON AT VENTANA
33	101006515352420528	GUTIERRE Z NICOLAS & EVA G	6343 CASTLE DOM E PL NW	ALBU QUER QUE	NM	87114	RES	A 1 A	LT 32 PLAT OF SED ONA SUBDIVISI ON AT VENTANA
34	101006510251420202	MARTIN G ERALD A & VICTORIA E	10009 DORAL CT N E	ALBU QUER QUE	NM	87111	VAC	A 1 A	TRACT A- 2 BULK LAND PLAT FOR T RACTS A- 1 & A- TRACT A, VENTAN A RAN
35	101006515852520527	MANGIACA PRA VICTO R S &	6339 CASTLE DOM E PL NW	ALBU QUER QUE	NM	87114	RES	A 1 A	LT 31 PLAT OF SED ONA SUBDIVISI ON AT VENTANA
36	101006516252520526	CONEJO M ARGIE & MI KE A	6335 CASTLE DOM E PL NW	ALBU QUER QUE	NM	87114	RES	A 1 A	LT 30 PLAT OF SED ONA SUBDIVISI ON AT VENTANA
37	101006516752520525	ENOCHS B RIAN & KIM BERLY	6331 CASTLE DOM E NW	ALBU QUER QUE	NM	87114	RES	A 1 A	LT 29 PLAT OF SED ONA SUBDIVISI ON AT VENTANA
38	101006517152520524	KLASS MIT CHELL I & VERA R	6327 CASTLE DOM E PL NW	ALBU QUER QUE	NM	87114	RES	A 1 A	LT 28 PLAT OF SED ONA SUBDIVISI ON AT VENTANA
39	101006517652520523	PERCHER T TODD C & DANIELL E L	6323 CASTLE DOM E PL NW	ALBU QUER QUE	NM	87114	RES	A 1 A	LT 27 PLAT OF SED ONA SUBDIVISI ON AT VENTANA
40	101006518052520522	NEWMAN I VAN & ELIZ ABETH S	6319 CASTLE DOM E PL NW	ALBU QUER QUE	NM	87114	RES	A 1 A	LT 26 PLAT OF SED ONA SUBDIVISI ON AT VENTANA
41	101006518552520521	MARTINEZ JENNIFER	6315 CASTLE DOM E PL NW	ALBU QUER QUE	NM	87114	RES	A 1 A	LT 25 PLAT OF SED ONA SUBDIVISI ON AT VENTANA
42	101006518952520520	CLARK WIL LIAM ROBE RT	6309 CASLTE DOM E PL NW	ALBU QUER QUE	NM	87114	RES	A 1 A	LT 24 PLAT OF SED ONA SUBDIVISI ON AT VENTANA
43	101006519452520519	GASSEL H OLLY & JA KE	6305 CASTLE DOM E PL NW	ALBU QUER QUE	NM	87114	RES	A 1 A	LT 23 PLAT OF SED ONA SUBDIVISI ON AT VENTANA
44	101006519852520518	LUJAN RO BERT DAX &	6301 CASTLE DOM E NW	ALBU QUER QUE	NM	87114	RES	A 1 A	LT 22 PLAT OF SED ONA SUBDIVISI ON AT VENTANA
45	101006621200431777	CLEARBR OOK INVE STMENTS I NC	8901 ADAMS NE A	ALBU QUER QUE	NM	87113	VAC	A 1 A	LT 81- P1 SEVILLE SUBDIV ISION U NIT EIGHT BEIN RACT 1-B-1- A SEVILLE
46	101006620800431776	CLEARBR OOK INVE STMENTS I NC	8901 ADAMS NE A	ALBU QUER QUE	NM	87113	VAC	A 1 A	LT 82- P1 SEVILLE SUBDIV ISION U NIT EIGHT BEIN RACT 1-B-1- A SEVILLE

47	101006619307530104	CITY OF ALBUQUERQUE	PO BOX 1293	ALBUQUERQUE	NM	87102 1293	VAC	A1A	PARCEL A SEVILLE SUBDIVISION U NIT FOUR BEING 1-B-2-A SEVILLE CO
48	101006619900431774	CLEARBROOK INVESTMENTS INC	8901 ADAMS NE A	ALBUQUERQUE	NM	87113	VAC	A1A	LT 84-P1 SEVILLE SUBDIVISION U NIT EIGHT BEIN RACT 1-B-1-A SEVILLE
49	101006616307130105	WESTFORK LIMITED	5160 SAN FRANCISCO NE	ALBUQUERQUE	NM	87109	VAC	A1A	TR 1-B-1-H BULK LAND PLAT OF T RACTS 1-A-1, 1 HRU 1-B-1-H, 1-B-2-A
50	101006614206230106	CITY OF ALBUQUERQUE	PO BOX 1293	ALBUQUERQUE	NM	87103	VAC	A1A	TR 1-B-1-G-1 BULK LAND PLAT OF TRACTS 1-B-1-G-1 SEVILLE BEING A
51	1010066048012317 03	CLEARBROOK INVESTMENTS INC	8901 ADAMS NE A	ALBUQUERQUE	NM	87113	VAC	A1A	LT 3-P1 SEVILLE SUBDIVISION UN IT EIGHT BEING ACT 1-B-1-A SEVILLE
52	1010066185006317 72	CLEARBROOK INVESTMENTS INC	8901 ADAMS NE A	ALBUQUERQUE	NM	87113	VAC	A1A	LT 86-P1 SEVILLE SUBDIVISION U NIT EIGHT BEIN RACT 1-B-1-A SEVILLE
53	1010066253012317 86	CLEARBROOK INVESTMENTS INC	8901 ADAMS NE A	ALBUQUERQUE	NM	87113	VAC	A1A	LT 72-P1 SEVILLE SUBDIVISION U NIT EIGHT BEIN RACT 1-B-1-A SEVILLE
54	1010066183013317 71	CLEARBROOK INVESTMENTS INC	8901 ADAMS NE A	ALBUQUERQUE	NM	87113	VAC	A1A	LT 87-P1 SEVILLE SUBDIVISION U NIT EIGHT BEIN RACT 1-B-1-A SEVILLE
55	1010066048015317 04	CLEARBROOK INVESTMENTS INC	8901 ADAMS NE A	ALBUQUERQUE	NM	87113	VAC	A1A	LT 4-P1 SEVILLE SUBDIVISION UN IT EIGHT BEING ACT 1-B-1-A SEVILLE
56	1010066064018317 22	CLEARBROOK INVESTMENTS INC	8901 ADAMS NE A	ALBUQUERQUE	NM	87113	VAC	A1A	LT 22-P1 SEVILLE SUBDIVISION U NIT EIGHT BEIN RACT 1-B-1-A SEVILLE
57	1010066048019317 05	CLEARBROOK INVESTMENTS INC	8901 ADAMS NE A	ALBUQUERQUE	NM	87113	VAC	A1A	LT 5-P1 SEVILLE SUBDIVISION UN IT EIGHT BEING ACT 1-B-1-A SEVILLE
58	1010066251017317 87	CLEARBROOK INVESTMENTS INC	8901 ADAMS NE A	ALBUQUERQUE	NM	87113	VAC	A1A	LT 71-P1 SEVILLE SUBDIVISION U NIT EIGHT BEIN RACT 1-B-1-A SEVILLE
59	1010066212019316 04	CLEARBROOK INVESTMENTS INC	8901 ADAMS NE A	ALBUQUERQUE	NM	87113	VAC	A1A	LT 63-P1 SEVILLE SUBDIVISION U NIT EIGHT BEIN RACT 1-B-1-A SEVILLE
60	1010066207019316 03	CLEARBROOK INVESTMENTS INC	8901 ADAMS NE A	ALBUQUERQUE	NM	87113	VAC	A1A	LT 62-P1 SEVILLE SUBDIVISION U NIT EIGHT BEIN RACT 1-B-1-A SEVILLE
61	1010066203030316 02	CLEARBROOK INVESTMENTS INC	8901 ADAMS NE A	ALBUQUERQUE	NM	87113	VAC	A1A	LT 61-P1 SEVILLE SUBDIVISION U NIT EIGHT BEIN RACT 1-B-1-A SEVILLE
62	1010066198020316 01	CLEARBROOK INVESTMENTS INC	8901 ADAMS NE	ALBUQUERQUE	NM	87113	VAC	A1A	LT 60-P1 SEVILLE SUBDIVISION U NIT EIGHT BEIN RAC

			A						T 1-B-1-A SEVILLE
63	1010066184021317 70	CLEARBROOK INVEST MENTS INC	8901 ADAM S NE A	ALBUQUERQ UE	NM	87113	VAC	A1 A	LT 48- P1 SEVILLE SUBDIVISIO N U NIT EIGHT BEIN RAC T 1-B-1-A SEVILLE
64	1010066064022317 21	CLEARBROOK INVEST MENTS INC	8901 ADAM S NE A	ALBUQUERQ UE	NM	87113	VAC	A1 A	LT 21- P1 SEVILLE SUBDIVISIO N U NIT EIGHT BEIN RAC T 1-B-1-A SEVILLE
65	1010066216019316 05	CLEARBROOK INVEST MENTS INC	8901 ADAM S NE A	ALBUQUERQ UE	NM	87113	VAC	A1 A	LT 64- P1 SEVILLE SUBDIVISIO N U NIT EIGHT BEIN RAC T 1-B-1-A SEVILLE
66	1010066160022317 45	CLEARBROOK INVEST MENTS INC	8901 ADAM S NE A	ALBUQUERQ UE	NM	87113	VAC	A1 A	LT 45- P1 SEVILLE SUBDIVISIO N U NIT EIGHT BEIN RAC T 1-B-1-A SEVILLE
67	1010066156021317 44	CLEARBROOK INVEST MENTS INC	8901 ADAM S NE A	ALBUQUERQ UE	NM	87113	VAC	A1 A	LT 44- P1 SEVILLE SUBDIVISIO N U NIT EIGHT BEIN RAC T 1-B-1-A SEVILLE
68	1010066152021317 43	CLEARBROOK INVEST MENTS INC	8901 ADAM S NE A	ALBUQUERQ UE	NM	87113	VAC	A1 A	LT 43- P1 SEVILLE SUBDIVISIO N U NIT EIGHT BEIN RAC T 1-B-1-A SEVILLE
69	1010066148021317 42	CLEARBROOK INVEST MENTS INC	8901 ADAM S NE A	ALBUQUERQ UE	NM	87113	VAC	A1 A	LT 42- P1 SEVILLE SUBDIVISIO N U NIT EIGHT BEIN RAC T 1-B-1-A SEVILLE
70	1010066144021317 41	CLEARBROOK INVEST MENTS INC	8901 ADAM S NE A	ALBUQUERQ UE	NM	87113	VAC	A1 A	LT 41- P1 SEVILLE SUBDIVISIO N U NIT EIGHT BEIN RAC T 1-B-1-A SEVILLE
71	1010066140021317 40	CLEARBROOK INVEST MENTS INC	8901 ADAM S NE A	ALBUQUERQ UE	NM	87113	VAC	A1 A	LT 40- P1 SEVILLE SUBDIVISIO N U NIT EIGHT BEIN RAC T 1-B-1-A SEVILLE
72	1010066136021317 39	CLEARBROOK INVEST MENTS INC	8901 ADAM S NE A	ALBUQUERQ UE	NM	87113	VAC	A1 A	LT 39- P1 SEVILLE SUBDIVISIO N U NIT EIGHT BEIN RAC T 1-B-1-A SEVILLE
73	1010066123021317 38	CLEARBROOK INVEST MENTS INC	8901 ADAM S NE A	ALBUQUERQ UE	NM	87113	VAC	A1 A	LT 38- P1 SEVILLE SUBDIVISIO N U NIT EIGHT BEIN RAC T 1-B-1-A SEVILLE
74	1010066128021317 37	CLEARBROOK INVEST MENTS INC	8901 ADAM S NE A	ALBUQUERQ UE	NM	87113	VAC	A1 A	LT 37- P1 SEVILLE SUBDIVISIO N U NIT EIGHT BEIN RAC T 1-B-1-A SEVILLE
75	1010066124021317 36	CLEARBROOK INVEST MENTS INC	8901 ADAM S NE A	ALBUQUERQ UE	NM	87113	VAC	A1 A	LT 36- P1 SEVILLE SUBDIVISIO N U NIT EIGHT BEIN RAC T 1-B-1-A SEVILLE
76	101006622 102031606	CLEARBROOK INVESTME NTS INC	8901 ADAMS NE A	ALBUQU ERQUE	NM	87113	VA C	A1A	LT 65- P1 SEVILLE SUBDIVISION U NIT EIGHT BEIN RACT 1-B-1-A SEVILLE
77	101006612 002131735	CLEARBROOK INVESTME NTS INC	8901 ADAMS NE A	ALBUQU ERQUE	NM	87113	VA C	A1A	LT 35- P1 SEVILLE SUBDIVISION U NIT EIGHT BEIN RACT 1-B-1-A SEVILLE
78	101006611 502131734	CLEARBROOK INVESTME NTS INC	8901 ADAMS NE A	ALBUQU ERQUE	NM	87113	VA C	A1A	LT 34- P1 SEVILLE SUBDIVISION U NIT EIGHT BEIN RACT 1-B-1-A SEVILLE

79	101006604 802331706	CLEARBROOK INVESTMENTS INC	8901 ADAMS NE A	ALBUQUERQUE	NM	87113	VAC	A1A	LT 6- P1 SEVILLE SUBDIVISION UN IT EIGHT BEING ACT 1-B-1-A SEVILLE
80	101006611 102131733	CLEARBROOK INVESTMENTS INC	8901 ADAMS NE A	ALBUQUERQUE	NM	87113	VAC	A1A	LT 33- P1 SEVILLE SUBDIVISION UNIT EIGHT BEIN RACT 1-B-1-A SEVILLE
81	101006610 802131732	CLEARBROOK INVESTMENTS INC	8901 ADAMS NE A	ALBUQUERQUE	NM	87113	VAC	A1A	LT 32- P1 SEVILLE SUBDIVISION UNIT EIGHT BEIN RACT 1-B-1-A SEVILLE
82	101006610 402131731	CLEARBROOK INVESTMENTS INC	8901 ADAMS NE A	ALBUQUERQUE	NM	87113	VAC	A1A	LT 31- P1 SEVILLE SUBDIVISION UNIT EIGHT BEIN RACT 1-B-1-A SEVILLE
83	101006610 002131730	CLEARBROOK INVESTMENTS INC	8901 ADAMS NE A	ALBUQUERQUE	NM	87113	VAC	A1A	LT 30- P1 SEVILLE SUBDIVISION UNIT EIGHT BEIN RACT 1-B-1-A SEVILLE
84	101006609 602131729	CLEARBROOK INVESTMENTS INC	8901 ADAMS NE A	ALBUQUERQUE	NM	87113	VAC	A1A	LT 29- P1 SEVILLE SUBDIVISION UNIT EIGHT BEIN RACT 1-B-1-A SEVILLE
85	101006609 202131728	CLEARBROOK INVESTMENTS INC	8901 ADAMS NE A	ALBUQUERQUE	NM	87113	VAC	A1A	LT 28- P1 SEVILLE SUBDIVISION UNIT EIGHT BEIN RACT 1-B-1-A SEVILLE
86	101006608 802131727	CLEARBROOK INVESTMENTS INC	8901 ADAMS NE A	ALBUQUERQUE	NM	87113	VAC	A1A	LT 27- P1 SEVILLE SUBDIVISION UNIT EIGHT BEIN RACT 1-B-1-A SEVILLE
87	101006624 602131788	CLEARBROOK INVESTMENTS INC	8901 ADAMS NE A	ALBUQUERQUE	NM	87113	VAC	A1A	LT 70- P1 SEVILLE SUBDIVISION UNIT EIGHT BEIN RACT 1-B-1-A SEVILLE
88	101006608 402131726	CLEARBROOK INVESTMENTS INC	8901 ADAMS NE A	ALBUQUERQUE	NM	87113	VAC	A1A	LT 26- P1 SEVILLE SUBDIVISION UNIT EIGHT BEIN RACT 1-B-1-A SEVILLE
89	101006608 002131725	CLEARBROOK INVESTMENTS INC	8901 ADAMS NE A	ALBUQUERQUE	NM	87113	VAC	A1A	LT 25- P1 SEVILLE SUBDIVISION UNIT EIGHT BEIN RACT 1-B-1-A SEVILLE
90	101006622 602131607	CLEARBROOK INVESTMENTS INC	8901 ADAMS NE A	ALBUQUERQUE	NM	87113	VAC	A1A	LT 66- P1 SEVILLE SUBDIVISION UNIT EIGHT BEIN RACT 1-B-1-A SEVILLE
91	101006607 602131724	CLEARBROOK INVESTMENTS INC	8901 ADAMS NE A	ALBUQUERQUE	NM	87113	VAC	A1A	LT 24- P1 SEVILLE SUBDIVISION UNIT EIGHT BEIN RACT 1-B-1-A SEVILLE
92	101006606 402631720	CLEARBROOK INVESTMENTS INC	8901 ADAMS NE A	ALBUQUERQUE	NM	87113	VAC	A1A	LT 20- P1 SEVILLE SUBDIVISION UNIT EIGHT BEIN RACT 1-B-1-A SEVILLE
93	101006604 802731707	CLEARBROOK INVESTMENTS INC	8901 ADAMS NE A	ALBUQUERQUE	NM	87113	VAC	A1A	LT 7- P1 SEVILLE SUBDIVISION UN IT EIGHT BEING ACT 1-B-1-A SEVILLE
94	101006624 302531789	STILLBROOKE HOMES INC	8901 ADAMS NE	ALBUQUERQUE	NM	87113	VAC	A1A	LT 69- P1 SEVILLE SUBDIVISION UNIT EIGHT BEIN RACT 1-B-1-A SEVILLE
95	101006618 402731769	CLEARBROOK INVESTMENTS INC	8901 ADAMS NE A	ALBUQUERQUE	NM	87113	VAC	A1A	LT 49- P1 SEVILLE SUBDIVISION U

									NIT EIGHT BEIN RACT 1-B-1-A SEVILLE
96	101006606 403031719	CLEARBROOK INVESTMENTS INC	8901 ADAMS NE A	ALBUQUERQUE	NM	87113	VAC	A1A	LT 19- P1 SEVILLE SUBDIVISION UNIT EIGHT BEIN RACT 1-B-1-A SEVILLE
97	101006621 402731608	CLEARBROOK INVESTMENTS INC	8901 ADAMS NE A	ALBUQUERQUE	NM	87113	VAC	A1A	TR A SEVILLE SUBDIVISION UNIT EIGHT BEING A 1-B-1-A SEVILLE CO
98	101006604 803131708	CLEARBROOK INVESTMENTS INC	8901 ADAMS NE A	ALBUQUERQUE	NM	87113	VAC	A1A	LT 8- P1 SEVILLE SUBDIVISION UN IT EIGHT BEING ACT 1-B-1-A SEVILLE
99	101006624 102931790	STILLBROOKE HOMES INC	8901 ADAMS ST NE	ALBUQUERQUE	NM	87113	VAC	A1A	LT 68- P1 SEVILLE SUBDIVISION UNIT EIGHT BEIN RACT 1-B-1-A SEVILLE
100	101006606 403531718	CLEARBROOK INVESTMENTS INC	8901 ADAMS NE A	ALBUQUERQUE	NM	87113	VAC	A1A	LT 18- P1 SEVILLE SUBDIVISION UNIT EIGHT BEIN RACT 1-B-1-A SEVILLE
101	10100662370 3231791	CLEARBROOK INVESTMENTS INC	8901 ADAMS NE A	ALBUQUERQUE	NM	87113	VAC	A1A	LT 67- P1 SEVILLE SUBDIVISION U NIT EIGHT BEIN RACT 1-B-1-A SEVILLE
102	10100660480 3531709	CLEARBROOK INVESTMENTS INC	8901 ADAMS NE A	ALBUQUERQUE	NM	87113	VAC	A1A	LT 9- P1 SEVILLE SUBDIVISION UN IT EIGHT BEING ACT 1-B-1-A SEVILLE
103	10100660640 3831717	CLEARBROOK INVESTMENTS INC	8901 ADAMS NE A	ALBUQUERQUE	NM	87113	VAC	A1A	LT 17- P1 SEVILLE SUBDIVISION U NIT EIGHT BEIN RACT 1-B-1-A SEVILLE
104	10100661860 3331768	CLEARBROOK INVESTMENTS INC	8901 ADAMS NE A	ALBUQUERQUE	NM	87113	VAC	A1A	LT 50- P1 SEVILLE SUBDIVISION U NIT EIGHT BEIN RACT 1-B-1-A SEVILLE
105	10100660480 3931710	CLEARBROOK INVESTMENTS INC	8901 ADAMS NE A	ALBUQUERQUE	NM	87113	VAC	A1A	LT 10- P1 SEVILLE SUBDIVISION U NIT EIGHT BEIN RACT 1-B-1-A SEVILLE
106	10100661900 3831767	CLEARBROOK INVESTMENTS INC	8901 ADAMS NE A	ALBUQUERQUE	NM	87113	VAC	A1A	LT 51- P1 SEVILLE SUBDIVISION U NIT EIGHT BEIN RACT 1-B-1-A SEVILLE
107	10100661960 3931766	CLEARBROOK INVESTMENTS INC	8901 ADAMS NE A	ALBUQUERQUE	NM	87113	VAC	A1A	LT 52- P1 SEVILLE SUBDIVISION U NIT EIGHT BEIN RACT 1-B-1-A SEVILLE
108	10100662010 4031765	CLEARBROOK INVESTMENTS INC	8901 ADAMS NE A	ALBUQUERQUE	NM	87113	VAC	A1A	LT 53- P1 SEVILLE SUBDIVISION U NIT EIGHT BEIN RACT 1-B-1-A SEVILLE
109	10100662050 4031764	CLEARBROOK INVESTMENTS INC	8901 ADAMS NE A	ALBUQUERQUE	NM	87113	VAC	A1A	LT 54- P1 SEVILLE SUBDIVISION U NIT EIGHT BEIN RACT 1-B-1-A SEVILLE
110	10100662100 4131763	CLEARBROOK INVESTMENTS INC	8901 ADAMS NE A	ALBUQUERQUE	NM	87113	VAC	A1A	LT 55- P1 SEVILLE SUBDIVISION U NIT EIGHT BEIN RACT 1-B-1-A SEVILLE
111	10100662140 4231762	CLEARBROOK INVESTMENTS INC	8901 ADAMS NE A	ALBUQUERQUE	NM	87113	VAC	A1A	LT 56- P1 SEVILLE SUBDIVISION U NIT EIGHT BEIN RACT 1-B-1-A SEVILLE

112	10100662190 4231761	CLEARBROOK INVE STMENTS INC	8901 ADAMS NE A	ALBUQUE RQUE	N M	8711 3	VA C	A1 A	LT 57- P1 SEVILLE SUBDIVISION U NI T EIGHT BEIN RACT 1-B-1- A SEVILLE
113	10100660470 4531711	CLEARBROOK INVE STMENTS INC	8901 ADAMS NE A	ALBUQUE RQUE	N M	8711 3	VA C	A1 A	LT 11- P1 SEVILLE SUBDIVISION U NI T EIGHT BEIN RACT 1-B-1- A SEVILLE
114	10100660480 5231712	CLEARBROOK INVE STMENTS INC	8901 ADAMS NE A	ALBUQUE RQUE	N M	8711 3	VA C	A1 A	LT 12- P1 SEVILLE SUBDIVISION U NI T EIGHT BEIN RACT 1-B-1- A SEVILLE
115	10100660540 5531713	CLEARBROOK INVE STMENTS INC	8901 ADAMS NE A	ALBUQUE RQUE	N M	8711 3	VA C	A1 A	LT 13- P1 SEVILLE SUBDIVISION U NI T EIGHT BEIN RACT 1-B-1- A SEVILLE
116	10100661180 4830103	ALBUQUERQUE ME TRO ARROYO	2600 PROSP ECT NE	ALBUQUE RQUE	N M	8710 7	VA C	A1 A	TR 1-B-1- B BULK LAND PLAT OF T RACT S 1-A-1, 1 HRU 1-B-1-H, 1-B-2-A
117	10100661560 0431752	CLEARBROOK INVE STMENTS INC	8901 ADAMS NE A	ALBUQUE RQUE	N M	8711 3	VA C	A1 A	LT 92- P1 SEVILLE SUBDIVISION U NI T EIGHT BEIN RACT 1-B-1- A SEVILLE
118	10100661520 0431753	CLEARBROOK INVE STMENTS INC	8901 ADAMS NE A	ALBUQUE RQUE	N M	8711 3	VA C	A1 A	LT 93- P1 SEVILLE SUBDIVISION U NI T EIGHT BEIN RACT 1-B-1- A SEVILLE
119	10100662290 3931759	CLEARBROOK INVE STMENTS INC	8901 ADAMS NE A	ALBUQUE RQUE	N M	8711 3	VA C	A1 A	LT 59- P1 SEVILLE SUBDIVISION U NI T EIGHT BEIN RACT 1-B-1- A SEVILLE
120	10100662240 4231760	CLEARBROOK INVE STMENTS INC	8901 ADAMS NE A	ALBUQUE RQUE	N M	8711 3	VA C	A1 A	LT 58- P1 SEVILLE SUBDIVISION U NI T EIGHT BEIN RACT 1-B-1- A SEVILLE

OR CURRENT RESIDENT
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No Ownership In AGIS

OR CURRENT RESIDENT
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A M A F C A
2600 PROSPECT NE
ALBUQUERQUE, NM 87107

OR CURRENT RESIDENT
100906639715740141
ALB TECHNICAL VOCATIONAL INST
525 BUENA VISTA DR SE
ALBUQUERQUE, NM 87106

OR CURRENT RESIDENT
101006607208230107
ALBUQUERQUE METRO ARROYO
2600 PROSPECT NE
ALBUQUERQUE, NM 87107

OR CURRENT RESIDENT
101006518952520520
CLARK WILLIAM ROBERT
6309 CASLTE DOME PL NW
ALBUQUERQUE, NM 87114

OR CURRENT RESIDENT
101006616500331750
CLEARBROOK INVESTMENTS INC
8901 ADAMS NE A
ALBUQUERQUE, NM 87113

OR CURRENT RESIDENT
101006516252520526
CONEJO MARGIE & MIKE A
6335 CASTLE DOME PL NW
ALBUQUERQUE, NM 87114

OR CURRENT RESIDENT
101006522552320512
CONNER ANTHONY & LINDA
6219 CASTLE DOME PL NW
ALBUQUERQUE, NM 87114

OR CURRENT RESIDENT
101006516752520525
ENOCHS BRIAN & KIMBERLY
6331 CASTLE DOME NW
ALBUQUERQUE, NM 87114

OR CURRENT RESIDENT
101006522152320513
FLYNN MARK D
6223 CASTLE DOME PL NW
ALBUQUERQUE, NM 87114

OR CURRENT RESIDENT
101006514952420529
FRASCH NICHOLAS J & SARA M
6347 CASTLE DOME PL NW
ALBUQUERQUE, NM 87114

OR CURRENT RESIDENT
101006519452520519
GASSEL HOLLY & JAKE
6305 CASTLE DOME PL NW
ALBUQUERQUE, NM 87114

OR CURRENT RESIDENT
101006515352420528
GUTIERREZ NICOLAS & EVA G
6343 CASTLE DOME PL NW
ALBUQUERQUE, NM 87114

OR CURRENT RESIDENT
101006523852220509
HATHAWAY DEBORA L
6209 CASTLE DOME PL NW
ALBUQUERQUE, NM 87114

OR CURRENT RESIDENT
101006521652420514
HINDI REBEKAH L
4508 SHILOH PL NE
ALBUQUERQUE, NM 87111

OR CURRENT RESIDENT
101006517152520524
KLASS MITCHELL I & VERA R
6327 CASTLE DOME PL NW
ALBUQUERQUE, NM 87114

OR CURRENT RESIDENT
101006519852520518
LUJAN ROBERT DAX &
6301 CASTLE DOME NW
ALBUQUERQUE, NM 87114

OR CURRENT RESIDENT
101006515852520527
MANGIACAPRA VICTOR S &
6339 CASTLE DOME PL NW
ALBUQUERQUE, NM 87114

OR CURRENT RESIDENT
101006510251420202
MARTIN GERALD A & VICTORIA E
10009 DORAL CT NE
ALBUQUERQUE, NM 87111

OR CURRENT RESIDENT
101006518552520521
MARTINEZ JENNIFER
6315 CASTLE DOME PL NW
ALBUQUERQUE, NM 87114

OR CURRENT RESIDENT
101006521252520515
NELSON THEODORE W & ADRIENNA M
6231 CASTLE DOME PL NW
ALBUQUERQUE, NM 87114

OR CURRENT RESIDENT
101006518052520522
NEWMAN IVAN & ELIZABETH S
6319 CASTLE DOME PL NW
ALBUQUERQUE, NM 87114

OR CURRENT RESIDENT
101006517652520523
PERCHERT TODD C & DANIELLE L
6323 CASTLE DOME PL NW
ALBUQUERQUE, NM 87114

OR CURRENT RESIDENT
101006520352520517
ROBERTS BRIAN & KIMBERLY D
6239 CASTLE DOME PL NW
ALBUQUERQUE, NM 87114

OR CURRENT RESIDENT
101006526552120501
ROMERO MATTHEW A
6127 BISBEE PL NW
ALBUQUERQUE, NM 87114

Project # 1002645
CLEARBROOK INVESTMENTS
8801 JEFFERSON ST NE BLDG. A
ALBUQUERQUE, NM 87113

Project # 1002645
TIERRA WEST LLC
5571 MIDWAY PARK PLACE NE
ALBUQUERQUE, NM 87109

101006526552120501
ROMERO MATTHEW A
6127 BISBEE PL NW
ALBUQUERQUE, NM 87114Project # 1002645
LAURA HORTON
Ventana Ranch N.A.

Project # 1002645
BRUCE NUBERG
Ventana Ranch N.A.
6824 BRUSHFIELD RD NW
ALBUQUERQUE, NM 87114

OR CURRENT RESIDENT
101006526052020502
SALAZAR RUBEN W & ANGELA M
6131 BISBEE PL NW
ALBUQUERQUE, NM 87114

OR CURRENT RESIDENT
101006514352420530
SOUZA DONALD J JR & TRICIA L
6351 CASTLE DOME PL NW
ALBUQUERQUE, NM 87120

OR CURRENT RESIDENT
101006523152420511
STEVENS MARK A &
6215 CASTLE DOME PL NW
ALBUQUERQUE, NM 87114

OR CURRENT RESIDENT
101006624302531789
STILLBROOKE HOMES INC
8901 ADAMS NE
ALBUQUERQUE, NM 87113

OR CURRENT RESIDENT
101006616307130105
WESTFORK LIMITED
5160 SAN FRANCISCO NE
ALBUQUERQUE, NM 87109

OR CURRENT RESIDENT
101006520752520516
WYSONG ADAM D &
6235 CASTLE DOME PL NW
ALBUQUERQUE, NM 87114

ALBUQUERQUE
Making History

City of Albuquerque

PLEASE NO The Neighborhood Association information listed in this letter is valid for one (1) month. If you haven't filed your application within one (1) month of the date of this letter -- you will need to get an updated letter from our office. It is your responsibility to provide current information -- outdated information may result in a deferral of your case.

Date: August 31, 2006

TO CONTACT NAME: Keli Krueger
COMPANY/AGENCY: Sierra West, LLC
ADDRESS/ZIP: 5571 Midway Park Place NE 87109
PHONE/FAX #: 858-3100 / 858-1118

Thank you for your inquiry of 8-31-06 (date) requesting the names of **Recognized Neighborhood Associations** who would be affected under the provisions of O-92 by your proposed project at Seville Unit 8 Subdivision located on Irving Blvd NW between Universe NW + Laguna Pl. NW zone map page(s) A-10.

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

Ventana Ranch
Neighborhood Association
Contacts: Laura Horton
7224 Cascada Rd NW/87114
898-8103 (h) 710-0646(c)
Bruce Nyberg
6824 Brushfield Rd NW
890-6559 (h) 87114

Neighborhood Association
Contacts:

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

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

Sincerely,

Dalaina L Carmona
OFFICE OF NEIGHBORHOOD COORDINATION

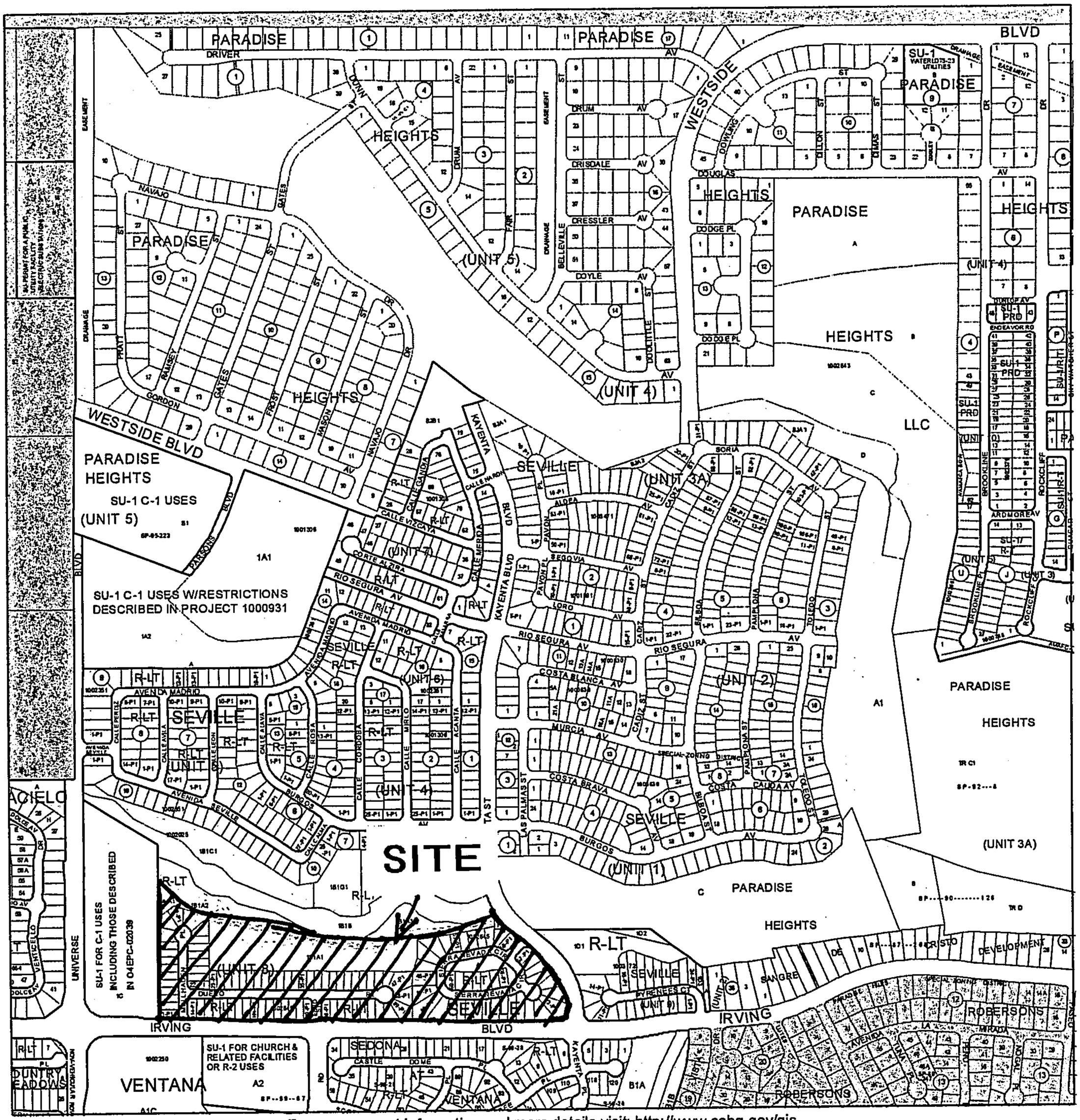
Attention: Both contacts per neighborhood association need to be notified.

planning.recognized.na.form(10/14/04)

NOTICE TO APPLICANTS

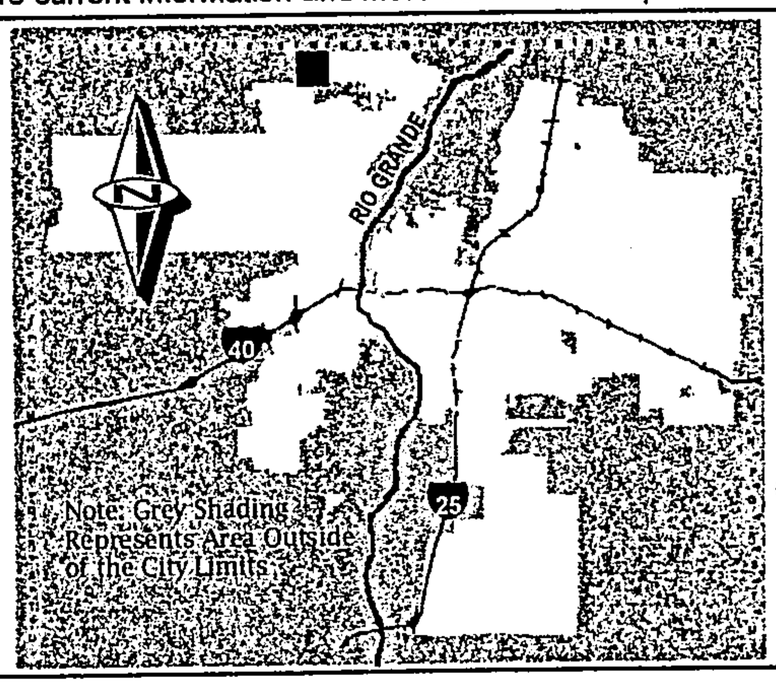
Suggested Information for Neighborhood Notification Letters... Applicants for Zone Change, Site Plan, Sector Development Plan approval or an amendment to a Sector Development Plan by the EPC, DRB, LUCC, etc. are required under Council Bill O-92 to notify all affected recognized neighborhood associations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

We recommend that the Notification Letter include the following information:



Albuquerque Geographic Information System

Map amended through: 5/1/2006



Zone Atlas Page:

A-10-Z

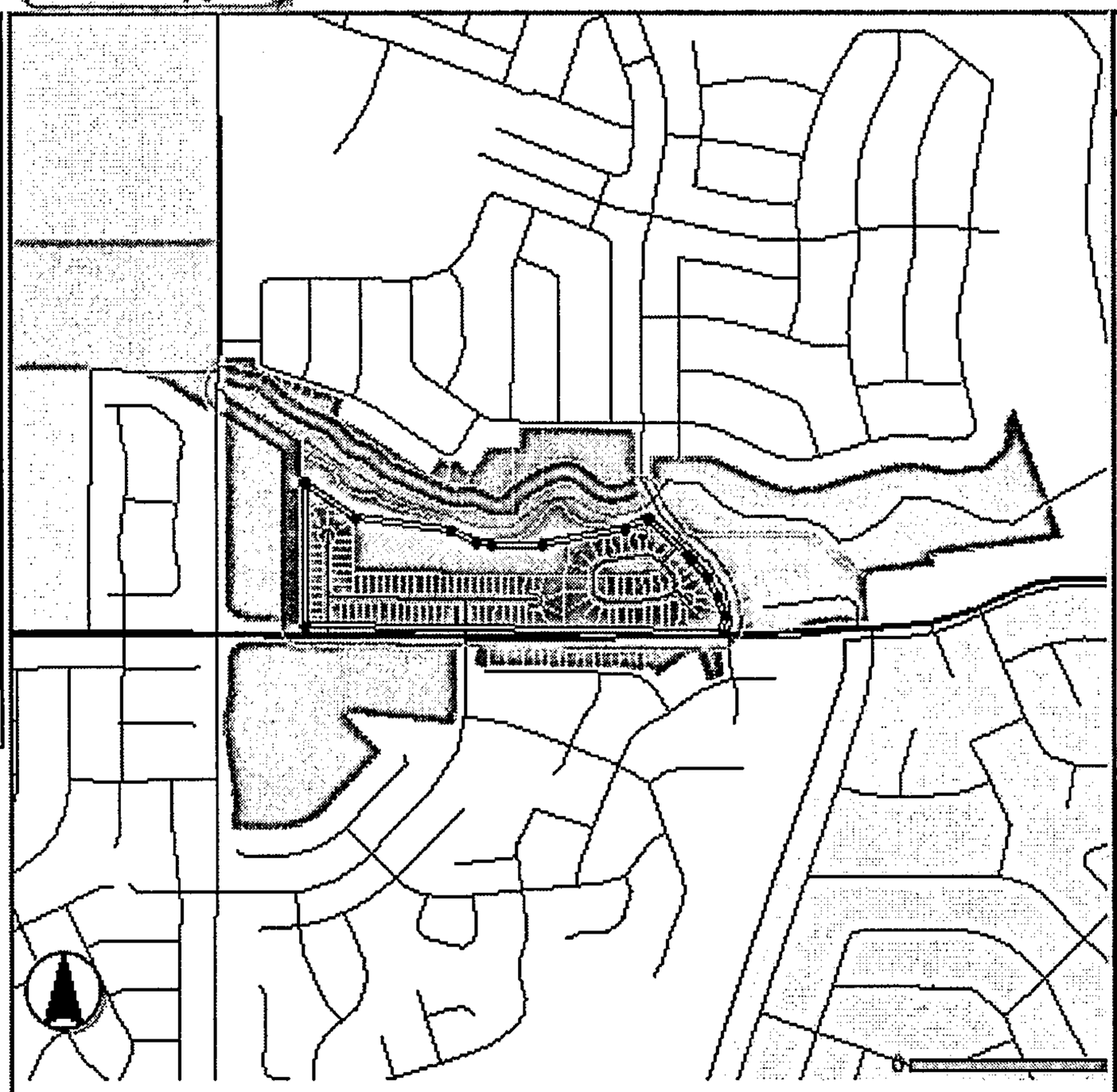
Selected Symbols

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

0 — 750 — 1,500 Feet

CITY OF ALBUQUERQUE
www.cabq.gov

ALBUQUERQUE GIS DATA WEBSITE



LAYERS

- STREETS
- BASEMAP
  - PARCELS
  - LOT NUMBERS
  - METRO ADDRESS
  - ZONING
  - OWNERSHIP
  - 2FT CONTOUR
  - ADDRESS POINTS
  - LANDUSE
- INFRASTRUCTURE
- TRANSIT/SUNTRAN
- BOUNDARIES
- SITES
- ENVIRONMENT
- APS
- TRAFFIC ENG.
- AIR PHOTO
  - 2004 AIR PHOTO
  - 2002 AIR PHOTO
  - 1999 AIR PHOTO

Refresh Map

Auto Refresh

Help:

- Closed group, click to open.
- Open group, click to close.
- Map layer.
- Hidden group/layer, click for visible.
- Visible group/layer, click to hide.
- Layer not visible at this scale.
- Partially visible group, click for visible.
- Inactive layer, click for active.
- The active layer.

OWNERSHIP

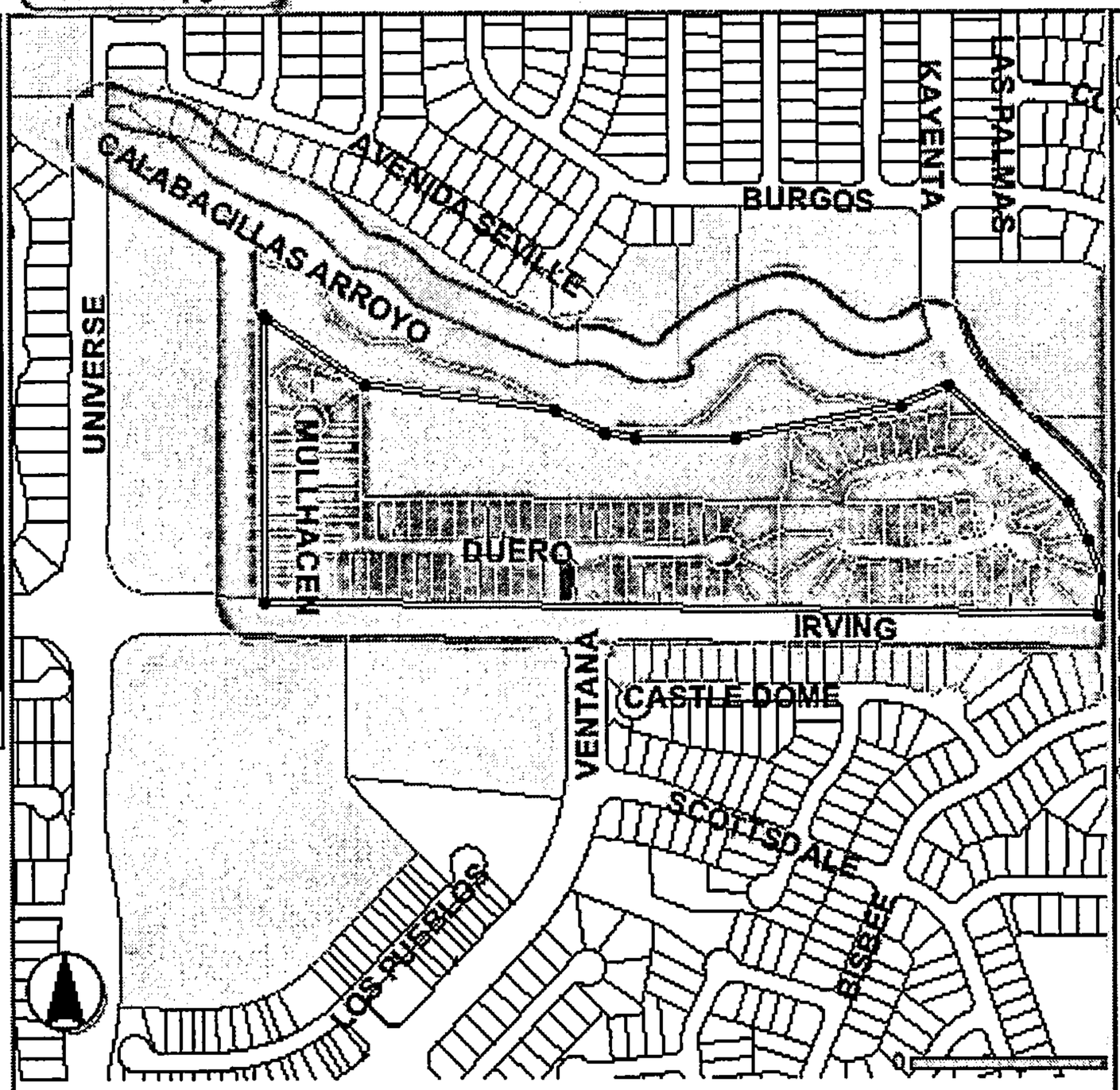
Rec	UPC CODE	OWNER	OWNER ADDI
1	101006616500331750	CLEARBROOK INVESTMENTS INC	8901 ADAMS NE
2	101006616000331751	CLEARBROOK INVESTMENTS INC	8901 ADAMS NE

Pan SEARCH REFRESH HELP INDEX PAGE CONTACT

CITY OF ALBUQUERQUE

www.cabq.gov

ALBUQUERQUE GIS DATA WEBSITE



LAYERS

- STREETS
- BASEMAP
  - PARCELS
  - LOT NUMBERS
  - METRO ADDRESS
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  - 2004 AIR PHOTO
  - 2002 AIR PHOTO
  - 1999 AIR PHOTO

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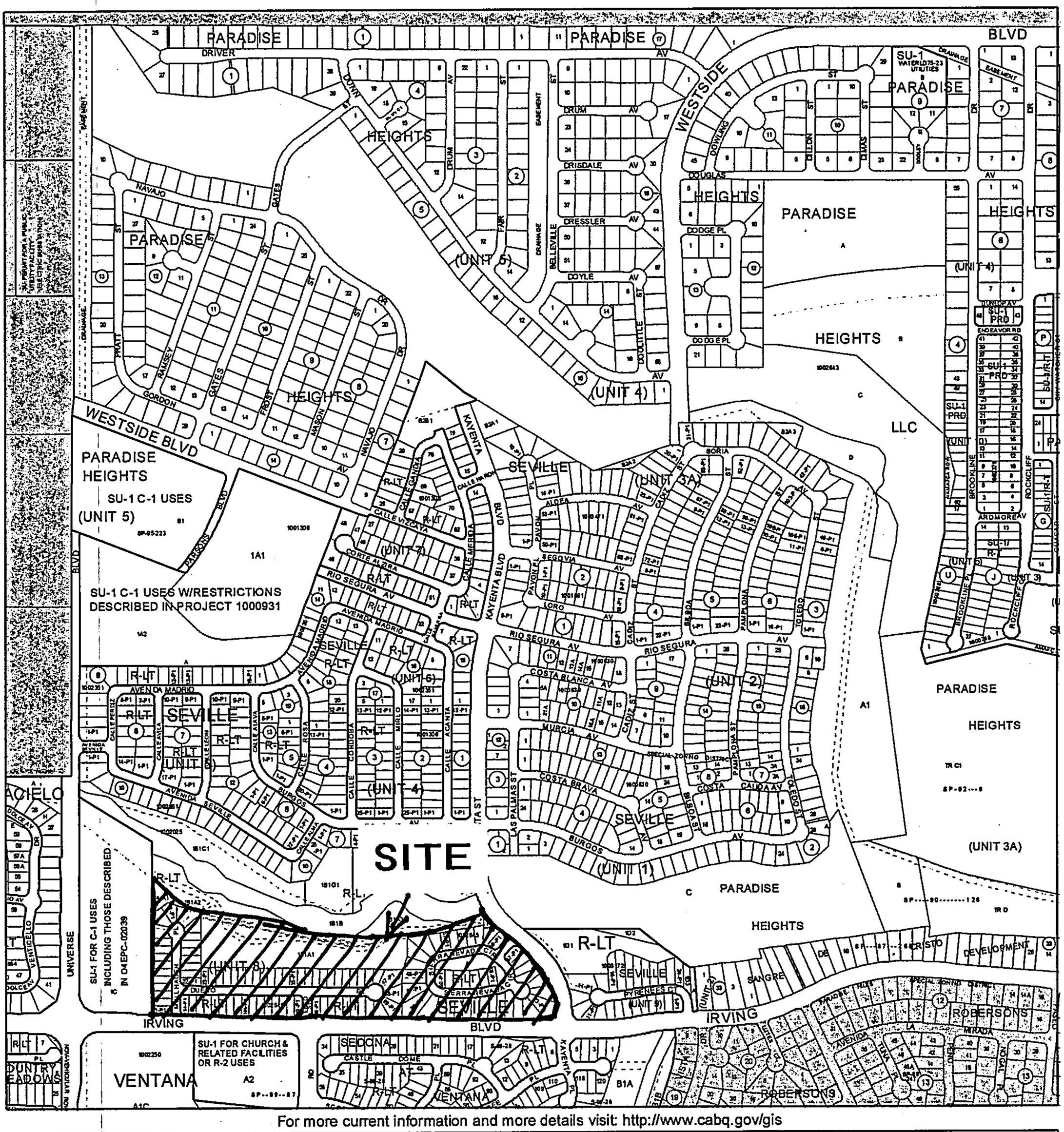
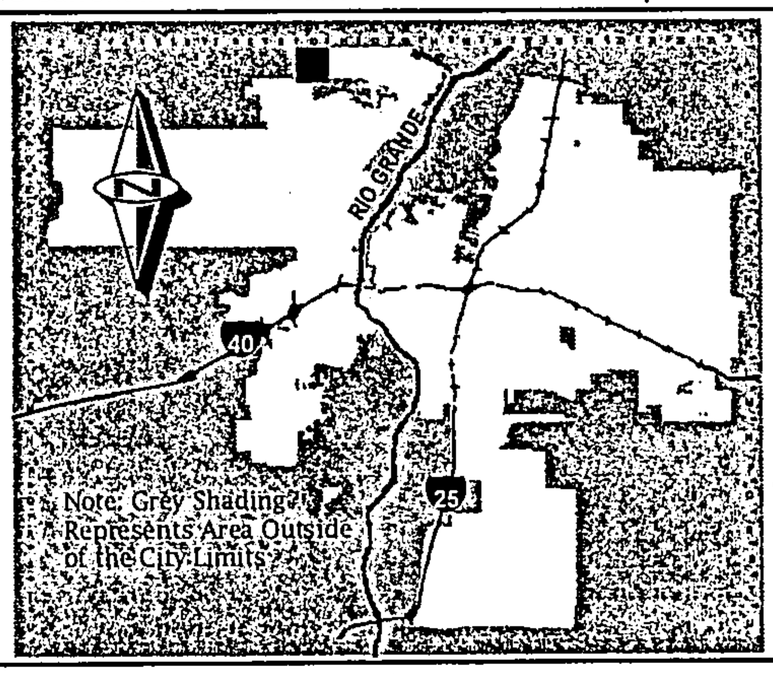
Pan SEARCH REFRESH HELP INDEX PAGE CONTACT



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

CITY OF ALBUQUERQUE
AGIS
Albuquerque Geographic Information System

Map amended through: 5/1/2006



Zone Atlas Page:

A-10-Z

Selected Symbols

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

0 — 750 — 1,500 Feet

TIERRA WEST, LLC

5571 Midway Park Place NE
Albuquerque, NM 87109

(505) 858-3100
fax (505) 858-1118

twllc@tierrawestllc.com
1-800-245-3102

August 30, 2006

Ms. Sheran Matson, AICP, Chair
Development Review Board
City of Albuquerque
P.O. Box 1293
Albuquerque, NM 87103

RE: Six Month Extension of Subdivision Improvement Agreement
Seville Unit 8 Subdivision
Zone Atlas Page A-10, Project # 1002645

Dear Ms. Matson:

Tierra West LLC, on behalf of Stillbrooke Homes, requests a six month extension of the Subdivision Improvements Agreement for the above-referenced project. The site is located on Irving Boulevard NW between Universe Boulevard NW and Kayenta Place NW The SIA is approaching expiration and we are requesting the extension to allow time for the contractor to finish completion of the punchlist and to get the work order closed out with the City of Albuquerque.

If you have any questions or need additional information regarding this matter, please do not hesitate to call me.

Sincerely,

Ronald R. Bohannan, PE

Enclosure/s

cc: A.J. Yarbrough
Laura Horton, Ventana Ranch N.A.
Bruce Nyberg, Ventana Ranch N.A.

JN: 23023
RRB/kdk

2003:23023 SIA Extension 083006

CITY OF ALBUQUERQUE

Planning Department

UNITED STATES POSTAGE
PITNEY BOWES
02 1M $ 00.39⁰
0004219022 SEP 08 2006
MAILED FROM ZIP CODE 87102

Or Current Resident

DRB

OR CURRENT RESIDENT
101006518052520522
NEWMAN IVAN & ELIZABETH S
6319 CASTLE DOME PL NW
ALBUQUERQUE, NM 87114

X 871 N1 1 805 I 10 09/10/06
FORWARD TIME EXP RTN TO SEND
NEWMAN
10831 MCMICHAEL LN SW
ALBUQUERQUE NM 87121-3646

RETURN TO SENDER

87114+3743-1871 0912293

P O Box 1293 Albuquerque, New Mexico 87103

PUBLIC HEARING--DEVELOPMENT REVIEW BOARD
CITY OF ALBUQUERQUE

Notice is hereby given that the Development Review Board, City of Albuquerque, will hold a public hearing on the **3rd FLOOR in the PLANNING DEPARTMENT LARGE CONFERENCE ROOM, Plaza del Sol Building, 600 2nd St NW, on Wednesday, September 20, 2006, beginning at 9:00 a.m.** for the purpose of considering the following:

Project # 1000131 06DRB-01277 Major-Two Year SIA 06DRB-01278 Minor-Ext of SIA for Temp Defer SDWK	MARK GOODWIN & ASSOCIATES agent(s) for BROADWAY DEVELOPMENT CO request(s) the above action(s) for, **BROADWAY INDUSTRIAL CENTER, UNIT 1,** zoned SU-2 HM, located on SAN JOSE AVE SE, between BROADWAY BLVD SE and I-25 containing approximately 61 acre(s). [REF: DRB-97-271] (M-14)
Project # 1000650 06DRB-01267 Major-Two Year SIA	TIERRA WEST LLC agent(s) for WAL-MART STORES EAST LP request(s) the above action(s) for all or a portion of Tract(s) 1-A-1, **LANDS OF LAMONICA & WENK,** zoned SU-1 for C-1 Permissive Uses, located on COORS BLVD SW, between RIO BRAVO BLVD SW and LAMONICA RD SW containing approximately 20 acre(s). [REF: 03EPC-01109, 03EPC-01110, 03DRB-01782, 03DRB-01783, 04DRB-00277, 05DRB-00903] (P-10)
Project # 1002645 06DRB-01268 Major-Two Year SIA	TIERRA WEST LLC agent(s) for CLEARBROOK INVESTMENTS request(s) the above action(s) for, **SEVILLE, UNIT 8,** zoned R-LT, located on IRVING BLVD NW, between KAYENTA PL NW and UNIVERSE BLVD NW containing approximately 27 acre(s). [REF: 03DRB-01440, 03DRB-01441, 03DRB-01965, 03DRB-00741, 04DRB-00400, 05DRB-01335] (A-10)
Project # 1003634 06DRB-01272 Major-Two Year SIA	GARCIA/KRAEMER & ASSOCIATES agent(s) for GREATER ALBUQUERQUE HABITAT FOR HUMANITY request(s) the above action(s) for all or a portion of Lot(s) 4A, 5A, 6A & 6B, Block(s) 12, **EASTERN ADDITION,** zoned SU-2/MR, located on HIGH ST SE between CROMWELL SE and PACIFIC SE and containing approximately 1 acre(s). [REF: 04DRB-01297, 04DRB-00409] (K-14)
Project # 1004639 06DRB-01275 Major-Final Plat Approval	GARCIA/KRAEMER & ASSOCIATES agent(s) for 50/50 LLC request(s) the above action(s) for all or a portion of Lot(s) 313-A-2-B, ACRES ADDITION (to be known as **VENTANA DEL BOSQUE)** zoned RA-2/PCD, located on MOUNTAIN RD NW, between GABALDON RD NW and BOSQUE VERDE LANE NW containing approximately 5 acre(s). [REF:06DRB-00254,06DRB-00255, 06DRB-00256, 06DRB-00257] (J-12)

SEE PAGE 2 . . .

PUBLIC HEARING--DEVELOPMENT REVIEW BOARD
CITY OF ALBUQUERQUE

PAGE 2

Project # 1004924
06DRB-01273 Major-Vacation of Public Easements.
06DRB-01274 Minor-Sketch Plat or Plan

JEFF MORTENSEN & ASSOCIATES agent(s) for HOECH REAL ESTATE CORPORATION request(s) the above action(s) for all or a portion of Tract(s) B, **FEDERAL PLAZA,** zoned SU-1 for O-1 uses, located on HOMESTEAD RD NE, between MONTGOMERY BLVD NE and SAN MATEO BLVD NE containing approximately 4 acre(s). [REF: 06EPC-00756, 06DRB-01181] (G-18)

Details of the application(s) may be examined at the Planning Department Development Services Center One Stop Shop, Second Floor, Plaza Del Sol Building, 600 2nd St NW, between 8:00 a.m. and 4:30 p.m., Monday through Friday except holidays. INDIVIDUALS WITH DISABILITIES needing special assistance to participate in this hearing should contact Claire Senova, Planning Department, at 924-3946. TTY users may call the New Mexico Relay Network by calling toll-free 1-800-659-8331.

Sheran Matson, AICP, DRB Chair
Development Review Board

TO BE PUBLISHED IN THE ALBUQUERQUE JOURNAL MONDAY, SEPTEMBER 11, 2006.

OFFICIAL NOTICE OF DECISION

CITY OF ALBUQUERQUE
PLANNING DEPARTMENT
DEVELOPMENT REVIEW BOARD

September 14, 2005

2. Project # 1002645
05DRB-01335 Major-One Year SIA

TIERRA WEST LLC agent(s) for CLEARBROOK INVESTMENTS LLC request(s) the above action(s) for **SEVILLE, UNIT 8,** zoned RLT, located on IRVING BLVD NW, between UNIVERSE BLVD NW and KAYENTA ST NW containing approximately 27 acre(s). [REF: 03DRB-01441, 03DRB-01441] (A-10)

At the September 14, 2005, Development Review Board meeting, a one-year extension of the Subdivision Improvements Agreement was approved.

If you wish to appeal this decision, you must do so by September 29, 2005, in the manner described below.

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

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

Sheran Matson, AICP, DRB Chair

Cc: Tierra West LLC, 8509 Jefferson NE, 87113
Clearbrook Investments Inc., 8901 Adams NE, 87113
Marilyn Maldonado, Planning Department, 4th Floor, Plaza del Sol Bldg.
File

DRB PUBLIC HEARING SIGN IN SHEETS

CASE NUMBER: 1002645 AGENDA#: 2 DATE: 9/14/05

1. Name: KAREN KLINE TIERRAWEST LLC Address: 8509 Jefferson Zip:

2. Name: Address: Zip:

3. Name: Address: Zip:

4. Name: Address: Zip:

5. Name: Address: Zip:

6. Name: Address: Zip:

7. Name: Address: Zip:

8. Name: Address: Zip:

9. Name: Address: Zip:

10. Name: Address: Zip:

11. Name: Address: Zip:

12. Name: Address: Zip:

13. Name: Address: Zip:

14. Name: Address: Zip:

CITY OF ALBUQUERQUE

PLANNING DEPARTMENT
DEVELOPMENT AND BUILDING SERVICES
HYDROLOGY DEVELOPMENT SECTION

DEVELOPMENT REVIEW BOARD – SPEED MEMO

DRB CASE NO/PROJECT NO: 1002645 **AGENDA ITEM NO: 2**

SUBJECT:

SIA Extension

ACTION REQUESTED:

REV/CMT: ( ) **APPROVAL: (X)** **SIGN-OFF: ( )** **EXTN: ( )** **AMEND: ( )**

ENGINEERING COMMENTS:
No objection.

P.O. Box 1293

Albuquerque

New Mexico 87103

www.cabq.gov

RESOLUTION:

APPROVED 1 yr; DENIED ___; DEFERRED ___; COMMENTS PROVIDED ___; WITHDRAWN ___

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

FOR:

SIGNED: Bradley L. Bingham
City Engineer / AMAFCA Designee

DATE: September 14, 2005

CITY OF ALBUQUERQUE
PLANNING DEPARTMENT
DEVELOPMENT REVIEW BOARD

September 14, 2005

Project # 1002645
05DRB-01335 Major-Two Year SIA

TIERRA WEST LLC agent(s) for CLEARBROOK INVESTMENTS LLC request(s) the above action(s) for **SEVILLE, UNIT 8,** zoned RLT, located on IRVING BLVD NW, between UNIVERSE BLVD NW and KAYENTA ST NW containing approximately 27 acre(s). [REF: 03DRB-01441, 03DRB-01441] (A-10)

AMAFCA	No adverse comments.
COG	Irving Blvd is identified for on-street bike lanes on the Long Range Bikeway System map.
Transit	No objection to the request.
Zoning Enforcement	No adverse comments.
Neighborhood Coordination	Letter sent to Ventana Ranch (R) N.A.
APS	No comments received.
Police Department	No CPTED or crime prevention comments at this time.
Fire Department	No adverse comments.
PNM Electric & Gas	No adverse comments.
Comcast	No comments received.
QWEST	No comments received.
Environmental Health	No comments received.
M.R.G.C.D.	No comments received.
Open Space Division	No adverse comments.
City Engineer	The Hydrology section has no objection to the extension request.

Transportation Development	No objection to the request.
Parks & Recreation	No objection.
Utilities Development	No objection to a short extension request.
Planning Department	No objection. From the explanation provided, a one year extension should be sufficient.
Impact Fee Administrator	No Comment on Extension of SIA for Seville Unit 8.

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

cc: Tierra West LLC, 8509 Jefferson NE, 87113
Clearbrook Investments Inc., 8901 Adams NE, 87113

PUBLIC HEARING--DEVELOPMENT REVIEW BOARD
CITY OF ALBUQUERQUE

Notice is hereby given that the Development Review Board, City of Albuquerque, will hold a public hearing in the **Plaza del Sol Hearing Room, Basement, Plaza del Sol Building, 600 2nd St NW,** on **Wednesday, September 14, 2005,** beginning at **9:00 a.m.** for the purpose of considering the following:

Project # 1000621 05DRB-01334 Major-Two Year SIA	BOHANNAN HUSTON INC agent(s) for JOHN Q HAMMONS HOTELS request(s) the above action(s) for all or a portion of Tract(s) B-1, **GATEWAY SUBDIVISION,** zoned SU-2 C-3, located on LOMAS BLVD NE, between WOODWARD PL NE and MOUNTAIN RD NE containing approximately 9 acre(s). [REF: 03DRB01353, 03DRB01649] (J-15)
Project # 1002645 05DRB-01335 Major-Two Year SIA	TIERRA WEST LLC agent(s) for CLEARBROOK INVESTMENTS LLC request(s) the above action(s) for **SEVILLE, UNIT 8,** zoned RLT, located on IRVING BLVD NW, between UNIVERSE BLVD NW and KAYENTA ST NW containing approximately 27 acre(s). [REF: 03DRB-01441, 03DRB-01441] (A-10)
Project # 1002321 05DRB-01333 Major-SiteDev Plan BldPermit	BOHANNAN HUSTON agent(s) for MASTHEAD ROAD DEVELOPMENT LLC request(s) the above action(s) for all or a portion of Lot(s) 11, **JOURNAL CENTER PHASE 2, UNIT 2,** zoned IP, located on RUTLEDGE RD NE, between MASTHEAD NE and BARTLETT NE containing approximately 10 acre(s). (D-17)
Project # 1004387 05DRB-01332 Major-Vacation of Pub Right-of-Way	MARK HARENBERG agent(s) for SPRUCE PARK LLC request(s) the above action(s) for tract northeast of Lot(s) 35, Block(s) 12, **COUNTRY CLUB ADDITION,** located on the northeast corner of ENCINO PLACE NE and LOS LOMAS RD NE and containing approximately 1 acre(s). (J-15)
Project # 1004388 05DRB-01336 Major-Preliminary Plat Approval 05DRB-01337 Minor-Sidewalk Waiver 05DRB-01338 Minor-Temp Defer SDWK	BOHANNAN HUSTON INC agent(s) for PULTE HOMES OF NEW MEXICO request(s) the above action(s) for all or a portion of Tract(s) 14, VENTANA RANCH WEST (to be known as **WESTERN SHADOWS, UNIT 2**) zoned R-LT residential zone, located on VENTANA RIDGE RD NW, east of DEL OESTE DR NW and containing approximately 20 acre(s). [REF:1002778] (B-8)

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

Sheran Matson, AICP, DRB Chair
Development Review Board

TO BE PUBLISHED IN THE ALBUQUERQUE JOURNAL MONDAY, AUGUST 29, 2005.

CITY OF ALBUQUERQUE

FYI

ALBUQUERQUE
Making History

NOTIFICATION OF HEARING for the DEVELOPMENT REVIEW BOARD

August 31, 2005

TO: Laura Horton and Bruce Nyberg, Ventana Ranch Neighborhood Association

This letter will serve as your notification from the City of Albuquerque, under provisions of 0-92 pertaining to a request for: **Requests the following for approximately twenty-seven (27) acre(s): Major Two Year Subdivision Improvement Agreement for Seville, Unit 8.**

Proposed by: **Tierra West, LLC at 858-3100**
Agent for: **Clearbrook Investments, LLC**

For property located: **On or near Irving Boulevard NW between Universe Boulevard NW and Kayenta Street NW.**

P.O. Box 1293

The case number(s) assigned is: **05DRB- 01335, Project # 1002645.**

City Planning accepted application for this request on **August 19, 2005**.

Albuquerque

The owner, applicant, and/or agent certified at the time of application acceptance that they notified you of the proposed action by *certified mail, return receipt requested.*

New Mexico 87103

Please be advised that this application is scheduled for a hearing before the Development Review Board (DRB) at **9 a.m.** on **Wednesday, September 14, 2005** in the **Planning Hearing Room, Lower Level, Plaza Del Sol Building, 600 Second St. NW.**

www.cabq.gov

You should contact **Claire Senova** at **924-3946** to confirm this date, time, and to seek further information.

If you have any questions **-OR-** have not been contacted by the applicant, please call **Stephani Winklepleck** at **924-3902** or by e-mail at swinklepleck@cabq.gov.

Sincerely,

Stephani J. Winklepleck

Stephani I. Winklepleck
Neighborhood Program Coordinator
OFFICE OF NEIGHBORHOOD COORDINATION
PLANNING DEPARTMENT

cc: Claire Senova, DRB Administrative Assistant

171

CITY OF PLANNING
PLANNING DEPARTMENT
PROPERTY OWNERSHIP LIST

Meeting Date: SEPTEMBER 14, 2005 **Project# 1002645**
Zone Atlas Page: A-10-Z **App#** 05DRB-01335
Notification Radius: 100 Ft.

Cross Reference and Location: Irving Blvd NW between Universe Blvd. NW and Kayenta Street NW

Applicant: CLEARBROOK INVESTMENTS INC.
Address: 8901 ADAMS NE
ALBUQUERQUE, NM 87113

Agent: TIERRA WEST LLC.
Address: 8509 JEFFERSON NE
ALBUQUERQUE NM 87113

Special Instructions:

Notice must be mailed from the City's 15 day prior to the meeting.

Date Mailed: AUGUST 26, 2005

Signature: YVONNE SAAVEDRA

NOTICE TO APPLICANTS

SUGGESTED INFORMATION FOR NEIGHBORHOOD NOTIFICATION LETTERS

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

WE RECOMMEND THAT THE NOTIFICATION LETTER INCLUDE THE FOLLOWING INFORMATION:

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

* *

(Below this line for ONC use only)

Date of Inquiry: **8/18/05** Time Entered: **10:45am** ONC Rep. Initials: **DC**

City of Albuquerque

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

August 18, 2005

Karen Kline
Tierra West, LLC
8509 Jefferson NE/87113
Phone: 858-3100/Fax: 858-1118

Dear Karen:

Thank you for your inquiry of **August 18, 2005** requesting the names of Recognized Neighborhood Associations who would be affected under the provisions of O-92 by your proposed project at **SEVILLE UNIT 8, LOCATED ON IRVING BOULEVARD NW, BETWEEN UNIVERSE BOULEVAD NW AND KAYENTA STREET NW** zone map **A-10.**

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

VENTANA RANCH N.A. (VTR) "R"
***Laura Horton**
7224 Cascada Rd. NW/87114 898-8103 (h)
Bruce Nyberg *e-mail:* bnyberg2@comcast.net
6824 Brushfield Rd. NW/87114 890-6559 (h)
E-mail: VRNA1@aol.com

Council District: 5
County District: 1
Police Beat: 116/WS
Zone Map: A-C-9-10

See reverse side for additional Neighborhood Association Information: YES { } NO {X}
Please note that according to O-92 you are required to notify each of these contact persons by **certified mail, return receipt requested, before** the Planning Department will accept your application filing. **IMPORTANT! Failure of adequate notification may result in your Application Hearing being deferred for 30 days.** If you have any questions about the information provided, please contact our office at (505) 924-3914 or by fax at 924-3913.

Sincerely,

OFFICE OF NEIGHBORHOOD COORDINATION
Planning Department

LETTERS MUST BE SENT TO BOTH CONTACTS OF EACH NEIGHBORHOOD ASSOCIATION.

TIERRA WEST, LLC

8509 Jefferson NE
Albuquerque, NM 87113

(505) 858-3100
fax (505) 858-1118

twllc@tierrawestllc.com
1-800-245-3102

August 19, 2005

Ms. Sheran Matson, AICP, Chair
Development Review Board
City of Albuquerque
PO Box 1293
Albuquerque, NM 87103

RE: One Year Extension of Subdivision Improvement Agreements for Seville Unit 8
Project #1002645, Zone Atlas Page A-10

Dear Ms. Matson:

Tierra West LLC, on behalf of Clearbrook Investments Inc., requests the approval of a One Year Extension of Subdivision Improvement Agreements for Seville Unit 8. The site is located on Irving Boulevard NW between Universe Boulevard NW and Kayenta Street NW. We request this approval in order to complete the final inspections and to allow for the processing of the close out package through the city.

If you have any questions or need additional information regarding this matter, please do not hesitate to call me.

Sincerely,

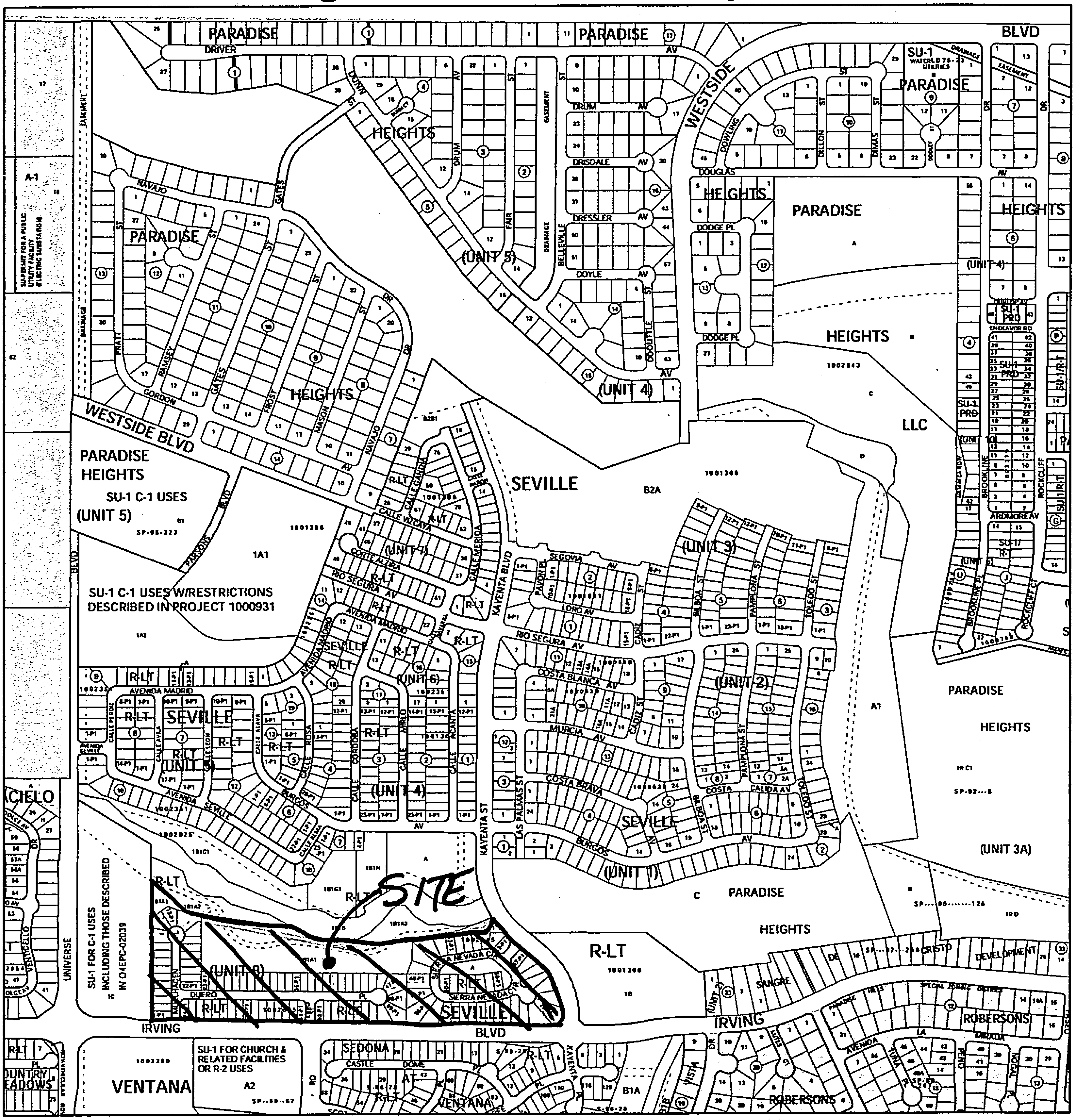
Ronald R. Bohannan, P.E.

Enclosure/s

cc: Scott Henry
Lauara Horton, Ventana Ranch N.A.
Bruce Nyberg, Ventana Ranch N.A.

JN: 23023
RRB/kk

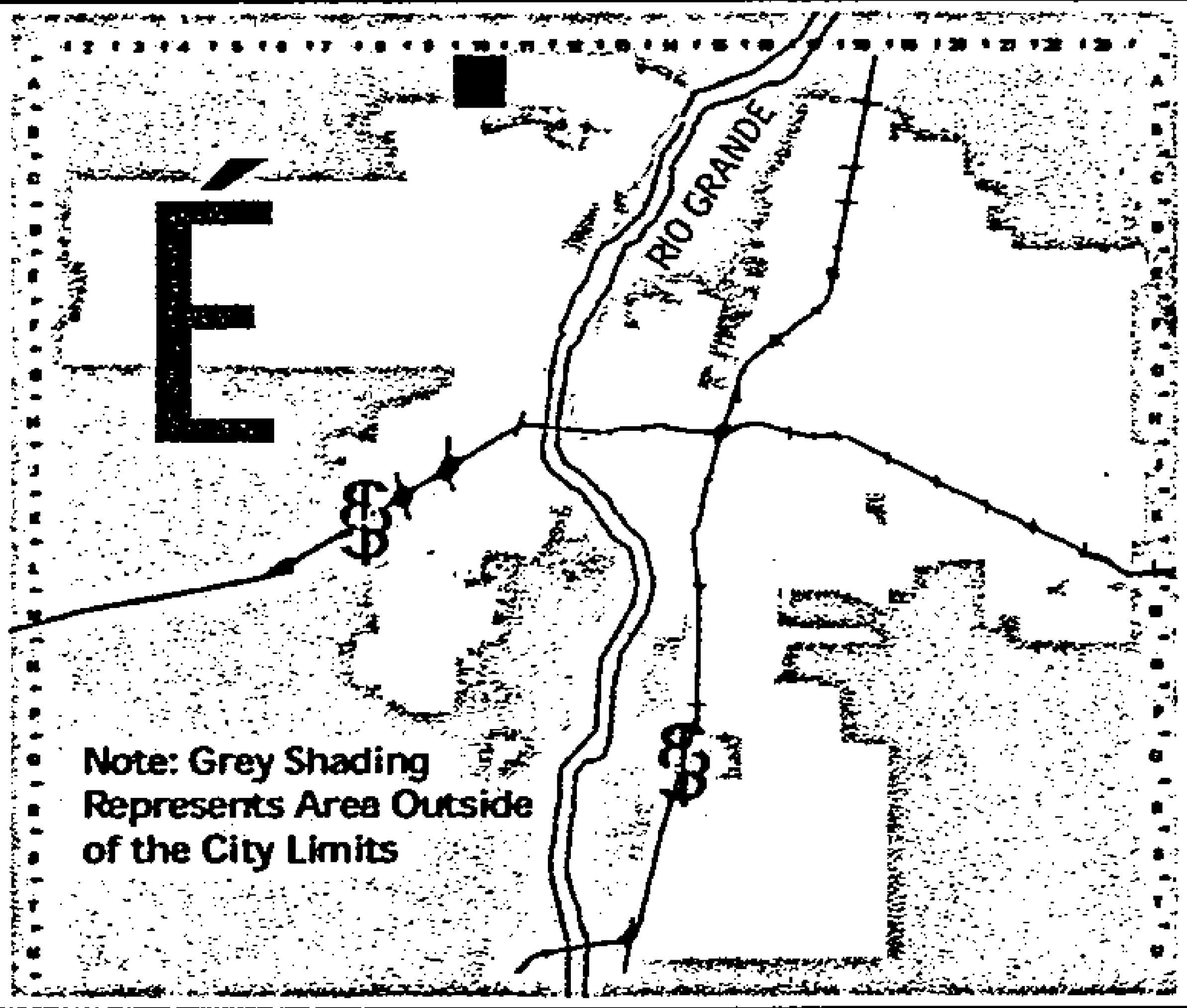
2003:23023SIA Extension081805.doc



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

Albuquerque Geographic Information System

Map amended through: Apr 22, 2005



Zone Atlas Page:

A-10-Z

Selected Symbols

Outside City Limits
Sector Plans
Design Overlay Zones
City Historic Zone
KKK H-1 Buffer Zone
Petroglyph Mon.
Escarpment
2 Mile Airport Zone
Airport Noise Contours
Wall Overlay Zone

0 — 750 — 1,500 Feet

1010066134035301101 LEGAL: TRACT 1-B-1-A-1 SEVILLE SUBDIVISION UNIT EIGHT OF TRACT 1-B-1-A SEVILLE SUBDIVISON

PROPERTY ADDR: N/A

OWNERS NAME: CLEARBROOK INVESTMENTS INC.

OWNERS ADDR: 8901 ADAMS NE, STE # A
ALBUQUERQUE, NM 87113

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                     PROPERTY ADDR: 00000
                        OWNER NAME: CURB WEST INC &
                        OWNER ADDR: 06301   INDIAN SCHOOL              RD NE ALBUQUERQUE NM       87110
101006602504730102   LEGAL: TR 1 -C S ECOND CORRECTION PLAT BULKLAND PLAT OF TRA  LAND USE:
                     PROPERTY ADDR: 00000
                        OWNER NAME: PARADISE HEIGHTS LLC
                        OWNER ADDR: 06301   INDIAN SCHOOL              RD NE ALBUQUERQUE NM       87110
101006633305040801   LEGAL: TR C   BU LKLAND PLAT OF TRS A-1, B, C, D, E & F PAR  LAND USE:
                     PROPERTY ADDR: 00000
                        OWNER NAME: A M A F C A
                        OWNER ADDR: 02600   PROSPECT                   NE ALBUQUERQUE NM       87107
101006619307530104   LEGAL: PARC EL A  SEVILLE SUBDIVISION UNIT FOUR BEING A REP  LAND USE:
                     PROPERTY ADDR: 00000
                        OWNER NAME: CURB WEST INC &
                        OWNER ADDR: 06301   INDIAN SCHOOL              RD NE ALBUQUERQUE NM       87110
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                        OWNER NAME: WEST FORK LIMITED
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                        OWNER NAME: LAS VENTANAS LTD PARTNERSHIP
                        OWNER ADDR: 00010   TRAMWAY                LP NE ALBUQUERQUE NM      87122
101006510251420202   LEGAL: TRAC T A- 2 BULK LAND PLAT FOR TRACTS A-1 & A-2 (A R  LAND USE:
                     PROPERTY ADDR: 00000
                        OWNER NAME: MARTIN GERALD A & VICTORIA E
                        OWNER ADDR: 10009   DORAL                  CT NE ALBUQUERQUE NM      87111
101006514352420530   LEGAL: LT 3 4 PL AT OF SEDONA SUBDIVISION AT VENTANA  RANCH  LAND USE:
                     PROPERTY ADDR: 00000   CASTLE DOME
                        OWNER NAME: SOUZA DONALD J JR & TRICIA L
                        OWNER ADDR: 06351   CASTLE DOME            PL NW ALBUQUERQUE NM      87120
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                     PROPERTY ADDR: 00000   CASTLE DOME
                        OWNER NAME: FRASCH NICHOLAS J & SARA M
                        OWNER ADDR: 06347   CASTLE DOME            PL NW ALBUQUERQUE NM      87114
101006515352420528   LEGAL: LT 3 2 PL AT OF SEDONA SUBDIVISION AT VENTANA  RANCH  LAND USE:
                     PROPERTY ADDR: 00000   CASTLE DOME
                        OWNER NAME: GUTIERREZ NICOLAS & EVA G
                        OWNER ADDR: 06343   CASTLE DOME            PL NW ALBUQUERQUE NM      87114
101006515852520527   LEGAL: LT 3 1 PL AT OF SEDONA SUBDIVISION AT VENTANA  RANCH  LAND USE:
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                        OWNER NAME: MANGIACAPRA VICTOR S &
                        OWNER ADDR: 06339   CASTLE DOME            PL NW ALBUQUERQUE NM      87114
101006516252520526   LEGAL: LT 3 0 PL AT OF SEDONA SUBDIVISION AT VENTANA  RANCH  LAND USE:
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                        OWNER ADDR: 06335   CASTLE DOME            PL NW ALBUQUERQUE NM      87114
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                     PROPERTY ADDR: 00000   CASTLE DOME
                        OWNER NAME: ENOCHS BRIAN & KIMBERLY
                        OWNER ADDR: 06331   CASTLE DOME               NW ALBUQUERQUE NM      87114
101006517152520524   LEGAL: LT 2 8 PL AT OF SEDONA SUBDIVISION AT VENTANA  RANCH  LAND USE:
                     PROPERTY ADDR: 00000   CASTLE DOME
                        OWNER NAME: KLASS MITCHELL I & VERA R
                        OWNER ADDR: 06327   CASTLE DOME            PL NW ALBUQUERQUE NM      87114
101006517652520523   LEGAL: LT 2 7 PL AT OF SEDONA SUBDIVISION AT VENTANA  RANCH  LAND USE:
                     PROPERTY ADDR: 00000   CASTLE DOME
                        OWNER NAME: PERCHERT TODD C & DANIELLE L
                        OWNER ADDR: 06323   CASTLE DOME            PL NW ALBUQUERQUE NM      87114
101006518052520522   LEGAL: LT 2 6 PL AT OF SEDONA SUBDIVISION AT VENTANA  RANCH  LAND USE:
                     PROPERTY ADDR: 00000   CASTLE DOME
                        OWNER NAME: NEWMAN IVAN & ELIZABETH S
                        OWNER ADDR: 06319   CASTLE DOME            PL NW ALBUQUERQUE NM      87114
101006518552520521   LEGAL: LT 2 5 PL AT OF SEDONA SUBDIVISION AT VENTANA  RANCH  LAND USE:
                     PROPERTY ADDR: 00000   CASTLE DOME
                        OWNER NAME: COUNTRYWIDE HOME LOANS INC
                        OWNER ADDR: 00400   COUNTRYWIDE              WA    SIMI VALLEY CA      93065
101006518952520520   LEGAL: LT 2 4 PL AT OF SEDONA SUBDIVISION AT VENTANA  RANCH  LAND USE:
                     PROPERTY ADDR: 00000   CASTLE DOME
                        OWNER NAME: BROWN RYAN A
                        OWNER ADDR: 06309   CASLTE DOME             PL NW ALBUQUERQUE NM      87114
101006519452520519   LEGAL: LT 2 3 PL AT OF SEDONA SUBDIVISION AT VENTANA  RANCH  LAND USE:
                     PROPERTY ADDR: 00000   CASTLE DOME
                        OWNER NAME: GASSEL HOLLY & JAKE
                        OWNER ADDR: 06305   CASTLE DOME            PL NW ALBUQUERQUE NM      87114
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101006519852520518	LEGAL: LT 2 2 PL AT OF SEDONA SUBDIVISION AT VENTANA RANCH LAND USE:				
	PROPERTY ADDR: 00000 CASTLE DOME				
	OWNER NAME: LUJAN ROBERT DAX &				
	OWNER ADDR: 06301 CASTLE DOME	NW	ALBUQUERQUE	NM	87114
101006520352520517	LEGAL: LT 2 1 PL AT OF SEDONA SUBDIVISION AT VENTANA RANCH LAND USE:				
	PROPERTY ADDR: 00000 CASTLE DOME				
	OWNER NAME: ROBERTS BRIAN & KIMBERLY D				
	OWNER ADDR: 06239 CASTLE DOME	PL NW	ALBUQUERQUE	NM	87114
101006520752520516	LEGAL: LT 2 0 PL AT OF SEDONA SUBDIVISION AT VENTANA RANCH LAND USE:				
	PROPERTY ADDR: 00000 CASTLE DOME				
	OWNER NAME: WYSONG ADAM D &				
	OWNER ADDR: 06235 CASTLE DOME	PL NW	ALBUQUERQUE	NM	87114
101006521252520515	LEGAL: LT 1 9 PL AT OF SEDONA SUBDIVISION AT VENTANA RANCH LAND USE:				
	PROPERTY ADDR: 00000 CASTLE DOME				
	OWNER NAME: NELSON THEODORE W & ADRIENNA M				
	OWNER ADDR: 06231 CASTLE DOME	PL NW	ALBUQUERQUE	NM	87114
101006521652420514	LEGAL: LT 1 8 PL AT OF SEDONA SUBDIVISION AT VENTANA RANCH LAND USE:				
	PROPERTY ADDR: 00000 CASTLE DOME				
	OWNER NAME: DE GUZMAN DIOSDADO F & CHARITO				
	OWNER ADDR: 06227 CASTLE DOME	PL NW	ALBUQUERQUE	NM	87107
101006522152320513	LEGAL: LT 1 7 PL AT OF SEDONA SUBDIVISION AT VENTANA RANCH LAND USE:				
	PROPERTY ADDR: 00000 CASTLE DOME				
	OWNER NAME: FLYNN MARK D				
	OWNER ADDR: 06223 CASTLE DOME	PL NW	ALBUQUERQUE	NM	87114
101006522552320512	LEGAL: LT 1 6 PL AT OF SEDONA SUBDIVISION AT VENTANA RANCH LAND USE:				
	PROPERTY ADDR: 00000 CASTLE DOME				
	OWNER NAME: CAL-BAY MORTGAGE GROUP				
	OWNER ADDR: 00939 TRANSPORT	WA	PETALUMA	CA	94954
101006523152420511	LEGAL: LT 1 5 PL AT OF SEDONA SUBDIVISION AT VENTANA RANCH LAND USE:				
	PROPERTY ADDR: 00000 CASTLE DOME				
	OWNER NAME: STEVENS MARK A &				
	OWNER ADDR: 06215 CASTLE DOME	PL NW	ALBUQUERQUE	NM	87114
101006525352820510	LEGAL: PEDE SIRI AN ACCESS PLAT OF SEDONA SUBDIVISION AT V LAND USE:				
	PROPERTY ADDR: 00000 NA				
	OWNER NAME: CITY OF ALBUQUERQUE				
	OWNER ADDR: 00000		ALBUQUERQUE	NM	87103
101006526552120501	LEGAL: LT 6 PLA T OF SEDONA SUBDIVISION AT VENTANA RANCH LAND USE:				
	PROPERTY ADDR: 00000 BISBEE				
	OWNER NAME: ROMERO MATTHEW A				
	OWNER ADDR: 06127 BISBEE	PL NW	ALBUQUERQUE	NM	87114
101006527852220601	LEGAL: LT 5 PLA T OF SEDONA SUBDIVISION AT VENTANA RANCH LAND USE:				
	PROPERTY ADDR: 00000 BISBEE				
	OWNER NAME: STATON JONATHAN R & MARICELA				
	OWNER ADDR: 06119 BISBEE	PL NW	ALBUQUERQUE	NM	87114

101006528352220602	LEGAL: LT 4 PLA T OF SEDONA SUBDIVISION AT VENTANA RANCH LAND USE:				
	PROPERTY ADDR: 00000 BISBEE				
	OWNER NAME: DOTY RICHARD C JR &				
	OWNER ADDR: 06115 BISBEE	PL NW	ALBUQUERQUE	NM	87114
101006528852220603	LEGAL: LT 3 PLA T OF SEDONA SUBDIVISION AT VENTANA RANCH LAND USE:				
	PROPERTY ADDR: 00000 BISBEE				
	OWNER NAME: CASAUS TAMMY R				
	OWNER ADDR: 06109 BISBEE	PL NW	ALBUQUERQUE	NM	87114
101006523852220509	LEGAL: LT 1 4 PL AT OF SEDONA SUBDIVISION AT VENTANA RANCH LAND USE:				
	PROPERTY ADDR: 00000 CASTLE DOME				
	OWNER NAME: HATHAWAY DEBORA L				
	OWNER ADDR: 06209 CASTLE DOME	PL NW	ALBUQUERQUE	NM	87114
101006526052020502	LEGAL: LT 7 PLA T OF SEDONA SUBDIVISION AT VENTANA RANCH LAND USE:				
	PROPERTY ADDR: 00000 BISBEE				
	OWNER NAME: SALAZAR RUBEN W & ANGELA M				
	OWNER ADDR: 06131 BISBEE	PL NW	ALBUQUERQUE	NM	87114
101006524251720508	LEGAL: LT 1 3 PL AT OF SEDONA SUBDIVISION AT VENTANA RANCH LAND USE:				
	PROPERTY ADDR: 00000 CASTLE DOME				
	OWNER NAME: ALFORD CHRIS & CRISSY				
	OWNER ADDR: 06205 CASTLE DOME	PL NW	ALBUQUERQUE	NM	87114
101006525551820503	LEGAL: LT 8 PLA T OF SEDONA SUBDIVISION AT VENTANA RANCH LAND USE:				
	PROPERTY ADDR: 00000 BISBEE				
	OWNER NAME: TAFOYA LUIS & LINDA				
	OWNER ADDR: 06135 BISBEE	PL NE	ALBUQUERQUE	NM	87114
101006525151420504	LEGAL: LT 9 PLA T OF SEDONA SUBDIVISION AT VENTANA RANCH LAND USE:				
	PROPERTY ADDR: 00000 BISBEE				
	OWNER NAME: BALDONADO HERMAN L JR &				
	OWNER ADDR: 06139 BISBEE	PL NW	ALBUQUERQUE	NM	87114

#18

Completed 4-8-04 LES
completed 5/3/04
mt

DRB CASE ACTION LOG

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.: **04DRB-00400 (FP)** Project # **1002645**

Project Name: **SEVILLE UNIT 8**

Agent: Tierra West LLC Phone No.: 858-3100

Your request for (**SDP for SUB), (SDP for BP), (FINAL PLATS), (MASTER DEVELOP. PLAN),** was approved on 3/31/04 by the DRB with delegation of signature(s) to the following departments.

OUTSTANDING SIGNATURES COMMENTS TO BE ADDRESSED

- ☐ TRANSPORTATION: _____
- ☐ _____
- ☐ _____
- ☐ _____
- ☐ _____

- ☐ UTILITIES: _____
- ☐ _____
- ☐ _____
- ☐ _____

- ☒ CITY ENGINEER / AMAFCA: _____
- ☐ SD ESMTS, W & SAS TO COA, PUBLIC ACCESS MNTD BY HOA
- ☐ _____
- ☒ _____

- ☐ PARKS / CIP: _____
- ☐ _____
- ☐ _____
- ☐ _____

- ☐ PLANNING (Last to sign): Wall Design _____
- ☐ Sam 4/8/04 _____
- ☐ _____
- ☐ _____

☒ **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.** N/A
- ☐ **Copy of recorded plat for Planning.**

Project Number 1002645

#18

Completed 4-8-04 LES

DRB CASE ACTION LOG

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.: **04DRB-00400 (FP)** Project # **1002645**

Project Name: **SEVILLE UNIT 8**

Agent: Tierra West LLC Phone No.: 858-3100

Your request for **(SDP for SUB), (SDP for BP), (FINAL PLATS), (MASTER DEVELOP. PLAN),** was approved on 3/31/04 by the DRB with delegation of signature(s) to the following departments.

OUTSTANDING SIGNATURES COMMENTS TO BE ADDRESSED

- ☐ TRANSPORTATION:
- ☐
- ☐
- ☐
- ☐

- ☐ UTILITIES:
- ☐
- ☐
- ☐

- ☒ CITY ENGINEER / AMAFCA:
- ☐ SD ESMTS, W & SAS TO COA, PUBLIC ACCESS MNTD BY HOA
- ☐
- ☒ 1

- ☐ PARKS / CIP:
- ☐
- ☐
- ☐

- ☐ PLANNING (Last to sign): Wall Design
- ☐
- ☐
- ☐

- ☐ **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.** N/A
- ☐ **Copy of recorded plat for Planning.**

Project Number 1002645

CITY OF ALBUQUERQUE
PLANNING DEPARTMENT
Development Review Board
March 31, 2004 Comments

ITEM # 18

PROJECT # 1002645 **APPLICATION # 04-00400**

RE: Seville Subdivision, Unit 8/final plat

No objection to the final plat approval once the perimeter wall designs are approved. Planning will sign the plat once that occurs.

Planning must file this plat. Please be sure to check with Claire Senova on what is required for recording.

AGIS dxf is approved.

3/31/04 - Juanita & Imade corrections on wall designs. I called, left message for Jon to pick them up at Counter. Thx

Sheran Matson

Sheran Matson, ACIP DRB Chair
924-3880 Fax: 924-3864 smatson@cabq.gov

DEVELOPMENT REVIEW BOARD
ACTION SHEET

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

March 31, 2004 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.
B. Changes and/or Additions to the Agenda
C. New or Old Business

Adjourned: 10:50 A.M.

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

1. **Project # 1000269**
   04DRB-00312 Major-Two Year SIA

   TIERRA WEST LLC agent(s) for UNION PENSION TRANSACTION TRUST 93-2 NM request(s) the above action(s) for all or a portion of Tract(s) 5B2C1B, **RENAISSANCE CENTER,** zoned SU-1, C-2 USES, located on MERCANTILE AVE NE, and CULTURE AVE NE between MONTANO NE and COMMERCE NE containing approximately 5 acre(s). [REF: 03DRB-01269] (F-16) **THE SUBDIVISION IMPROVEMENTS AGREEMENT WAS APPROVED TO JANUARY 8, 2005.**

2. **Project # 1000662**
04DRB-00310 Major-Two Year SIA

TIERRA WEST LLC agent(s) for UNION PENSION TRANSACTION TRUST 93-2 NM request(s) the above action(s) for all or a portion of Tract(s) 3A3A3, **RENAISSANCE CENTER,** zoned SU-1 IP USES, located on MISSION AVE NE, between ALEXANDER BLVD NE and CULTURE DR NE containing approximately 2 acre(s). [REF: 03DRB-00469] (F-16) **THE SUBDIVISION IMPROVEMENTS AGREEMENT WAS APPROVED TO JANUARY 8, 2005.**

3. **Project # 1000874**
04DRB-00313 Major-Two Year SIA

TIERRA WEST LLC agent(s) for UNION PENSION TRANSACTION TRUST 93-2 NM request(s) the above action(s) for all or a portion of Tract(s) B1, C2, C3 and C4, **RENAISSANCE CENTER,** zoned SU-1 FOR C-2 PERMISSIVE USE, located on MONTANO RD NE, between ALEXANDER BLVD NE and PAN AMERICAN FWY NE containing approximately 10 acre(s). [REF: 03DRB-00444] (F-16) **THE SUBDIVISION IMPROVEMENTS AGREEMENT WAS APPROVED TO JANUARY 8, 2005.**

4. **Project # 1001118**
04DRB-00309 Major-Two Year SIA

TIERRA WEST LLC agent(s) for UNION PENSION TRANSACTION TRUST 93-2-NM request(s) the above action(s) for all or a portion of Tract(s) 4A1 & 4A2, **RENAISSANCE CENTER,** zoned SU-1 IP USES, located on RENAISSANCE BLVD NE, between CULTURE AVE NE and ALEXANDER BLVD NE containing approximately 9 acre(s). [REF: 03AA-02065] (F-16) **THE SUBDIVISION IMPROVEMENTS AGREEMENT WAS APPROVED TO JANUARY 8, 2005.**

5. **Project # 1000766**
04DRB-00306 Major-Two Year SIA

MARK GOODWIN & ASSOCIATES, PA agent(s) for PULTE HOMES OF NEW MEXICO INC request(s) the above action(s) for all or a portion of Tract(s) 3A, **TOWN OF ATRISCO GRANT, UNIT 2,** zoned RD (9DU/AC), located on TOWER SW, between UNSER SW and 75TH ST SW containing approximately 20 acre(s). [REF:DRB-97-202] *[Deferred from 3/31/04]* (L-10) **DEFERRED TO 4/7/04 ON A NO SHOW.**

6. **Project # 1003279**
04DRB-00294 Major-Vacation of Public Easements

MARK GOODWIN & ASSOCIATES PA agent(s) for D. R. HORTON CUSTOM HOMES request(s) the above action(s) for all or a portion of Lot(s) 13-P1, Block(s) 7, **VISTA SANDIA, UNIT 2,** zoned RD, located on EUCARIZ AVE SW, between 82ND ST SW and UNSER BLVD SW containing approximately 1 acre(s). *[Deferred from 3/31/04]* (L-10) **DEFERRED TO 4/7/04 ON A NO SHOW.**

7. **Project # 1002423**
04DRB-00302 Major-Vacation of Public Easements

BOHANNAN HUSTON, INC agent(s) for CURB INC request(s) the above action(s) for all or a portion of Tract(s) E-1, ALBUQUERQUE SOUTH, UNIT 3, (to be known as **EL RANCHO GRANDE, UNIT 10,** zoned R-2, located on VALLEY VIEW SW, between CARTAGENA AVE SW and DE ANZA DR SW containing approximately 20 acre(s). [REF: 03DRB-00749] *[Deferred from 3/31/04]* (N-9) **DEFERRED TO 4/7/04 ON A NO SHOW.**

8. **Project # 1002856**
04DRB-00230 Major-Preliminary Plat Approval
04DRB-00231 Minor-Sidewalk Variance

MARK GOODWIN & ASSOCIATES, PA agent(s) for ANDERSON HILLS LLC request(s) the above action(s) for all or a portion of Lot(s) 1-5, **THE MEADOWS @ ANDERSON HILLS,** zoned RLT, located on DENNIS CHAVEZ BLVD SW, between UNSER BLVD SW and 98TH SW containing approximately 49 acre(s). [REF:Z-99-58, 03DRB-00234, 03DRB-01891, 01892, 01893, 01894, 03DRB-01974] *[Deferred from 3/17/04 & 3/31/04]* (P-9) **DEFERRED AT THE AGENT'S REQUEST TO 4/7/04.**

9. **Project # 1002857**
04DRB-00232 Major-Preliminary Plat Approval
04DRB-00233 Minor-Sidewalk Variance

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 & B, **HIGHLANDS @ ANDERSON HILLS, UNITS 2 & 3,** zoned RLT, located on 98TH ST SW, between DENNIS CHAVEZ BLVD SW and 98TH SW containing approximately 62 acre(s).[REF:Z-99-58, 03DRB-01200, 01201, 01202, 01203, 01204,01205] *[Deferred from 3/17/04 & 3/31/04]* (P-9) **DEFERRED AT THE AGENT'S REQUEST TO 4/7/04.**

10. **Project # 1002858**
04DRB-00234 Major-Preliminary Plat Approval
04DRB-00235 Minor-Sidewalk Variance

MARK GOODWIN & ASSOCIATES, PA agent(s) for ANDERSON HILLS, LLC request(s) the above action(s) for all or a portion of Tract(s) G, H AND I, **MESA @ ANDERSON HILLS,** zoned SU-1/C-1 & R-2, located on DENNIS CHAVEZ BLVD SW, between UNSER BLVD SW and GRACE VIGIL RD SW containing approximately 36 acre(s). [REF: Z-99-58, 03DRB-01206, 01207, 01208, 01209] *[Deferred from 3/17/04 & 3/31/04]* (P-9) **DEFERRED AT THE AGENT'S REQUEST TO 4/7/04.**

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 # 1003010**
04DRB-00366 Minor-SiteDev Plan Subd/EPC
04DRB-00368 Minor-SiteDev Plan BldPermit/EPC

DEKKER PERICH SABATINI, agent(s) for ALBUQUERQUE LITTLE THEATER request(s) the above action(s) for all or a portion of Lot(s) 5, 6 & 7, Tract(s) 135-B, 136-A, 137 & 138, Block(s) 4, Unit(s) 2, **SECTION 18, T10N, R3E, NMPM Bernalillo Co., NM** *PLUS* **HUNING CASTLE ADDITION**, zoned SU-2 special neighborhood zone, SU-1, Abq. Little Theater, located on SAN PASQUALE AVE SW, between CENTRAL AVE SW and CHACOMA PL SW containing approximately 5 acre(s). [REF: 03EPC-01669, 03EPC-01670,.71 &, 03EPC-01704] **[Makita Hill, EPC Case Planner]** (J-13) **SITE PLAN FOR SUBDIVISION WAS APPROVED AND SIGNED OFF BY THE BOARD. SITE PLAN FOR BUILDING PERMIT WAS APPROVED AND SIGNED OFF BY THE BOARD.**

04DRB-00325 Minor-Prelim&Final Plat Approval

SURVEYS SOUTHWEST LTD agent(s) for LARRY PARKER request(s) the above action(s) for all or a portion of Lot(s) 5, 6, & 7, Block(s) 4, Tract(s) 135B, 136A, 136B, 137 & 138, **HUNING CASTLE ADDITION,** zoned SU-2, SU-1, located on SAN PASQUALE AVE SW, between CENTRAL AVE SW and CHACOMA PL SW containing approximately 5 acre(s). [REF: 03EPC-01669, 01670, 01671, 03EPC-01704] *[Was indefinitely deferred for the site plan submittal*] (J-13) **PRELIMINARY AND FINAL PLAT WERE APPROVED AND SIGNED OFF BY THE BOARD.**

12. **Project # 1002201**
04DRB-00395 Minor-SiteDev Plan BldPermit/EPC

TIERRA WEST LLC agent(s) for LARRY H. MILLER GROUP request(s) the above action(s) for all or a portion of Tract(s) A & B, **AMERICAN TOYOTA,** zoned SU-2, SU-1 AUTO SALES SERV REP, located on ALAMEDA BLVD NE, between PAN AMERICAN FREEWAY NE and SAN PEDRO DR NE containing approximately 5 acre(s). [REF: Z-86-8, 03DRB-01382, 03EPC-02047, Project #1002848] **[Debbie Stover, EPC Case Planner]** *[Deferred from 3/31/04]* (C-18) **DEFERRED AT THE AGENT'S REQUEST TO 4/7/04.**

13. **Project # 1000560**
04DRB-00089 Minor-Amnd SiteDev Plan Subd

PRECISION SURVEYS INC agent(s) for JOURNAL CENTER request(s) the above action(s) for all or a portion of Tract(s) 1A-2-A, **JOURNAL CENTER,** zoned IP industrial park zone, located on PASEO DEL NORTE NE, between LANG AVE NE and HEADLINE BLVD NE containing approximately 10 acre(s). [REF: 04-DRB00028,01DRB-00863, 01DRB-00453, 01DRB-00454, 00DRB-00801, 00DRB-00733, 00DRB-01428, 00DRB-01713] *[Deferred from 3/17/04]* (D-17) **THE AMENDED SITE DEVELOPMENT PLAN FOR SUBDIVISION WAS APPROVED AND SIGNED OFF BY THE BOARD.**

04DRB-00028 Minor-Prelim&Final Plat Approval

PRECISION SURVEYS INC agent(s) for JOURNAL CENTER CORPORATION request(s) the above action(s) for all or a portion of Tract(s) 1A-2-A, **JOURNAL CENTER,** zoned IP, located on PASEO DEL NORTE AVE NE, between LANG AVE NE and HEADLINE BLVD NE containing approximately 10 acre(s). [REF: 1000560, SV-94-48, S-94-58] [HEARD UNDER PROJECT #1003184 IN ERROR] *[Deferred from 1/21/04 & 3/17/04]*] (D-17) **PRELIMINARY AND FINAL PLAT WERE APPROVED AND SIGNED OFF BY THE BOARD.**

14. **Project # 1000650**
04DRB-00277 Minor-SiteDev Plan BldPermit/EPC

TIERRA WEST LLC agent(s) for WALMART STORES INC request(s) the above action(s) for all or a portion of Lot(s) 1-A, **LANDS OF LAMONICA & WENK,** zoned SU-1, C-1 PERMANENT USES, located on COORS BLVD SW, between RIO BRAVO BLVD SW and LAMONICA RD SW containing approximately 21 acre(s). [REF: AX-88-7, Z-99-78, 03EPC-00905, 00907, 03DRB-01906] **[Carmen Marrone, EPC Case Planner]** *[Deferred from 3/10/04 & 3/24/04]* (P-10) **WITH THE SIGNING OF THE INFRASTRUCTURE LIST DATED 3/31/04 AND APPROVAL OF THE GRADING PLAN ENGINEER STAMP DATED 2/26/04 THE SITE PLAN FOR BUILDING PERMIT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO CITY ENGINEER FOR SIA AND PLANNING FOR PERIMETER WALLS AND EPC CASE PLANNER'S INITIALS.**

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

15. **Project # 1003229**
04DRB-00397 Minor-Prelim&Final Plat Approval

SURVEYS SOUTHWEST LTD agent(s) for TOBY & DOROTHY DEVARGAS request(s) the above action(s) for all or a portion of Lot(s) 25, **LINDA VISTA ADDITION,** zoned R-1 residential zone, located on HENDRIX AVE NW, between 4th ST NW and SANCHEZ AVE NW containing approximately 1 acre(s). [Project # changed from Project #1003322 now void*]* *[Deferred from 3/31/04]* (F-14) **DEFERRED AT THE AGENT'S REQUEST TO 4/7/04.**

16. **Project # 1002743**
04DRB-00399 Minor-Final Plat Approval

BORDENAVE DESIGNS agent(s) for HARVEST HOMES, LLC request(s) the above action(s) for all or a portion of Tract(s) H, **LA LUZ DEL OESTE, UNIT 4,** zoned SU-1 special use zone, PRD, located on COORS BLVD NW, between WESTERN TRAILS NW and DELLYNE AVE NW containing approximately 2 acre(s). [REF: 03DRB-00989, 03DRB-01544, Z-77-28] *[Deferred from 3/31/04]* (F-11) **DEFERRED AT THE AGENT'S REQUEST TO 4/7/04.**

17. **Project # 1003308**
04DRB-00380 Minor-Prelim&Final Plat Approval

FRED FRENCH agent(s) for BROGDON LLC request(s) the above action(s) for all or a portion of Block(s) 10, Tract(s) 3, 4, & 5, **FAIRGROUNDS ADDITION,** zoned C-3, located on the corner of ACOMA RD SE and CALIFORNIA SE, containing approximately 1 acre(s).(K-18) **PRELIMINARY PLAT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO TRANSPORTATION DEVELOPMENT FOR DEDICATION OF A 20-FOOT RADIUS AND PLANNING FOR A REAPPROVED AGIS DXF FILE.**

18. **Project # 1002645**
04DRB-00400 Minor-Final Plat Approval

TIERRA WEST LLC agent(s) for AMC DEVELOPMENT SERVICES, request(s) the above action(s) for all or a portion of Tract(s) 1-B-1-A, **SEVILLE SUBDIVISION, UNIT 8,** zoned R-LT residential zone, located on IRVING BLVD NW, between UNIVERSE BLVD NW and KAYENTA PL NW containing approximately 27 acre(s). [REF: 03DRB-00741, 03DRB-01465, 03DRB-01440, 01441] (A-10) **FINAL PLAT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO CITY ENGINEER FOR STORM DRAIN EASEMENTS, WATER AND SANITARY SEWER TO CITY OF ALBUQUERQUE, PUBLIC ACCESS MAINTAINED BY HOME OWNERS ASSOCIATION AND PLANNING FOR PERIMETER WALL DESIGN.**

19. **Project # 1002506**
04DRB-00360 Minor-Vacation of Private Easements

TIERRA WEST LLC agent(s) for STH INVESTMENTS request(s) the above action(s) for all or a portion of Tract(s) 12A & 12B, **BLACK RANCH,** zoned RA-1, located on CORRALES MAIN CANAL, between COORS BLVD NW and RIVERFRONTE DR NW containing approximately 43 acre(s). [REF: 03EPC-00300, 03EPC-00301, 04DRB-00217] *[Deferred from 3/24/04]* (C-13) **VACATION WAS APPROVED AS SHOWN ON EXHIBIT B IN THE PLANNING FILE.**

20. **Project # 1001087**
04DRB-00004 Minor- Amended Preliminary Plat & Final Plat Approval

HALE & SUN CONSTRUCTION INC request(s) the above action(s) for all or a portion of Lot(s) 3-4, **MAJOR ACRES SUBDIVISION,** zoned SU-2,R-T, located on 12th ST NW, between CANDELARIA RD NW and MATTHEW AVE NW containing approximately 1 acre(s). [REF: 1002231, 02ZHE-01435, 01DRB-002688, 01DRB-01891] [Final Plat was indefinitely deferred on 3/31/04] (G-14) **THE AMENDED PRELIMINARY PLAT WAS APPROVED. THE AMENDED INFRASTRUCTURE LIST DATED 3/31/04 WAS APPROVED. THIS AMENDMENT DOES NOT EXTEND THE EXPIRATION DATE OF THE ALREADY APPROVED PRELIMINARY PLAT. THE FINAL PLAT WAS INDEFINITELY DEFERRED.**

21. **Project # 1003258**
04DRB-00205 Minor-Prelim&Final Plat Approval

PHILIP W. TURNER agent(s) for SALVADOR PEREZ request(s) the above action(s) for all or a portion of Lot(s) 280 B, **TOWN OF ATRISCO GRANT, UNIT 8,** zoned R-T residential zone, located on 55TH ST NW, between BICE RD NW and JUNIPER RD NW containing approximately 1 acre(s). [REF: DRB-97-205] *[Deferred from 2/25/04, 3/10/04 & 3/24/04]* (H-11) **PRELIMINARY PLAT WAS APPROVED WITH FINAL PLAT SIGN OFF DELEGATED TO PARKS FOR PARK DEDICATION FEE AND PLANNING FOR AGIS DXF FILE.**

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

22. **Project # 1003303**
04DRB-00361 Minor-Sketch Plat or Plan

MARK GOODWIN & ASSOCIATES, PA agent(s) for ARGUS DEVELOPMENT request(s) the above action(s) for all or a portion of Tract(s) 349A, **TOWN OF ATRISCO GRANT, UNIT 8,** zoned RD-Office, located on LADERA DR NW, between 72ND ST NW and OURAY BLVD NW containing approximately 3 acre(s). (H-10) **THE ABOVE REQUEST WAS REVIEWED AND COMMENTS WERE GIVEN.**

23. **Project # 1003304**
04DRB-00362 Minor-Sketch Plat or Plan

MARK GOODWIN & ASSOCIATES, PA agent(s) for ARGUS DEVELOPMENT request(s) the above action(s) for all or a portion of Tract(s) C, Section 10, **MARIPOSA SQUARE, UNIT 8,** zoned RD-Office, located on 72ND ST SW, between LADERA DR SW and MIAMI RD SW containing approximately 3 acre(s). (H-10) **THE ABOVE REQUEST WAS REVIEWED AND COMMENTS WERE GIVEN.**

24. Approval of the Development Review Board Minutes for March 17, 2004. **THE DEVELOPMENT REVIEW BOARD MINUTES FOR MARCH 17, 2004 WERE APPROVED.**

ADJOURNED: 10:50 A.M.

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: 1002645 **AGENDA ITEM NO: 18**

SUBJECT:

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

ACTION REQUESTED:

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

ENGINEERING COMMENTS:

An executed Subdivision Improvements Agreement with financial guarantees is on file for Final Plat sign-off.
Storm drain easements dedicated to the City are needed.
AMAFCA must sign plat.

RESOLUTION:

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

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

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

FOR:

SIGNED: Bradley L. Bingham
City Engineer/AMAFCA Designee

DATE: March 31, 2004

THE CITY OF ALBUQUERQUE IS AN EQUAL OPPORTUNITY/REASONABLE ACCOMMODATION EMPLOYER

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

Development Review Board Comments

Project Number: 1002645
Application Number: 04DRB-00400

DRB Date: 3/31/04
Item Number: 18

Subdivision:
Tract 1B1A, Seville Subdivision, Unit 8

Zoning: R-LT

Zone Page: A-10

New Lots (or units) : 114

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 Park Dedication requirement has been met through an existing agreement.

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

Please add the following to the note for tract 1-B-1-A-1, dedicated to the City for open space: "to be maintained by the Open Space Division of Parks and Recreation."

Is the 30' Public Water and Sanitary Sewer Easement, between the Mullhacen Place cul-de-sac and open space tract also intended for pedestrian access?

Signed: CS

Christina Sandoval, (DMD) Phone: 768-3808

#18

DRB CASE ACTION LOG

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.: **04DRB-00400 (FP)** Project # **1002645**

Project Name: **SEVILLE UNIT 8**

Agent: Tierra West LLC Phone No.: 858-3100

Your request for (**SDP for SUB), (SDP for BP), (FINAL PLATS), (MASTER DEVELOP. PLAN),** was approved on 3/31/04 by the DRB with delegation of signature(s) to the following departments.

OUTSTANDING SIGNATURES COMMENTS TO BE ADDRESSED

- ☐ TRANSPORTATION:
- ☐
- ☐
- ☐
- ☐

- ☐ UTILITIES:
- ☐
- ☐
- ☐

- ☒ CITY ENGINEER / AMAFCA:
- ☐ SD EsmTs, W & SAS TO COA, PUBLIC ACCESS
- ☐ MNTD BY HOA
- ☒ 1

- ☐ PARKS / CIP:
- ☐
- ☐
- ☐

- ☐ PLANNING (Last to sign): Wall Design
- ☐
- ☐

- ☐

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.** N/A
- ☐ **Copy of recorded plat for Planning.**

Project Number 1002645

2645

AGIS ELECTRONIC PLAT APPROVAL FORM

DRB Project Case # 1002645

Subdivision Name Seville, Unit 8

Surveyor Russ Hugg

Company/Agent Surv Tek / Tierra West

Contact Person Karen Kline Phone # 858-3100 email _____

✓ DXF Received Date: 3/19/04

✓ Hard-Copy Date: 3/16/04

✓ Coordinate system: ☐ NMSP Grid (NAD 83) ☐ NMSP Grid (NAD 27) ☒ Ground rotated to NMSP Grid ☐ Other

Patricia M. Apt 3/19/03

Approved Date

---

*The dxf file cannot be accepted at this time for the following reason(s):

AGIS Use Only		
Copied cov 2645 to agiscov.	Date: 3/19/03	Contact person Notified on: 3/22/04

OFFICIAL NOTICE OF DECISION

CITY OF ALBUQUERQUE
PLANNING DEPARTMENT
DEVELOPMENT REVIEW BOARD

12/17/03

5. Project # 1002645
03DRB-01965 Major-Vacation of Public Easements

TIERRA WEST LLC agent(s) for AMC DEVELOPMENT SERVICES request(s) the above action(s) for all or a portion of Tract(s) 1-B-1-A, **SEVILLE SUBDIVISION,** zoned R-LT, located on IRVING BLVD NW, between UNIVERSE BLVD NW and KAYENTA PL NW containing approximately 27 acre(s). [REF: 03DRB-00741, 1002645] (A-10)

At the December 17, 2003, Development Review Board meeting, the Vacation was approved as shown on Exhibit B in the Planning file, subject to these provisions:

1. The public welfare is in no way served by retaining the rights-of-way and/or easements, or:

2. There is a net benefit to the public welfare because the development made possible by the vacation is clearly more beneficial to the public welfare than the minor detriment resulting from the vacation.

3. There is no convincing evidence that any substantial property right is being abridged against the will of the owner of the right.

4. Final disposition shall be through the City Real Estate Office.

6. The vacated property shall be shown on a replat approved by the Development Review Board and the approved replat shall be filed for record with the Bernalillo County Clerk's Office within one year.

If you wish to appeal this decision, you must do so by January 2, 2004, in the manner described below.

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

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

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

Sheran Matson, AICP, DRB Chair

cc: AMC Development Services, 400 Gold SW, Suite 750, 87102
Tierra West LLC, 8509 Jefferson NE, 87113
Arlene Portillo, Planning Department, 4th Floor, Plaza del Sol Bldg.
Scott Howell, Property Management, Legal Dept./4th Flr, City/County Bldg
File

CITY OF ALBUQUERQUE
PLANNING DEPARTMENT
DEVELOPMENT REVIEW BOARD

December 17, 2003

Project # 1002645
03DRB-01965 Major-Vacation of Public Easements

TIERRA WEST LLC agent(s) for AMC DEVELOPMENT SERVICES request(s) the above action(s) for all or a portion of Tract(s) 1-B-1-A, **SEVILLE SUBDIVISION,** zoned R-LT, located on IRVING BLVD NW, between UNIVERSE BLVD NW and KAYENTA PL NW containing approximately 27 acre(s). [REF: 03DRB-00741, 1002645] (A-10)

AMAFCA

No objection to requested action. AMAFCA will sign the Bulk Land Plat.

COG

The Long Range Roadway System designates Universe Boulevard as a minor arterial which requires 86 feet of right-of-way. Adequate right-of-way for Universe should be preserved.

Transit

Zoning Enforcement — Reviewed, no comment

Neighborhood Coor.

Letters sent to Ventana Ranch ® Neighborhood Assns.

APS — No comments received.

Police Department

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

Fire Department — No adverse comments.

PNM Gas — PNM Gas Services approves the following cases:

PNM Electric

PNM approves the proposed vacation for the preliminary plat design. The developer may contact Betty Dieker at the PNM Electric Service Center at 241-3676 to arrange the reroute of the OH electric line running east-west which is in an existing 10' wide easement filed September 2, 1960 in Bk560 Pg47. For the release of the existing easement the developer may call Charles Brown in the RW dept at 241-4441. Betty will let Charles of this office know when all lines are moved and in new easements before final plat sign off at the PNM Right of Way Dept.

PNM Kevin Weiner called Said they were okay w/ plat. 3/31/04

Comcast No comments received.

QWEST No comments received.

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

M.R.G.C.D. No comments received.

Open Space Division No Adverse Comment

City Engineer The Hydrology section has no objection to the vacation request.

Transportation

Vacation action for the portion of red highlighted (PNM) easement through Mullhagen Place? Defer to utilities having an interest.

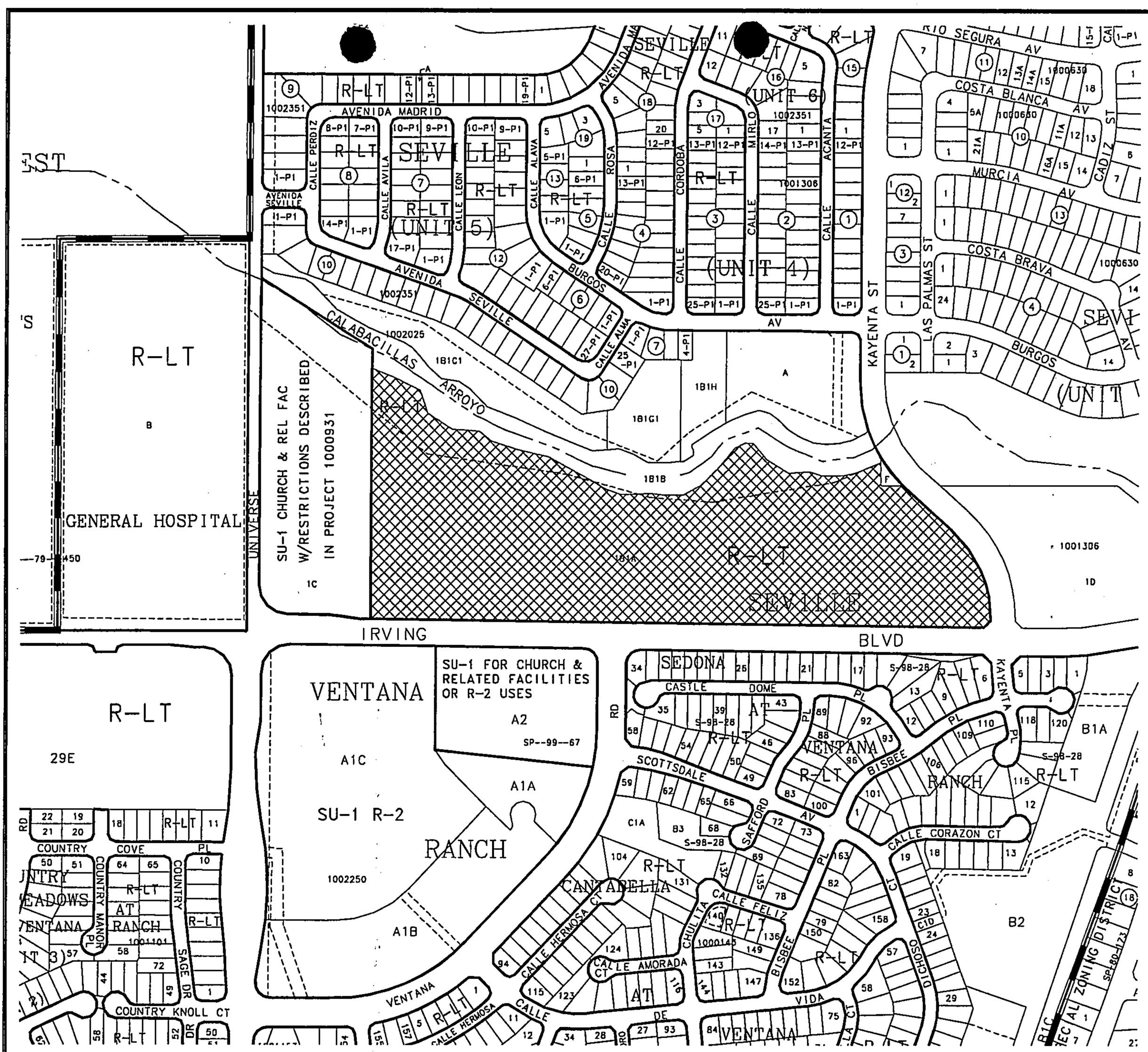
Parks & Recreation No objection.

Utilities Development No objection to Vacation request, defer to PNM.

Planning Department No objection.

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

cc: AMC Development Services, 400 Gold Ave. SW, Suite #750, 87102
Tierra West, LLC, 8509 Jefferson St NE, 87113



ZONING MAP

AGIS

Scale 1"= 501'

PROJECT NO.
1002645

HEARING DATE
12-17-03

MAP NO.
A-10

ADDITIONAL CASE NUMBER(S)
03EPC-01965

Note: Shaded area indicates County Not to Scale

PUBLIC HEARING--DEVELOPMENT REVIEW BOARD
CITY OF ALBUQUERQUE

Notice is hereby given that the Development Review Board, City of Albuquerque, will hold a public hearing in the **Plaza del Sol Hearing Room, Basement, Plaza del Sol Building, 600 2nd St NW, on Wednesday, December 17, 2003,** beginning at **9:00 a.m.** for the purpose of considering the following:

Project # 1001068
03DRB-01982 Major-Two Year SIA

MARK GOODWIN AND ASSOCIATES agent(s) for MESA VERDE DEVELOPMENT CORPORATION request(s) the above action(s) for all or a portion of Tract(s) 1 and 2, Block(s) 5, 6 and 1, NORTH ALBUQUERQUE ACRES, UNIT 3, (to be known as **DESERT RIDGE TRAILS**) zoned R-D, located on FLORENCE AVE NE, between LOUISIANA BLVD NE and WYOMING BLVD NE containing approximately 76 acre(s). [REF: 1001068] (B-19/C-19)

Project # 1001071
03DRB-01957 Major-Vacation of Public Easements
03DRB-01958 Minor-Prelim&Final Plat Approval

SOUTHWEST SURVEYING CO. agent(s) for STUSON, INC. request(s) the above action(s) for all or a portion of Tract(s) B, **EL DORADO NORTH SUBDIVISION,** zoned R-D residential and related uses zone, developing area, 9 DU/AC, located on EUCARIZ AVE SW, between WESLEY CT SW and 90TH ST SW containing approximately 1 acre(s). [REF:02DRB-00347, 02DRB-00348, 02DRB-01256] (L-9)

Project # 1002645
03DRB-01965 Major-Vacation of Public Easements

TIERRA WEST LLC agent(s) for AMC DEVELOPMENT SERVICES request(s) the above action(s) for all or a portion of Tract(s) 1-B-1-A, **SEVILLE SUBDIVISION,** zoned R-LT, located on IRVING BLVD NW, between UNIVERSE BLVD NW and KAYENTA PL NW containing approximately 27 acre(s). [REF: 03DRB-00741, 1002645] (A-10)

Project # 1002800
03DRB-01990 Major-Preliminary Plat Approval
03DRB-01991 Minor-Subd Design (DPM) Variance
03DRB-01992 Minor-Temp Defer SDWK

MARK GOODWIN & ASSOCIATES agent(s) for ALPHA EQUITIES LLC request(s) the above action(s) for all or a portion of Lot(s) 10-23, Block(s) 12, NORTH ALBUQUERQUE ACRES, TRACT 1, UNIT 3, (to be known as **QUIVERA ESTATES),** zoned R-D, located on MODESTO AVE NE between WYOMING BLVD NE and BARSTOW ST NE containing approximately 14 acre(s). [REF: 03DRB-01127] (B-19)

SEE PAGE 2 . . .

Project # 1002885
03DRB-01980 Major-Vacation of Pub Right-of-Way
03DRB-01983 Major-Preliminary Plat Approval
03DRB-01981 Minor-Vacation of Private Easements
03DRB-01985 Minor-Temp Defer SDWK
03DRB-01984 Minor-Sidewalk Waiver

JEFF MORTENSEN & ASSOCIATES, agent(s) for DESERT RIDGE DEVELOPMENT LLC & GENEVA LLC request(s) the above action(s) for all or a portion of Lot(s) 10 - 24 and Lot(s) 7 - 15 and easterly portion of Lot 16, Block(s) 18 & 20, Unit 3, Tract 3, Unit 1, North Albuquerque Acres, (to be known as **OCOTILLO SUBDIVISION**) zoned RD (4DU/A), located on HOLBROOK ST NE between ANAHEIM AVE NE and PASEO DEL NORTE NE containing approximately 25 acre(s). [REF: 03DRB-01354, 03DRB-01355, 03DRB-01356] (C-21)

Project # 1002935
03DRB-01964 Major-Vacation of Public Easements

BOHANNAN HUSTON INC agent(s) for WESTLAND DEVELOPMENT CO., INC request(s) the above action(s) for all or a portion of Parcel 1, **SUNDORO SUBDIVISION,** zoned SU-2 R-LT, located on LADERA BLVD NW, between 98th ST NW and UNSER BLVD NW containing approximately 55 acre(s). [REF: 03DRB-00736, 03DRB-01447, 03DRB-01449, 03DRB-01550, 03DRB-01551, 01552, 01553] (J-8/J-9)

Project # 1003111
03DRB-01986 Major-Preliminary Plat Approval
03DRB-01987 Minor-Vacation of Private Easements
03DRB-01988 Minor-Temp Defer SDWK
03DRB-01989 Minor-Sidewalk Waiver

ISAACSON AND ARFMAN, P.A. agent(s) for THE STROSNIDER COMPANY request(s) the above action(s) for all or a portion of Tract(s) B, **WINDMILL MANOR,** zoned SU-1 PRD, located on DELLYNE AVE NW, between MARIPOSA DR NW and VALLE VISTA DR NW containing approximately 4 acre(s). [REF: DRB-96-355, Z-95-79, Z-98-57] (E-11)

Details of the application(s) may be examined at the Development Services Center of the Planning Department, Second Floor, Plaza Del Sol Building, 600 2nd St NW, between 10:00 a.m. and 12:00 p.m. or 2:00 p.m. and 4:00 p.m. Monday through Friday except holidays. Individuals with disabilities who need special assistance to participate at this 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.

Sheran Matson, AICP, DRB Chair
Development Review Board

TO BE PUBLISHED IN THE ALBUQUERQUE JOURNAL MONDAY, DECEMBER 1, 2003.

OFFICIAL NOTICE OF DECISION

CITY OF ALBUQUERQUE
PLANNING DEPARTMENT
DEVELOPMENT REVIEW BOARD

10-10-2003

9. Project # 1002645
03DRB-01440 Major-Preliminary Plat Approval
03DRB-01441 Minor-Temp Defer SDWK

TIERRA WEST LLC agent(s) for AMC DEVELOPMENT SERVICES request(s) the above action(s) for all or a portion of Tract(s) 1-1-A (to be known as **SEVILLE UNIT 8,** zoned R-LT, located on IRVING BLVD NW, between UNIVERSE BLVD NW and KAYENTA PL NW containing approximately 27 acre(s). [REF: 03DRB-00741] *[Deferred from 10/1/03]* (A-10)

At the October 8, 2003, Development Review Board meeting, with the signing of the infrastructure list dated 10/8/03 and approval of the grading plan engineer stamp dated 10/3/03 the preliminary plat was approved with the following condition of final plat:

1) Approval of design elevations and cross sections of perimeter walls by the DRB Chair.

The temporary deferral of construction of sidewalks on the interior streets was approved as shown on Exhibit C in the Planning file.

If you wish to appeal this decision, you must do so by October 23, 2003, in the manner described below.

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

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

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

Sheran Matson, AICP, DRB Chair

Cc: AMC Development Services, 400 Gold SW, Suite 750, 87102
Tierra West LLC, 8509 Jefferson NE, 87113
Arlene Portillo, Planning Department, 4th Floor, Plaza del Sol Bldg.
Scott Howell, Property Management, Legal Dept./4th Flr, City/County Bldg
File

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

DEVELOPMENT REVIEW BOARD--SPEED MEMO

DRB CASE NO/PROJECT NO: 1002645 **AGENDA ITEM NO: 9**

SUBJECT:

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

ACTION REQUESTED:

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

ENGINEERING COMMENTS:

An approved drainage report dated 10-3-03 is on file for Preliminary Plat approval.
Need agreement and covenant for retaining walls on infrastructure list.

RESOLUTION: signed I.L.

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

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

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

FOR:

SIGNED: Bradley L. Bingham
City Engineer/AMAFCA Designee

DATE: October 8, 2003

THE CITY OF ALBUQUERQUE IS AN EQUAL OPPORTUNITY/REASONABLE ACCOMMODATION EMPLOYER

DRB PUBLIC HEARING SIGN IN SHEETS

CASE NUMBER: 1002645 AGENDA#: 9 DATE: 10.8

1. Name: J. DESIONOWSKI Address: 1015 TIJERAS #200 Zip: 87102
2. Name: RON BOHANNAN Address: TIERRA WEST Zip: _____
3. Name: JOHN ESCOBAR Address: _____ Zip: _____
4. Name: _____ Address: _____ Zip: _____
5. Name: _____ Address: _____ Zip: _____
6. Name: _____ Address: _____ Zip: _____
7. Name: _____ Address: _____ Zip: _____
8. Name: _____ Address: _____ Zip: _____
9. Name: _____ Address: _____ Zip: _____
10. Name: _____ Address: _____ Zip: _____
11. Name: _____ Address: _____ Zip: _____
12. Name: _____ Address: _____ Zip: _____
13. Name: _____ Address: _____ Zip: _____
14. Name: _____ Address: _____ Zip: _____

DEVELOPMENT REVIEW BOARD
ACTION SHEET

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

October 1, 2003 9:00 a.m.

MEMBERS:

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

Richard Dourte, Transportation Development
Brad Bingham, Alternate City Engineer

Roger Green, Utility Development
Christina Sandoval, Parks & Recreation

****

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

NOTE: INDIVIDUALS WITH DISABILITIES WHO NEED SPECIAL ASSISTANCE TO PARTICIPATE AT THIS MEETING SHOULD CONTACT CLAIRE SENOVA, PLANNING DEPARTMENT, AT 924-3946. 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.
B. Changes and/or Additions to the Agenda
C. New or Old Business

Adjourned: 12:25 P.M.

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

1. **Project # 1002645**
   03DRB-01440 Major-Preliminary Plat Approval
   03DRB-01441 Minor-Temp Defer SDWK

   TIERRA WEST LLC agent(s) for AMC DEVELOPMENT SERVICES request(s) the above action(s) for all or a portion of Tract(s) 1□1-A (to be known as **SEVILLE UNIT 8,** zoned R-LT, located on IRVING BLVD NW, between UNIVERSE BLVD NW and KAYENTA PL NW containing approximately 27 acre(s). [REF: 03DRB-00741] *[Deferred from 10/1/03]*(A-10) **DEFERRED AT THE AGENT'S REQUEST TO 10/8/03.**

2. **Project # 1002864**
03DRB-01487 Major-Preliminary Plat Approval
03DRB-01488 Major-Vacation of Public Easements
03DRB-01490 Minor-Temp Defer SDWK
03DRB-01491 Minor-Sidewalk Waiver

BOHANNAN HUSTON INC agent(s) for LAS VENTANAS LTD PARTNERSHIP request(s) the above action(s) for all or a portion of Tract(s) B, Ventana Ranch, Lands of Massachusetts General Hospital (to be known as **CANTA CIELO SUBDIVISION**) zoned R-LT, located on IRVING BLVD NW, between UNIVERSE BLVD NW and RAINBOW BLVD NW containing approximately 20 acre(s). [REF:03DRB-01302] *[Deferred from 10/1/03]* (A-9/A-10) **DEFERRED AT THE AGENT'S REQUEST TO 10/8/03.**

3. **Project # 1002948**
03DRB-01485 Major-Preliminary Plat Approval
03DRB-01486 Minor-Sidewalk Waiver
03DRB-01497 Minor-Temp Defer SDWK

ISAACSON AND ARFMAN, P.A. agent(s) for MS DEV ONE, LLC request(s) the above action(s) for all or a portion of Tract(s) A-1, Lot(s) 1 & 2, Tract(s) 171a1b2, **LANDS OF JACK CULLY,** zoned RA-2 residential and agricultural zone, located on ADOBE RD NW, between MONTANO RD NW and GUADALUPE TR NW containing approximately 6 acre(s). *[Deferred from 10/1/03]* (F-14) **DEFERRED AT THE AGENT'S REQUEST TO 10/8/03.**

4. **Project # 1002949**
03DRB-01492 Minor-Preliminary Plat Approval
03DRB-01493 Major-Vacation of Pub Right-of-Way
03DRB-01494 Minor-Sidewalk Waiver
03DRB-01496 Minor-Temp Defer SDWK

ISAACSON AND ARFMAN, P.A. agent(s) for JAMES CRABTREE request(s) the above action(s) for all or a portion of Tract(s) 1, Block(s) 10A, Unit(s) 3, VOLCANO CLIFFS SUBDIVISION, (to be known as **PETROGLYPH PARK**) zoned O-1 office and institution zone, located on SANTO DOMINGO NW, between UNSER BLVD NW and PIMA AVE NW containing approximately 2 acre(s). *[Deferred from 10/1/03]* (E-10) **DEFERRED AT THE AGENT'S REQUEST TO 10/8/03.**

5. **Project #1002201**
03DRB-01270 Major-Preliminary Plat Approval

TIERRA WEST LLC agent(s) for P J DEVELOPMENT COMMERCIAL CONSTRUCTION, request(s) the above action(s) for all or a portion of Tract(s) A & B, **AMERICAN TOYOTA,** zoned SU-2 special neighborhood zone, SU-1 AUTO SALES, located on ALAMEDA BLVD NE, between PAN AMERICAN FWY. NE and SAN PEDRO DR NE containing approximately 7 acre(s). [REF: Z-86-8, DRB-95-74, 02DRB-01367 (VRW) 02DRB-01270 (PP)] *[Deferred from 8/20/03, 8/27/03, 9/10/03, 9/24/03, 10-1/03]* (C-18) **DEFERRED AT THE AGENT'S REQUEST TO 10/8/03.**

Project #1002201
03DRB-01150 Minor-Prelim&Final Plat Approval

TIERRA WEST LLC agent(s) for OMEGA AUTOMOTIVE REAL ESTATE LTD request(s) the above action(s) for all or a portion of Lot(s) 12, 13, 14, 19, 20, 21, NORTH ALBUQUERQUE ACRES, TRACT A, UNIT B, **PREMIER MOTORCARS,** zoned SU-2 IP, located on OAKLAND AVE NE, between PAN AMERICAN FWY NE and SAN PEDRO DR NE containing approximately 6 acre(s). [REF: 02DRB-01367 (Vac), 03ZHE-00655] [Listed as Project #1002613 in error] *[Deferred from 7/23/03, 8/13/03, 8/27/03, 9/10/03, 9/24/03, 10/1/03]* (C-18) **DEFERRED AT THE AGENT'S REQUEST TO 10/8/03.**

Project #1002201
03DRB-01382 Minor-SiteDev Plan BldPermit

TIERRA WEST, LLC agent(s) for OMEGA AUTOMOTIVE, REAL ESTATE LTD. request(s) the above action(s) for all or a portion of Lot(s) 12, 13, 14, 19, 20, 21, Block(s) 10, NORTH ALBUQUERQUE ACRES, TRACT A, UNIT B, **PREMIER MOTORCARS,** zoned SU-2 special neighborhood zone, IP, located on OAKLAND AVE NE, between PAN AMERICAN FWY NE and SAN PEDRO DR NE containing approximately 6 acre(s). [REF: 02DRB-01367 (VRW) 03ZHE-00655] [*Deferred from 8/27/03, 9/10/03, 9/24/03, 10/1/03]* (C-18) **DEFERRED AT THE AGENT'S REQUEST TO 10/8/03.**

6. **Project # 1001523**
03DRB-01361 Major-Vacation of Public Easements
03DRB-01360 Major-Preliminary Plat Approval

MARK GOODWIN & ASSOCIATES, PA agent(s) for UNSER - 98TH ST PARTNERSHIP request(s) the above action(s) for all or a portion of Lot(s) 2, **LADERA INDUSTRIAL CENTER,** zoned SU-1 for light industrial, located on UNSER BLVD NW, between 98th ST NW and LADERA DR NW containing approximately 120 acre(s). [REF: AX-81-810, Z-81-49, 01EPC-01405, 02DRB-00518] [*Deferred from 9/10/03, 9/17/03, 9/24/03, 10-1-03]* (H-10) **DEFERRED AT THE AGENT'S REQUEST TO 10/8/03.**

Project # 1001523
03DRB-01458 Minor-SiteDev Plan Subd/EPC

MARK GOODWIN & ASSOCIATES, PA agent(s) for UNSER - 98TH ST PARTNERSHIP request(s) the above action(s) for all or a portion of Lot(s) 2, **LADERA INDUSTRIAL CENTER,** zoned SU-1 for light industrial, located on UNSER BLVD NW, between 98th ST NW and LADERA DR NW containing approximately 120 acre(s). [REF: AX-81-810, Z-81-49, 01EPC-01405, 02DRB-00518] *[Deferred from 9/10/03, 9/17/03, 9/24/03, 10/1/03]* **[RUSSELL BRITO, EPC CASE PLANNER]** (H-10) **DEFERRED AT THE AGENT'S REQUEST TO 10/8/03.**

7. **Project # 1002935**
03DRB-01447 Major-Bulk Land Variance
03DRB-01449 Major-Vacation of Pub Right-of-Way
03DRB-01450 Major-Preliminary Plat Approval
03DRB-01451 Minor-SiteDev Plan Subd
03DRB-01452 Minor-Temp Defer SDWK
03DRB-01453 Minor-Sidewalk Waiver

BOHANNAN HUSTON INC., agent(s) for WESTLAND DEVELOPMENT CO., INC, request(s) the above action(s) for all or a portion of Tract(s) A, PARKWAY SUBDIVISION AND PARCEL 1 OF WESTLAND NORTH, (to be known as **SUNDORO UNITS 1, 2, 3 & 4**) zoned SU-2/R-LT AND R-D, containing approximately 55 acre(s). [REF: 03DRB-00736 (SK) *[Deferred from 9/24/03].* (J-9/8 & H-9) **BULK LAND VARIANCE WAS APPROVED. THE VACATION WAS APPROVED AS SHOWN ON EXHIBIT B IN THE PLANNING FILE. WITH THE SIGNING OF THE INFRASTRUCTURE LIST DATED 10/1/03 AND APPROVAL OF THE GRADING PLAN ENGINEER STAMP DATED 9/17/03 THE PRELIMINARY PLAT WAS APPROVED. THE SITE PLAN FOR SUBDIVISION WAS APPROVED AND SIGNED OFF BY THE BOARD. THE TEMPORARY DEFERRAL OF CONSTRUCTION OF SIDEWALKS ON THE INTERIOR STREETS WAS APPROVED AS SHOWN ON EXHIBIT C IN THE PLANNING FILE. A SIDEWALK VARIANCE FOR WAIVER OF SIDEWALKS WAS APPROVED AS SHOWN ON EXHIBIT C IN THE PLANNING FILE.**

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

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

8. **Project # 1002716**
03DRB-01549 Minor-SiteDev Plan Subd/EPC
03DRB-01550 Minor-SiteDev Plan BldPermit/EPC

CLAUDIO VIGIL ARCHITECTS agent(s) for GEORGE BRUNACINI CONSTRUCTION CO request(s) the above action(s) for all or a portion of Block(s) 22, Tract(s) X-1-B, **NORTH ALBUQUERQUE ACRES, TRACT A, UNIT A,** zoned SU-1 for O-1 incidental uses & Bank, located on WYOMING BLVD NE, between PASEO DEL NORTE NE and DOMINGO BACA DRAINAGE ROW NE containing approximately 3 acre(s). [REF: 03EPC-00936 (SPS), 03EPC-00922 (SBP) *[Deferred from 9/24/03]* **[CARMEN MARRONE, EPC CASE PLANNER]** (D-19) **WITH THE SIGNING OF THE INFRASTRUCTURE LIST DATED 10/1/03 AND APPROVAL OF THE GRADING PLAN ENGINEER STAMP DATED 8/20/03 THE SITE PLAN FOR SUBDIVISION WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO UTILITIES DEVELOPMENT FOR SITE PLAN UTILITY LAYOUT (WATER - SEWER - FIRE LANE) MUST MATCH PLAT EASEMENTS AND TO CITY ENGINEER FOR SIA. WITH THE SIGNING OF THE INFRASTRUCTURE LIST DATED 10/1/03 AND APPROVAL OF THE GRADING PLAN ENGINEER STAMP DATED 8/20/03 THE SITE PLAN FOR BUILDING PERMIT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO UTILITIES DEVELOPMENT FOR SITE PLAN UTILITY LAYOUT (WATER - SEWER - FIRE LANE) MUST MATCH PLAT EASEMENTS AND TO CITY ENGINEER FOR SIA.**

Project # 1002716
03DRB-01588 Minor-Prelim&Final Plat Approval

SURVEYS SOUTHWEST, LTD. agent(s) for ANGELO BRUNACINI request(s) the above action(s) for all or a portion of Block(s) 22, Tract(s) X-1-B, **NORTH ALBUQUERQUE ACRES, UNIT A, TRACT A,** zoned SU-1 special use zone, NURSING HOME, located on WYOMING BLVD NE, between PASEO DEL NORTE NE and DOMINGO BACA DRAINAGE ROW containing approximately 3 acre(s). [REF: 03DRB-01549 & 50, DRB-99-4, Z-98-121, DRB-97-367] (D-19) **THE PRELIMINARY PLAT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO CITY ENGINEER FOR M TO B OF PRIVATE EASEMENT, DEDICATION OF PUBLIC ACCESS AS RIGHT-OF-WAY AND DOCUMENT THE SITE PLAN ON THE PRIVATE ACCESS NOTE AND UTILITIES DEVELOPMENT, PLAT MUST MATCH SITE PLAN FOR UTILITY EASEMENTS AND PROPER DEDICATION MAINTENANCE STATEMENT.**

9. **Project # 1002964**
03DRB-01548 Minor-SiteDev Plan BldPermit

MULLEN HELLER ARCHITECTURE agent(s) for AVALON INVESTMENTS request(s) the above action(s) for all or a portion of Lot(s) 21, **RICHFIELD PARK,** zoned IP, located on ADAMS NE, containing approximately 2 acre(s). [REF: Z-82-66, DRB-94-339] *[Deferred from 9/24/03]* (C-17) **THE SITE PLAN FOR BUILDING PERMIT WAS APPROVED AND SIGNED OFF BY THE BOARD.**

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

10. **Project # 1002200**
03DRB-01603 Minor-Final Plat Approval

BOHANNAN HUSTON INC agent(s) for HIGH DESERT INVESTMENT request(s) the above action(s) for all or a portion of Tract(s) 15D-1B-C1 (to be known as **MOUNTAIN HIGHLANDS - UNIT 2 @ HIGH DESERT**, HIGH DESERT MOUNTAIN HIGHLANDS, zoned SU-2 - HD / R-1, located on SIMMS PARK RD NE, between IMPERATA ST NE and CIBOLA NATIONAL FOREST NE containing approximately 49 acre(s). [REF: 02DRB-01361, 1000512] (E-23/E-24) **FINAL PLAT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO PLANNING FOR DXF FILE AND AMAFCA SIGNATURE.**

11. **Project # 1001082**
03DRB-01571 Minor-Final Plat Approval

MARK GOODWIN & ASSOCIATES, agent(s) for KB HOMES OF NM request(s) the above action(s) for all or a portion of Block(s) 9, Tract(s) F, **PARK HILL - UNIT 2,** zoned RT, located on MILKY WAY NW, between MCMAHON NW and BLACK ARROYO BLVD NW containing approximately 2 acre(s). [REF: 01DRB-00698, 01DRB-00699, 01DRB-00700] (A-11) **FINAL PLAT WAS APPROVED AND SIGNED OFF BY THE BOARD.**

12. **Project # 1001376**
03DRB-01602 Minor-Final Plat Approval

MARK GOODWIN & ASSOCIATES, agent(s) for MESA VERDE DEVELOPMENT CORP. request(s) the above action(s) for all or a portion of Lot(s) 8-24 & 9-23, Block(s) 3 & 4, Tract(s) 1 (to be known as **DESERT RIDGE TRAILS NORTH**, NORTH ALBUQUERQUE ACRES, UNIT 3, zoned R-D residential and related uses zone, developing area, 4 DU/AC, located on FLORENCE AVE NE, between LOUISIANA BLVD NE and WYOMING BLVD NE containing approximately 33 acre(s). [REF: 02DRB-01965 PP, 02DRB-01966 VRW, 03DRB-00874 APP] (B-19) **FINAL PLAT WAS APPROVED AND SIGNED OFF BY THE BOARD.**

13. **Project # 1001465**
03DRB-01584 Minor-Ext of SIA for Temp Defer SDWK

ISAACSON AND ARFMAN P.A. agent(s) for LOS POBLANOS DEVELOPMENT request(s) the above action(s) for **THE MEADOWS AT RIO GRANDE,** zoned SU-1 PRD, located on RIO GRANDE BLVD NW, between DON FERNANDO RD NW and DON QUIXOTE DR NW containing approximately 10 acre(s). [REF: 1001465, DRB-92-209, S-92-33] (G-12/H-12) **A TWO-YEAR EXTENSION TO THE FOUR-YEAR AGREEMENT FOR THE DEFERRAL OF SIDEWALKS WAS APPROVED.**

14. **Project # 1001731**
03DRB-01609 Minor-Extension of Preliminary Plat
03DRB-01611 Minor-Ext of SIA for Temp Defer SDWK
03DRB-01612 Minor-Sidewalk Waiver

LARRY READ & ASSOCIATES, INC. agent(s) for SAHAR DEVELOPMENT request(s) the above action(s) for all or a portion of Lot(s) 23, Block(s) 2, Tract(s) 2, NORTH ALBUQUERQUE ACRES, UNIT 3, (to be known as **SAHAR SUBDIVISION**) zoned R-D residential and related uses zone, developing area, 7 DU/AC, located on NORTH SIDE OF OAKLAND AVE NE, between LOUISIANA BLVD NE and WYOMING BLVD NE containing approximately 1 acre(s). [REF: 02DRB-01423 PPA, 02DRB-01424 TDSC, 02DRB-01806 SW] (C-19) **A ONE-YEAR EXTENSION OF THE PRELIMINARY PLAT WAS APPROVED. THE EXTENSION OF SIA FOR TEMPORARY DEFERRAL OF SIDEWALKS AND THE SIDEWALK WAIVER WERE WITHDRAWN.**

15. **Project # 1002022**
03DRB-01604 Minor-Amnd Prelim Plat Approval

BOHANNAN HUSTON, INC. agent(s) for TIM S. MCNANEY request(s) the above action(s) for all or a portion of Tract(s) 8 & 9, TOWN OF ATRISCO GRANT, UNIT 2, (to be known as **VISTA WEST,** zoned R-D residential and related uses zone, developing area, 9 DU/AC, located WEST OF UNSER BLVD SW, between EUCARIZ SW and TOWER SW containing approximately 10 acre(s). [REF: 03DRB-01293, 03DRB-01294] (L-10) **THE AMENDED PRELIMINARY PLAT WAS APPROVED. THIS AMENDMENT DOES NOT EXTEND THE EXPIRATION DATE OF THE ALREADY APPROVED PRELIMINARY PLAT.**

16. **Project # 1002092**
03DRB-01601 Minor-Extension of Preliminary Plat

BOHANNAN HUSTON INC agent(s) for OXBOW NORTH VENTURE LLC request(s) the above action(s) for all or a portion of Tract(s) B-1, **OXBOW NORTH @ OXBOW,** zoned SU-3 special center zone, located on NAMASTE RD NW AND COORS BLVD NW containing approximately 40 acre(s). [REF: 02DRB-01371] (F-11) **A ONE-YEAR EXTENSION OF THE PRELIMINARY PLAT WAS APPROVED.**

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

17. **Project # 1001331**
03DRB-01600 Minor-Sketch Plat or Plan

DANIEL D SHOATS request(s) the above action(s) for all or a portion of Lot(s) 1A, **BACA & CHAVEZ,** zoned R-1, located on GRIEGOS RD NW, between RIO GRANDE BLVD NW and 12TH ST NW containing approximately 1 acre(s). [REF: 01EPC-00901, 01CC-01259] (F-13) **THE ABOVE REQUEST WAS REVIEWED AND COMMENTS WERE GIVEN.**

18. **Project # 1002565**
03DRB-01606 Minor-Sketch Plat or Plan

MARK GOODWIN & ASSOCIATES agent(s) for LOS GRIEGOS DEVELOPMENT LLC request(s) the above action(s) for all or a portion of Lot(s) 161A, 161B1, 161B2, 162A, 162B, 163A, 166A, 166B, 167A - MRGCD Map 31 (to be known as **VILLA DE LA CAPILLA**) zoned RA-2, located on GRIEGOS RD NW, between SAN ISIDRO NW and GRIEGOS DRAIN NW containing approximately 5 acre(s). [REF: 03EPC-00505, 03EPC-00506,03EPC-00509] (F-13) **THE ABOVE REQUEST WAS REVIEWED AND COMMENTS WERE GIVEN.**

19. **Project # 1002984**
03DRB-01608 Minor-Sketch Plat or Plan

WILSON & COMPANY agent(s) for VOLCANO CLIFFS PROPERTY OWNERS ASSOCIATION, request(s) the above action(s) for Portions of **UNIT(S) 2 AND 5, VOLCANO CLIFFS SUBDIVISION**, zoned R-1 residential zone, located on 81ST ST NW, between VICTORIA DR NW and CLIFF RD NW containing approximately 2 acre(s). (E-10) **THE ABOVE REQUEST WAS REVIEWED AND COMMENTS WERE GIVEN.**

20. **Project # 1002984**
03DRB-01610 Minor-Sketch Plat or Plan

WILSON & COMPANY agent(s) for VOLCANO CLIFFS PROPERTY OWNERS ASSOCIATION, request(s) the above action(s) for **LOT 8 BLOCK 7, UNIT 2 AND LOTS 9, 10, 17 AND 18 OF BLOCK 7, UNIT 5, VOLCANO CLIFFS SUBDIVISION,** zoned R-1 residential zone, located on SHIPROCK CT NW, between KIBO DR NW and RIMROCK DR NW containing approximately 2 acre(s). (E-10) **THE ABOVE REQUEST WAS REVIEWED AND COMMENTS WERE GIVEN.**

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

ADJOURNED: 12:25 P.M.

DRB PUBLIC HEARING SIGN IN SHEETS

CASE NUMBER: 1002645 AGENDA#: 1 DATE: 10.1.03

1. Name: Ron Bakunnan Address:_____ Zip:_____
2. Name: Jeff Jezewski Address:_____ Zip:_____
3. Name: Stan Stuckman Address:_____ Zip:_____
4. Name: _____ Address:_____ Zip: _____
5. Name: _____ Address:_____ Zip: _____
6. Name: _____ Address:_____ Zip:_____
7. Name: _____ Address:_____ Zip:_____
8. Name: _____ Address:_____ Zip:_____
9. Name: _____ Address:_____ Zip: _____
10. Name: _____ Address:_____ Zip: _____
11. Name: _____ Address:_____ Zip:_____
12. Name: _____ Address:_____ Zip: _____
13. Name: _____ Address:_____ Zip: _____
14. Name: _____ Address:_____ Zip: _____

City of Albuquerque

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

DEVELOPMENT REVIEW BOARD--SPEED MEMO

DRB CASE NO/PROJECT NO: 1002645 **AGENDA ITEM NO: 1**

SUBJECT:

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

ACTION REQUESTED:

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

ENGINEERING COMMENTS:

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

RESOLUTION:

10-8-03

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

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

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

FOR:

SIGNED: Bradley L. Bingham
City Engineer/AMAFCA Designee

DATE: October 1, 2003

THE CITY OF ALBUQUERQUE IS AN EQUAL OPPORTUNITY/REASONABLE ACCOMMODATION EMPLOYER

CITY OF ALBUQUERQUE
PLANNING DEPARTMENT
DEVELOPMENT REVIEW BOARD

October 1, 2003

Project # 1002645
03DRB-01440 Major-Preliminary Plat Approval
03DRB-01441 Minor-Temp Defer SDWK

TIERRA WEST LLC agent(s) for AMC DEVELOPMENT SERVICES request(s) the above action(s) for all or a portion of Tract(s) 1-1-A (to be known as **SEVILLE UNIT 8,** zoned R-LT, located on IRVING BLVD NW, between UNIVERSE BLVD NW and KAYENTA PL NW containing approximately 27 acre(s). [REF: 03DRB-00741] (A-10)

AMAFCA

AMAFCA does not approve Preliminary Plat until issues of grading adjacent to the Calabacillas Arroyo have been addressed

COG	No adverse comments.
Transit	No comments received.
Zoning Enforcement	Minimum lot area is 4000 square feet; minimum lot width is 40 feet.
Neighborhood Coor.	Letter sent to Ventana Ranch (R) Neighborhood Assn.
APS	No comments received.
Police Department	No adverse comments.
Fire Department	Fire Department is not approving street widths less than 32 feet at this time. Per Ray Sanchez, AFD. All required fire hydrants shall be installed and made serviceable prior to and during construction of subdivision.
PNM Gas	Approves.
PNM Electric	PNM approves the proposed vacations for the preliminary plat design. The developer needs to contact PNM Electric Service Center at 241-3425 to arrange the reroute of the OH electric line running east-west which is in an existing 10' wide easement filed September 2, 1960 in Bk560 Pg47.

PNM Electric

The contact engineer at PNM has to give this office (Right of Way Dept) a written letter to verify all lines are moved and in new easements before final plat sign off at the PNM Right of Way Dept with Leonard Martinez at 241-4430.

Comcast — No comments received.

QWEST — No comments received.

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

M.R.G.C.D. — No comments received.

Open Space Division

OSD welcomes dedication of the public trail easement along the branch of the Calabacillas Arroyo that runs through the northern portion of the subject property. Maintenance responsibility - Park Management and/or OSD - needs to be clarified and called out on the final plat.

The Calabacillas Arroyo is identified as a "Major Open Space Arroyo" in the *Facility Plan for Arroyos (Facility Plan).* Future development should be in compliance with the 'Design Guidelines for Development Adjacent to Major Open Space Arroyos and Major Open Space Links' as called out in the *Facility Plan* (pp.55-60). See especially polices 1-4 which cover building orientation, parking and service areas, walls facing the Arroyo, and landscaping.

With regard to the sidewalk deferral, Open Space Division has "No Adverse Comment".

City Engineer — An approved drainage report is required for Preliminary Plat approval. Tract 1-B-1-A-1 can't be dedicated to both the City and AMAFCA. Comments on infrastructure list.

Transportation Development

No adverse comment on sidewalk deferral. Need Traffic Distribution Map. Is Kayenta Blvd in place to Calabacillas Arroyo? Need sketch of radius at intersection of Kayenta and Irving. Are lots to be designated P1? Match road names with Infrastructure List. Show sketch of proposed section of Irving.

Parks & Recreation

No objection to the Deferral of Sidewalks. This request will be subject to the following requirements of the City Park Dedication and Development Ordinance: The Park Dedication requirement has been met through an existing agreement.

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

The open space dedication must be accepted by the Open Space Division of Parks and Rec.

Utilities Development

Infrastructure List street names do not match Preliminary Plat. Parcels A & B should have water/sewer easement dedication. No objection to Sidewalk deferral.

Planning Department

A condition of final plat approval will be approval of design elevations & cross sections of perimeter walls with building materials & colors. No objection to either requested action.

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

cc: AMC Development Services, 400 Gold Ave SW, Ste. #750, 87102
Tierra West LLC, 8509 Jefferson St NE, 87113

PUBLIC HEARING--DEVELOPMENT REVIEW BOARD
CITY OF ALBUQUERQUE

Notice is hereby given that the Development Review Board, City of Albuquerque, will hold a public hearing in the **Plaza del Sol Hearing Room, Basement, Plaza del Sol Building, 600 2nd St NW,** on **Wednesday, October 1, 2003,** beginning at **9:00 a.m.** for the purpose of considering the following:

Project # 1002645 03DRB-01440 Major-Preliminary Plat Approval 03DRB-01441 Minor-Temp Defer SDWK	TIERRA WEST LLC agent(s) for AMC DEVELOPMENT SERVICES request(s) the above action(s) for all or a portion of Tract(s) 1□1-A (to be known as **SEVILLE UNIT 8,** zoned R-LT, located on IRVING BLVD NW, between UNIVERSE BLVD NW and KAYENTA PL NW containing approximately 27 acre(s). [REF: 03DRB-00741] (A-10)
Project # 1002864 03DRB-01487 Major-Preliminary Plat Approval 03DRB-01488 Major-Vacation of Public Easements 03DRB-01490 Minor-Temp Defer SDWK 03DRB-01491 Minor-Sidewalk Waiver	BOHANNAN HUSTON INC agent(s) for LAS VENTANAS LTD PARTNERSHIP request(s) the above action(s) for all or a portion of Tract(s) B, Ventana Ranch, Lands of Massachusetts General Hospital (to be known as **CANTA CIELO SUBDIVISION**) zoned R-LT, located on IRVING BLVD NW, between UNIVERSE BLVD NW and RAINBOW BLVD NW containing approximately 20 acre(s).[REF:03DRB-01302](A-9/A-10)
Project # 1002948 03DRB-01485 Major-Preliminary Plat Approval 03DRB-01486 Minor-Sidewalk Waiver 03DRB-01497 Minor-Temp Defer SDWK	ISAACSON AND ARFMAN, P.A. agent(s) for MS DEV ONE, LLC request(s) the above action(s) for all or a portion of Tract(s) A-1, Lot(s) 1 & 2, Tract(s) 171a1b2, **LANDS OF JACK CULLY,** zoned RA-2 residential and agricultural zone, located on ADOBE RD NW, between MONTANO RD NW and GUADALUPE TR NW containing approximately 6 acre(s). (F-14)
Project # 1002949 03DRB-01492 Minor-Preliminary Plat Approval 03DRB-01493 Major-Vacation of Pub Right-of-Way 03DRB-01494 Minor-Sidewalk Waiver 03DRB-01496 Minor-Temp Defer SDWK	ISAACSON AND ARFMAN, P.A. agent(s) for JAMES CRABTREE request(s) the above action(s) for all or a portion of Tract(s) 1, Block(s) 10A, Unit(s) 3, VOLCANO CLIFFS SUBDIVISION, (to be known as **PETROGLYPH PARK**) zoned O-1 office and institution zone, located on SANTO DOMINGO NW, between UNSER BLVD NW and PIMA AVE NW containing approximately 2 acre(s). (E-10)

Details of the application(s) may be examined at the Development Services Center of the Planning Department, Second Floor, Plaza Del Sol Building, 600 2nd St NW, between 10:00 a.m. and 12:00 p.m. or 2:00 p.m. and 4:00 p.m. Monday through Friday except holidays. Individuals with disabilities who need special assistance to participate at this 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.

Sheran Matson, AICP, DRB Chair
Development Review Board

TO BE PUBLISHED IN THE ALBUQUERQUE JOURNAL MONDAY, SEPTEMBER 15, 2003.

City of Albuquerque

P.O. BOX 1293 ALBUQUERQUE, NEW MEXICO 87103

PLANNING DEPARTMENT

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6135 BISBEE PL NW
ALBUQUERQU 87114

SCHL135 871142021 1802 13 09/15/03
FORWARD TIME EXP RTN TO SEND
SCHLECHT
4227 CAMELBACK RD NW
ALBUQUERQUE NM 87114-5656

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PUBLIC HEARING--DEVELOPMENT REVIEW BOARD
CITY OF ALBUQUERQUE

Notice is hereby given that the Development Review Board, City of Albuquerque, will hold a public hearing in the **Plaza del Sol Hearing Room, Basement, Plaza del Sol Building, 600 2nd St NW,** on **Wednesday, October 1, 2003,** beginning at **9:00 a.m.** for the purpose of considering the following:

Project # 1002645 03DRB-01440 Major-Preliminary Plat Approval 03DRB-01441 Minor-Temp Defer SDWK	TIERRA WEST LLC agent(s) for AMC DEVELOPMENT SERVICES request(s) the above action(s) for all or a portion of Tract(s) 1□1-A (to be known as **SEVILLE UNIT 8,** zoned R-LT, located on IRVING BLVD NW, between UNIVERSE BLVD NW and KAYENTA PL NW containing approximately 27 acre(s). [REF: 03DRB-00741] (A-10)
Project # 1002864 03DRB-01487 Major-Preliminary Plat Approval 03DRB-01488 Major-Vacation of Public Easements 03DRB-01490 Minor-Temp Defer SDWK 03DRB-01491 Minor-Sidewalk Waiver	BOHANNAN HUSTON INC agent(s) for LAS VENTANAS LTD PARTNERSHIP request(s) the above action(s) for all or a portion of Tract(s) B, Ventana Ranch, Lands of Massachusetts General Hospital (to be known as **CANTA CIELO SUBDIVISION**) zoned R-LT, located on IRVING BLVD NW, between UNIVERSE BLVD NW and RAINBOW BLVD NW containing approximately 20 acre(s).[REF:03DRB-01302](A-9/A-10)
Project # 1002948 03DRB-01485 Major-Preliminary Plat Approval 03DRB-01486 Minor-Sidewalk Waiver 03DRB-01497 Minor-Temp Defer SDWK	ISAACSON AND ARFMAN, P.A. agent(s) for MS DEV ONE, LLC request(s) the above action(s) for all or a portion of Tract(s) A-1, Lot(s) 1 & 2, Tract(s) 171a1b2, **LANDS OF JACK CULLY,** zoned RA-2 residential and agricultural zone, located on ADOBE RD NW, between MONTANO RD NW and GUADALUPE TR NW containing approximately 6 acre(s). (F-14)
Project # 1002949 03DRB-01492 Minor-Preliminary Plat Approval 03DRB-01493 Major-Vacation of Pub Right-of-Way 03DRB-01494 Minor-Sidewalk Waiver 03DRB-01496 Minor-Temp Defer SDWK	ISAACSON AND ARFMAN, P.A. agent(s) for JAMES CRABTREE request(s) the above action(s) for all or a portion of Tract(s) 1, Block(s) 10A, Unit(s) 3, VOLCANO CLIFFS SUBDIVISION, (to be known as **PETROGLYPH PARK**) zoned O-1 office and institution zone, located on SANTO DOMINGO NW, between UNSER BLVD NW and PIMA AVE NW containing approximately 2 acre(s). (E-10)

Details of the application(s) may be examined at the Development Services Center of the Planning Department, Second Floor, Plaza Del Sol Building, 600 2nd St NW, between 10:00 a.m. and 12:00 p.m. or 2:00 p.m. and 4:00 p.m. Monday through Friday except holidays. Individuals with disabilities who need special assistance to participate at this 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.

Sheran Matson, AICP, DRB Chair
Development Review Board

TO BE PUBLISHED IN THE ALBUQUERQUE JOURNAL MONDAY, SEPTEMBER 15, 2003.

409

CITY OF ALBUQUERQUE
PLANNING DEPARTMENT
PROPERTY OWNERSHIP LIST

Meeting Date: 10-1-03
Zone Atlas Page: A-10-Z
Notification Radius: 100 Ft.

Project# 1002645
App# 03DRB-01440
App# 03DRB-01441

Cross Reference and Location: N/A

Applicant: AMC DEVELOPMENT SERVICES
Address: 400 GOLD AVE SW, STE# 750
ALBUQUERQUE, NM 87102

Agent: TIERRA WEST, LLC
Address: 8509 JEFFERSON ST NE
ALBUQUERQUE, NM 87113

Special Instructions:

Notice must be mailed from the City's 15 day prior to the meeting.

Date Mailed: 9-12-03

Signature: Kyle Tsethlikai

101006607308430107 *** THIS UPC CODE HAS NO MASTER RECORD ON FILE

101006611804830103 *** THIS UPC CODE HAS NO MASTER RECORD ON FILE

101006602504730102 *** THIS UPC CODE HAS NO MASTER RECORD ON FILE

101006633305040801 LEGAL: TR C BU LKLAND PLAT OF TRS A-1, B, C, D, E & F PAR LAND USE:
PROPERTY ADDR: 00000
OWNER NAME: A M A F C A
OWNER ADDR: 02600 PROSPECT NE ALBUQUERQUE NM 87107

101006616307130105 *** THIS UPC CODE HAS NO MASTER RECORD ON FILE

101006619307530104 *** THIS UPC CODE HAS NO MASTER RECORD ON FILE

101006614601830101 *** THIS UPC CODE HAS NO MASTER RECORD ON FILE

101006622504430501 *** THIS UPC CODE HAS NO MASTER RECORD ON FILE

101006629803240804 *** THIS UPC CODE HAS NO MASTER RECORD ON FILE

101006506046520201 LEGAL: TRAC T A- 1 BULK LAND PLAT FOR TRACTS A-1 & A-2 (A R LAND USE:
PROPERTY ADDR: 00000
OWNER NAME: LAS VENTANAS LTD PARTNERSHIP C
OWNER ADDR: 00010 TRAMWAY LP NE ALBUQUERQUE NM 87122

101006510251420202 LEGAL: TRAC T A- 2 BULK LAND PLAT FOR TRACTS A-1 & A-2 (A R LAND USE:
PROPERTY ADDR: 00000
OWNER NAME: MARTIN GERALD A & VICTORIA E
OWNER ADDR: 10009 DORAL CT NE ALBUQUERQUE NM 87111

101006514352420530 LEGAL: LT 3 4 PL AT OF SEDONA SUBDIVISION AT VENTANA RANCH LAND USE:
PROPERTY ADDR: 00000 6351 CASTLE DOME PL NW
OWNER NAME: SOUZA DONALD J JR & TRICIA L
OWNER ADDR: 06351 CASTLE DOME PL NW ALBUQUERQUE NM 87120

101006514952420529 LEGAL: LT 3 3 PL AT OF SEDONA SUBDIVISION AT VENTANA RANCH LAND USE:
PROPERTY ADDR: 00000 6347 CASTLE DOME PL NW
OWNER NAME: FRASCH NICHOLAS J & SARA M
OWNER ADDR: 06347 CASTLE DOME PL NW ALBUQUERQUE NM 87114

101006515352420528 LEGAL: LT 3 2 PL AT OF SEDONA SUBDIVISION AT VENTANA RANCH LAND USE:
PROPERTY ADDR: 00000 6343 CASTLE DOME PL NW
OWNER NAME: GUTIERREZ NICOLAS & EVA G
OWNER ADDR: 06343 CASTLE DOME PL NW ALBUQUERQUE NM 87114

101006515852520527 LEGAL: LT 3 1 PL AT OF SEDONA SUBDIVISION AT VENTANA RANCH LAND USE:
PROPERTY ADDR: 00000 6339 CASTLE DOME PL NW
OWNER NAME: MANGIACAPRA VICTOR S & CHARLOT
OWNER ADDR: 06339 CASTLE DOME PL NW ALBUQUERQUE NM 87114

101006516252520526 LEGAL: LT 3 0 PL AT OF SEDONA SUBDIVISION AT VENTANA RANCH LAND USE:
PROPERTY ADDR: 00000 6335 CASTLE DOME PL NW
OWNER NAME: CONEJO MARGIE & MIKE A
OWNER ADDR: 06335 CASTLE DOME PL NW ALBUQUERQUE NM 87114

101006516752520525 LEGAL: LT 2 9 PL AT OF SEDONA SUBDIVISION AT VENTANA RANCH LAND USE:
PROPERTY ADDR: 00000 6331 CASTLE DOME PL NW
OWNER NAME: ENOCHS BRIAN & KIMBERLY
OWNER ADDR: 06331 CASTLE DOME NW ALBUQUERQUE NM 87114

101006517152520524 LEGAL: LT 2 8 PL AT OF SEDONA SUBDIVISION AT VENTANA RANCH LAND USE:
PROPERTY ADDR: 00000 6327 CASTLE DOME PL NW
OWNER NAME: KLASS MITCHELL I & VERA R
OWNER ADDR: 06327 CASTLE DOME PL NW ALBUQUERQUE NM 87114

101006517652520523 LEGAL: LT 2 7 PL AT OF SEDONA SUBDIVISION AT VENTANA RANCH LAND USE:
PROPERTY ADDR: 00000 6323 CASTLE DOME PL NW
OWNER NAME: PERCHERT TODD C & DANIELLE L
OWNER ADDR: 06323 CASTLE DOME PL NW ALBUQUERQUE NM 87114

101006518052520522 LEGAL: LT 2 6 PL AT OF SEDONA SUBDIVISION AT VENTANA RANCH LAND USE:
PROPERTY ADDR: 00000 6319 CASTLE DOME PL NW
OWNER NAME: NEWMAN IVAN & ELIZABETH S
OWNER ADDR: 06319 CASTLE DOME PL NW ALBUQUERQUE NM 87114

101006518552520521 LEGAL: LT 2 5 PL AT OF SEDONA SUBDIVISION AT VENTANA RANCH LAND USE:
PROPERTY ADDR: 00000 6315 CASTLE DOME PL NW
OWNER NAME: HARRISON RICKIE L
OWNER ADDR: 06315 CASTLE DOME PL NW ALBUQUERQUE NM 87114

101006518952520520 LEGAL: LT 2 4 PL AT OF SEDONA SUBDIVISION AT VENTANA RANCH LAND USE:
PROPERTY ADDR: 00000 6309 CASTLE DOME PL NW
OWNER NAME: BROWN RYAN A
OWNER ADDR: 06309 CASLTE DOME PL NW ALBUQUERQUE NM 87114

101006519452520519 LEGAL: LT 2 3 PL AT OF SEDONA SUBDIVISION AT VENTANA RANCH LAND USE:
PROPERTY ADDR: 00000 6305 CASTLE DOME PL NW
OWNER NAME: GASSEL HOLLY & JAKE
OWNER ADDR: 06305 CASTLE DOME PL NE ALBUQUERQUE NM 87114

101006519852520518 LEGAL: LT 2 2 PL AT OF SEDONA SUBDIVISION AT VENTANA RANCH LAND USE:
PROPERTY ADDR: 00000 6301 CASTLE DOME PL NW
OWNER NAME: LUJAN ROBERT DAX & DEMAR CATHE
OWNER ADDR: 06301 CASTLE DOME NW ALBUQUERQUE NM 87114

101006520352520517 LEGAL: LT 2 1 PL AT OF SEDONA SUBDIVISION AT VENTANA RANCH LAND USE:
PROPERTY ADDR: 00000 6239 CASTLE DOME PL NW
OWNER NAME: ROBERTS BRIAN & KIMBERLY D
OWNER ADDR: 06239 CASTLE DOME PL NW ALBUQUERQUE NM 87114

101006520752520516 LEGAL: LT 2 0 PL AT OF SEDONA SUBDIVISION AT VENTANA RANCH LAND USE:
PROPERTY ADDR: 00000 6235 CASTLE DOME PL NW
OWNER NAME: WYSONG ADAM D & CRANDALL NANCY
OWNER ADDR: 06235 CASTLE DOME PL NW ALBUQUERQUE NM 87114

101006521252520515 LEGAL: LT 1 9 PL AT OF SEDONA SUBDIVISION AT VENTANA RANCH LAND USE:
PROPERTY ADDR: 00000 6231 CASTLE DOME PL NW
OWNER NAME: NELSON THEODORE W & ADRIENNA M
OWNER ADDR: 06231 CASTLE DOME PL NW ALBUQUERQUE NM 87114

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101006521652420514   LEGAL: LT 1 8 PL AT OF SEDONA SUBDIVISION AT VENTANA  RANCH  LAND USE:
                     PROPERTY ADDR: 00000    6227 CASTLE DOME PL NW
                        OWNER NAME: DE GUZMAN DIOSDADO F & CHARITO
                        OWNER ADDR: 06227   CASTLE DOME              PL NW ALBUQUERQUE      NM 87107

101006522152320513   LEGAL: LT 1 7 PL AT OF SEDONA SUBDIVISION AT VENTANA  RANCH  LAND USE:
                     PROPERTY ADDR: 00000    6223 CASTLE DOME PL NW
                        OWNER NAME: FLYNN MARK D
                        OWNER ADDR: 06223   CASTLE DOME              PL NW ALBUQUERQUE      NM 87114

101006522552320512   LEGAL: LT 1 6 PL AT OF SEDONA SUBDIVISION AT VENTANA  RANCH  LAND USE:
                     PROPERTY ADDR: 00000    6219 CASTLE DOME PL NW
                        OWNER NAME: GARCIA LEROY & WENDY E
                        OWNER ADDR: 06219   CASTLE DOME              PL NW ALBUQUERQUE      NM 87114

101006523152420511   LEGAL: LT 1 5 PL AT OF SEDONA SUBDIVISION AT VENTANA  RANCH  LAND USE:
                     PROPERTY ADDR: 00000    6215 CASTLE DOME PL NW
                        OWNER NAME: STEVENS MARK A & STEVENS MAURE
                        OWNER ADDR: 06215   CASTLE DOME              PL NW ALBUQUERQUE      NM 87114

101006525352820510   LEGAL: PEDE SIRI AN ACCESS PLAT OF SEDONA  SUBDIVISION AT V  LAND USE:
                     PROPERTY ADDR: 00000    NA
                        OWNER NAME: CITY OF ALBUQUERQUE REAL ESTAT
                        OWNER ADDR: 00000                          ALBUQUERQUE      NM 87103

101006526552120501   LEGAL: LT 6  PLA T OF SEDONA SUBDIVISION AT VENTANA  RANCH   LAND USE:
                     PROPERTY ADDR: 00000    6127 BISBEE PL NW
                        OWNER NAME: ROMERO MATTHEW A
                        OWNER ADDR: 06127   BISBEE                  PL NW ALBUQUERQUE      NM 87114

101006527852220601   LEGAL: LT 5  PLA T OF SEDONA SUBDIVISION AT VENTANA  RANCH   LAND USE:
                     PROPERTY ADDR: 00000    6119 BISBEE PL NW
                        OWNER NAME: STATON JONATHAN R & MARICELA
                        OWNER ADDR: 06119   BISBEE                  PL NW ALBUQUERQUE      NM 87114

101006528352220602   LEGAL: LT 4  PLA T OF SEDONA SUBDIVISION AT VENTANA  RANCH   LAND USE:
                     PROPERTY ADDR: 00000    6115 BISBEE PL NW
                        OWNER NAME: DOTY RICHARD C JR & KERYTE EMI
                        OWNER ADDR: 06115   BISBEE                  PL NW ALBUQUERQUE      NM 87114

101006528852220603   LEGAL: LT 3  PLA T OF SEDONA SUBDIVISION AT VENTANA  RANCH   LAND USE:
                     PROPERTY ADDR: 00000    6109 BISBEE PL NW
                        OWNER NAME: CASAUS TAMMY R
                        OWNER ADDR: 06109   BISBEE                  PL NW ALBUQUERQUE      NM 87114

101006523852220509   LEGAL: LT 1 4 PL AT OF SEDONA SUBDIVISION AT VENTANA  RANCH  LAND USE:
                     PROPERTY ADDR: 00000    6209 CASTLE DOME PL NW
                        OWNER NAME: HATHAWAY DEBORA L
                        OWNER ADDR: 06209   CASTLE DOME              PL NW ALBUQUERQUE      NM 87114

101006526052020502   LEGAL: LT 7  PLA T OF SEDONA SUBDIVISION AT VENTANA  RANCH   LAND USE:
                     PROPERTY ADDR: 00000    6131 BISBEE PL NW
                        OWNER NAME: SALAZAR RUBEN W & ANGELA M
                        OWNER ADDR: 06131   BISBEE                  PL NW ALBUQUERQUE      NM 87114
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101006524251720508   LEGAL: LT 1 3 PL AT OF SEDONA SUBDIVISION AT VENTANA  RANCH  LAND USE:
                     PROPERTY ADDR: 00000    6205 CASTLE DOME PL NW
                        OWNER NAME: WINFIELD MICHAEL P & ASHLEY J
                        OWNER ADDR: 06205   CASTLE DOME              PL NW ALBUQUERQUE      NM 87114

101006525551820503   LEGAL: LT 8  PLA T OF SEDONA SUBDIVISION AT VENTANA  RANCH   LAND USE:
                     PROPERTY ADDR: 00000    6135 BISBEE PL NW
                        OWNER NAME: SCHLECHT RONALD E
                        OWNER ADDR: 06135   BISBEE                  PL NW ALBUQUERQUE      NM 87114

101006525151420504   LEGAL: LT 9  PLA T OF SEDONA SUBDIVISION AT VENTANA  RANCH   LAND USE:
                     PROPERTY ADDR: 00000    6139 BISBEE PL NW
                        OWNER NAME: BALDONADO HERMAN L JR & DEBRA
                        OWNER ADDR: 06139   BISBEE                  PL    ALBUQUERQUE      NM 87114

101006514251220531   LEGAL: PEDE STRI AN ACCESS PLAT OF SEDONA SUBDIVISION AT VE  LAND USE:
                     PROPERTY ADDR: 00000    N/A
                        OWNER NAME: CITY OF ALBUQUERQUE REAL ESTAT
                        OWNER ADDR: 00000                          ALBUQUERQUE      NM 87103
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City of Albuquerque

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

Date: August 28, 2003

TO CONTACT NAME: Karen Kline
COMPANY/AGENCY: Sierra West, LLC
ADDRESS/ZIP: 8509 Jefferson NE 87113
PHONE/FAX #: 858-3100 / 858-1118

Thank you for your inquiry of 8-28-03 (date) requesting the names of **Recognized Neighborhood Associations** who would be affected under the provisions of O-92 by your proposed project at Tract 1-B-1-A, Sewell.

zone map page(s) A-10.

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

Ventana Ranch
Neighborhood Association
Contacts: Laura Horton
7224 Cascada Rd NW
898-8103 (h) 87114
Bruce Nyberg
6824 Brushfield Rd NW
890-6559 (h) 87114

Neighborhood Association
Contacts:

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

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

Sincerely,

Dalaina L Carmona
OFFICE OF COMMUNITY AND NEIGHBORHOOD COORDINATION

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

planning.recognized.na.form(05/08/01)

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

7001 2510 0008 8965 7092

Postage	$ .60
Certified Fee	2.30
Return Receipt Fee (Endorsement Required)	1.75
Restricted Delivery Fee (Endorsement Required)	
Total Postage & Fees	$ 4.65

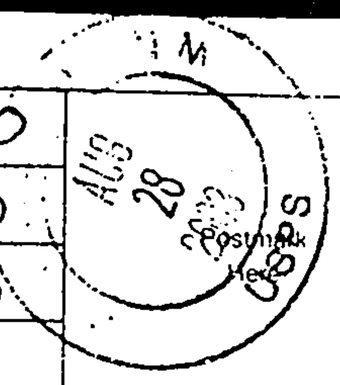
Sent To: Laura Horton
Street, Apt. No.; or PO Box No.: 7224 Cascada Rd NW
City, State, ZIP+4: ABQ NM 87114

PS Form 3800, January 2001 — See Reverse for Instructions

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

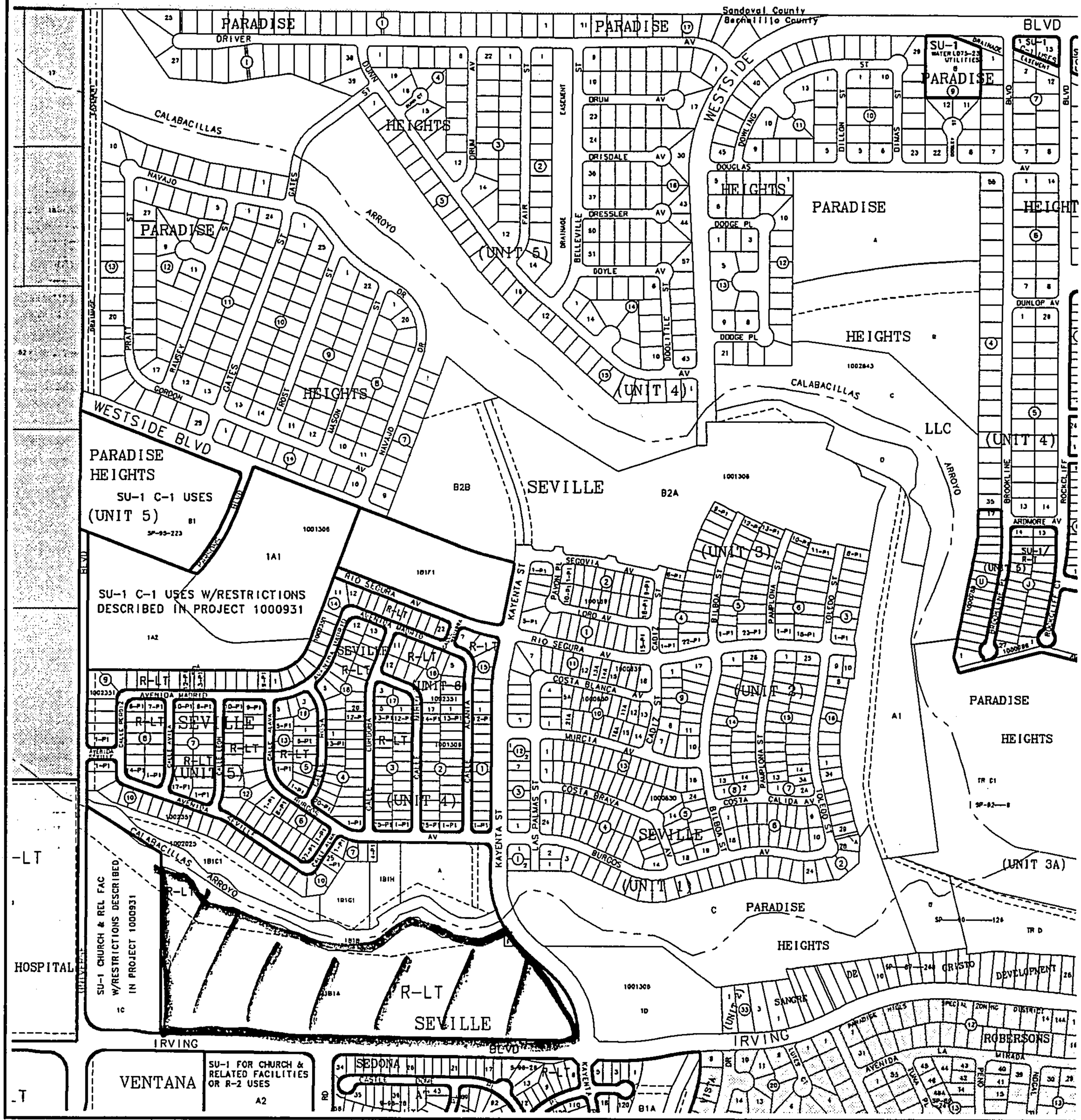
7001 2510 0008 8965 7085

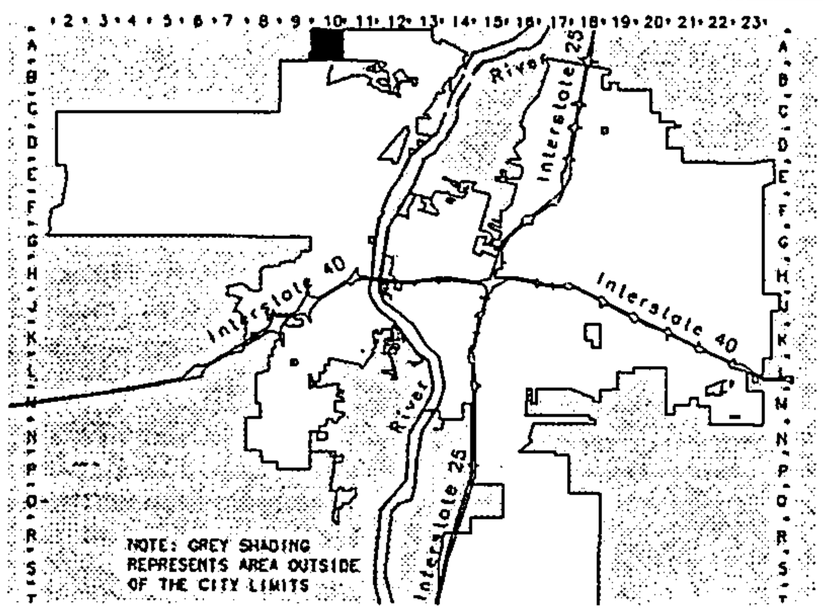
Postage	$ .60
Certified Fee	2.30
Return Receipt Fee (Endorsement Required)	1.75
Restricted Delivery Fee (Endorsement Required)	
Total Postage & Fees	$ 4.65



Sent To: Bruce Nuberg
Street, Apt. No. or PO Box No: 6824 Brushfield Rd NW
City, State, ZIP+4: ABQ NM 87114

PS Form 3800, January 2001 — See Reverse for Instructions





CITY OF
Albuquerque

Albuquerque Geographic Information System
PLANNING DEPARTMENT

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GRAPHIC SCALE IN FEET

250 0 750 1000

Zone Atlas Page

A-10-Z

Map Amended through July 31, 2003

FORM V: SUBDIVISION VARIANCES & VACATIONS

☐ **BULK LAND VARIANCE FROM SUBDIVISION DESIGN STANDARDS**

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

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

☐ **VACATION OF PUBLIC RIGHT-OF-WAY**

☐ **VACATION OF PUBLIC EASEMENT**

__ The complete document which created the public easement (folded to fit into an 8.5" by 14" pocket) **24** copies. (Not required for dedicated and City owned public right-of-way.)
__ Drawing showing the easement or right-of-way to be vacated, its relation to existing streets, etc. (folded to fit into an 8.5" by 14" pocket) **24** copies
__ Zone Atlas map with the entire property(ies) precisely and clearly outlined and crosshatched (to be photocopied)
__ Letter briefly describing, explaining, and justifying the request
__ Office of Community & Neighborhood Coordination inquiry response, notifying letter, certified mail receipts
__ Sign Posting Agreement
__ Fee (see schedule)
__ Any original and/or related file numbers are listed on the cover application

Unless the vacation is shown on a DRB approved plat recorded by the County Clerk within one year, it will expire.
DRB Public hearings are approximately ONE MONTH after the filing deadline. **Your attendance is required.**

☐ **VARIANCE FROM MINIMUM STANDARDS OF THE DEVELOPMENT PROCESS MANUAL**

☐ **SIDEWALK DESIGN VARIANCE**

☐ **SIDEWALK WAIVER**

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

DRB meetings are approximately 8 DAYS after the Tuesday noon filing deadline. **Your attendance is required.**

☑ **TEMPORARY DEFERRAL OF SIDEWALK CONSTRUCTION**

☐ **EXTENSION OF THE SIA FOR TEMPORARY DEFERRAL OF SIDEWALK CONSTRUCTION**

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

DRB meetings are approximately 8 DAYS after the Tuesday noon filing deadline. **Your attendance is required.**

☐ **VACATION OF PRIVATE EASEMENT**

__ The complete document which created the private easement (folded to fit into an 8.5" by 14" pocket) **6** copies for unadvertised meetings. These actions are not approved through internal routing.
__ Scale drawing showing the easement to be vacated, its relation to existing streets, etc. (folded to fit into an 8.5" by 14" pocket) **6** copies
__ Zone Atlas map with the entire property(ies) precisely and clearly outlined and crosshatched (to be photocopied)
__ Letter briefly describing, explaining, and justifying the vacation
__ Letter of authorization from the grantors and the beneficiaries
__ Fee (see schedule)
__ Any original and/or related file numbers are listed on the cover application

Unless the vacation is shown on a DRB approved plat recorded by the County Clerk within one year, it will expire.
DRB meetings are approximately 8 DAYS after the Tuesday noon filing deadline. **Your attendance is required.**

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

RONALD R. BOHANNAN, P.E.
Applicant name (print)

8/26/03
Applicant signature / date

.pdf Form revised Sept. 2001

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

Application case numbers
03 - - 01440
03 - - 01441
- - -

JM 8/25/03
Planner signature / date

Project # 1002645

ALBUQUERQUE
SEAL
NEW MEXICO
1706

City of Albuquerque

P.O. BOX 1293 ALBUQUERQUE, NEW MEXICO 87103

PLANNING DEPARTMENT

ALBUQUERQUE NM 87101

RETURN
TO SENDER
NOT DELIVERABLE
AS ADDRESSED
UNABLE TO FORWARD

UNITED STATES POSTAGE
PITNEY BOWES
02 1A $ 00.37⁰
0004329277 SEP 12 2003
MAILED FROM ZIP CODE 871C

Attempt [illegible]
[illegible]
[illegible]
Temporarily away
Vacant
Refused

101006518552520521

HARRISON RICKIE L
6315 CASTLE DOME PL NW
ALBUQUERQUE NM 87114

87114+3743
87103 1293

PUBLIC HEARING--DEVELOPMENT REVIEW BOARD
CITY OF ALBUQUERQUE

Notice is hereby given that the Development Review Board, City of Albuquerque, will hold a public hearing in the **Plaza del Sol Hearing Room, Basement, Plaza del Sol Building, 600 2nd St NW,** on **Wednesday, October 1, 2003,** beginning at **9:00 a.m.** for the purpose of considering the following:

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Project # 1002864 03DRB-01487 Major-Preliminary Plat Approval 03DRB-01488 Major-Vacation of Public Easements 03DRB-01490 Minor-Temp Defer SDWK 03DRB-01491 Minor-Sidewalk Waiver	BOHANNAN HUSTON INC agent(s) for LAS VENTANAS LTD PARTNERSHIP request(s) the above action(s) for all or a portion of Tract(s) B, Ventana Ranch, Lands of Massachusetts General Hospital (to be known as **CANTA CIELO SUBDIVISION**) zoned R-LT, located on IRVING BLVD NW, between UNIVERSE BLVD NW and RAINBOW BLVD NW containing approximately 20 acre(s).[REF:03DRB-01302](A-9/A-10)
Project # 1002948 03DRB-01485 Major-Preliminary Plat Approval 03DRB-01486 Minor-Sidewalk Waiver 03DRB-01497 Minor-Temp Defer SDWK	ISAACSON AND ARFMAN, P.A. agent(s) for MS DEV ONE, LLC request(s) the above action(s) for all or a portion of Tract(s) A-1, Lot(s) 1 & 2, Tract(s) 171a1b2, **LANDS OF JACK CULLY,** zoned RA-2 residential and agricultural zone, located on ADOBE RD NW, between MONTANO RD NW and GUADALUPE TR NW containing approximately 6 acre(s). (F-14)
Project # 1002949 03DRB-01492 Minor-Preliminary Plat Approval 03DRB-01493 Major-Vacation of Pub Right-of-Way 03DRB-01494 Minor-Sidewalk Waiver 03DRB-01496 Minor-Temp Defer SDWK	ISAACSON AND ARFMAN, P.A. agent(s) for JAMES CRABTREE request(s) the above action(s) for all or a portion of Tract(s) 1, Block(s) 10A, Unit(s) 3, VOLCANO CLIFFS SUBDIVISION, (to be known as **PETROGLYPH PARK**) zoned O-1 office and institution zone, located on SANTO DOMINGO NW, between UNSER BLVD NW and PIMA AVE NW containing approximately 2 acre(s). (E-10)

Details of the application(s) may be examined at the Development Services Center of the Planning Department, Second Floor, Plaza Del Sol Building, 600 2nd St NW, between 10:00 a.m. and 12:00 p.m. or 2:00 p.m. and 4:00 p.m. Monday through Friday except holidays. Individuals with disabilities who need special assistance to participate at this 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.

Sheran Matson, AICP, DRB Chair
Development Review Board

TO BE PUBLISHED IN THE ALBUQUERQUE JOURNAL MONDAY, SEPTEMBER 15, 2003.

City of Albuquerque

P.O. BOX 1293 ALBUQUERQUE, NEW MEXICO 87103

PLANNING DEPARTMENT

UNITED STATES POSTAGE
PITNEY BOWES
02 1A $ 00.37⁰
0004329277 SEP 12 2003
MAILED FROM ZIP CODE 87

1010065225523205 12

GARCIA LEROY & WENDY E
6219 CASTLE DOME PL NW
ALBUQUERQUE NM 87114

RETURNED TO SENDER
ATTEMPTED - NOT KNOWN
MOVED NO ORDER
VACANT
INSUFFICIENT
DECEASED

GARC219 871142021 1103 13 09/15/03
NOTIFY SENDER OF NEW ADDRESS
GARCIA
PO BOX 2334
SUN CITY AZ 85372-2334

PUBLIC HEARING--DEVELOPMENT REVIEW BOARD
CITY OF ALBUQUERQUE

Notice is hereby given that the Development Review Board, City of Albuquerque, will hold a public hearing in the **Plaza del Sol Hearing Room, Basement, Plaza del Sol Building, 600 2nd St NW,** on **Wednesday, October 1, 2003,** beginning at **9:00 a.m.** for the purpose of considering the following:

Project # 1002645
03DRB-01440 Major-Preliminary Plat Approval
03DRB-01441 Minor-Temp Defer SDWK

TIERRA WEST LLC agent(s) for AMC DEVELOPMENT SERVICES request(s) the above action(s) for all or a portion of Tract(s) 1□1-A (to be known as **SEVILLE UNIT 8,** zoned R-LT, located on IRVING BLVD NW, between UNIVERSE BLVD NW and KAYENTA PL NW containing approximately 27 acre(s). [REF: 03DRB-00741] (A-10)

Project # 1002864
03DRB-01487 Major-Preliminary Plat Approval
03DRB-01488 Major-Vacation of Public Easements
03DRB-01490 Minor-Temp Defer SDWK
03DRB-01491 Minor-Sidewalk Waiver

BOHANNAN HUSTON INC agent(s) for LAS VENTANAS LTD PARTNERSHIP request(s) the above action(s) for all or a portion of Tract(s) B, Ventana Ranch, Lands of Massachusetts General Hospital (to be known as **CANTA CIELO SUBDIVISION**) zoned R-LT, located on IRVING BLVD NW, between UNIVERSE BLVD NW and RAINBOW BLVD NW containing approximately 20 acre(s).[REF:03DRB-01302](A-9/A-10)

Project # 1002948
03DRB-01485 Major-Preliminary Plat Approval
03DRB-01486 Minor-Sidewalk Waiver
03DRB-01497 Minor-Temp Defer SDWK

ISAACSON AND ARFMAN, P.A. agent(s) for MS DEV ONE, LLC request(s) the above action(s) for all or a portion of Tract(s) A-1, Lot(s) 1 & 2, Tract(s) 171a1b2, **LANDS OF JACK CULLY,** zoned RA-2 residential and agricultural zone, located on ADOBE RD NW, between MONTANO RD NW and GUADALUPE TR NW containing approximately 6 acre(s). (F-14)

Project # 1002949
03DRB-01492 Minor-Preliminary Plat Approval
03DRB-01493 Major-Vacation of Pub Right-of-Way
03DRB-01494 Minor-Sidewalk Waiver
03DRB-01496 Minor-Temp Defer SDWK

ISAACSON AND ARFMAN, P.A. agent(s) for JAMES CRABTREE request(s) the above action(s) for all or a portion of Tract(s) 1, Block(s) 10A, Unit(s) 3, VOLCANO CLIFFS SUBDIVISION, (to be known as **PETROGLYPH PARK**) zoned O-1 office and institution zone, located on SANTO DOMINGO NW, between UNSER BLVD NW and PIMA AVE NW containing approximately 2 acre(s). (E-10)

Details of the application(s) may be examined at the Development Services Center of the Planning Department, Second Floor, Plaza Del Sol Building, 600 2nd St NW, between 10:00 a.m. and 12:00 p.m. or 2:00 p.m. and 4:00 p.m. Monday through Friday except holidays. Individuals with disabilities who need special assistance to participate at this 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.

Sheran Matson, AICP, DRB Chair
Development Review Board

TO BE PUBLISHED IN THE ALBUQUERQUE JOURNAL MONDAY, SEPTEMBER 15, 2003.

CITY OF ALBUQUERQUE
PLANNING DEPARTMENT
PROPERTY OWNERSHIP LIST

Meeting Date: DECEMBER 17, 2003
Zone Atlas Page: A-10-Z
Notification Radius: 100 Ft.

Project# 1002645
App# 03DRB-01965

Cross Reference and Location: N/A

Applicant: AMC DEVELOPMENT SERVICES
Address: 400 GOLD AVE SW, STE# 750
ALBUQUERQUE NM 87102

Agent: TIERRA WEST, LLC
Address: 8509 JEFFERSON ST. NE
ALBUQUERQUE NM 87113

Special Instructions:

Notice must be mailed from the City's 15 day prior to the meeting.

Date Mailed: NOVEMBER 26, 2003

Signature: KYLE TSETHLIKAI

PROPERTY OWNERSHIP / LEGAL LIST

App#_____
Proj#_____

Date:_____

Zone Atlas Page	Zone Atlas #	Grid Location	Parcel Sequence	Name & Address			
A-10	1010065	146-018	301-01	✓ mf 1010065	242-517	25	08 ✓
		025-047	02	✓	238-522		09 ✓
		118-048	03	✓ mf	253-528		10 ✓ CIA
		193-075	04	✓ mf	231-524		11 ✓
		163-071	05	✓ mf	225-523		12 ✓
		143-083	06	✓ mf	221-523		13 ✓
		023-084	07	✓ mf	216-524		14 ✓
		285-044	305-01	✓ mf	212-525		15 ✓
		298-032	408-04	✓ mf	207-525		16 ✓
		333-050	01	✓ mf	203-525		17 ✓
B-10	1010065	102-514	202-02	✓	198-~~520~~ 525		18 ✓
		060-465	01	✓	194-525		19 ✓
		205-521	205-01	✓	189-525		20 ✓
		260-~~520~~	02	✓	185-525		21 ✓
		255-518	03	✓	180-525		22 ✓
		251-514	04	✓	176-525		23 ✓
		248-511	05	✓	171-525		24 ✓
		244-509	06	✓	167-525		25 ✓
		240-506	07	✓	162-525		26 ✓

App#_____
Proj#_____

PROPERTY OWNERSHIP / LEGAL LIST

Date:_____

Zone Atlas Page	Zone Atlas #	Grid Location	Parcel Sequence	Name & Address
B-10	1010065	158-525	205 & 27	✓
		153-524	28	✓
		149-524	29	✓
		143-524	30	✓
		142-512	31	✓COA
		278-522	201-01	✓
		283-522	02	✓
		288-522	03	✓
		292-523	04	✓
		297-523	05	✓

<mainframe@coa1mp
3.cabq.gov>

11/25/03 09:10 AM

To:
cc:
Subject:

01010066 *** THIS UPC CODE HAS NO MASTER RECORD ON FILE
0101006614601830101 LEGAL: TR 1 -B-1 -A BULK LAND PLAT OF TRACTS 1-A-1,
1-A-2, LAND USE:
PROPERTY ADDR: 00000
OWNER NAME: WESTFORK LIMITED
OWNER ADDR: 06301 INDIAN SCHOOL RD NE
ALBUQUERQUE NM 87110
0101006602504730102 LEGAL: TR 1 -C S ECOND CORRECTION PLAT BULKLAND PLAT OF
TRA LAND USE:
PROPERTY ADDR: 00000
OWNER NAME: PARADISE HEIGHTS LLC
OWNER ADDR: 06301 INDIAN SCHOOL RD NE
ALBUQUERQUE NM 87110
0101006611804830103 LEGAL: TR 1 -B-1 -B BULK LAND PLAT OF TRACTS 1-A-1,
1-A-2, LAND USE:
PROPERTY ADDR: 00000
OWNER NAME: CURB WEST INC &
OWNER ADDR: 06301 INDIAN SCHOOL RD NE
ALBUQUERQUE NM 87110
0101006619307530104 LEGAL: PARC EL A SEVILLE SUBDIVISION UNIT FOUR BEING A
REP LAND USE:
PROPERTY ADDR: 00000
OWNER NAME: CURB WEST INC &
OWNER ADDR: 06301 INDIAN SCHOOL RD NE
ALBUQUERQUE NM 87110
0101006616307130105 LEGAL: TR 1 -B-1 -H BULK LAND PLAT OF TRACTS 1-A-1,
1-A-2, LAND USE:
PROPERTY ADDR: 00000
OWNER NAME: WESTFORK LIMITED
OWNER ADDR: 06301 INDIAN SCHOOL RD NE
ALBUQUERQUE NM 87110
0101006614306330106 LEGAL: TR 1 -B-1 -G BULK LAND PLAT OF TRACTS 1-A-1,
1-A-2, LAND USE:
PROPERTY ADDR: 00000
OWNER NAME: WESTFORK LIMITED
OWNER ADDR: 06301 INDIAN SCHOOL RD NE
ALBUQUERQUE NM 87110
0101006607308430107 LEGAL: TR 1 -B-1 -C BULK LAND PLAT OF TRACTS 1-A-1,
1-A-2, LAND USE:
PROPERTY ADDR: 00000
OWNER NAME: CURB WEST INC &
OWNER ADDR: 06301 INDIAN SCHOOL RD NE
ALBUQUERQUE NM 87110
0101006622504430501 LEGAL: TR F BUL K LAND PLAT OF TRS A-1, B, C, D, E & F
PAR LAND USE:
PROPERTY ADDR: 00000
OWNER NAME: A M A F C A
OWNER ADDR: 02600 PROSPECT NE
ALBUQUERQUE NM 87107
0101006629803240804 LEGAL: TR 1 -D S ECOND CORRECTION PLAT BULKLAND PLAT OF

TRA LAND USE:
PROPERTY ADDR: 00000
OWNER NAME: WEST FORK LIMITED
OWNER ADDR: 06301 INDIAN SCHOOL RD NE
ALBUQUERQUE NM 87110
0101006633305040801 LEGAL: TR C BU LKLAND PLAT OF TRS A-1, B, C, D, E & F
PAR LAND USE:
PROPERTY ADDR: 00000
OWNER NAME: A M A F C A
OWNER ADDR: 02600 PROSPECT NE
ALBUQUERQUE NM 87107
0101006510251420202 LEGAL: TRAC T A- 2 BULK LAND PLAT FOR TRACTS A-1 & A-2
(A R LAND USE:
PROPERTY ADDR: 00000
OWNER NAME: MARTIN GERALD A & VICTORIA E
OWNER ADDR: 10009 DORAL CT NE
ALBUQUERQUE NM 87111
1 R E C O R D S W I T H L A B E L S PAGE
2
0101006506046520201 LEGAL: TRAC T A- 1 BULK LAND PLAT FOR TRACTS A-1 & A-2
(A R LAND USE:
PROPERTY ADDR: 00000
OWNER NAME: LAS VENTANAS LTD PARTNERSHIP
OWNER ADDR: 00010 TRAMWAY LP NE
ALBUQUERQUE NM 87122
0101006526552120501 LEGAL: LT 6 PLA T OF SEDONA SUBDIVISION AT VENTANA
RANCH LAND USE:
PROPERTY ADDR: 00000 BISBEE
OWNER NAME: ROMERO MATTHEW A
OWNER ADDR: 06127 BISBEE PL NW
ALBUQUERQUE NM 87114
0101006526052020502 LEGAL: LT 7 PLA T OF SEDONA SUBDIVISION AT VENTANA
RANCH LAND USE:
PROPERTY ADDR: 00000 BISBEE
OWNER NAME: SALAZAR RUBEN W & ANGELA M
OWNER ADDR: 06131 BISBEE PL NW
ALBUQUERQUE NM 87114
0101006525551820503 LEGAL: LT 8 PLA T OF SEDONA SUBDIVISION AT VENTANA
RANCH LAND USE:
PROPERTY ADDR: 00000 BISBEE
OWNER NAME: TAFOYA LUIS & LINDA
OWNER ADDR: 06135 BISBEE PL NE
ALBUQUERQUE NM 87114
0101006525151420504 LEGAL: LT 9 PLA T OF SEDONA SUBDIVISION AT VENTANA
RANCH LAND USE:
PROPERTY ADDR: 00000 BISBEE
OWNER NAME: BALDONADO HERMAN L JR &
OWNER ADDR: 06139 BISBEE PL NW
ALBUQUERQUE NM 87114
0101006524851120505 LEGAL: LT 1 0 PL AT OF SEDONA SUBDIVISION AT VENTANA
RANCH LAND USE:
PROPERTY ADDR: 00000 BISBEE
OWNER NAME: LAIRSEY SARAH N
OWNER ADDR: 06143 BISBEE PL NW
ALBUQUERQUE NM 87114
0101006524450920506 LEGAL: LT 1 1 PL AT OF SEDONA SUBDIVISION AT VENTANA
RANCH LAND USE:
PROPERTY ADDR: 00000 BISBEE
OWNER NAME: FINDLAY YARI D
OWNER ADDR: 01001 CALLE DORTHIA
SANTA FE NM 87501

0101006524050620507 LEGAL: LT 1 2 PL AT OF SEDONA SUBDIVISION AT VENTANA RANCH LAND USE:

PROPERTY ADDR: 00000 BISBEE
OWNER NAME: WALDROP GLENN & DANIELLE
OWNER ADDR: 06151 BISBEE PL NW
ALBUQUERQUE NM 87114

0101006524251720508 LEGAL: LT 1 3 PL AT OF SEDONA SUBDIVISION AT VENTANA RANCH LAND USE:

PROPERTY ADDR: 00000 CASTLE DOME
OWNER NAME: ALFORD CHRIS & CRISSY
OWNER ADDR: 06205 CASTLE DOME PL NW
ALBUQUERQUE NM 87114

0101006523852220509 LEGAL: LT 1 4 PL AT OF SEDONA SUBDIVISION AT VENTANA RANCH LAND USE:

PROPERTY ADDR: 00000 CASTLE DOME
OWNER NAME: HATHAWAY DEBORA L
OWNER ADDR: 06209 CASTLE DOME PL NW
ALBUQUERQUE NM 87114

0101006525352820510 LEGAL: PEDE SIRI AN ACCESS PLAT OF SEDONA SUBDIVISION AT V LAND USE:

PROPERTY ADDR: 00000 NA
OWNER NAME: CITY OF ALBUQUERQUE
OWNER ADDR: 00000
ALBUQUERQUE NM 87103

0101006523152420511 LEGAL: LT 1 5 PL AT OF SEDONA SUBDIVISION AT VENTANA RANCH LAND USE:

PROPERTY ADDR: 00000 CASTLE DOME
OWNER NAME: STEVENS MARK A &
OWNER ADDR: 06215 CASTLE DOME PL NW
ALBUQUERQUE NM 87114

0101006522552320512 LEGAL: LT 1 6 PL AT OF SEDONA SUBDIVISION AT VENTANA RANCH LAND USE:

PROPERTY ADDR: 00000 CASTLE DOME
OWNER NAME: CAL-BAY MORTGAGE GROUP
OWNER ADDR: 00939 TRANSPORT WA
PETALUMA CA 94954

0101006522152320513 LEGAL: LT 1 7 PL AT OF SEDONA SUBDIVISION AT VENTANA RANCH LAND USE:

PROPERTY ADDR: 00000 CASTLE DOME
OWNER NAME: FLYNN MARK D
OWNER ADDR: 06223 CASTLE DOME PL NW
ALBUQUERQUE NM 87114

0101006521652420514 LEGAL: LT 1 8 PL AT OF SEDONA SUBDIVISION AT VENTANA RANCH LAND USE:

PROPERTY ADDR: 00000 CASTLE DOME
OWNER NAME: DE GUZMAN DIOSDADO F & CHARITO
OWNER ADDR: 06227 CASTLE DOME PL NW
ALBUQUERQUE NM 87107

0101006521252520515 LEGAL: LT 1 9 PL AT OF SEDONA SUBDIVISION AT VENTANA RANCH LAND USE:

PROPERTY ADDR: 00000 CASTLE DOME
OWNER NAME: NELSON THEODORE W & ADRIENNA M
OWNER ADDR: 06231 CASTLE DOME PL NW
ALBUQUERQUE NM 87114

0101006520752520516 LEGAL: LT 2 0 PL AT OF SEDONA SUBDIVISION AT VENTANA RANCH LAND USE:

PROPERTY ADDR: 00000 CASTLE DOME
OWNER NAME: WYSONG ADAM D &
OWNER ADDR: 06235 CASTLE DOME PL NW

ALBUQUERQUE NM 87114
0101006520352520517 LEGAL: LT 2 1 PL AT OF SEDONA SUBDIVISION AT VENTANA
RANCH LAND USE:
PROPERTY ADDR: 00000 CASTLE DOME
OWNER NAME: ROBERTS BRIAN & KIMBERLY D
OWNER ADDR: 06239 CASTLE DOME PL NW
ALBUQUERQUE NM 87114
0101006519852520518 LEGAL: LT 2 2 PL AT OF SEDONA SUBDIVISION AT VENTANA
RANCH LAND USE:
PROPERTY ADDR: 00000 CASTLE DOME
OWNER NAME: LUJAN ROBERT DAX &
OWNER ADDR: 06301 CASTLE DOME NW
ALBUQUERQUE NM 87114
0101006519452520519 LEGAL: LT 2 3 PL AT OF SEDONA SUBDIVISION AT VENTANA
RANCH LAND USE:
PROPERTY ADDR: 00000 CASTLE DOME
OWNER NAME: GASSEL HOLLY & JAKE
OWNER ADDR: 06305 CASTLE DOME PL NW
ALBUQUERQUE NM 87114
0101006518952520520 LEGAL: LT 2 4 PL AT OF SEDONA SUBDIVISION AT VENTANA
RANCH LAND USE:
PROPERTY ADDR: 00000 CASTLE DOME
OWNER NAME: BROWN RYAN A
OWNER ADDR: 06309 CASLTE DOME PL NW
ALBUQUERQUE NM 87114
0101006518552520521 LEGAL: LT 2 5 PL AT OF SEDONA SUBDIVISION AT VENTANA
RANCH LAND USE:
PROPERTY ADDR: 00000 CASTLE DOME
OWNER NAME: COUNTRYWIDE HOME LOANS INC
OWNER ADDR: 00400 COUNTRYWIDE WA
SIMI VALLEY CA 93065

0101006518052520522 LEGAL: LT 2 6 PL AT OF SEDONA SUBDIVISION AT VENTANA
RANCH LAND USE:
PROPERTY ADDR: 00000 CASTLE DOME
OWNER NAME: NEWMAN IVAN & ELIZABETH S
OWNER ADDR: 06319 CASTLE DOME PL NW
ALBUQUERQUE NM 87114
0101006517652520523 LEGAL: LT 2 7 PL AT OF SEDONA SUBDIVISION AT VENTANA
RANCH LAND USE:
PROPERTY ADDR: 00000 CASTLE DOME
OWNER NAME: PERCHERT TODD C & DANIELLE L
OWNER ADDR: 06323 CASTLE DOME PL NW
ALBUQUERQUE NM 87114
0101006517152520524 LEGAL: LT 2 8 PL AT OF SEDONA SUBDIVISION AT VENTANA
RANCH LAND USE:
PROPERTY ADDR: 00000 CASTLE DOME
OWNER NAME: KLASS MITCHELL I & VERA R
OWNER ADDR: 06327 CASTLE DOME PL NW
ALBUQUERQUE NM 87114
0101006516752520525 LEGAL: LT 2 9 PL AT OF SEDONA SUBDIVISION AT VENTANA
RANCH LAND USE:
PROPERTY ADDR: 00000 CASTLE DOME
OWNER NAME: ENOCHS BRIAN & KIMBERLY
OWNER ADDR: 06331 CASTLE DOME NW
ALBUQUERQUE NM 87114
0101006516252520526 LEGAL: LT 3 0 PL AT OF SEDONA SUBDIVISION AT VENTANA
RANCH LAND USE:
PROPERTY ADDR: 00000 CASTLE DOME
OWNER NAME: CONEJO MARGIE & MIKE A

OWNER ADDR: 06335 CASTLE DOME PL NW
ALBUQUERQUE NM 87114
0101006515852520527 LEGAL: LT 3 1 PL AT OF SEDONA SUBDIVISION AT VENTANA RANCH LAND USE:
PROPERTY ADDR: 00000 CASTLE DOME
OWNER NAME: MANGIACAPRA VICTOR S &
OWNER ADDR: 06339 CASTLE DOME PL NW
ALBUQUERQUE NM 87114
0101006515352420528 LEGAL: LT 3 2 PL AT OF SEDONA SUBDIVISION AT VENTANA RANCH LAND USE:
PROPERTY ADDR: 00000 CASTLE DOME
OWNER NAME: GUTIERREZ NICOLAS & EVA G
OWNER ADDR: 06343 CASTLE DOME PL NW
ALBUQUERQUE NM 87114
0101006514952420529 LEGAL: LT 3 3 PL AT OF SEDONA SUBDIVISION AT VENTANA RANCH LAND USE:
PROPERTY ADDR: 00000 CASTLE DOME
OWNER NAME: FRASCH NICHOLAS J & SARA M
OWNER ADDR: 06347 CASTLE DOME PL NW
ALBUQUERQUE NM 87114
0101006514352420530 LEGAL: LT 3 4 PL AT OF SEDONA SUBDIVISION AT VENTANA RANCH LAND USE:
PROPERTY ADDR: 00000 CASTLE DOME
OWNER NAME: SOUZA DONALD J JR & TRICIA L
OWNER ADDR: 06351 CASTLE DOME PL NW
ALBUQUERQUE NM 87120
0101006514251220531 LEGAL: PEDE STRI AN ACCESS PLAT OF SEDONA SUBDIVISION AT VE LAND USE:
PROPERTY ADDR: 00000 N/A
OWNER NAME: CITY OF ALBUQUERQUE
OWNER ADDR: 00000
ALBUQUERQUE NM 87103
0101006527852220601 LEGAL: LT 5 PLA T OF SEDONA SUBDIVISION AT VENTANA RANCH LAND USE:
PROPERTY ADDR: 00000 BISBEE
OWNER NAME: STATON JONATHAN R & MARICELA
OWNER ADDR: 06119 BISBEE PL NW
ALBUQUERQUE NM 87114
1 R E C O R D S W I T H L A B E L S PAGE 5
0101006528352220602 LEGAL: LT 4 PLA T OF SEDONA SUBDIVISION AT VENTANA RANCH LAND USE:
PROPERTY ADDR: 00000 BISBEE
OWNER NAME: DOTY RICHARD C JR &
OWNER ADDR: 06115 BISBEE PL NW
ALBUQUERQUE NM 87114
0101006528852220603 LEGAL: LT 3 PLA T OF SEDONA SUBDIVISION AT VENTANA RANCH LAND USE:
PROPERTY ADDR: 00000 BISBEE
OWNER NAME: CASAUS TAMMY R
OWNER ADDR: 06109 BISBEE PL NW
ALBUQUERQUE NM 87114
0101006529252320604 LEGAL: LT 2 PLA T OF SEDONA SUBDIVISION AT VENTANA RANCH LAND USE:
PROPERTY ADDR: 00000 BISBEE
OWNER NAME: BROWN JOHN E & KRISTIE L
OWNER ADDR: 06105 BISBEE PL NW
ALBUQUERQUE NM 87114
0101006529752320605 LEGAL: LT 1 PLA T OF SEDONA SUBDIVISION AT VENTANA RANCH LAND USE:
PROPERTY ADDR: 00000 BISBEE

OWNER NAME: FISCHER CARLEEN
OWNER ADDR: 06101 BISBEE PL NW
ALBUQUERQUE NM 87114

.
QUIT

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

City of Albuquerque

Date: October 29, 2003

TO CONTACT NAME: Karen Kline
COMPANY/AGENCY: Tierra West LLC
ADDRESS/ZIP: 8509 Jefferson NE 87109
PHONE/FAX #: 858-2000 / 858-1118

Thank you for your inquiry of 10-29-03 (date) requesting the names of **Recognized Neighborhood Associations** who would be affected under the provisions of O-92 by your proposed project at Tract 1B1A, Seville

zone map page(s) A-10.

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

Ventana Ranch
Neighborhood Association
Contacts: Raina Horton
7024 Cascada Rd NW
898-8103(h) 87114
Bruce Nybergs
6824 Bluffield Rd NW
890-0559(h) 87114

Neighborhood Association
Contacts:

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

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

Sincerely,

Dalaina L Cairnora
OFFICE OF COMMUNITY AND NEIGHBORHOOD COORDINATION

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

planning.recognized.na.form(05/08/01)

TIERRA WEST, LLC

8509 Jefferson NE
Albuquerque, NM 87113

(505) 858-3100
fax (505) 858-1118

twllc@tierrawestllc.com
1-800-245-3102

November 3, 2003

Mrs. Sheran Matson, AICP, Chair
Development Review Board
City of Albuquerque
PO Box 1293
Albuquerque, NM 87103

RE: Vacation of Public Easement
Tract 1-B-1-A, Seville (known as Seville Unit 8)
DRB Project #: 1002645
Zone Atlas Page A-10

Dear Mrs. Matson:

Tierra West LLC, on behalf of AMC Development Services, requests Vacation of a Public Easement for Seville Unit 8. The site is located on Irving Boulevard NW between Kayenta Place NW and Universe Boulevard NW. The site will consist of 116 single-family residences. The property is zoned R-LT. DRB approved the Preliminary Plat on October 8, 2003. We are proposing altering the easement to move the line out of the cul-de-sac. As shown on the attached exhibit, we will dedicate a new easement to accommodate PNM.

If you have any questions or need additional information regarding this matter, please do not hesitate to call me.

Sincerely,

Ronald R. Bohannan, PE

Enclosure/s

cc: Jeff Jesionowski
Scott Henry
Laura Horton, Ventana Ranch
Bruce Nuberg, Ventana Ranch

JN: 230023
RRB/kk

2003:230023:Correspondence:230023drb-vacation102403.doc

Project# 1002645

AMC DEVELOPMENT SERVICES
400 GOLD AVE SW, STE# 750
ALBUQUERQUE NM 87102

BRUCE NYBERG
Ventana Ranch Neigh. Assoc.
6824 BRUSHFIELD RD NW
ALBUQUERQUE NM 87114

101006611804830103

CURB WEST INC &
6301 INDIAN SCHOOL RD NE
ALBUQUERQUE NM 87110

101006506046520201

LAS VENTANAS LTD PARTNERSHIP
10 TRAMWAY LP NE
ALBUQUERQUE NM 87122

101006525551820503

TAFOYA LUIS & LINDA
6135 BISBEE PL NE
ALBUQUERQUE NM 87114

101006524450920506

FINDLAY YARI D
1001 CALLE DORTHIA
SANTA FE NM 87501

101006523852220509

HATHAWAY DEBORA L
6209 CASTLE DOME PL NW
ALBUQUERQUE NM 87114

101006522152320513

FLYNN MARK D
6223 CASTLE DOME PL NW
ALBUQUERQUE NM 87114

101006520752520516

WYSONG ADAM D &
6235 CASTLE DOME PL NW
ALBUQUERQUE NM 87114

101006519452520519

GASSEL HOLLY & JAKE
6305 CASTLE DOME PL NW
ALBUQUERQUE NM 87114

TIERRA WEST, LLC
8509 JEFFERSON ST. NE
ALBUQUERQUE NM 87113

101006614601830101

WESTFORK LIMITED
6301 INDIAN SCHOOL RD NE
ALBUQUERQUE NM 87110

101006622504430501

A M A F C A
2600 PROSPECT NE
ALBUQUERQUE NM 87107

101006526552120501

ROMERO MATTHEW A
6127 BISBEE PL NW
ALBUQUERQUE NM 87114

101006525151420504

BALDONADO HERMAN L JR &
6139 BISBEE PL NW
ALBUQUERQUE NM 87114

101006524050620507

WALDROP GLENN & DANIELLE
6151 BISBEE PL NW
ALBUQUERQUE NM 87114

101006523152420511

STEVENS MARK A &
6215 CASTLE DOME PL NW
ALBUQUERQUE NM 87114

101006521652420514

DE GUZMAN DIOSDADO F & CHARIT
6227 CASTLE DOME PL NW
ALBUQUERQUE NM 87107

101006520352520517

ROBERTS BRIAN & KIMBERLY D
6239 CASTLE DOME PL NW
ALBUQUERQUE NM 87114

101006518952520520

BROWN RYAN A
6309 CASLTE DOME PL NW
ALBUQUERQUE NM 87114

LAURA HORTON
Ventana Ranch Neigh. Assoc.
7224 CASADA RD NW
ALBUQUERQUE NM 87114

101006602504730102

PARADISE HEIGHTS LLC
6301 INDIAN SCHOOL RD NE
ALBUQUERQUE NM 87110

101006510251420202

MARTIN GERALD A & VICTORIA E
10009 DORAL CT NE
ALBUQUERQUE NM 87111

101006526052020502

SALAZAR RUBEN W & ANGELA M
6131 BISBEE PL NW
ALBUQUERQUE NM 87114

101006524851120505

LAIRSEY SARAH N
6143 BISBEE PL NW
ALBUQUERQUE NM 87114

101006524251720508

ALFORD CHRIS & CRISSY
6205 CASTLE DOME PL NW
ALBUQUERQUE NM 87114

101006522552320512

CAL-BAY MORTGAGE GROUP
939 TRANSPORT WA
PETALUMA CA 94954

101006521252520515

NELSON THEODORE W & ADRIENNA
6231 CASTLE DOME PL NW
ALBUQUERQUE NM 87114

101006519852520518

LUJAN ROBERT DAX &
6301 CASTLE DOME NW
ALBUQUERQUE NM 87114

101006518552520521

COUNTRYWIDE HOME LOANS INC
400 COUNTRYWIDE WA
SIMI VALLEY CA 93065

101006518052520522

NEWMAN IVAN & ELIZABETH S
6319 CASTLE DOME PL NW
ALBUQUERQUE NM 87114

101006517652520523

PERCHERT TODD C & DANIELLE L
6323 CASTLE DOME PL NW
ALBUQUERQUE NM 87114

101006517152520524

KLASS MITCHELL I & VERA R
6327 CASTLE DOME PL NW
ALBUQUERQUE NM 87114

101006516752520525

ENOCHS BRIAN & KIMBERLY
6331 CASTLE DOME NW
ALBUQUERQUE NM 87114

101006516252520526

CONEJO MARGIE & MIKE A
6335 CASTLE DOME PL NW
ALBUQUERQUE NM 87114

101006515852520527

MANGIACAPRA VICTOR S &
6339 CASTLE DOME PL NW
ALBUQUERQUE NM 87114

101006515352420528

GUTIERREZ NICOLAS & EVA G
6343 CASTLE DOME PL NW
ALBUQUERQUE NM 87114

101006514952420529

FRASCH NICHOLAS J & SARA M
6347 CASTLE DOME PL NW
ALBUQUERQUE NM 87114

101006514352420530

SOUZA DONALD J JR & TRICIA L
6351 CASTLE DOME PL NW
ALBUQUERQUE NM 87120

101006527852220601

STATON JONATHAN R & MARICELA
6119 BISBEE PL NW
ALBUQUERQUE NM 87114

101006528352220602

DOTY RICHARD C JR &
6115 BISBEE PL NW
ALBUQUERQUE NM 87114

101006528852220603

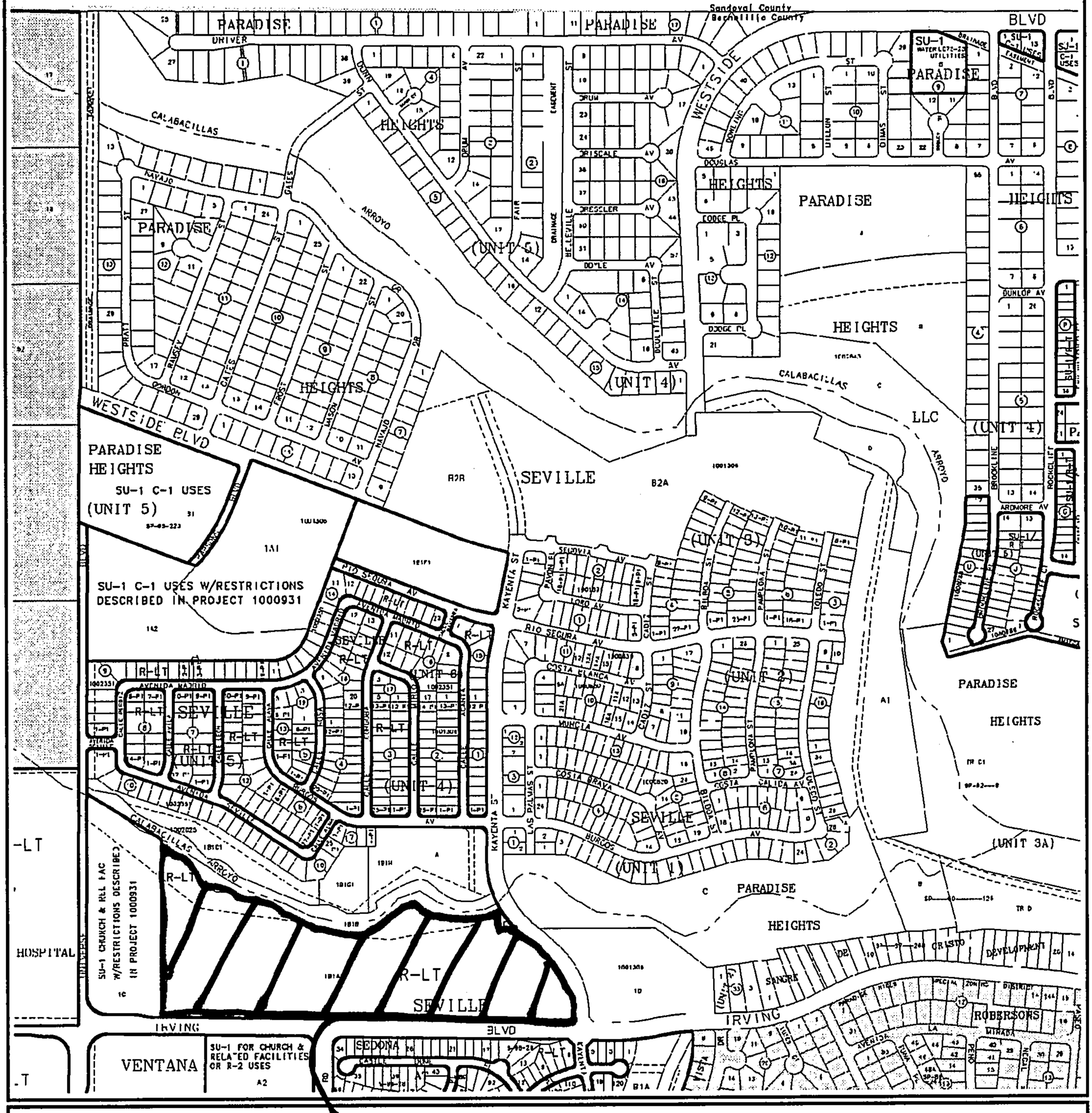
CASAUS TAMMY R
6109 BISBEE PL NW
ALBUQUERQUE NM 87114

101006529252320604

BROWN JOHN E & KRISTIE L
6105 BISBEE PL NW
ALBUQUERQUE NM 87114

101006529752320605

FISCHER CARLEEN
6101 BISBEE PL NW
ALBUQUERQUE NM 87114



GRAPHIC SCALE IN FEET

250 0 750 1000

CITY OF Albuquerque

Albuquerque Geographic Information System

PLANNING DEPARTMENT

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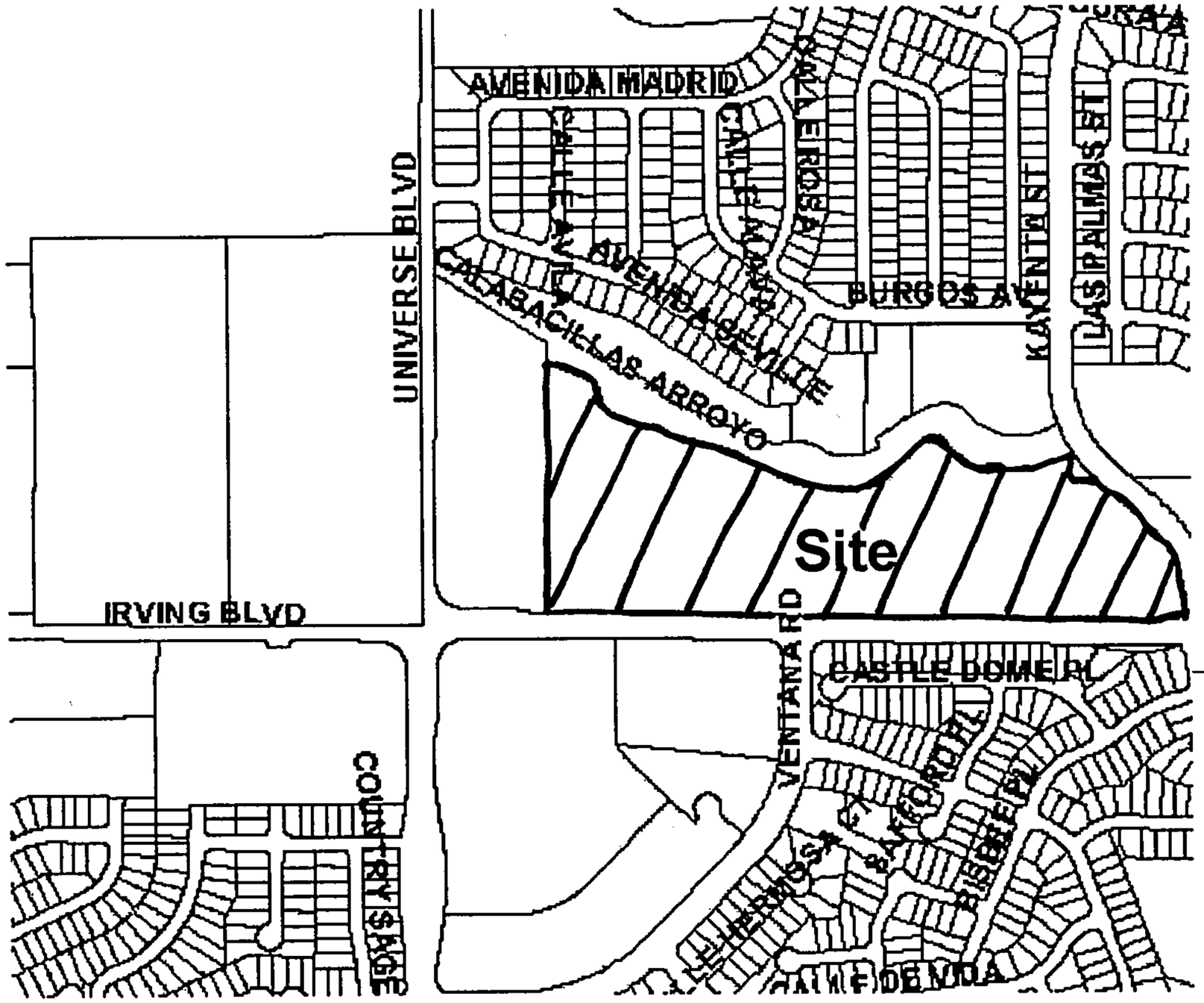
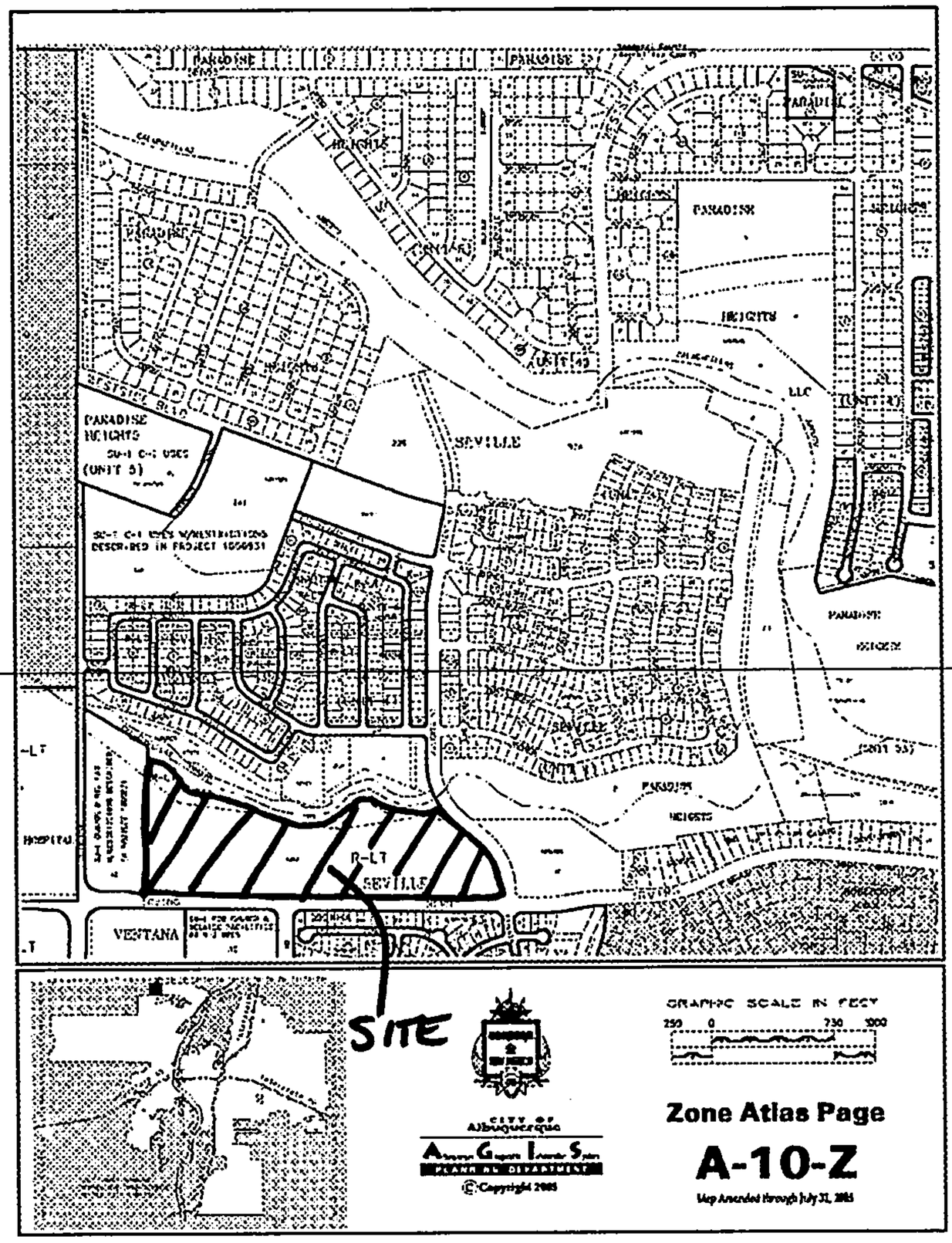
Zone Atlas Page

A-10-Z

Map Amended through July 31, 2003





Zoning: R-LT
Lot/Block/Subd: 1B1A , 0000 , SEVILLE

UPC #: 101006606712630101

CITY OF ALBUQUERQUE

Planning Department

DRB

VACANT

OR CURRENT RESIDENT
101006522152320513
FLYNN MARK D
6223 CASTLE DOME PL NW
ALBUQUERQUE, NM 87114

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87114+3666-23 R

P O Box 1293 Albuquerque, New Mexico 87103

CITY OF ALBUQUERQUE

Planning Department

DRB

VACANT

OR CURRENT RESIDENT
101006520752520516
WYSONG ADAM D &
6235 CASTLE DOME PL NW
ALBUQUERQUE, NM 87114

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SEP 08 2006
MAILED FROM ZIP CODE 87102

Or Current Resident

B711443666-33 R1

P O Box 1293 Albuquerque, New Mexico 87103

PUBLIC HEARING--DEVELOPMENT REVIEW BOARD
CITY OF ALBUQUERQUE

Notice is hereby given that the Development Review Board, City of Albuquerque, will hold a public hearing on the **3rd FLOOR in the PLANNING DEPARTMENT LARGE CONFERENCE ROOM, Plaza del Sol Building, 600 2nd St NW, on Wednesday, September 20, 2006, beginning at 9:00 a.m.** for the purpose of considering the following:

Project # 1000131
06DRB-01277 Major-Two Year SIA
06DRB-01278 Minor-Ext of SIA for Temp Defer SDWK

MARK GOODWIN & ASSOCIATES agent(s) for BROADWAY DEVELOPMENT CO request(s) the above action(s) for, **BROADWAY INDUSTRIAL CENTER, UNIT 1,** zoned SU-2 HM, located on SAN JOSE AVE SE, between BROADWAY BLVD SE and I-25 containing approximately 61 acre(s). [REF: DRB-97-271] (M-14)

Project # 1000650
06DRB-01267 Major-Two Year SIA

TIERRA WEST LLC agent(s) for WAL-MART STORES EAST LP request(s) the above action(s) for all or a portion of Tract(s) 1-A-1, **LANDS OF LAMONICA & WENK,** zoned SU-1 for C-1 Permissive Uses, located on COORS BLVD SW, between RIO BRAVO BLVD SW and LAMONICA RD SW containing approximately 20 acre(s). [REF: 03EPC-01109, 03EPC-01110, 03DRB-01782, 03DRB-01783, 04DRB-00277, 05DRB-00903] (P-10)

Project # 1002645
06DRB-01268 Major-Two Year SIA

TIERRA WEST LLC agent(s) for CLEARBROOK INVESTMENTS request(s) the above action(s) for, **SEVILLE, UNIT 8,** zoned R-LT, located on IRVING BLVD NW, between KAYENTA PL NW and UNIVERSE BLVD NW containing approximately 27 acre(s). [REF: 03DRB-01440, 03DRB-01441, 03DRB-01965, 03DRB-00741, 04DRB-00400, 05DRB-01335] (A-10)

Project # 1003634
06DRB-01272 Major-Two Year SIA

GARCIA/KRAEMER & ASSOCIATES agent(s) for GREATER ALBUQUERQUE HABITAT FOR HUMANITY request(s) the above action(s) for all or a portion of Lot(s) 4A, 5A, 6A & 6B, Block(s) 12, **EASTERN ADDITION,** zoned SU-2/MR, located on HIGH ST SE between CROMWELL SE and PACIFIC SE and containing approximately 1 acre(s). [REF: 04DRB-01297, 04DRB-00409] (K-14)

Project # 1004639
06DRB-01275 Major-Final Plat Approval

GARCIA/KRAEMER & ASSOCIATES agent(s) for 50/50 LLC request(s) the above action(s) for all or a portion of Lot(s) 313-A-2-B, ACRES ADDITION (to be known as **VENTANA DEL BOSQUE)** zoned RA-2/PCD, located on MOUNTAIN RD NW, between GABALDON RD NW and BOSQUE VERDE LANE NW containing approximately 5 acre(s). [REF:06DRB-00254,06DRB-00255, 06DRB-00256, 06DRB-00257] (J-12)

SEE PAGE 2 . . .

Project # 1004924
06DRB-01273 Major-Vacation of Public Easements.
06DRB-01274 Minor-Sketch Plat or Plan

JEFF MORTENSEN & ASSOCIATES agent(s) for HOECH REAL ESTATE CORPORATION request(s) the above action(s) for all or a portion of Tract(s) B, **FEDERAL PLAZA,** zoned SU-1 for O-1 uses, located on HOMESTEAD RD NE, between MONTGOMERY BLVD NE and SAN MATEO BLVD NE containing approximately 4 acre(s). [REF: 06EPC-00756, 06DRB-01181] (G-18)

Details of the application(s) may be examined at the Planning Department Development Services Center One Stop Shop, Second Floor, Plaza Del Sol Building, 600 2nd St NW, between 8:00 a.m. and 4:30 p.m., Monday through Friday except holidays. INDIVIDUALS WITH DISABILITIES needing special assistance to participate in this hearing should contact Claire Senova, Planning Department, at 924-3946. TTY users may call the New Mexico Relay Network by calling toll-free 1-800-659-8331.

Sheran Matson, AICP, DRB Chair
Development Review Board

TO BE PUBLISHED IN THE ALBUQUERQUE JOURNAL MONDAY, SEPTEMBER 11, 2006.

CITY OF ALBUQUERQUE

Planning Department

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DRB

OR CURRENT RESIDENT
101006516752520525
ENOCHS BRIAN & KIMBERLY
6331 CASTLE DOME NW
ALBUQUERQUE, NM 87114

CURRRES 871142046 1N 21 09/14/06
EXCEPTIONAL ADDRESS FORMAT:
MAIL PIECE TO BE DELIVERED
AS ADDRESSED UNLESS SPECIFIC
REASON FOR NON-DELIVERY EXISTS.

CARRIER: REMOVE LABEL BEFORE DELIVERY

87114+3743-31 R112

P O Box 1293 Albuquerque, New Mexico 87103

87103/1293

CITY OF ALBUQUERQUE

Planning Department

UNITED STATES POSTAGE
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DRB

OR CURRENT RESIDENT
101006520352520517
ROBERTS BRIAN & KIMBERLY D
6239 CASTLE DOME PL NW
ALBUQUERQUE, NM 87114

CURRRES 871142046 1N 21 09/14/06
EXCEPTIONAL ADDRESS FORMAT:
MAIL PIECE TO BE DELIVERED
AS ADDRESSED UNLESS SPECIFIC
REASON FOR NON-DELIVERY EXISTS.

CARRIER: REMOVE LABEL BEFORE DELIVERY

87114+3666-39 R112

P O Box 1293 Albuquerque, New Mexico 87103

87103/1293

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CITY OF ALBUQUERQUE

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06DRB-01267 Major-Two Year SIA

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Project # 1003634
06DRB-01272 Major-Two Year SIA

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Project # 1004639
06DRB-01275 Major-Final Plat Approval

GARCIA/KRAEMER & ASSOCIATES agent(s) for 50/50 LLC request(s) the above action(s) for all or a portion of Lot(s) 313-A-2-B, ACRES ADDITION (to be known as **VENTANA DEL BOSQUE)** zoned RA-2/PCD, located on MOUNTAIN RD NW, between GABALDON RD NW and BOSQUE VERDE LANE NW containing approximately 5 acre(s). [REF:06DRB-00254,06DRB-00255, 06DRB-00256, 06DRB-00257] (J-12)

SEE PAGE 2 . . .

PUBLIC HEARING--DEVELOPMENT REVIEW BOARD
CITY OF ALBUQUERQUE

PAGE 2

Project # 1004924
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06DRB-01274 Minor-Sketch Plat or Plan

JEFF MORTENSEN & ASSOCIATES agent(s) for HOECH REAL ESTATE CORPORATION request(s) the above action(s) for all or a portion of Tract(s) B, **FEDERAL PLAZA,** zoned SU-1 for O-1 uses, located on HOMESTEAD RD NE, between MONTGOMERY BLVD NE and SAN MATEO BLVD NE containing approximately 4 acre(s). [REF: 06EPC-00756, 06DRB-01181] (G-18)

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Development Review Board

TO BE PUBLISHED IN THE ALBUQUERQUE JOURNAL MONDAY, SEPTEMBER 11, 2006.

City of Albuquerque

DEVELOPMENT/ PLAN REVIEW APPLICATION

Supplemental form

SUBDIVISION — **S**
- _X__ Major Subdivision action
- ____ Minor Subdivision action
- ____ Vacation — **V**
- ____ Variance (Non-Zoning)

SITE DEVELOPMENT PLAN
- ____ for Subdivision Purposes — **P**
- ____ for Building Permit
- ____ IP Master Development Plan
- ____ Cert. of Appropriateness (LUCC) — **L**

STORM DRAINAGE
- ____ Storm Drainage Cost Allocation Plan — **D**

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)

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.

APPLICANT INFORMATION:

NAME: _Clearbrook Investments_____ PHONE: _505-858-1800_____

ADDRESS:__8801 Jefferson St. NE, Bldg. A _____ FAX: __505-858-1811_____

CITY:__Albuquerque_____ STATE _NM__ ZIP__87113_____ E-MAIL:_____

Proprietary interest in site: _Owner_____ **List all owners:** __Same_____

AGENT (if any): __Tierra West LLC_____ PHONE: _505-858-3100_____

ADDRESS:_5571 Midway Park Place NE_____ FAX: __505-858-1118_____

CITY:_Albuquerque_____ STATE _NM_ ZIP___87109_____ E-MAIL:_____

DESCRIPTION OF REQUEST: _Extension of Subdivision Improvements Agreement – 6 month_____

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

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

Lot or Tract No._____ Block:_____ Unit:_____

Subdiv. / Addn. __Seville Unit 8 Subdivision_____

Current Zoning:_R-LT_____ Proposed zoning:__No Change_____

Zone Atlas page(s): __A-10_____ No. of **existing** lots: _118__ No. of **proposed** lots: __NC____

Total area of site (acres): _26.63____ Density if applicable: dwellings per gross acre: _____ dwellings per net acre: _____

Within city limits? _X_Yes. No___, but site is within 5 miles of the city limits.) Within 1000FT of a landfill? __NO_____

UPC No._101006612200531516, etc._____ MRGCD Map No._____

LOCATION OF PROPERTY BY STREETS: On or Near: ___Irving Boulevard NW_____

Between:__Kayenta Place NW_____ and ___Universe Boulevard 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.): _03DRB-01440,01441/__

_03DRB-01965/03DRB-00741/04DRB-00400/05DRB-01335/Project # 1002645_____

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

SIGNATURE _____ DATE 8/31/06

(Print) __Ronald R. Bohannan, PE_____ ___ Applicant _X_ Agent

FOR OFFICIAL USE ONLY Form revised 4/04

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

Application case numbers: 06DRB - 01268

Hearing date 9-27-06

Action	S.F.	Fees
SIA	S(2)	$ 50.00
ADV	___	$ 75.00
CMF	___	$ 20.00
	___	$
	___	$
		Total $ 145.00

8/31/06

Project # 1002645

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

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

❑ **MAJOR SUBDIVISION PRELIMINARY PLAT APPROVAL**

__ Proposed Preliminary Plat including the Grading Plan (folded to fit into an 8.5" by 14" pocket) **24** copies
__ Proposed Infrastructure List
__ Design elevations & cross sections of perimeter walls **3 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
__ Property owner's and City Surveyor's signature on the proposed plat
__ FORM DRWS Drainage Report, Water & Sewer availability statement filing information
__ Office of Community & Neighborhood Coordination inquiry response, notifying letter, certified mail receipts
__ Sign Posting Agreement
__ **Signed** Pre-Annexation Agreement if Annexation required.
__ TIS/AQIA Traffic Impact Study / Air Quality Impact Assessment form
__ Fee (see schedule)
__ Any original and/or related file numbers are listed on the cover application
Preliminary plat approval expires after one year.
DRB Public hearings are approximately ONE MONTH after the filing deadline. **Your attendance is required.**

❑ **MAJOR SUBDIVISION AMENDMENT TO PRELIMINARY PLAT (with significant changes)**
❑ **MAJOR SUBDIVISION AMENDMENT TO INFRASTRUCTURE LIST (with significant changes)**
❑ **MAJOR SUBDIVISION AMENDMENT TO GRADING PLAN (with significant changes)**
PLEASE NOTE: There are no clear distinctions between significant and minor changes with regard to subdivision amendments. Significant changes are those deemed by the DRB to require public notice and public hearing.
__ Proposed Amended Preliminary Plat, and/or Infrastructure List, and/or Grading Plan (folded to fit into an 8.5" by 14" pocket) **24** copies
__ Original Preliminary Plat, and/or Infrastructure List, and/or Grading Plan (folded to fit into an 8.5" by 14" pocket)
__ Zone Atlas map with the entire property(ies) precisely and clearly outlined and crosshatched (to be photocopied)
__ Letter briefly describing, explaining, and justifying the request
__ Property owner's and City Surveyor's signature on the proposed amended plat, if the preliminary plat is being amended
__ Office of Community & Neighborhood Coordination inquiry response, notifying letter, certified mail receipts
__ Sign Posting Agreement
__ Any original and/or related file numbers are listed on the cover application
Amended preliminary plat approval expires after one year.
DRB Public hearings are approximately ONE MONTH after the filing deadline. **Your attendance is required.**

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

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

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

Ronald R. Bohannan, P.E.
Applicant name (print)

8/31/06
Applicant signature / date

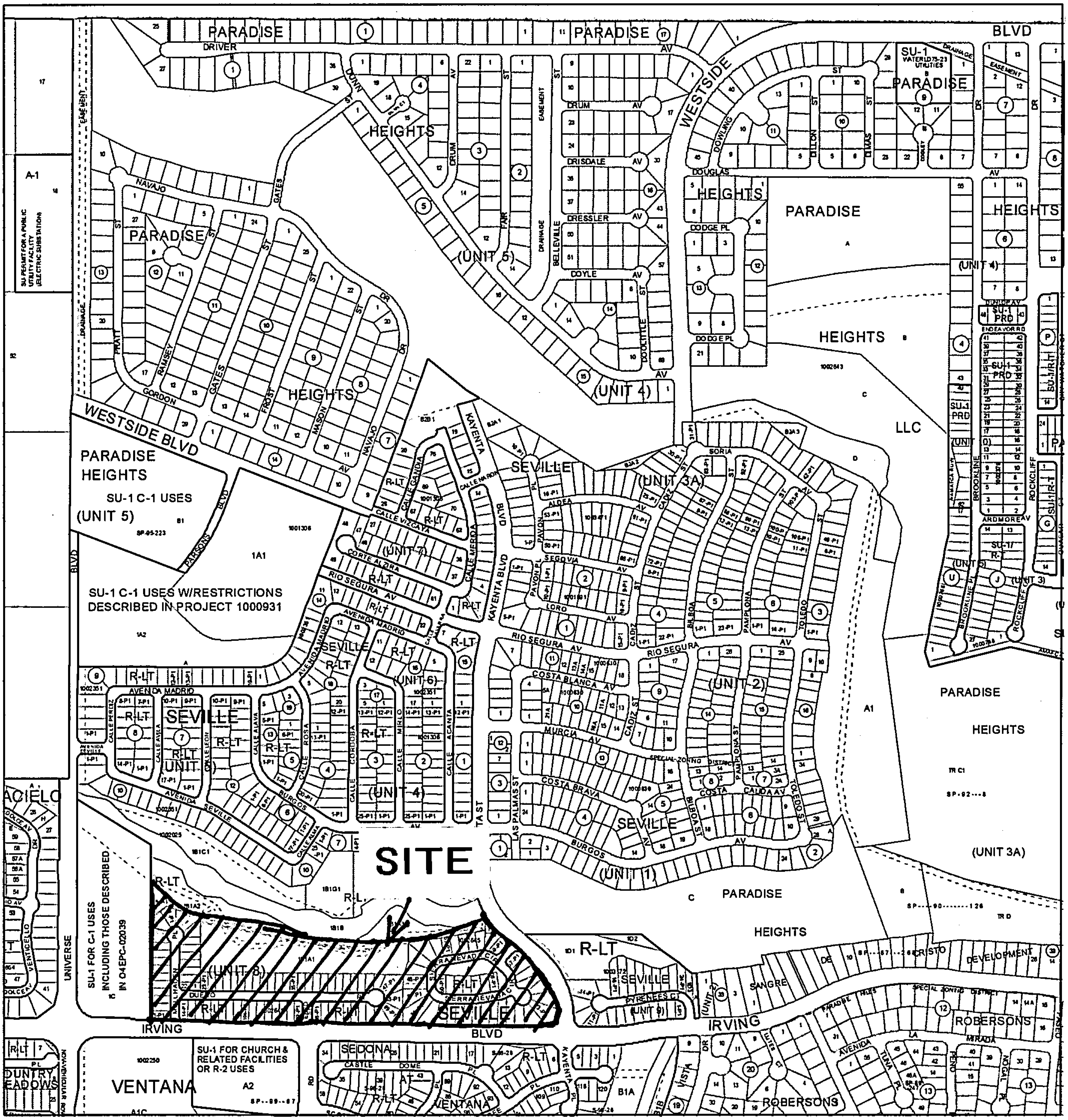
Form revised **11/04**

☑ Checklists complete
☐ Fees collected
☑ Case #s assigned
☑ Related #s listed

Application case numbers
06DRB - _____ - 01268
_____ - _____ - _____
_____ - _____ - _____

8/31/06
Planner signature / date

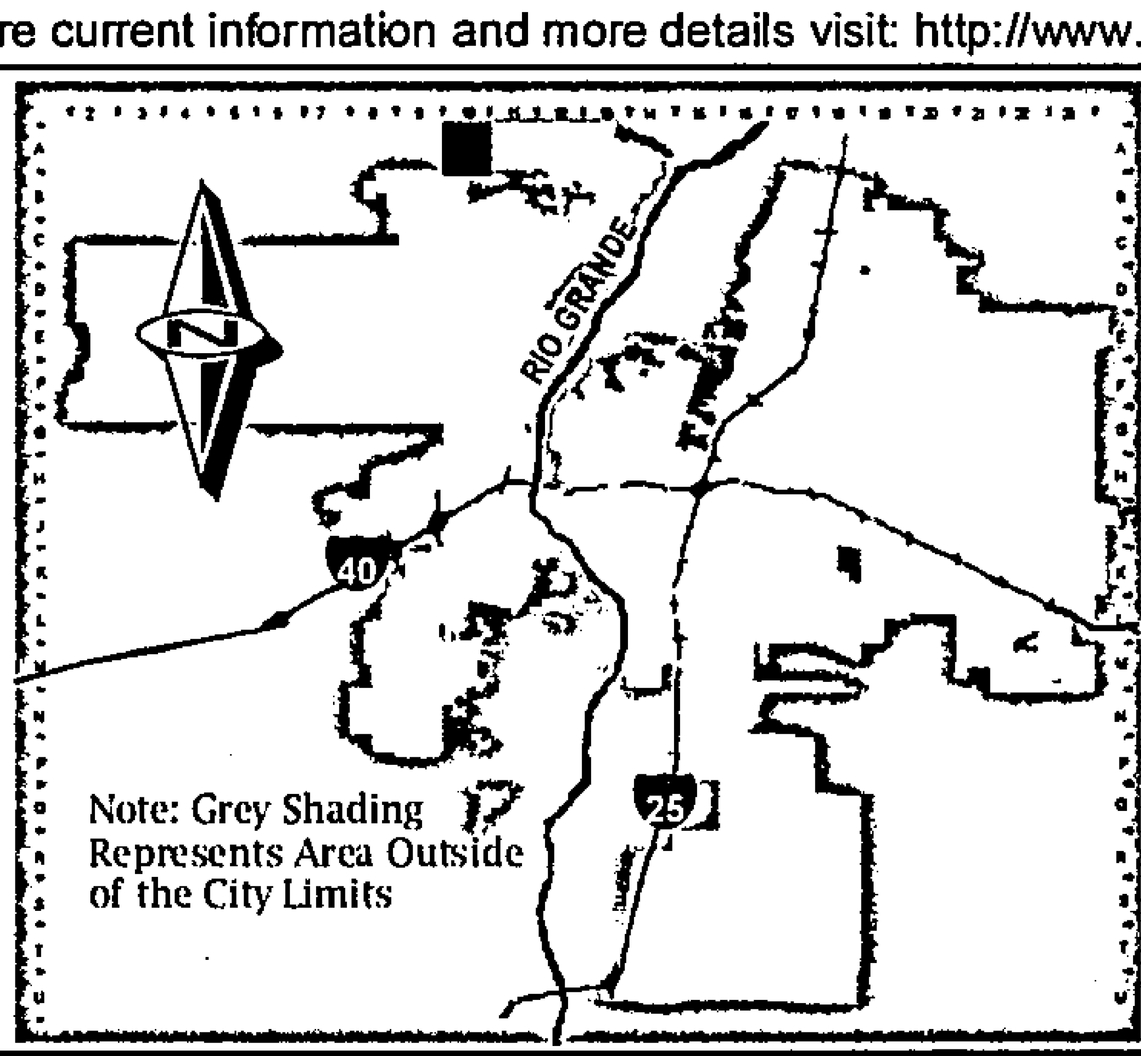
Project # 1002645



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

Albuquerque Geographic Information System

Map amended through: 5/1/2006



Zone Atlas Page:

A-10-Z

Selected Symbols

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

0 — 750 — 1,500 Feet

TIERRA WEST, LLC

5571 Midway Park Place NE
Albuquerque, NM 87109

(505) 858-3100
fax (505) 858-1118

twllc@tierrawestllc.com
1-800-245-3102

August 30, 2006

Ms. Sheran Matson, AICP, Chair
Development Review Board
City of Albuquerque
P.O. Box 1293
Albuquerque, NM 87103

RE: Six Month Extension of Subdivision Improvement Agreement
Seville Unit 8 Subdivision
Zone Atlas Page A-10, Project # 1002645

Dear Ms. Matson:

Tierra West LLC, on behalf of Stillbrooke Homes, requests a six month extension of the Subdivision Improvements Agreement for the above-referenced project. The site is located on Irving Boulevard NW between Universe Boulevard NW and Kayenta Place NW The SIA is approaching expiration and we are requesting the extension to allow time for the contractor to finish completion of the punchlist and to get the work order closed out with the City of Albuquerque.

If you have any questions or need additional information regarding this matter, please do not hesitate to call me.

Sincerely,

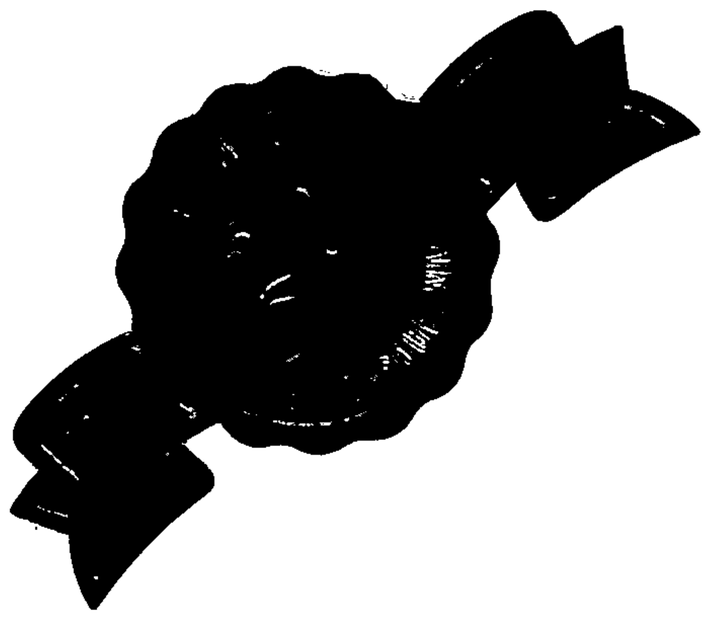
Ronald R. Bohannan, PE

Enclosure/s

cc: A.J. Yarbrough
Laura Horton, Ventana Ranch N.A.
Bruce Nyberg, Ventana Ranch N.A.

JN: 23023
RRB/kdk

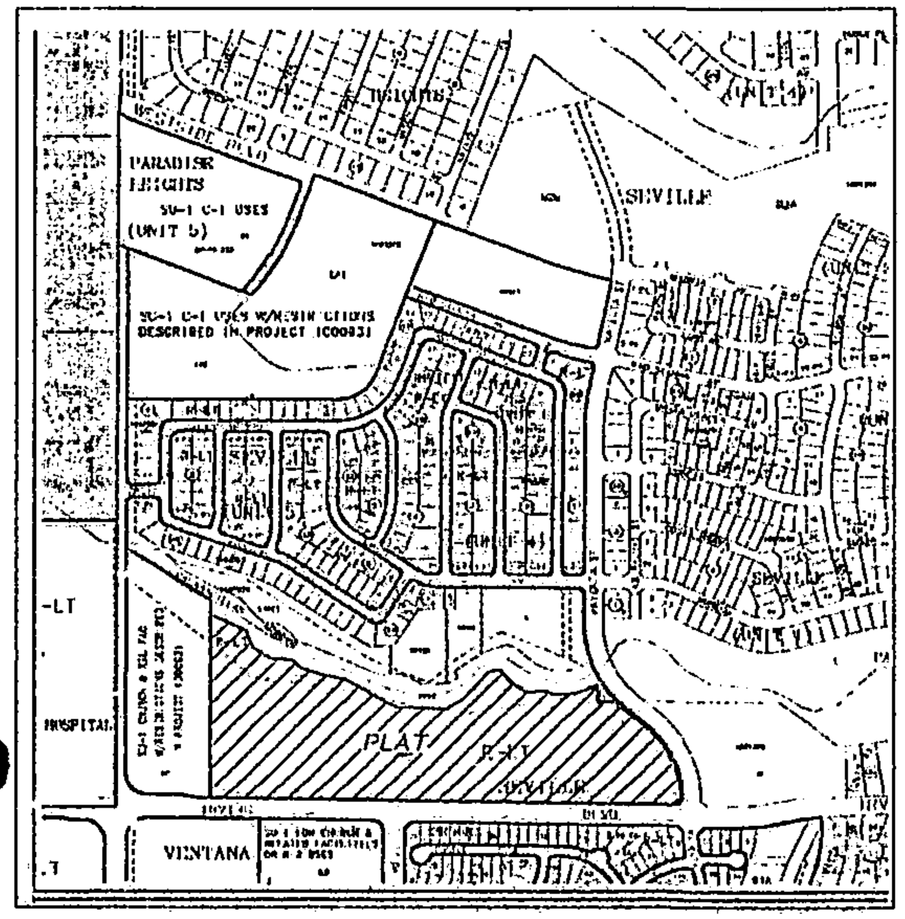
2003:23023 SIA Extension 083006



SEVILLE SUBDIVISION UNIT EIGHT

(BEING A REPLAT OF TRACT 1-B-1-A, SEVILLE)
WITHIN
THE TOWN OF ALAMEDA GRANT
IN
PROJECTED SECTION 3, TOWNSHIP 11 NORTH, RANGE 2 EAST
NEW MEXICO PRINCIPAL MERIDIAN
CITY OF ALBUQUERQUE
BERNALILLO COUNTY, NEW MEXICO
JANUARY , 2004

PROJECT NUMBER: 1002645
Application Number: 04-00400



Vicinity Map
N.T.S.

GENERAL NOTES

1. Bearings are grid based upon the New Mexico State Plane Coordinate System, Central Zone (NAD 27) and rotated to grid at the Albuquerque Survey Control Monument "SANDBERN".
2. Distances are ground.
3. Record plat bearings and distances where they differ from those measured by field survey are shown in parenthesis ( ).
4. All corners are a 5/8" rebar and cap stamped "HUGG L.S. 9750" unless otherwise indicated hereon.
5. Albuquerque City Zone Atlas page A-10.
6. All street centerline monumentation shall be installed at all centerline PC's, PT's, angle points and street intersections and shown thus Δ. All centerline monumentation will be set using the standard four (4") aluminum monument stamped "City of Albuquerque Centerline Monument- Do not disturb, PS Number 9750" and will be set flush with the final asphalt lift.
7. Manholes will be offset at all points of curvature, points of tangency, street intersections, and all other angle points to allow use of centerline monumentation.
8. Total number of existing Tracts: 1
9. Total number of Lots created: 114
9. Total number of Tracts created: 4
10. Total mileage of full width streets created: 0.57 mile.
11. Gross Subdivision acreage: 26.6363 acres.
12. U.C.L.S. Log Number 2004030040.

DISCLOSURE STATEMENT

The Purpose of this replat is to:

a. Show the easements vacated by DRB #1002645
b. Create the 114 residential lots and 4 tracts as shown hereon.
c. Dedicate the additional new public street right of ways as shown hereon to the City of Albuquerque in fee simple with warranty covenants
d. Dedicate Tract 1-B-1-A-1 to the City of Albuquerque in fee simple with warranty covenants for "Open Space".
e. Dedicate Tracts 1-B-1-A-2 and 1-B-1-A-3 in fee simple with warranty covenants to the Albuquerque Metropolitan Arroyo Flood Control Authority (A.M.A.F.C.A.) for "Drainage right of way".
f. Grant the new public utility easements as shown hereon.
g. Tract A as shown hereon will be conveyed in fee simple to the Seville Unit Eight Homeowners Association (to be formed) as "Common Area". Maintenance of said Tract A to be the responsibility of said Homeowners Association.

TREASURERS CERTIFICATION

This is to certify that taxes are current and paid on the following:

1 010 0666 146 018 30101

Bernalillo County Treasurer — Date: 04/1/2004

PUBLIC UTILITY EASEMENTS

PUBLIC UTILITY EASEMENTS shown on this plat are granted for the common and joint use of:

A. PNM Electric Services for installation, maintenance, and service of overhead and underground electrical lines, transformers, and other equipment and related facilities reasonably necessary to provide electrical service.
B. PNM Gas Services for installation, maintenance, and service of natural gas lines, valves and other equipment and facilities reasonably necessary to provide natural gas.
C. QWest Corporation for the installation, maintenance, and service of such lines, cable, and other related equipment and facilities reasonably necessary to provide communication services, including but not limited to ground pedestals and closures.
D. Comcast Cable for the installation, maintenance, and service of such lines, cable, and other related equipment and facilities reasonably necessary to provide Cable TV service.
E. New Mexico Utilities, Inc. for the installation, maintenance, and service of underground water and sanitary sewer lines, valves and other equipment and facilities reasonably necessary to provide water and sanitary sewer service.

Included, is the right to build, rebuild, construct, reconstruct, locate, relocate, change, remove, modify, renew, operate, and maintain facilities for the purposes described above, together with free access to, from, and over said easements, including sufficient working area space for electric transformers, with the right and privilege to trim and remove trees, shrubs or bushes which interfere with the purposes set forth herein. No building, sign, pool (aboveground or subsurface), hot tub, concrete or wood pool decking, or other structure shall be erected or constructed on said easements, nor shall any well be drilled or operated thereon. Property owners shall be solely responsible for correcting any violations of National Electrical Safety Code by construction of pools, decking, or any structures adjacent to or near easements shown on this plat.

Easements for electric transformers/switchgears, as installed, shall extend ten feet (10') in front of transformer/switchgear doors and five feet (5') on each side.

DISCLAIMER

In approving this plat, PNM Electric Services and Gas Services (PNM) did not conduct a Title Search of the properties shown hereon. Consequently, PNM does not waive nor release any easement or easement rights to which it may be entitled.

SHEET INDEX

SHEET 1 OF 6 — Approvals, General Notes, Etc...
SHEET 2 OF 6 — Legal Description, Free consent and dedication
SHEET 3 OF 6 — Overall Bulk Plat Boundary
SHEET 4 OF 6 — West 1/2 of Unit 8 Subdivision Plat
SHEET 5 OF 6 — East 1/2 of Unit 8 Subdivision Plat
SHEET 6 OF 6 — Curve and Line Tables

2004030035
Page 1 of 6
05/04/2004 02:54P
Bk-2004C Pg-137
Mary Herrera Bern. Co. PLAT R 32.00

SURVEYORS CERTIFICATION

I, Russ P. Hugg, New Mexico Professional Surveyor Number 9750, hereby certify that this plat of survey was prepared from field notes of an actual ground survey performed by me or under my supervision; that it meets the Standards for Land Surveys in New Mexico as adopted by the New Mexico State Board of Registration for Professional Engineers and Professional Surveyors; that it meets the minimum requirements for surveys and monumentation of the Albuquerque Subdivision Ordinance; that it shows all easements of record; and that it is true and correct to the best of my knowledge and belief.

Russ P. Hugg
NMPS No. 9750
January 10, 2004

NEW MEXICO No. 9750 REGISTERED PROFESSIONAL SURVEYOR

PLAT APPROVAL

Utility Approvals:

PNM Electric Services	4-16-04 Date
PNM Gas Services	3-12-04 Date
QWest Corporation	03/18/04 Date
Comcast	3-17-04 Date
New Mexico Utilities	3-18-04 Date

Note: These properties lie within the New Mexico Utilities, Inc. (NMU, Inc.) Franchise area. Water and Sanitary Sewer capabilities are based upon the NMU, Inc. facilities, not the City of Albuquerque.

City Approvals:

City Surveyor	3-17-04 Date
Real Property Division	N/A Date
Environmental Health Department	N/A Date
Traffic Engineering, Transportation Division	3-31-04 Date
Utilities Development	3-31-04 Date
Parks and Recreation Department	3/31/04 Date
AMAFCA	3-30-04 Date
City Engineer	4-5-04 Date
DRB Chairperson, Planning Department	4-5-04 Date

SHEET 1 OF 6

SURVTEK, INC.
Consulting Surveyors
Phone: 505-897-3368
Fax: 505-897-3372

SEVILLE SUBDIVISION UNIT EIGHT

(BEING A REPLAT OF TRACT 1-B-1-A, SEVILLE)

WITHIN

THE TOWN OF ALAMEDA GRANT

IN

PROJECTED SECTION 3, TOWNSHIP 11 NORTH, RANGE 2 EAST

NEW MEXICO PRINCIPAL MERIDIAN

CITY OF ALBUQUERQUE

BERNALILLO COUNTY, NEW MEXICO

JANUARY , 2004

LEGAL DESCRIPTION

Tract 1-B-1-A, Seville as the same is shown and designated on the plat entitled "BULK LAND PLAT OF TRACTS 1-A-1, 1-A-2, 1-B-1-A THRU 1-B-1-H, 1-B-2-A, B-2-A AND B-2-B, SEVILLE,(BEING A REPLAT OF TRACTS 1-A, 1-B-1, 1-B-2, SEVILLE AND TRACT B-2, PARADISE HEIGHTS) WITHIN THE TOWN OF ALAMEDA GRANT IN PROJECTED SECTION 3, TOWNSHIP 11 NORTH, RANGE 2 EAST, NEW MEXICO PRINCIPAL MERIDIAN, CITY OF ALBUQUERQUE, BERNALILLO COUNTY, NEW MEXICO," filed in the office of the County Clerk of Bernalillo County, New Mexico on September 19, 2002, in Plat Book 2002C, page 312.

FREE CONSENT AND DEDICATION

SURVEYED and REPLATTED and now comprising, SEVILLE SUBDIVISION UNIT EIGHT (BEING A REPLAT OF TRACT 1-B-1-A, SEVILLE) WITHIN THE TOWN OF ALAMEDA GRANT IN PROJECTED SECTION 3, TOWNSHIP 11 NORTH, RANGE 2 EAST, NEW MEXICO PRINCIPAL MERIDIAN, CITY OF ALBUQUERQUE, BERNALILLO COUNTY, NEW MEXICO", with the free consent of and in accordance with the wishes and desires of the undersigned owner(s) and proprietor(s) thereof. Said owner(s) and proprietor(s) do hereby dedicate all new street right of ways as shown hereon to the City of Albuquerque in fee simple with warranty covenants. Said owner(s) and proprietor(s) do hereby dedicate Tract 1-B-1-A-1 to the City of Albuquerque in fee simple with warranty covenants for "Open Space". Said owner(s) and proprietor(s) do hereby dedicate Tracts 1-B-1-A-2 and 1-B-1-A-3 in fee simple with warranty covenants to the Albuquerque Metropolitan Arroyo Flood Control Authority (A.M.A.F.C.A.) for "Drainage right of way". Said owner(s) and proprietor(s) do hereby grant to the use of the public forever, the public utility easements as shown hereon. Said owner(s) and proprietor(s) do hereby consent to all of the foregoing and do hereby represent that they are so authorized to act.

OWNER OF TRACT 1-B-1-A

CLEARBROOK INVESTMENTS, INC.
a New Mexico Corporation

By _____

Scott Henry, President

ACKNOWLEDGEMENT

STATE OF NEW MEXICO
COUNTY OF BERNALILLO SS

The foregoing instrument was acknowledged before me this 16th

day of [illegible], 2004, by Scott Henry.

[illegible] My commission expires [illegible]

Notary Public

OFFICIAL SEAL
ANGELA L. MONTOYA
Notary Public
State of New Mexico
My Commission Expires [illegible]

GRANT OF EASEMENT

Tract 1-B-1-A-1 is hereby dedicated to the City of Albuquerque in fee simple with warranty covenants for "Open Space" and Tracts 1-B-1-A-2 and 1-B-1-A-3 are hereby dedicated in fee simple with warranty covenants to the Albuquerque Metropolitan Arroyo Flood Control Authority (A.M.A.F.C.A.) for "Drainage right of way".

Clearbrook Investments, Inc. hereby grants the 25' Public Trail Easement as shown hereon to the City of Albuquerque. Access and maintenance of said trail easement by the City of Albuquerque is subject to the terms as included in the "FIRST AMENDMENT TO LICENSE AGREEMENT CITY TRAIL SYSTEMS ON AMAFCA R/W", or any subsequent amendments thereto, as said document was filed in the office of the County Clerk of Bernalillo County, New Mexico on June 11, 2003 in Book A57, page 9170 as Document Number 2003099379.

OPEN SPACE AGREEMENT

The City of Albuquerque ("City") and the undersigned Owner agree that in exchange for the fee simple dedication of Tract 1-B-1-A-1 to the City, and the dedication of a 25' public trail easement on Tract 1-B-A-1, Tract 1-B-1-A-2 and Tract 1-B-1-A-3 to the City. Owner shall be entitled to 8.9597 acres or 390,284 square feet of fully transferable detached open space credits under the City's Detached Open Space Regulations. (Section 14-16-3-8 R.O. 1994)

Mary Herrera Bern. Co. PLAT R 32.00 2004S0635 6974125 Page 2 of 6 05/04/2004 02:54P Bk-2004C Pg-137

PROFESSIONAL SURVEYOR STATE OF NEW MEXICO No. 9750 RUSS H. HUNG

SHEET 2 OF 6

SURV TEK, INC.
Consulting Surveyors
[illegible] Phone: 505-867-3350
Fax 505 [illegible]

030575P.DWG

SEVILLE SUBDIVISION UNIT EIGHT

(BEING A REPLAT OF TRACT 1-B-1-A, SEVILLE)
WITHIN
THE TOWN OF ALAMEDA GRANT
IN
PROJECTED SECTION 3, TOWNSHIP 11 NORTH, RANGE 2 EAST
NEW MEXICO PRINCIPAL MERIDIAN
CITY OF ALBUQUERQUE
BERNALILLO COUNTY, NEW MEXICO
JANUARY , 2004

Albuquerque Control Survey Monument "1-A10"
New Mexico State Plane Coordinates, Central Zone (NAD 27) as published:
Y = 1,534,660.24
X = 356,933.105
Elevation = 5415.16 (SLD 1929)
Ground to grid factor = 0.9998838
Delta Alpha = -00° 16' 20"

Albuquerque Control Survey Monument "SANDBERN"
New Mexico State Plane Coordinates, Central Zone (NAD 27) as published:
Y = 1,534,205.29
X = 361,814.29
Elevation = 5456.92 (SLD 1929)
Ground to grid factor = 0.9996079
Delta Alpha = -00° 16' 00"

SEVILLE SUBDIVISION UNIT FIVE
Filed- May 12, 2003 in Book 2003C, Page 131

SEVILLE SUBDIVISION UNIT FOUR
Filed- October 24, 2002 in Book 2002C, Page 341

BURGOS AVENUE N.W.

CALLE ROSA, CALLE CORDOBA, CALLE MIRLO, CALLE ALMA, AVENIDA SEVILLE N.W., CALLE

BLOCK (12), BLOCK (6), BLOCK (4), BLOCK (5), BLOCK (1), BLOCK (10)

A.M.A.F.C.A. PRUDENT LINE EASEMENT granted to A.M.A.F.C.A. by plat filed- Sept.19, 2002 Plat Book 2002C, page 312

TRACT 1-B-1-C-1 SEVILLE

LANDS OF AMAFCA
Per Special Warranty Deed filed June 11, 2003 in Book A57, page 9173

TRACT 1-B-1-G SEVILLE

TRACT A (PARK SITE)

TRACT 1-B-1-H

Permanent Easement (Public Access and Utility Easement) granted to the City of Albuquerque by Judgment recorded December 6, 2000 in Book A13, page 513

KAYENTA BOULEVARD

LAS PALMAS

BURGOS AVENUE

TRACT C
PARADISE HEIGHTS
Plat- Complete as shown on Plat filed 7-2001, Page 310
LANDS OF A.M.A.F.C.A.

TRACT F
PARADISE HEIGHTS
Filed - December 20, 2000 in Plat Book 2000C, Page 310
LANDS OF A.M.A.F.C.A.

Existing 10' Power & Telephone Easement filed- Sept. 2, 1960 Vol. 580, Folio 47

Existing 10' Power & Telephone Easement filed- Sept. 2, 1960 Vol. 580, Folio 47 to remain West of Tract 1-B-1-A

Temporary Construction Easement filed- December 6, 2000 in Book A13, Page 511 Released by "TERMINATION AND RELEASE OF TEMPORARY CONSTRUCTION EASEMENT", filed March 3, 2003 in Book A52, page 881.

TRACT 1-B-1-B SEVILLE
Filed- Sept 19, 2002 Plat Book 2002C, page 312

LANDS OF AMAFCA
Per special Warranty Deed filed June 11, 2003 in Book A57, page 9173

Portion of Existing 10' Power & Telephone Easement filed- Sept. 2, 1960 Vol. 580, Folio 47 located within tracts 1-B-1-A and 1-B-1-B by 03 DRB 01565, Project # 1002645 (Cross hatched area)

A.M.A.F.C.A. PRUDENT LINE EASEMENT granted to A.M.A.F.C.A. by plat filed- Sept.19, 2002 Plat Book 2002C, page 312

BULKLAND PLAT
TRACT 1-B-1-A
SEVILLE
Filed- September 19, 2002 in Book 2002C, Page 312
(Zoned R-LT)

SECOND CORRECTION PLAT
BULKLAND PLAT
TRACT 1-C
SEVILLE
Filed- Plat Book 2002C, Page 106

Fd. 5/8" Rebar and cap stamped "L.S. 9750" (Typical)

10' Public Utility Easement granted by plat filed 08/02/01 2001C-223

Temporary Construction Easement filed- December 6, 2000 Book A13, Page 508

TRACT 1-
SEVILLE
Filed - August 2, 2001 in Book 206

88' R/W

50' R/W

IRVING BOULEVARD N.W.
Existing 92' R/W

TRACT A-2
VENTANA RANCH
Filed- March 22, 1999 in Book 99C, Page 62

VENTANA ROAD

SEDONA SUBDIVISION AT VENTANA RANCH
Filed- May 7, 1998 in Book 98C, Page 122

KAYENTA BOULEVARD

20010066635
0174125
Page: 3 of 6
05/04/2001 02:54P
Bk-2001C Pg-137
Mary Herrera Bern. Co. PLAT R 32.00

GRAPHIC SCALE
110 0 55 110 220 440
(IN FEET)
1 inch = 110 ft.

030575P1.SHT3.DWG

LINE TABLE

LINE	LENGTH	BEARING
L1	29.29'	S85°25'42"E
L2	40.62'	S71°11'04"E
L3	34.12'	N89°33'40"E
L4	45.17'	N78°04'14"E
L5	33.04'	N45°51'00"E
L11	2.00'	N00°51'03"E

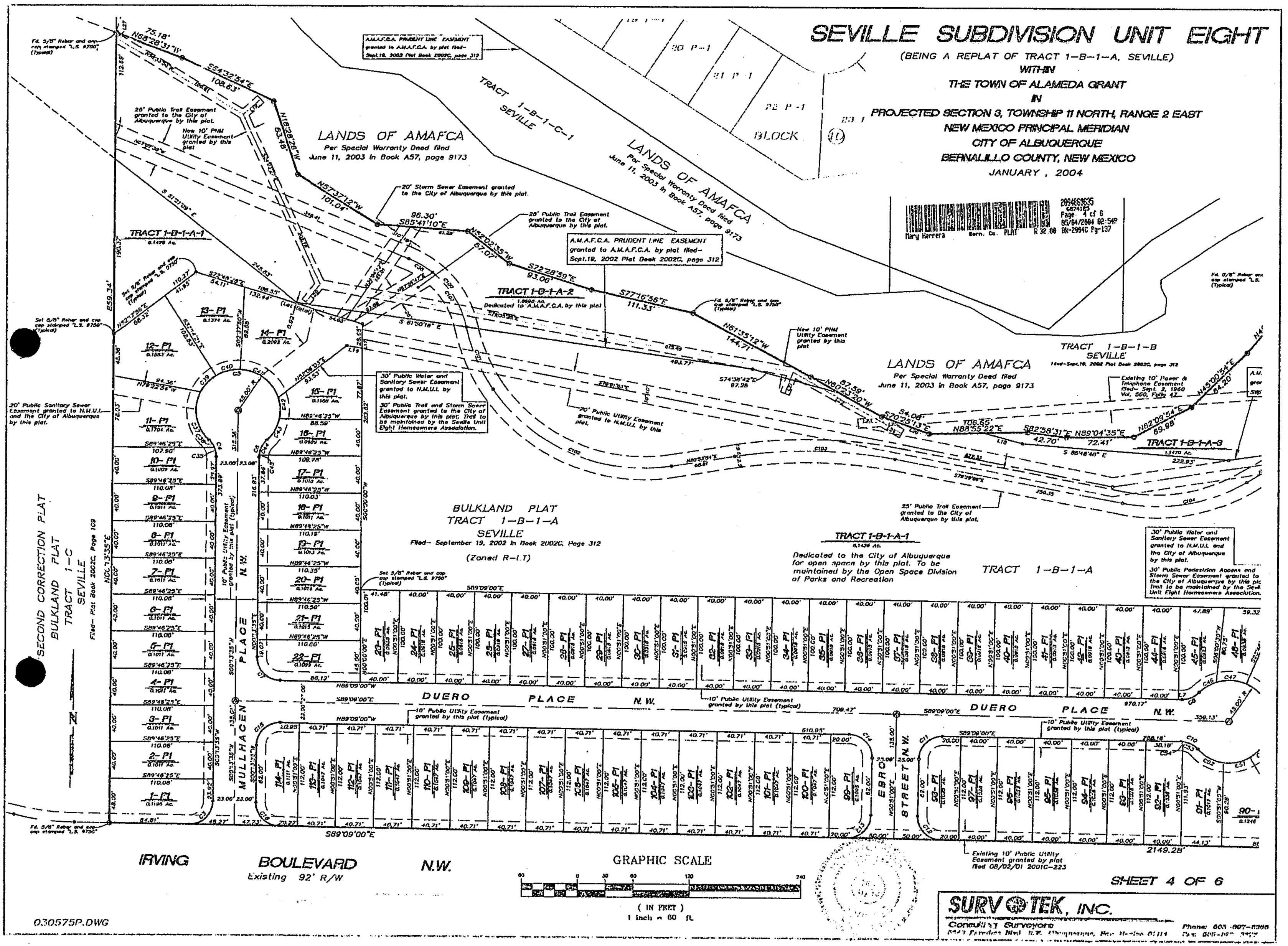
CURVE TABLE

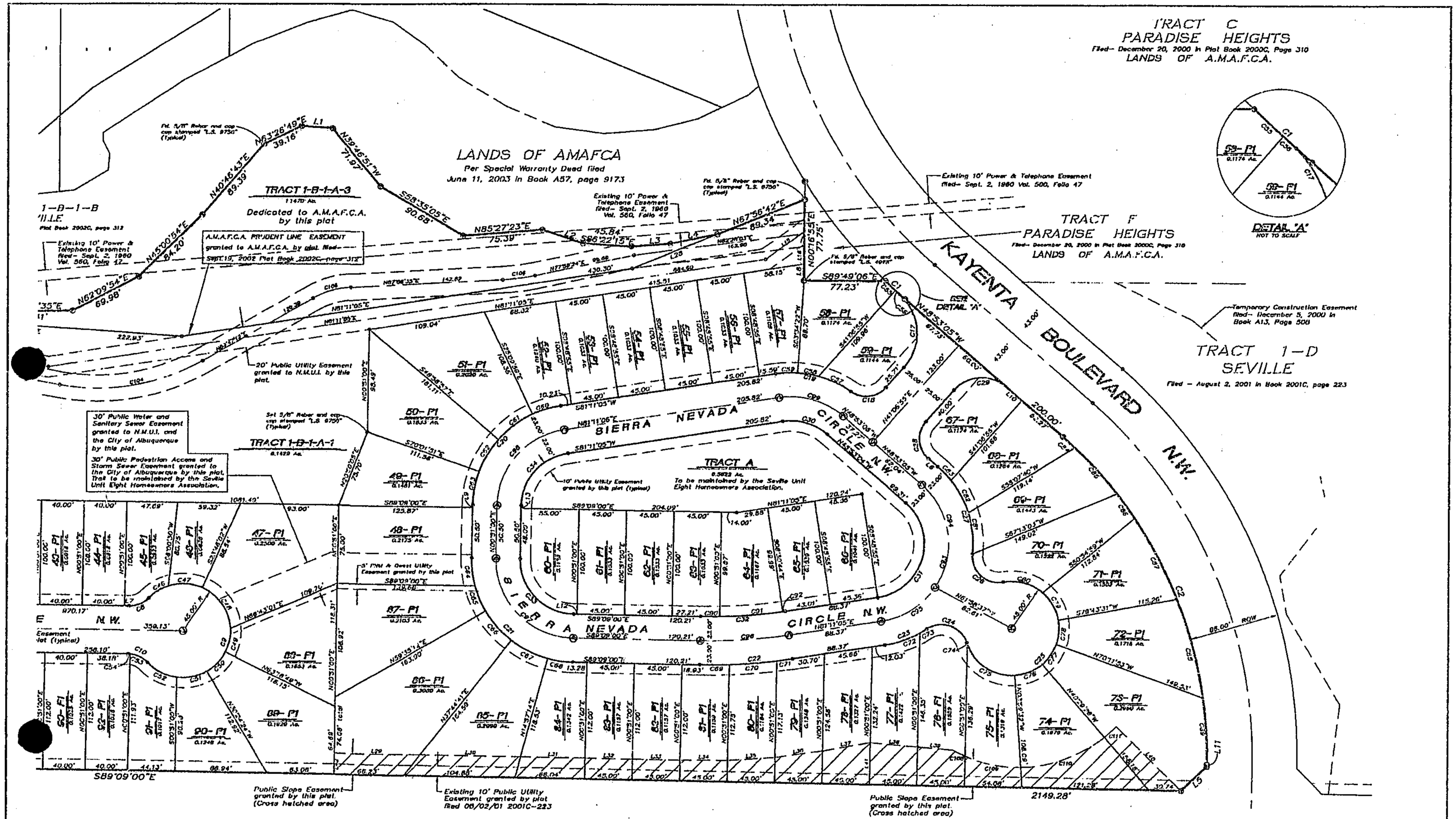
CURVE	LENGTH	RADIUS	TANGENT	CHORD	CHORD BEARING	DELTA
C1	24.97'	493.00'	12.49'	24.97'	S47°26'02"E	2°54'06"
C2	353.29'	407.00'	188.64'	342.30'	N24°01'02"W	49°44'05"

SHEET 3 OF 6

EXISTING PLAT BOUNDARIES

SURV-TEK, INC.
Consulting Surveyors
8613 Paradise Blvd. N.E. Albuquerque, New Mexico
Phone: 505-897-3366
Fax: 505-897-3373


SEVILLE SUBDIVISION UNIT EIGHT
(BEING A REPLAT OF TRACT 1-B-1-A, SEVILLE)
WITHIN
THE TOWN OF ALAMEDA GRANT
IN
PROJECTED SECTION 3, TOWNSHIP 11 NORTH, RANGE 2 EAST
NEW MEXICO PRINCIPAL MERIDIAN
CITY OF ALBUQUERQUE
BERNALILLO COUNTY, NEW MEXICO
JANUARY , 2004
LANDS OF AMAFCA
Per Special Warranty Deed filed
June 11, 2003 in Book A57, page 9173
TRACT 1-B-1-C-1
SEVILLE
BLOCK
TRACT 1-B-1-A-1
TRACT 1-B-1-A-2
TRACT 1-B-1-B
SEVILLE
TRACT 1-B-1-A-3
TRACT 1-B-1-A-1
Dedicated to the City of Albuquerque for open space by this plat. To be maintained by the Open Space Division of Parks and Recreation
TRACT 1-B-1-A
BULKLAND PLAT
TRACT 1-B-1-A
SEVILLE
Filed- September 19, 2002 in Book 2002C, Page 312
(Zoned R-LT)
SECOND CORRECTION PLAT
BULKLAND PLAT
TRACT 1-C
SEVILLE
Filed- Plat Book 2002C, Page 109
DUERO PLACE N.W.
MULLHACEN PLACE N.W.
EBRO STREET N.W.
IRVING BOULEVARD N.W.
Existing 92' R/W
GRAPHIC SCALE
(IN FEET)
1 inch = 60 ft.
SHEET 4 OF 6
SURV TEK, INC.
Consulting Surveyors
030575P.DWG



SEVILLE SUBDIVISION UNIT EIGHT

(BEING A REPLAT OF TRACT 1-B-1-A, SEVILLE)

WITHIN

THE TOWN OF ALAMEDA GRANT

IN

PROJECTED SECTION 3, TOWNSHIP 11 NORTH, RANGE 2 EAST

NEW MEXICO PRINCIPAL MERIDIAN

CITY OF ALBUQUERQUE

BERNALILLO COUNTY, NEW MEXICO

JANUARY , 2004

SHEET 5 OF 6

SURV TEK, INC.

Consulting Surveyors

Phone: 505-897-0868

SEVILLE SUBDIVISION UNIT EIGHT

(BEING A REPLAT OF TRACT 1-B-1-A, SEVILLE)
WITHIN
THE TOWN OF ALAMEDA GRANT
IN
PROJECTED SECTION 3, TOWNSHIP 11 NORTH, RANGE 2 EAST
NEW MEXICO PRINCIPAL MERIDIAN
CITY OF ALBUQUERQUE
BERNALILLO COUNTY, NEW MEXICO
JANUARY , 2004

CURVE TABLE

CURVE	LENGTH	RADIUS	TANGENT	CHORD	CHORD BEARING	DELTA
C1	24.97'	493.00'	12.49'	24.97'	S17°26'02"E	2°54'06"
C2	353.29'	407.00'	188.64'	342.30'	N24°01'02"W	49°44'05"
C3	39.54'	25.00'	25.27'	35.55'	N45°32'17"E	90°37'25"
C4	20.38'	25.00'	10.79'	19.82'	N23°07'40"W	46°42'29"
C5	214.74'	45.00'	42.39'	61.71'	N89°46'25"W	273°24'59"
C6	20.38'	25.00'	10.79'	19.82'	S23°34'50"W	46°42'29"
C7	39.00'	25.00'	24.73'	35.16'	S44°27'43"E	89°22'35"
C8	20.38'	25.00'	10.79'	19.82'	N67°28'45"E	46°42'29"
C9	214.74'	45.00'	42.39'	61.71'	N00°51'00"E	273°24'59"
C10	20.38'	25.00'	10.79'	19.82'	N65°47'45"W	46°42'29"
C11	39.27'	25.00'	25.00'	35.36'	S45°51'00"W	90°00'01"
C12	39.27'	25.00'	25.00'	35.36'	S44°09'00"E	90°00'00"
C13	39.27'	25.00'	25.00'	35.36'	N45°51'00"E	90°00'00"
C14	39.27'	25.00'	25.00'	35.36'	N44°09'00"W	90°00'00"
C15	39.54'	25.00'	25.27'	35.55'	S45°32'17"W	90°37'25"
C16	39.00'	25.00'	24.73'	35.16'	S44°27'43"E	89°22'35"
C17	77.87'	50.00'	49.34'	70.24'	N03°30'04"W	89°13'59"
C18	36.68'	25.00'	22.53'	33.48'	N83°08'43"E	84°03'35"
C19	75.24'	98.00'	39.58'	73.41'	N76°49'12"W	43°59'25"
C20	137.41'	98.00'	82.72'	126.42'	S41°01'03"W	80°20'05"
C21	153.94'	98.00'	98.00'	138.59'	S44°09'00"E	89°59'59"
C22	88.22'	523.00'	44.22'	88.12'	N86°01'03"E	9°39'55"
C23	43.10'	98.00'	21.90'	42.75'	N68°35'10"E	25°11'51"
C24	46.26'	25.00'	33.19'	39.94'	N71°00'01"W	106°01'31"
C25	206.29'	45.00'	51.17'	67.59'	N30°41'10"E	262°39'10"
C26	46.26'	25.00'	33.19'	39.94'	S47°37'40"E	106°01'31"
C27	92.82'	98.00'	50.22'	89.39'	N21°44'59"W	54°16'10"
C28	39.27'	25.00'	25.00'	35.36'	S03°53'05"E	90°00'00"
C29	54.98'	35.00'	35.00'	49.50'	S86°06'55"W	90°00'00"
C30	45.32'	52.00'	24.21'	43.90'	N73°51'00"W	49°55'48"
C31	118.05'	52.00'	111.69'	94.28'	N16°09'00"E	130°04'10"
C32	80.47'	477.00'	40.33'	80.37'	N86°01'03"E	9°39'55"
C33	81.68'	52.00'	52.00'	73.54'	S44°09'00"E	89°59'59"
C34	72.91'	52.00'	43.89'	67.08'	S41°01'03"W	80°20'05"
C35	10.32'	25.00'	5.24'	10.25'	N11°36'04"W	23°39'17"
C36	10.06'	25.00'	5.10'	9.99'	N34°57'18"W	23°03'12"
C37	39.61'	45.00'	21.19'	38.34'	S21°15'58"E	50°25'54"
C39	23.44'	45.00'	11.99'	23.17'	S53°26'08"W	29°50'28"
C40	23.69'	45.00'	12.12'	23.41'	S83°26'09"W	30°09'35"
C41	34.23'	45.00'	17.99'	33.41'	N59°41'30"W	43°35'06"
C42	38.81'	45.00'	20.70'	37.62'	N13°11'31"W	49°24'53"
C43	27.82'	45.00'	14.37'	27.38'	N29°13'30"E	35°25'09"
C44	18.24'	25.00'	9.54'	17.85'	S26°02'16"W	41°47'37"
C45	2.14'	25.00'	1.07'	2.14'	S02°41'01"W	4°54'52"
C46	21.84'	45.00'	11.14'	21.62'	S58°02'41"W	27°48'21"
C47	37.84'	45.00'	17.19'	32.12'	N87°08'34"W	41°46'10"
C48	34.24'	45.00'	18.00'	33.42'	N44°26'01"W	43°35'56"
C49	38.76'	45.00'	20.66'	37.56'	N02°02'34"E	49°21'13"
C50	25.82'	45.00'	13.28'	25.47'	N43°09'23"E	32°52'25"
C51	29.56'	45.00'	15.34'	29.03'	N78°24'48"E	37°38'24"
C52	31.67'	45.00'	16.52'	31.02'	S62°36'15"E	40°19'29"
C53	18.56'	25.00'	9.73'	18.13'	N63°42'21"W	42°31'42"
C54	1.82'	25.00'	0.91'	1.82'	N87°03'36"W	4°10'48"
C55	12.70'	493.00'	6.35'	12.70'	S46°43'15"E	1°28'33"
C56	5.67'	493.00'	2.84'	5.67'	S47°47'17"E	0°39'32"
C57	34.05'	98.00'	17.20'	33.88'	N64°46'47"W	19°54'35"
C58	20.00'	98.00'	10.03'	19.96'	N80°34'51"W	11°41'34"
C59	21.19'	98.00'	10.64'	21.15'	S87°22'44"W	12°23'17"
C60	27.97'	98.00'	14.08'	27.87'	S73°00'33"W	16°21'04"
C61	40.74'	98.00'	20.67'	40.44'	S52°55'32"W	23°48'59"
C62	36.00'	98.00'	18.21'	35.80'	S30°29'36"W	21°02'54"
C63	32.70'	98.00'	16.50'	32.55'	S10°24'34"W	19°07'09"
C64	12.03'	98.00'	6.02'	12.02'	S02°40'00"E	7°02'00"
C65	41.44'	98.00'	21.04'	41.14'	S18°17'54"E	24°13'48"
C66	37.36'	98.00'	18.91'	37.13'	S41°20'04"E	21°50'31"
C67	38.88'	98.00'	19.75'	38.73'	S63°39'02"E	22°47'27"
C68	24.12'	98.00'	12.12'	24.06'	S82°05'52"E	14°06'14"
C69	28.08'	523.00'	14.04'	28.08'	N89°16'42"E	3°04'36"
C70	45.43'	523.00'	22.63'	45.21'	N85°17'47"E	4°57'12"
C71	14.92'	523.00'	7.46'	14.92'	N82°00'07"E	1°38'03"
C72	35.47'	98.00'	17.93'	35.28'	N70°48'54"E	20°44'23"
C73	7.62'	98.00'	3.81'	7.62'	N58°12'58"E	4°27'28"
C74	1.84'	45.00'	0.92'	1.84'	S19°09'30"E	2°20'30"
C75	57.85'	45.00'	33.70'	53.95'	S57°09'38"E	73°39'47"
C76	28.67'	45.00'	14.84'	28.18'	N87°45'31"E	36°29'54"
C77	23.33'	45.00'	11.93'	23.07'	N34°39'20"E	29°42'27"
C78	23.62'	45.00'	12.09'	23.35'	N04°45'49"E	30°04'36"
C79	30.87'	45.00'	16.07'	30.27'	N29°56'44"W	39°18'31"
C80	40.10'	45.00'	21.49'	38.79'	N75°06'42"W	51°03'25"
C81	39.36'	98.00'	19.95'	39.10'	N06°07'21"W	23°00'53"
C82	35.40'	98.00'	17.89'	35.21'	N27°58'39"W	20°41'45"
C83	18.06'	98.00'	8.06'	18.03'	N43°36'18"W	10°33'33"
C84	15.48'	407.00'	7.74'	15.48'	N47°47'42"W	2°10'46"
C85	59.84'	407.00'	29.97'	59.78'	N42°29'36"W	8°25'26"
C86	29.08'	407.00'	14.54'	29.07'	N36°14'05"W	4°05'36"
C87	87.20'	407.00'	43.77'	87.04'	N28°03'00"W	12°16'34"
C88	98.06'	407.00'	49.27'	97.82'	N15°09'34"W	13°48'16"
C89	63.63'	407.00'	31.88'	63.56'	N03°37'43"W	8°57'26"
C90	17.79'	477.00'	8.90'	17.79'	N89°46'53"E	2°08'14"
C91	60.15'	477.00'	30.11'	60.11'	N85°06'01"E	7°13'30"
C92	2.52'	477.00'	1.26'	2.52'	N81°20'11"E	0°18'11"
C93	170.26'	75.00'	161.09'	135.98'	N16°09'00"E	130°04'10"
C94	108.00'	75.00'	65.78'	98.91'	N07°37'57"W	82°30'15"
C95	62.26'	75.00'	33.05'	60.49'	N57°24'08"E	47°33'55"

CURVE TABLE

CURVE	LENGTH	RADIUS	TANGENT	CHORD	CHORD BEARING	DELTA
C96	84.35'	500.00'	42.27'	84.25'	N86°01'03"E	9°39'55"
C97	117.81'	75.00'	75.00'	106.07'	S44°09'00"E	90°00'00"
C98	105.16'	75.00'	63.31'	96.75'	S41°01'03"W	80°20'05"
C99	65.36'	75.00'	34.82'	63.31'	N73°51'00"W	49°55'50"
C100	100.09'	105.00'	54.21'	96.34'	N39°49'04"W	54°36'53"
C101	74.20'	195.00'	37.56'	73.75'	S23°24'41"E	21°48'08"
C102	220.50'	195.00'	123.72'	208.94'	S66°42'25"E	64°47'20"
C103	172.90'	505.00'	87.30'	172.05'	N89°17'36"W	19°36'59"
C104	138.61'	195.00'	72.38'	135.71'	N80°09'03"E	40°43'41"
C105	38.15'	80.00'	19.44'	37.79'	S73°26'53"W	27°19'23"
C106	31.09'	195.00'	15.58'	31.06'	N82°32'30"E	9°08'11"
C107	70.41'	105.00'	36.59'	69.10'	N31°43'16"W	38°25'18"
C108	13.11'	130.81'	6.56'	13.11'	S64°24'22"E	5°44'34"
C109	54.42'	130.81'	27.61'	54.03'	S79°11'44"E	23°50'12"
C110	86.22'	130.81'	44.74'	84.67'	N70°00'13"E	37°45'54"
C111	15.32'	130.81'	7.67'	15.31'	N47°45'56"E	6°42'38"

LINE TABLE

LINE	LENGTH	BEARING
L1	29.29'	S85°25'43"E
L2	49.62'	S71°11'04"E
L3	37.12'	N85°33'40"E
L4	45.17'	N78°04'14"E
L5	33.94'	N45°51'00"E
L6	12.04'	N48°53'05"W
L7	4.06'	S89°09'00"E
L8	19.85'	N00°16'55"E
L9	2.50'	N00°51'00"E
L10	20.00'	S48°53'05"E
L11	2.00'	N00°51'00"E
L12	3.00'	N89°09'00"W
L13	2.50'	N00°51'00"E
L14	16.48'	S79°01'01"E
L16	29.24'	N00°16'55"E
L17	10.19'	N90°00'00"E
L18	43.63'	S74°38'42"E
L19	25.00'	S48°31'31"W
L20	25.00'	N38°00'34"E
L21	25.00'	S20°00'37"W
L22	109.63'	N60°23'20"W
L23	25.00'	N85°32'33"E
L24	25.00'	N60°23'20"W
L25	13.18'	N85°32'33"E
L26	40.40'	S70°25'14"E
L27	5.85'	N00°13'35"E
L28	87.11'	N67°27'49"E
L29	81.24'	S89°09'00"E
L30	94.89'	S89°09'00"E
L31	61.02'	S89°09'00"E
L32	45.00'	S89°09'00"E
L33	45.00'	S89°09'00"E
L34	45.00'	S89°57'57"E
L35	45.15'	N86°07'49"E
L36	45.53'	N82°08'12"E
L37	45.89'	N79°34'28"E
L38	45.12'	S84°57'56"E
L39	33.19'	S84°57'56"E
L40	87.47'	S45°35'22"E
L41	40.22'	N00°51'00"E
L42	20.00'	N00°51'00"E

SHEET 6 OF 6

030575P.DWG

SURV TEK, INC.
Consulting Surveyors
Phone: 505-897-3286

JJ 230023
Planning/DRB
Letter J

OFFICIAL NOTICE OF DECISION

CITY OF ALBUQUERQUE
PLANNING DEPARTMENT
DEVELOPMENT REVIEW BOARD

10-10-2003

9. Project # 1002645
03DRB-01440 Major-Preliminary Plat Approval
03DRB-01441 Minor-Temp Defer SDWK

TIERRA WEST LLC agent(s) for AMC DEVELOPMENT SERVICES request(s) the above action(s) for all or a portion of Tract(s) 1-1-A (to be known as **SEVILLE UNIT 8,** zoned R-LT, located on IRVING BLVD NW, between UNIVERSE BLVD NW and KAYENTA PL NW containing approximately 27 acre(s). [REF: 03DRB-00741] *[Deferred from 10/1/03]* (A-10)

At the October 8, 2003, Development Review Board meeting, with the signing of the infrastructure list dated 10/8/03 and approval of the grading plan engineer stamp dated 10/3/03 the preliminary plat was approved with the following condition of final plat:

1) Approval of design elevations and cross sections of perimeter walls by the DRB Chair.

The temporary deferral of construction of sidewalks on the interior streets was approved as shown on Exhibit C in the Planning file.

If you wish to appeal this decision, you must do so by October 23, 2003, in the manner described below.

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

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

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

Sheran Matson, AICP, DRB Chair

Cc: AMC Development Services, 400 Gold SW, Suite 750, 87102
Tierra West LLC, 8509 Jefferson NE, 87113
Arlene Portillo, Planning Department, 4th Floor, Plaza del Sol Bldg.
Scott Howell, Property Management, Legal Dept./4th Flr, City/County Bldg
File

W23023
Incoming
DRB

OFFICIAL NOTICE OF DECISION

CITY OF ALBUQUERQUE
PLANNING DEPARTMENT
DEVELOPMENT REVIEW BOARD

September 14, 2005

2. Project # 1002645
05DRB-01335 Major-One Year SIA

TIERRA WEST LLC agent(s) for CLEARBROOK INVESTMENTS LLC request(s) the above action(s) for **SEVILLE, UNIT 8,** zoned RLT, located on IRVING BLVD NW, between UNIVERSE BLVD NW and KAYENTA ST NW containing approximately 27 acre(s). [REF: 03DRB-01441, 03DRB-01441] (A-10)

At the September 14, 2005, Development Review Board meeting, a one-year extension of the Subdivision Improvements Agreement was approved.

If you wish to appeal this decision, you must do so by September 29, 2005, in the manner described below.

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

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

Sheran Matson, AICP, DRB Chair

Cc: Tierra West LLC, 8509 Jefferson NE, 87113
Clearbrook Investments Inc., 8901 Adams NE, 87113
Marilyn Maldonado, Planning Department, 4th Floor, Plaza del Sol Bldg.
File

Current DRC
Project Number:_____

FIGURE 12

Date Site Plan Approved: N/A
Date Preliminary Plat Approved: 10-8-03
Date Preliminary Plat Expires: 10-8-05
DRB Project No.: 1002645
DRB Application No.: 03-01440

ORIGINAL

INFRASTRUCTURE LIST

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

Seville ~~Estates~~ Unit 8
PROPOSED NAME OF PLAT AND/OR SITE DEVELOPMENT PLAN

Tract 1-B-1-A, Seville
EXISTING LEGAL DESCRIPTION PRIOR TO PLATTING ACTION

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

SIA Sequence #	COA DRC Project #	Size	Type of Improvement	Location	From	To	Private Inspector	City Inspector	City Cnst Engineer
		28' F-F	Residential Paving Curb and Gutter 4' Sidewalk (Both Sides)*	Mulhacen Place	Irving Blvd.	End of Cul-de-sac	1	1	1
		28' F-F	Residential Paving Curb and Gutter 4' Sidewalk (Both Sides)*	Duero Avenue	Mulhacen Place	End of Cul-de-sac	1	1	1
		28' F-F	Residential Paving Curb and Gutter 4' Sidewalks (Both Sides)	Ebro Road	Irving Blvd.	Duero Avenue	1	1	1
		28' F-F	Residential Paving Curb and Gutter 4' Sidewalks (South Side Only)*	Sierra Nevada Circle	~~Unnamed Road~~ Sierra Nevada End	Unnamed Road Sierra Nevada End	1	1	1
		28' F-F	Residential Paving Curb and Gutter 4' Sidewalks (Both Sides)*	Pico De Aneto Court	Sierra Nevada Circle	End of Cul-de-sac	1	1	1
		28' F-F	Residential Paving Curb and Gutter 4' Sidewalks (Both Sides)	Unnamed Road	Sierra Nevada Circle	Kayenta Blvd.	1	1	1
		30' 28' F-F	Arterial Paving Curb and Gutter 6' Sidewalk (North Side Only)	Irving Blvd.	West Property Line	Kayenta Blvd.	1	1	1
		8"	SAS Gravity Line**	Guadiana Road	Irving Blvd.	End of Cul-de-sac	1	1	1
		8"	SAS Gravity Line**	Calabacillas Arroyo	Mulhacen Place	Kayenta Blvd.	1	1	1
		8"	SAS Gravity Line**	Duero Avenue	Mulhacen Place	Ebro Road	1	1	1

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ORIGINAL

8"	SAS Gravity Line**	Duero Avenue	Ebro Road	Sierra Nevada Ends
8"	SAS Gravity Line**	Sierra Nevada Circle	Unnamed Road	Unnamed Road End
8"	SAS Gravity Line**	Pico De Aneto Court	Sierra Nevada Circle	End of Cul-de-sac
8"	SAS Gravity Line**	Unnamed Road	Sierra Nevada Circle	Kayenta Blvd.
8"	Water PVC Line**	Mulhacen Place	Irving Blvd.	End of Cul-de-sac
8"	Water PVC Line**	Duero Avenue	Mulhacen Place	Sierra Nevada Circle
8"	Water PVC Line**	Sierra Nevada Circle	Unnamed Road	Sierra Nevada Ends / Unnamed Road End
8"	Water PVC Line**	Pico De Aneto Court	Sierra Nevada Circle	End of Cul-de-sac
8"	Water PVC Line**	Mulhacen Road	Sierra Nevada Circle	Kayenta Blvd.
~~16"~~ & 24"	RCP Storm Sewer	Mulhacen Place	End of Cul-de-sac	Calabacillas Arroyo
24"	RCP Storm Sewer	Sierra Nevada Circle	Duero Avenue	Unnamed Road
30"	RCP Storm Sewer	Unnamed Road	Sierra Nevada Circle	Kayenta Blvd.

Water Infrastructure to include Valves, Fittings, Valve Boxes, and Fire Hydrants as required.

Sanitary Sewer to include Manholes, and Service Connections as required.

*Sidewalks to be Deferred

**New Mexico Utilities Franchise Area

Catch Basins and RCP connections included with Storm Sewer

Residential Street Lights per DPM

Certified Grading and Drainage with Private Walls and Private Drainage (Non- work order item) Required for SIA/Financial Guarantee Release.

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NOTES

1 Lots 77-89 Agreement & Covenant on each lot acknowledgement

2 Slope Paving on Lots 1-B-1-A-1 north of Lots 58-60

3

DEVELOPMENT REVIEW BOARD MEMBER APPROVALS

AGENT / OWNER

Ronald R Schaiman
NAME (print)

Tierra West LLC
FIRM

SIGNATURE - date

MAXIMUM TIME ALLOWED TO CONSTRUCT THE IMPROVEMENTS WITHOUT A DRB EXTENSION

Sharon Matson 10/8/03
DRB CHAIR - date

10-9-03
TRANSPORTATION DEVELOPMENT - date

Robert Bregman 10/8/03
UTILITY DEVELOPMENT - date

Bruce D. Bynum 10/8/03
CITY ENGINEER - date

Christina Sandoval 10/8/03
PARKS & GENERAL SERVICES - date

AMAFCA - date

- date

- date

DESIGN REVIEW COMMITTEE REVISIONS

REVISION	DATE	DRC CHAIR	USER DEPARTMENT	AGENT/OWNER

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10

1ST

FIGURE 18
EXTENSION AGREEMENT

PROJECT NO.**7226.82**

This Agreement made this day of October 3rd, 20 05, by and between the City of Albuquerque, New Mexico, a municipal corporation ("City") and [name of developer/subdivider:] **CLEARBROOK INVESTMENTS LLC**("Developer"), whose address is **8901 ADAMS NE SUITE A, ALBUQUERQUE, NM 87113** and whose telephone number is **505.858.1800**, is made in Albuquerque, New Mexico and is entered into as of the date of final execution of this Agreement.

WHEREAS, the City and the Developer entered into an Agreement on the **19TH** day of **DECEMBER**, 2003, which was recorded in the office of the Clerk of Bernalillo County, New Mexico on **DECEMBER 23**, 2003 at Book Misc. **A70**, pages **5728** through --, ("Earlier Agreement"), by which the Developer agreed to complete the construction of certain infrastructure improvements on or before the day of **OCTOBER 8**, 20 **05**; and

WHEREAS, the Earlier Agreement was amended by an Extension Agreement dated _____, recorded _____, in Book Misc. _____, pages _____ through _____, records of Bernalillo County, New Mexico, extending the construction deadline to _____; and

WHEREAS, it appears that the Developer will be unable to complete construction of the improvements by the deadline specified in the Agreement; and

WHEREAS, the City is willing to grant Developer an extension of time in which to complete construction of all or part of the improvements, provided the Developer posts an acceptable financial guarantee, as required by the City's Subdivision Ordinance and the Development Process Manual; and

WHEREAS, the Developer is able to provide the required financial guaranty:

NOW THEREFORE in consideration of the above and the mutual promises contained herein, the parties agree:

1. The required completion date for construction of the improvements, as set forth in paragraph **A** of the Earlier Agreement, is extended [Complete either A or B:]

A. for all improvements, the **14th** day of **SEPTEMBER**, **2006**.

B. on portions of the improvements as follows:

IMPROVEMENTS	COMPLETION DATE
INFRASTRUCTURE	**SEPTEMBER 14, 2006**
_____	_____
_____	_____

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2. With this Extension Agreement, Developer has provided the City with the following financial guaranty:

Type of Financial Guaranty: **AMENDED LOAN RESERVE LETTER**
Amount: $ **707,260.85**
Name of Financial Institution or Surety providing Guaranty:
BANK OF OKLAHOMA, N.A.
Date City first able to call Guaranty: **SEPTEMBER 14, 2006**
[Construction Completion Deadline]: **SEPTEMBER 14, 2006**
If Guarantee other than a Bond, last day City able to call on Guaranty is:
NOVEMBER 14, 2006

3. The parties agree that all terms and conditions of the Earlier Agreement not in conflict with this Extension Agreement shall remain valid, in force, and binding upon the parties. By executing this Agreement, the parties only intention is to extend the construction completion deadline established in the Earlier Agreement and establish a revised financial guarantee for the benefit of the City.

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

SUBDIVIDER:

By [Signature]: Cynthia A King
Name: **CYNTHIA KING**
Title: **VP FINANCE**
Dated: 9-14-05

CITY OF ALBUQUERQUE

Approved by:
City Engineer
Dated: 10-3-05

Utilities 9-28-05

Mary Herrera Bern. Co. ABRE R 13.00
2005148466
6345515
Page: 2 of 3
10/07/2005 02:58P
Bk-A184 Pg-9853

SUBDIVIDER'S NOTARY

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

This instrument was acknowledged before me on 14th day of September, 2005 by [name(s) of person(s):] CYNTHIA KING ,[title or capacity, for instance, "President" or "Owner":] VP FINANCE of [Subdivider:] CLEARBROOK INVESTMENTS INC .

Notary Public

My Commission Expires:

May 12, 2008

OFFICIAL SEAL
DEBORAH J. FISHER
Notary Public
State of New Mexico
My Commission Expires 5-12-08

CITY'S NOTARY

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

This instrument was acknowledged before me on 3rd day of October 2005 by Wilfred Gallegos for City Engineer, of the City of Albuquerque, a municipal corporation, on behalf of said corporation.

Notary Public

My Commission Expires:

11-25-2007

Mary Herrera Bern. Co. AGRE R 13.00
2005149466
8345515
Page: 3 of 3
10/07/2005 02:59P
Bk-A184 Pg-9053

EXHIBIT "A"

OFFICIAL NOTICE OF DECISION

CITY OF ALBUQUERQUE
PLANNING DEPARTMENT
DEVELOPMENT REVIEW BOARD

September 14, 2005

2. Project # 1002645
05DRB-01335 Major-One Year SIA

TIERRA WEST LLC agent(s) for CLEARBROOK INVESTMENTS LLC request(s) the above action(s) for **SEVILLE, UNIT 8,** zoned RLT, located on IRVING BLVD NW, between UNIVERSE BLVD NW and KAYENTA ST NW containing approximately 27 acre(s). [REF: 03DRB-01441, 03DRB-01441] (A-10)

At the September 14, 2005, Development Review Board meeting, a one-year extension of the Subdivision Improvements Agreement was approved.

If you wish to appeal this decision, you must do so by September 29, 2005, in the manner described below.

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

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

Sheran Matson, AICP, DRB Chair

Cc: Tierra West LLC, 8509 Jefferson NE, 87113
Clearbrook Investments Inc., 8901 Adams NE, 87113
Marilyn Maldonado, Planning Department, 4th Floor, Plaza del Sol Bldg.
File

BANK OF OKLAHOMA N.A.

AMENDMENT NO. 1
LOAN RESERVE LETTER
Dated November 20, 2003

September 19, 2005

Mr. James Lewis
Chief Administrative Officer
City of Albuquerque
P.O. Box 1293
Albuquerque, NM 87103

RE: Loan Reserve Letter for: **Clearbrook Investments, LLC**
Reserve Letter Amount: $707,260.85
City of Albuquerque Project No.: 7226.82
Project Name: Seville Subdivision, Unit 8, Phase/Unit #1

Dear Mr. Lewis:

We hereby amend the referenced Loan Reserve Letter in the following manner:

- The expiration has been extended to November 14, 2006.

All other terms and conditions of the Loan Reserve Letter shall remain unchanged.

Sincerely,
Bank of Oklahoma, NA

Troy Hutton
Vice President

Accepted:
City of Albuquerque

By: _____
Chief Administrative Officer
or authorized designee

Title:

9-28-05

TIERRA WEST, LLC
5571 Midway Park Place NE
Albuquerque, NM 87109
Phone: 505-858-3100
Fax: 505-858-1118

FACSIMILE TRANSMITTAL

To: OFFICE OF NEIGHBORHOOD COORDINATION FAX: 924-3913
TOTAL OF (2) PAGES

From: KELI KRUEGER (kkrueger@tierrawestllc.com)

Subject: HOMEOWNERS ASSOCIATION INFORMATION
JN: 23023

Date: August 30, 2006

PLEASE FORWARD INFORMATION ON ALL RECOGNIZED AND UNRECOGNIZED HOMEOWNER ASSOCIATIONS IN THE AREA OF THE PROPERTY DESCRIBED AS:

Seville Unit 8 Subdivision
LEGAL DESCRIPTION

LOCATED ON Irving Blvd. NW
STREET NAME OR OTHER IDENTIFYING LANDMARK

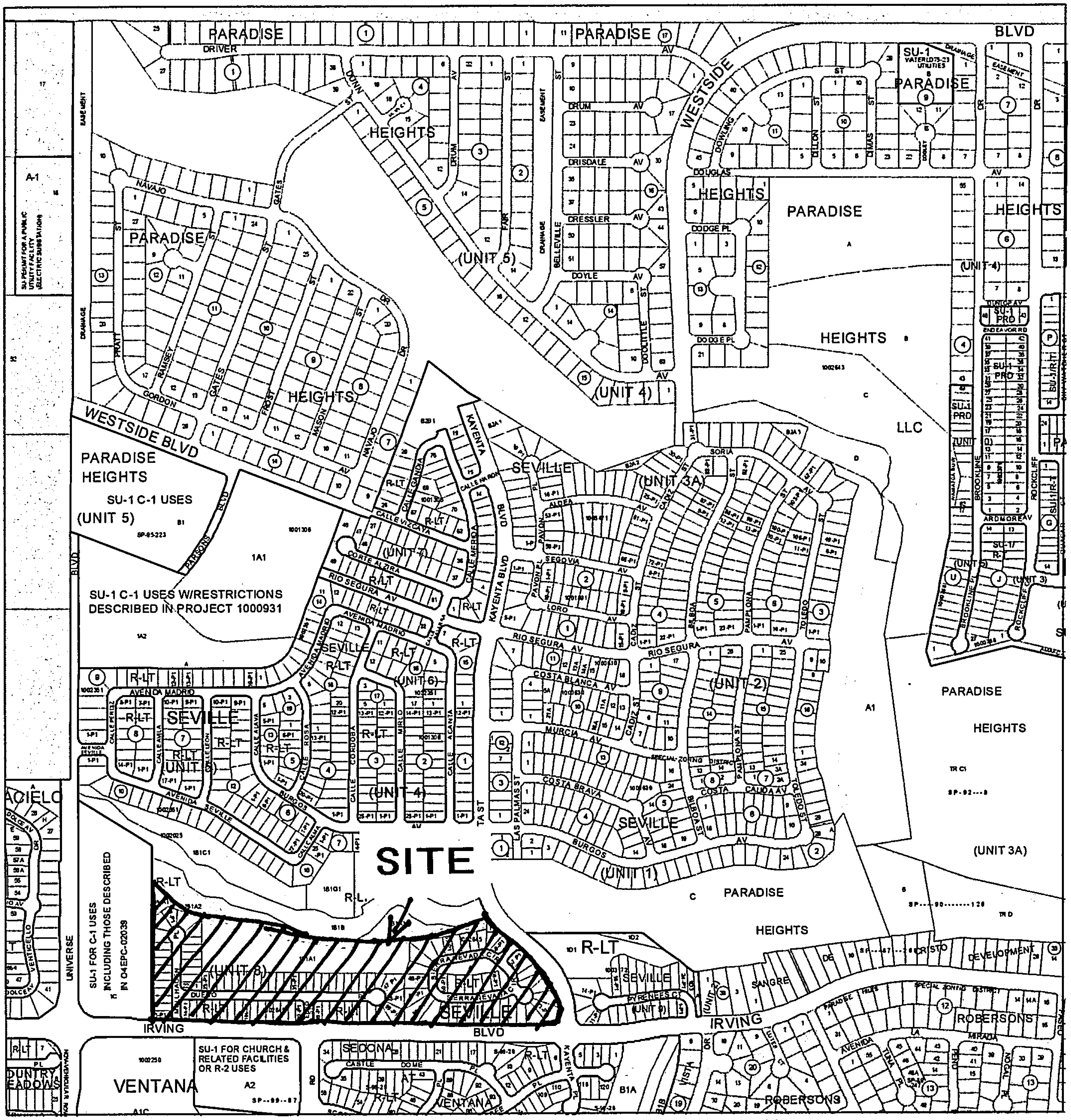
BETWEEN Universe Blvd. NW AND Kayenta Pl. NW
STREET NAME OR OTHER IDENTIFYING LANDMARK STREET NAME OR OTHER IDENTIFYING LANDMARK

THE SITE IS INDICATED ON THE FOLLOWING ZONE ATLAS SHEET: **A-10**
PLEASE CALL IF YOU HAVE ANY QUESTIONS.

SHOULD YOU HAVE ANY QUESTIONS REGARDING THIS TRANSMITTAL OR ANY OTHER ITEMS PERTAINING TO THIS PROJECT, PLEASE DO NOT HESITATE TO CONTACT OUR OFFICE.

IF YOU DO NOT RECEIVE ALL PAGES OF THIS TRANSMITTAL, OR IF MATERIAL IS NOT LEGIBLE, PLEASE CONTACT OUR OFFICE FROM 7:00 AM TO 5:00 PM, MST, MONDAY THROUGH THURSDAY, 8:00 AM TO 12:00 PM, MST, FRIDAY. THANK YOU.

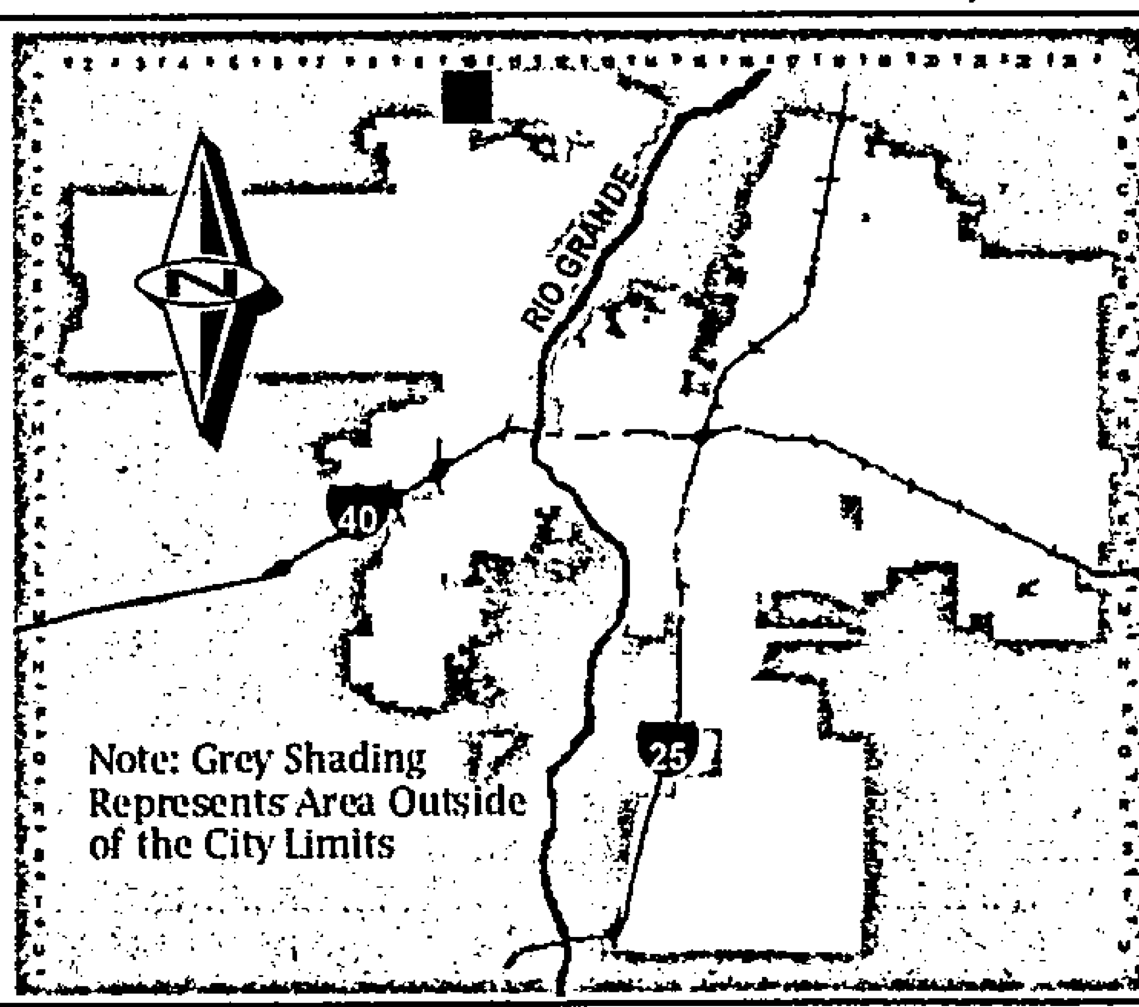
C:ONC – NA Info Request.WPD



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

Albuquerque Geographic Information System

Map amended through: 5/1/2006



Zone Atlas Page:

A-10-Z

Selected Symbols

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

Feet: 0 — 750 — 1,500

ALBUQUERQUE
Making History

City of Albuquerque

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

Date: August 31, 2006

TO CONTACT NAME: Keli Krueger
COMPANY/AGENCY: Sierra West, LLC
ADDRESS/ZIP: 5571 Midway Park Place NE 87109
PHONE/FAX #: 858-3100 / 858-1118

Thank you for your inquiry of 8-31-06 (date) requesting the names of **Recognized Neighborhood Associations** who would be affected under the provisions of O-92 by your proposed project at Seville Unit 8 Subdivision located on Irving Blvd NW between Universal NW + Laguna Pl. NW zone map page(s) A-10.

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

Ventana Ranch

Neighborhood Association

Contacts: Laura Horton
7224 Cascada Rd NW / 87114
898-8103 (h) 710-0646(c)
Bruce Nyburg
6824 Brushfield Rd NW
890-6559 (h) 87114

Neighborhood Association

Contacts:

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

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

Sincerely,

Alaina L Carmona
OFFICE OF NEIGHBORHOOD COORDINATION

planning.recognized.na.form(10/14/04)

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

NOTICE TO APPLICANTS

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

We recommend that the Notification Letter include the following information:

- The street address of the subject property.
- The legal description of the property, including lot or tract number (if any), block number (if any), and name of the subdivision.
- A physical description of the location, referenced to streets and existing land uses.
- A complete description of the actions requested of the EPC:
- 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").
- If a **SITE DEVELOPMENT OR MASTER DEVELOPMENT PLAN** approval or amendments describe the physical nature of the proposal (i.e., "an amendment to the approved plan to allow a drive-through restaurant to be located just east of the main shopping center entrance off Montgomery Blvd.").
- 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.
- 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 (ONC)

The following information should always be in <u>each</u> 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 **and** "Attachment A" *(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 Associations *(if there are associations).* A copy must be submitted with application packet.

[ ] Copies of the certified receipts to Neighborhood 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.**

* *

(Below this line for ONC use only)

Date of Inquiry: 8-31-06 **Time Entered:** 8:30am **ONC Rep. Initials:** [signature]

7005 1140 0000 1000 7145

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OFFICIAL USE

Postage	$ .63
Certified Fee	2.40
Return Receipt Fee (Endorsement Required)	1.85
Restricted Delivery Fee (Endorsement Required)	
Total Postage & Fees	$ 4.88

ALBUQUERQUE NM 87101 AUG 31 2006 Postmark Here USPS

23023 DRB

Sent To: Laura Horton
Ventana Ranch N.A.
Street, Apt. No.; or PO Box No.: 7224 Cascada Rd. NW
City, State, ZIP+4: Albuquerque, NM 87114

PS Form 3800, June 2002 — See Reverse for Instructions

7005 1140 0000 1000 7152

U.S. Postal Service™
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OFFICIAL USE

Postage	$ .63
Certified Fee	2.40
Return Receipt Fee (Endorsement Required)	1.85
Restricted Delivery Fee (Endorsement Required)	
Total Postage & Fees	$ 4.88

ALBUQUERQUE NM 87101 AUG 31 2006 Postmark Here USPS

23023 DRB

Sent To: Bruce Nyberg
Ventana Ranch N.A.
Street, Apt. No.; or PO Box No.: 6824 Brushfield Rd. NW
City, State, ZIP+4: Albuquerque, NM 87114

PS Form 3800, June 2002 — See Reverse for Instructions

City of Albuquerque

DEVELOPMENT/ PLAN REVIEW APPLICATION

Supplemental form

S	Z		
		SUBDIVISION	
		_X_	Major Subdivision action
		____	Minor Subdivision action
		____	Vacation
V		____	Variance (Non-Zoning)
		SITE DEVELOPMENT PLAN	
P		____	for Subdivision Purposes
		____	for Building Permit
		____	IP Master Development Plan
		____	Cert. of Appropriateness (LUCC)
		STORM DRAINAGE	
		____	Storm Drainage Cost Allocation Plan
		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...**	
D		____	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: ___Clearbrook Investments Inc._____ PHONE: __858.1800_____

ADDRESS:__8901 Adams NE_____ FAX: __858.1811_____

CITY:___ABQ_____ STATE _NM__ ZIP__871113____ E-MAIL:_____

Proprietary interest in site: _OWNER/DEVELOPER_____ **List all owners**: _Clearbrook Investments Inc._____

AGENT (if any): __TIERRA WEST LLC_____ PHONE: __505.858.3100_____

ADDRESS:__8509 JEFFERSON NE_____ FAX: ___505.858.1118_____

CITY:___ABQ_____ STATE _NM__ ZIP_87113____ E-MAIL:_twllc@tierrawestllc.com_____

DESCRIPTION OF REQUEST: ~~__MINOR PRELIMINARY/FINAL PLAT APPROVAL~~ CS SIA EXTENSION

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

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

Lot or Tract No._____ Block:_____ Unit:_____

Subdiv. / Addn. __Seville Unit 8_____

Current Zoning:__RL-T_____ Proposed zoning: ____SAME_____

Zone Atlas page(s): __A10_____ No. of **existing** lots: ___118____ No. of **proposed** lots: _____118____

Total area of site (acres): __26.63_____ Density if applicable: dwellings per gross acre: _____ Dwellings per net acre: _____

Within city limits? _X_Yes. No___, but site is within 5 miles of the city limits.) Within 1000FT of a landfill? ___NO_____

UPC No.__101006612200531516, etc....._____ MRGCD Map No._____

LOCATION OF PROPERTY BY STREETS: On or Near: _____IRVING BOULEVARD NW_____

Between:_____UNIVERSE BOULEVARD NW_____ and _____KAYENTA STREET 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.): _PROJ# 1002645___

_____03DRB-01440 / 03DRB-01441_____

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

SIGNATURE Karen Keine Loer DATE 8.19.05

(Print) __RONALD R. BOHANNAN, P.E._____ ___ Applicant _X_ Agent

FOR OFFICIAL USE ONLY Form revised 4/04

☐ **INTERNAL ROUTING**

		Application case numbers	Action	S.F.	Fees
☑	All checklists are complete	05DRB-01335	SIA	S(2)	$ 50.00
☑	All fees have been collected		CMF		$ 20.00
☑	All case #s are assigned		ADV		$ 75.00
☑	AGIS copy has been sent				$
☑	Case history #s are listed				$
NA ☐	Site is within 1000ft of a landfill				Total $ 145.00
NA ☐	F.H.D.P. density bonus				
NA ☐	F.H.D.P. fee rebate				

Hearing date 9/14/05

8/19/05

Project # 1002645

8/19/05

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

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

❑ MAJOR SUBDIVISION PRELIMINARY PLAT APPROVAL

__ Proposed Preliminary Plat including the Grading Plan (folded to fit into an 8.5" by 14" pocket) **24** copies
__ Proposed Infrastructure List
__ Design elevations & cross sections of perimeter walls **3 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
__ Property owner's and City Surveyor's signature on the proposed plat
__ FORM DRWS Drainage Report, Water & Sewer availability statement filing information
__ Office of Community & Neighborhood Coordination inquiry response, notifying letter, certified mail receipts
__ Sign Posting Agreement
__ **Signed** Pre-Annexation Agreement if Annexation required.
__ TIS/AQIA Traffic Impact Study / Air Quality Impact Assessment form
__ Fee (see schedule)
__ Any original and/or related file numbers are listed on the cover application

Preliminary plat approval expires after one year.
DRB Public hearings are approximately ONE MONTH after the filing deadline. **Your attendance is required.**

❑ MAJOR SUBDIVISION AMENDMENT TO PRELIMINARY PLAT (with significant changes)
❑ MAJOR SUBDIVISION AMENDMENT TO INFRASTRUCTURE LIST (with significant changes)
❑ MAJOR SUBDIVISION AMENDMENT TO GRADING PLAN (with significant changes)

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

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

Amended preliminary plat approval expires after one year.
DRB Public hearings are approximately ONE MONTH after the filing deadline. **Your attendance is required.**

☒ MAJOR SUBDIVISION EXTENSION OF SUBDIVISION IMPROVEMENTS AGREEMENT
(Temporary sidewalk deferral uses FORM-V)

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

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

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

RONALD R. BOHANNAN, P.E.
Applicant name (print)

Karen Kline for 8/19/05
Applicant signature / date

Form revised **11/04**

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

Application case numbers
D5D23 - _____ - 01335
_____ - _____ - _____
_____ - _____ - _____

Vi Sin 8/19/05
Planner signature / date

Project # 1002645

TIERRA WEST, LLC

8509 Jefferson NE
Albuquerque, NM 87113

(505) 858-3100
fax (505) 858-1118

twllc@tierrawestllc.com
1-800-245-3102

August 19, 2005

Ms. Sheran Matson, AICP, Chair
Development Review Board
City of Albuquerque
PO Box 1293
Albuquerque, NM 87103

RE: One Year Extension of Subdivision Improvement Agreements for Seville Unit 8
Project #1002645, Zone Atlas Page A-10

Dear Ms. Matson:

Tierra West LLC, on behalf of Clearbrook Investments Inc., requests the approval of a One Year Extension of Subdivision Improvement Agreements for Seville Unit 8. The site is located on Irving Boulevard NW between Universe Boulevard NW and Kayenta Street NW. We request this approval in order to complete the final inspections and to allow for the processing of the close out package through the city.

If you have any questions or need additional information regarding this matter, please do not hesitate to call me.

Sincerely,

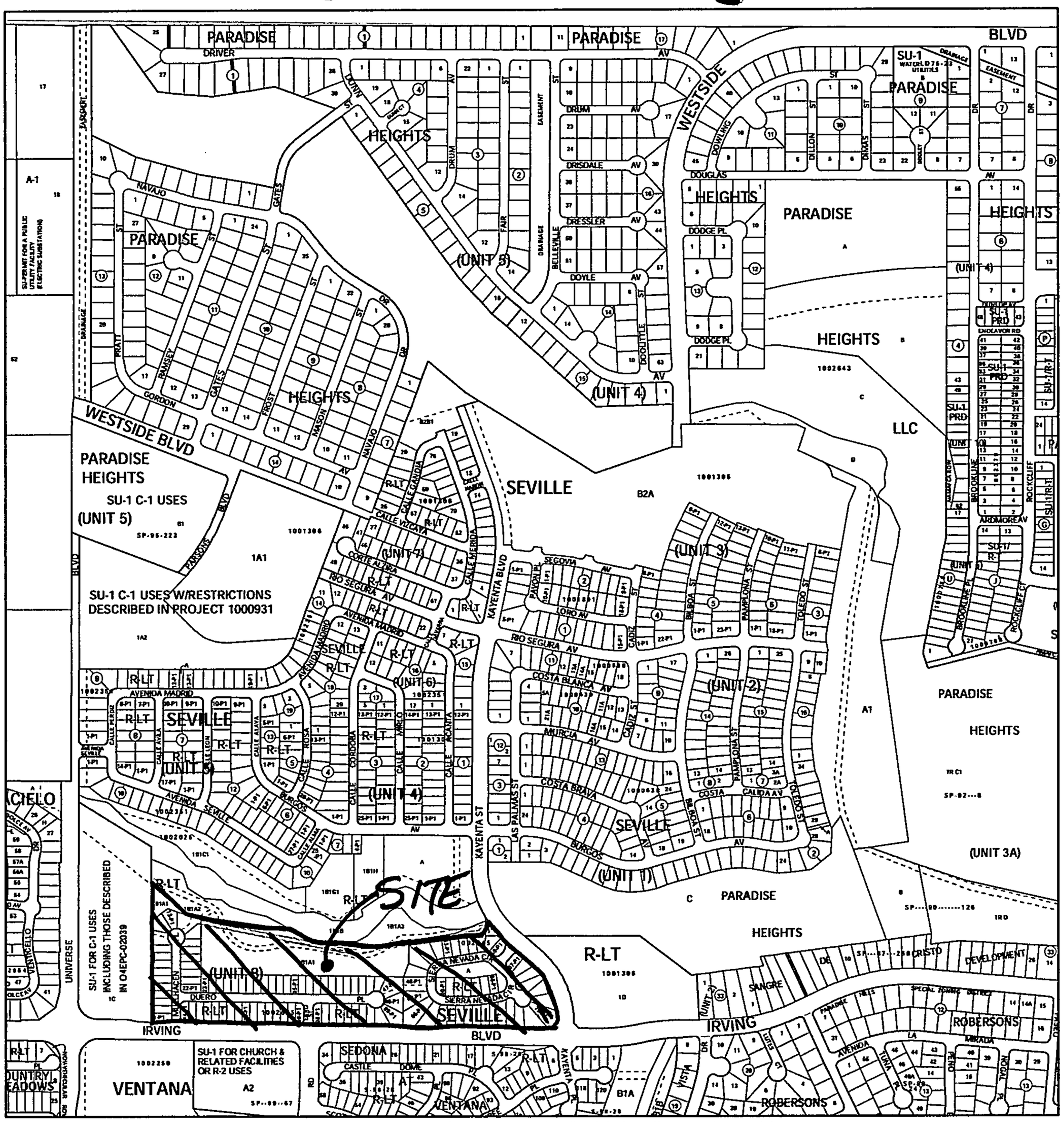
Ronald R. Bohannan, P.E.

Enclosure/s

cc: Scott Henry
✓Lauara Horton, Ventana Ranch N.A.
✓Bruce Nyberg, Ventana Ranch N.A.

JN: 23023
RRB/kk

2003:23023SIA Extension081805.doc



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

Albuquerque Geographic Information System

Map amended through: Apr 22, 2005

Note: Grey Shading Represents Area Outside of the City Limits

Zone Atlas Page:

A-10-Z

Selected Symbols

- Outside City Limits
- Sector Plans
- Design Overlay Zones
- City Historic Zone
- H-1 Buffer Zone
- Petroglyph Mon.
- Escarpment
- 2 Mile Airport Zone
- Airport Noise Contours
- Wall Overlay Zone

0 750 1,500 Feet

City of Albuquerque

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

August 18, 2005

Karen Kline
Tierra West, LLC
8509 Jefferson NE/87113
Phone: 858-3100/Fax: 858-1118

Dear Karen:

Thank you for your inquiry of **August 18, 2005** requesting the names of Recognized Neighborhood Associations who would be affected under the provisions of O-92 by your proposed project at **SEVILLE UNIT 8, LOCATED ON IRVING BOULEVARD NW, BETWEEN UNIVERSE BOULEVAD NW AND KAYENTA STREET NW** zone map **A-10.**

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

VENTANA RANCH N.A. (VTR) "R"
***Laura Horton**
7224 Cascada Rd. NW/87114 898-8103 (h)
Bruce Nyberg *e-mail:* bnyberg2@comcast.net
6824 Brushfield Rd. NW/87114 890-6559 (h)
E-mail: VRNA1@aol.com

Council District: 5
County District: 1
Police Beat: 116/WS
Zone Map: A-C-9-10

See reverse side for additional Neighborhood Association Information: YES { } NO {X}
Please note that according to O-92 you are required to notify each of these contact persons by **certified mail, return receipt requested, before** the Planning Department will accept your application filing. **IMPORTANT! Failure of adequate notification may result in your Application Hearing being deferred for 30 days.** If you have any questions about the information provided, please contact our office at (505) 924-3914 or by fax at 924-3913.

Sincerely,

OFFICE OF NEIGHBORHOOD COORDINATION
Planning Department

LETTERS MUST BE SENT TO BOTH CONTACTS OF EACH NEIGHBORHOOD 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 recognized neighborhood associations **PRIOR TO FILING THE APPLICATION TO THE PLANNING DEPARTMENT.** Because the purpose of the notification is to ensure communication as a means of identifying and resolving problems early, it is essential that the notification be fully informative.

WE RECOMMEND THAT THE NOTIFICATION LETTER INCLUDE THE FOLLOWING INFORMATION:

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

****

(Below this line for ONC use only)

Date of Inquiry: **8/18/05** Time Entered: **10:45am** ONC Rep. Initials: **DC**

7005 1160 0000 1000 2997

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Postage	$ .60
Certified Fee	2.30
Return Receipt Fee (Endorsement Required)	1.75
Restricted Delivery Fee (Endorsement Required)	
Total Postage & Fees	$ 4.65

Postmark Here
ALBUQUERQUE NM
AUG 19 2005

Sent To: Laura Horton
Street, Apt. No.; or PO Box No.: 7224 Cascada Rd NW
City, State, ZIP+4: ABQ NM 87114

PS Form 3800, June 2002 — See Reverse for Instructions

7005 1160 0000 1000 3000

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OFFICIAL USE

Postage	$ .60
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Return Receipt Fee (Endorsement Required)	1.75
Restricted Delivery Fee (Endorsement Required)	
Total Postage & Fees	$ 4.65

Postmark Here
ALBUQUERQUE NM
AUG 19 2005

Sent To: Bruce Nyberg
Street, Apt. No.; or PO Box No.: 6824 Bridlefield Rd NW
City, State, ZIP+4: ABQ NM

PS Form 3800, June 2002 — See Reverse for Instructions

OFFICIAL NOTICE OF DECISION

CITY OF ALBUQUERQUE
PLANNING DEPARTMENT
DEVELOPMENT REVIEW BOARD

10-10-2003

9. Project # 1002645
03DRB-01440 Major-Preliminary Plat Approval
03DRB-01441 Minor-Temp Defer SDWK

TIERRA WEST LLC agent(s) for AMC DEVELOPMENT SERVICES request(s) the above action(s) for all or a portion of Tract(s) 1-1-A (to be known as **SEVILLE UNIT 8,** zoned R-LT, located on IRVING BLVD NW, between UNIVERSE BLVD NW and KAYENTA PL NW containing approximately 27 acre(s). [REF: 03DRB-00741] *[Deferred from 10/1/03]* (A-10)

At the October 8, 2003, Development Review Board meeting, with the signing of the infrastructure list dated 10/8/03 and approval of the grading plan engineer stamp dated 10/3/03 the preliminary plat was approved with the following condition of final plat:

1) Approval of design elevations and cross sections of perimeter walls by the DRB Chair.

The temporary deferral of construction of sidewalks on the interior streets was approved as shown on Exhibit C in the Planning file.

If you wish to appeal this decision, you must do so by October 23, 2003, in the manner described below.

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

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

OFFICIAL NOTICE OF DECISION
PAGE 2

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

Sheran Matson, AICP, DRB Chair

Cc: AMC Development Services, 400 Gold SW, Suite 750, 87102
Tierra West LLC, 8509 Jefferson NE, 87113
Arlene Portillo, Planning Department, 4th Floor, Plaza del Sol Bldg.
Scott Howell, Property Management, Legal Dept./4th Flr, City/County Bldg
File

230023
SIA

No. Of Lots **116**

Nearest Major Streets **IRVING & KAYENTA NW**

FIGURE 12
SUBDIVISION IMPROVEMENTS
AGREEMENT-PUBLIC AND/OR PRIVATE
(Procedure B)

AGREEMENT TO CONSTRUCT PUBLIC AND/OR PRIVATE SUBDIVISION IMPROVEMENTS

THIS AGREEMENT is made this 1st day of December, 2003 by and between the City of Albuquerque, New Mexico ("City"), a municipal corporation, whose address is P. O. Box 1293 (One Civic Plaza), Albuquerque, New Mexico 87103, **CLEARBROOK INVESTMENTS, INC.** ("Subdivider"), a [state the type of business entity, for instance, "New Mexico corporation," "general partnership," "joint venture," "individual," etc.:] **A NEW MEXICO CORPORATION**, whose address is **8901 ADAMS NE, ALBUQUERQUE, NM 87113** and whose telephone number is **(505) 858-1800**, is made in Albuquerque, New Mexico, and is entered into as of the date of final execution of this Agreement.

1. Recital. The Subdivider is developing certain lands within the City of Albuquerque, Bernalillo County, New Mexico, known as [describe:] **TRACT 1-B-1-A, SEVILLE**, recorded on **SEPTEMBER 19**, 20**02** in the records of the Bernalillo County Clerk at Book **2002C**, Folio **312** (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:] **CLEARBROOK INVESTMENTS, INC.**("Owner").

The Subdivider has submitted and the City has approved a preliminary plat or Site Development Plan identified as **SEVILLE UNIT 8** describing Subdivider's Property.

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

2. Improvements and Construction Deadline. The Subdivider agrees to install and complete the public and/or private improvements described in Exhibit A, the required infrastructure listing ("Improvements"), to the satisfaction of the City, on or before the **8TH** day of **OCTOBER**, 20**05** ("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. **7226.82**.

Note: To compute the Construction Completion Deadline: If a final plat will be filed after Subdivider meets the requirements of this Agreement, the Construction Completion Deadline can be no later than two years after execution of this Agreement. (See Subdivision Ordinance Section 14-14-3.) If a final plat will not be filed pursuant to this Agreement, the Construction Completion Deadline can be no later than one year after approval of the preliminary plat by the Development Review Board (DRB), unless the DRB grants an extension, not to exceed one additional year per extension, and the Subdivider processes an amendment to the Agreement. (See Subdivision Ordinance Section 14-14-3.) If this Agreement with any amendments does

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not utilize the maximum time allowed for completion of construction, Subdivider may obtain an extension of the Construction Completion Deadline if Subdivider shows adequate reason for the extension.

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

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

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

Type of Fee	Amount
Engineering Fee	3.25% of Actual Construction Cost
Excavation & Sidewalk Fees	As required per City-approved estimate
Street Restoration Fees	As required per City-approved estimate (Fig. 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 **SURV-TEK INC.**, and construction surveying of the Private Improvements shall be performed by **SURV-TEK 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 **TIERRA WEST LLC**, and inspection of the Private Improvements shall be performed by **TIERRA WEST LLC**, 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

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all inspection results, repo[redacted] and related data to the City, which the C[redacted]y requires for review. The City retains the right to perform its own general overall inspection of the construction project at any time prior to final acceptance of the Improvements, if deemed necessary or advisable by the City engineer. The Subdivider shall pay the City a reasonable fee for the level of inspection performed by the City.

C. Field Testing. Field-testing of the construction of the Public Improvements shall be performed by **VINYARD & ASSOC.**, and field testing of the Private Improvements shall be performed by **VINYARD & ASSOC.**, 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 the 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 Subdivision Ordinance requirements, the Subdivider has acquired or is able to acquire the following "Financial Guarantee:"

Type of Financial Guaranty: Loan Reserve, dated 11-20-03
Amount: $ **707,260.85**
Name of Financial Institution or Surety providing Guaranty:
Bank of Oklahoma N.A.
Date City first able to call Guaranty: **OCTOBER 8, 2005**
[Construction Completion Deadline]: **OCTOBER 8, 2005**
If Guarantee other than a Bond, last day City able to call on Guaranty is:
DECEMBER 8, 2005
Additional information: **INFRASTRUCTURE**

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

7. Completion, Acceptance and Termination. When the City receives Subdivider's final acceptance package, the City shall review it for completeness and accuracy. (See DPM Volume 1, Chapter 5, Work Order Process, Step 9.) If the package is acceptable, the City shall approve the package and issue a Certificate of Completion and Acceptance for the Public Improvements and a Certificate of Completion for the Private Improvements. Thereafter, the Subdivider's obligations to the City pursuant to this Agreement shall terminate. with the

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exception of the bond or other guarantee which the Subdivider has provided to assure the materials and workmanship, as required by the Subdivision Ordinance. After the City approves the final acceptance package. the City will promptly release this Agreement and the Financial Guaranty.

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

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

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

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

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

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

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

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

10. Indemnification. Until the Improvements are accepted by the City, the Developer shall be solely responsible for maintaining the premises upon which the Improvements are being constructed in a safe condition. The Developer agrees to defend, indemnify and hold harmless the City and its officials, agents and employees from any claims, actions, suits or other proceedings arising from or out of the negligent acts or omissions of the Developer, its agents, representatives, contractors or subcontractors or arising from the failure of the Developer, its agents, representatives, contractors or subcontractors to perform any act or duty required of the

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Developer herein; provided, however, to the extent, if at all, Section 56-7-1 NMSA 1978 is applicable to this Agreement, this Agreement to indemnify will not extend to liability, claims, damages, losses or expenses, including attorney fees, arising out of (1) the preparation or approval of maps, drawings, opinions, reports, surveys, change orders, designs or specifications by the indemnitee, or the agents or employees of the indemnitee; or (2) the giving of or the failure to give directions or instructions by the indemnitee, where such giving or failure to give directions or instructions is the primary cause of bodily injury to persons or damage to property. The indemnification required hereunder shall not be limited as a result of the specifications of any applicable insurance coverage. Nothing herein is intended to impair any right or immunity under the laws of the State of New Mexico.

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

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

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

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

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

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

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

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

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

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

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

SUBDIVIDER:

By [Signature]: _____
Name: **SCOTT HENRY**
Title: **PRESIDENT**
Dated: 11-21-03

CITY OF ALBUQUERQUE

Approved by: _____
City Engineer
Dated: 12-19-03

12/16/03

12/16/03

SUBDIVIDER'S NOTARY

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

This instrument was acknowledged before me on 21st day of November, 20**03** by [name(s) of person(s):] **SCOTT HENRY** ,[title or capacity, for instance, "President" or "Owner":] **PRESIDENT** of [Subdivider:] **CLEARBROOK INVESTMENTS, INC.**

_____
Notary Public

My Commission Expires:

May 12, 2004

OFFICIAL SEAL
DEBORAH J FISHER
Notary Public
State of New Mexico
My Commission Expires 5-12-04

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CITY'S NOTARY

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

This instrument was acknowledged before me on 19th day of December, 2003 by Fred J. Cabrera, City Engineer, of the City of Albuquerque, a municipal corporation, on behalf of said corporation.

Gloria D. Saavedra
Notary Public

My Commission Expires:

11-25-2007

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EXHIBIT A AND POWER OF ATTORNEY ATTACHED

Current DRC
Project Number:_____

FIGURE 12

Date Site Plan Approved: NA
Date Preliminary Plat Approved: 10-8-03
Date Preliminary Plat Expires: 10-8-05
DRB Project No.: 1002645
DRB Application No.: 03-01440

ORIGINAL

INFRASTRUCTURE LIST

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

Seville ~~Estates~~ Unit 8
PROPOSED NAME OF PLAT AND/OR SITE DEVELOPMENT PLAN

Tract 1-B-1-A, Seville
EXISTING LEGAL DESCRIPTION PRIOR TO PLATTING ACTION

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

SIA Sequence #	COA DRC Project #	Size	Type of Improvement	Location	From	To	Private Inspector	City Inspector	City Cnst Engineer
		28' F-F	Residential Paving Curb and Gutter 4' Sidewalk (Both Sides)*	Mulhacen Place	Irving Blvd.	End of Cul-de-sac	1	1	1
		28' F-F	Residential Paving Curb and Gutter 4' Sidewalk (Both Sides)*	Duero Avenue	Mulhacen Place	End of Cul-de-sac	1	1	1
		28' F-F	Residential Paving Curb and Gutter 4' Sidewalks (Both Sides)	Ebro Road	Irving Blvd.	Duero Avenue	1	1	1
		28' F-F	Residential Paving Curb and Gutter 4' Sidewalks (South Side Only)*	Sierra Nevada Circle	~~Unnamed Road~~ Sierra Nevada Entry	Unnamed Road Sierra Nevada Entry	1	1	1
		28' F-F	Residential Paving Curb and Gutter 4' Sidewalks (Both Sides)*	Pico De Aneto Court	Sierra Nevada Circle	End of Cul-de-sac	1	1	1
		28' F-F	Residential Paving Curb and Gutter 4' Sidewalks (Both Sides)	Unnamed Road	Sierra Nevada Circle	Kayenta Blvd.	1	1	1
		30' 28' F-F	Arterial Paving Curb and Gutter 6' Sidewalk (North Side Only)	Irving Blvd.	West Property Line	Kayenta Blvd.	1	1	1
		8"	SAS Gravity Line**	Guadiana Road	Irving Blvd.	End of Cul-de-sac	1	1	1
		8"	SAS Gravity Line**	Calabacillas Arroyo	Mulhacen Place	Kayenta Blvd.	1	1	1
		8"	SAS Gravity Line**	Duero Avenue	Mulhacen Place	Ebro Road	1	1	1

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ORIGINAL

		8"	SAS Gravity Line**	Duero Avenue	Ebro Road	Sierra Nevada Circle			
		8"	SAS Gravity Line**	Sierra Nevada Circle	~~Unnamed~~ Sierra Nevada Entry Road	Unnamed Road Sierra Nevada Entry	/	/	/
		8"	SAS Gravity Line**	Pico De Aneto Court	Sierra Nevada Circle	End of Cul-de-sac	/	/	/
		8"	SAS Gravity Line**	Unnamed Road	Sierra Nevada Circle	Kayenta Blvd.	/	/	/
		8"	Water PVC Line**	Mullhacen Place	Irving Blvd.	End of Cul-de-sac	/	/	/
		8"	Water PVC Line**	Duero Avenue	Mullhacen Place	Sierra Nevada Circle	/	/	/
		8"	Water PVC Line**	Sierra Nevada Circle	~~Unnamed~~ Sierra Nevada Entry Road	~~Unnamed Road~~ Sierra Nevada Entry	/	/	/
		8"	Water PVC Line**	Pico De Aneto Court	Sierra Nevada Circle	End of Cul-de-sac	/	/	/
		8"	Water PVC Line**	Mulhacen Road	Sierra Nevada Circle	Kayenta Blvd.	/	/	/
		18" & 24"	RCP Storm Sewer	Mullhacen Place	End of Cul-de-sac	Calabacillas Arroyo	/	/	/
		24"	RCP Storm Sewer	Sierra Nevada Circle	Duero Avenue	Unnamed Road	/	/	/
		30"	RCP Storm Sewer	Unnamed Road	Sierra Nevada Circle	Kayenta Blvd.	/	/	/
		Water Infrastructure to Inlcude Valves, Fittings, Valve Boxes, and Fire Hydrants as required.					/	/	/
		Sanitary Sewer to Include Manholes, and Service Connections as required.					/	/	/
		*Sidewalks to be Deferred					/	/	/
		**New Mexico Utilities Franchise Area					/	/	/
		Catch Basins and RCP connections included with Storm Sewer					/	/	/
		Residential Street Lights per DPM					/	/	/
		Certified Grading and Drainage with Private Walls and Private Drainage (Non- work order item) Required for SIA/Financial Guarantee Release.					/	/	/

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NOTES

1 Lots 77-89 Agreement & Covent on each lot with slope easement

2 Slope Paving on Lots 1-B-1-A-1 north of Lots 59-60

3

DEVELOPMENT REVIEW BOARD MEMBER APPROVALS

AGENT / OWNER

Ronald R. Bohannan
NAME (print)

Tierra West LLC
FIRM

SIGNATURE - date

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

Sheran Matson 10/8/03
DRB CHAIR - date

10-8-03
TRANSPORTATION DEVELOPMENT - date

Roger Green 10/8/03
UTILITY DEVELOPMENT - date

Brad J. Bjorn 10/8/03
CITY ENGINEER - date

Christina Sandoval 10/8/03
PARKS & GENERAL SERVICES - date

AMAFCA - date

_____ - date

_____ - date

DESIGN REVIEW COMMITTEE REVISIONS

REVISION	DATE	DRC CHAIR	USER DEPARTMENT	AGENT /OWNER

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FINANCIAL GUARANTY AMOUNT

11/11/2003

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

Project Description:

Project ID #: 722682, Seville Subdivision, Unit 8, Phase/Unit #: 1

Requested By: **Ron Bohannan, PE w/ Tierra West, LLC**

Approved estimate amount:		$447,620.66
Contingency Amount:	10.00%	$44,762.07
Subtotal:		$492,382.73
NMGRT	5.8125%	$28,619.75
Subtotal:		$521,002.48
Engineering Fee	6.60%	$34,386.16
Testing Fee	2.00%	$10,420.05
Subotal:		$565,808.68
FINANCIAL GUARANTY RATE		1.25
Retainage Amount:		$.00
TOTAL FINANCIAL GUARANTY REQUIRED		**$707,260.85**

APPROVAL: DATE: 11-11-2003

Notes: 10% contingency, plans not approved. Certification for grading & drainage including private walls & private drainage prior to release of FG. Water & SAS by NMUI & not part of this FG.

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BANK OF OKLAHOMA N.A.

November 20, 2003

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

RE: Loan Reserve for Clearbrook Investments, Inc.
City of Albuquerque Project No.: 722682
Project Name: Seville Subdivision, Unit 8, Phase/Unit #1

Dear Mr. Czar:

This is to advise the City Of Albuquerque ("City") that, at the request of Clearbrook Investments, Inc., Bank Of Oklahoma, N.A. ("Financial Institution") in Oklahoma City, Oklahoma holds as a loan reserve the sum of Seven Hundred Seven Thousand Two Hundred Sixty Dollars and 85/100, ($707,260.85) ("Loan Reserve") for the exclusive purpose of providing the financial guarantee which the City requires Clearbrook Investments, Inc.. ("Subdivider") to provide for the installation the improvements which must be constructed at Seville Subdivision, Project No. 722682 ("Project"). The amount of the Loan Reserve is 125% of the City's estimated cost of the Project, as required by the City's Subdivision Ordinance. The improvements are identified in the agreement between the City of Albuquerque and Subdivider, which was recorded on 12/23/03 in the records of the Clerk of Bernalillo County, New Mexico in Book Misc. A70 at pages 4725 thru 5738 as amended ("Agreement").

1. Reduction of Reserve. If the Assistant Director of Public Works/Engineering for the City, or that person's authorized designee, determines that it is appropriate to release a specified amount of the loan reserves as the result of the Subdivider's construction of a portion of the required infrastructure, the Assistant Director of Public Works/Engineering, or that person's authorized designee, may execute an "Authorization to Release" which will authorize the Financial Institution to release a specified amount from the loan reserves. The Authorization to Release will state the amount of the "Reduced Loan Reserve Balance" which must be maintained following the reduction. The Reduced Loan Reserve Balance shall not be reduced by more than 90% of the City's estimated cost of the Project until the Project is accepted by the City. When the Financial Institution receives the Authorization to Release, which has been signed by the City, the Financial Institution may reduce the loan reserve to the Reduced Loan Reserve Balance.

2. Liability of Financial Institution. Although the City may approve the Financial Institution's release of a part of the loan reserves, the approval will not constitute the City's final acceptance of part or all of the Project. However, no matter what agreement exists between the Subdivider and the City, the total liability of the Financial Institution to the City with respect to the loan reserves established pursuant to this Loan Reserve Letter shall at all times be limited to the lesser of the amount stated in this Loan Reserve Letter or the latest Reduced Loan Reserve Balance authorized in writing by the City, and the Financial Institution's liability to the City under this Loan Reserve Letter shall cease upon termination of the loan reserve as provided in Section 4 herein.

3. Draw on Reserve. If by October 8, 2005, the improvements described in the Agreement have not been fully installed, inspected, approved and accepted by the City, then, upon presentation between October 8, 2005 and December 8, 2005, inclusive, the City may demand payment from the Financial Institution up to the Lesser of the amount stated in this Loan Reserve Letter or the latest Reduced Loan Reserve Balance authorized in writing by the City. The City may demand payment by delivering to the Financial Institution a certified "Demand for Payment " executed by the CAO which shall state that the Subdivider has failed to comply with the terms of the Agreement and also shall state the estimated cost for completion the improvements specified in the Agreement ("Estimated Cost of Completion"). Upon receipt of the Demand for Payment, the Financial Institution promptly shall draw from the loan reserves by cashier's check to the City of Albuquerque the amount of 125% of the estimated cost of completion, not to exceed the lesser of the total Loan Reserve amount stated in this Loan Reserve Letter or the latest Reduced Loan Reserve Balance authorized in writing by the City. The Financial Institution shall deliver the cashier's check promptly to the City.

4. Termination of Reserve. This loan reserve is for the benefit of the City and shall be irrevocable until the occurrence of one of the following:

A. Sixty (60) days after the City accepts the completed improvements specified in the Agreement;or

B. City delivery of the Demand for Payment and the Financial Institution's payment to the City by cashier's check as required in Section 3 herein; or

C. Expiration of the date December 8, 2005;or

D. Written termination of this Loan Reserve Letter, signed by the Chief Administrator Office of the City, or authorized designee.

Very truly yours,
Bank of Oklahoma, N.A.

Larry Levy
Senior Vice President

Accepted:
City of Albuquerque

By: _____
Chief Administrative Officer
or authorized designee

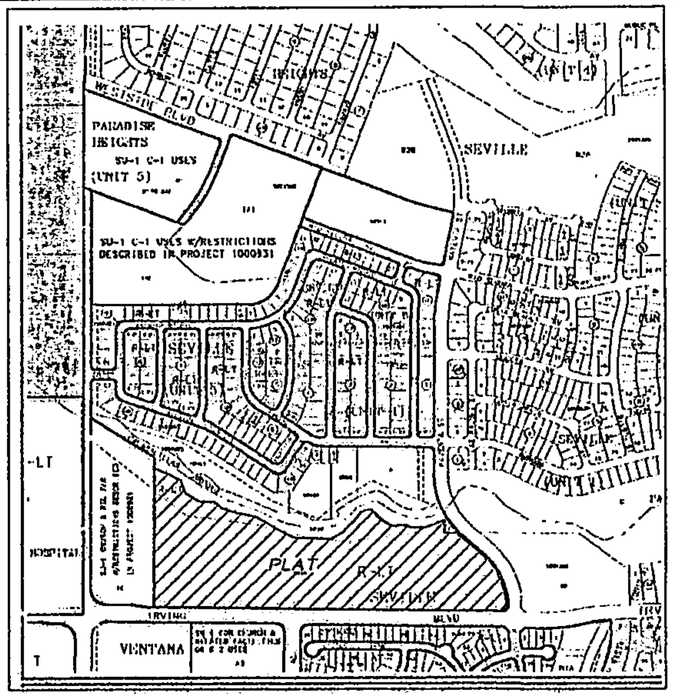
Title: City Engineer
Dated: 12-19-03

Acknowledged:
Clearbrook Investments, Inc.

By: _____
Scott Henry, President

SEVILLE SUBDIVISION UNIT EIGHT

(BEING A REPLAT OF TRACT 1-B-1-A, SEVILLE)
WITHIN
THE TOWN OF ALAMEDA GRANT
IN
PROJECTED SECTION 3, TOWNSHIP 11 NORTH, RANGE 2 EAST
NEW MEXICO PRINCIPAL MERIDIAN
CITY OF ALBUQUERQUE
BERNALILLO COUNTY, NEW MEXICO
JANUARY , 2004



Vicinity Map
N.T.S.

GENERAL NOTES

1. Bearings are grid based upon the New Mexico State Plane Coordinate System, Central Zone (NAD 27) and rotated to grid at the Albuquerque Survey Control Monument "SANDBERN".
2. Distances are ground.
3. Record plat bearings and distances where they differ from those measured by field survey are shown in parenthesis ( ).
4. All corners are a 5/8" rebar and cap stamped "HUGG L.S. 9750" unless otherwise indicated hereon.
5. Albuquerque City Zone Atlas page A-10.
6. All street centerline monumentation shall be installed at all centerline PC's, PT's, angle points and street intersections and shown thus Ⓒ. All centerline monumentation will be set using the standard four (4") aluminum monument stamped "City of Albuquerque Centerline Monument- Do not disturb, PS Number 9750" and will be set flush with the final asphalt lift.
7. Manholes will be offset at all points of curvature, points of tangency, street intersections, and all other angle points to allow use of centerline monumentation.
8. Total number of existing Tracts: 1
9. Total number of Lots created: 114
9. Total number of Tracts created: 4
10. Total mileage of full width streets created: 0.57 mile.
11. Gross Subdivision acreage: 26.6363 acres.
12. U.C.L.S. Log Number 2004030040.

DISCLOSURE STATEMENT

The Purpose of this replat is to:

a. Show the easements vacated by DRB #1002645
b. Create the 114 residential lots and 4 tracts as shown hereon.
c. Dedicate the additional new public street right of ways as shown hereon to the City of Albuquerque in fee simple with warranty covenants
d. Dedicate Tract 1-B-1-A-1 to the City of Albuquerque in fee simple with warranty covenants for "Open Space".
e. Dedicate Tracts 1-B-1-A-2 and 1-B-1-A-3 in fee simple with warranty covenants to the Albuquerque Metropolitan Arroyo Flood Control Authority (A.M.A.F.C.A.) for "Drainage right of way".
f. Grant the new public utility easements as shown hereon.
g. Tract A as shown hereon will be conveyed in fee simple to the Seville Unit Eight Homeowners Association (to be formed) as "Common Area". Maintenance of said Tract A to be the responsibility of said Homeowners Association.

TREASURERS CERTIFICATION

This is to certify that taxes are current and paid on the following:

1 010 066 146 018 301 01

Bernalillo County Treasurer — Date 04 Mar 04

PUBLIC UTILITY EASEMENTS

PUBLIC UTILITY EASEMENTS shown on this plat are granted for the common and joint use of:

A. PNM Electric Services for installation, maintenance, and service of overhead and underground electrical lines, transformers, and other equipment and related facilities reasonably necessary to provide electrical service.

B. PNM Gas Services for installation, maintenance, and service of natural gas lines, valves and other equipment and facilities reasonably necessary to provide natural gas.

C. QWest Corporation for the installation, maintenance, and service of such lines, cable, and other related equipment and facilities reasonably necessary to provide communication services, including but not limited to ground pedestals and closures.

D. Comcast Cable for the installation, maintenance, and service of such lines, cable, and other related equipment and facilities reasonably necessary to provide Cable TV service.

E. New Mexico Utilities, Inc. for the installation, maintenance, and service of underground water and sanitary sewer lines, valves and other equipment and facilities reasonably necessary to provide water and sanitary sewer service.

Included, is the right to build, rebuild, construct, reconstruct, locate, relocate, change, remove, modify, renew, operate, and maintain facilities for the purposes described above, together with free access to, from, and over said easements, including sufficient working area space for electric transformers, with the right and privilege to trim and remove trees, shrubs or bushes which interfere with the purposes set forth herein. No building, sign, pool (aboveground or subsurface), hot tub, concrete or wood pool decking, or other structure shall be erected or constructed on said easements, nor shall any well be drilled or operated thereon. Property owners shall be solely responsible for correcting any violations of National Electrical Safety Code by construction of pools, decking, or any structures adjacent to or near easements shown on this plat.

Easements for electric transformers/switchgears, as installed, shall extend ten feet (10') in front of transformer/switchgear doors and five feet (5') on each side.

DISCLAIMER

In approving this plat, PNM Electric Services and Gas Services (PNM) did not conduct a Title Search of the properties shown hereon. Consequently, PNM does not waive nor release any easement or easement rights to which it may be entitled.

SHEET INDEX

SHEET 1 OF 6 – Approvals, General Notes, Etc...
SHEET 2 OF 6 – Legal Description, Free consent and dedication
SHEET 3 OF 6 – Overall Bulk Plat Boundary
SHEET 4 OF 6 – West 1/2 of Unit 8 Subdivision Plat
SHEET 5 OF 6 – East 1/2 of Unit 8 Subdivision Plat
SHEET 6 OF 6 – Curve and Line Tables

2004059635
6974123
Page: 1 of 6
03/04/2004 02:54P
Bk-2004C Pg-137
Mary Herrera Bern. Co. PLAT R 32.00

SURVEYORS CERTIFICATION

I, Russ P. Hugg, New Mexico Professional Surveyor Number 9750, hereby certify that this plat of survey was prepared from field notes of an actual ground survey performed by me or under my supervision; that it meets the Standards for Land Surveys in New Mexico as adopted by the New Mexico State Board of Registration for Professional Engineers and Professional Surveyors; that it meets the minimum requirements for surveys and monumentation of the Albuquerque Subdivision Ordinance; that it shows all easements of record; and that it is true and correct to the best of my knowledge and belief.

Russ P. Hugg
NMPS No. 9750
January 10, 2004

NEW MEXICO PROFESSIONAL SURVEYOR No. 9750 RUSS P. HUGG

PROJECT NUMBER: 1002645
Application Number: 04-00400

PLAT APPROVAL

Utility Approvals:

PNM Electric Services	3-18-04 Date
PNM Gas Services	3-18-04 Date
QWest Corporation	03/18/04 Date
Comcast	3-17-04 Date
New Mexico Utilities	3-18-04 Date

Note: These properties lie within the New Mexico Utilities, Inc. (NMU, Inc.) Franchise area. Water and Sanitary Sewer capabilities are based upon the NMU, Inc. facilities, not the City of Albuquerque.

City Approvals:

City Surveyor	3-17-04 Date
Real Property Division N/A	Date
Environmental Health Department N/A	Date
Traffic Engineering, Transportation Division	3-31-04 Date
Utilities Development	3-31-04 Date
Parks and Recreation Department	3/31/04 Date
AMAFCA	3-30-04 Date
City Engineer	Date
DRB Chairperson, Planning Department	4-1-04 Date

SHEET 1 OF 6

030575P1.DWG

SURVTEK, INC.
Consulting Surveyors
6543 Paradise Blvd. N.W. Albuquerque, New Mexico 87114
Phone: 505-897-3366
Fax: 505-897-3377

SEVILLE SUBDIVISION UNIT EIGHT

(BEING A REPLAT OF TRACT 1-B-1-A, SEVILLE)
WITHIN
THE TOWN OF ALAMEDA GRANT
IN
PROJECTED SECTION 3, TOWNSHIP 11 NORTH, RANGE 2 EAST
NEW MEXICO PRINCIPAL MERIDIAN
CITY OF ALBUQUERQUE
BERNALILLO COUNTY, NEW MEXICO
JANUARY , 2004

LEGAL DESCRIPTION

Tract 1-B-1-A, Seville as the same is shown and designated on the plat entitled "DULK LAND PLAT OF TRACTS 1-A-1, 1-A-2, 1-B-1-A THRU 1-B-1-H, 1-B-2-A, B-2-A AND B-2-B, SEVILLE.(BEING A REPLAT OF TRACTS 1-A, 1-B-1, 1-B-2, SEVILLE AND TRACT B-2, PARADISE HEIGHTS) WITHIN THE TOWN OF ALAMEDA GRANT IN PROJECTED SECTION 3, TOWNSHIP 11 NORTH, RANGE 2 EAST, NEW MEXICO PRINCIPAL MERIDIAN, CITY OF ALBUQUERQUE, BERNALILLO COUNTY, NEW MEXICO," filed in the office of the County Clerk of Bernalillo County, New Mexico on September 19, 2002, in Plat Book 2002C, page 312.

FREE CONSENT AND DEDICATION

SURVEYED and REPLATTED and now comprising, SEVILLE SUBDIVISION UNIT EIGHT (BEING A REPLAT OF TRACT 1-B-1-A, SEVILLE) WITHIN THE TOWN OF ALAMEDA GRANT IN PROJECTED SECTION 3, TOWNSHIP 11 NORTH, RANGE 2 EAST, NEW MEXICO PRINCIPAL MERIDIAN, CITY OF ALBUQUERQUE, BERNALILLO COUNTY, NEW MEXICO", with the free consent of and in accordance with the wishes and desires of the undersigned owner(s) and proprietor(s) thereof. Said owner(s) and proprietor(s) do hereby dedicate all new street right of ways as shown hereon to the City of Albuquerque in fee simple with warranty covenants. Said owner(s) and proprietor(s) do hereby dedicate Tract 1-B-1-A-1 to the City of Albuquerque in fee simple with warranty covenants for "Open Space". Said owner(s) and proprietor(s) do hereby dedicate Tracts 1-B-1-A-2 and 1-B-1-A-3 in fee simple with warranty covenants to the Albuquerque Metropolitan Arroyo Flood Control Authority (A.M.A.F.C.A.) for "Drainage right of way". Said owner(s) and proprietor(s) do hereby grant to the use of the public forever, the public utility easements as shown hereon. Said owner(s) and proprietor(s) do hereby consent to all of the foregoing and do hereby represent that they are so authorized to act.

OWNER OF TRACT 1-B-1-A

CLEARBROOK INVESTMENTS, INC.
a New Mexico Corporation

By _____

Scott Henry, President

ACKNOWLEDGEMENT

STATE OF NEW MEXICO
COUNTY OF BERNALILLO SS

The foregoing instrument was acknowledged before me this 16th

day of January, 2004, by Scott Henry.

_____ My commission expires 10/16/07

Notary Public

OFFICIAL SEAL
ANGELA L. MONTOYA
Notary Public
State of New Mexico
My Commission Expires 10/16/07

GRANT OF EASEMENT

Tract 1-B-1-A-1 is hereby dedicated to the City of Albuquerque in fee simple with warranty covenants for "Open Space" and Tracts 1-B-1-A-2 and 1-B-1-A-3 are hereby dedicated in fee simple with warranty covenants to the Albuquerque Metropolitan Arroyo Flood Control Authority (A.M.A.F.C.A.) for "Drainage right of way".

Clearbrook Investments, Inc. hereby grants the 25' Public Trail Easement as shown hereon to the City of Albuquerque. Access and maintenance of said trail easement by the City of Albuquerque is subject to the terms as included in the "FIRST AMENDMENT TO LICENSE AGREEMENT CITY TRAIL SYSTEMS ON AMAFCA R/W", or any subsequent amendments thereto, as said document was filed in the office of the County Clerk of Bernalillo County, New Mexico on June 11, 2003 in Book A57, page 9170 as Document Number 2003099379.

OPEN SPACE AGREEMENT

The City of Albuquerque ("City") and the undersigned Owner agree that in exchange for the fee simple dedication of Tract 1-B-1-A-1 to the City, and the dedication of a 25' public trail easement on Tract 1-B-A-1, Tract 1-B-1-A-2 and Tract 1-B-1-A-3 to the City. Owner shall be entitled to 8.9597 acres or 390,284 square feet of fully transferable detached open space credits under the City's Detached Open Space Regulations. (Section 14-16-3-8 R.O. 1994)

Mary Herrera Bern. Co. PLAT R 32.00 2004063635 C974183 Page: 2 of 6 05/04/2004 02:54P Bk-2004C Pg-137

PROFESSIONAL SURVEYOR STATE OF No. 9750 NEW MEXICO RUSS P. RUSK

SURVTEK, INC.
Consulting Surveyors
6643 Paradise Blvd. N.W. Albuquerque, New Mexico 87114
Phone: 505-897-3366
Fax: 505-897-3377

030575P.DWG

SEVILLE SUBDIVISION UNIT EIGHT

(BEING A REPLAT OF TRACT 1-B-1-A, SEVILLE)
WITHIN
THE TOWN OF ALAMEDA GRANT
IN
PROJECTED SECTION 3, TOWNSHIP 11 NORTH, RANGE 2 EAST
NEW MEXICO PRINCIPAL MERIDIAN
CITY OF ALBUQUERQUE
BERNALILLO COUNTY, NEW MEXICO
JANUARY , 2004

Albuquerque Control Survey Monument "1-A10"
New Mexico State Plane Coordinates, Central Zone (NAD 27) as published:
Y = 1,534,460.24
X = 358,933.85
Elevation = 5413.16 (SLD 1929)
Ground to grid factor = 0.0986638
Delta Alpha = -00° 16' 20"

Albuquerque Control Survey Monument "SANDBERN"
New Mexico State Plane Coordinates, Central Zone (NAD 27) as published
Y = 1,534,906.29
X = 361,814.29
Elevation = 5434.92 (SLD 1929)
Ground to grid factor = 0.9996879
Delta Alpha = -00° 18' 00"

SEVILLE SUBDIVISION UNIT FIVE
Filed- May 12, 2003 in Book 2003C, Page 131

SEVILLE SUBDIVISION UNIT FOUR
Filed- October 24, 2002 in Book 2002C, Page 341

A.M.A.F.C.A. PRUDENT LINE EASEMENT granted to A.M.A.F.C.A. by plat filed- Sept.19, 2002 Plat Book 2002C, page 312

LANDS OF AMAFCA
Per Special Warranty Deed filed June 11, 2003 in Book A57, page 9173

TRACT 1-B-1-A SEVILLE
Filed-Sept.19, 2002 Plat Book 2002C, page 312

TRACT 1-B-1-B SEVILLE
Filed-Sept.19, 2002 Plat Book 2002C, page 312

TRACT 1-B-1-C-1 SEVILLE

TRACT 1-B-1-G SEVILLE

TRACT 1-B-1-H

TRACT A (PARK SITE)

Permanent Easement (Public Access and Utility Easement) granted to the City of Albuquerque by instrument recorded December 6, 2002 in Book A13, page 813

Fd. 5/8" Rebar and cap stamped "L.S. 9750" (Typical)

Existing 10' Power & Telephone Easement filed- Sept. 2, 1960 Vol. 560, Folio 47 West of Tract 1-B-1-A

Portion of Existing 10' Power & Telephone Easement filed- Sept. 2, 1960 Vol. 560, Folio 47 Vacated within Tracts 1-B-1-A and 1-B-1-B by 03 DRB 01965, Project # 1002645 (Cross hatched area)

Existing 10' Power & Telephone Easement filed- Sept. 2, 1960 Vol. 560, Folio 47

BULKLAND PLAT
TRACT 1-B-1-A
SEVILLE
Filed- September 19, 2002 in Book 2002C, Page 312
(Zoned R-LT)

SECOND CORRECTION PLAT
BULKLAND PLAT
TRACT 1-C
SEVILLE
Filed- Plat Book 2002C, Page 109

TRACT C
PARADISE HEIGHTS
Filed- December 28, 2000 in Plat Book 2000C, Page 318
LANDS OF A.M.A.F.C.A.

TRACT F
PARADISE HEIGHTS
Filed- December 28, 2000 in Plat Book 2000C, Page 318
LANDS OF A.M.A.F.C.A.

TRACT 1-
SEVILLE
Filed - August 2, 2001 in Book 20C

Temporary Construction Easement filed- December 5, 2000 Book A13, Page 586

Temporary Construction Easement filed- December 5, 2000 in Book A13, Page 811 Released by "TERMINATION AND RELEASE OF TEMPORARY CONSTRUCTION EASEMENT", filed March 3, 2003 in Book A52, page 881.

KAYENTA BOULEVARD
66' R/W
N.W.

BURGOS AVENUE N.W.

SEVILLE CALLE
ALMA CALLE
CALLE ROSA
CORDOBA CALLE
MILO CALLE
LAS PALMAS

TRACT A-2
VENTANA RANCH
Filed- March 29, 1999 in Book 99C, Page 62

VENTANA ROAD

IRVING BOULEVARD N.W.
Existing 92' R/W

SEDONA SUBDIVISION AT VENTANA RANCH
Filed- May 7, 1998 in Book 98C, Page 122

10' Public Utility Easement granted by plat filed 02/02/01 2001C-223

1C' Public Utility Easement granted by plat filed 08/02/91 2001C-215

Fd. 5/8" Rebar and cap stamped "L.S. 9750" (typical)

2149.28'

S89°09'00"E

N00°51'03"E

2004166635
Page: 3 of 6
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Mary Herrera Bern. Co. PLAT R 32.00

LINE TABLE		
LINE	LENGTH	BEARING
L1	29.29'	S85°25'42"E
L2	40.62'	S71°11'04"E
L3	37.12'	N85°33'40"E
L4	45.17'	N78°04'14"E
L5	33.94'	N45°51'00"E
L11	2.00'	N00°51'03"E

CURVE TABLE						
CURVE	LENGTH	RADIUS	TANGENT	CHORD	CHORD BEARING	DELTA
C1	24.97'	493.00'	12.49'	24.97'	S47°26'02"E	2°54'06"
C2	353.29'	407.00'	188.64'	342.30'	N24°01'02"W	49°44'05"

GRAPHIC SCALE
110 0 55 110 220 440
(IN FEET)
1 inch = 110 ft.

SHEET 3 OF 6

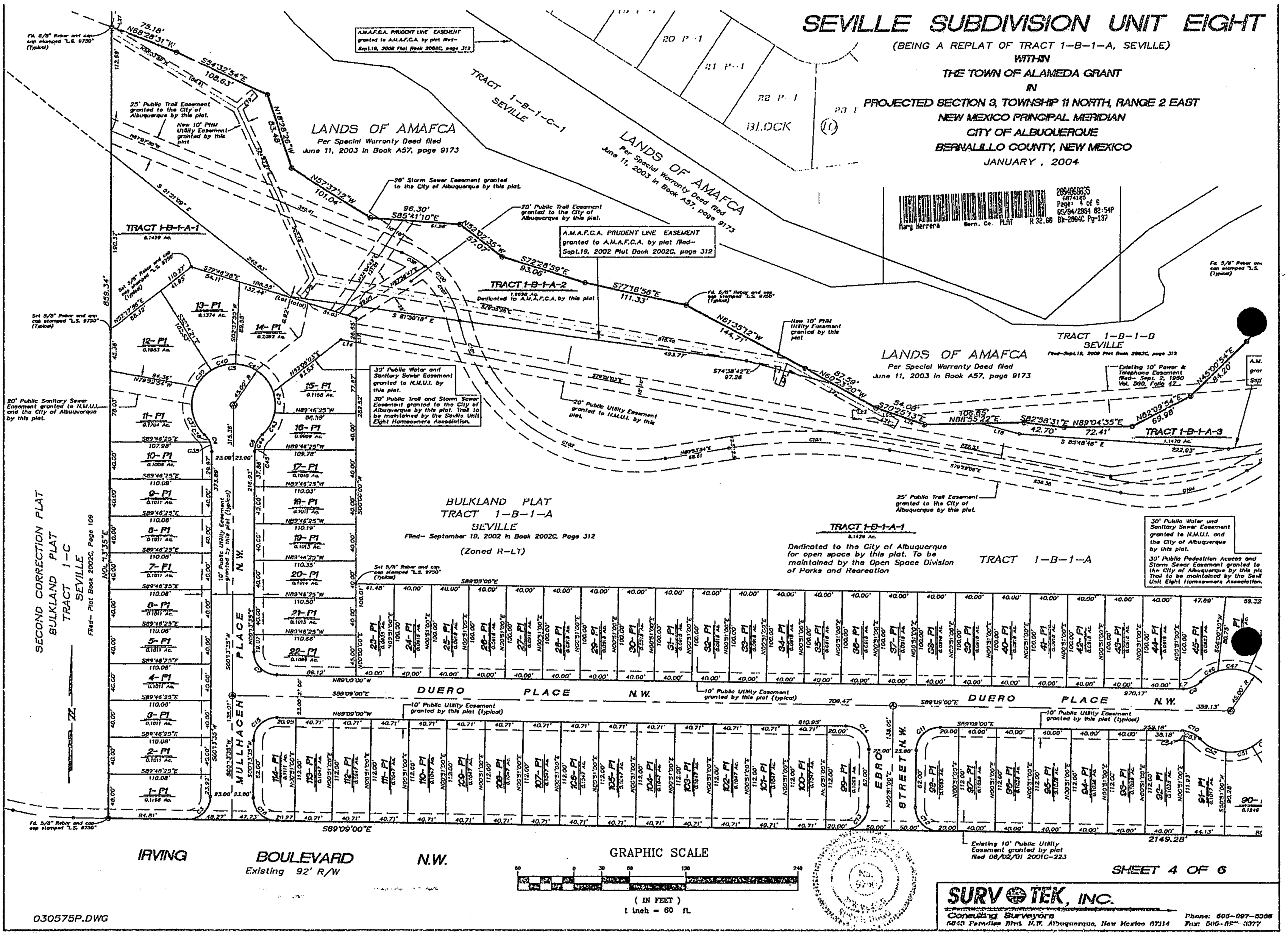
030575P_SHT3.DWG

EXISTING PLAT BOUNDARIES

SURVTEK, INC.
Consulting Surveyors
5543 Paradise Blvd. N.W. Albuquerque, New Mexico 87114
Phone: 505-897-3366
Fax: 505-897-3377

SEVILLE SUBDIVISION UNIT EIGHT

(BEING A REPLAT OF TRACT 1-B-1-A, SEVILLE)
WITHIN
THE TOWN OF ALAMEDA GRANT
IN
PROJECTED SECTION 3, TOWNSHIP 11 NORTH, RANGE 2 EAST
NEW MEXICO PRINCIPAL MERIDIAN
CITY OF ALBUQUERQUE
BERNALILLO COUNTY, NEW MEXICO
JANUARY, 2004



SHEET 4 OF 6

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

030575P.DWG

TRACT C
PARADISE HEIGHTS
Filed- December 20, 2000 in Plat Book 2000C, Page 310
LANDS OF A.M.A.F.C.A.

LANDS OF AMAFCA
Per Special Warranty Deed filed
June 11, 2003 in Book A57, page 9173

TRACT 1-B-1-A-3
1.1470 Ac.
Dedicated to A.M.A.F.C.A. by this plat

A.M.A.F.C.A. PRUDENT LINE EASEMENT granted to A.M.A.F.C.A. by plat filed- Sept. 19, 2002 Plat Book 2002C, page 312

Existing 10' Power & Telephone Easement filed- Sept. 2, 1960 Vol. 560, Folio 47

Existing 10' Power & Telephone Easement filed- Sept. 2, 1960 Vol. 560, Folio 47

Fd. 5/8" Rebar and cap stamped "L.S. 9750" (Typical)

Fd. 5/8" Rebar and cap stamped "L.S. 4078"

Existing 10' Power & Telephone Easement filed- Sept. 2, 1960 Vol. 560, Folio 47

TRACT F
PARADISE HEIGHTS
Filed- December 20, 2000 in Plat Book 2000C, Page 310
LANDS OF A.M.A.F.C.A.

DETAIL "A"
NOT TO SCALE

Temporary Construction Easement filed- December 5, 2000 in Book A13, Page 308

TRACT 1-D
SEVILLE
Filed - August 2, 2001 in Book 2001C, page 223

KAYENTA BOULEVARD N.W.

20' Public Utility Easement granted to N.M.U.I. by this plat.

30' Public Water and Sanitary Sewer Easement granted to N.M.U.I. and the City of Albuquerque by this plat.

30' Public Pedestrian Access and Storm Sewer Easement granted to the City of Albuquerque by this plat. Trail to be maintained by the Seville Unit Eight Homeowners Association.

Set 5/8" Rebar and cap stamped "L.S. 9750" (Typical)

TRACT 1-B-1-A-1
0.1428 Ac.

TRACT A
0.3022 Ac.
To be maintained by the Seville Unit Eight Homeowners Association.

10' Public Utility Easement granted by this plat (typical)

SIERRA NEVADA CIRCLE N.W.

3' Public & Ghost Utility Easement granted by this plat

Public Slope Easement granted by this plat. (Cross hatched area)

Existing 10' Public Utility Easement granted by plat filed 08/02/01 2001C-223

Public Slope Easement granted by this plat. (Cross hatched area)

IRVING BOULEVARD N.W.
Existing 92' R/W

SEDONA SUBDIVISION AT VENTANA RANCH
Filed- May 7, 1998 in Book 98C, Page 122

GRAPHIC SCALE
60 0 30 60 120 240
(IN FEET)
1 inch = 60 ft.

SEVILLE SUBDIVISION UNIT EIGHT

(BEING A REPLAT OF TRACT 1-B-1-A, SEVILLE)
WITHIN
THE TOWN OF ALAMEDA GRANT
IN
PROJECTED SECTION 3, TOWNSHIP 11 NORTH, RANGE 2 EAST
NEW MEXICO PRINCIPAL MERIDIAN
CITY OF ALBUQUERQUE
BERNALILLO COUNTY, NEW MEXICO
JANUARY , 2004

SHEET 5 OF 6

PROFESSIONAL SURVEYOR STATE OF NM 9750 NEW MEXICO RUSS P. HUGG

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Mary Herrera Bern. Co. PLAT R 32.00

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SEVILLE SUBDIVISION UNIT EIGHT

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NEW MEXICO PRINCIPAL MERIDIAN
CITY OF ALBUQUERQUE
BERNALILLO COUNTY, NEW MEXICO
JANUARY , 2004

CURVE TABLE

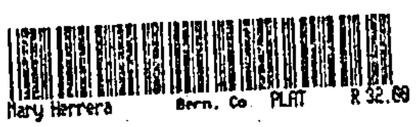
CURVE	LENGTH	RADIUS	TANGENT	CHORD	CHORD BEARING	DELTA
C1	24.97'	493.00'	12.49'	24.97'	S47°26'02"E	2°54'06"
C2	353.29'	407.00'	188.64'	342.30'	N24°01'02"W	49°44'05"
C3	39.54'	25.00'	25.27'	35.55'	N45°32'17"E	90°37'25"
C4	20.38'	25.00'	10.79'	19.82'	N23°07'40"W	46°42'29"
C5	214.74'	45.00'	42.39'	61.71'	N89°46'25"W	273°24'59"
C6	20.38'	25.00'	10.79'	19.82'	S23°34'50"W	46°42'29"
C7	39.00'	25.00'	24.73'	35.16'	S44°27'43"E	89°22'35"
C8	20.38'	25.00'	10.79'	19.82'	N67°29'45"E	46°42'29"
C9	214.74'	45.00'	42.39'	61.71'	N00°51'00"E	273°24'58"
C10	20.38'	25.00'	10.79'	19.82'	N65°47'45"W	46°42'29"
C11	39.27'	25.00'	25.00'	35.36'	S45°51'00"W	90°00'01"
C12	39.27'	25.00'	25.00'	35.36'	S44°09'00"E	90°00'00"
C13	39.27'	25.00'	25.00'	35.36'	N45°51'00"E	90°00'00"
C14	39.27'	25.00'	25.00'	35.36'	N44°09'00"W	90°00'00"
C15	39.54'	25.00'	25.27'	35.55'	S45°32'17"W	90°37'25"
C16	39.00'	25.00'	24.73'	35.16'	S44°27'43"E	89°22'35"
C17	77.87'	50.00'	49.34'	70.24'	N03°30'04"W	89°13'59"
C18	36.68'	25.00'	22.53'	33.48'	N83°08'43"E	84°03'35"
C19	75.24'	98.00'	39.68'	73.41'	N76°49'12"W	43°59'25"
C20	137.41'	98.00'	82.72'	126.42'	S41°01'03"W	80°20'05"
C21	153.94'	98.00'	98.00'	138.59'	S44°09'00"E	89°59'59"
C22	88.22'	523.00'	44.22'	88.12'	N86°01'03"E	9°39'55"
C23	43.10'	98.00'	21.90'	42.75'	N68°35'10"E	25°11'51"
C24	46.26'	25.00'	33.19'	39.94'	N71°00'01"W	106°01'31"
C25	206.29'	45.00'	51.17'	67.59'	N30°41'10"E	262°39'10"
C26	46.26'	25.00'	33.19'	39.94'	S47°37'40"E	106°01'31"
C27	92.82'	98.00'	50.22'	89.39'	N21°44'59"W	54°16'10"
C28	39.27'	25.00'	25.00'	35.36'	S03°53'05"E	90°00'00"
C29	54.98'	35.00'	35.00'	49.50'	S86°06'55"W	90°00'00"
C30	45.32'	52.00'	24.21'	43.90'	N73°51'00"W	49°55'49"
C31	118.05'	52.00'	111.69'	94.28'	N16°09'00"E	130°04'10"
C32	80.47'	477.00'	40.33'	80.37'	N86°01'03"E	9°39'55"
C33	81.68'	52.00'	52.00'	73.54'	S44°09'00"E	89°59'59"
C34	72.91'	52.00'	43.69'	67.08'	S41°01'03"W	80°20'05"
C35	10.32'	25.00'	5.24'	10.25'	N11°36'04"W	23°39'17"
C36	10.06'	25.00'	5.10'	9.99'	N34°57'18"W	23°03'12"
C37	39.61'	45.00'	21.19'	38.34'	S21°15'08"E	50°25'54"
C39	23.44'	45.00'	11.99'	23.17'	S53°26'08"W	29°50'28"
C40	23.69'	45.00'	12.12'	23.41'	S83°26'09"W	30°09'35"
C41	34.23'	45.00'	17.99'	33.41'	N59°41'30"W	43°35'06"
C42	38.81'	45.00'	20.70'	37.62'	N13°11'31"W	49°24'53"
C43	27.02'	45.00'	14.37'	27.38'	N29°13'30"E	35°25'09"
C44	18.24'	25.00'	9.54'	17.83'	S26°02'16"W	41°47'37"
C45	2.14'	25.00'	1.07'	2.14'	S02°41'01"W	4°54'52"
C46	21.84'	45.00'	11.14'	21.62'	S58°02'41"W	27°48'21"
C47	32.84'	45.00'	17.19'	32.12'	N87°08'34"W	41°49'10"
C48	34.24'	45.00'	18.00'	33.42'	N44°26'01"W	43°35'56"
C49	38.76'	45.00'	20.68'	37.58'	N02°02'34"E	49°21'13"
C50	25.82'	45.00'	13.26'	25.47'	N43°09'23"E	32°52'25"
C51	29.56'	45.00'	15.34'	29.03'	N78°24'48"E	37°38'24"
C52	31.67'	45.00'	16.52'	31.02'	S62°30'15"E	40°19'29"
C53	18.56'	25.00'	9.73'	18.13'	N63°42'21"W	42°31'42"
C54	1.82'	25.00'	0.91'	1.82'	N87°03'36"W	4°10'18"
C55	12.70'	493.00'	6.35'	12.70'	S46°43'15"E	1°28'33"
C56	5.67'	493.00'	2.84'	5.67'	S47°47'17"E	0°39'32"
C57	34.05'	98.00'	17.20'	33.88'	N64°46'47"W	19°54'35"
C58	20.00'	98.00'	10.03'	19.96'	N80°34'51"W	11°41'34"
C59	21.18'	98.00'	10.64'	21.15'	S87°22'44"W	12°23'17"
C60	27.97'	98.00'	14.08'	27.87'	S73°00'33"W	16°21'04"
C61	40.74'	98.00'	20.67'	40.44'	S52°55'32"W	23°48'59"
C62	36.00'	98.00'	18.21'	35.80'	S30°29'36"W	21°02'54"
C63	32.70'	98.00'	16.50'	32.55'	S10°24'34"W	19°07'09"
C64	12.03'	98.00'	6.02'	12.02'	S02°40'00"E	7°02'00"
C65	41.44'	98.00'	21.04'	41.14'	S18°17'54"E	24°13'48"
C66	37.36'	98.00'	18.91'	37.13'	S41°20'04"E	21°50'31"
C67	38.98'	98.60'	19.75'	38.73'	S63°39'02"E	22°47'27"
C68	24.12'	98.00'	12.12'	24.06'	S82°05'52"E	14°06'14"
C69	28.08'	523.00'	14.04'	28.08'	N89°18'42"E	3°04'35"
C70	45.23'	523.00'	22.63'	45.21'	N85°17'47"E	4°57'17"
C71	14.92'	523.00'	7.46'	14.92'	N82°00'07"E	1°38'03"
C72	35.47'	98.00'	17.93'	35.28'	N70°48'54"E	20°44'23"
C73	7.62'	98.00'	3.81'	7.62'	N58°12'58"E	4°27'28"
C74	1.84'	45.00'	0.92'	1.84'	S18°09'30"E	2°20'30"
C75	57.85'	45.00'	33.70'	53.95'	S57°09'38"E	73°39'47"
C76	28.67'	45.00'	14.84'	28.18'	N67°45'31"E	36°29'54"
C77	23.33'	45.00'	11.93'	23.07'	N34°39'20"E	29°42'27"
C78	23.62'	45.00'	12.09'	23.35'	N04°45'49"E	30°04'36"
C79	30.87'	45.00'	16.07'	30.27'	N29°58'44"W	39°18'31"
C80	40.10'	45.00'	21.49'	38.79'	N75°06'42"W	51°03'25"
C81	39.36'	98.00'	19.95'	39.10'	N06°07'21"W	23°00'53"
C82	35.40'	98.00'	17.89'	35.21'	N27°58'39"W	20°41'45"
C83	18.06'	98.00'	9.06'	18.03'	N43°16'18"W	10°33'33"
C84	15.48'	407.00'	7.74'	15.48'	N47°47'42"W	2°10'46"
C85	59.84'	407.00'	29.97'	59.78'	N42°29'36"W	8°25'26"
C86	29.08'	407.00'	14.54'	29.07'	N36°14'05"W	4°05'36"
C87	87.20'	407.00'	43.77'	87.04'	N28°03'00"W	12°16'34"
C88	98.06'	407.00'	49.27'	97.82'	N15°00'34"W	13°48'16"
C89	63.63'	407.00'	31.88'	63.56'	N03°37'43"W	8°57'26"
C90	17.79'	477.00'	8.90'	17.79'	N89°46'53"E	2°08'14"
C91	60.15'	477.00'	30.11'	60.11'	N85°06'01"E	7°13'30"
C92	2.52'	477.00'	1.26'	2.52'	N81°20'11"E	0°18'11"
C93	170.26'	75.00'	161.09'	135.98'	N16°09'00"E	130°04'10"
C94	108.00'	75.00'	65.78'	98.91'	N07°32'57"W	82°30'15"
C95	62.26'	75.00'	33.05'	60.49'	N57°24'08"E	47°33'55"

CURVE TABLE

CURVE	LENGTH	RADIUS	TANGENT	CHORD	CHORD BEARING	DELTA
C96	84.35'	500.00'	42.27'	84.25'	N86°01'03"E	9°39'55"
C97	117.81'	75.00'	75.00'	106.07'	S44°09'00"E	90°00'00"
C98	105.18'	75.00'	63.31'	96.75'	S41°01'03"W	80°20'05"
C99	65.36'	75.00'	34.92'	63.31'	N73°51'00"W	49°55'50"
C100	100.09'	105.00'	54.21'	96.34'	N39°49'04"W	54°36'53"
C101	74.20'	195.00'	37.56'	73.75'	S23°24'41"E	21°48'08"
C102	220.50'	195.00'	123.72'	208.94'	S66°42'25"E	64°47'20"
C103	172.90'	505.00'	87.30'	172.05'	N89°17'36"W	19°36'59"
C104	138.61'	195.00'	72.38'	135.71'	N80°09'03"E	40°43'41"
C105	38.15'	80.00'	19.44'	37.79'	S73°26'53"W	27°19'23"
C106	31.09'	195.00'	15.58'	31.06'	N82°32'30"E	9°08'11"
C107	70.41'	105.00'	36.59'	69.10'	N31°43'16"W	38°25'18"
C108	13.11'	130.81'	6.56'	13.11'	S64°24'22"E	5°44'34"
C109	54.42'	130.81'	27.61'	54.03'	S79°11'44"E	23°50'12"
C110	86.22'	130.81'	44.74'	84.67'	N70°00'13"E	37°45'54"
C111	15.32'	130.81'	7.67'	15.31'	N47°45'56"E	6°42'38"

LINE TABLE

LINE	LENGTH	BEARING
L1	29.29'	S85°25'43"E
L2	40.62'	S71°11'04"E
L3	37.12'	N85°33'40"E
L4	45.17'	N78°04'14"E
L5	33.94'	N45°51'00"E
L6	12.04'	N48°53'05"W
L7	4.06'	S89°09'00"E
L8	15.85'	N00°16'55"E
L9	2.50'	N00°51'00"E
L10	20.00'	S48°53'05"E
L11	2.00'	N00°51'00"E
L12	3.00'	N89°09'00"W
L13	2.50'	N00°51'00"E
L14	16.48'	S79°01'03"E
L16	29.24'	N00°16'55"E
L17	10.19'	N00°00'00"E
L18	43.63'	S74°38'42"E
L19	25.00'	S48°31'31"W
L20	25.00'	N38°00'34"E
L21	25.00'	S20°00'37"W
L22	109.63'	N60°23'20"W
L23	25.00'	N85°32'33"E
L24	25.00'	N60°23'20"W
L25	13.18'	N05°32'33"E
L26	40.40'	S70°25'14"E
L27	5.85'	N00°13'35"E
L28	67.11'	N67°27'49"E
L29	81.24'	S89°09'00"E
L30	94.89'	S89°09'00"E
L31	81.02'	S89°09'00"E
L32	45.00'	S89°09'00"E
L33	45.00'	S89°09'00"E
L34	45.00'	S89°57'57"E
L35	45.15'	N86°07'49"E
L36	45.53'	N82°08'12"E
L37	45.89'	N79°34'28"E
L38	45.12'	S84°57'56"E
L39	33.19'	S84°57'56"E
L40	87.47'	S45°35'22"E
L41	40.22'	N00°51'00"E
L42	20.00'	N00°51'00"E



030575P.DWG

SHEET 6 OF 6

SURV TEK, INC.
Consulting Surveyors
5643 Paradise Blvd. N.W. Albuquerque, New Mexico 87114
Phone: 505-897-0588
Fax: 505-897-0577

SIGN POSTING REQUIREMENTS

POSTING SIGNS ANNOUNCING PUBLIC HEARINGS

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

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

1. LOCATION

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

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

3. PHYSICAL POSTING

   A. A heavy stake with two crossbars or 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 8.19.05 (30) To 9.14.05.

5. REMOVAL

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

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

Karen Keine, 8.19.05
(Applicant or Agent) (Date)

I issued 2 signs for this application, 8/19/05, [signature]
(Date) (Staff Member)

Rev. 11/8/90

APPLICATION NUMBER: 1002645

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

PAID RECEIPT

APPLICANT NAME CLEAR BROOK INVESTMENTS INC

AGENT TIERRA WEST LLC

ADDRESS 8509 JEFFERSON

PROJECT & APP # 1002645 / 01335

PROJECT NAME Seville Unit 8

$ 20.00 **441032/3424000 Conflict Management Fee**

$ 50.00 **441006/4983000 DRB Actions**

$ _____ **441006/4971000 EPC/AA/LUCC Actions & All Appeals**

$ 75.00 **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

$ 145.00 **TOTAL AMOUNT DUE**

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

City Of Albuquerque
Treasury Division
8/19/2005 11:51AM LOC: ANNX
RECEIPT# 00044878 WS# 008 TRANS# 0025
Account 441018 Fund 0110
Activity 4971000 TRSASR
Trans Amt $145.00
J24 Misc $75.00 $145.00
CK $0.00
CHANGE
Thank You

8/19/2005 11:51AM LOC: ANNX
RECEIPT# 00044878 WS# 008 TRANS# 0025
Account 441032 Fund 0110
Activity 3424000 TRSASR
Trans Amt $145.00
J24 Misc $50.00
Thank You

TIERRA WEST LLC
8509 JEFFERSON NE
ALBUQUERQUE, NM 87113
(505) 858-3100

2136

95-677/1070

DATE 8/19/05

PAY TO THE ORDER OF City of Albuquerque

One Hundred & Forty Five $ 145.00

HIGH DESERT STATE BANK
Member FDIC
8110 Ventura NE
Albuquerque, NM 87122

8/19/2005 11:50AM LOC: ANNX
RECEIPT# 00044876 WS# 008 TRANS# 0025
Account 441032 Fund 0110
Activity 3424000 TRSASR
Trans Amt $145.00
J24 Misc $20.00 $50.00
Thank You

Security Features Details on Back.

FOR 23023 DRB Submittal

Donna J. Bohannan MP

⑈002136⑈ ⑆107006677⑆ 201813⑈

©HARLAND STYLE XKJ

City of Albuquerque

DEVELOPMENT PLAN REVIEW APPLICATION

	Supplemental form		Supplemental form
SUBDIVISION	**S**	**ZONING**	**Z**
☒ Major Subdivision action		☐ Annexation & Zone Establishment	
☐ Minor Subdivision action		☐ Sector Plan (Phase I, II, III)	
☐ Vacation	**V**	☐ Amendment to Sector, Area, Facility or Comprehensive Plan	
☐ Variance (Non-Zoning)		☐ Zone Change	
SITE DEVELOPMENT PLAN	**P**	☐ Text Amendment	
☐ ...for Subdivision Purposes		**APPEAL / PROTEST of...**	**A**
☐ ...for Building Permit		☐ Decision by: DRB, EPC, LUCC, Planning Director or Staff, ZHE, Zoning Board of Appeal	
☐ IP Master Development Plan			
☐ Cert. of Appropriateness (LUCC)	**L**		

PRINT OR TYPE IN BLACK INK ONLY. The applicant or agent must submit the completed application in person to the Planning Department Development Services Center, 600 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: AMC DEVELOPMENT SERVICES — PHONE: 505-338-2285
ADDRESS: 400 GOLD SW, SUITE 750 — FAX: 505-338-0200
CITY: ALBUQUERQUE STATE NM ZIP87102 — E-MAIL: _____
Proprietary interest in site: OWNER
AGENT (if any): TIERRA WEST LLC — PHONE: 858-3100
ADDRESS: 8509 JEFFERSON NE — FAX: 858-1118
CITY: ALBUQUERQUE STATE NM ZIP 87113 — E-MAIL: twllc@tierrawestllc.com

DESCRIPTION OF REQUEST: APPROVAL OF FINAL 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. TRACT 1-B-1-A — Block: _____ — Unit: 8

Subdiv. / Addn. SEVILLE UNIT 8

Current Zoning: R-LT — Proposed zoning: SAME

Zone Atlas page(s): A-10 — No. of **existing** lots: 1 — No. of **proposed** lots: 114

Total area of site (acres): 26.63 — Density if applicable: dwellings per gross acre: _____ — dwellings per net acre: _____

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

UPC No. 101006606712630101 — MRGCD Map No. _____

LOCATION OF PROPERTY BY STREETS: On or Near: IRVING BLVD NW
Between: UNIVERSE BLVD NW and KAYENTA PL 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.): 03DRB-00741/03DRB-01465/03DRB-01440/03DRB-01441 / PROJ#: 1002645

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

SIGNATURE Kren Kline for Ronald R Bohannan, P.E. DATE ____

(Print) RONALD R. BOHANNAN P.E. — ☐ Applicant ☒ Agent

FOR OFFICIAL USE ONLY — Form revised 9/01, 3/03

☑ ~~INTERNAL ROUTING~~ NO
☑ All checklists are complete
☑ All fees have been collected
☑ All case #s are assigned
☑ AGIS copy has been sent
☑ Case history #s are listed
☒ N/A Site is within 1000ft of a landfill
☐ ~~F.H.D.P. density~~ bonus
☐ ~~F.H.D.P. fee~~ rebate

Application case numbers	Action	S.F.	Fees
04DRB - - 00400	FP	5(3)	$ 0
			$
			$ 20.00
			$
			$
			Total $ 20.00

Hearing date March 31st '04

3/22/04
Planner signature / date

Project # 1002645

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
N/A 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.

Ronald R. Bohannan PE.
Applicant name (print)

Ken Reinerfor Ronald R. Bohannan, P.E. 3/22/04
Applicant signature / date

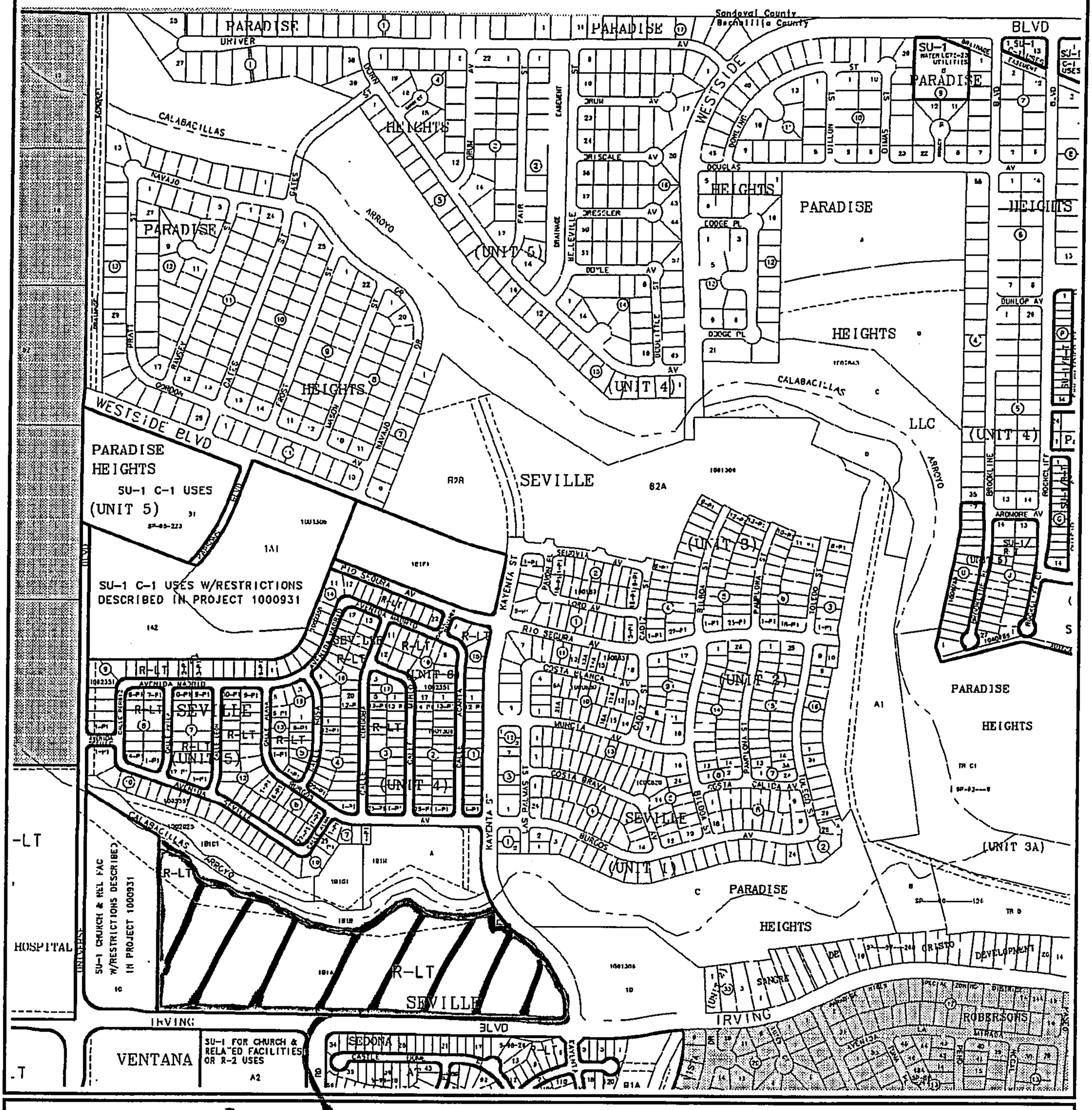
Form revised 10/03

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

Application case numbers
04DRB - _____ - 00400
_____ - _____ - _____
_____ - _____ - _____

B Dekkert 3/22/04
Planner signature / date

Project # 1002645


PARADISE HEIGHTS
SU-1 C-1 USES
(UNIT 5)
SU-1 C-1 USES W/RESTRICTIONS DESCRIBED IN PROJECT 1000931
SU-1 FOR CHURCH & RELATED FACILITIES OR R-2 USES
SU-1 CHURCH & REL FAC W/RESTRICTIONS DESCRIBED IN PROJECT 1000931
SEVILLE
PARADISE
HEIGHTS
VENTANA
HOSPITAL
(UNIT 1)
(UNIT 2)
(UNIT 3)
(UNIT 3A)
(UNIT 4)
(UNIT 5)
(UNIT 6)
R-LT
Sandoval County
Bernalillo County
WESTSIDE BLVD
IRVING BLVD
CALABACILLAS ARROYO
RIO SEGURA AV
COSTA BRAVA
COSTA CALIDA AV
MURCIA AV
SEVILLA AV
LOJO AV
AVENIDA MADRID
AVENIDA SEVILLA
SEDONA
CASTILE DR
DUNLOP AV
AROMORE AV
ROCKCLIFF CT
BROOKLINE
DOUGLAS
DOGGE PL
DOYLE AV
DRISCALE AV
DRESSLER AV
DRUM AV
DURN ST
GATES
KAYENTA ST
LAS PALMAS ST
BURGOS
PAMPLONA ST
TOLEDO ST
BILBOA ST
CADIZ ST
ROBERSONS
DEVELOPMENT
SANCRE
DE CRISTO
SITE
Interstate 25
Interstate 40
Rio Grande River
ALBUQUERQUE NEW MEXICO
CITY OF Albuquerque
Albuquerque Geographic Information System
PLANNING DEPARTMENT
©Copyright 2003
GRAPHIC SCALE IN FEET
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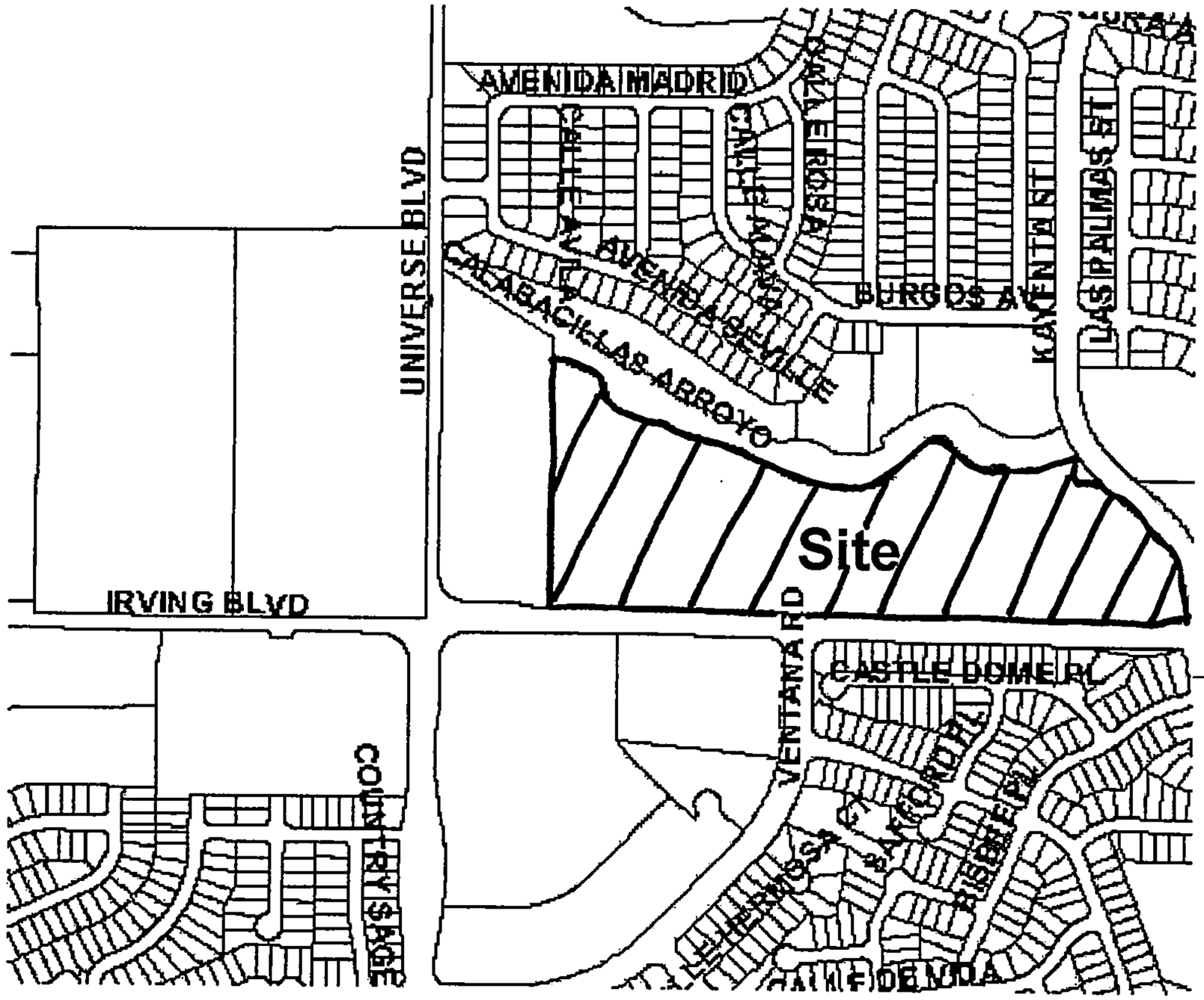
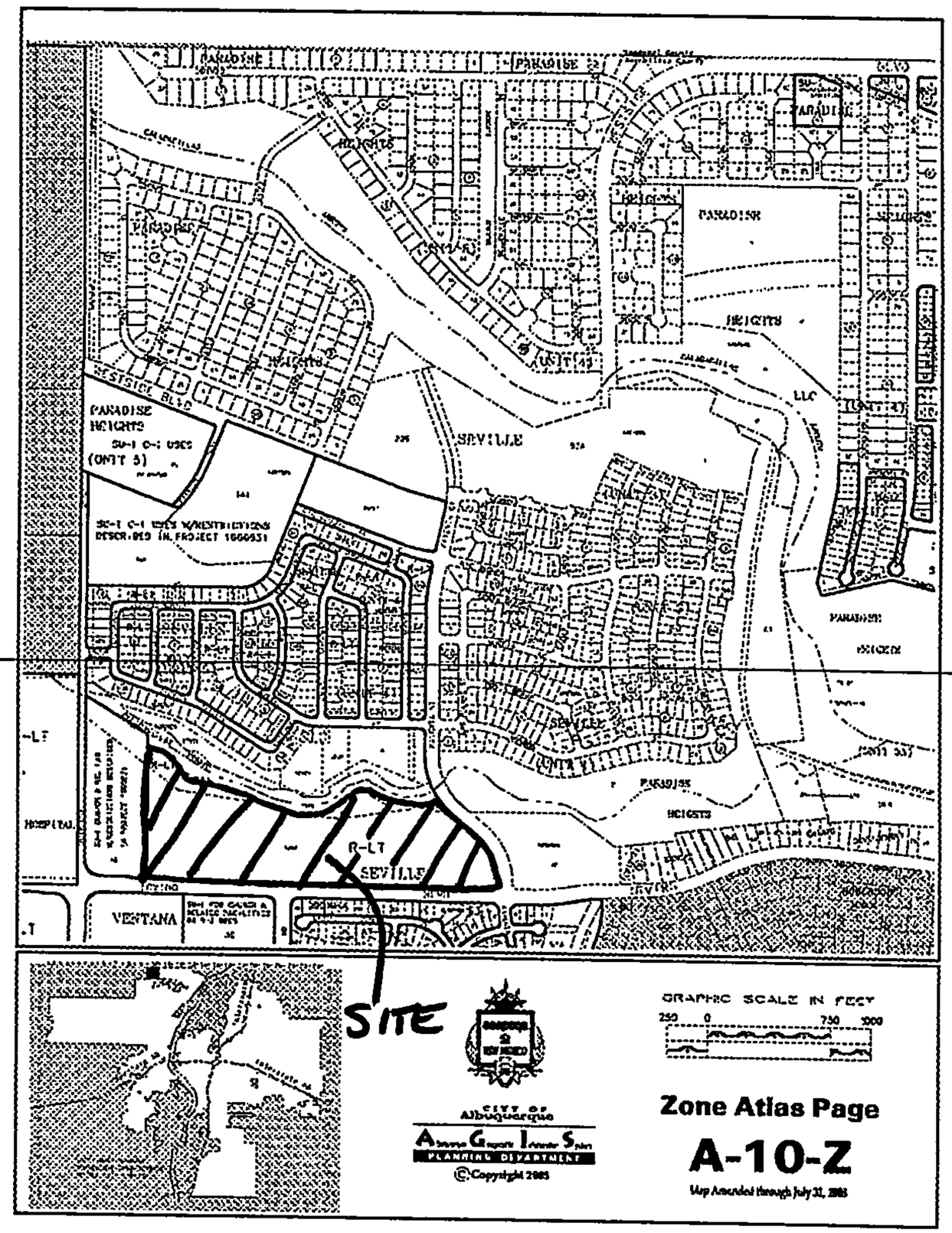
Zone Atlas Page
A-10-Z
Map Amended through July 31, 2003





Zoning: R-LT
Lot/Block/Subd: 1B1A , 0000 , SEVILLE
UPC #: 101006606712630101

TIERRA WEST, LLC

8509 Jefferson NE
Albuquerque, NM 87113

(505) 858-3100
fax (505) 858-1118

twllc@tierrawestllc.com
1-800-245-3102

March 19, 2004

Ms. Sheran Matson, AICP, Chair
Development Review Board
City of Albuquerque
PO Box 1293
Albuquerque, NM 87130

RE: Final Plat Approval of Seville Unit 8
DRB# 1002645
Zone Atlas Page A-10

Dear Ms. Matson:

Tierra West LLC, on behalf of AMC Development Services, request the approval of the Final Plat for Seville Unit 8. The site is located off of Irving Boulevard NW between Kayenta Place NW and Universe Boulevard NW. The Preliminary Plat and Infrastructure were approved by DRB on October 8, 2003. The SIA's are in place and we have attached copies of the recorded SIA's. Also, attached is the information regarding the wall details that was submitted on October 27, 2003 and we are still awaiting stamp approval.

We would appreciate the expedience in approving the final plat through internal routing. If you have any questions or need additional information regarding this matter, please do not hesitate to call me.

Sincerely,

Jon Niski

Enclosure/s

cc: Jeff Jesionowski

JN: 230023
JN/kk

2003:230023:2323DRB-Final Plat31904.doc

230023
SIA

No. Of Lots **116**

Nearest Major Streets **IRVING & KAYENTA NW**

FIGURE 12
SUBDIVISION IMPROVEMENTS
AGREEMENT-PUBLIC AND/OR PRIVATE
(Procedure B)

AGREEMENT TO CONSTRUCT
PUBLIC AND/OR PRIVATE SUBDIVISION IMPROVEMENTS

THIS AGREEMENT is made this 1st day of December, 2003 by and between the City of Albuquerque, New Mexico ("City"), a municipal corporation, whose address is P. O. Box 1293 (One Civic Plaza), Albuquerque, New Mexico 87103, **CLEARBROOK INVESTMENTS, INC.** ("Subdivider"), a [state the type of business entity, for instance, "New Mexico corporation," "general partnership," "joint venture," "individual," etc.:] **A NEW MEXICO CORPORATION**, whose address is **8901 ADAMS NE, ALBUQUERQUE, NM 87113** and whose telephone number is **(505) 858-1800**, is made in Albuquerque, New Mexico, and is entered into as of the date of final execution of this Agreement.

1. Recital. The Subdivider is developing certain lands within the City of Albuquerque, Bernalillo County, New Mexico, known as [describe:] **TRACT 1-B-1-A, SEVILLE**, recorded on **SEPTEMBER 19**, 20 **02** in the records of the Bernalillo County Clerk at Book **2002C**, Folio **312** (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:] **CLEARBROOK INVESTMENTS, INC.** ("Owner").

The Subdivider has submitted and the City has approved a preliminary plat or Site Development Plan identified as **SEVILLE UNIT 8** describing Subdivider's Property.

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

2. Improvements and Construction Deadline. The Subdivider agrees to install and complete the public and/or private improvements described in Exhibit A, the required infrastructure listing ("Improvements"), to the satisfaction of the City, on or before the **8TH** day of **OCTOBER**, 20 **05** ("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. **7226.82**.

Note: To compute the Construction Completion Deadline: If a final plat will be filed after Subdivider meets the requirements of this Agreement, the Construction Completion Deadline can be no later than two years after execution of this Agreement. (See Subdivision Ordinance Section 14-14-3.) If a final plat will not be filed pursuant to this Agreement, the Construction Completion Deadline can be no later than one year after approval of the preliminary plat by the Development Review Board (DRB), unless the DRB grants an extension, not to exceed one additional year per extension, and the Subdivider processes an amendment to the Agreement. (See Subdivision Ordinance Section 14-14-3.) If this Agreement, with any amendments does

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Mary Herrera Bern. Co. AGRE R 29.00

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.

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

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

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

Type of Fee	Amount
Engineering Fee	3.25% of Actual Construction Cost
Excavation & Sidewalk Fees	As required per City-approved estimate
Street Restoration Fees	As required per City-approved estimate (Fig. 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 **SURV-TEK INC.**, and construction surveying of the Private Improvements shall be performed by **SURV-TEK 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 **TIERRA WEST LLC**, and inspection of the Private Improvements shall be performed by **TIERRA WEST LLC**, 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

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

C. Field Testing. Field-testing of the construction of the Public Improvements shall be performed by **VINYARD & ASSOC.**, and field testing of the Private Improvements shall be performed by **VINYARD & ASSOC.**, 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 the 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 Subdivision Ordinance requirements, the Subdivider has acquired or is able to acquire the following "Financial Guarantee:"

Type of Financial Guaranty: Loan Reserve, dated 11-20-03
Amount: $ **707,260.85**
Name of Financial Institution or Surety providing Guaranty:
Bank of Oklahoma N.A.
Date City first able to call Guaranty: **OCTOBER 8, 2005**
[Construction Completion Deadline]: **OCTOBER 8, 2005**
If Guarantee other than a Bond, last day City able to call on Guaranty is:
DECEMBER 8, 2005
Additional information: **INFRASTRUCTURE**

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

7. Completion, Acceptance and Termination. When the City receives Subdivider's final acceptance package, the City shall review it for completeness and accuracy. (See DPM Volume 1, Chapter 5, Work Order Process, Step 9.) If the package is acceptable, the City shall approve the package and issue a Certificate of Completion and Acceptance for the Public Improvements and a Certificate of Completion for the Private Improvements. Thereafter, the Subdivider's obligations to the City pursuant to this Agreement shall terminate. with the

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exception of the bond or other guarantee which the Subdivider has provided to assure the materials and workmanship, as required by the Subdivision Ordinance. After the City approves the final acceptance package. the City will promptly release this Agreement and the Financial Guaranty.

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

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

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

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

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

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

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

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

10. Indemnification. Until the Improvements are accepted by the City, the Developer shall be solely responsible for maintaining the premises upon which the Improvements are being constructed in a safe condition. The Developer agrees to defend, indemnify and hold harmless the City and its officials, agents and employees from any claims, actions, suits or other proceedings arising from or out of the negligent acts or omissions of the Developer, its agents, representatives, contractors or subcontractors or arising from the failure of the Developer, its agents, representatives, contractors or subcontractors to perform any act or duty required of the

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Developer herein; provided, however, to the extent, if at all, Section 56-7-1 NMSA 1978 is applicable to this Agreement, this Agreement to indemnify will not extend to liability, claims, damages, losses or expenses, including attorney fees, arising out of (1) the preparation or approval of maps, drawings, opinions, reports, surveys, change orders, designs or specifications by the indemnitee, or the agents or employees of the indemnitee; or (2) the giving of or the failure to give directions or instructions by the indemnitee, where such giving or failure to give directions or instructions is the primary cause of bodily injury to persons or damage to property. The indemnification required hereunder shall not be limited as a result of the specifications of any applicable insurance coverage. Nothing herein is intended to impair any right or immunity under the laws of the State of New Mexico.

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

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

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

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

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

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

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

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

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

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

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

SUBDIVIDER:

By [Signature]: _____
Name: **SCOTT HENRY**
Title: **PRESIDENT**
Dated: 11-21-03

CITY OF ALBUQUERQUE

Approved by: _____
City Engineer
Dated: 12-19-03

12/16/03

12/16/03

SUBDIVIDER'S NOTARY

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

This instrument was acknowledged before me on 21st day of November, 20**03** by [name(s) of person(s):] **SCOTT HENRY** ,[title or capacity, for instance, "President" or "Owner":] **PRESIDENT** of [Subdivider:] **CLEARBROOK INVESTMENTS, INC.**

_____
Notary Public

My Commission Expires:

May 12, 2004

OFFICIAL SEAL
DEBORAH J FISHER
Notary Public
State of New Mexico
My Commission Expires 5-12-04

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CITY'S NOTARY

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

This instrument was acknowledged before me on 19th day of December, 2003 by Fred J. Aguirre, City Engineer, of the City of Albuquerque, a municipal corporation, on behalf of said corporation.

Gloria D. Saavedra
Notary Public

My Commission Expires:

11-25-2007

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EXHIBIT A AND POWER OF ATTORNEY ATTACHED

10/28/03 TUE 10:27 FAX 5050243964 → TIERRA WEST

Current DRC
Project Number:_____

FIGURE 12

Date Site Plan Approved: NA
Date Preliminary Plat Approved: 10-8-03
Date Preliminary Plat Expires: 10-8-04
DRB Project No.: 1002645
DRB Application No.: 03-01440

ORIGINAL

INFRASTRUCTURE LIST

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

Seville ~~Estates~~ Unit 8
PROPOSED NAME OF PLAT AND/OR SITE DEVELOPMENT PLAN

Tract 1-B-1-A, Seville
EXISTING LEGAL DESCRIPTION PRIOR TO PLATTING ACTION

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

SIA Sequence #	COA DRC Project #	Size	Type of Improvement	Location	From	To	Private Inspector	City Inspector	City Cnst Engineer
		28' F-F	Residential Paving Curb and Gutter 4' Sidewalk (Both Sides)*	Mullhacen Place	Irving Blvd.	End of Cul-de-sac	/	/	/
		28' F-F	Residential Paving Curb and Gutter 4' Sidewalk (Both Sides)*	Duero Avenue	Mullhacen Place	End of Cul-de-sac	/	/	/
		28' F-F	Residential Paving Curb and Gutter 4' Sidewalks (Both Sides)	Ebro Road	Irving Blvd.	Duero Avenue	/	/	/
		28' F-F	Residential Paving Curb and Gutter 4' Sidewalks (South Side Only)*	Sierra Nevada Circle	Sierra Nevada Entry ~~Unnamed Road~~	Sierra Nevada Entry Unnamed Road	/	/	/
		28' F-F	Residential Paving Curb and Gutter 4' Sidewalks (Both Sides)*	Pico De Aneto Court	Sierra Nevada Circle	End of Cul-de-sac	/	/	/
		28' F-F	Residential Paving Curb and Gutter 4' Sidewalks (Both Sides)	Unnamed Road	Sierra Nevada Circle	Kayenta Blvd.	/	/	/
		30' ~~28'~~ F-F	Arterial Paving Curb and Gutter 6' Sidewalk (North Side Only)	Irving Blvd.	West Property Line	Kayenta Blvd.	/	/	/
		8"	SAS Gravity Line**	Guadiana Road	Irving Blvd.	End of Cul-de-sac	/	/	/
		8"	SAS Gravity Line**	Calabacillas Arroyo	Mullhacen Place	Kayenta Blvd.	/	/	/
		8"	SAS Gravity Line**	Duero Avenue	Mullhacen Place	Ebro Road	/	/	/

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10/28/03 TUE 10:27 FAX 50[illegible]564 →→→ TIERRA WEST 002

ORIGINAL

		8"	SAS Gravity Line**	Duero Avenue	Ebro Road	Sierra Nevada Circle		
		8"	SAS Gravity Line**	Sierra Nevada Circle	~~Unnamed~~ Sierra Nevada Entry Road	Unnamed Road Sierra Nevada Entry	/	/	/
		8"	SAS Gravity Line**	Pico De Aneto Court	Sierra Nevada Circle	End of Cul-de-sac	/	/	/
		8"	SAS Gravity Line**	Unnamed Road	Sierra Nevada Circle	Kayenta Blvd.	/	/	/
		8"	Water PVC Line**	Mullhacen Place	Irving Blvd.	End of Cul-de-sac	/	/	/
		8"	Water PVC Line**	Duero Avenue	Mullhacen Place	Sierra Nevada Circle	/	/	/
		8"	Water PVC Line**	Sierra Nevada Circle	~~Unnamed~~ Sierra Nevada Entry Road	~~Unnamed Road~~ Sierra Nevada Entry	/	/	/
		8"	Water PVC Line**	Pico De Aneto Court	Sierra Nevada Circle	End of Cul-de-sac	/	/	/
		8"	Water PVC Line**	Mulhacen Road	Sierra Nevada Circle	Kayenta Blvd.	/	/	/
		~~18"~~ & 24"	RCP Storm Sewer	Mullhacen Place	End of Cul-de-sac	Calabacillas Arroyo	/	/	/
		24"	RCP Storm Sewer	Sierra Nevada Circle	Duero Avenue	Unnamed Road	/	/	/
		30"	RCP Storm Sewer	Unnamed Road	Sierra Nevada Circle	Kayenta Blvd.	/	/	/
		Water Infrastructure to include Valves, Fittings, Valve Boxes, and Fire Hydrants as required.					/	/	/
		Sanitary Sewer to include Manholes, and Service Connections as required.					/	/	/
		*Sidewalks to be Deferred					/	/	/
		**New Mexico Utilities Franchise Area					/	/	/
		Catch Basins and RCP connections included with Storm Sewer					/	/	/
		Residential Street Lights per DPM					/	/	/
		Certified Grading and Drainage with Private Walls and Private Drainage (Non- work order item) Required for SIA/Financial Guarantee Release.					/	/	/

Mary Herrera
Bern. Co. AGRE R 29.00
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10/28/03 TUE 10:28 FAX 5059243964 *** TIERRA WEST

NOTES

1 Lots 77-89 Agreement & Covent on each lot with slope easement

2 Slope Passing on Lots 1-B-1-A-1 north of Lots 59-60

3

AGENT / OWNER	DEVELOPMENT REVIEW BOARD MEMBER APPROVALS	
Ronald R Bohannan NAME (print)	Sheran Matson 10/8 DRB CHAIR - date	Christina Sandoval 10/8/03 PARKS & GENERAL SERVICES - date
Tierra West LLC FIRM	[signature] 10-8-03 TRANSPORTATION DEVELOPMENT - date	AMAFCA - date
[signature] SIGNATURE - date	Roger Green 10/8/03 UTILITY DEVELOPMENT - date	- date
MAXIMUM TIME ALLOWED TO CONSTRUCT THE IMPROVEMENTS WITHOUT A DRB EXTENSION:	Brad J. Bihan 10/8/03 CITY ENGINEER - date	- date

DESIGN REVIEW COMMITTEE REVISIONS

REVISION	DATE	DRC CHAIR	USER DEPARTMENT	AGENT /OWNER

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FINANCIAL GUARANTY AMOUNT

11/11/2003

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

Project Description:

Project ID #: 722682, Seville Subdivision, Unit 8, Phase/Unit #: 1

Requested By: **Ron Bohannan, PE w/ Tierra West, LLC**

Approved estimate amount:		$447,620.66
Contingency Amount:	10.00%	$44,762.07
Subtotal:		$492,382.73
NMGRT	5.8125%	$28,619.75
Subtotal:		$521,002.48
Engineering Fee	6.60%	$34,386.16
Testing Fee	2.00%	$10,420.05
Subotal:		$565,808.68
FINANCIAL GUARANTY RATE		1.25
Retainage Amount:		$.00
TOTAL FINANCIAL GUARANTY REQUIRED		**$707,260.85**

APPROVAL: DATE:

11-11-2003

Notes: 10% contingency, plans not approved. Certification for grading & drainage including private walls & private drainage prior to release of FG. Water & SAS by NMUI & not part of this FG.

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BANK OF OKLAHOMA N.A.

November 20, 2003

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

RE: Loan Reserve for Clearbrook Investments, Inc.
City of Albuquerque Project No.: 722682
Project Name: Seville Subdivision, Unit 8, Phase/Unit #1

Dear Mr. Czar:

This is to advise the City Of Albuquerque ("City") that, at the request of Clearbrook Investments, Inc., Bank Of Oklahoma, N.A. ("Financial Institution") in Oklahoma City, Oklahoma holds as a loan reserve the sum of Seven Hundred Seven Thousand Two Hundred Sixty Dollars and 85/100, ($707,260.85) ("Loan Reserve") for the exclusive purpose of providing the financial guarantee which the City requires Clearbrook Investments, Inc.. ("Subdivider") to provide for the installation the improvements which must be constructed at Seville Subdivision, Project No. 722682 ("Project"). The amount of the Loan Reserve is 125% of the City's estimated cost of the Project, as required by the City's Subdivision Ordinance. The improvements are identified in the agreement between the City of Albuquerque and Subdivider, which was recorded on 12/23/03 in the records of the Clerk of Bernalillo County, New Mexico in Book Misc. A70 at pages 4725 thru 5728 as amended ("Agreement").

1. Reduction of Reserve. If the Assistant Director of Public Works/Engineering for the City, or that person's authorized designee, determines that it is appropriate to release a specified amount of the loan reserves as the result of the Subdivider's construction of a portion of the required infrastructure, the Assistant Director of Public Works/Engineering, or that person's authorized designee, may execute an "Authorization to Release" which will authorize the Financial Institution to release a specified amount from the loan reserves. The Authorization to Release will state the amount of the "Reduced Loan Reserve Balance" which must be maintained following the reduction. The Reduced Loan Reserve Balance shall not be reduced by more than 90% of the City's estimated cost of the Project until the Project is accepted by the City. When the Financial Institution receives the Authorization to Release, which has been signed by the City, the Financial Institution may reduce the loan reserve to the Reduced Loan Reserve Balance.

2. Liability of Financial Institution. Although the City may approve the Financial Institution's release of a part of the loan reserves, the approval will not constitute the City's final acceptance of part or all of the Project. However, no matter what agreement exists between the Subdivider and the City, the total liability of the Financial Institution to the City with respect to the loan reserves established pursuant to this Loan Reserve Letter shall at all times be limited to the lesser of the amount stated in this Loan Reserve Letter or the latest Reduced Loan Reserve Balance authorized in writing by the City, and the Financial Institution's liability to the City under this Loan Reserve Letter shall cease upon termination of the loan reserve as provided in Section 4 herein.

3. Draw on Reserve. If by October 8, 2005, the improvements described in the Agreement have not been fully installed, inspected, approved and accepted by the City, then, upon presentation between October 8, 2005 and December 8, 2005, inclusive, the City may demand payment from the Financial Institution up to the Lesser of the amount stated in this Loan Reserve Letter or the latest Reduced Loan Reserve Balance authorized in writing by the City. The City may demand payment by delivering to the Financial Institution a certified "Demand for Payment " executed by the CAO which shall state that the Subdivider has failed to comply with the terms of the Agreement and also shall state the estimated cost for completion the improvements specified in the Agreement ("Estimated Cost of Completion"). Upon receipt of the Demand for Payment, the Financial Institution promptly shall draw from the loan reserves by cashier's check to the City of Albuquerque the amount of 125% of the estimated cost of completion, not to exceed the lesser of the total Loan Reserve amount stated in this Loan Reserve Letter or the latest Reduced Loan Reserve Balance authorized in writing by the City. The Financial Institution shall deliver the cashier's check promptly to the City.

4. Termination of Reserve. This loan reserve is for the benefit of the City and shall be irrevocable until the occurrence of one of the following:

A. Sixty (60) days after the City accepts the completed improvements specified in the Agreement;or

B. City delivery of the Demand for Payment and the Financial Institution's payment to the City by cashier's check as required in Section 3 herein; or

C. Expiration of the date December 8, 2005;or

D. Written termination of this Loan Reserve Letter, signed by the Chief Administrator Office of the City, or authorized designee.

Very truly yours,
Bank of Oklahoma, N.A.

Larry Levy
Senior Vice President

Accepted:
City of Albuquerque

By: _____
Chief Administrative Officer
or authorized designee

Title: City Engineer
Dated: 12-19-03

Acknowledged:
Clearbrook Investments, Inc.

By: _____
Scott Henry, President

No. of Lots: **116**
Nearest Major Streets **IRVING & KAYENTA NW**

FIGURE 19
SIDEWALK DEFERRAL AGREEMENT
PROJECT NO. **7226.82**

THIS AGREEMENT is made this 19th day of December, 2003, by and between the City of Albuquerque, New Mexico ("City"), a municipal corporation, whose address is P. O. Box 1293 (One Civic Plaza), Albuquerque, New Mexico 87103 and **CLEARBROOK INVESTMENTS, INC.** ("Subdivision"), whose address is **8901 ADAMS NE, ALBUQUERQUE, NM 87113** and whose telephone number is **(505) 858-1800**, a [state the type of business entity, for instance, "New Mexico corporation," "general partnership," "joint venture," "individual," etc.:] **A NEW MEXICO CORPORATION**. is made in Albuquerque, New Mexico, and is entered into as of the date of final execution of this Agreement.

WHEREAS, the Developer is developing certain lands within the City of Albuquerque, County of Bernalillo, State of New Mexico, known as [existing legal description] **TRACT 1-B-1-A, SEVILLE** (the "Subdivision"); and

WHEREAS, the Developer has submitted and the City has approved the Developer's development plans and [state "preliminary" or "final":] **PRELIMINARY** Plat, to be identified as [state name of plat:] **SEVILLE UNIT 8**; and

WHEREAS, Developer requested and the City has determined that it is acceptable for the Developer to defer construction of the sidewalks within the Subdivision until after construction of other required infrastructure; and

WHEREAS, the Subdivision Ordinance requires all infrastructure, including sidewalks, to be completed within four (4) years after execution of the Agreement to Construct Subdivision Improvements; and

WHEREAS, the Developer must execute and deliver to the City an agreement and an acceptable financial guaranty to provide funds for constructing the sidewalk improvements in case the Developer does not complete the construction as required.

THEREFORE, the City and the Subdivision agree:

1.A Sidewalk Construction Deadline. Developer has obtained a sidewalk deferral, as shown in the attached Exhibit "A", which is a copy of the Development Review Board's decision regarding the deferral granted. Developer agrees to utilize the City's sidewalk permit process and complete the sidewalk to the satisfaction of the City by **OCTOBER 8, 2006** ("Sidewalk Construction Deadline").

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B. Request for Extension. If this Sidewalk Deferral Agreement establishes a Sidewalk Construction Deadline which is less than four (4) years after execution of the Subdivision Improvements Agreement, the Developer may request an extension from the Project Review Section for an additional period of time, which shall not exceed a total of four (4) years after execution of the Subdivision Improvements Agreement. The form of Financial Guaranty extension and the amount must be approved by the City, but shall not exceed 125% of the City's estimate of the cost of construction at the time Developer requests an extension period. If the Developer will need more than four (4) years after execution of the Subdivision Improvements Agreement to construct the sidewalks, the Developer must request and obtain an extension from the Development Review Board and submit the required documentation to the Design Review Section before expiration of the four (4) years.

2. Financial Guarantee. Developer may provide a financial guarantee in an amount of not less than 125% of the cost of constructing the sidewalk improvements within the Subdivision, as determined by the City. The financial guarantee must be irrevocable and may be in the form of a City-approved bond, 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 ("Financial Guarantee"). The City must be able to call the financial guarantee at any time within the sixty (60) days immediately following the Sidewalk Construction Deadline. After the Sidewalk Construction Deadline to meet Subdivision Ordinance requirements, the Developer has provided the following "Financial Guaranty":

Type of Financial Guarantee: Loan Reserve, dated 11-20-03
Amount: $53,621.15
Name of Financial Institution or Surety providing Guarantee: Bank of Oklahoma N.A.
Date City first able to Call Guarantee [Construction Completion Deadline]: OCTOBER 8, 2006
If Guarantee other than a Bond, last day City able to call Guarantee is: DECEMBER 8, 2006
Additional information: SIDEWALK DEFERRAL

3. Completion, Acceptance and Release. The Developer shall report completion of sidewalk construction in writing to the City. The City shall inspect the sidewalks to verify completion. Upon acceptance of the improvements, the City shall promptly release the financial guaranty and Sidewalk Deferral Agreement.

4. Conveyance of Property Rights. When the sidewalks have been constructed, if the City does not own the real property upon which the sidewalks are constructed, the Developer shall convey to the City the real property rights required by the City, together with the improvements, free and clear of all claims, encumbrances and liens, before the City will release the Financial Guarantee and Sidewalk Variance Agreement. Conveyance may be by dedication on the final plat of the Subdivision.

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

6. Assignment. This Agreement shall not be assigned without the prior written consent of the City and the Developer 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.

7. Release. If the Subdivision or any part thereof is sold, conveyed or assigned, the City will not release the Developer from its obligations under this Agreement and will continue to hold the Developer responsible for all Improvements until a successor in interest to the Developer has entered into a sidewalk improvements agreement with the City. Thereafter, when the Developer'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.

8. Payment for Incomplete Improvements. If the Developer fails to satisfactorily complete construction of the sidewalks by the Construction Completion Deadline, the City may construct or cause the sidewalks to be constructed as shown on the final plat and in the approved plans and specifications. The Developer 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 Developer's failure to perform as required by this Agreement. If the direct or indirect costs and damages to the City exceed the amount of any Financial Guaranty, the Developer 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 the Financial Guaranty.

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

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Maru Herrera Bern. Co. AGRE R 23.00

10. Notice. For purposes of giving formal written notice, including notice of change of address, the Developer'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.

11. 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.

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

13. 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.

14. 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.

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

16. Authority to Execute. If the Developer signing below is not the Owner of the Developer, the Owner must provide a Power of Attorney or other evidence of authority to execute this Agreement which is acceptable to the City.

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

DEVELOPER:	CITY OF ALBUQUERQUE
CLEARBROOK INVESTMENTS, INC.	
By: _____	_____ 12/16/03
Name: **SCOTT HENRY**	City Engineer
Title: **PRESIDENT**	
Dated: 11-21-03	Dated: 12-19-03

12/16/03

Mary Herrera Bern. Co. AGRE R 23.00

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Developer's NOTARY

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

The foregoing instrument was acknowledged before me on this 21st day of November, 2003 by [name of person:] **SCOTT HENRY**, [title or capacity, for instance, "President" or "Owner":] **PRESIDENT** of [Developer:] **CLEARBROOK INVESTMENTS, INC.**

Deborah J Fisher
Notary Public

My Commission Expires:

May 12, 2004

OFFICIAL SEAL
DEBORAH J FISHER
Notary Public
State of New Mexico
My Commission Expires 5-7-04

CITY'S NOTARY

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

The foregoing instrument was acknowledged before me on this 19th day of City Engineer
December, 2003 by Fred J Aguirre, ~~Director, Public Works Department,~~ of the City of Albuquerque, a municipal corporation, on behalf of said corporation.

Flora X. Saavedra
Notary Public

My Commission Expires:

11-25-2007

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EXHIBIT A ATTACHED

JN 1002645
hearing/DRB
Jeff J

OFFICIAL NOTICE OF DECISION

CITY OF ALBUQUERQUE
PLANNING DEPARTMENT
DEVELOPMENT REVIEW BOARD

10-10-2003

9. Project # 1002645
03DRB-01440 Major-Preliminary Plat Approval
03DRB-01441 Minor-Temp Defer SDWK

TIERRA WEST LLC agent(s) for AMC DEVELOPMENT SERVICES request(s) the above action(s) for all or a portion of Tract(s) 1-1-A (to be known as **SEVILLE UNIT 8,** zoned R-LT, located on IRVING BLVD NW, between UNIVERSE BLVD NW and KAYENTA PL NW containing approximately 27 acre(s). [REF: 03DRB-00741] *[Deferred from 10/1/03]* (A-10)

At the October 8, 2003, Development Review Board meeting, with the signing of the infrastructure list dated 10/8/03 and approval of the grading plan engineer stamp dated 10/3/03 the preliminary plat was approved with the following condition of final plat:

1) Approval of design elevations and cross sections of perimeter walls by the DRB Chair.

The temporary deferral of construction of sidewalks on the interior streets was approved as shown on Exhibit C in the Planning file.

If you wish to appeal this decision, you must do so by October 23, 2003, in the manner described below.

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

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

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

Sheran Matson, AICP, DRB Chair

Cc: AMC Development Services, 400 Gold SW, Suite 750, 87102
Tierra West LLC, 8509 Jefferson NE, 87113
Arlene Portillo, Planning Department, 4th Floor, Plaza del Sol Bldg.
Scott Howell, Property Management, Legal Dept./4th Flr, City/County Bldg
File

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FINANCIAL GUARANTY AMOUNT

11/11/2003

Type of Estimate: Sidewalk Deferral

Project Description:

Project ID #: 722682, Seville Subdivision, Unit 8, Phase/Unit #: 1

Requested By: **Ron Bohannan, PE w/ Tierra West LLC**

Approved estimate amount:		$40,540.50
NMGRT	5.8125%	$2,356.42
Subtotal:		$42,896.92
125% FINANCIAL GUARANTY RATE		1.25
TOTAL FINANCIAL GUARANTY REQUIRED		**$53,621.15**

APPROVAL: DATE:

11-11-2003

Notes:

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BANK OF OKLAHOMA N.A.

November 20, 2003

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

RE: Loan Reserve for Clearbrook Investments, Inc.
City of Albuquerque Project No.: 722682
Project Name: Seville Subdivision, Unit 8, Phase/Unit #1

Dear Mr. Czar:

This is to advise the City Of Albuquerque ("City") that, at the request of Clearbrook Investments, Inc., Bank Of Oklahoma, N.A. ("Financial Institution") in Oklahoma City, Oklahoma holds as a loan reserve the sum of Fifty Three Thousand Six Hundred Twenty One Dollars and 15/100, ($53,621.15) ("Loan Reserve") for the exclusive purpose of providing the financial guarantee which the City requires Clearbrook Investments, Inc.. ("Subdivider") to provide for the installation the improvements which must be constructed at Seville Subdivision, Project No. 722682 ("Project"). The amount of the Loan Reserve is 125% of the City's estimated cost of the Project, as required by the City's Subdivision Ordinance. The improvements are identified in the agreement between the City of Albuquerque and Subdivider, which was recorded on 12/26/03 in the records of the Clerk of Bernalillo County, New Mexico in Book Misc. A10 at pages 5721 thru 5724 as amended ("Agreement").

1. Reduction of Reserve. If the Assistant Director of Public Works/Engineering for the City, or that person's authorized designee, determines that it is appropriate to release a specified amount of the loan reserves as the result of the Subdivider's construction of a portion of the required infrastructure, the Assistant Director of Public Works/Engineering, or that person's authorized designee, may execute an "Authorization to Release" which will authorize the Financial Institution to release a specified amount from the loan reserves. The Authorization to Release will state the amount of the "Reduced Loan Reserve Balance" which must be maintained following the reduction. The Reduced Loan Reserve Balance shall not be reduced by more than 90% of the City's estimated cost of the Project until the Project is accepted by the City. When the Financial Institution receives the Authorization to Release, which has been signed by the City, the Financial Institution may reduce the loan reserve to the Reduced Loan Reserve Balance.

2. Liability of Financial Institution. Although the City may approve the Financial Institution's release of a part of the loan reserves, the approval will not constitute the City's final acceptance of part or all of the Project. However, no matter what agreement exists between the Subdivider and the City, the total liability of the Financial Institution to the City with respect to the loan reserves established pursuant to this Loan Reserve Letter shall at all times be limited to the lesser of the amount stated in this Loan Reserve Letter or the latest Reduced Loan Reserve Balance authorized in writing by the City, and the Financial Institution's liability to the City under this Loan Reserve Letter shall cease upon termination of the loan reserve as provided in Section 4 herein.

3. Draw on Reserve. If by October 8, 2006, the improvements described in the Agreement have not been fully installed, inspected, approved and accepted by the City, then, upon presentation between October 8, 2006 and December 8, 2006, inclusive, the City may demand payment from the Financial Institution up to the Lesser of the amount stated in this Loan Reserve Letter or the latest Reduced Loan Reserve Balance authorized in writing by the City. The City may demand payment by delivering to the Financial Institution a certified "Demand for Payment " executed by the CAO which shall state that the Subdivider has failed to comply with the terms of the Agreement and also shall state the estimated cost for completion the improvements specified in the Agreement ("Estimated Cost of Completion"). Upon receipt of the Demand for Payment, the Financial Institution promptly shall draw from the loan reserves by cashier's check to the City of Albuquerque the amount of 125% of the estimated cost of completion, not to exceed the lesser of the total Loan Reserve amount stated in this Loan Reserve Letter or the latest Reduced Loan Reserve Balance authorized in writing by the City. The Financial Institution shall deliver the cashier's check promptly to the City.

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A. Sixty (60) days after the City accepts the completed improvements specified in the Agreement;or

B. City delivery of the Demand for Payment and the Financial Institution's payment to the City by cashier's check as required in Section 3 herein; or

C. Expiration of the date December 8, 2006;or

D. Written termination of this Loan Reserve Letter, signed by the Chief Administrator Office of the City, or authorized designee.

Very truly yours,
Bank of Oklahoma, N.A.

Larry Levy
Senior Vice President

Accepted:
City of Albuquerque

By: _____ 12/16/04
Chief Administrative Officer
or authorized designee

Title: City Engineer
Dated: 12-19-03

Acknowledged:
Clearbrook Investments, Inc.

By: _____
Scott Henry, President

JW-230023
Irrigation/DRB
Jeff J

OFFICIAL NOTICE OF DECISION

CITY OF ALBUQUERQUE
PLANNING DEPARTMENT
DEVELOPMENT REVIEW BOARD

10-10-2003

9. Project # 1002645
03DRB-01440 Major-Preliminary Plat Approval
03DRB-01441 Minor-Temp Defer SDWK

TIERRA WEST LLC agent(s) for AMC DEVELOPMENT SERVICES request(s) the above action(s) for all or a portion of Tract(s) 1-1-A (to be known as **SEVILLE UNIT 8,** zoned R-LT, located on IRVING BLVD NW, between UNIVERSE BLVD NW and KAYENTA PL NW containing approximately 27 acre(s). [REF: 03DRB-00741] *[Deferred from 10/1/03]* (A-10)

At the October 8, 2003, Development Review Board meeting, with the signing of the infrastructure list dated 10/8/03 and approval of the grading plan engineer stamp dated 10/3/03 the preliminary plat was approved with the following condition of final plat:

1) Approval of design elevations and cross sections of perimeter walls by the DRB Chair.

The temporary deferral of construction of sidewalks on the interior streets was approved as shown on Exhibit C in the Planning file.

If you wish to appeal this decision, you must do so by October 23, 2003, in the manner described below.

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

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

OFFICIAL NOTICE OF DECISION
PAGE 2

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

Sheran Matson, AICP, DRB Chair

Cc: AMC Development Services, 400 Gold SW, Suite 750, 87102
Tierra West LLC, 8509 Jefferson NE, 87113
Arlene Portillo, Planning Department, 4th Floor, Plaza del Sol Bldg.
Scott Howell, Property Management, Legal Dept./4th Flr, City/County Bldg
File

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

PAID RECEIPT

APPLICANT NAME AMC DEVELOPMT SVCS.

AGENT TIERRA WEST LLC

ADDRESS 8509 JEFFERSON ST. NE

PROJECT & APP # 1002645 / 04DRB-00400

PROJECT NAME SEVILLE, UNIT 8

$ 20.00 **469099/4916000 Conflict Management Fee**

$ _____ **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

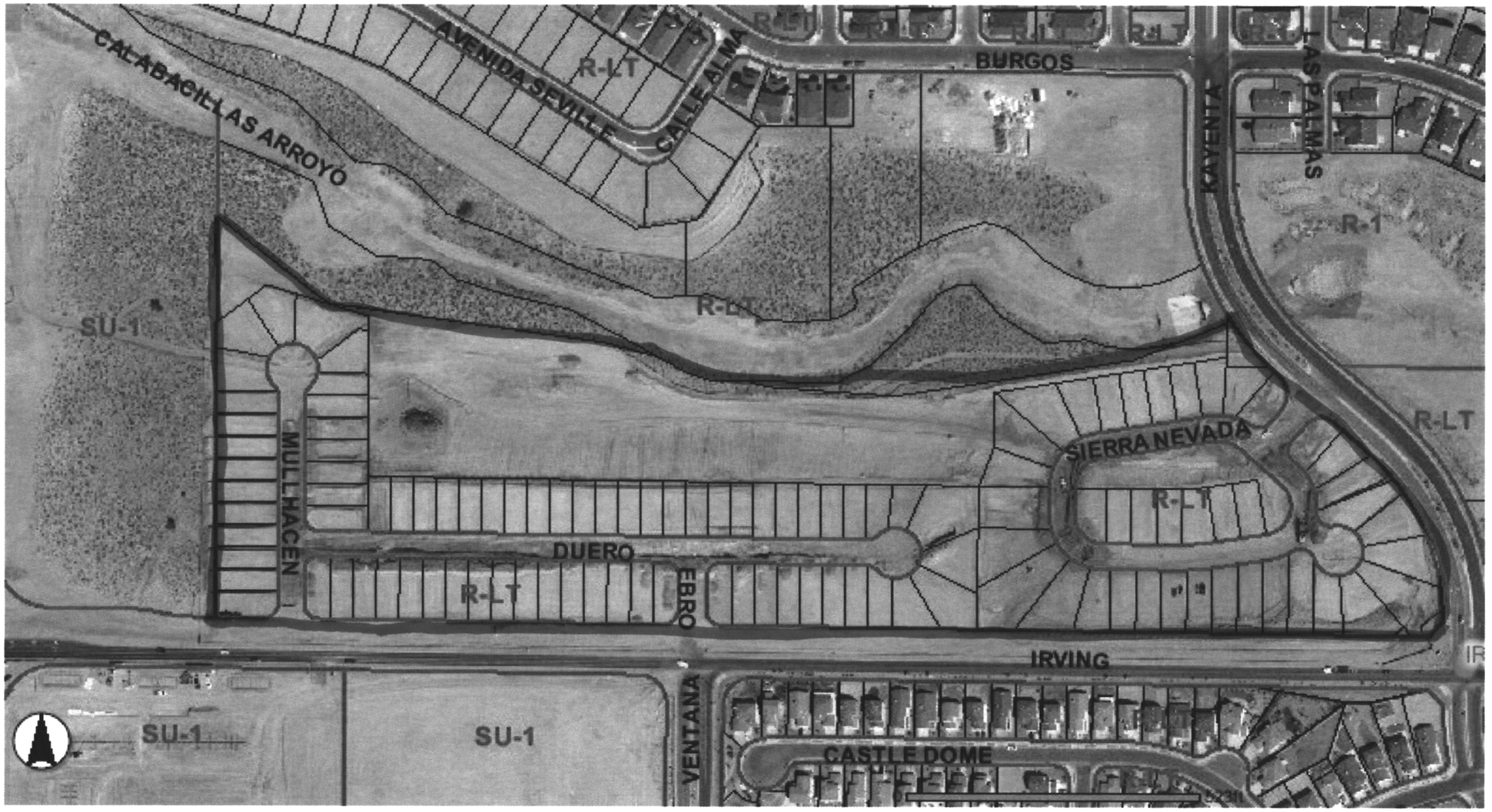
$ 20.00 **TOTAL AMOUNT DUE**

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

Counterreceipt.doc 12/29/03

DUPLICATE
City Of Albuquerque
Treasury Division

03/23/2004 11:15AM
X
RECEIPT# 00022771 Wor 01
Account 469099
Activity 4916000
Trans Amt
IDT Misc
Total



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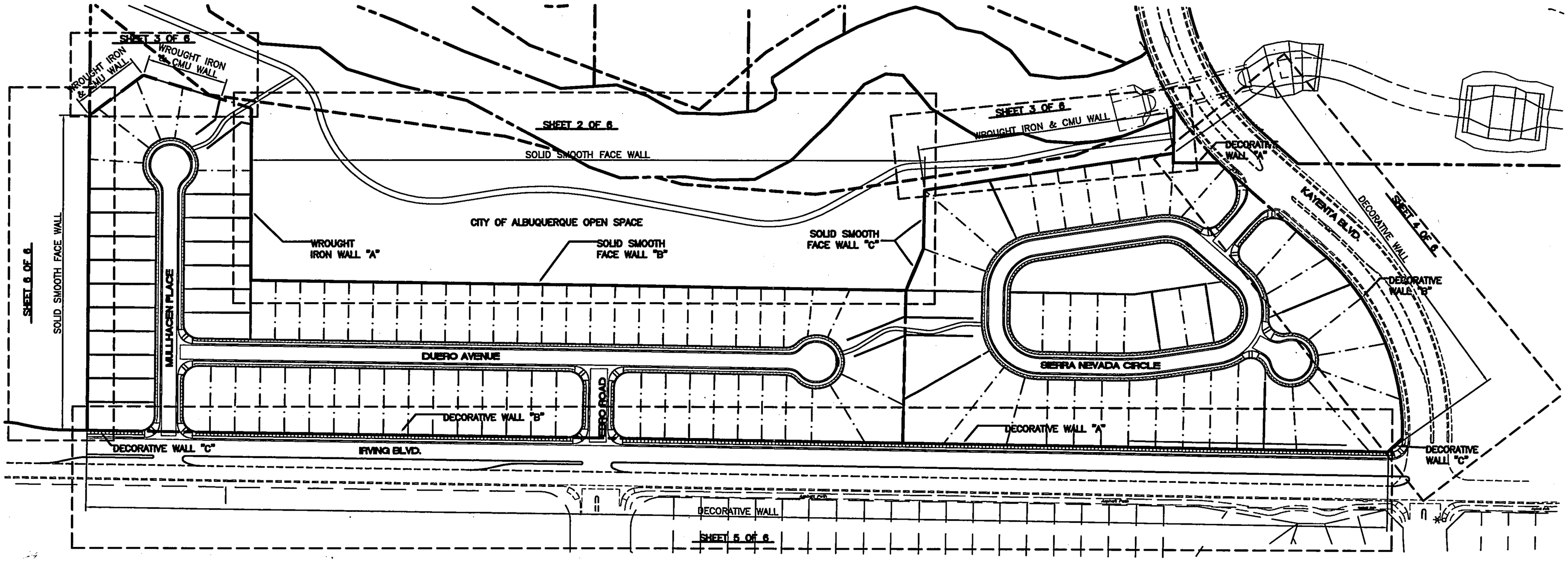


Agents Copy

Perimeter Wall Approved

DRB Chair

4/30/04

Date

KEY MAP

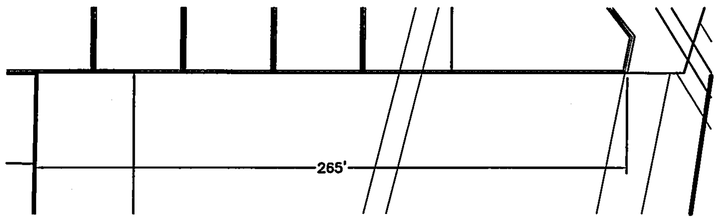
GRAPHIC SCALE

80 40 0 40 80

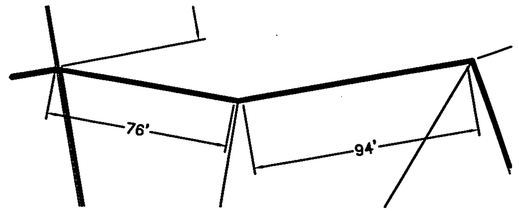
SCALE: 1"=80'

IRVING BLVD. AND KAYENTA BLVD. ZONE ATLAS #A-10-Z

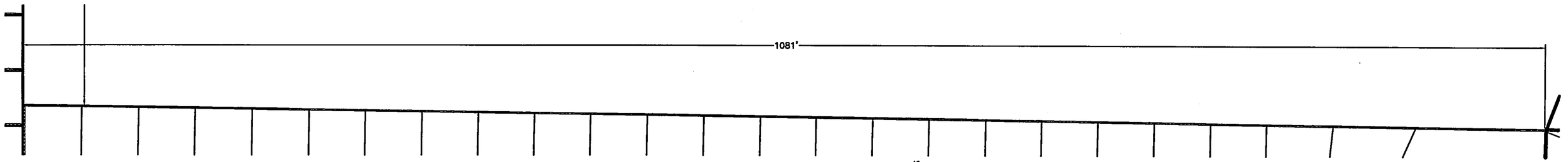
ENGINEER'S SEAL	SEVILLE UNIT 8 DRB# 1002645	DRAWN BY rwm
		DATE 3/22/04
	SCREEN WALL DETAILS	2323018-10-08-03C
	TIERRA WEST, LLC 8509 JEFFERSON NE ALBUQUERQUE, NEW MEXICO 87113 (505)858-3100	SHEET # 1 OF 6
RONALD R. BOHANNAN P.E. #7868		JOB # 230023



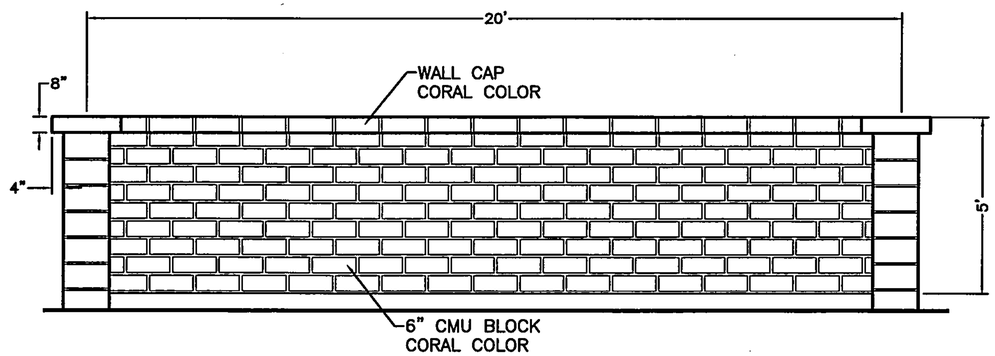
WROUGHT IRON WALL "A"



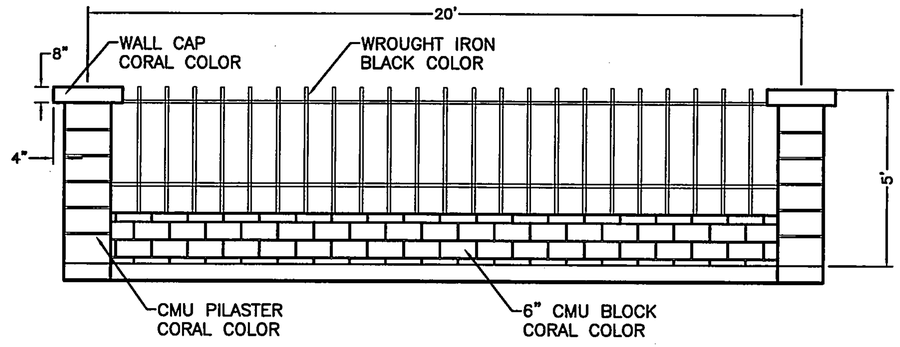
SOLID SMOOTH FACE WALL "C"



SOLID SMOOTH FACE WALL "B"



5' SOLID SMOOTH FACE WALL ELEVATION
NTS



5' WROUGHT IRON WALL ELEVATION
NTS

GRAPHIC SCALE

30 15 0 15 30

SCALE: 1"=30'

IRVING BLVD. AND KAYENTA BLVD. ZONE ATLAS #A-10-Z

ENGINEER'S SEAL

RONALD R. BOHANNAN
P.E. #7868

SEVILLE, UNIT 8
DRB #1002645

SCREEN WALL DETAILS

TIERRA WEST, LLC
8509 JEFFERSON NE
ALBUQUERQUE, NEW MEXICO 87113
(505)858-3100

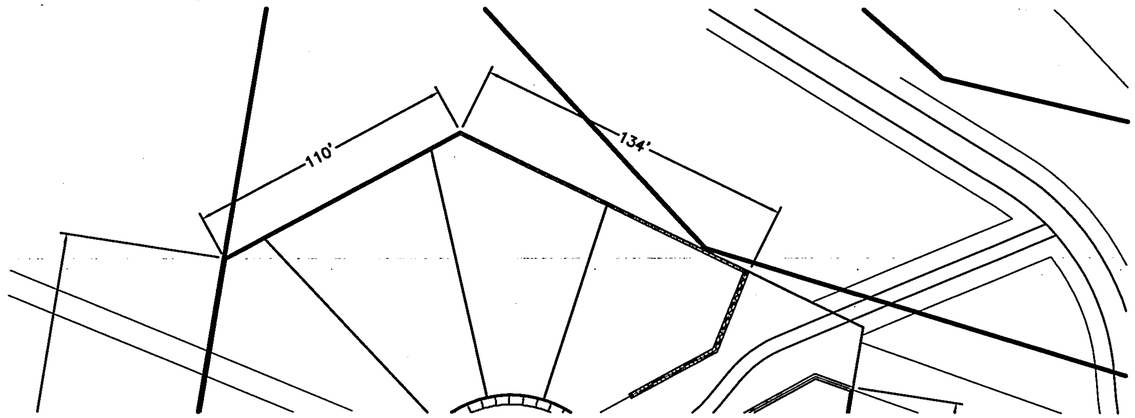
DRAWN BY nwm

DATE 3/22/04

232ORB-10-08-03

SHEET # 2 OF 6

JOB # 230023



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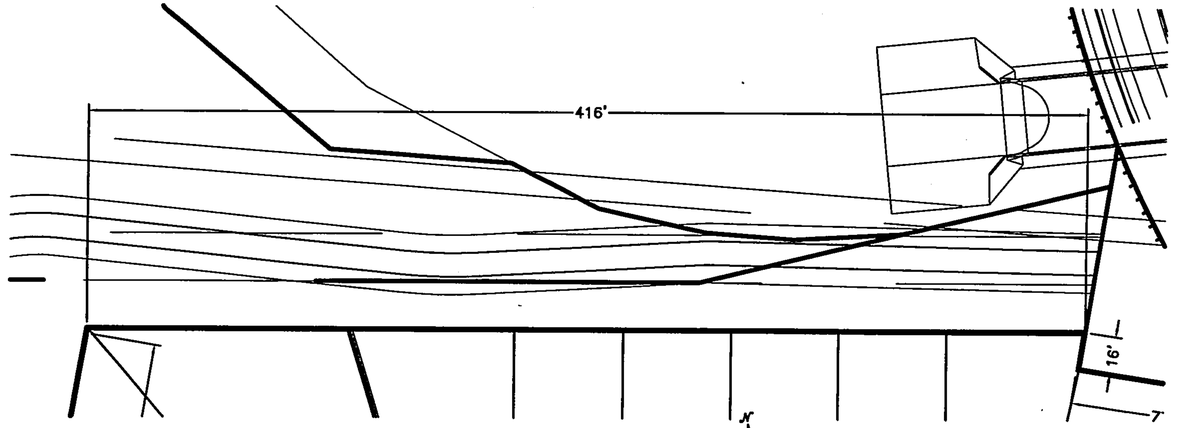

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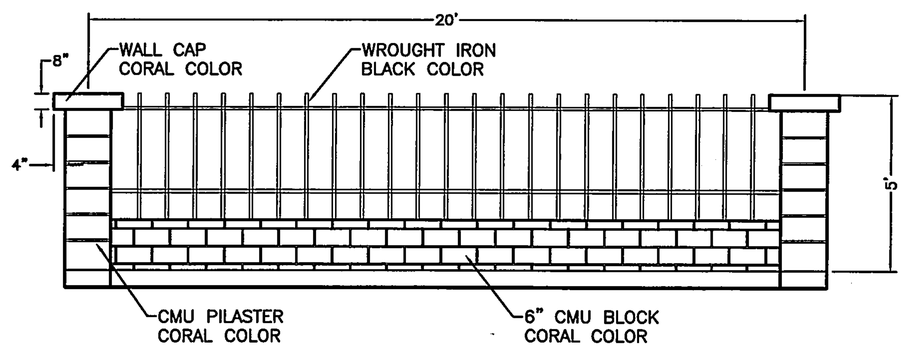


5' WROUGHT IRON WALL ELEVATION
NTS

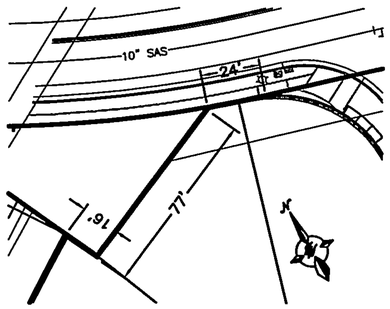
GRAPHIC SCALE

30 14 0 15 30

SCALE: 1"=30'

IRVING BLVD. AND KAYENTA BLVD. ZONE ATLAS #A-10-Z

ENGINEER'S SEAL	SEVILLE, UNIT 8 DRB #1002645	DRAWN BY nm
		DATE 3/22/04
	SCREEN WALL DETAILS	2323DRB-10-08-03?
	TIERRA WEST, LLC 8509 JEFFERSON NE ALBUQUERQUE, NEW MEXICO 87113 (505)858-3100	SHEET # 3 OF 6
RONALD R. BOHANNAN P.E. #7868		JOB # 230023



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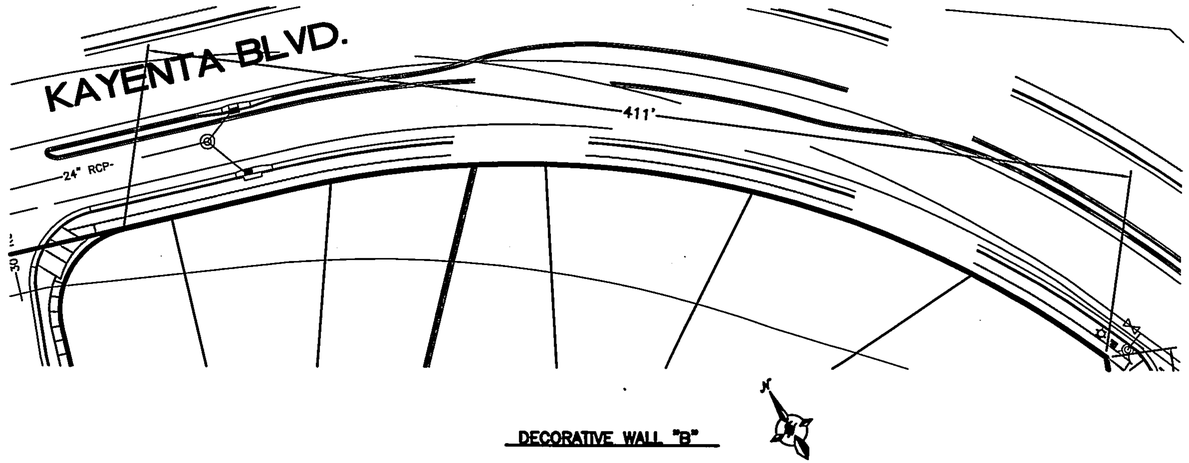

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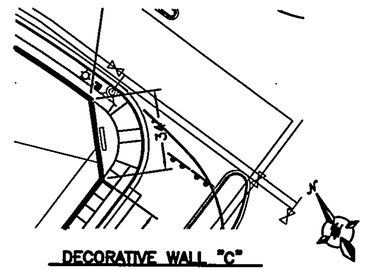
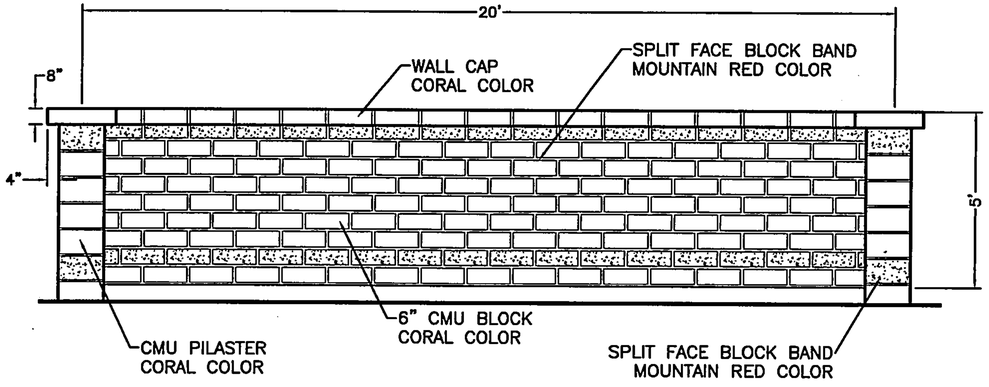


DECORATIVE WALL "C"

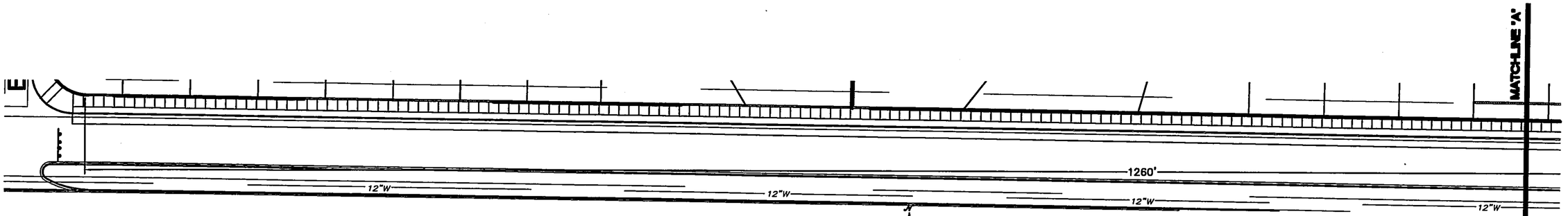


5' DECORATIVE WALL ELEVATION
NTS

GRAPHIC SCALE
30 15 0 15 30
SCALE: 1"=30'

IRVING BLVD. AND KAYENTA BLVD. ZONE ATLAS #A-10-Z

ENGINEER'S SEAL	SEVILLE, UNIT 8 DRB #1002645	DRAWN BY rwm
		DATE 3/22/04
	SCREEN WALL DETAILS	2323\DRB-10-08-03\
	TIERRA WEST, LLC 8509 JEFFERSON NE ALBUQUERQUE, NEW MEXICO 87113 (505)858-3100	SHEET # 4 OF 6
RONALD R. BOHANNAN P.E. #7868		JOB # 230023



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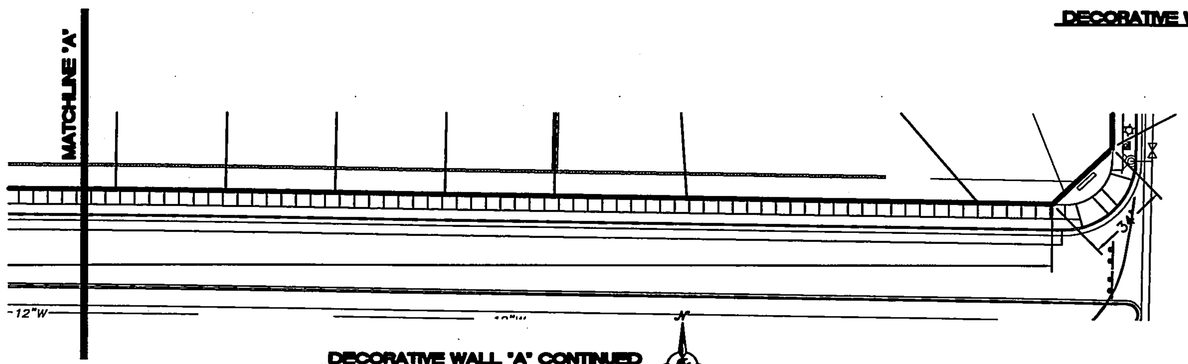

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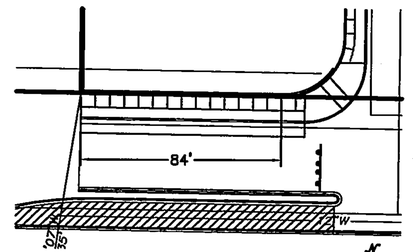

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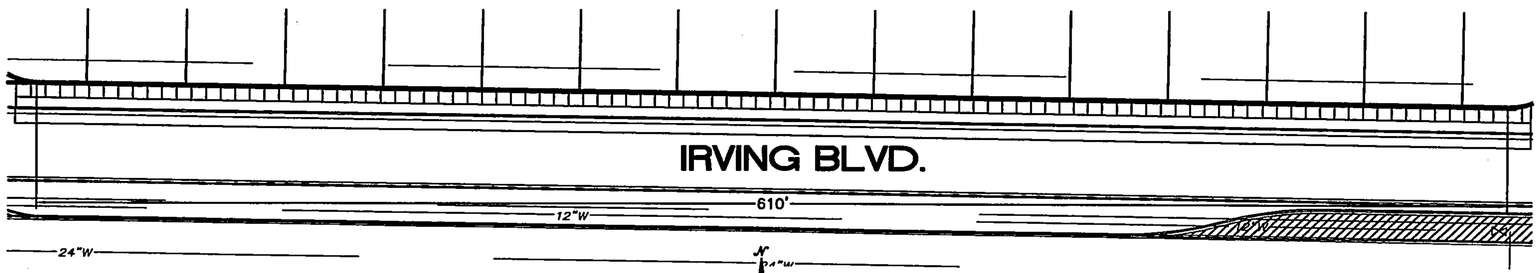

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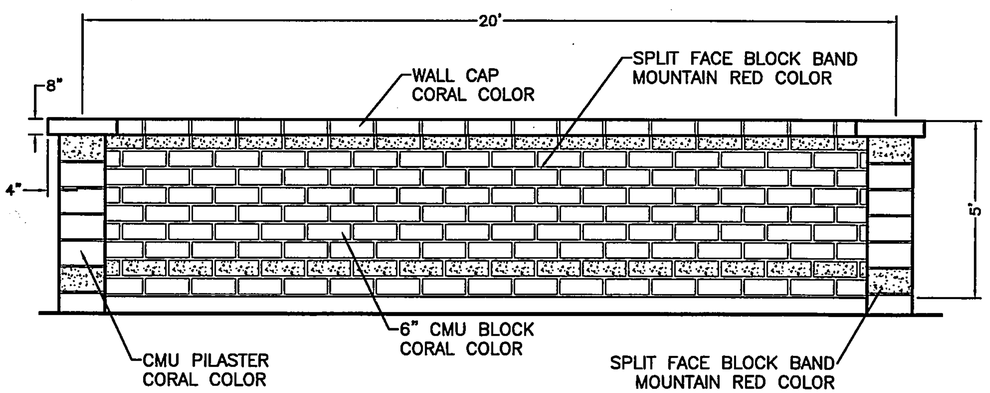


5' DECORATIVE WALL ELEVATION
NTS

IRVING BLVD. AND KAYENTA BLVD. ZONE ATLAS #A-10-Z

GRAPHIC SCALE
30 15 0 15 30
SCALE: 1"=30'

ENGINEER'S SEAL

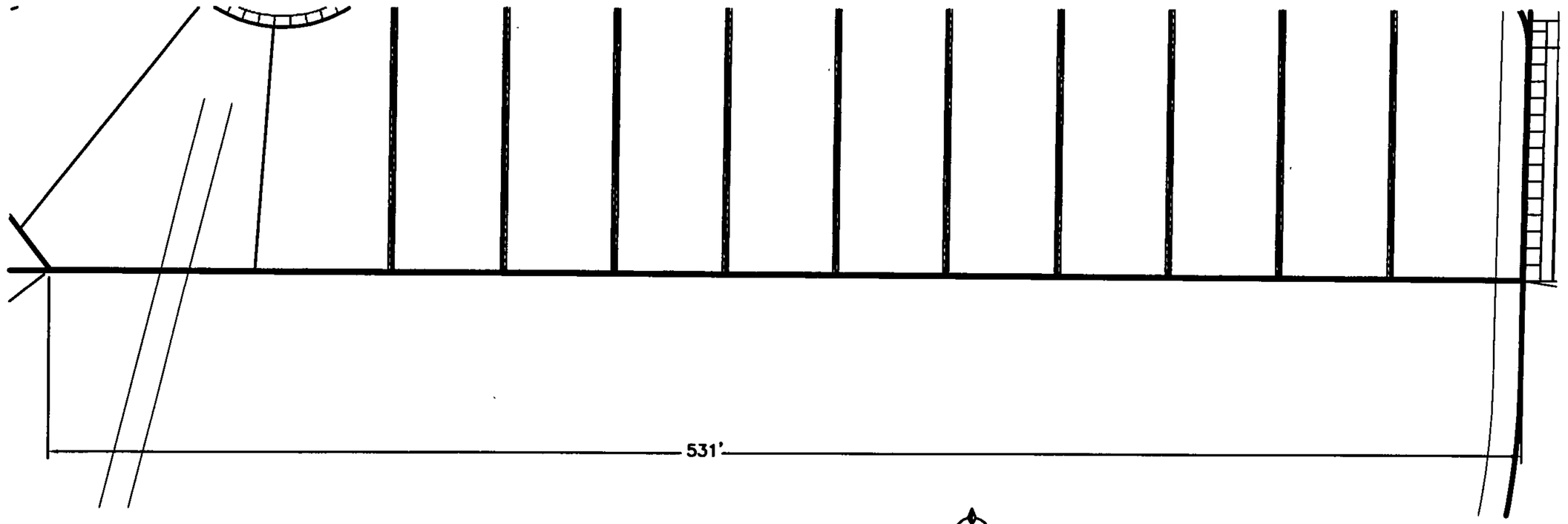
RONALD R. BOHANNAN
P.E. #7868

SEVILLE, UNIT 8
DRB #1002645

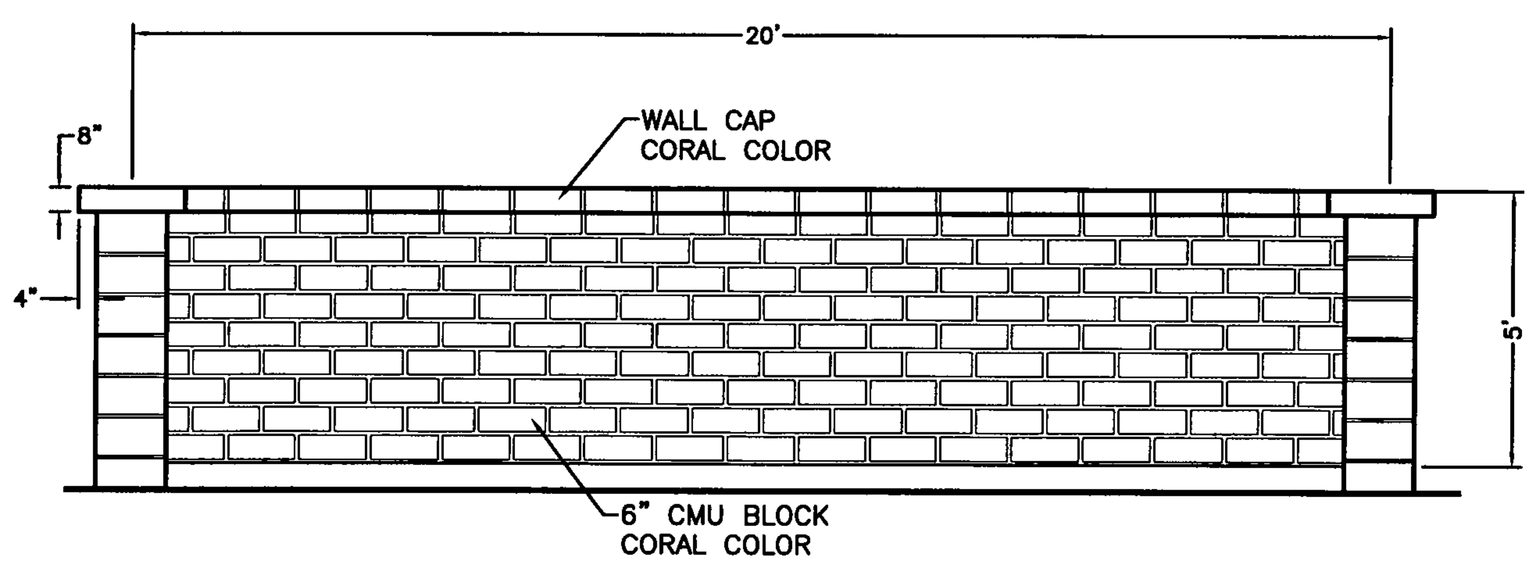
SCREEN WALL DETAILS

TIERRA WEST, LLC
8509 JEFFERSON NE
ALBUQUERQUE, NEW MEXICO 87113
(505)858-3100

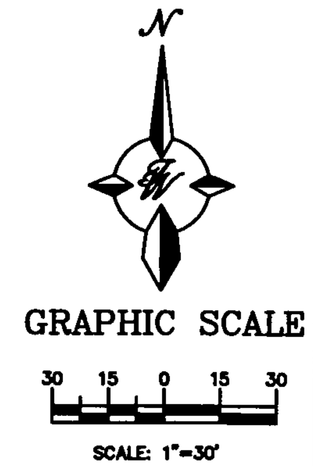
DRAWN BY rwm
DATE 3/22/04
23230RB-10-08-03
SHEET # 5 OF 6
JOB # 230023



SOLID SMOOTH FACE WALL

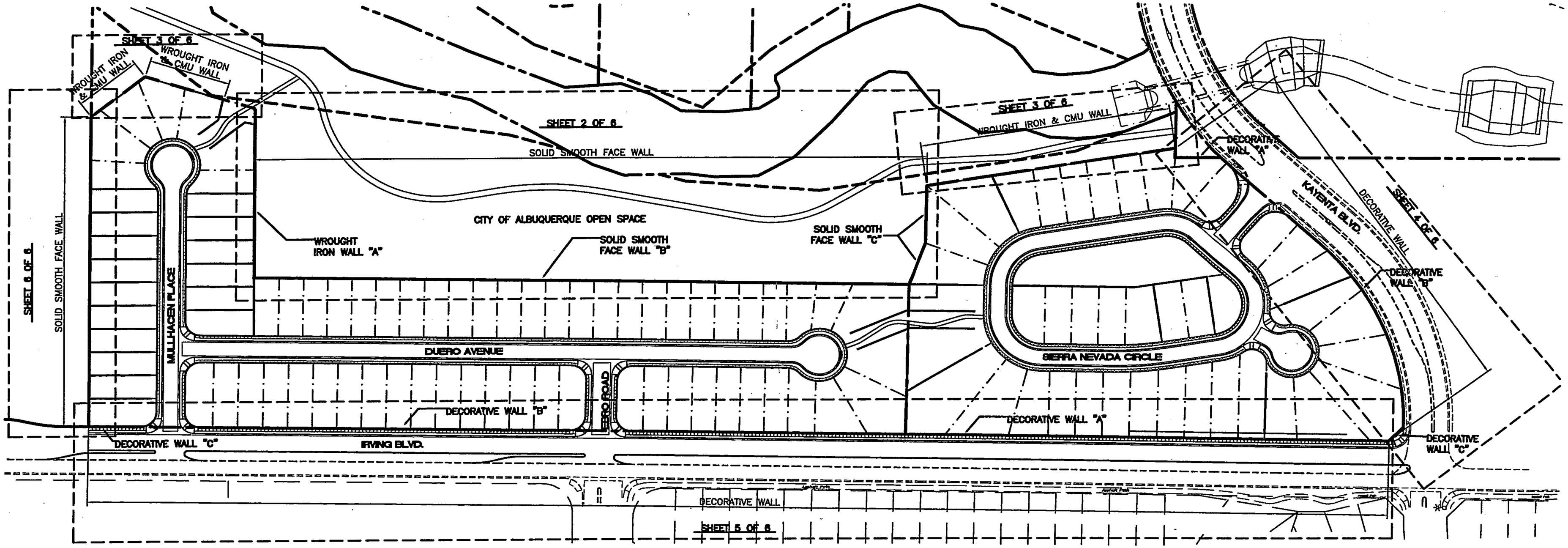


5' SOLID SMOOTH FACE WALL ELEVATION
NTS



IRVING BLVD. AND KAYENTA BLVD. ZONE ATLAS #A-10-Z

ENGINEER'S SEAL	SEVILLE, UNIT 8 DRB #1002645	DRAWN BY rwm
		DATE 3/22/04
	SCREEN WALL DETAILS	2323DRB-10-08-03X
	TIERRA WEST, LLC 8509 JEFFERSON NE ALBUQUERQUE, NEW MEXICO 87113 (505)858-3100	SHEET # 6 OF 6
RONALD R. BOHANNAN P.E. #7868		JOB # 230023



Perimeter Wall Approved

DRB Chair

4/30/04

Date

KEY MAP

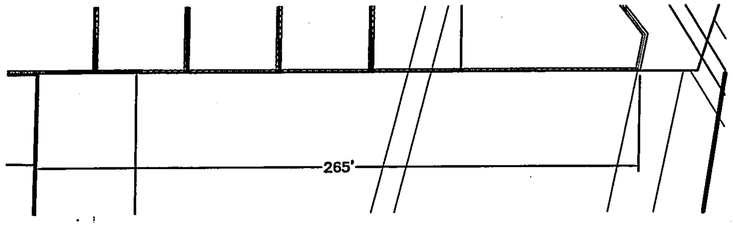
GRAPHIC SCALE

80 40 0 40 80

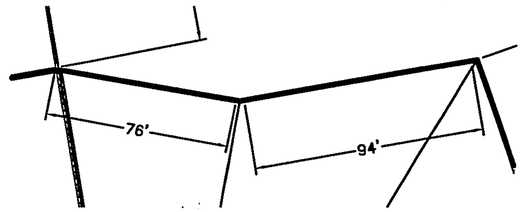
SCALE: 1"=80'

IRVING BLVD. AND KAYENTA BLVD. ZONE ATLAS #A-10-Z

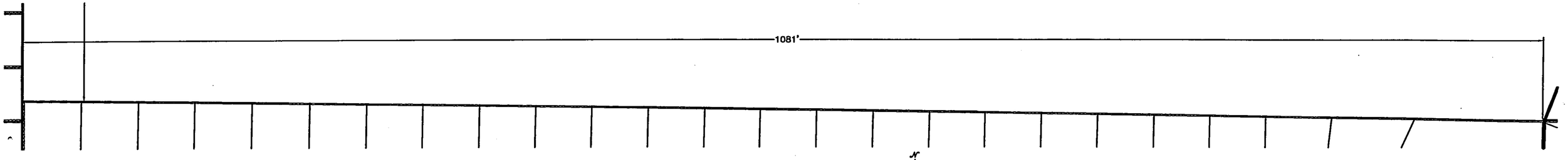
ENGINEER'S SEAL	SEVILLE UNIT 8 DRB# 1002645	DRAWN BY rwm
		DATE 3/22/04
	SCREEN WALL DETAILS	2323RB-10-08-03X
	TIERRA WEST, LLC 8509 JEFFERSON NE ALBUQUERQUE, NEW MEXICO 87113 (505)858-3100	SHEET # 1 OF 6
RONALD R. BOHANNAN P.E. #7868		JOB # 230023



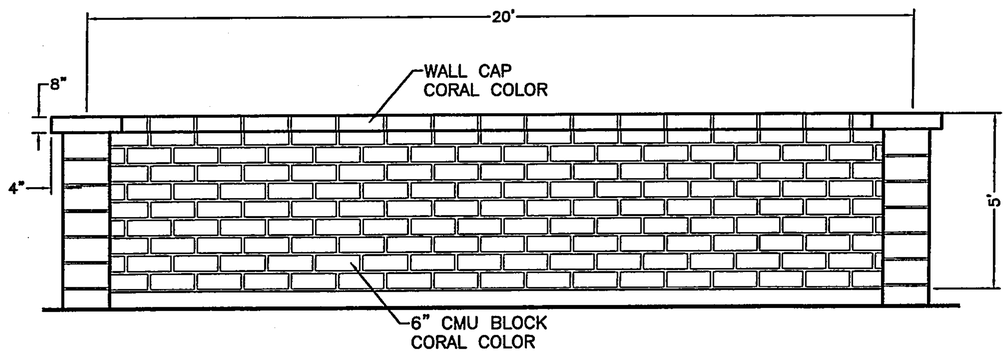
WROUGHT IRON WALL "A"



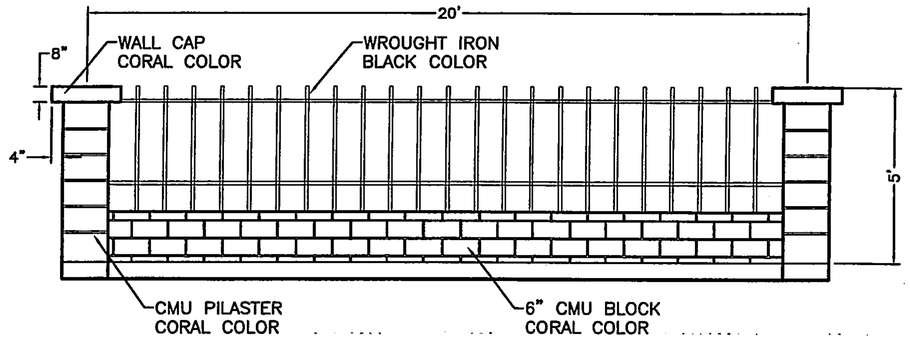
SOLID SMOOTH FACE WALL "C"



SOLID SMOOTH FACE WALL "B"



5' SOLID SMOOTH FACE WALL ELEVATION
NTS



5' WROUGHT IRON WALL ELEVATION
NTS

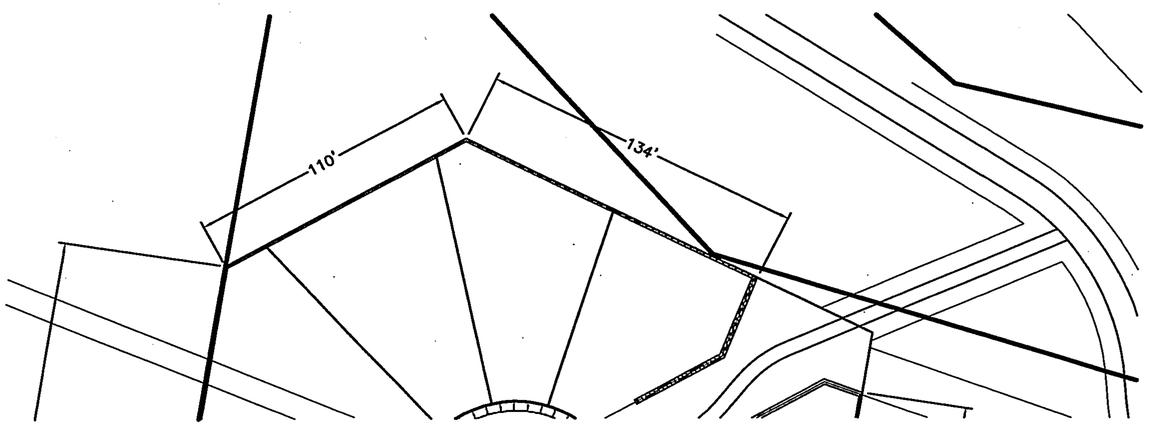
GRAPHIC SCALE

30 15 0 15 30

SCALE: 1"=30'

IRVING BLVD. AND KAYENTA BLVD. ZONE ATLAS #A-10-Z

ENGINEER'S SEAL	SEVILLE, UNIT 8 DRB #1002645	DRAWN BY rwm
		DATE 3/22/04
	SCREEN WALL DETAILS	2323DRB-10-05-03XX
	TIERRA WEST, LLC 8509 JEFFERSON NE ALBUQUERQUE, NEW MEXICO 87113 (505)858-3100	SHEET # 2 OF 6
RONALD R. BOHANNAN P.E. #7868		JOB # 230023



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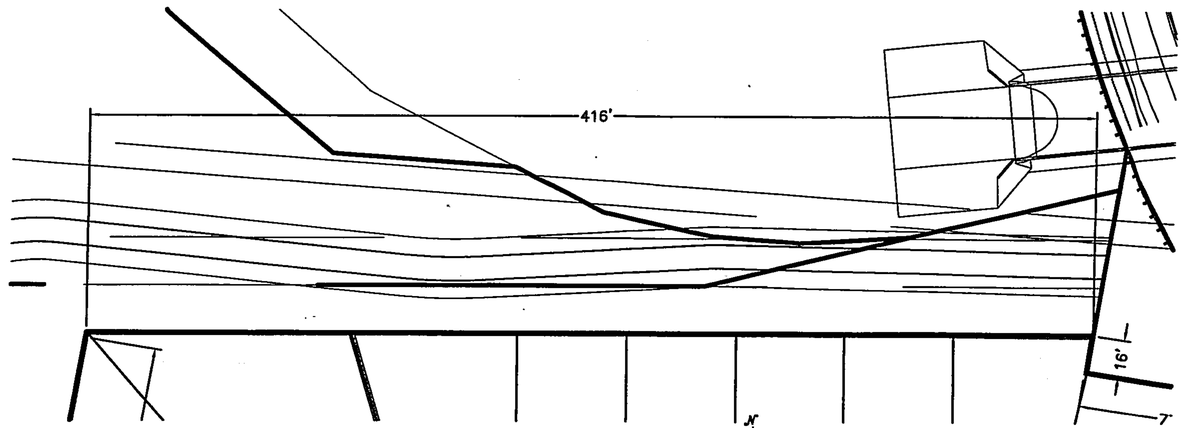

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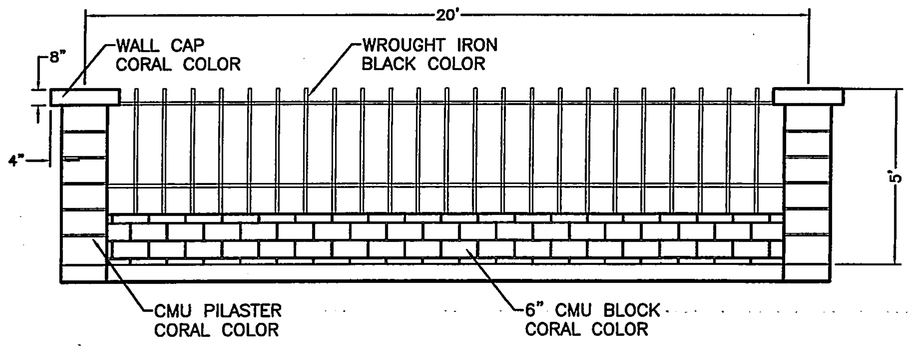
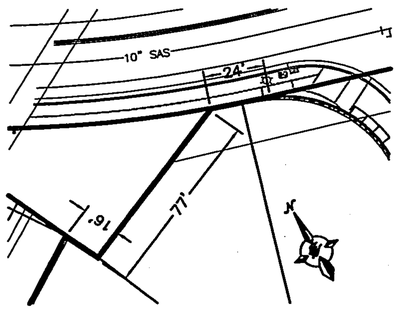


5' WROUGHT IRON WALL ELEVATION
NTS

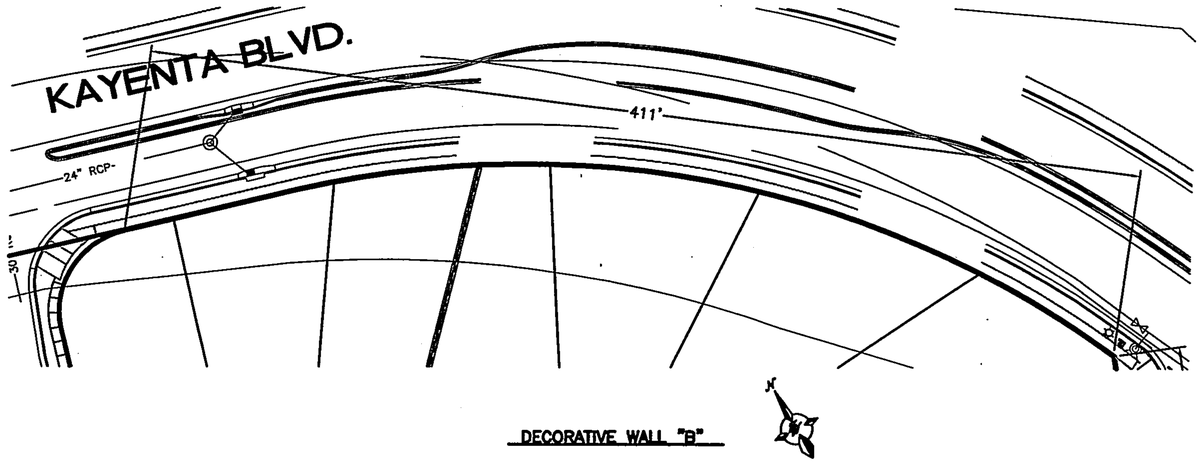
IRVING BLVD. AND KAYENTA BLVD. ZONE ATLAS #A-10-Z

GRAPHIC SCALE
30 14 0 15 30
SCALE: 1"=30'

ENGINEER'S SEAL	SEVILLE, UNIT 8 DRB #1002645	DRAWN BY nwm DATE 3/22/04
	SCREEN WALL DETAILS	2323DRB-10-08-03X
RONALD R. BOHANNAN P.E. #7868	TIERRA WEST, LLC 8509 JEFFERSON NE ALBUQUERQUE, NEW MEXICO 87113 (505)858-3100	SHEET # 3 OF 6 JOB # 230023



DECORATIVE WALL "A"



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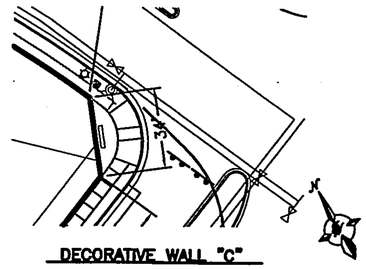

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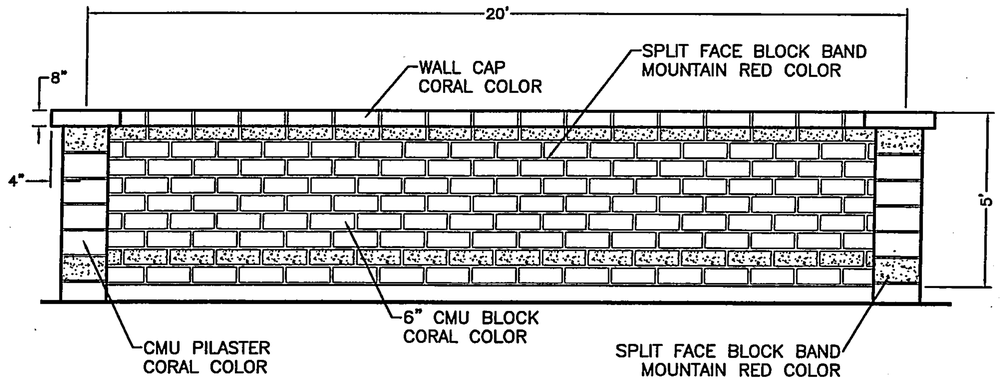


5' DECORATIVE WALL ELEVATION
NTS

IRVING BLVD. AND KAYENTA BLVD. ZONE ATLAS #A-10-Z

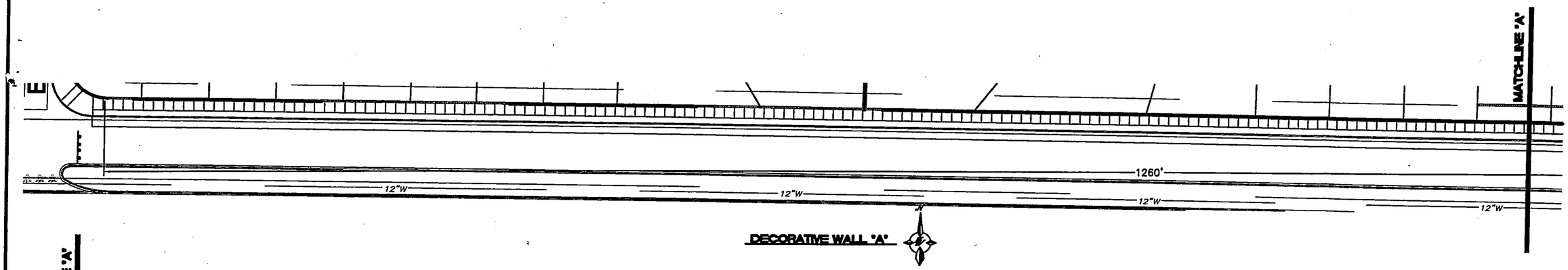
N

GRAPHIC SCALE

30 15 0 15 30

SCALE: 1"=30'

ENGINEER'S SEAL	SEVILLE, UNIT 8 DRB #1002645	DRAWN BY nwm
		DATE 3/22/04
	SCREEN WALL DETAILS	2323DRB-10-08-03X
	TIERRA WEST, LLC 8509 JEFFERSON NE ALBUQUERQUE, NEW MEXICO 87113 (505)858-3100	SHEET # 4 OF 6
RONALD R. BOHANNAN P.E. #7868		JOB # 230023



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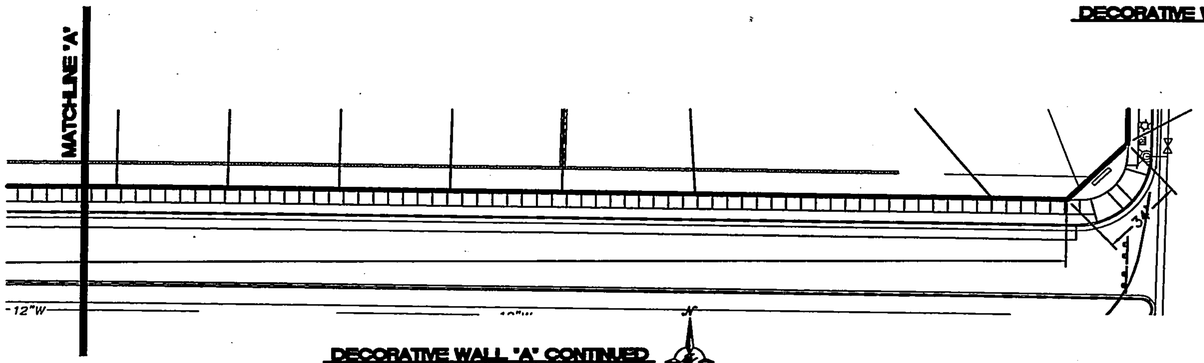

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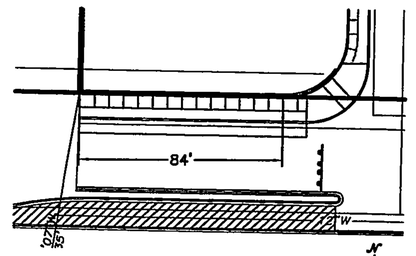

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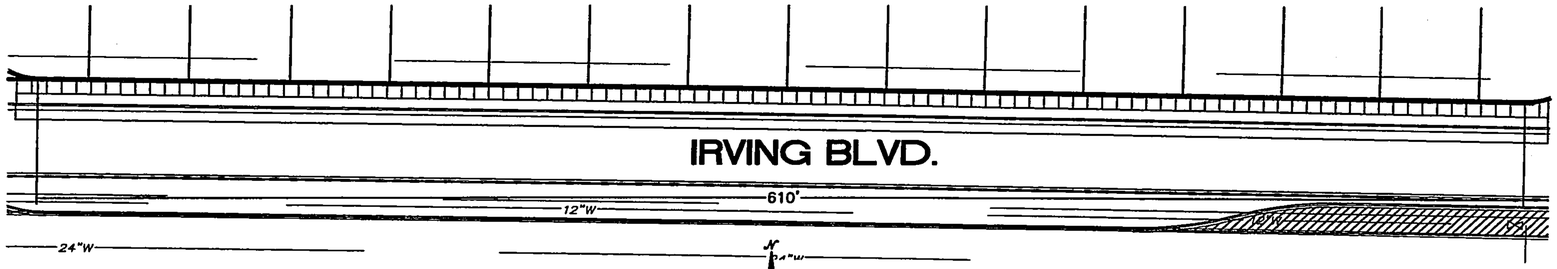
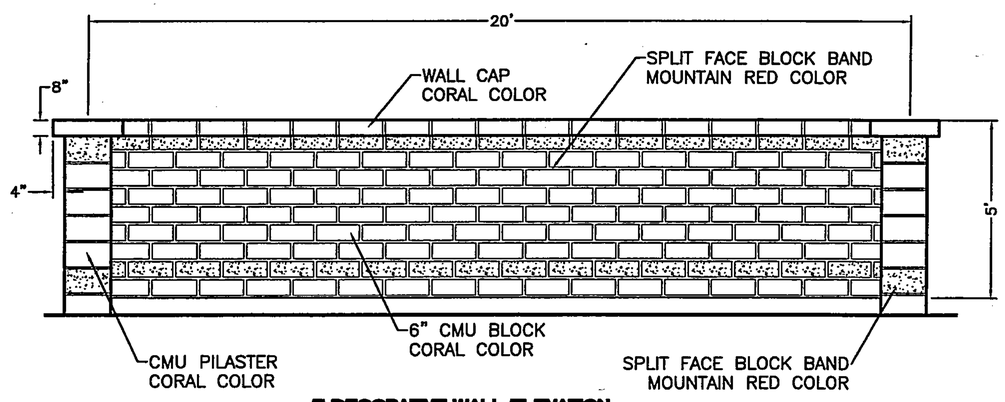


DECORATIVE WALL "B"

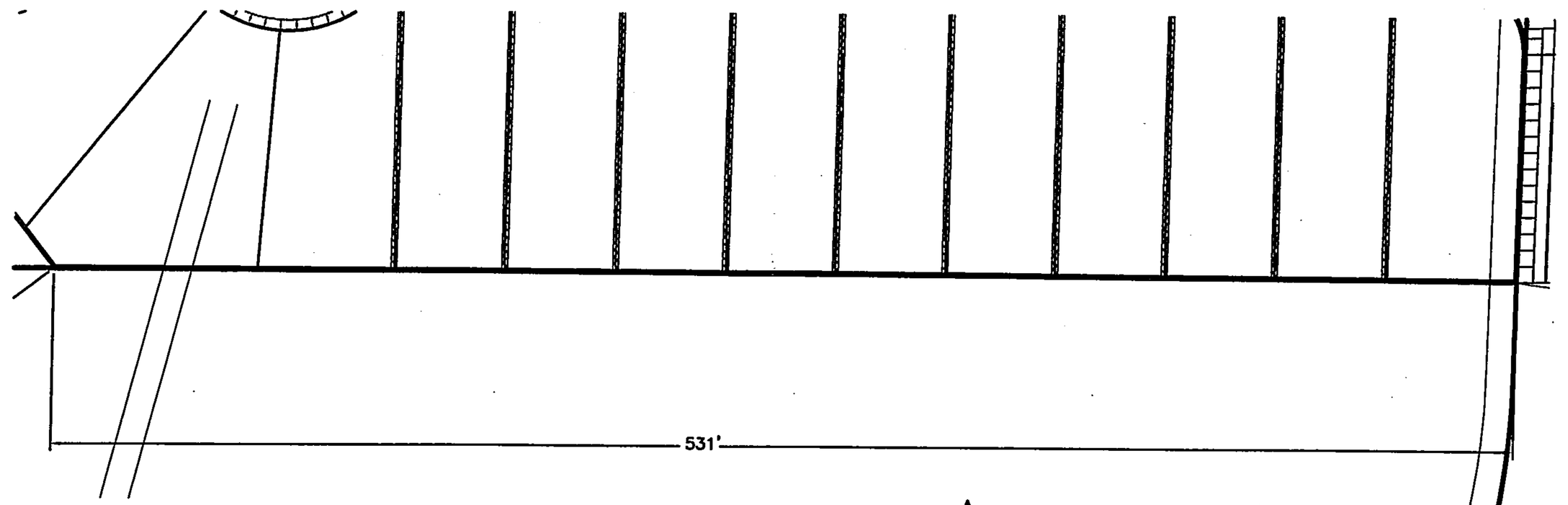


5' DECORATIVE WALL ELEVATION
NTS

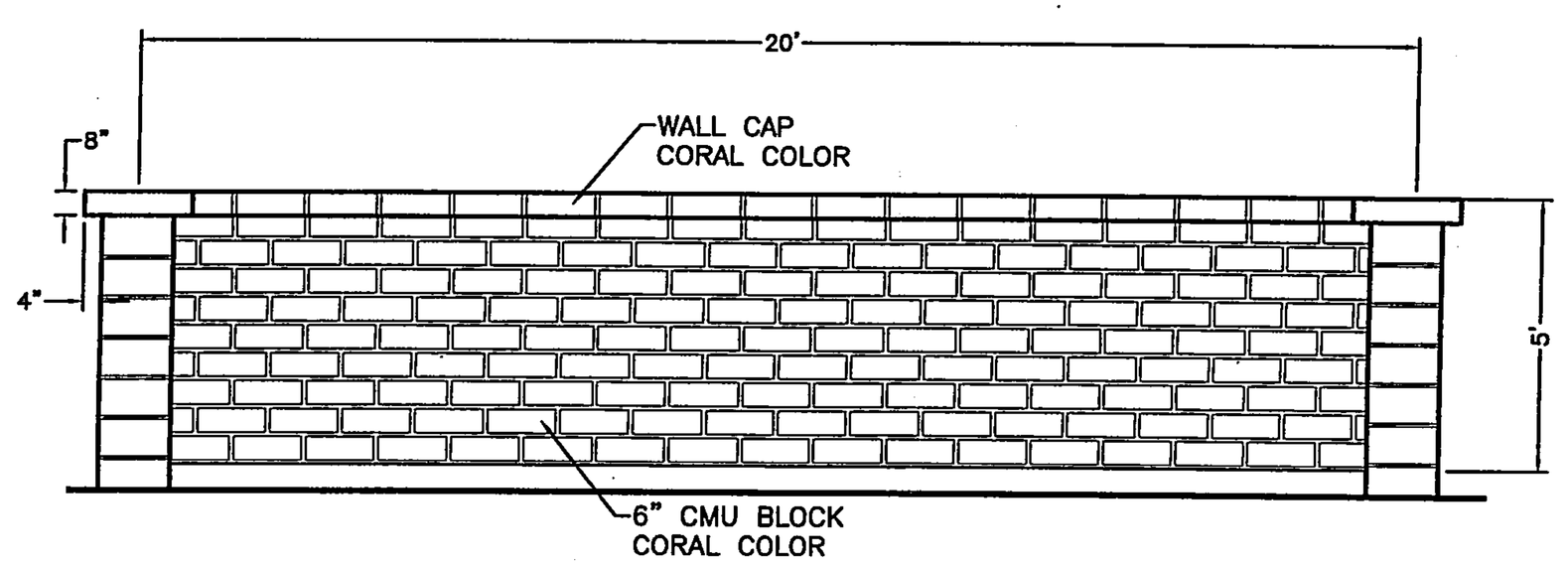
IRVING BLVD. AND KAYENTA BLVD. ZONE ATLAS #A-10-Z

GRAPHIC SCALE
30 15 0 15 30
SCALE: 1"=30'

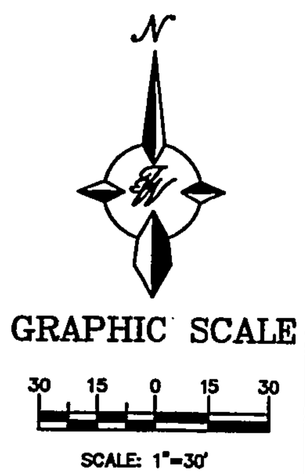
ENGINEER'S SEAL	SEVILLE, UNIT 8 DRB #1002645	DRAWN BY rwm
		DATE 3/22/04
	SCREEN WALL DETAILS	2323DRB-10-05-03X
	TIERRA WEST, LLC 8509 JEFFERSON NE ALBUQUERQUE, NEW MEXICO 87113 (505)858-3100	SHEET # 5 OF 6
RONALD R. BOHANNAN P.E. #7868		JOB # 230023



SOLID SMOOTH FACE WALL



5' SOLID SMOOTH FACE WALL ELEVATION
NTS



IRVING BLVD. AND KAYENTA BLVD. ZONE ATLAS #A-10-Z

ENGINEER'S SEAL	SEVILLE, UNIT 8 DRB #1002645	DRAWN BY nwm
		DATE 3/22/04
	SCREEN WALL DETAILS	2323GRB-10-05-03X
	TIERRA WEST, LLC 8509 JEFFERSON NE ALBUQUERQUE, NEW MEXICO 87113 (505)858-3100	SHEET # 6 OF 6
RONALD R. BOHANNAN P.E. #7868		JOB # 230023

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: 1002645 **AGENDA ITEM NO: 5**

SUBJECT:

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

ACTION REQUESTED:

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

ENGINEERING COMMENTS:

The Hydrology Section has no objection to the vacation request.

RESOLUTION:

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

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

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

FOR:

SIGNED: Bradley L. Bingham
City Engineer/AMAFCA Designee

DATE: December 17, 2003

THE CITY OF ALBUQUERQUE IS AN EQUAL OPPORTUNITY/REASONABLE ACCOMMODATION EMPLOYER

DRB PUBLIC HEARING SIGN IN SHEETS

CASE NUMBER: 1002645 **AGENDA#:** 5 **DATE:** 12-17-03

1. **Name:** Ron Tierra West Agent **Address:** Tierra West Agent **Zip:**

2. **Name:** **Address:** **Zip:**

3. **Name:** **Address:** **Zip:**

4. **Name:** **Address:** **Zip:**

5. **Name:** **Address:** **Zip:**

6. **Name:** **Address:** **Zip:**

7. **Name:** **Address:** **Zip:**

8. **Name:** **Address:** **Zip:**

9. **Name:** **Address:** **Zip:**

10. **Name:** **Address:** **Zip:**

11. **Name:** **Address:** **Zip:**

12. **Name:** **Address:** **Zip:**

13. **Name:** **Address:** **Zip:**

14. **Name:** **Address:** **Zip:**

City of Albuquerque

DEVELOPMENT PLAN REVIEW APPLICATION

	Supplemental form		Supplemental form
SUBDIVISION	**S**	**ZONING**	**Z**
☐ Major Subdivision action		☐ Annexation & Zone Establishment	
☐ Minor Subdivision action		☐ Sector Plan (Phase I, II, III)	
☒ Vacation	**V**	☐ Amendment to Sector, Area, Facility or Comprehensive Plan	
☐ Variance (Non-Zoning)		☐ Zone Change	
		☐ Text Amendment	
SITE DEVELOPMENT PLAN	**P**		
☐ ...for Subdivision Purposes		**APPEAL / PROTEST of...**	**A**
☐ ...for Building Permit		☐ Decision by: DRB, EPC, LUCC, Planning Director or Staff, ZHE, Zoning Board of Appeal	
☐ IP Master Development Plan			
☐ Cert. of Appropriateness (LUCC)	**L**		

PRINT OR TYPE IN BLACK INK ONLY. The applicant or agent must submit the completed application in person to the Planning Department Development Services Center, 600 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: AMC DEVELOPMENT SERVICES — PHONE: 505-338-2285
ADDRESS: 400 GOLD SW, SUITE 750 — FAX: 505-338-0200
CITY: ALBUQUERQUE STATE NM ZIP87102 — E-MAIL: ____
Proprietary interest in site: OWNER
AGENT (if any): TIERRA WEST LLC — PHONE: 858-3100
ADDRESS: 8509 JEFFERSON NE — FAX: 858-1118
CITY: ALBUQUERQUE STATE NM ZIP 87113 — E-MAIL: twllc@tierrawestllc.com

DESCRIPTION OF REQUEST: VACATION OF PUBLIC EASEMENT

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

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

Lot or Tract No. TRACT 1-B-1-A — Block: ____ — Unit: ____

Subdiv. / Addn. SEVILLE

Current Zoning: R-LT — Proposed zoning: SAME

Zone Atlas page(s): A-10 — No. of **existing** lots: 1 — No. of **proposed** lots: 119

Total area of site (acres): 26.63 — Density if applicable: dwellings per gross acre: ____ — dwellings per net acre: ____

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

UPC No. 101006606712630101 — MRGCD Map No. ____

LOCATION OF PROPERTY BY STREETS: On or Near: IRVING BLVD NW
Between: UNIVERSE BLVD NW and KAYENTA PL 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.): 03DRB-00741 / PROJ#: 1002645

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

SIGNATURE _____ DATE 10/22/03

(Print) RONALD R. BOHANNAN P.E. — ☐ Applicant ☒ Agent

FOR OFFICIAL USE ONLY — Form revised 9/01, 3/03

☐ **INTERNAL ROUTING**

	Application case numbers	Action	S.F.	Fees
☐ All checklists are complete 03e	03DRB - 01965	VPE		$ 15.00
☐ All fees have been collected	- -	Notice		$ 75.00
☐ All case #s are assigned	- -			$
☐ AGIS copy has been sent	- -			$
☐ Case history #s are listed	- -			$
☐ Site is within 1000ft of a landfill	- -			$
☐ F.H.D.P. density bonus				Total
☐ F.H.D.P. fee rebate	Hearing date Dec 17, 2003			$ 120.00

Maria Hill 11/17/03
Planner signature / date

Project # 1002645

FORM V: SUBDIVISION VARIANCES & VACATIONS

❑ **BULK LAND VARIANCE FROM SUBDIVISION DESIGN STANDARDS**

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

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

❑ **VACATION OF PUBLIC RIGHT-OF-WAY**

☑ **VACATION OF PUBLIC EASEMENT**

✓ The complete document which created the public easement (folded to fit into an 8.5" by 14" pocket) **24** copies. (Not required for dedicated and City owned public right-of-way.)
✓ Drawing showing the easement or right-of-way to be vacated, its relation to existing streets, etc. (folded to fit into an 8.5" by 14" pocket) **24** copies
✓ Zone Atlas map with the entire property(ies) precisely and clearly outlined and crosshatched (to be photocopied)
✓ Letter briefly describing, explaining, and justifying the request
✓ Office of Community & Neighborhood Coordination inquiry response, notifying letter, certified mail receipts
✓ Sign Posting Agreement
✓ Fee (see schedule)
✓ Any original and/or related file numbers are listed on the cover application

Unless the vacation is shown on a DRB approved plat recorded by the County Clerk within one year, it will expire.
DRB Public hearings are approximately ONE MONTH after the filing deadline. **Your attendance is required.**

❑ **VARIANCE FROM MINIMUM STANDARDS OF THE DEVELOPMENT PROCESS MANUAL**

❑ **SIDEWALK DESIGN VARIANCE**

❑ **SIDEWALK WAIVER**

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

DRB meetings are approximately 8 DAYS after the Tuesday noon filing deadline. **Your attendance is required.**

❑ **TEMPORARY DEFERRAL OF SIDEWALK CONSTRUCTION**

❑ **EXTENSION OF THE SIA FOR TEMPORARY DEFERRAL OF SIDEWALK CONSTRUCTION**

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

DRB meetings are approximately 8 DAYS after the Tuesday noon filing deadline. **Your attendance is required.**

❑ **VACATION OF PRIVATE EASEMENT**

__ The complete document which created the private easement (folded to fit into an 8.5" by 14" pocket) **6** copies for unadvertised meetings. These actions are not approved through internal routing.
__ Scale drawing showing the easement to be vacated, its relation to existing streets, etc. (folded to fit into an 8.5" by 14" pocket) **6** copies
__ Zone Atlas map with the entire property(ies) precisely and clearly outlined and crosshatched (to be photocopied)
__ Letter briefly describing, explaining, and justifying the vacation
__ Letter of authorization from the grantors and the beneficiaries
__ Fee (see schedule)
__ Any original and/or related file numbers are listed on the cover application

Unless the vacation is shown on a DRB approved plat recorded by the County Clerk within one year, it will expire.
DRB meetings are approximately 8 DAYS after the Tuesday noon filing deadline. **Your attendance is required.**

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

Ronald R. Bohannan, P.E.
Applicant name (print)

10/27/03
Applicant signature / date

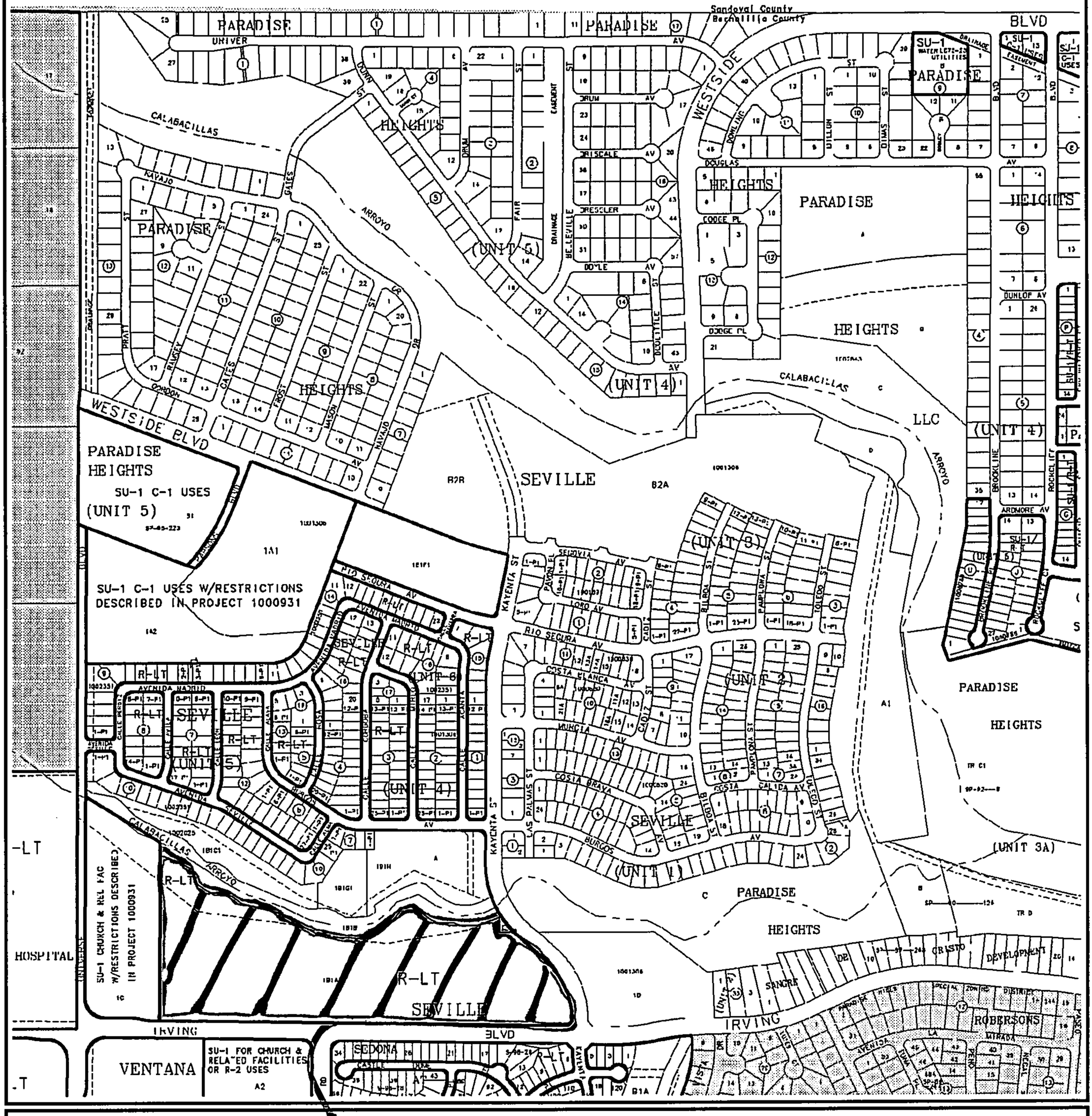
.pdf Form revised Sept. 2001

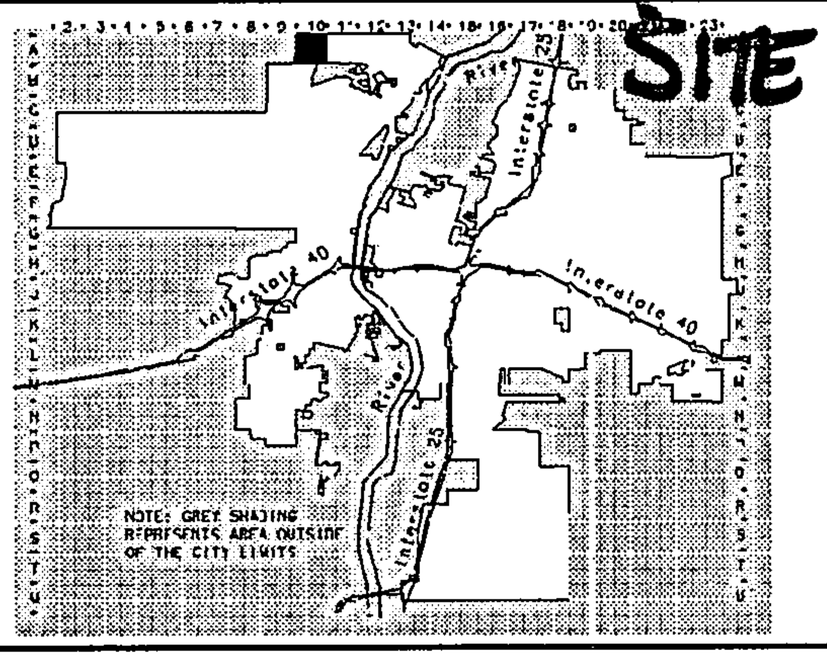
❑ Checklists complete
❑ Fees collected
❑ Case #s assigned
❑ Related #s listed

Application case numbers
03023 - _____ - 01965
_____ - _____ - _____
_____ - _____ - _____

Marcia Hall 11/17/03
Planner signature / date

Project # 1002645





CITY OF Albuquerque

Albuquerque Geographic Information System

PLANNING DEPARTMENT

©Copyright 2003

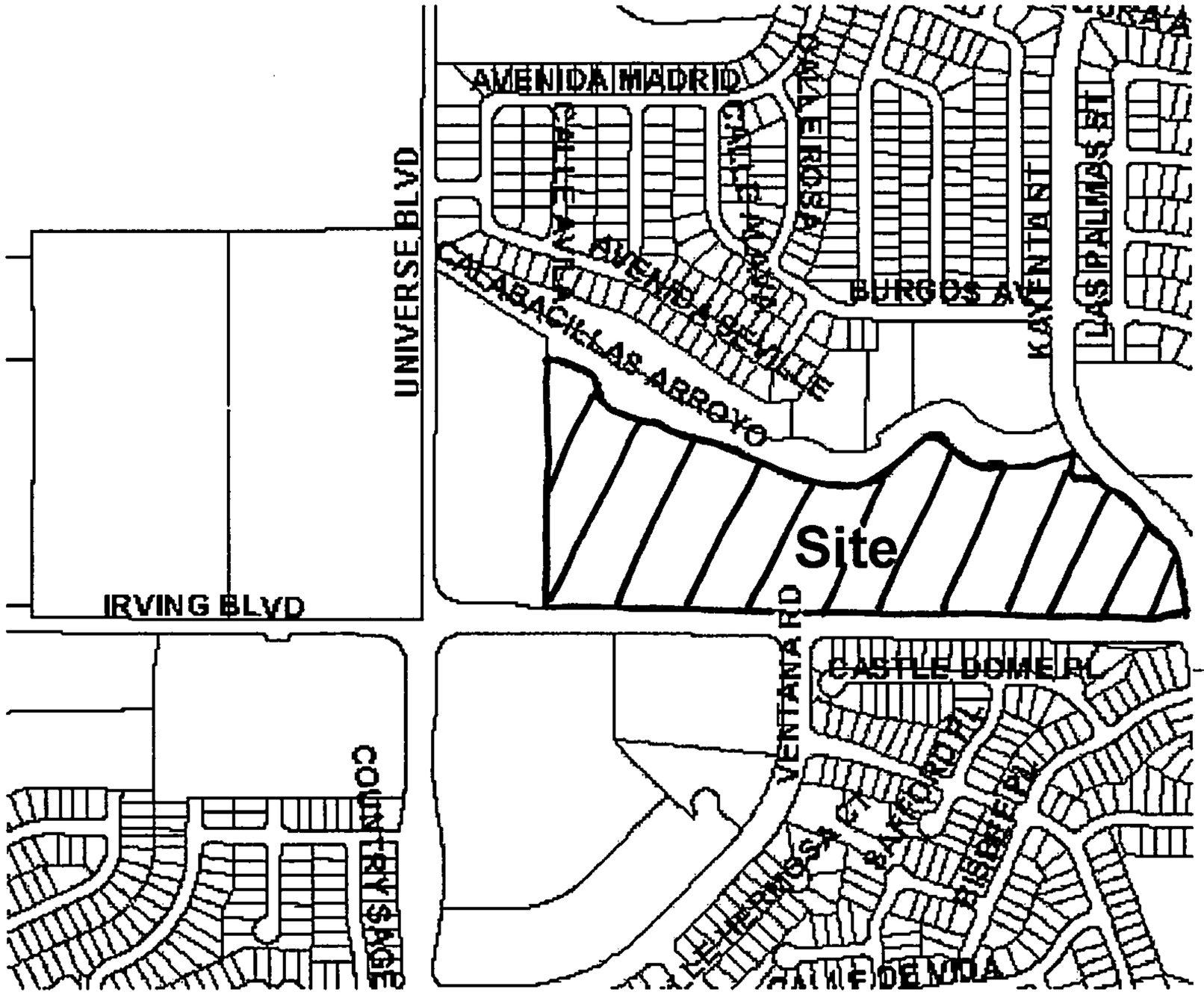
GRAPHIC SCALE IN FEET

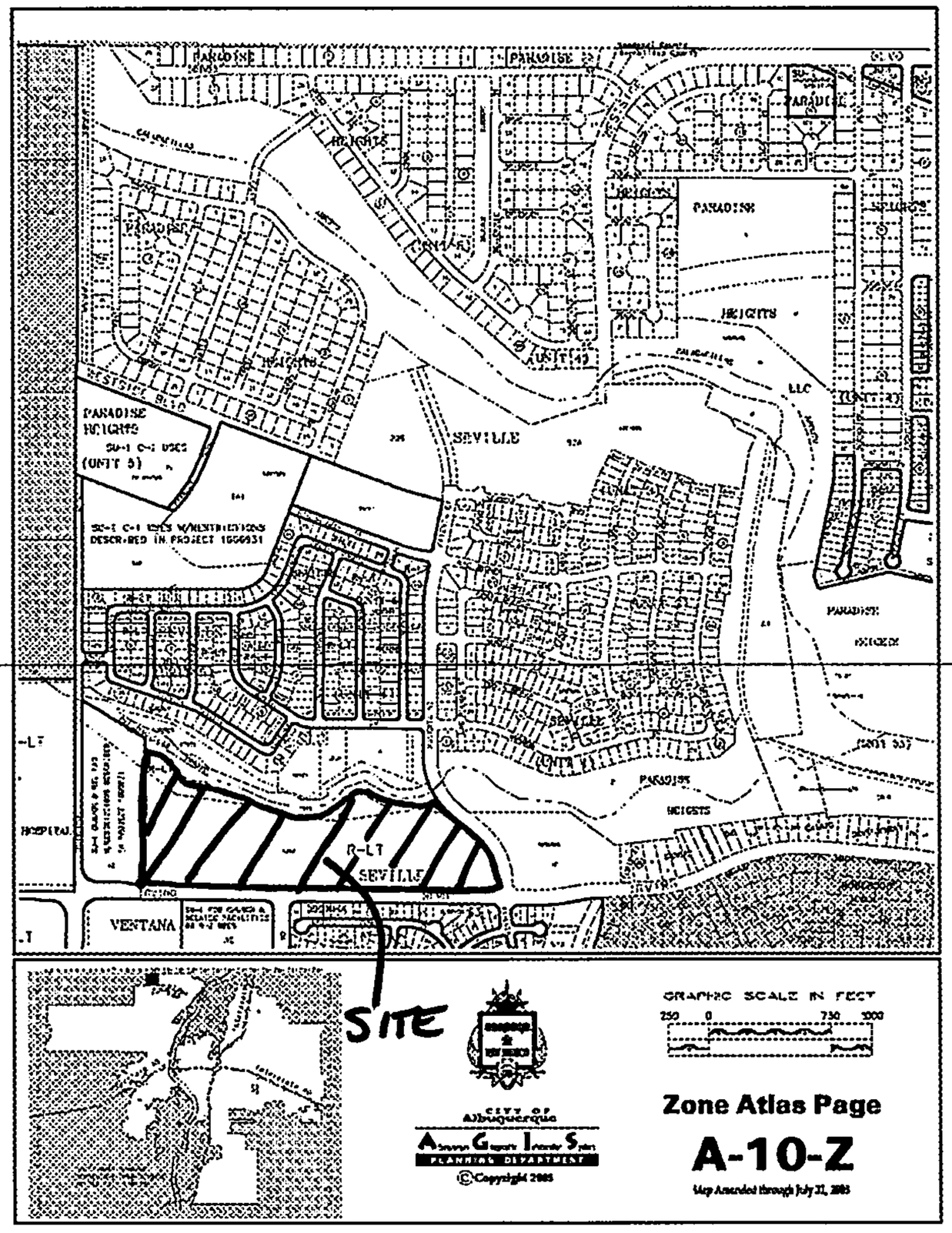
250 0 750 1000

Zone Atlas Page

A-10-Z

Map Amended through July 31, 2003





Zoning: R-LT
Lot/Block/Subd: 1B1A , 0000 , SEVILLE
UPC #: 101006606712630101

TIERRA WEST, LLC

8509 Jefferson NE
Albuquerque, NM 87113

(505) 858-3100
fax (505) 858-1118

twllc@tierrawestllc.com
1-800-245-3102

November 3, 2003

Mrs. Sheran Matson, AICP, Chair
Development Review Board
City of Albuquerque
PO Box 1293
Albuquerque, NM 87103

RE: Vacation of Public Easement
Tract 1-B-1-A, Seville (known as Seville Unit 8)
DRB Project #: 1002645
Zone Atlas Page A-10

Dear Mrs. Matson:

Tierra West LLC, on behalf of AMC Development Services, requests Vacation of a Public Easement for Seville Unit 8. The site is located on Irving Boulevard NW between Kayenta Place NW and Universe Boulevard NW. The site will consist of 116 single-family residences. The property is zoned R-LT. DRB approved the Preliminary Plat on October 8, 2003. We are proposing altering the easement to move the line out of the cul-de-sac. As shown on the attached exhibit, we will dedicate a new easement to accommodate PNM.

If you have any questions or need additional information regarding this matter, please do not hesitate to call me.

Sincerely,

Ronald R. Bohannan, PE

Enclosure/s

cc: Jeff Jesionowski
Scott Henry
Laura Horton, Ventana Ranch
Bruce Nuberg, Ventana Ranch

JN: 230023
RRB/kk

2003:230023:Correspondence:230023drb-vacation102403.doc

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

City of Albuquerque

Date: October 29, 2003

TO CONTACT NAME: Karen Kline
COMPANY/AGENCY: Terra West LLC
ADDRESS/ZIP: 8509 Jefferson NE 87109
PHONE/FAX #: 858-2100 / 858-1118

Thank you for your inquiry of 10-29-03 (date) requesting the names of **Recognized Neighborhood Associations** who would be affected under the provisions of O-92 by your proposed project at Unit 1B1A, Seville

zone map page(s) A-10.

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

Ventana Ranch
Neighborhood Association
Contacts: Rama Horton
7024 Cascada Rd NW
898-8103(h) 87114
Bruce Nybergs
4824 Bushyfield Rd NW
890-6559(h) 87114

Neighborhood Association
Contacts:

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

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

Sincerely,

Dalaina K Cármora
OFFICE OF COMMUNITY AND NEIGHBORHOOD COORDINATION

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

planning.recognized.na.form(05/08/01)

U.S. POSTAGE JN 230023 DRB
CERTIFIED
(Domestic Mail Only; No Insurance Coverage Provided)

7002 0510 0002 9479 3212

.37
2.30
1.75

4.42

Bruce Nyberg
6824 Brushfield Rd NW
ABQ NM 87114

U.S. POSTAGE JN 230023DRB
CERTIFIED
(Domestic Mail Only; No Insurance Coverage Provided)

7002 0510 0002 9479 3229

.37
2.30
1.75

4.42

Laura Horton
7224 Cascada Rd NW
ABQ NM 87114

TIERRA WEST, LLC
8509 Jefferson NE
Albuquerque, NM 87113
Phone: 505-858-3100
Fax: 505-858-1118

FACSIMILE TRANSMITTAL

To: OFFICE OF NEIGHBORHOOD COORDINATION FAX: 924-3913
TOTAL OF (2) PAGES

From: KAREN KLINE

Subject: HOMEOWNERS ASSOCIATION INFORMATION JN: 230023

Date: October 29, 2003

PLEASE FORWARD INFORMATION ON ALL RECOGNIZED AND UNRECOGNIZED HOMEOWNER ASSOCIATIONS IN THE AREA OF THE PROPERTY DESCRIBED AS:

TRACT 1B1A, SEVILLE
LEGAL DESCRIPTION

LOCATED ON IRVING BLVD NW
STREET NAME OR OTHER IDENTIFYING LANDMARK

BETWEEN UNIVERSE BLVD NW AND KAYENTA ST NW
STREET NAME OR OTHER IDENTIFYING LANDMARK — STREET NAME OR OTHER IDENTIFYING LANDMARK

THE SITE IS INDICATED ON THE FOLLOWING ZONE ATLAS SHEET:

(A-10).
ZONE ATLAS #

PLEASE CALL IF YOU HAVE ANY QUESTIONS.

SHOULD YOU HAVE ANY QUESTIONS REGARDING THIS TRANSMITTAL OR ANY OTHER ITEMS PERTAINING TO THIS PROJECT, PLEASE DO NOT HESITATE TO CONTACT OUR OFFICE.

IF YOU DO NOT RECEIVE ALL PAGES OF THIS TRANSMITTAL, OR IF MATERIAL IS NOT LEGIBLE, PLEASE CONTACT OUR OFFICE FROM 8:00 AM TO 5:00 PM, MST, MONDAY THROUGH FRIDAY. THANK YOU.

C:NEIGBORHOOD-NOTIF.WPD

TRANSMISSION VERIFICATION REPORT

TIME : 10/29/2003 13:18
NAME : TIERRA WEST
FAX : 505-858-1118
TEL : 505-858-3100

DATE,TIME	10/29 13:17
FAX NO./NAME	9243913
DURATION	00:01:14
PAGE(S)	02
RESULT	OK
MODE	STANDARD ECM

TIERRA WEST, LLC
8509 Jefferson NE
Albuquerque, NM 87113
Phone: 505-858-3100
Fax: 505-858-1118

FACSIMILE TRANSMITTAL

To: OFFICE OF NEIGHBORHOOD COORDINATION FAX: 924-3913
TOTAL OF (2) PAGES

From: KAREN KLINE

Subject: HOMEOWNERS ASSOCIATION INFORMATION JN: 230023

Date: October 29, 2003

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LEGAL DESCRIPTION

LOCATED ON IRVING BLVD NW
STREET NAME OR OTHER IDENTIFYING LANDMARK

BETWEEN UNIVERSE BLVD NW AND KAYENTA ST NW
STREET NAME OR OTHER IDENTIFYING LANDMARK STREET NAME OR OTHER IDENTIFYING LANDMARK

THE SITE IS INDICATED ON THE FOLLOWING ZONE ATLAS SHEET:

(A-10).
ZONE ATLAS #

PLEASE CALL IF YOU HAVE ANY QUESTIONS.

ONE STOP SHOP • • • FRONT COUNTER

City of Albuquerque • Planning Department

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

PAID RECEIPT

APPLICANT NAME AMC Development

AGENT Tierra West

ADDRESS 8509 Jefferson, NE

PROJECT NO. 1002645

APPLICATION NO.

$ 45.00 441006 / 4983000 (DRB Cases)

$ _____ 441006 / 4971000 (EPC & AA / LUCC / Appeals)

$ 75.00 441018 / 4971000 (Notification)

$ 120.00 **Total amount due**

*****DUPLICATE*****
City Of Albuquerque
Treasury Division
11/17/2003 2:53PM LOC: ANNX
RECEIPT# 00016070 WS# 007 TRANS# 0039
Account 441006 Fund 0110
Activity 4983000 TRSLJS
Trans Amt $120.00
J24 Misc $45.00

Thank You

TIERRA WEST LLC
8509 JEFFERSON NE
ALBUQUERQUE, NM 87113
(505) 858-3100

1471

95-677/1070

DATE 11.17.03

PAY TO THE ORDER OF City of Albuquerque $ 120.00

ONE HUNDRED TWENTY & XX/100 DOLLARS

*****DUPLICATE*****
City Of Albuqu$ 120.00
Treasury Division

HIGH DESERT STATE BANK
Member FDIC
8110 Ventura NE
Albuquerque, NM 87122

11/17/2003 2:53PM LOC: ANNX
RECEIPT# 00016071 WS# 007 TRANS# 0039
Account 441018 Fund 0110
Activity 4971000 TRSLJS
Trans Amt $120.00
J24 Misc $75.00
CK $120.00
CHARGE $0.00

FOR _____

Donna J Bohannan MP

⑈001471⑈ ⑆107006677⑆0100201813⑈

SIGN POSTING REQUIREMENTS

POSTING SIGNS ANNOUNCING PUBLIC HEARINGS

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

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

1. LOCATION

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

2. NUMBER

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

3. PHYSICAL POSTING

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

4. TIME

   Signs must be posted from Dec 2, 2003 To Dec 17, 2003.

5. REMOVAL

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

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

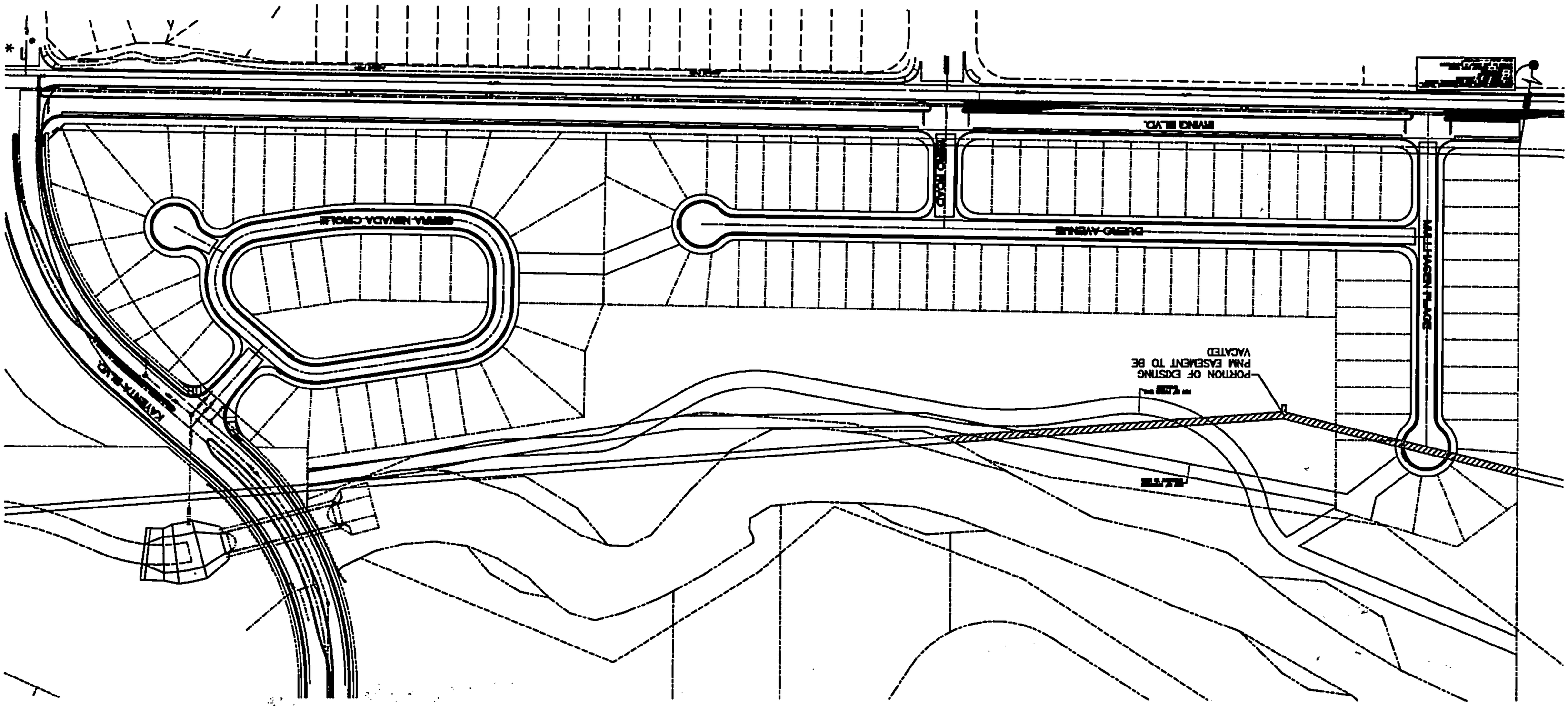
[signature], 11/17/03
(Applicant or Agent) (Date)

I issued 2 signs for this application, 11/17/03 (Date), Melanie Hall (Staff Member)

Rev. 11/8/90

APPLICATION NUMBER: 1002645

Exhibit B
12/17/03
EO/LI/21



Current DRC
Project Number:_____

FIGURE 12

INFRASTRUCTURE LIST

Date Submitted: 10-8-03
Date Site Plan Approved: NA
Date Preliminary Plat Approved: 10-8-03
Date Preliminary Plat Expires: 10-8-05
DRB Project No.: 1002645
DRB Application No.: 03-01440

ORIGINAL

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

Seville ~~Estates~~ Unit 8
PROPOSED NAME OF PLAT AND/OR SITE DEVELOPMENT PLAN

Tract 1-B-1-A, Seville
EXISTING LEGAL DESCRIPTION PRIOR TO PLATTING ACTION

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

SIA Sequence #	COA DRC Project #	Size	Type of Improvement	Location	From	To	Private Inspector	City Inspector	City Cnst Engineer
		28' F-F	Residential Paving Curb and Gutter 4' Sidewalk (Both Sides)*	Mullhacen Place	Irving Blvd.	End of Cul-de-sac	/	/	/
		28' F-F	Residential Paving Curb and Gutter 4' Sidewalk (Both Sides)*	Duero Avenue	Mullhacen Place	End of Cul-de-sac	/	/	/
		28' F-F	Residential Paving Curb and Gutter 4' Sidewalks (Both Sides)	Ebro Road	Irving Blvd.	Duero Avenue	/	/	/
		28' F-F	Residential Paving Curb and Gutter 4' Sidewalks (South Side Only)*	Sierra Nevada Circle	Sierra Nevada Entry ~~Unnamed Road~~	Unnamed Road Sierra Nevada Entry	/	/	/
		28' F-F	Residential Paving Curb and Gutter 4' Sidewalks (Both Sides)*	Pico De Aneto Court	Sierra Nevada Circle	End of Cul-de-sac	/	/	/
		28' F-F	Residential Paving Curb and Gutter 4' Sidewalks (Both Sides)	Unnamed Road	Sierra Nevada Circle	Kayenta Blvd.	/	/	/
		30' ~~28'~~ F-F	Arterial Paving Curb and Gutter 6' Sidewalk (North Side Only)	Irving Blvd.	West Property Line	Kayenta Blvd.	/	/	/
		8"	SAS Gravity Line**	Guadiana Road	Irving Blvd.	End of Cul-de-sac	/	/	/
		8"	SAS Gravity Line**	Calabacillas Arroyo	Mullhacen Place	Kayenta Blvd.	/	/	/
		8"	SAS Gravity Line**	Duero Avenue	Mullhacen Place	Ebro Road	/	/	/

		8"	SAS Gravity Line**	Duero Avenue	Ebro Road	Sierra Nevada Circle	/	/ /
		8"	SAS Gravity Line**	Sierra Nevada Circle	~~Unnamed~~ Road	Unnamed Road	/	/ /
		8"	SAS Gravity Line**	Pico De Aneto Court	Sierra Nevada Circle	End of Cul-de-sac	/	/ /
		8"	SAS Gravity Line**	Unnamed Road	Sierra Nevada Circle	Kayenta Blvd.	/	/ /
		8"	Water PVC Line**	Mullhacen Place	Irving Blvd.	End of Cul-de-sac	/	/ /
		8"	Water PVC Line**	Duero Avenue	Mullhacen Place	Sierra Nevada Circle	/	/ /
		8"	Water PVC Line**	Sierra Nevada Circle	~~Unnamed~~ Road	~~Unnamed~~ Road	/	/ /
		8"	Water PVC Line**	Pico De Aneto Court	Sierra Nevada Circle	End of Cul-de-sac	/	/ /
		8"	Water PVC Line**	Mulhacen Road	Sierra Nevada Circle	Kayenta Blvd.	/	/ /
		~~18~~ & 24"	RCP Storm Sewer	Mullhacen Place	End of Cul-de-sac	Calabacillas Arroyo	/	/ /
		24"	RCP Storm Sewer	Sierra Nevada Circle	Duero Avenue	Unnamed Road	/	/ /
		30"	RCP Storm Sewer	Unnamed Road	Sierra Nevada Circle	Kayenta Blvd.	/	/ /

Sierra Nevada Entry Sierra Nevada Entry

Sierra Nevada Entry Sierra Nevada Entry

ORIGINAL

Water Infrastructure to inlcude Valves, Fittings, Valve Boxes, and Fire Hydrants as required.

Sanitary Sewer to include Manholes, and Service Connections as required.

*Sidewalks to be Deferred

**New Mexico Utilities Franchise Area

Catch Basins and RCP connections included with Storm Sewer

Residential Street Lights per DPM

Certified Grading and Drainage with Private Walls and Private Drainage (Non- work order item) Required for SIA/Financial Guarantee Release.

NOTES

1 Lots 77-89 Agreement & Covent on each lot with slope easement

2 Slope Paving on Lots 1-B-1-A-1 north of Lots 54-60

3

AGENT / OWNER	DEVELOPMENT REVIEW BOARD MEMBER APPROVALS	
Ronald R. Bohannan NAME (print)	Sheran Matson 10/8/03 DRB CHAIR - date	Christina Sandoval 10/8/03 PARKS & GENERAL SERVICES - date
Tierra West LLC FIRM	[signature] 10-8-03 TRANSPORTATION DEVELOPMENT - date	AMAFCA - date
[signature] SIGNATURE - date	Roger Green 10/8/03 UTILITY DEVELOPMENT - date	_____ - date
MAXIMUM TIME ALLOWED TO CONSTRUCT THE IMPROVEMENTS WITHOUT A DRB EXTENSION: _____	Brad J. Bishop 10/8/03 CITY ENGINEER - date	_____ - date

DESIGN REVIEW COMMITTEE REVISIONS

REVISION	DATE	DRC CHAIR	USER DEPARTMENT	AGENT /OWNER

TIERRA WEST, LLC

8509 Jefferson NE
Albuquerque, NM 87113

(505) 858-3100
fax (505) 858-1118

twllc@tierrawestllc.com
1-800-245-3102

October 2, 2003

Ms. Sheran Matson, Chair
Development Review Board
CITY OF ALBUQUERQUE
P.O. Box 1293
Albuquerque, NM 87103

RE: Seville Unit 8 DRB Comments Item No. 9
City Project # 1002645;
03DRB-01440 Major-Preliminary Plat Approval;
03DRB-01441 Minor-Temporarily Defer Sidewalks

Dear Sheran:

Enclosed please find the revised copies of the Grading Plan, Traffic Distribution Plan, Infrastructure List, and Preliminary Plat for the above-referenced project. We modified the Grading Plan showing the grading removed from the prudent line, as requested by AMAFCA. Further, we changed the dedication language removing AMAFCA and providing an easement.

Preliminary Plat

1. We changed the dedication language removing the land being dedicated to AMAFCA and granting an easement to AMAFCA. The land being dedicated was changed to reflect the open space designation as well as the drainage easements.

2. We provided a copy of the release of the Temporary Construction Easement granted by the City of Albuquerque and show that on the plan as well.

3. We included the water and sewer designations on the two connection parcels, which will be used for the connection of both utilities as well as the pedestrian connection.

Traffic Distribution Plan

1. We show the trip distribution on this plan as requested by Richard Dourte.

2. In addition, we show the pad development on the project with the TCE on the property. However, the TCE was released and in our opinion will be shown on the plat as being removed.

3. A cross section of Irving Boulevard is also shown on this plan for reference.

4. The sidewalks along Kayenta are installed in the field, while the sidewalks along Irving Boulevard will need to be built.

Grading Plan

1. The new Grading Plan, as mentioned, has the comments requested by AMAFCA addressed. In addition, we show the screen wall along Irving as requested.

If you have any questions or need additional information regarding this letter, please do not hesitate to call me.

Sincerely,

Ronald R. Bohannan, PE

Enclosure/s

cc: Jeff Jesionowski

JN: 230023
RRB/ba

2003:230023 Sheran Matson 10022003

Current DRC
Project Number:_____

ORIGINAL

FIGURE 12

INFRASTRUCTURE LIST

Date Submitted:_____
Date Site Plan Approved:_____
Date Preliminary Plat Approved:_____
Date Preliminary Plat Expires:_____
DRB Project No.: 1002645
DRB Application No.:_____

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

Seville Estates
PROPOSED NAME OF PLAT AND/OR SITE DEVELOPMENT PLAN

Tract 1-B-1-A, Seville
EXISTING LEGAL DESCRIPTION PRIOR TO PLATTING ACTION

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

SIA Sequence #	COA DRC Project #	Size	Type of Improvement	Location	From	To	Private Inspector	City Inspector	City Cnst Engineer
		28' F-F	Residential Paving Curb and Gutter 4' Sidewalk (Both Sides)*	Guadiana Road	Irving Blvd.	End of Cul-de-sac	/	/	/
		28' F-F	Residential Paving Curb and Gutter 4' Sidewalk (Both Sides)*	Duero Avenue	Guadiana Road	End of Cul-de-sac	/	/	/
		28' F-F	Residential Paving Curb and Gutter 4' Sidewalks (Both Sides)	Ebro Road	Irving Blvd.	Duero Avenue	/	/	/
		28' F-F	Residential Paving Curb and Gutter 4' Sidewalks (South Side Only)*	Sierra Nevada Circle	Mulhacen Road	Mulhacen Road	/	/	/
		28' F-F	Residential Paving Curb and Gutter 4' Sidewalks (Both Sides)*	Pico De Aneto Court	Sierra Nevada Circle	End of Cul-de-sac	/	/	/
		28' F-F	Residential Paving Curb and Gutter 4' Sidewalks (Both Sides)	Mulhacen Road	Sierra Nevada Circle	Kayenta Blvd.	/	/	/
		25' F-F	Arterial Paving Curb and Gutter 6' Sidewalk (North Side Only)	Irving Blvd.	West Property Line	Kayenta Blvd.	/	/	/
		8"	SAS Gravity Line**	Guadiana Road	Irving Blvd.	End of Cul-de-sac	/	/	/
		8"	SAS Gravity Line**	Calabacillas Arroyo	Guadiana Road	Kayenta Blvd.	/	/	/
		8"	SAS Gravity Line**	Duero Avenue	Guadiana Road	Ebro Road	/	/	/

		8"	SAS Gravity Line**	Duero Avenue	Ebro Road	Sierra Nevada Circle	/	/ /
		8"	SAS Gravity Line**	Sierra Nevada Circle	Mulhacen Road	Mulhacen Road	/	/ /
		8"	SAS Gravity Line**	Pico De Aneto Court	Sierra Nevada Circle	End of Cul-de-sac	/	/ /
		8"	SAS Gravity Line**	Mulhacen Road	Sierra Nevada Circle	Kayenta Blvd.	/	/ /
		8"	Water PVC Line**	Guadiana Road	Irving Blvd.	End of Cul-de-sac	/	/ /
		8"	Water PVC Line**	Duero Avenue	Guadiana Road	Sierra Nevada Circle	/	/ /
		8"	Water PVC Line**	Sierra Nevada Circle	Mulhacen Road	Mulhacen Road	/	/ /
		8"	Water PVC Line**	Pico De Aneto Court	Sierra Nevada Circle	End of Cul-de-sac	/	/ /
		8"	Water PVC Line**	Mulhacen Road	Sierra Nevada Circle	Kayenta Blvd.	/	/ /
		18" & 24"	RCP Storm Sewer	Guadiana Road	End of Cul-de-sac	Calabacillas Arroyo	/	/ /
		24"	RCP Storm Sewer	Sierra Nevada Circle	Duero Avenue	Mulhacen Road	/	/ /
		30"	RCP Storm Sewer	Mulhacen Road	Sierra Nevada Circle	Kayenta Blvd.	/	/ /
		Water Infrastructure to inlcude Valves, Fittings, Valve Boxes, and Fire Hydrants as required.					/	/ /
		Sanitary Sewer to include Manholes, and Service Connections as required.					/	/ /
		*Sidewalks to be Deferred					/	/ /
		**New Mexico Utilities Franchise Area					/	/ /
		Catch Basins and RCP connections included with Storm Sewer					/	/ /
		Residential Street Lights per DPM					/	/ /
		Certified Grading and Drainage with Private Walls and Private Drainage (Non- work order item) Required for SIA/Financial Guarantee Release.					/	/ /

City of Albuquerque

DEVELOPMENT PLAN REVIEW APPLICATION

	Supplemental form
SUBDIVISION	**S**
☒ Major Subdivision action PP	
☐ Minor Subdivision action IS	
☐ Vacation	**V**
☒ Variance (Non-Zoning) TDSW	
SITE DEVELOPMENT PLAN	**P**
☐ ...for Subdivision Purposes	
☐ ...for Building Permit	
☐ IP Master Development Plan	
☐ Cert. of Appropriateness (LUCC)	**L**

	Supplemental form
ZONING	**Z**
☐ Annexation & Zone Establishment	
☐ Sector Plan (Phase I, II, III)	
☐ Amendment to Sector, Area, Facility or Comprehensive Plan	
☐ Zone Change	
☐ Text Amendment	
APPEAL / PROTEST of...	**A**
☐ Decision by: DRB, EPC, LUCC, Planning Director or Staff, ZHE, Zoning Board of Appeal	

PRINT OR TYPE IN BLACK INK ONLY. The applicant or agent must submit the completed application in person to the Planning Department Development Services Center, 600 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: AMC DEVELOPMENT SERVICES — PHONE: 505-338-2285
ADDRESS: 400 GOLD SW, SUITE 750 — FAX: 505-338-0200
CITY: ALBUQUERQUE STATE NM ZIP87102 — E-MAIL: ____
Proprietary interest in site: OWNER
AGENT (if any): TIERRA WEST LLC — PHONE: 858-3100
ADDRESS: 8509 JEFFERSON NE — FAX: 858-1118
CITY: ALBUQUERQUE STATE NM ZIP 87113 — E-MAIL: twllc@tierrawestllc.com

DESCRIPTION OF REQUEST: APPROVAL OF PRELIMINARY PLAT, INFRASTRUCTURE LIST, & SIDEWALK DEFERRAL

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

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

Lot or Tract No. TRACT 1-B-1-A — Block: ____ — Unit: ____

Subdiv. / Addn. SEVILLE

Current Zoning: R-LT — Proposed zoning: SAME

Zone Atlas page(s): A-10 — No. of **existing** lots: 1 — No. of **proposed** lots: 119

Total area of site (acres): 26.63 — Density if applicable: dwellings per gross acre: ____ — dwellings per net acre: ____

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

UPC No. 101006606712630101 — MRGCD Map No. ____

LOCATION OF PROPERTY BY STREETS: On or Near: IRVING BLVD NW
Between: UNIVERSE BLVD NW and KAYENTA PL 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.): 03DRB-00741 / PROJ#: 1002645

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

SIGNATURE _____ DATE 8/26/03

(Print) RONALD R. BOHANNAN P.E. — ☐ Applicant ☒ Agent

FOR OFFICIAL USE ONLY — Form revised 9/01, 3/03

☐ **INTERNAL ROUTING**

	Application case numbers	Action	S.F.	Fees
☑ All checklists are complete	03DRB-01440	PP	$2	$ 3015.-
☑ All fees have been collected	03DRB-01441	TDSW	V	$
☑ All case #s are assigned	- -			$
☑ AGIS copy has been sent	- -			$
☐ Case history #s are listed	- -	Waive		$ 75.-
NO ☐ Site is within 1000ft of a landfill	- -			Total
☐ F.H.D.P. density bonus				$ 3090.-
☐ F.H.D.P. fee rebate	Hearing date Oct 1 2003			

8/25/03
Planner signature / date

Project # 1002645

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

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

☑ **MAJOR SUBDIVISION PRELIMINARY PLAT APPROVAL**

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

Preliminary plat approval expires after one year.
DRB Public hearings are approximately ONE MONTH after the filing deadline. **Your attendance is required.**

❑ **MAJOR SUBDIVISION AMENDMENT TO PRELIMINARY PLAT (with significant changes)**
❑ **MAJOR SUBDIVISION AMENDMENT TO INFRASTRUCTURE LIST (with significant changes)**
❑ **MAJOR SUBDIVISION AMENDMENT TO GRADING PLAN (with significant changes)**

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

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

Amended preliminary plat approval expires after one year.
DRB Public hearings are approximately ONE MONTH after the filing deadline. **Your attendance is required.**

❑ **MAJOR SUBDIVISION EXTENSION OF SUBDIVISION IMPROVEMENTS AGREEMENT**

(Temporary sidewalk deferral uses FORM-V)

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

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

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

RONALD R. BOHANNAN, P.E.
Applicant name (print)

7/10/03
Applicant signature / date

Form revised September 2001

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

Application case numbers
03DRB -01440
- -01441
- -
- -

8/28/03
Planner signature / date

Project # 1002645

FORM V: SUBDIVISION VARIANCES & VACATIONS

❑ BULK LAND VARIANCE FROM SUBDIVISION DESIGN STANDARDS

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

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

❑ VACATION OF PUBLIC RIGHT-OF-WAY

❑ VACATION OF PUBLIC EASEMENT

__ The complete document which created the public easement (folded to fit into an 8.5" by 14" pocket) **24** copies. (Not required for dedicated and City owned public right-of-way.)
__ Drawing showing the easement or right-of-way to be vacated, its relation to existing streets, etc. (folded to fit into an 8.5" by 14" pocket) **24** copies
__ Zone Atlas map with the entire property(ies) precisely and clearly outlined and crosshatched (to be photocopied)
__ Letter briefly describing, explaining, and justifying the request
__ Office of Community & Neighborhood Coordination inquiry response, notifying letter, certified mail receipts
__ Sign Posting Agreement
__ Fee (see schedule)
__ Any original and/or related file numbers are listed on the cover application

Unless the vacation is shown on a DRB approved plat recorded by the County Clerk within one year, it will expire.
DRB Public hearings are approximately ONE MONTH after the filing deadline. **Your attendance is required.**

❑ VARIANCE FROM MINIMUM STANDARDS OF THE DEVELOPMENT PROCESS MANUAL

❑ SIDEWALK DESIGN VARIANCE

❑ SIDEWALK WAIVER

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

DRB meetings are approximately 8 DAYS after the Tuesday noon filing deadline. **Your attendance is required.**

☑ TEMPORARY DEFERRAL OF SIDEWALK CONSTRUCTION

❑ EXTENSION OF THE SIA FOR TEMPORARY DEFERRAL OF SIDEWALK CONSTRUCTION

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

DRB meetings are approximately 8 DAYS after the Tuesday noon filing deadline. **Your attendance is required.**

❑ VACATION OF PRIVATE EASEMENT

__ The complete document which created the private easement (folded to fit into an 8.5" by 14" pocket) **6** copies for unadvertised meetings. These actions are not approved through internal routing.
__ Scale drawing showing the easement to be vacated, its relation to existing streets, etc. (folded to fit into an 8.5" by 14" pocket) **6** copies
__ Zone Atlas map with the entire property(ies) precisely and clearly outlined and crosshatched (to be photocopied)
__ Letter briefly describing, explaining, and justifying the vacation
__ Letter of authorization from the grantors and the beneficiaries
__ Fee (see schedule)
__ Any original and/or related file numbers are listed on the cover application

Unless the vacation is shown on a DRB approved plat recorded by the County Clerk within one year, it will expire.
DRB meetings are approximately 8 DAYS after the Tuesday noon filing deadline. **Your attendance is required.**

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

RONALD R. BOHANNAN, P.E.
Applicant name (print)

Applicant signature / date 8/26/03

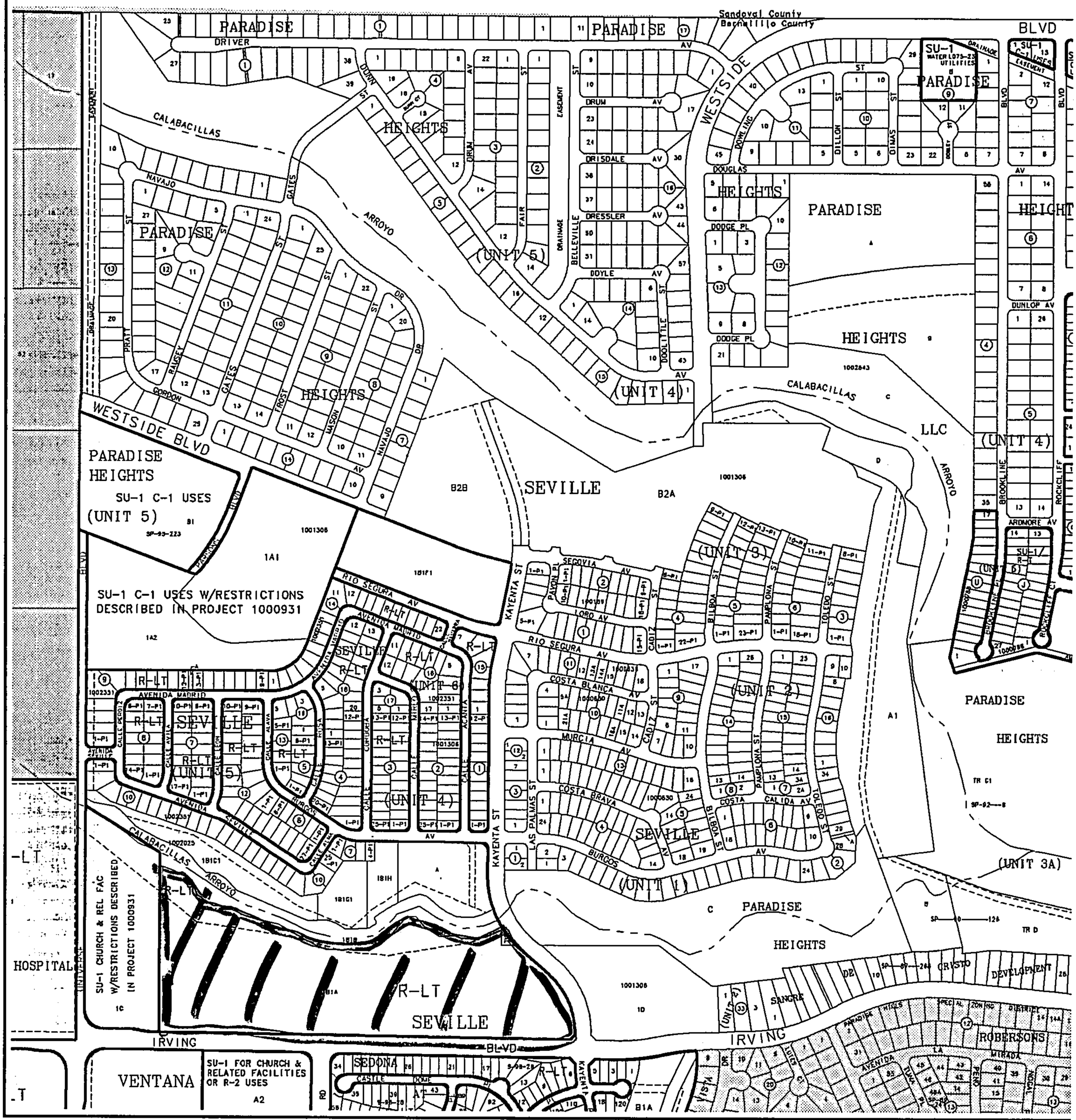
.pdf Form revised Sept. 2001

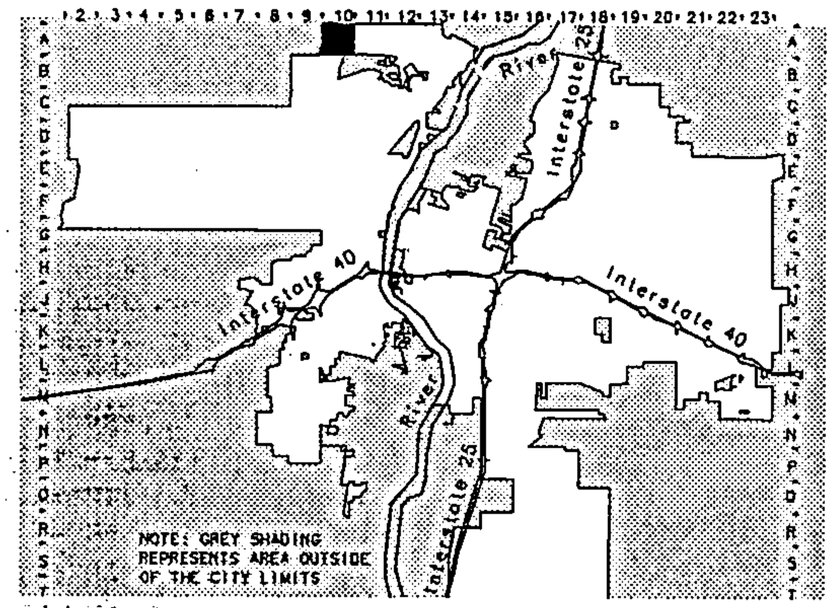
☑ Checklists complete
☑ Fees collected
☑ Case #s assigned
☑ Related #s listed

Application case numbers
03 - ____ - 01440
03 - ____ - 01441
____ - ____ - ____

Planner signature / date 8/25/03

Project # 1002645





CITY OF
Albuquerque

A lbuquerque G eographic I nformation S ystem
PLANNING DEPARTMENT

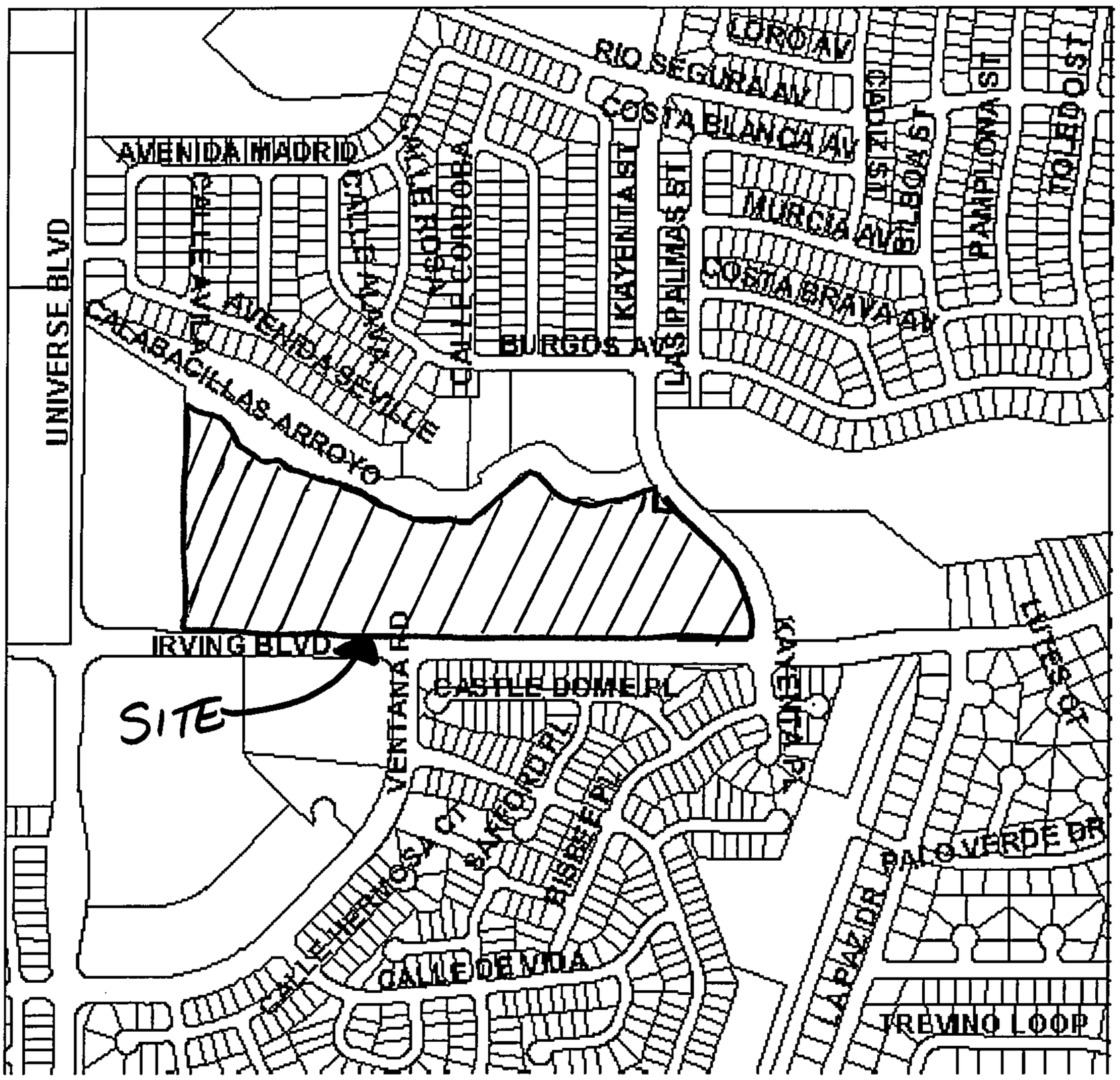
©Copyright 2003

GRAPHIC SCALE IN FEET
250 0 750 1000

Zone Atlas Page

A-10-Z

Map Amended through July 31, 2003



Zoning: R-LT
Lot/Block/Subd: 1B1A , 0000 , SEVILLE
ZoneMap Page: A10
Jurisdiction: CITY
UPC #: 10100660671263010 1

TIERRA WEST, LLC

8509 Jefferson NE
Albuquerque, NM 87113

(505) 858-3100
fax (505) 858-1118

twllc@tierrawestllc.com
1-800-245-3102

August 28, 2003

Ms. Sheran Matson, AICP, Chair
Development Review Board
City of Albuquerque
PO Box 1293
Albuquerque, NM 87103

RE: Approval of Preliminary Plat, Infrastructure List, and Sidewalk Deferral
Tract 1-B-1-A, Seville (known as Seville Unit 8)
DRB Project #: 1002645
Zone Atlas Page A-10

Dear Ms. Matson:

Tierra West LLC, on behalf of AMC Development Services requests approval of the Preliminary Plat, Infrastructure List, and Sidewalk Deferral for Seville Unit 8. The site is located on Irving Boulevard NW between Kayenta Place NW and Universe Boulevard NW. The site will consist of 119 single-family residences. The property is zoned R-LT. DRB reviewed the site sketch plat on May 14, 2003. The water and sewer will be provided by New Mexico Utilities Inc. We will dedicate the land within the prudent line in the setback to AMAFCA with the final plat.

We request approval of the Preliminary Plat, Infrastructure List, and Sidewalk Deferral. If you have any questions or need additional information regarding this matter, please do not hesitate to call me.

Sincerely,

Ronald R. Bohannan, P.E.

Enclosure/s

cc: Jeff Jesionowski
Scott Henry
Laura Horton, Ventana Ranch
Bruce Nuberg, Ventana Ranch

JN: 230023
RRB/kk

2003:230023:Correspondence:230023drb-prelim71003.doc

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

City of Albuquerque

Date: August 28, 2003

TO CONTACT NAME: Karen Kline
COMPANY/AGENCY: Sierra West, LLC
ADDRESS/ZIP: 8509 Jefferson NE 87113
PHONE/FAX #: 858-3100 / 858-1118

Thank you for your inquiry of 8-28-03 (date) requesting the names of **Recognized Neighborhood Associations** who would be affected under the provisions of O-92 by your proposed project at Tract 1-B-1-A, Semilla

zone map page(s) A-10.

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

Ventana Ranch
Neighborhood Association
Contacts: Laura Horton
7224 Cascada Rd NW
898-8103 (h) 87114
Bruce Nyberg
6824 Brushfield Rd NW
890-6559 (h) 87114

Neighborhood Association
Contacts:

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

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

Sincerely,

Dalaina L Carmona
OFFICE OF COMMUNITY AND NEIGHBORHOOD COORDINATION

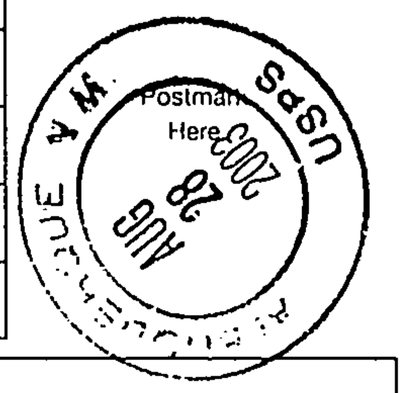
Attention: Both contacts per neighborhood association need to be notified.

planning.recognized.na.form(05/08/01)

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

7001 2510 0008 8965 7092

Postage	$ .60
Certified Fee	2.30
Return Receipt Fee (Endorsement Required)	1.75
Restricted Delivery Fee (Endorsement Required)	
Total Postage & Fees	$ 4.65



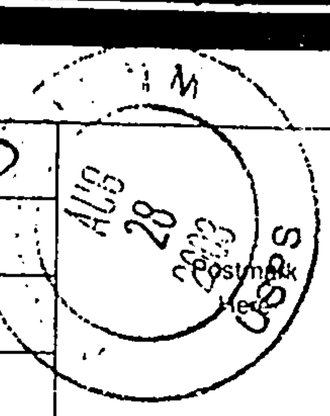
Sent To: Laura Horton
Street, Apt. No., or PO Box No.: 7224 Cascada Rd NW
City, State, ZIP+4: ABQ NM 87114

PS Form 3800, January 2001 — See Reverse for Instructions

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

7001 2510 0008 8965 7085

Postage	$ .60
Certified Fee	2.30
Return Receipt Fee (Endorsement Required)	1.75
Restricted Delivery Fee (Endorsement Required)	
Total Postage & Fees	$ 4.65



Sent To: Bruce Nuberg
Street, Apt. No., or PO Box No.: 6824 Brushfield Rd NW
City, State, ZIP+4: ABQ NM 87114

PS Form 3800, January 2001 — See Reverse for Instructions

FORM DRWS: DRAINAGE REPORT/WATER & SEWER AVAILABILITY

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

PROJECT NAME: **SEVILLE UNIT 8**
AGIS MAP #: **A-10-Z**
LEGAL DESCRIPTION: **TRACT 1-B-1-A, SEVILLE**

X DRAINAGE REPORT

A drainage report, as per the Drainage Ordinance, was submitted to the City of Albuquerque Public Works Department, Hydrology Division (2nd floor Plaza de Sol) on 8/28/03 (Date).

Applicant/Agent — 7/10/03 Date

Hydrology Division Representative — 8/28/03 Date

X WATER AND SEWER AVAILABILITY STATEMENT

A Water and Sewer Availability Statement for this project was requested from the City of Albuquerque Utilities Development Division (2nd floor Plaza de Sol) on (Date). ***NEW MEXICO UTILITIES INC. AREA – ATTACHED LETTER***

Applicant/Agent — 7/10/03 Date

NM Utils Letter — Utilities Division Representative — 6/12/03 — 8/28/03 Date

230023
Utilities
CC: Jeff J.
Scott Henry
Incoming

New Mexico Utilities Inc.

June 12, 2003

Ms Debbie Gale
Tierra West, LLC
8509 Jefferson NE
Albuquerque, NM 87113

Re: 117 Residential Lots (Zoned RT), Seville Subdivision

Dear Ms Gale:

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

Sincerely,
New Mexico Utilities, Inc.

Bob Gay
Vice President

4700 Irving Blvd., N.W., Suite 201
Albuquerque, New Mexico 87114
Telephone (505) 898-2661 Fax (505) 898-6379

CITY OF ALBUQUERQUE

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

APPLICANT: TIERRA WEST LLC **DATE OF REQUEST:** 7/10/03 **ZONE ATLAS PAGE(S):** A-10-Z

CURRENT:
ZONING R-LT

PARCEL SIZE (AC/SQ. FT.) 26.63 ± AC

REQUESTED CITY ACTION(S):
ANNEXATION [ ] SECTOR PLAN [ ]
COMP. PLAN [ ] ZONE CHANGE [ ]
AMENDMENT [ ] CONDITIONAL USE [ ]

PROPOSED DEVELOPMENT:
NO CONSTRUCTION/DEVELOPMENT [ ]
NEW CONSTRUCTION [X]
EXPANSION OF EXISTING DEVELOPMENT [ ]

LEGAL DESCRIPTION:
LOT OR TRACT # TRACT 1-B-1-A
BLOCK #
SUBDIVISION NAME SEVILLE

SITE DEVELOPMENT PLAN:
A) SUBDIVISION [ ] BUILDING PERMIT [ ]
B) BUILD'G PURPOSES [ ] ACCESS PERMIT [ ]
C) AMENDMENT [ ] OTHER [ ]

GENERAL DESCRIPTION OF ACTION:[1]
OF UNITS: 115 SINGLE FAMILY
BUILDING SIZE: VARIES

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

APPLICANT OR REPRESENTATIVE _____ DATE 7/10/03
(TO BE SIGNED UPON COMPLETION OF PROCESSING BY TRAFFIC ENGINEER AND ENVIRONMENTAL HEALTH)

TRAFFIC IMPACT STUDY (TIS)REQUIRED: YES [ ] NO [X] BORDERLINE [ ]
PWD DEVELOPMENT SERVICES & TRANSPORTATION DEVELOPMENT DIV. PLAZA DEL SOL (TONY LOYD)

THRESHOLDS MET? YES [X] NO [ ]
MITIGATING REASONS FOR NOT REQUIRING **TIS:** PREVIOUSLY STUDIED: [X]
NOTES: SEVILLE PHASE II

IF A TIS IS REQUIRED: A SCOPING MEETING (AS OUTLINED IN THE DEVELOPMENT PROCESS MANUAL) MUST BE HELD TO DEFINE THE LEVEL OF ANALYSIS NEEDED AND THE PARAMETERS OF THE STUDY. ***ANY SUBSEQUENT CHANGES TO THE DEVELOPMENT PROPOSAL IDENTIFIED ABOVE MAY REQUIRE AN UPDATE OR NEW TIS.***

Tony Loyd 8-27-03
TRAFFIC ENGINEER DATE

AIR QUALITY IMPACT ASSESSMENT (AQIA)REQUIRED: YES [ ] NO [ ] BORDERLINE [ ]
ENVIRONMENTAL HEALTH DEPT. AIR QUALITY DIV. 3RD FLOOR / ROOM 3023 CITY/COUNTY BLDG. 768-2638 (CATALINA LEHNER)

THRESHOLDS MET? YES [ ] NO [ ]
MITIGATING REASONS FOR NOT REQUIRING **AQIA:** PREVIOUSLY STUDIED [ ]
NOTES: § 14-16-3-14 AIR QUALITY IMPACT REGULATIONS. ***An air quality impact study shall not be required if a traffic impact analysis is not being required by the city.***

IF AN AQIA IS REQUIRED: A SCOPING MEETING MUST BE HELD TO DEFINE THE LEVEL OF ANALYSIS NEEDED AND THE PARAMETERS OF THE STUDY. ***ANY SUBSEQUENT CHANGES TO THE DEVELOPMENT PROPOSAL IDENTIFIED ABOVE MAY REQUIRE AN UPDATE OR NEW AQIA.*** 14-16-3-14

_____ 8/28/03
ENVIRONMENTAL HEALTH DATE

REQUIRED **TIS** AND / OR **AQIA** **MUST BE COMPLETED PRIOR TO APPLYING TO THE EPC.** ARRANGEMENTS MUST BE MADE PRIOR TO SUBMITAL IF A VARIANCE TO THIS PROCEDURE IS REQUESTED AND NOTED ON THIS FORM, OTHERWISE THE APPLICATION MAY NOT BE ACCEPTED OR DEFERRED IF THE ARRANGEMENTS ARE NOT COMPLIED WITH.

TIS **-SUBMITTED** 8/26/02 Tony Loyd 8-27-03
-FINALIZED ___/___/___ TRAFFIC ENGINEER DATE

AQIA **-SUBMITTED** ___/___/___ _____ _____
-FINALIZED ___/___/___ ENVIRONMENTAL HEALTH DATE

A:\TIS-AQIA.WPD

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

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

PAID RECEIPT

APPLICANT NAME AMC

AGENT TW KK

ADDRESS

PROJECT NO. 1002645

APPLICATION NO.

$ 2730.- 441006 / 4983000 (DRB Cases)

$ _____ 441006 / 4971000 (EPC & AA / LUCC / Appeals)

$ 75.- 441018 / 4971000 (Notification)

$ 2805.- **Total amount due**

Clearbrook Investments, Inc.
8901 Adams NE
Suite A
Albuquerque, NM 87113

BANK OF ALBUQUERQUE, NA
ALBUQUERQUE, NM 87105
95-660/1070

1516

8/28/2003

PAY TO THE ORDER OF City of Albuquerque $**2,805.00

Two Thousand Eight Hundred Five and 00/100**********

DOLLARS
Security features included. Details on back.

City of Albuquerque

MEMO Seville Unit 8 Preliminary Plat Fees

⑈001516⑈ ⑆107006606⑆ 78272086⑈

DUPLICATE
City Of Albuquerque
Treasury Division

08/28/2003 2:45PM LOC: ANNX
RECEIPT# 00013942 Ws# 008 TRANS# 0019
Account 441018 Fund 0110
Activity 4971000 TR5DMM
Trans Amt $2,805.00
J24 Misc $75.00
$2,805.00
counterreceipt.doc
CHANGE $0.00

Thank You

DUPLICATE
City Of Albuquerque
Treasury Division

08/28/2003 2:44PM LOC: ANNX
RECEIPT# 00013941 Ws# 008 TRANS# 0019
Account 441006 Fund 0110
Activity 4983000 TR5DMM
Trans Amt $2,805.00
J24 Misc $2,730.00

10/28/02

Thank You

ONE STOP SHOP • • • FRONT COUNTER

City of Albuquerque • Planning Department

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

PAID RECEIPT

APPLICANT NAME AMC Development

AGENT TW

ADDRESS

PROJECT NO. 100 2645

APPLICATION NO. 03DRB - 01440

$ 285.- 441006 / 4983000 (DRB Cases)

$ _____ 441006 / 4971000 (EPC & AA / LUCC / Appeals)

$ _____ 441018 / 4971000 (Notification)

$ 285.- **Total amount due**

Clearbrook Investments, Inc.
8901 Adams NE
Suite A
Albuquerque, NM 87113

BANK OF ALBUQUERQUE, NA
ALBUQUERQUE, NM 87105
95-660/1070

1517

8/28/2003

PAY TO THE ORDER OF City of Albuquerque $**285.00

Two Hundred Eighty-Five and 00/100********** DOLLARS

Security features included. Details on back.

City of Albuquerque

MEMO Seville Unit 8 Balance of Initial City Plat Fee

DUPLICATE
City Of Albuquerque
Treasury Division

"001517" :107006606: 78272086 78" 11:36AM LOC: ANN

counterreceipt.doc

RECEIPT# 00014115 WS# 008 TRANS# 0014
Account 441006 Fund 0110
Activity 4983000 TRSDMM
Trans Amt $285.00
J24 Misc 10/28/02 $285.00
CK $285.00
CHANGE $0.00

SIGN POSTING REQUIREMENTS

POSTING SIGNS ANNOUNCING PUBLIC HEARINGS

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

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

1. LOCATION

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

2. NUMBER

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

3. PHYSICAL POSTING

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

4. TIME

Signs must be posted from SEPT 16, 2003 To Oct 1, 2003

5. REMOVAL

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

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

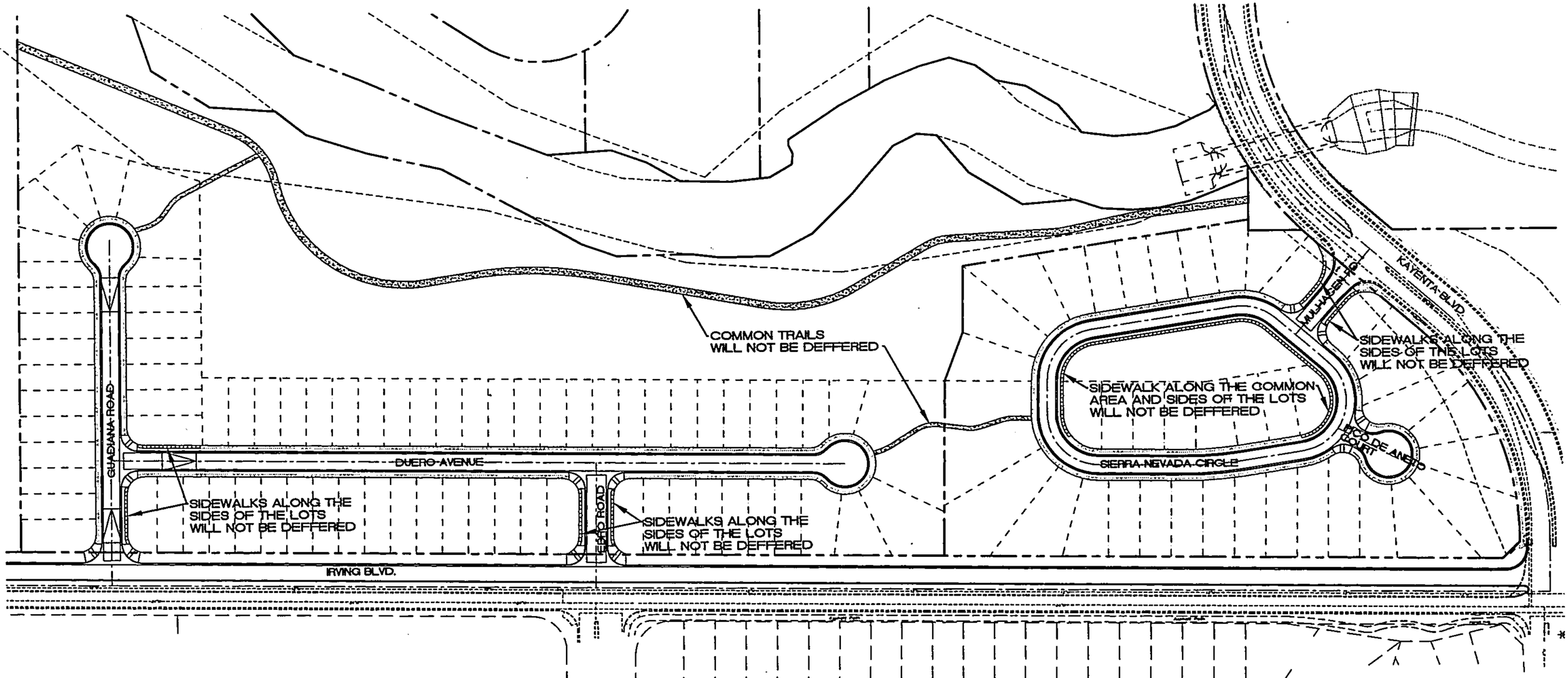
Karen Kline, 8/28/03
(Applicant or Agent) (Date)

I issued 3 signs for this application, 8/28/03, _____
(Date) (Staff Member)

03DRB-01440
03DRB-01441

Rev. 11/8/90

APPLICATION NUMBER: 1002645



ALL SIDEWALKS WILL BE DEFFERED UNLESS OTHERWISE NOTED ON THE PLAN ABOVE.

SIDEWALK DEFFERAL EXHIBIT

EXHIBIT C

Date 10/1/03

****
*** TX REPORT ***
****

TRANSMISSION OK

TX/RX NO	0156	
CONNECTION TEL		98581118
SUBADDRESS		
CONNECTION ID		
ST. TIME	10/30 13:05	
USAGE T	00'43	
PGS.	2	
RESULT	OK	

DEVELOPMENT REVIEW BOARD
FAX FORM

TO: Ron Bohannon

FAX NUMBER: 858-1118 **# PAGES** 1

SENT BY: Sheran Matson, DRB Chair **DATE:** 10/30/03

PHONE NUMBER: 924-3880 **FAX #** 924-3864

PROJECT NO: 1002645 **APPLICATION NO:** _____

****

Ron -

Attached is the current criteria for perimeter wall submittals. Please review & re-submit. Plan indicates ...

DEVELOPMENT REVIEW BOARD
FAX FORM

TO: Ron Bohannon

FAX NUMBER: 858-1118 **# PAGES** 1

SENT BY: Sheran Matson, DRB Chair **DATE:** 10/8/03

PHONE NUMBER: 924-3880 **FAX #** 924-3864

PROJECT NO: 1002645 **APPLICATION NO:** _____

****

Ron -

Attached is the current criteria for perimeter wall submittals. Please review & re-submit. Also, indicate where each elevation will be used.

Sheran

MAJOR SUBDIVISION
PERIMETER WALL SUBMITTAL
10/03

At the direction of Mayor Chavez and Planning Director Victor Chavez, applications for major subdivision preliminary plats must include dimensioned perimeter wall design elevations, overhead plan views and cross sections with building materials and colors defined. The wall submittal will undergo review and approval by the DRB Chair as part of the preliminary plat submittal.

These are the specific requirements for this submittal:

- Two complete sets of the submittal should be part of the preliminary plat application. After approval, one set will go to Zoning for their files.

- Each page should state the subdivision name & location plus DRB Project # if assigned.

- The exhibits submitted should be no smaller than 11" x 17" if more than one illustration is on the same page, no smaller than 8 1/2" x 11" if only one illustration is on one page. The maximum size should be 11" x 17".

- Be sure to respect the clear sight triangle in your design.

- If live plants are part of the submittal, be sure to list the trees, shrubs, etc to be used and their water usage (H, M, L). Exact locations of each plant is not required. Plant materials selected should conform to the City landscaping and pollen control ordinances. The method of irrigation should also be stated.

- The infrastructure list must include the water meter for any landscaping outside of the perimeter walls. The City will ordinarily not accept this responsibility. If landscaping is planned as part of the perimeter wall design, a statement is required on the plat assigning maintenance responsibility. That responsible party will also sign the plat.

For design ideas, consult Urban Design Series III, Design of Subdivision Access & Perimeter Walls for Arterial & Collector Streets. The Publications Desk in Planning has copies for sale for $2 each.

Please feel free to show Sheran Matson, DRB Chair, your wall ideas before submittal to get her feedback & assistance.

TIERRA WEST, LLC

8509 Jefferson NE
Albuquerque, NM 87113

(505) 858-3100
fax (505) 858-1118

twllc@tierrawestllc.com
1-800-245-3102

October 27, 2003

Ms. Sheran Matson, AICP
Planning Manager
CITY OF ALBUQUERQUE
P.O. Box 1293
Albuquerque, NM 87103

RE: Seville Subdivision
DRB Project #: 1002645
DRB Application #'s: 03DRB-01440 and 03DRB-01441
Wall Details

Dear Ms. Matson:

Enclosed, for your records, please find the wall detail exhibits for the Seville Subdivision per the DRB request, which is a condition of final plat approval and signature.

If you have any questions or need additional information regarding this matter, please do not hesitate to contact me.

Sincerely,

Ronald R. Bohannan, P.E.

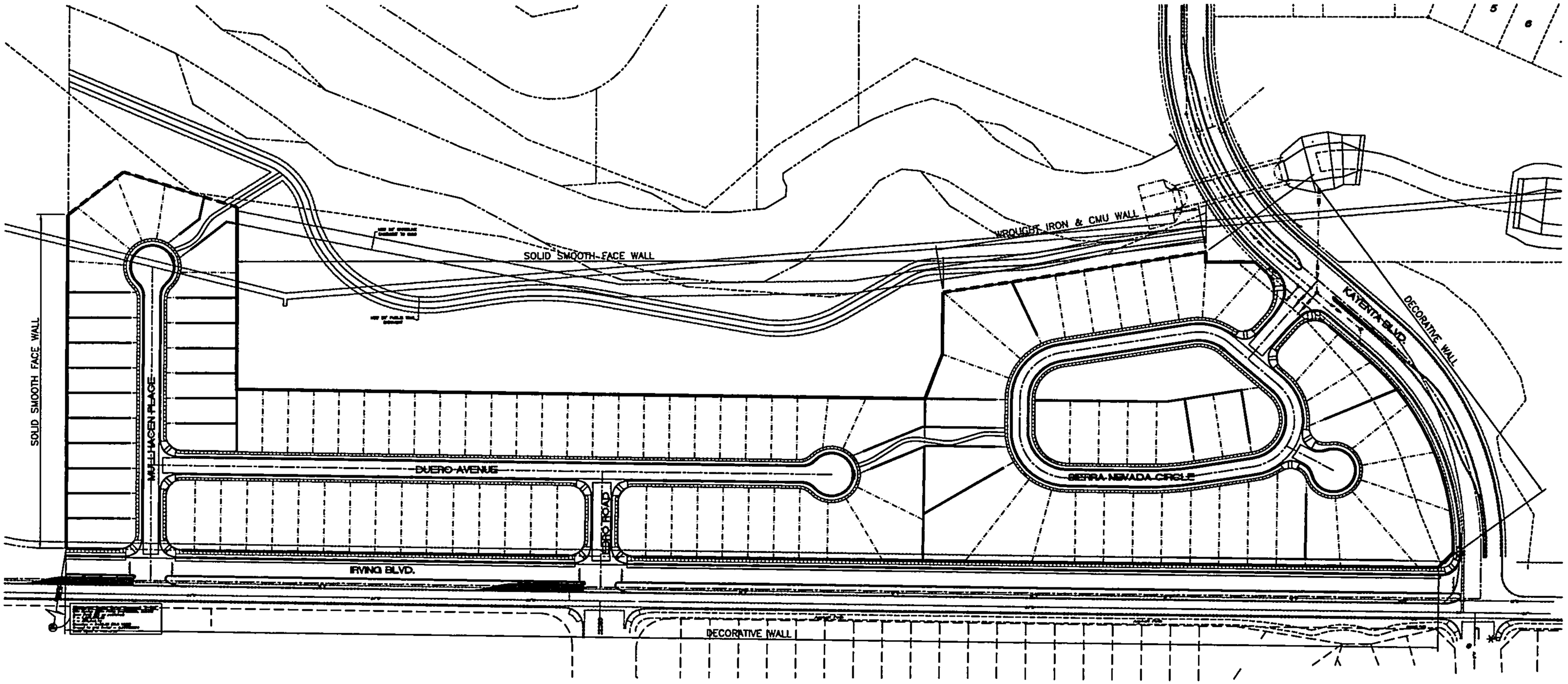
Enclosure/s

cc: Jeff Jesionowski

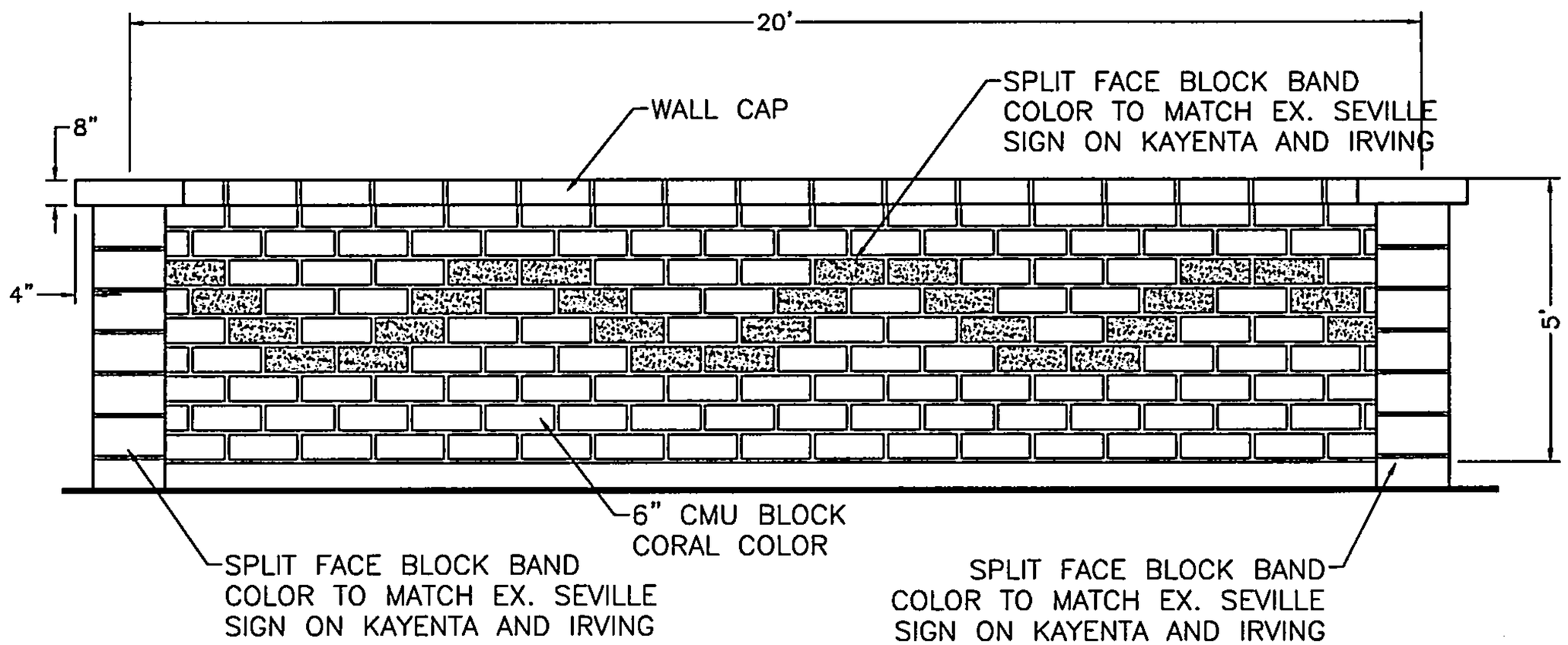
JN: 230023
RRB:dg:js

RECEIVED
OCT 30 2003
HYDROLOGY SECTION

230023 S. Matson wall details 102703

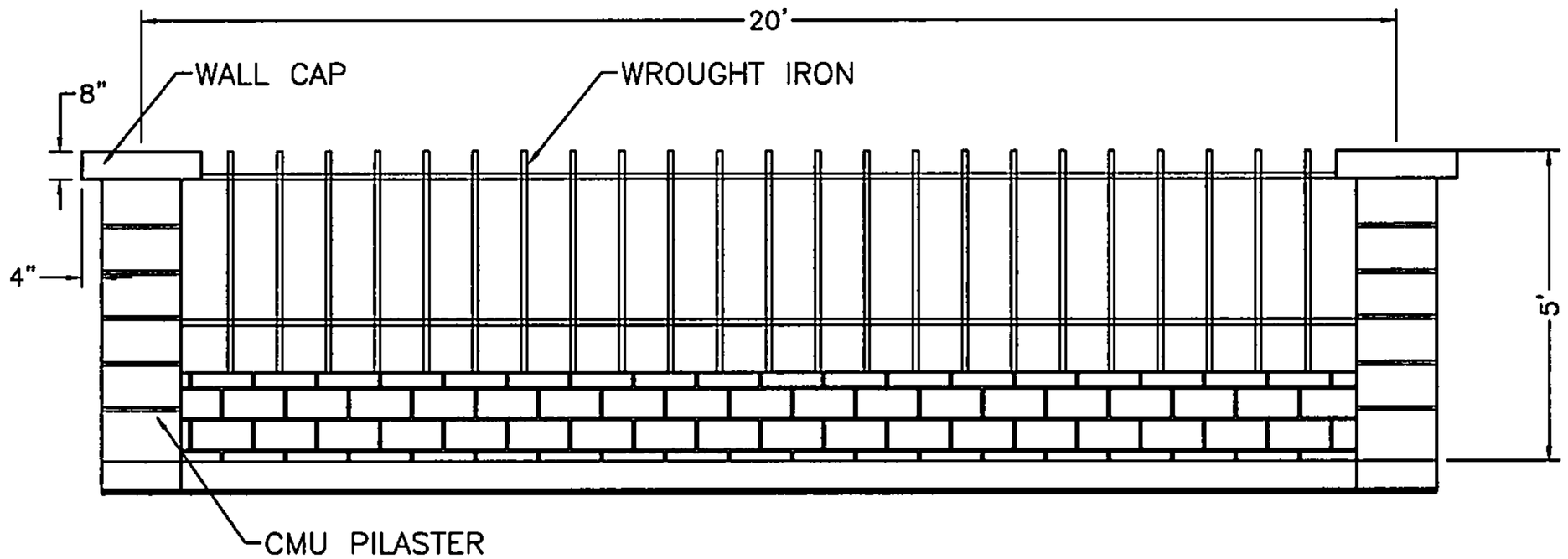


SOLID SMOOTH FACE WALL
WROUGHT IRON & CMU WALL
SOLID SMOOTH FACE WALL
MULLHACEN PLACE
DUERO AVENUE
IRVING BLVD.
DECORATIVE WALL
KAYENTA BLVD.
DECORATIVE WALL
SIERRA NEVADA CIRCLE



DECORATIVE WALL ELEVATION

NTS



WROUGHT IRON CMU WALL ELEVATION

NTS

651481

TERMINATION AND RELEASE OF TEMPORARY CONSTRUCTION EASEMENT

THIS TERMINATION AND RELEASE OF TEMPORARY CONSTRUCTION EASEMENT is made and entered into as of the 12th day of March, 2003 by the City of Albuquerque, (the "City").

WHEREAS, WEST FORK LIMITED , a New Mexico Limited Partnership, as Grantor, entered into a Temporary Construction Easement dated December 05, 2000, (the "Easement"), with the City of Albuquerque, as Grantee, which Easement was recorded December 05, 2000, in the office of the County Clerk of Bernalillo County, New Mexico, in Book A13, Page 511; as Document No. 2000120960; and

WHEREAS, the City of Albuquerque has determined that the Easement is no longer required.

THEREFORE, City of Albuquerque, terminates the Easement and hereby releases and discharges the Property described in the grant of Easement:

IN WITNESS WHEREOF, the undersigned has executed this Termination and Release of Temporary Construction Easement as of the day and year first above written.

CITY OF ALBUQUERQUE
a municipal corporation

By: _____
City Engineer

3/6/03 3/6/03

3-12-03
Dated

STATE OF NEW MEXICO)
) ss
COUNTY OF BERNALILLO)

2003040840
5823942
Page: 1 of 1
03/13/2003 02:18P
Bk-A52 Pg-861
Mary Herrera Bern. Co. TERM R 9.00

This instrument was acknowledged before me on March 12, 2003, by Fred J. Aguine City Engineer for the City of Albuquerque, a New Mexico municipal corporation on behalf of said corporation.

_____
Notary Public

My Commission Expires:

January 27, 2005

OFFICIAL SEAL
Katherine Jaramillo
NOTARY PUBLIC
STATE OF NEW MEXICO
My Commission Expires: January 27, 2005

DEVELOPMENT REVIEW BOARD
ACTION SHEET

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

February 11, 2004 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: Adjourned:
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 # 1001122**
   04DRB-00008 Major-Two Year SIA

   BOHANNAN HUSTON, INC agent(s) for CENTEX HOMES request(s) the above action(s) for, **STONEBRIDGE SUBDIVISION UNIT 1,** zoned R-1 & SU-1 FOR R-2 USES, located on MCMAHON BLVD NW, between STONEBROOK PL NW and BANDELIER DR NW containing approximately 28 acre(s). [REF: 1001122, 01410-01298, 02DRB-00896, 03DRB-00389] [Deferred from 2/4/04] (A-12) **WITHDRAWN AT THE AGENT'S REQUEST.**

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.

2. **Project # 1000219**
04DRB-00143 Minor-Amnd SiteDev Plan BldPermit
04DRB-00142 Minor-Prelim&Final Plat Approval

PRECISION SURVEYS, INC agent(s) for LARDNER FAMILY REVOCABLE LIVING TRUST – C/O ROCKY MOUNTAIN STONE CO. request(s) the above action(s) for all or a portion of Tract(s) A-1 AND A-2, LARDNER TRACT, **LANDS OF JOSEPH MILAKOVICH AND** Tract(s) A, **SANDIA UPHOLSTERING CO**, zoned M-1 AND SU-1 FOR M-1 PERMISSIVE USES, located on PAN AMERICAN FWY NE, between CHAPPELL DR NE and BOGAN AVE NE containing approximately 9 acre(s). [REF: Z-99-90, 1001445, 01EPC-01244, 00DRB-00134, 03AA-00406] (F-16 & F-17) **AMENDED SITE DEVELOPMENT PLAN FOR BUILDING PERMIT WAS APPROVED AND SIGNED OFF BY THE BOARD. THE PRELIMINARY PLAT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO PLANNING FOR AMAFCA SIGNATURE AND AGIS DXF FILE.**

3. **Project # 1002805**
04DRB-00138 Minor-SiteDev Plan BldPermit

DENISH & KLINE ASSOCIATES, INC agent(s) for MOUNTAIN RUN PARTNERS, LTD request(s) the above action(s) for all or a portion of Tract(s) D, **ST ANTHONY'S ORPHANAGE,** zoned C-2 (SC), located on 12TH ST NW, between I-40 NW and INDIAN SCHOOL RD NW containing approximately 14 acre(s). [REF: 03EPC-01917, LD-73-19, Z-72-221, ZA-B4-456, ZA-90-226] **[CARMEN MARRONE, EPC CASE PLANNER]** *[Deferred from 2/11/04]* (H-13) **DEFERRED AT THE AGENT'S REQUEST TO 2/18/04.**

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

4. **Project # 1001138**
04DRB-00134 Minor-Ext of SIA for Temp Defer SDWK

WILLIAM. CANIGLIA AND L. MICHAEL. MESSINA agent(s) for TIERRA VIVA JOINT VENTURE request(s) the above action(s) for all or a portion of Lot(s) 20, 21, 30 32 & 34, **TIERRA VIVA SUBDIVISION,** zoned SU-1 special use zone, PRD, located NORTH OF MONTANO RD NW, between GUADALUPE TRAIL NW and GRIEGOS DRAIN containing approximately 12 acre(s). [REF: 01DRB-00388, 02DRB-00336 ESIA] (F-14) **A SIX-MONTH EXTENSION TO THE FOUR=YEAR AGREEMENT FOR THE DEFERRAL OF SIDEWALKS WAS APPROVED. THIS WILL BE THE LAST EXTENSION.**

5. **Project # 1002050**
04DRB-00135 Major-Final Plat Approval

MARK GOODWIN & ASSOCIATES, PA agent(s) for MEL FAMIE LLC request(s) the above action(s) for all or a portion of Tract(s) B-2, Block(s) 34, Unit B, LAS MARCADAS SUBDIVISION, (to be known as **TRAILS AT LAS MARCADAS**) zoned RLT, located on GOLF COURSE RD NW, between MARNA LYNN AVE and JILL PATRICIA ST containing approximately 7 acre(s). [REF: V-89-95, 03EPC-00146, 03DRB-00573] (C-12) **FINAL PLAT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO PLANNING FOR PERIMETER WALLS AND AGIS DXF FILE.**

6. **Project # 1003002**
04DRB-00123 Minor-Prelim&Final Plat Approval

SURVEYS SOUTHWEST, LTD. agent(s) for DON HANOSH request(s) the above action(s) for all or a portion of Lot(s) 9-12, Block(s) 23, Tract(s) B-3, **DORADO VILLAGE, UNIT 3,** zoned C-2 community commercial zone, located on CENTRAL AVE SE, between COCHITI RD SE and DORADO PL SE containing approximately 4 acre(s). [REF: ZA-76-273, 03DRB-01635] (L-22) **PRELIMINARY PLAT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO TRANSPORTATION DEVELOPMENT, NEED INFRASTRUCTURE TO CLOSE ALLEY OR IMPROVE IF USED FOR ACCESS.**

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

7. **Project # 1003229**
04DRB-00133 Minor-Sketch Plat or Plan

TOBY DE VARGAS request(s) the above action(s) for all or a portion of Lot(s) 25, **LINDA VISTA ADDITION, NO. 1,** zoned R-1, located on HENDRIX NW, between SANCHEZ NW and HENDRIX NW. (F-14) **THE ABOVE REQUEST WAS REVIEWED AND COMMENTS WERE GIVEN.**

8. **Project # 1003230**
04DRB-00136 Minor-Sketch Plat or Plan

BOHANNAN HUSTON, INC. agent(s) for SANDIA PROPERTIES, LTD. request(s) the above action(s) for all or a portion of Tract(s) 29B AND 29D, VENTANA RANCH, (to be known as **VISTA DE ARENAL)** zoned R-LT residential zone, located on IRVING BLVD NW, between RAINBOW BLVD NW and VENDAVAL AVE NW containing approximately 14 acre(s). [REF: 1002593, 1001101] (B-9) **THE ABOVE REQUEST WAS REVIEWED AND COMMENTS WERE GIVEN.**

9. **Project # 1003231**
04DRB-00137 Minor-Sketch Plat or Plan

WILSON & COMPANY, INC. agent(s) for LONGFORD @ ARROWWOOD LLC request(s) the above action(s) for all or a portion of Tract(s) 29A & 30A1**, LANDS OF SALAZAR FAMILY TRUST, SALAZAR QUATRO TRUST, JSJ INVESTMENT COMPANY AND FABLA HANNETT,** zoned R-LT residential zone, located on 98TH ST SW, between RIO BRAVO BLVD SW and BLAKE RD SW containing approximately 59 acre(s). [REF: 02DRB-01621, 02DRB-01622] (N-9) **THE ABOVE REQUEST WAS REVIEWED AND COMMENTS WERE GIVEN.**

10. **Project # 1003232**
04DRB-00139 Minor-Sketch Plat or Plan

COMMUNITY SCIENCES CORPORATION agent(s) for RANDALL SCHMILLE request(s) the above action(s) for all or a portion of Lot(s) 8-P2, **CAMPBELL FARM SUBDIVISION, AND** Tract(s) A, **LANDS OF ANDREWS**, zoned RA-2, located on CAMPBELL LN NE, between CAMPBELL RD NE and MATTHEW RD NE containing approximately 2 acre(s). (G-13) **THE ABOVE REQUEST WAS REVIEWED AND COMMENTS WERE GIVEN.**

11. Approval of the Development Review Board Minutes for December 31, 2003 and January 7, January 14 and January 21, 2004. **NO DRB MINUTES WERE APPROVED. THEY WILL BE PRESENTED AGAIN AT THE NEXT DRB MEETING.**

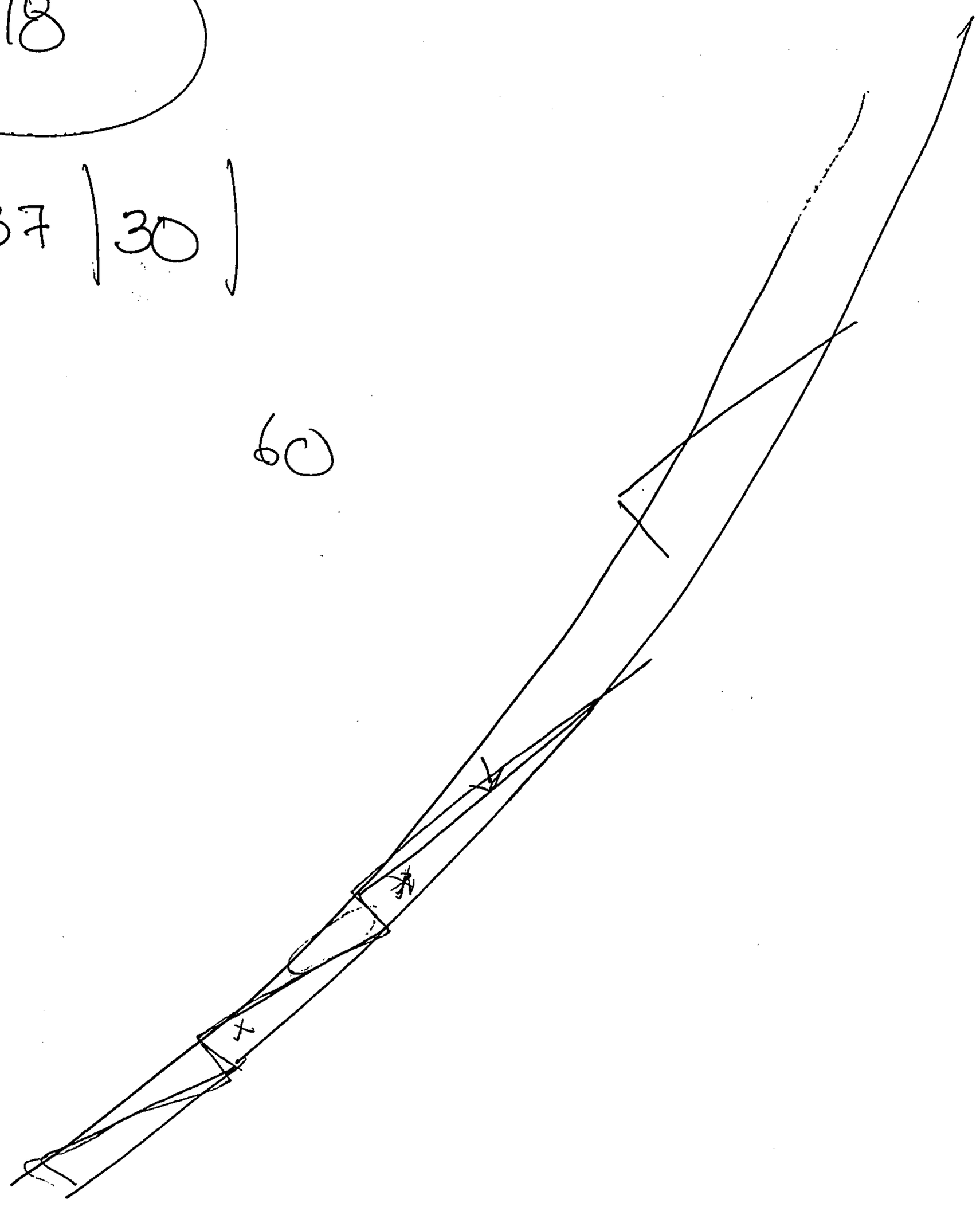
ADJOURNED: 10:30 A.M.

~~156~~ 156

78

121 | 37 | 30 |

60



951

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: 1002645 **AGENDA ITEM NO: 17**

SUBJECT:

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

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:

SIGNED: Bradley L. Bingham
City Engineer/AMAFCA Designee

DATE: May 14, 2003

THE CITY OF ALBUQUERQUE IS AN EQUAL OPPORTUNITY/REASONABLE ACCOMMODATION EMPLOYER

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

DEVELOPMENT REVIEW BOARD
TRANSPORTATION DEVELOPMENT
Standard Comment Sheet

DRB-1002645 **Item No. 17** **Zone Atlas A-10**

DATE ON AGENDA 5-14-03

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

( )SITE PLAN FOR BUILDING PERMIT

No.	Comment
	▪ The standard street improvements are required on an infrastructure list.
	▪ The streets need to meet the requirements of the DPM.
	▪ A traffic distribution layout is needed.

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

_____

_____

_____

THE CITY OF ALBUQUERQUE IS AN EQUAL OPPORTUNITY/REASONABLE ACCOMMODATION EMPLOYER

City of Albuquerque
Parks and Recreation Department

PO Box 1293, Albuquerque, New Mexico 87103

Inter-Office Correspondence

Development Review Board Comments

Project Number: 1002645

Application Number: 03DRB-00741

DRB Date: 5/14/03

Item Number: 17

Subdivision:

Tract 1B1A, Seville Subdivision

Request for:

- [x] 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: R-LT

Zone Page: A-10

New Lots (or units) : 118

Parks and Recreation Comments:

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

The Park dedication is met through an existing agreement dated 7/12/02.

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: CS

Christina Sandoval, (PRD) Phone: 768-5328

CTY OF ALBUQUERQUE
Planning Department
Development Review Board
5/14/03 Comments

Item : 17

Project: 1002645 Application: 03DRB-00741

RE: Seville Subdivision

Lot sizes & dimensions are not given. So, it is difficult to comment on zoning requirements.

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

City of Albuquerque

DEVELOPMENT PLAN REVIEW APPLICATION

	Supplemental form
SUBDIVISION	**S**
☐ Major Subdivision action	
☐ Minor Subdivision action	
☐ Vacation	**V**
☐ Variance (Non-Zoning)	
SITE DEVELOPMENT PLAN	**P**
☒ ...for Subdivision Purposes	
☐ ...for Building Permit	
☐ IP Master Development Plan	
☐ Cert. of Appropriateness (LUCC)	**L**

	Supplemental form
ZONING	**Z**
☐ Annexation & Zone Establishment	
☐ Sector Plan (Phase I, II, III)	
☐ Amendment to Sector, Area, Facility or Comprehensive Plan	
☐ Zone Change	
☐ Text Amendment	
APPEAL / PROTEST of...	**A**
☐ Decision by: DRB, EPC, LUCC, Planning Director or Staff, ZHE, Zoning Board of Appeal	

PRINT OR TYPE IN BLACK INK ONLY. The applicant or agent must submit the completed application in person to the Planning Department Development Services Center, 600 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: AMC DEVELOPMENT SERVICES — PHONE: 505-338-2285
ADDRESS: 400 GOLD SW, SUITE 750 — FAX: 505-338-0200
CITY: ALBUQUERQUE — STATE NM — ZIP87102 — E-MAIL: ____
Proprietary interest in site: OWNER
AGENT (if any): TIERRA WEST LLC — PHONE: 858-3100
ADDRESS: 8509 JEFFERSON NE — FAX: 858-1118
CITY: ALBUQUERQUE — STATE NM — ZIP 87113 — E-MAIL: twllc@tierrawestllc.com

DESCRIPTION OF REQUEST: DRB MEETING (UNADVERTISED) SKETCH PLAT REVIEW AND COMMENT

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

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

Lot or Tract No. 1-B-1-A — Block: ____ — Unit: ____

Subdiv. / Addn. SEVILLE

Current Zoning: R-LT — Proposed zoning: SAME

Zone Atlas page(s): A-10 — No. of **existing** lots: 1 — No. of **proposed** lots: 118

Total area of site (acres): 26.63 — Density if applicable: dwellings per gross acre: ____ — dwellings per net acre: ____

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

UPC No. 101006606712630101 — MRGCD Map No. ____

LOCATION OF PROPERTY BY STREETS: On or Near: IRVING BLVD
Between: UNIVERSE BLVD and KAYENTA BLVD

CASE HISTORY:

List **any** current or prior case number that may be relevant to your application (Proj., App., DRB-, AX_,Z_, V_, S_, etc.): 931 1306

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

SIGNATURE _____ DATE 5/6/03

(Print) RONALD R. BOHANNAN P.E. — ☐ Applicant ☒ Agent

FOR OFFICIAL USE ONLY — Form revised 9/01, 3/03

☐ **INTERNAL ROUTING**
☐ All checklists are complete
☒ All fees have been collected
☒ All case #s are assigned
☒ AGIS copy has been sent
☒ Case history #s are listed
NO ☐ Site is within 1000ft of a landfill
☐ F.H.D.P. density bonus
☐ F.H.D.P. fee rebate

Application case numbers	Action	S.F.	Fees
03 DRB - ____ - 00741	SK	S3	$ ____
____ - ____ - ____	____	____	$ ____
____ - ____ - ____	____	____	$ ____
____ - ____ - ____	____	____	$ ____
____ - ____ - ____	____	____	$ ____
			Total $ ____

Hearing date MAY 14 2003

5/6/03
Planner signature / date

Project # 1002645

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

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

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

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

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

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

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

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

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

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

David Soule, PE
Applicant name (print)

5/6/03
Applicant signature / date

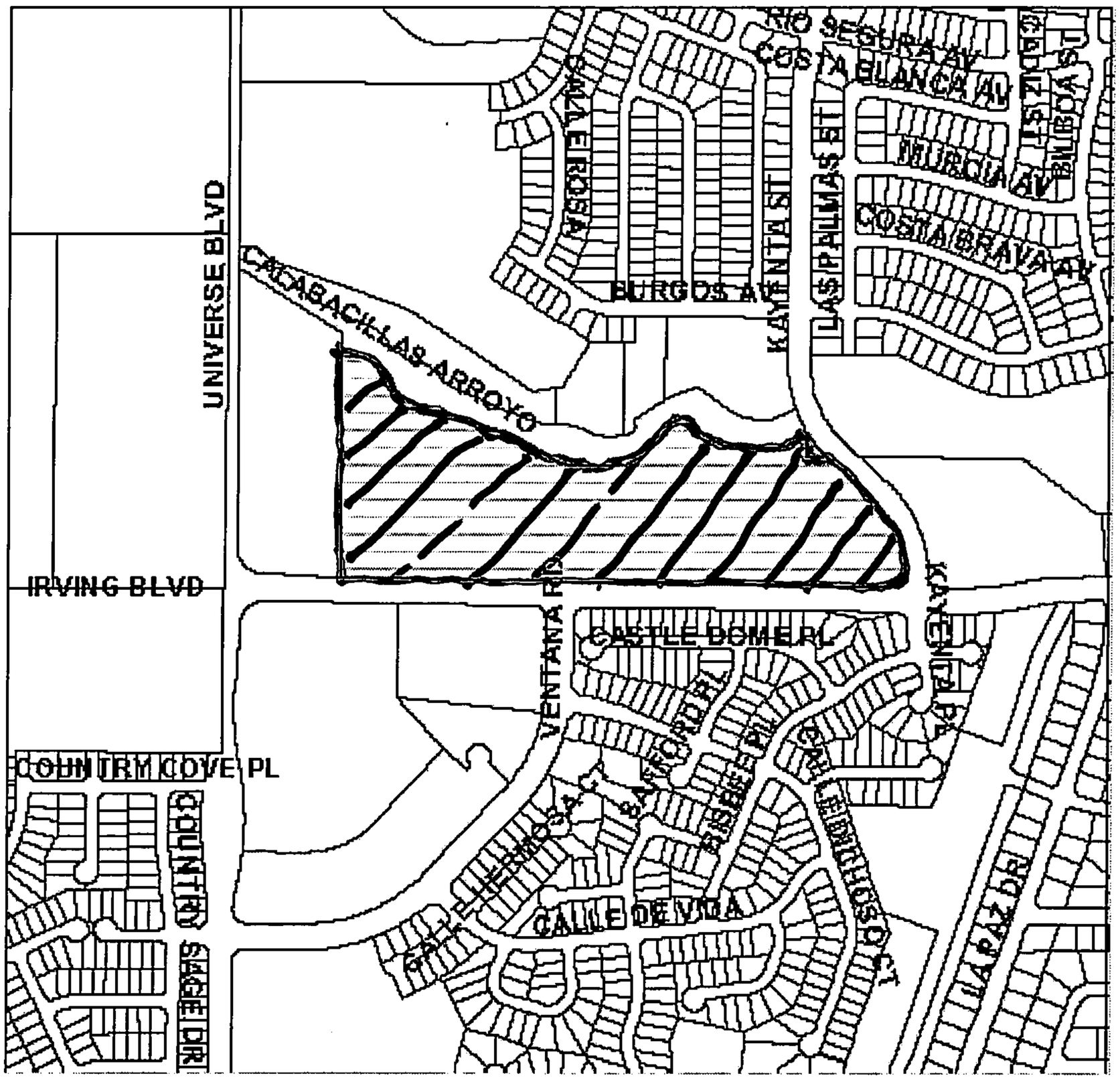
Form revised MARCH 2003

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

Application case numbers
03DRB -06741
- -
- -

Planner signature / date

Project # 1002645



Selected Address: 99999 PARSONS BLVD NW
Zoning: R-LT
Lot/Block/Subd: 1B1A , 0000 , SEVILLE
ZoneMap Page: A10
UPC #: 10100660671263010 1

TIERRA WEST, LLC

8509 Jefferson NE
Albuquerque, NM 87113

(505) 858-3100
fax (505) 858-1118

twllc@tierrawestllc.com
1-800-245-3102

May 6, 2003

Ms. Sheran Matson, AICP
Chair, Development Review Board
City of Albuquerque
PO Box 1293
Albuquerque, NM 87103

RE: Sketch Plat Review and Comment
Tract 1-B-1-A, Seville Subdivision
Zone Atlas Page A-10

Dear Ms. Matson:

Tierra West LLC, on behalf of AMC Development Services, requests Sketch Plat review for Tract 1-B-1-A, Seville Subdivision. The site is zoned R-LT and is located near the intersection of Irving Boulevard and Universe Boulevard, NW, and is shown highlighted on the enclosed Zone Atlas Page, A-10. We are proposing a 118 single-family housing development on approximately 26 acres. Enclosed is a preliminary layout showing the initial street grades. The site lies within NMUI jurisdiction and we sent a copy to Bob Gay for his review as well.

The drainage is proposed to free discharge to the Calabacillas Arroyo. Please review this sketch plat and we look forward to discussing with you next week.

If you have any questions or need additional information regarding this matter, please do not hesitate to call me.

Sincerely,

for
Ronald R. Bohannan, PE

Enclosure/s

cc: Jeff Jesionowski

JN: 230023
RRB/bf

z:/2003:230023:2323 Sketch Plat Letter.doc