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## OFFICIAL NOTICE OF DECISION

CITY OF ALBUQUERQUE  
PLANNING DEPARTMENT  
DEVELOPMENT REVIEW BOARD

September 16, 2009

**Project# 1002743**

09DRB-70239 MAJOR - 2YEAR EXTENSION OF SUBDIVISION IMPROVEMENTS AGREEMENT (2YR SIA)

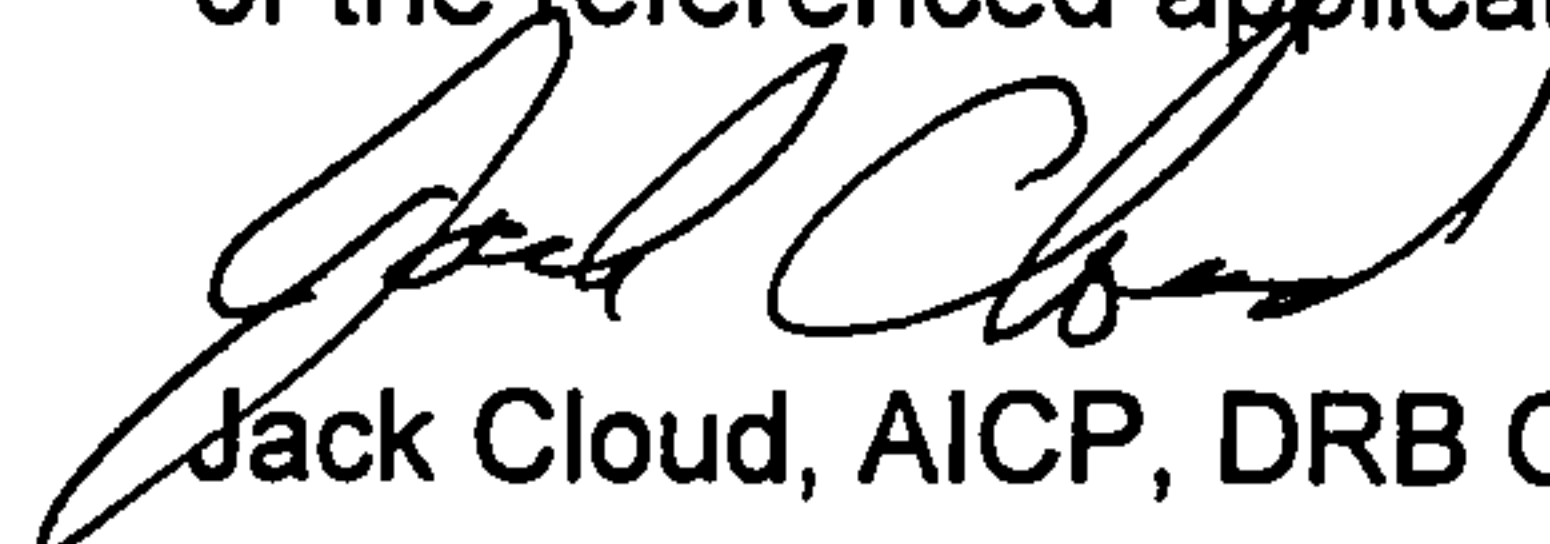
DAC ENTERPRISES, INC agent(s) for HARVEST LAND, LLC request(s) the referenced/ above action(s) for all or a portion of Tract(s) I-1 thru I-5 & J-1 thru J-6, **LA LUZ DEL OESTE Unit(s) 4**, zoned SU-1/ PRD, located on the west side of COORS BLVD NW between SEVILLA AVE NW and DELLYNE AVE NW containing approximately 3.5892 acre(s). (F-11)

At the September 16, 2009 Development Review Board meeting, the Subdivision Improvements Agreement was extended to November 18, 2009. No further extensions will be approved. If you wish to appeal this decision, you must do so by October 1, 2009, 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).

  
Jack Cloud, AICP, DRB Chair

Cc: DAC Enterprises, Inc. – P.O. Box 16658 – Albuquerque, NM 87191  
Cc: Harvest Land LLC – 3408 Vista Alameda NE Ste C – Albuquerque, NM 87114  
Suzanne Fetsco – 23 Wind Rd – Albuquerque, NM 87120  
Joyce Woods 33 Wind Rd – Albuquerque, NM 87120  
Ed Arthur – 40 Mill Rd NW - Albuquerque, NM 87120  
Oleta Saunders – 47 Mill Rd NW - Albuquerque, NM 87120  
Janet Wahl – 1 Mill Rd NW - Albuquerque, NM 87120  
Charles Sanchez – 20 Wind Rd – Albuquerque, NM 87120  
Steven Kells – 35 Mill Rd NW - Albuquerque, NM 87120  
Marilyn Maldonado  
Scott Howell  
File



28  
28  
28

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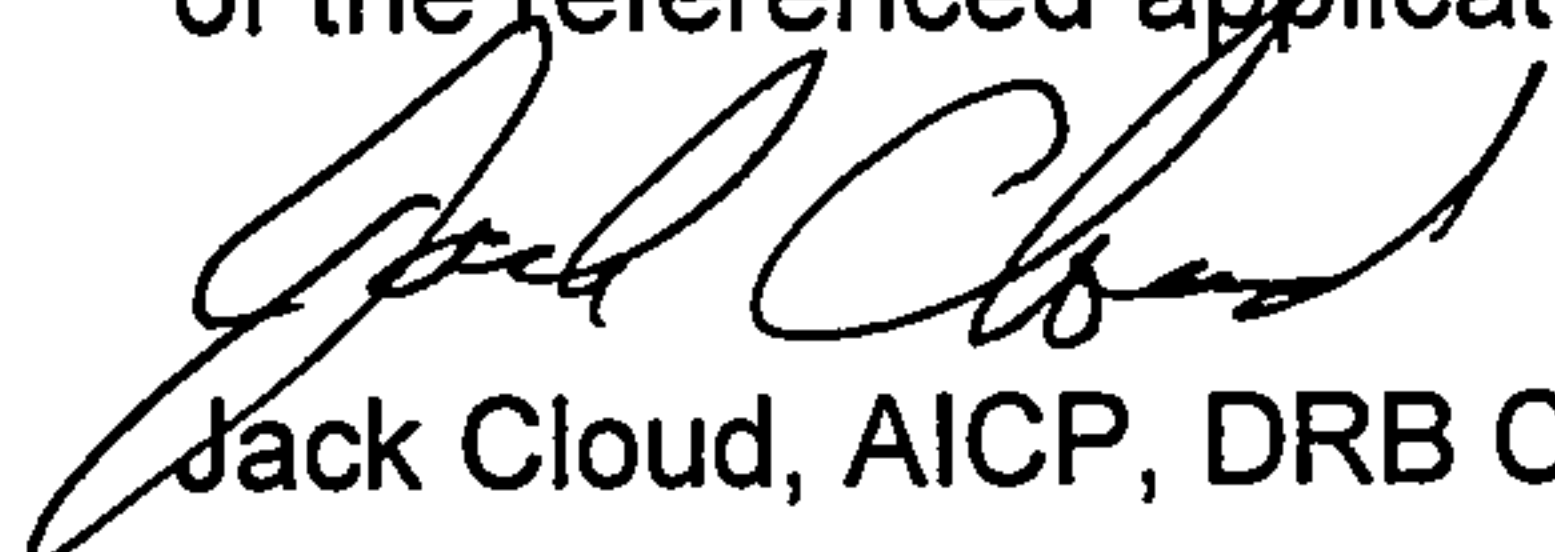
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Steven Kells – 35 Mill Rd NW - Albuquerque, NM 87120  
Marilyn Maldonado  
Scott Howell  
File



**DEVELOPMENT REVIEW BOARD  
AGENDA**

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

**September 16, 2009 9:00 AM**

**MEMBERS:**

**Jack Cloud, AICP, DRB Chairman, Planning Department**

**Angela Gomez, Administrative Assistant**

**Kristal Metro, P.E. , Transportation Development**

**Brad Bingham, P.E., Hydrology/ Alternate City Engineer**

**Roger Green, P.E., Albuquerque/ Bernalillo Co.WUA**

**Christina Sandoval, Parks/Municipal Development**

**CASES WHICH REQUIRE PUBLIC NOTIFICATION**

**MAJOR SUBDIVISIONS, VACATIONS, SIA EXTENSIONS AND SITE DEVELOPMENT PLANS**

1. **Project# 1002131**  
09DRB-70281 VACATION OF PUBLIC  
RIGHT-OF-WAY  
DAC ENTERPRISES INC agent(s) for H HIL DAVIDSON request(s) the above action(s) for all or a portion of Tract(s) A-2-A-1, **MELLER SUBDIVISION** zoned C-3, located on UNIVERSITY BLVD NE BETWEEN INDIAN SCHOOL RD NE AND I -40 containing approximately 1.05 acre(s). (H-15) **THE VACATION WAS APPROVED AS SHOWN ON EXHIBIT B IN THE PLANNING FILE PER SECTION 14-14-7-2(A) (1) AND (B) (1)(3) OF THE SUBDIVISION ORDINANCE.**
2. ~~Project# 1002743~~  
09DRB-70239 MAJOR - 2YEAR  
EXTENSION OF SUBDIVISION  
IMPROVEMENTS AGREEMENT  
(2YR SIA)  
DAC ENTERPRISES, INC agent(s) for HARVEST LAND, LLC request(s) the referenced/ above action(s) for all or a portion of Tract(s) I-1 thru I-5 & J-1 thru J-6, **LA LUZ DEL OESTE Unit(s) 4**, zoned SU-1/ PRD, located on the west side of COORS BLVD NW bewteen SEVILLA AVE NW and DELLYNE AVE NW containing approximately 3.5892 acre(s). (F-11) *[Deferred from 8/5/09, 9/2/09]* **THE SUBDIVISION IMPROVEMENTS AGREEMENT WAS EXTENDED TO NOVEMBER 18, 2009. NO FURTHER EXTENSIONS WILL BE APPROVED.**
3. **Project# 1007948**  
09DRB-70275 MAJOR – SITE  
DEVELOPMENT PLAN FOR  
BUILDING PERMIT  
SCOTT ANDERSON agent(s) for HB CONSTRUCTION request(s) the referenced/ above action(s) for all or a portion of Lot(s) 30, Block 4, Tract A, Unt B, **NORTH ALBUQUERQUE ACRES** zoned IP, located on the north side of BEVERLY HILLSAVE NE between SAN MATEO BLVD NE and the PAN AMERICAN FREEWAY containing approximately 0.8864 acre(s). (B-18)*[Deferred from 9/9/09]* **DEFERRED TO 9/23/09 AT THE AGENT'S REQUEST.**



**DEVELOPMENT REVIEW BOARD**

**Action Sheet**

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

August 5, 2009 9:00 AM

MEMBERS:

**Jack Cloud, AICP, DRB Chairman, Planning Department**

**Angela Gomez, Administrative Assistant**

**Kristal Metro, P.E. , Transportation Development  
Brad Bingham, P.E., Hydrology/ Alternate City Engineer**

**Roger Green, P.E., Albuquerque/ Bernalillo Co.WUA  
Christina Sandoval, Parks/Municipal Development**

**CASES WHICH REQUIRE PUBLIC NOTIFICATION**

**MAJOR SUBDIVISIONS, VACATIONS, SIA EXTENSIONS AND SITE DEVELOPMENT PLANS**

1. **Project# ~~1002743~~**  
09DRB-70239 MAJOR - 2YEAR  
EXTENSION OF SUBDIVISION  
IMPROVEMENTS AGREEMENT  
(2YR SIA)  
  
DAC ENTERPRISES, INC agent(s) for HARVEST  
LAND, LLC request(s) the referenced/ above action(s) for  
all or a portion of Tract(s) I-1 thru I-5 & J-1 thru J-6, LA  
**LUZ DEL OESTE Unit(s) 4**, zoned SU-1/ PRD, located  
on the west side of COORS BLVD NW bewteen SEVILLA  
AVE NW and DELLYNE AVE NW containing  
approximately 3.5892 acre(s). (F-11)**DEFERRED TO  
9/2/09 AT THE AGENT'S REQUEST.**
  
2. **Project# 1003445**  
09DRB-70238 MAJOR - 1YEAR  
EXTENSION OF SUBDIVISION  
IMPROVEMENTS AGREEMENT  
(2YR SIA)  
  
BOHANNAN HUSTON, INC agent(s) for DWAYNE  
PINO request(s) the referenced/ above action(s) for  
**FOUNTAIN HILLS PLAZA SUBDIVISION** zoned SU-  
1/ PDA, located on the west side of EAGLE RANCH RD  
NW between PASEO DEL NORTE NW and PARADISE  
BLVD NW containing approximately 39.9074 acre(s). (C-  
12) **DEFERRED TO 8/19/09 AT THE AGENT'S  
REQUEST.**
  
3. **Project# 1003655**  
09DRB-70245 MAJOR - PRELIMINARY  
PLAT APPROVAL  
09DRB-70244 - TEMP DEFR SWDK  
CONST  
09DRB-70243 SUBD DESIGN  
VARIANCE  
09DRB-70242 SIDEWALK WAIVER  
09DRB-70240 VACATION OF PUBLIC  
EASEMENT  
  
ESMAIL HAIDARI request(s) the referenced/ above  
action(s) for all or a portion of Lot(s) 15-18, Block 1, Tract  
2, Unit 3, **NORTH ALBLUQUERQUE ACRES** zoned  
R-D/ 5DU and 7DU/AC, located on the west side of  
WYOMING BLVD NE BETWEEN EAGLE ROCK AVE  
NE AND MODESTO AVE NE containing approximately  
3.9140 acre(s). (C-19) **DEFERRED TO 8/12/09 AT THE  
AGENT'S REQUEST.**

# DRB PUBLIC HEARING SIGN IN SHEETS

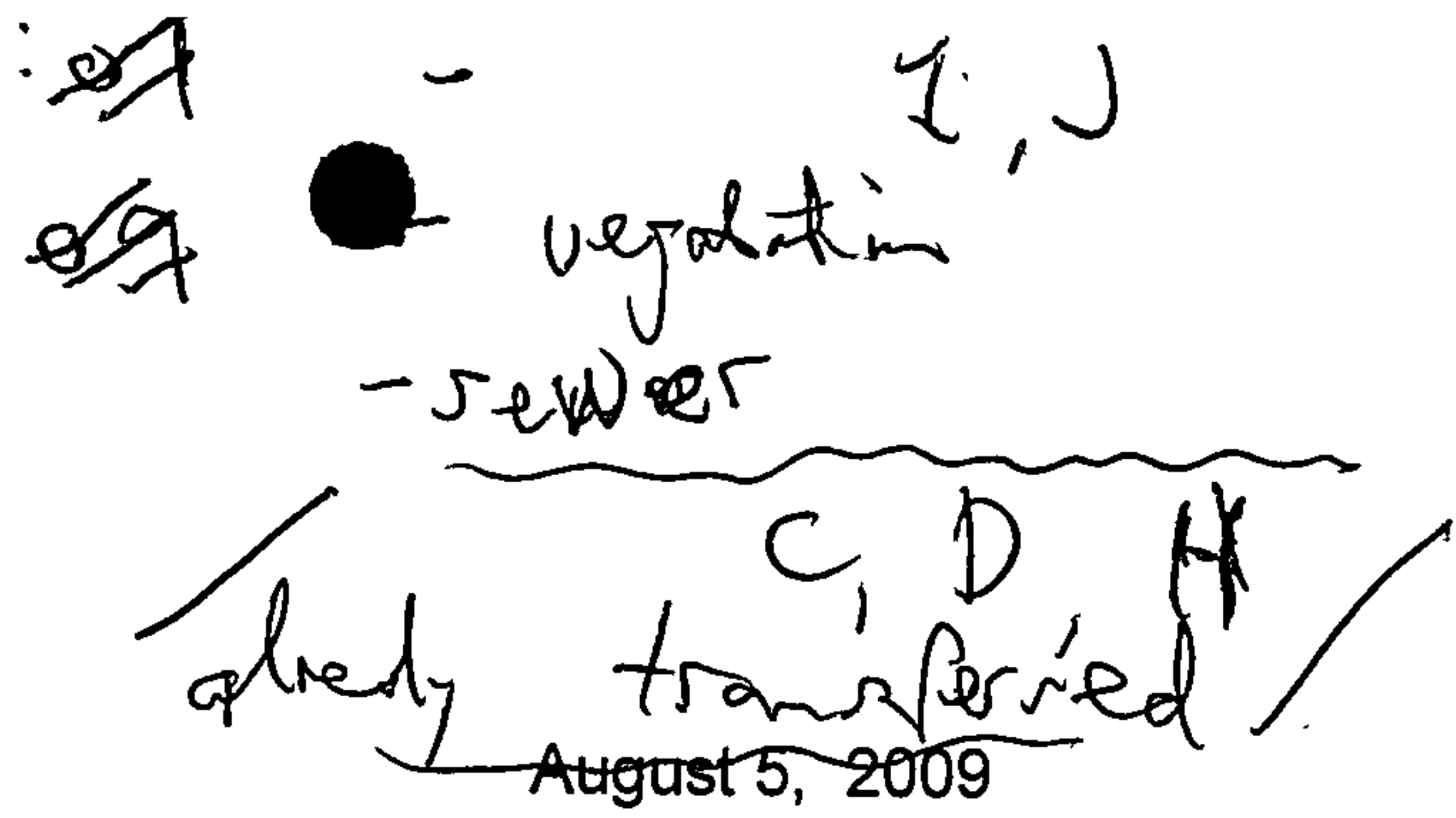
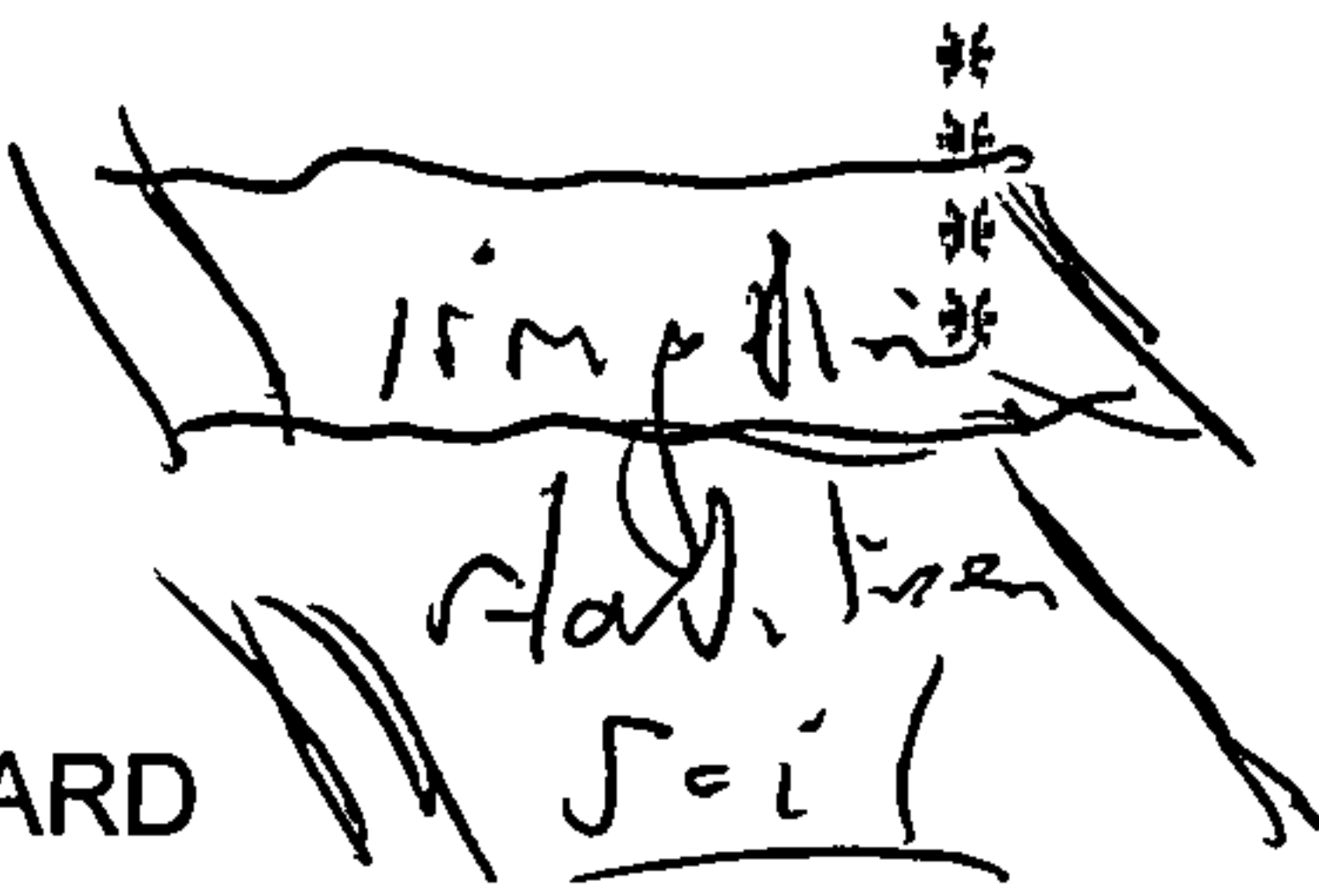
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PROJECT #: 1002743 AGENDA# 1 DATE: 8/5/09

1. Name: Suzanne FetSCO Address: 23 Wind Rd Zip: 87120
2. Name: Joyce Woods Address: 33 Wind Rd NW Zip: 87120
3. Name: Ed Arthur Address: 40 Mill Rd NW Zip: 87120
4. Name: Oleta Saunders Address: 47 Mill Rd NW Zip: 87120
5. Name: Janet Wahl Address: 1 Mill Rd NW Zip: 87120
6. Name: CHARLES SANDERS Address: 20 Wind Rd NW Zip: 87128
7. Name: Steven Kells Address: 35 Mill Rd. NW Zip: 87120
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: \_\_\_\_\_
15. Name: \_\_\_\_\_ Address: \_\_\_\_\_ Zip: \_\_\_\_\_
16. Name: \_\_\_\_\_ Address: \_\_\_\_\_ Zip: \_\_\_\_\_
17. Name: \_\_\_\_\_ Address: \_\_\_\_\_ Zip: \_\_\_\_\_



CITY OF ALBUQUERQUE  
PLANNING DEPARTMENT  
DEVELOPMENT REVIEW BOARD



**Project# 1002743**  
09DRB-70239 MAJOR - 2YEAR EXTENSION OF SUBDIVISION IMPROVEMENTS AGREEMENT (2YR SIA)

*R. Holt*

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9-06

MTGS

DAC ENTERPRISES, INC agent(s) for HARVEST LAND, LLC request(s) the referenced/ above action(s) for all or a portion of Tract(s) I-1 thru I-5 & J-1 thru J-6, **LA LUZ DEL OESTE Unit(s) 4**, zoned SU-1/ PRD, located on the west side of COORS BLVD NW bewteen SEVILLA AVE NW and DELLYNE AVE NW containing approximately 3.5892 acre(s). (F-11)

|  |
|--|
| <b>AMAFCA</b><br>No comment.   |
| <b>COG</b><br>MRCOG staff have no comment on the development application.  |
| <b>TRANSIT</b><br>Project # 1002743<br>09DRB-70239<br>MAJOR - 2 YEAR EXTENSION OF SUBDIVISION IMPROVEMENTS AGREEMENT (2YR SIA)<br><br>Adjacent and nearby routes<br>Routes #790, Rapid Ride Blue Line, #155, Coors route, and #96, Commuter Crosstown route pass the site on Coors.<br><br>Adjacent bus stops<br>None<br><br>Site plan requirements<br>None<br><br>Large site TDM suggestions<br>None.<br><br>Other information<br>None.   |
| <b>ZONING ENFORCEMENT</b><br>No comments.  |
| <b>NEIGHBORHOOD COORDINATION</b><br>Taylor Ranch NA (R)<br>La Luz Del Sol NA (R)   |
| <b>APS</b><br>La Luz Del Oeste Unit 4, Tracts I-1 thru I-5 and J-1 thru J-6, is located on the Westside of Coors Blvd NW between Sevilla Ave NW and Dellyne Ave NW. The owner of the above property requests a Major 2 Year Subdivision Improvement Agreement (2 Yr SIA) for a development that will consist of 9 residential units. This will impact Chaparral Elementary School, L.B. Johnson Middle School, and Volcano Vista High School. Currently, all three schools have excess capacity. |

| Loc No | School           | 2008-09<br>40th<br>Day | 2008-09<br>Capacity | Space<br>Available |
|--------|------------------|------------------------|---------------------|--------------------|
| 234    | Chaparral        | 786                    | 788                 | 2                  |
| 485    | L.B.<br>Johnson  | 1,039                  | 1,203               | 164                |
| 575    | Volcano<br>Vista | 482                    | 750                 | 268                |

**Residential Units: 9**

**Est. Elementary School Students: 1**

**Est. Middle School Students: 1**

**Est. High School Students: 1**

**Est. Total # of Students from Project: 3**

\*The estimated number of students from the proposed project is based on an average student generation rate for the entire APS district.

On, March 6 2007, Harvest Land LLC, entered into a Pre-Development Facilities Fee Agreement with Albuquerque Public Schools to pay a facility fee for each residential unit that will be constructed in the subdivision. These fees will help with the construction and maintenance of new and existing schools in the APS district.

**POLICE DEPARTMENT**

No comments.

**FIRE DEPARTMENT**

No comments.

**PNM ELECTRIC & GAS**

No comments.

**COMCAST**

No comments.

**QWEST**

No comments.

**ENVIRONMENTAL HEALTH**

**M.R.G.C.D**

No Adverse Comments.

**OPEN SPACE DIVISION**

Open Space has no adverse comments

**CITY ENGINEER**

The Hydrology section requests a 1-year extension and urges applicant to finish erosion control measures.

**TRANSPORTATION DEVELOPMENT**

No objection to extension request

**PARKS AND RECREATION**

No objection.

**ABCWUA**

**PLANNING DEPARTMENT**

Refer to comments from affected agencies and any public hearing comments regarding proposed extension.

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

CITY OF ALBUQUERQUE  
PLANNING DEPARTMENT  
PROPERTY OWNERSHIP LIST

**Meeting Date:** August, 5 2009  
**Zone Atlas Page:** F-11  
**Notification Radius:** 100 Ft.

**Project#** 1002743  
**App#** 09DRB-70239

**Cross Reference and Location:** COORS BLVD NW BETWEEN WESTERN TRAIL  
NW AND DELLYNE NW

**Applicant:** HARVEST LAND, LLC  
3408 VISTA ALAMEDA NE STE C  
ALBUQUERQUE, NM 87114

**Agent:** DAC INC  
PO BOX 16658  
ALBUQUERQUE, NM 87191

**Special Instructions:**

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

**Date Mailed:** JULY 16, 2009  
**Signature:** ERIN TREMLIN



# City of Albuquerque



## DEVELOPMENT/ PLAN REVIEW APPLICATION

Supplemental form

### SUBDIVISION

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

### SITE DEVELOPMENT PLAN

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

### STORM DRAINAGE (Form D)

- Storm Drainage Cost Allocation Plan

### S Z ZONING & PLANNING

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

### L A APPEAL / PROTEST of...

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

#### APPLICATION INFORMATION:

Professional/Agent (if any) DAC, Inc. PHONE 505-374-5243  
 ADDRESS PO Box 16658 FAX 505-247-4530  
 CITY Albuquerque STATE NM ZIP 87111 E-MAIL DacInc2001@aol.com

APPLICANT Harvest Land, LLC PHONE 505-870-6656  
 ADDRESS 3408 Vista Alameda NE, Suite C FAX 505-870-5035  
 CITY Albuquerque STATE NM ZIP 87114 E-MAIL \_\_\_\_\_  
 Proprietary interest in site owner List all owners \_\_\_\_\_

DESCRIPTION OF REQUEST: SIA EXTENSION

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

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

Lot or Tract No Tracts I-J Block \_\_\_\_\_ Unit 4  
 Subdiv/Addr/TBKA La Luz del Oeste  
 Existing Zoning SU-1/PRD Proposed zoning NA MRGCD Map No \_\_\_\_\_  
 Zone Atlas page(s) F-11 UPC Code 101106129743910138

#### CASE HISTORY:

List any current or prior case number that may be relevant to your application (Proj, App, DRB, AX, Z, V, S, etc) 1002743  
07-DRB-00336 (PP)  
07-70024 (FP)

#### CASE INFORMATION:

Within city limits?  Yes Within 1000FT of a landfill? NO  
 No of existing lots 9 No of proposed lots NA Total area of site (acres) 4+ ACRES  
 LOCATION OF PROPERTY BY STREETS On or Near COORS BLVD NW  
 Between WESTERN TRAIL NW and DELLYNE NW

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

SIGNATURE [Signature] DATE 7/10/09  
 (Print) Doug Crandall / DAC Enterprises, Inc. Applicant  Agent

#### FOR OFFICIAL USE ONLY

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

Application case numbers  
090103 70239

| Action     | SF          | Fees             |
|------------|-------------|------------------|
| <u>SIA</u> | <u>5(2)</u> | <u>\$ 50.00</u>  |
| <u>ADN</u> | ---         | <u>\$ 75.00</u>  |
| <u>CME</u> | ---         | <u>\$ 20.00</u>  |
| ---        | ---         | <u>\$ _____</u>  |
| ---        | ---         | <u>\$ _____</u>  |
| Total      |             | <u>\$ 145.00</u> |

Hearing date 08/5/09

Sandy Handberg 7/10/09 Project # 1002743  
 Planner signature / date

Form revised 4/07

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 (DRB13)

- 5 Acres or more: Certificate of No Effect or Approval
- Proposed Preliminary Plat including the Grading Plan (folded to fit into an 8.5" by 14" pocket) 24 copies
- Proposed Infrastructure List
- Signed Preliminary Pre-Development Facilities Fee Agreement for Residential development only
- Design elevations & cross sections of perimeter walls 3 copies (11" x 17" maximum)
- Zone Atlas map with the entire property(ies) clearly outlined
- 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)
- List any original and/or related file numbers on the cover application

Preliminary plat approval expires after one year.

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

MAJOR SUBDIVISION AMENDMENT TO PRELIMINARY PLAT (DRB11) (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) clearly outlined
- Letter briefly describing, explaining, and justifying the request
- Property owner's and City Surveyor's signature on the proposed amended plat, if applicable
- Office of Community & Neighborhood Coordination inquiry response, notifying letter, certified mail receipts
- Sign Posting Agreement
- List 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 30 DAYS after the filing deadline. Your attendance is required.

MAJOR SUBDIVISION IMPROVEMENTS AGREEMENT EXTENSION (DRB09)

(Temporary sidewalk deferral extension use FORM-V)

- Zone Atlas map with the entire property(ies) clearly outlined
- 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
- List any original and/or related file numbers on the cover application
- Fee (see schedule)

DRB Public hearings are approximately 30 DAYS 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.

K. L. Piller  
 Applicant name (print)  
[Signature] 7/10/09  
 Applicant signature / date



Form revised October 2007

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

Application case numbers  
C 9DRB - 70239  
 \_\_\_\_\_  
 \_\_\_\_\_

Sandy Handley 7/10/09  
 Planner signature / date  
 Project # 1002743

| R<br>e<br>c | UPC<br>CODE                | OWNER  | OWNER<br>ADDRESS                     | OWNER<br>CITY           | OWN<br>ER<br>ST<br>A<br>TE | OWN<br>ER<br>ZI<br>PC<br>OD<br>E | PRO<br>PE<br>R<br>TY<br>CL<br>AS<br>S | TAX<br>DI<br>ST<br>RICT | LEGAL   | AC<br>RE<br>S          |
|-------------|----------------------------|--|--------------------------------------|-------------------------|----------------------------|----------------------------------|---------------------------------------|-------------------------|---|------------------------|
| 1           | 101106<br>127940<br>223308 | KCRW PROPERTIES LLC  | 100 GOLD A<br>VE SW 209              | ALBU<br>QUE<br>RQU<br>E | N<br>M                     | 87<br>10<br>2                    | V                                     | A1<br>A                 | LT 65-<br>P1 BLK A PLAT FOR VISTA DE L<br>A LUZ CONT .0762 AC                                     | 0.0<br>761<br>302<br>4 |
| 2           | 101106<br>133146<br>510151 | WINSLOW WALTER W   | 45 MILL RD<br>NW                     | ALBU<br>QUE<br>RQU<br>E | N<br>M                     | 87<br>12<br>0                    | R                                     | A1<br>A                 | LT C-7 PLAT OF LOTS C-<br>1 THRU C-<br>7 LA LUZ DEL OESTE UNIT 4CO<br>NT .0922 AC +/-             | 0.0<br>921<br>193<br>8 |
| 3           | 101106<br>127340<br>123305 | KCRW PROPERTIES LLC  | 100 GOLD A<br>VE SW 209              | ALBU<br>QUE<br>RQU<br>E | N<br>M                     | 87<br>10<br>2                    | V                                     | A1<br>A                 | LT 57-<br>P1 BLK A PLAT FOR VISTA DE L<br>A LUZ CONT .0661 AC                                     | 0.0<br>680<br>104<br>2 |
| 4           | 101106<br>134047<br>110141 | LA LUZ DEL SOL LANDOWNERS<br>ASSOCIATION C/O CAROL RICK<br>ERT AND ASSOC | PO BOX 216<br>10                     | ALBU<br>QUE<br>RQU<br>E | N<br>M                     | 87<br>15<br>4                    | R                                     | A1<br>A                 | LT C-1 PLAT OF LOTS C-<br>1 THRU C-<br>7 LA LUZ DEL OESTE UNIT 4CO<br>NT 1.0271 AC                | 1.0<br>263<br>050<br>9 |
| 5           | 101106<br>125341<br>020506 | AMSPOKER SCOTT D   | 5500 DUER<br>KSEN RD N<br>W          | ALBU<br>QUE<br>RQU<br>E | N<br>M                     | 87<br>12<br>0                    | R                                     | A1<br>A                 | * 021 003LA MARIPOSA SOUTH<br>ADD'N   | 0.2<br>297<br>587<br>8 |
| 6           | 101106<br>127644<br>310137 | HARVEST LAND COMPANY LLC   | 3408 VISTA<br>ALAMEDA N<br>E SUITE C | ALBU<br>QUE<br>RQU<br>E | N<br>M                     | 87<br>11<br>3                    | V                                     | A1<br>A                 | TR K PLAT OF TRACTS C, D, H,<br>I, J, K, L, M & N LA LUZ DELOES<br>TE UNIT 4 CONT 2.6206 AC       | 2.6<br>124<br>119<br>8 |
| 7           | 101106<br>129844<br>110138 | HARVEST LAND COMPANY LLC   | 1 WIND NW                            | ALBU<br>QUE<br>RQU<br>E | N<br>M                     | 87<br>12<br>0                    | V                                     | A1<br>A                 | TR J-1 PLAT OF LOTS I-<br>1 THRU I-5 & J-1 THRU J-<br>6 LA LUZ DELOESTE UNIT 4 C<br>ONT 1.3942 AC | 1.4<br>163<br>832<br>1 |
| 8           | 101106<br>134148<br>010154 | ROSENBERG RHONA D  | 42 MILL RD<br>NW                     | ALBU<br>QUE<br>RQU<br>E | N<br>M                     | 87<br>12<br>0                    | R                                     | A1<br>A                 | LT C-4 PLAT OF LOTS C-<br>1 THRU C-<br>7 LA LUZ DEL OESTE UNIT 4CO<br>NT .1016 AC +/-             | 0.1<br>015<br>001<br>8 |
| 9           | 101106<br>127440<br>923302 | KCRW PROPERTIES LLC  | 100 GOLD A<br>VE SW 209              | ALBU<br>QUE<br>RQU<br>E | N<br>M                     | 87<br>10<br>2                    | V                                     | A1<br>A                 | LT 60-<br>P1 BLK A PLAT FOR VISTA DE L<br>A LUZ CONT .0782 AC                                     | 0.0<br>781<br>460<br>6 |
| 10          | 101106<br>127340<br>723303 | KCRW PROPERTIES LLC  | 100 GOLD A<br>VE SW 209              | ALBU<br>QUE<br>RQU<br>E | N<br>M                     | 87<br>10<br>2                    | V                                     | A1<br>A                 | LT 59-<br>P1 BLK A PLAT FOR VISTA DE L<br>A LUZ CONT .0576 AC                                     | 0.0<br>575<br>606<br>8 |
| 11          | 101106<br>129844<br>710166 | HARVEST LAND COMPANY LLC   | 1 WIND NW                            | ALBU<br>QUE<br>RQU<br>E | N<br>M                     | 87<br>12<br>0                    | R                                     | A1<br>A                 | TR J-5 PLAT OF LOTS I-<br>1 THRU I-5 & J-1 THRU J-<br>6 LA LUZ DELOESTE UNIT 4 C<br>ONT .1077 AC  | 0.1<br>070<br>911<br>8 |
| 12          | 101106<br>129140<br>323315 | KCRW PROPERTIES LLC  | 100 GOLD A<br>VE SW 209              | ALBU<br>QUE<br>RQU<br>E | N<br>M                     | 87<br>10<br>2                    | V                                     | A1<br>A                 | LT 70-<br>P1 BLK A PLAT FOR VISTA DE L<br>A LUZ CONT .0611 AC                                     | 0.0<br>610<br>808<br>7 |
| 13          | 101106<br>132448<br>210160 | ERICKSON STEVEN T & DIANNE<br>D  | 46 MILL RD<br>NW                     | ALBU<br>QUE<br>RQU<br>E | N<br>M                     | 87<br>12<br>0                    | R                                     | A1<br>A                 | LT D-2 PLAT OF LOTS D-<br>1 THRU D-<br>5 LA LUZ DEL OESTE UNIT 4CO<br>NT .1098 AC                 | 0.0<br>972<br>527<br>2 |
| 14          | 101106<br>128140<br>723310 | KCRW PROPERTIES LLC  | 100 GOLD A<br>VE SW 209              | ALBU<br>QUE<br>RQU<br>E | N<br>M                     | 87<br>10<br>2                    | V                                     | A1<br>A                 | LT 63-<br>P1 BLK A PLAT FOR VISTA DE L<br>A LUZ CONT .0981 AC                                     | 0.0<br>980<br>482<br>4 |
| 15          | 101106<br>125941           | KCRW PROPERTIES LLC  | 100 GOLD A<br>VE SW 209              | ALBU<br>QUE<br>RQU<br>E | N<br>M                     | 87<br>10                         | V                                     | A1<br>A                 | LT 42-<br>P1 BLK A PLAT FOR VISTA DE L  | 0.1<br>339             |

|        |                            |  |                                 |                         |        |               |   |         |   |                        |
|--------|----------------------------|--|---------------------------------|-------------------------|--------|---------------|---|---------|---|------------------------|
|        | 023224                     |  |                                 | RQU<br>E                |        | 2             |   |         | A LUZ CONT .1330 AC   | 953<br>3               |
| 1<br>6 | 101106<br>126040<br>523221 | KCRW PROPERTIES LLC  | 100 GOLD A<br>VE SW 209         | ALBU<br>QUE<br>RQU<br>E | N<br>M | 87<br>10<br>2 | V | A1<br>A | LT 45-<br>P1 BLK A PLAT FOR VISTA DE L<br>A LUZ CONT .0764 AC                                     | 0.0<br>763<br>969<br>7 |
| 1<br>7 | 101106<br>131444<br>010139 | HARVEST LAND COMPANY LLC   | 1 WIND NW                       | ALBU<br>QUE<br>RQU<br>E | N<br>M | 87<br>12<br>0 | V | A1<br>A | TR I-1 PLAT OF LOTS I-<br>1 THRU I-5 & J-1 THRU J-<br>6 LA LUZ DELOESTE UNIT 4 C<br>ONT 1.2331 AC | 1.2<br>616<br>149<br>3 |
| 1<br>8 | 101106<br>129340<br>623314 | KCRW PROPERTIES LLC  | 100 GOLD A<br>VE SW 209         | ALBU<br>QUE<br>RQU<br>E | N<br>M | 87<br>10<br>2 | V | A1<br>A | LT 71-<br>P1 BLK A PLAT FOR VISTA DE L<br>A LUZ CONT .0751 AC                                     | 0.0<br>750<br>805      |
| 1<br>9 | 101106<br>133043<br>410147 | SANDOVAL FRANK A & BARBAR<br>A A   | 21 WIND RD<br>NW                | ALBU<br>QUE<br>RQU<br>E | N<br>M | 87<br>12<br>0 | R | A1<br>A | LT H-3-A PLAT OF LOTS H-<br>1A THRU H-<br>6A LA LUZ DEL OESTEUNIT 4 C<br>ONT .1040 AC             | 0.0<br>959<br>380<br>6 |
| 2<br>0 | 101106<br>131141<br>610134 | LA LUZ DEL SOL LANDOWNERS<br>ASSOC C/O CAROL RICKERT AN<br>D ASSOC           | PO BOX 216<br>10                | ALBU<br>QUE<br>RQU<br>E | N<br>M | 87<br>15<br>4 | V | A1<br>A | COMMON AREA PLAT OF GRO<br>UP G OF LA LUZ DEL OESTE U<br>NIT 4 CONT 2.1039 AC M/L                 | 2.0<br>675<br>648<br>2 |
| 2<br>1 | 101106<br>129945<br>310165 | MURPHY COLIN R & LYNN D  | 1402 JESSE<br>RAMSEY B<br>LVD   | CED<br>AR H<br>ILL      | TX     | 75<br>10<br>4 | R | A1<br>A | TR J-6 PLAT OF LOTS I-<br>1 THRU I-5 & J-1 THRU J-<br>6 LA LUZ DELOESTE UNIT 4 C<br>ONT .1110 AC  | 0.0<br>972<br>238<br>9 |
| 2<br>2 | 101106<br>131343<br>510164 | KNUTSON JON & MARY   | 30 WIND RD<br>NW                | ALBU<br>QUE<br>RQU<br>E | N<br>M | 87<br>12<br>0 | R | A1<br>A | TR I-2 PLAT OF LOTS I-<br>1 THRU I-5 & J-1 THRU J-<br>6 LA LUZ DELOESTE UNIT 4 C<br>ONT .1039 AC  | 0.1<br>070<br>766<br>9 |
| 2<br>3 | 101106<br>131444<br>110163 | HARVEST LAND COMPANY LLC   | 1 WIND NW                       | ALBU<br>QUE<br>RQU<br>E | N<br>M | 87<br>12<br>0 | R | A1<br>A | TR I-3 PLAT OF LOTS I-<br>1 THRU I-5 & J-1 THRU J-<br>6 LA LUZ DELOESTE UNIT 4 C<br>ONT .1037 AC  | 0.1<br>003<br>670<br>3 |
| 2<br>4 | 101106<br>133447<br>010152 | KOSKEY B EUGENE & JEANETT<br>E A   | 44 MILL RD<br>NW                | ALBU<br>QUE<br>RQU<br>E | N<br>M | 87<br>12<br>0 | R | A1<br>A | LT C-6 PLAT OF LOTS C-<br>1 THRU C-<br>7 LA LUZ DEL OESTE UNIT 4CO<br>NT .1016 AC +/-             | 0.1<br>015<br>006<br>4 |
| 2<br>5 | 101106<br>126040<br>923223 | KCRW PROPERTIES LLC  | 100 GOLD A<br>VE SW 209         | ALBU<br>QUE<br>RQU<br>E | N<br>M | 87<br>10<br>2 | V | A1<br>A | LT 43-<br>P1 BLK A PLAT FOR VISTA DE L<br>A LUZ CONT .0892 AC                                     | 0.0<br>891<br>157<br>2 |
| 2<br>6 | 101106<br>129640<br>823313 | TWILIGHT CUSTOM HOMES LLC  | PO BOX 353<br>58                | ALBU<br>QUE<br>RQU<br>E | N<br>M | 87<br>17<br>6 | V | A1<br>A | LT 72-<br>P1 BLK A PLAT FOR VISTA DE L<br>A LUZ CONT .1779 AC                                     | 0.1<br>777<br>405<br>2 |
| 2<br>7 | 101106<br>133747<br>510153 | SCHARF RONALD C & PATRICIA<br>A  | 43 MILL RD<br>NW                | ALBU<br>QUE<br>RQU<br>E | N<br>M | 87<br>12<br>0 | R | A1<br>A | LT C-5 PLAT OF LOTS C-<br>1 THRU C-<br>7 LA LUZ DEL OESTE UNIT 4CO<br>NT .0882 AC +/-             | 0.0<br>881<br>776<br>7 |
| 2<br>8 | 101106<br>125742<br>320507 | PLAMAN MICHAEL & JILL K  | 3316 VISTA<br>DEL SUR S<br>T NW | ALBU<br>QUE<br>RQU<br>E | N<br>M | 87<br>12<br>0 | R | A1<br>A | * 20A OF REPLAT OF LOTS 15 T<br>HRU 20 OF BLOCK 3 LA MARIP<br>OSA SOUTH ADDN                      | 0.1<br>992<br>358<br>8 |
| 2<br>9 | 101106<br>129743<br>610167 | HARVEST LAND COMPANY LLC   | 1 WIND NW                       | ALBU<br>QUE<br>RQU<br>E | N<br>M | 87<br>12<br>0 | R | A1<br>A | TR J-4 PLAT OF LOTS I-<br>1 THRU I-5 & J-1 THRU J-<br>6 LA LUZ DELOESTE UNIT 4 C<br>ONT .1110 AC  | 0.0<br>972<br>627<br>7 |
| 3<br>0 | 101106<br>131647<br>410158 | SEELINGER JANE ANNE TINSLE<br>Y & DON F SEELINGER TRUSTE<br>ES SEELINGER RVT | 7912 PALO<br>DURO AVE<br>NE     | ALBU<br>QUE<br>RQU<br>E | N<br>M | 87<br>11<br>0 | R | A1<br>A | LT D-4 PLAT OF LOTS D-<br>1 THRU D-<br>5 LA LUZ DEL OESTE UNIT 4CO<br>NT .1025 AC                 | 0.1<br>003<br>670<br>4 |
| 3<br>1 | 101106<br>132843<br>910140 | LA LUZ DEL SOL LANDOWNERS<br>ASSOCIATION C/O CAROL RICK<br>ERT AND ASSOC     | PO BOX 216<br>10                | ALBU<br>QUE<br>RQU<br>E | N<br>M | 87<br>15<br>4 | R | A1<br>A | LT H-1-A PLAT OF LOTS H-<br>1A THRU H-<br>6A LA LUZ DEL OESTEUNIT 4 C<br>ONT 1.2869 AC            | 1.3<br>273<br>592<br>3 |

|    |                            |   |                         |                         |        |               |   |         |  |                        |
|----|----------------------------|---|-------------------------|-------------------------|--------|---------------|---|---------|--|------------------------|
| 32 | 101106<br>126040<br>123220 | KCRW PROPERTIES LLC   | 100 GOLD A<br>VE SW 209 | ALBU<br>QUE<br>RQU<br>E | N<br>M | 87<br>10<br>2 | V | A1<br>A | LT 46-<br>P1 BLK A PLAT FOR VISTA DE L<br>A LUZ CONT .0889 AC                                    | 0.0<br>888<br>662<br>8 |
| 33 | 101106<br>140743<br>710104 | LA LUZ DEL SOL LANDOWNERS<br>ASSOC C/O CAROL RICKERT AN<br>D ASSOC                  | PO BOX 216<br>10        | ALBU<br>QUE<br>RQU<br>E | N<br>M | 87<br>15<br>4 | V | A1<br>A | COMMON AREA OF PLAT OF G<br>ROUPS A & B OF LA LUZ DEL O<br>ESTE UNIT 4 CONT 4.934 C M/L          | 2.5<br>974<br>637<br>3 |
| 34 | 101106<br>133244<br>010148 | MILLER THOMAS L & CATHLEEN<br>M   | 22 WIND RD<br>NW        | ALBU<br>QUE<br>RQU<br>E | N<br>M | 87<br>12<br>0 | R | A1<br>A | LT H-4-A PLAT OF LOTS H-<br>1A THRU H-<br>6A LA LUZ DEL OESTEUNIT 4 C<br>ONT .1040 AC            | 0.0<br>959<br>391<br>7 |
| 35 | 101106<br>128739<br>323319 | MONTEREY LAND GROUP LLC   | 3 WIND NW               | ALBU<br>QUE<br>RQU<br>E | N<br>M | 87<br>12<br>0 | V | A1<br>A | TR M PLAT FOR VISTA DE LA L<br>UZ CONT .1590 AC  | 0.1<br>589<br>271<br>7 |
| 36 | 101106<br>128040<br>423309 | KCRW PROPERTIES LLC   | 100 GOLD A<br>VE SW 209 | ALBU<br>QUE<br>RQU<br>E | N<br>M | 87<br>10<br>2 | V | A1<br>A | LT 64-<br>P1 BLK A PLAT FOR VISTA DE L<br>A LUZ CONT .0867 AC                                    | 0.0<br>866<br>479<br>3 |
| 37 | 101106<br>127340<br>523304 | KCRW PROPERTIES LLC   | 100 GOLD A<br>VE SW 209 | ALBU<br>QUE<br>RQU<br>E | N<br>M | 87<br>10<br>2 | V | A1<br>A | LT 58-<br>P1 BLK A PLAT FOR VISTA DE L<br>A LUZ CONT .0576 AC                                    | 0.0<br>575<br>675<br>9 |
| 38 | 101106<br>133745<br>110150 | ZIMMER JAMES L  | 24 WIND RD<br>NW        | ALBU<br>QUE<br>RQU<br>E | N<br>M | 87<br>12<br>0 | R | A1<br>A | LT H-6-A PLAT OF LOTS H-<br>1A THRU H-<br>6A LA LUZ DEL OESTEUNIT 4 C<br>ONT .1111 AC            | 0.1<br>040<br>632<br>2 |
| 39 | 101106<br>134040<br>310136 | OVENWEST CORPORATION ETA<br>L C/O ROY A GRAHM                                       | 1 WIND NW               | ALBU<br>QUE<br>RQU<br>E | N<br>M | 87<br>12<br>0 | C | A1<br>A | CLUBHOUSE TRACT LA LUZ DE<br>L OESTE UNIT 4 CONT 39,174 S<br>Q FT M/L                            | 1.2<br>756<br>03       |
| 40 | 101106<br>132047<br>810159 | SAUNDERS OLETA  | 47 MILL RD<br>NW        | ALBU<br>QUE<br>RQU<br>E | N<br>M | 87<br>12<br>0 | R | A1<br>A | LT D-3 PLAT OF LOTS D-<br>1 THRU D-<br>5 LA LUZ DEL OESTE UNIT 4CO<br>NT .0890 AC                | 0.0<br>833<br>668<br>1 |
| 41 | 101106<br>126641<br>023225 | MONTEREY LAND GROUP LLC   | 3 WIND NW               | ALBU<br>QUE<br>RQU<br>E | N<br>M | 87<br>12<br>0 | V | A1<br>A | TR G PLAT FOR VISTA DE LA L<br>UZ CONT .0353 AC  | 0.0<br>342<br>270<br>7 |
| 42 | 101106<br>127739<br>823306 | MONTEREY LAND GROUP LLC   | 3 WIND NW               | ALBU<br>QUE<br>RQU<br>E | N<br>M | 87<br>12<br>0 | V | A1<br>A | TR Q PLAT FOR VISTA DE LA L<br>UZ CONT .0308 AC  | 0.0<br>308<br>269<br>5 |
| 43 | 101106<br>128939<br>723317 | KCRW PROPERTIES LLC   | 100 GOLD A<br>VE SW 209 | ALBU<br>QUE<br>RQU<br>E | N<br>M | 87<br>10<br>2 | V | A1<br>A | LT 68-<br>P1 BLK A PLAT FOR VISTA DE L<br>A LUZ CONT .0713 AC                                    | 0.0<br>712<br>511<br>7 |
| 44 | 101106<br>129643<br>010168 | WEINSTEIN BERNARD TRUSTEE<br>WEINSTEIN TRUST& DIANA AB<br>ELLA TRUSTEE ABELLA TRUST | 41 WIND RD<br>NW        | ALBU<br>QUE<br>RQU<br>E | N<br>M | 87<br>12<br>0 | R | A1<br>A | LT J-3 PLAT OF LOTS I-<br>1 THRU I-5 & J-1 THRU J-<br>6 LA LUZ DELOESTE UNIT 4 C<br>ONT .1037 AC | 0.1<br>003<br>781<br>1 |
| 45 | 101106<br>131246<br>910157 | GONZALES RAMON M & ROSS K<br>HENKE  | 49 MILL RD<br>NW        | ALBU<br>QUE<br>RQU<br>E | N<br>M | 87<br>12<br>0 | R | A1<br>A | LT D-5 PLAT OF LOTS D-<br>1 THRU D-<br>5 LA LUZ DEL OESTE UNIT 4CO<br>NT .1039 AC                | 0.1<br>070<br>765<br>3 |
| 46 | 101106<br>128640<br>923312 | MONTEREY LAND GROUP LLC   | 3 WIND NW               | ALBU<br>QUE<br>RQU<br>E | N<br>M | 87<br>12<br>0 | V | A1<br>A | TR L PLAT FOR VISTA DE LA LU<br>Z CONT .0123 AC  | 0.0<br>123<br>396      |
| 47 | 101106<br>129040<br>023316 | KCRW PROPERTIES LLC   | 100 GOLD A<br>VE SW 209 | ALBU<br>QUE<br>RQU<br>E | N<br>M | 87<br>10<br>2 | V | A1<br>A | LT 69-<br>P1 BLK A PLAT FOR VISTA DE L<br>A LUZ CONT .0687 AC                                    | 0.0<br>686<br>656<br>1 |
| 48 | 101106<br>133544           | FETSCO SUZANNE  | 23 WIND RD<br>NW        | ALBU<br>QUE             | N<br>M | 87<br>12      | R | A1<br>A | LT H-5-A PLAT OF LOTS H-<br>1A THRU H-   | 0.0<br>959             |

|        |                            |  |  |                         |        |               |   |         |  |                        |
|--------|----------------------------|--|--|-------------------------|--------|---------------|---|---------|--|------------------------|
|        | 510149                     |  |  | RQU<br>E                |        | 0             |   |         | 6A LA LUZ DEL OESTE UNIT 4 C<br>ONT .1040 AC   | 390<br>3               |
| 4<br>9 | 101106<br>132842<br>810146 | CAROLUS CORDELIA V TRUSTE<br>E CAROLUS RVT                               | 20 WIND RD<br>NW                         | ALBU<br>QUE<br>RQU<br>E | N<br>M | 87<br>12<br>0 | R | A1<br>A | LT H-2-A PLAT OF LOTS H-<br>1A THRU H-<br>6A LA LUZ DEL OESTE UNIT 4 C<br>ONT .1071 AC           | 0.0<br>997<br>145<br>1 |
| 5<br>0 | 101106<br>134543<br>010105 | WERLING HEIDI & BRIAN  | 14 MILL RD<br>NW                         | ALBU<br>QUE<br>RQU<br>E | N<br>M | 87<br>12<br>0 | R | A1<br>A | * 14 GROUP B PLAT OF GROUP<br>S A & B OF LA LUZ DEL OESTE<br>UNIT 4 CONT 3,750 SQ FT /L          | 0.0<br>842<br>880<br>5 |
| 5<br>1 | 101106<br>136242<br>510135 | LA LUZ DEL SOL LANDOWNERS<br>C/O CAROL RICKERT AND ASSO<br>CIATES        | PO BOX 216<br>10                         | ALBU<br>QUE<br>RQU<br>E | N<br>M | 87<br>15<br>4 | V | A1<br>A | SWIMMING POOL TRACT LA LU<br>Z DEL OESTE UNIT 4 CONT 2.49<br>65 AC M/L                           | 2.1<br>240<br>299<br>2 |
| 5<br>2 | 101106<br>131538<br>523401 | HIGH DESERT STATE BANK   | 8110 VENT<br>URA NE                      | ALBU<br>QUE<br>RQU<br>E | N<br>M | 87<br>12<br>2 | V | A1<br>A | TR J PLAT FOR VISTA DE LA LU<br>Z CONT 1.8728 AC   | 1.8<br>719<br>373<br>9 |
| 5<br>3 | 101106<br>127840<br>023307 | KCRW PROPERTIES LLC  | 200 GOLD A<br>VE SW 209                  | ALBU<br>QUE<br>RQU<br>E | N<br>M | 87<br>10<br>2 | V | A1<br>A | LT 66-<br>P1 BLK A PLAT FOR VISTA DE L<br>A LUZ CONT .0681 AC                                    | 0.0<br>680<br>431<br>8 |
| 5<br>4 | 101106<br>131847<br>710142 | LA LUZ DEL SOL LANDOWNERS<br>ASSOCIATION C/O CAROL RICK<br>ERT AND ASSOC | PO BOX 216<br>10                         | ALBU<br>QUE<br>RQU<br>E | N<br>M | 87<br>15<br>4 | R | A1<br>A | LT D-1 PLAT OF LOTS D-<br>1 THRU D-<br>5 LA LUZ DEL OESTE UNIT 4 CO<br>NT .8310 AC               | 0.8<br>481<br>106      |
| 5<br>5 | 101106<br>131645<br>210161 | WOODS ARTHUR D & JOYCE M   | 33 WIND N<br>W                           | ALBU<br>QUE<br>RQU<br>E | N<br>M | 87<br>12<br>0 | R | A1<br>A | TR I-5 PLAT OF LOTS I-<br>1 THRU I-5 & J-1 THRU J-<br>6 LA LUZ DELOESTE UNIT 4 C<br>ONT .1098 AC | 0.0<br>972<br>417<br>4 |
| 5<br>6 | 101106<br>128839<br>523318 | KCRW PROPERTIES LLC  | 100 GOLD A<br>VE SW 209                  | ALBU<br>QUE<br>RQU<br>E | N<br>M | 87<br>10<br>2 | V | A1<br>A | LT 67-<br>P1 BLK A PLAT FOR VISTA DE L<br>A LUZ CONT .1034 AC                                    | 0.1<br>032<br>945<br>7 |
| 5<br>7 | 101106<br>128240<br>923311 | KCRW PROPERTIES LLC  | 100 GOLD A<br>VE SW 209                  | ALBU<br>QUE<br>RQU<br>E | N<br>M | 87<br>10<br>2 | V | A1<br>A | LT 62-<br>P1 BLK A PLAT FOR VISTA DE L<br>A LUZ CONT .1320 AC                                    | 0.1<br>319<br>577      |
| 5<br>8 | 101106<br>126040<br>723222 | KCRW PROPERTIES LLC  | 100 GOLD A<br>VE SW 209                  | ALBU<br>QUE<br>RQU<br>E | N<br>M | 87<br>10<br>2 | V | A1<br>A | LT 44-<br>P1 BLK A PLAT FOR VISTA DE L<br>A LUZ CONT .0764 AC                                    | 0.0<br>763<br>938<br>3 |
| 5<br>9 | 101106<br>134843<br>410106 | TRUJILLO AMADO A & LUCIA A T<br>RUSTEES TRUJILLO TRUST                   | 1912 AVENI<br>DA LAS CA<br>MPANAS N<br>W | ALBU<br>QUE<br>RQU<br>E | N<br>M | 87<br>10<br>7 | R | A1<br>A | * 13 GROUP B PLAT OF GROUP<br>S A & B OF LA LUZ DEL OESTE<br>UNIT 4 CONT 4,300 SQ FT /L          | 0.0<br>992<br>609<br>8 |
| 6<br>0 | 101106<br>127541<br>023301 | KCRW PROPERTIES LLC  | 100 GOLD A<br>VE SW 209                  | ALBU<br>QUE<br>RQU<br>E | N<br>M | 87<br>10<br>2 | V | A1<br>A | LT 61-<br>P1 BLK A PLAT FOR VISTA DE L<br>A LUZ CONT .0797 AC                                    | 0.0<br>796<br>517<br>4 |
| 6<br>1 | 101106<br>129448<br>010143 | HARVEST LAND COMPANY LLC   | 3408 VISTA<br>ALAMEDA N<br>E SUITE C     | ALBU<br>QUE<br>RQU<br>E | N<br>M | 87<br>11<br>3 | V | A1<br>A | TR L PLAT OF TRACTS C, D, H, I<br>, J, K, L, M & N LA LUZ DELOES<br>TE UNIT 4 CONT 1.9497 AC     | 1.9<br>508<br>001<br>4 |
| 6<br>2 | 101106<br>131544<br>610162 | HARVEST LAND COMPANY LLC   | 1 WIND NW                                | ALBU<br>QUE<br>RQU<br>E | N<br>M | 87<br>12<br>0 | R | A1<br>A | TR I-4 PLAT OF LOTS I-<br>1 THRU I-5 & J-1 THRU J-<br>6 LA LUZ DELOESTE UNIT 4 C<br>ONT .1037 AC | 0.0<br>833<br>673<br>3 |
| 6<br>3 | 101106<br>129542<br>710169 | LIPPONER ORIANA  | 40 WIND RD<br>NW                         | ALBU<br>QUE<br>RQU<br>E | N<br>M | 87<br>12<br>0 | R | A1<br>A | LT J-2 PLAT OF LOTS I-<br>1 THRU I-5 & J-1 THRU J-<br>6 LA LUZ DELOESTE UNIT 4 C<br>ONT .1077 AC | 0.1<br>070<br>913<br>6 |

**LA LUZ DEL SOL N.A. (LDS) "R"**

\***Suzanne Fetsco**                    *e-mail:* [sfetsco@hotmail.com](mailto:sfetsco@hotmail.com)  
23 Wind NW/87120 831-6622 (h)  
**Arthur Woods**                    *e-mail:* [turbo182rg@flylonecone.com](mailto:turbo182rg@flylonecone.com)  
33 Wind Rd. NW/87120 890-8664 (h)

☺  
☺  
☺

***Council District: 5***  
***County District: 1***  
***Police Beat: 629/NW***  
***Zone Map #: E-F-11***

**TAYLOR RANCH N.A. (TRN) "R"**

**Rene Horvath**                    *e-mail:* [aboard10@juno.com](mailto:aboard10@juno.com)  
5515 Palomino Dr. NW/87120 898-2114 (h)  
**Fred van Berkel**                    *e-mail:* [historian@trna.org](mailto:historian@trna.org)  
5716 Morgan Ln. NW/87120 899-2738 (h)  
**Website:** [www.trna.org](http://www.trna.org)                    **NA E-mail:** [president@trna.org](mailto:president@trna.org)

***Council District: 5***  
***County District: 1***  
***Police Beat: 626/NW***  
***Zone Map: C-F-11-14***

7006 2760 0002 6208 9036

**U.S. Postal Service™**  
**CERTIFIED MAIL™ RECEIPT**  
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For delivery information visit our website at [www.usps.com](http://www.usps.com)

|  |               |                   |
|--|---------------|-------------------|
| ALBUQUERQUE NM 87114                           |               |                   |
| Postage  | \$0.44        | 0114              |
| Certified Fee                                  | \$2.80        | 08                |
| Return Receipt Fee (Endorsement Required)      | \$0.00        |                   |
| Restricted Delivery Fee (Endorsement Required) | \$0.00        |                   |
| <b>Total Postage &amp; Fees</b>                | <b>\$3.24</b> | <b>07/10/2009</b> |

Sent To: *Arthur Woods*  
 Street Apt No. or PO Box No: *33 Wind Rd NW*  
 City, State ZIP+4: *Albu, NM 87114*

PS Form 3800, August 2006. See Reverse for Instructions

7006 2760 0002 6208 9087

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|  |               |                   |
|--|---------------|-------------------|
| ALBUQUERQUE NM 87120                           |               |                   |
| Postage  | \$0.44        | 0114              |
| Certified Fee                                  | \$2.80        | 08                |
| Return Receipt Fee (Endorsement Required)      | \$0.00        |                   |
| Restricted Delivery Fee (Endorsement Required) | \$0.00        |                   |
| <b>Total Postage &amp; Fees</b>                | <b>\$3.24</b> | <b>07/10/2009</b> |

Sent To: *Taylor Ranch N.A. Rene Horvath*  
 Street Apt No. or PO Box No: *5515 Palomino Dr NE*  
 City, State ZIP+4: *Albu, NM 87120*

PS Form 3800, August 2006. See Reverse for Instructions

7006 2760 0002 6208 9074

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|  |               |                   |
|--|---------------|-------------------|
| ALBUQUERQUE NM 87120                           |               |                   |
| Postage  | \$0.44        | 0114              |
| Certified Fee                                  | \$2.80        | 08                |
| Return Receipt Fee (Endorsement Required)      | \$0.00        |                   |
| Restricted Delivery Fee (Endorsement Required) | \$0.00        |                   |
| <b>Total Postage &amp; Fees</b>                | <b>\$3.24</b> | <b>07/10/2009</b> |

Sent To: *Fred Van Berkel Taylor Ranch N.A.*  
 Street Apt No. or PO Box No: *57116 Morgan Ln NW*  
 City, State ZIP+4: *Albu, NM 87120*

PS Form 3800, August 2006. See Reverse for Instructions

7006 2760 0002 6208 9043

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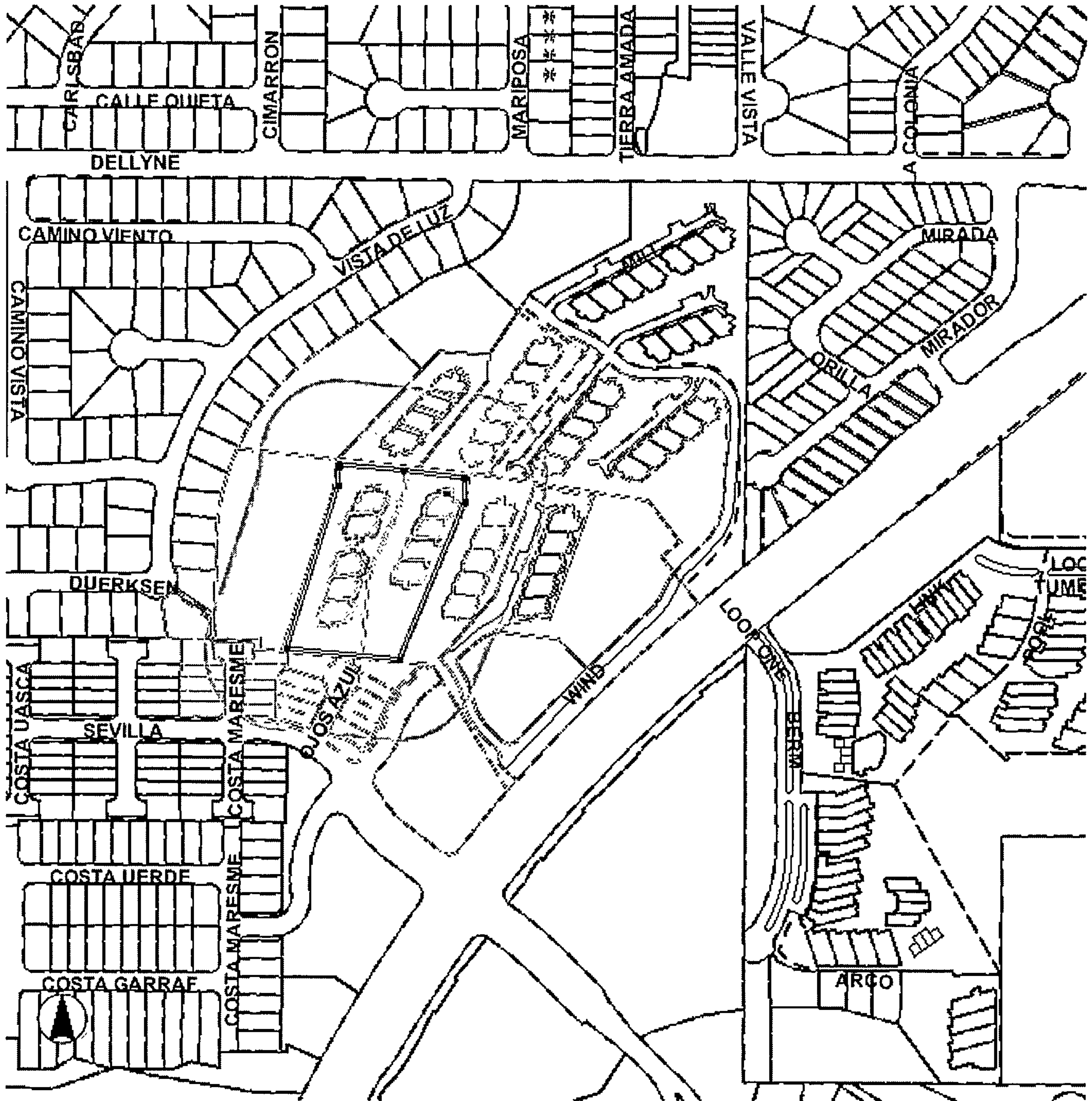
For delivery information visit our website at [www.usps.com](http://www.usps.com)

|  |               |                   |
|--|---------------|-------------------|
| ALBUQUERQUE NM 87114                           |               |                   |
| Postage  | \$0.44        | 0114              |
| Certified Fee                                  | \$2.80        | 08                |
| Return Receipt Fee (Endorsement Required)      | \$0.00        |                   |
| Restricted Delivery Fee (Endorsement Required) | \$0.00        |                   |
| <b>Total Postage &amp; Fees</b>                | <b>\$3.24</b> | <b>07/10/2009</b> |

Sent To: *Suzanne Fetco*  
 Street Apt No. or PO Box No: *23 Wind Rd*  
 City, State ZIP+4: *Albu, NM 87114*

PS Form 3800, August 2006. See Reverse for Instructions





OR CURRENT RESIDENT  
101106125341020506  
AMSPOKER SCOTT D  
5500 DUERKSEN RD NW  
ALBUQUERQUE, NM 87120

OR CURRENT RESIDENT  
101106133544510149  
FETSCO SUZANNE  
23 WIND RD NW  
ALBUQUERQUE, NM 87120

Project# 1002743  
101106129448010143  
HARVEST LAND COMPANY LLC  
3408 VISTA ALAMEDA NE SUITE C  
ALBUQUERQUE, NM 87113

OR CURRENT RESIDENT  
101106131343510164  
KNUTSON JON & MARY  
30 WIND RD NW  
ALBUQUERQUE, NM 87120

OR CURRENT RESIDENT  
101106129542710169  
LIPPONER ORIANA  
40 WIND RD NW  
ALBUQUERQUE, NM 87120

OR CURRENT RESIDENT  
101106129945310165  
MURPHY COLIN R & LYNN D  
1402 JESSE RAMSEY BLVD  
CEDAR HILL, TX 75104

OR CURRENT RESIDENT  
101106134148010154  
ROSENBERG RHONA D  
42 MILL RD NW  
ALBUQUERQUE, NM 87120

OR CURRENT RESIDENT  
101106133747510153  
SCHARF RONALD C & PATRICIA A  
43 MILL RD NW  
ALBUQUERQUE, NM 87120

OR CURRENT RESIDENT  
101106129640823313  
TWILIGHT CUSTOM HOMES LLC  
PO BOX 35358  
ALBUQUERQUE, NM 87176

OR CURRENT RESIDENT  
101106133146510151  
WINSLOW WALTER W  
45 MILL RD NW  
ALBUQUERQUE, NM 87120

OR CURRENT RESIDENT  
101106132842810146  
CAROLUS CORDELLA V TRUSTEE  
CAROLUS RVT  
20 WIND RD NW  
ALBUQUERQUE, NM 87120

OR CURRENT RESIDENT  
101106131246910157  
GONZALES RAMON M & ROSS K  
HENKE  
49 MILL RD NW  
ALBUQUERQUE, NM 87120

OR CURRENT RESIDENT  
101106131538523401  
HIGH DESERT STATE BANK  
8110 VENTURA NE  
ALBUQUERQUE, NM 87122

OR CURRENT RESIDENT  
101106133447010152  
KOSKEY B EUGENE & JEANETTE A  
44 MILL RD NW  
ALBUQUERQUE, NM 87120

OR CURRENT RESIDENT  
101106133244010148  
MILLER THOMAS L & CATHLEEN M  
22 WIND RD NW  
ALBUQUERQUE, NM 87120

OR CURRENT RESIDENT  
101106134040310136  
OVENWEST CORPORATION ETAL C/O  
ROY A GRAHM  
1 WIND NW  
ALBUQUERQUE, NM 87120

OR CURRENT RESIDENT  
101106133043410147  
SANDOVAL FRANK A & BARBARA A  
21 WIND RD NW  
ALBUQUERQUE, NM 87120

OR CURRENT RESIDENT  
101106131647410158  
SEELINGER JANE ANNE TINSLEY & DON F  
SEELINGER TRUSTEES SEELINGER RVT  
7912 PALO DURO AVE NE  
ALBUQUERQUE, NM 87110

OR CURRENT RESIDENT  
101106129643010168  
WEINSTEIN BERNARD TRUSTEE  
WEINSTEIN TRUST & DIANA ABELLA  
TRUSTEE ABELLA TRUST  
41 WIND RD NW  
ALBUQUERQUE, NM 87120

OR CURRENT RESIDENT  
101106131645210161  
WOODS ARTHUR D & JOYCE M  
33 WIND NW  
ALBUQUERQUE, NM 87120

OR CURRENT RESIDENT  
101106132448210160  
ERICKSON STEVEN T & DIANNE D  
46 MILL RD NW  
ALBUQUERQUE, NM 87120

OR CURRENT RESIDENT  
101106127644310137  
HARVEST LAND COMPANY LLC  
3408 VISTA ALAMEDA NE SUITE C  
ALBUQUERQUE, NM 87113

OR CURRENT RESIDENT  
101106127940223308  
KCRW PROPERTIES LLC  
100 GOLD AVE SW 209  
ALBUQUERQUE, NM 87102

OR CURRENT RESIDENT  
101106131141610134  
LA LUZ DEL SOL LANDOWNERS  
ASSOC C/O CAROL RICKERT AND  
ASSOC  
PO BOX 21610  
ALBUQUERQUE, NM 87154

OR CURRENT RESIDENT  
101106128739323319  
MONTEREY LAND GROUP LLC  
3 WIND NW  
ALBUQUERQUE, NM 87120

OR CURRENT RESIDENT  
101106125742320507  
PLAMAN MICHAEL & JILL K  
3316 VISTA DEL SUR ST NW  
ALBUQUERQUE, NM 87120

OR CURRENT RESIDENT  
101106132047810159  
SAUNDERS OLETA  
47 MILL RD NW  
ALBUQUERQUE, NM 87120

OR CURRENT RESIDENT  
101106134843410106  
TRUJILLO AMADO A & LUCIA A  
TRUSTEES TRUJILLO TRUST  
1912 AVENIDA LAS CAMPANAS NW  
ALBUQUERQUE, NM 87107

OR CURRENT RESIDENT  
101106134543010105  
WERLING HEIDI & BRIAN  
14 MILL RD NW  
ALBUQUERQUE, NM 87120

OR CURRENT RESIDENT  
101106133745110150  
ZIMMER JAMES L  
24 WIND RD NW  
ALBUQUERQUE, NM 87120

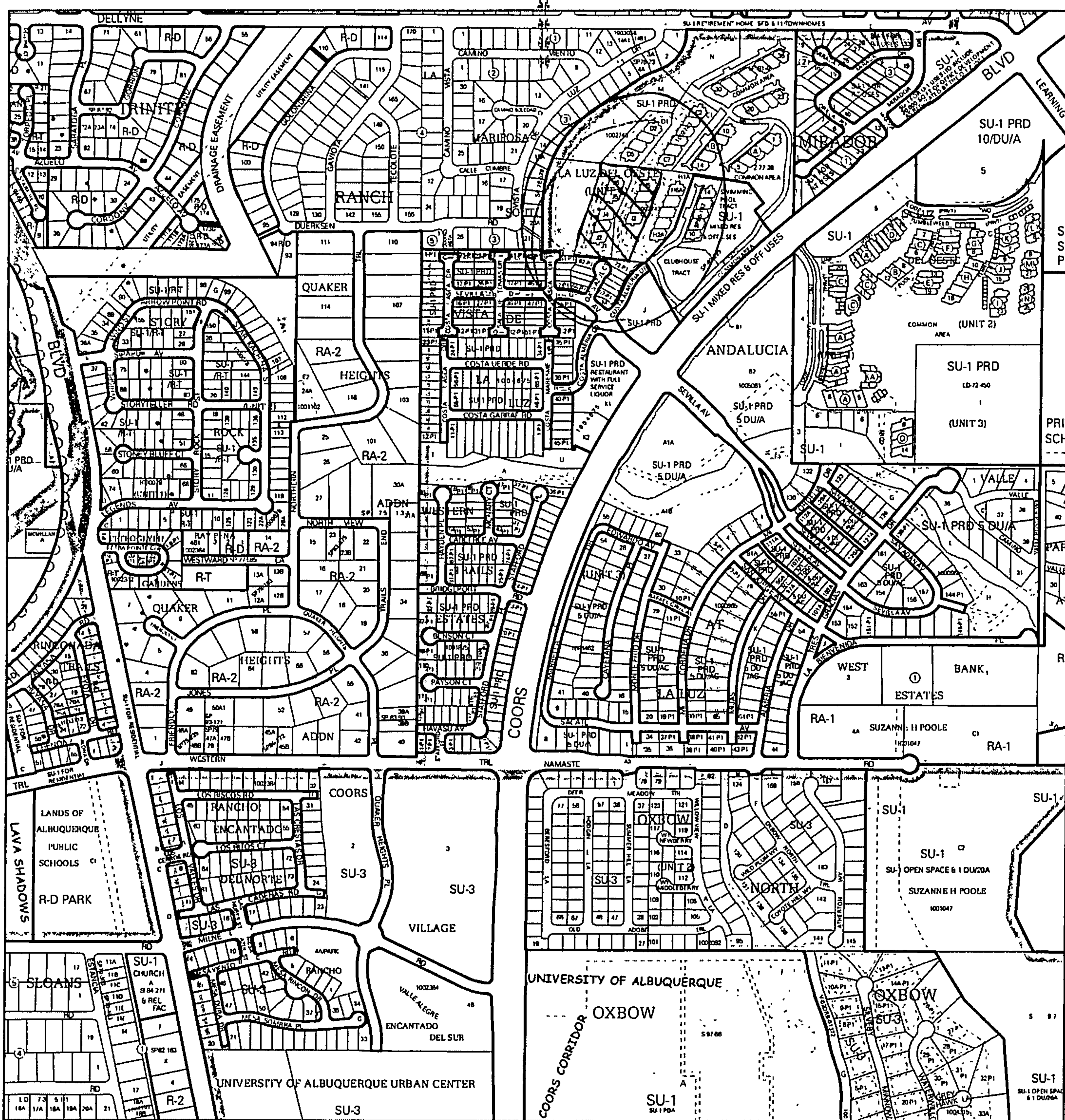
Project# 1002743  
DAC INC  
PO BOX 16658  
ALBUQUERQUE, NM 87191

Project# 1002743  
SUZANNE FETSCO  
La Luz Del Sol NA  
23 WIND NW  
ALBUQUERQUE, NM 87120

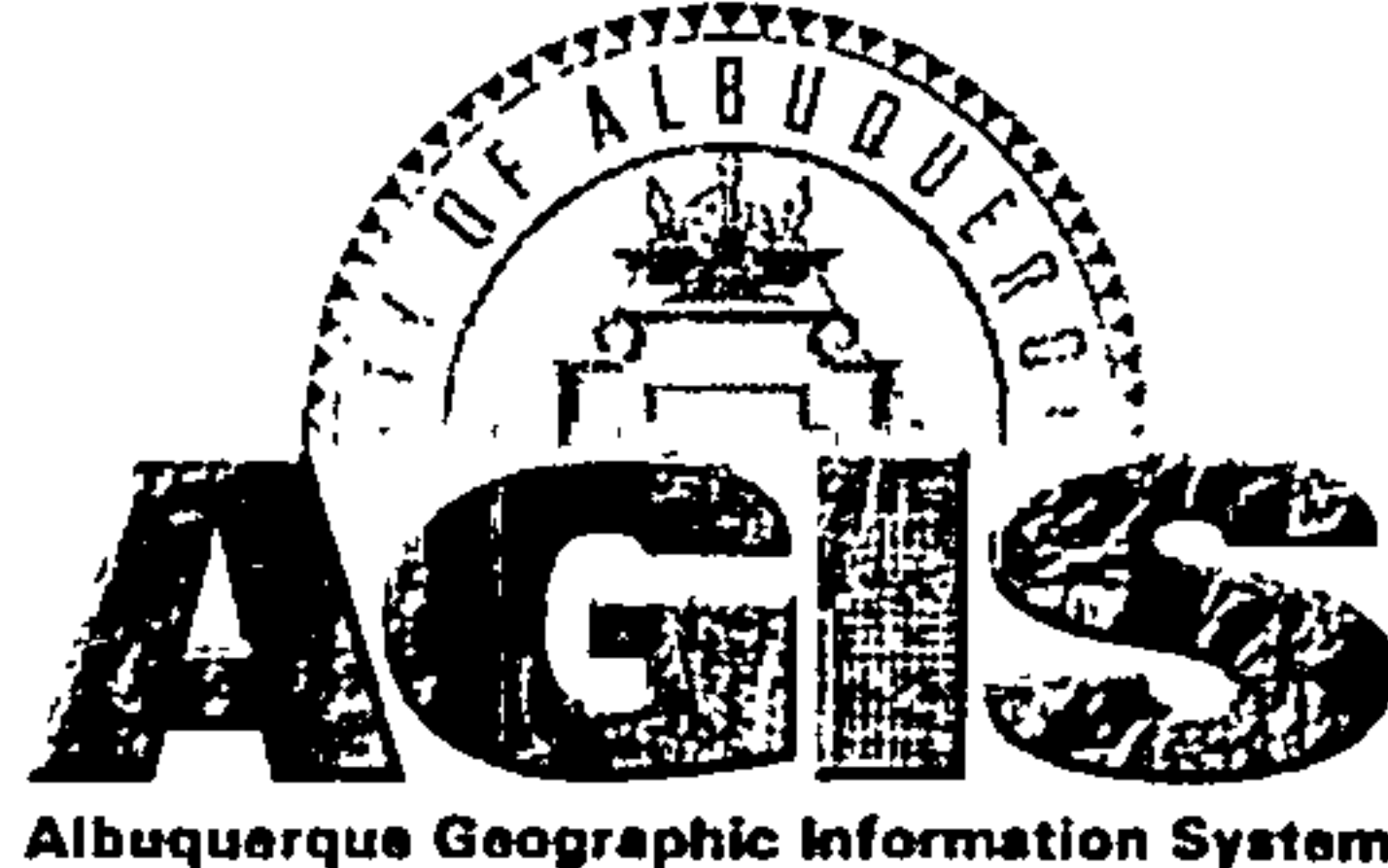
Project# 1002743  
ARTHUR WOODS  
La Luz Del Sol NA  
33 WIND RD NW  
ALBUQUERQUE, NM 87120

Project# 1002743  
FED VAN BERKEL  
Taylor Ranch NA  
5716 MORGAN LN NW  
ALBUQUERQUE, NM 87120

Project# 1002743  
RENE HORVATH  
Taylor Ranch NA  
5515 PALOMINO DR NW  
ALBUQUERQUE, NM 87120

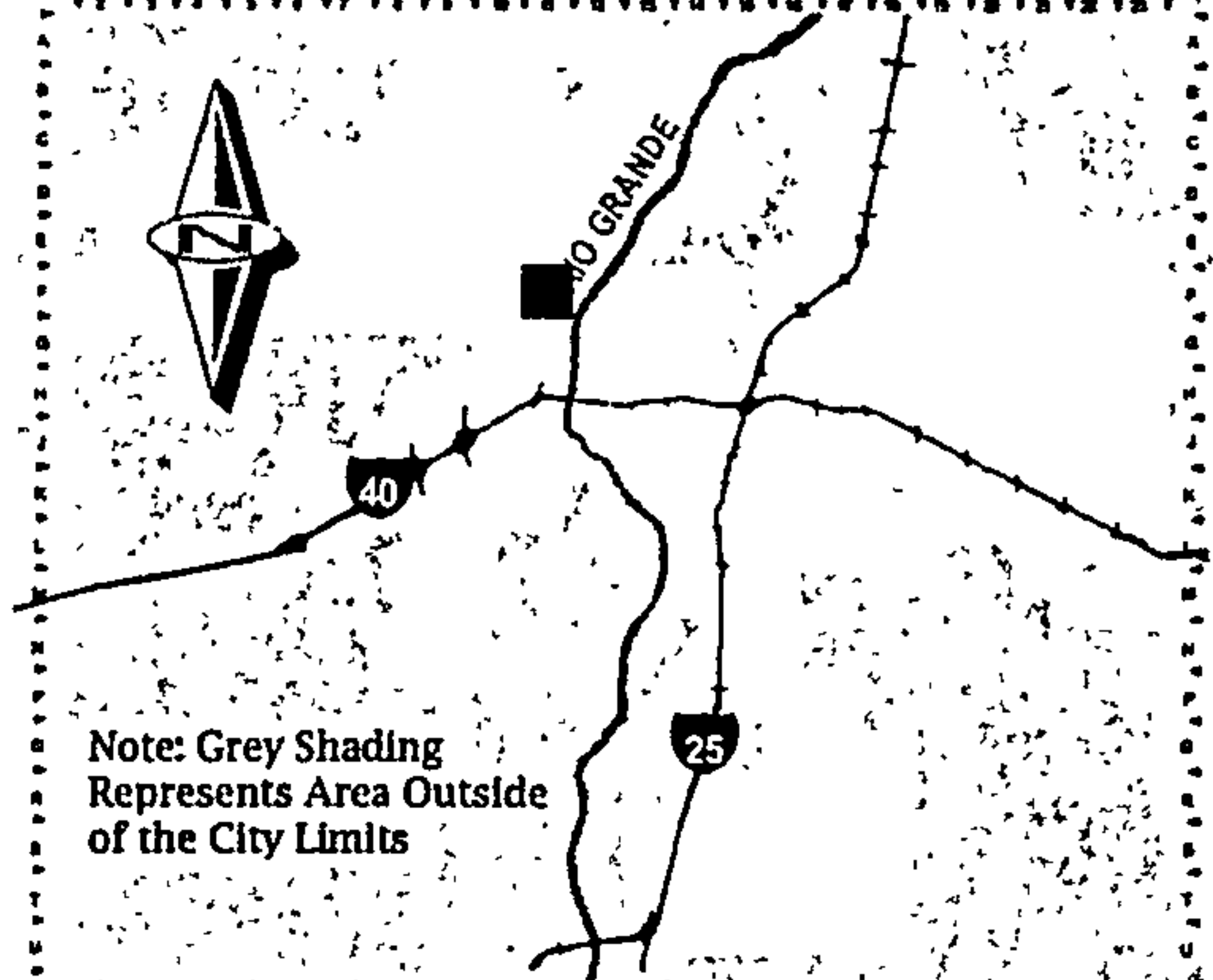


For more current information and more details visit: <http://www.cabq.gov/gis>



Albuquerque Geographic Information System










Map amended through: 3/10/2009



Note: Grey Shading Represents Area Outside of the City Limits

Zone Atlas Page:  
**F-11-Z**

Selected Symbols

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

0 760 1,500 Feet

# DAC Enterprises, Inc.

Zoning & Land Use Services

July 9, 2009

Jack Cloud, Chair  
Development Review Board  
Planning Department  
City of Albuquerque

Re: Request For Extension, Subdivision Improvement Agreement (SIA) - La Luz del Oeste  
(Project #676385)

Dear Chairman Cloud:

DAC Enterprises has been retained to represent the property owner, Harvest Lands, LLC, regarding the above referenced request. This letter is written to ask for a two year extension to complete the required subdivision improvements for a residential development. Notification of neighborhoods and interested parties will be provided in accordance with City requirements.

Attached to this request is the approved site plan. The downturn in the economy has affected both the sales in this subdivision as well as the availability of contractors to finish the project. A large portion of the infrastructure has been completed already.

An extension of the financial guarantee will be available to you at the hearing. Upon approval applicant will immediately provide an acceptable extension agreement to the Development and Building Services, Design Review Section.

Thank you for your review of this request. We look forward to making our presentation and answering any further questions when we appear before the Development Review Board.

Sincerely,



Doug Grandall  
Principal  
DAC Enterprises, Inc.

26  
26  
26  
26

**2743**

### DXF Electronic Approval Form

DRB Project Case #:

Subdivision Name:

Surveyor:

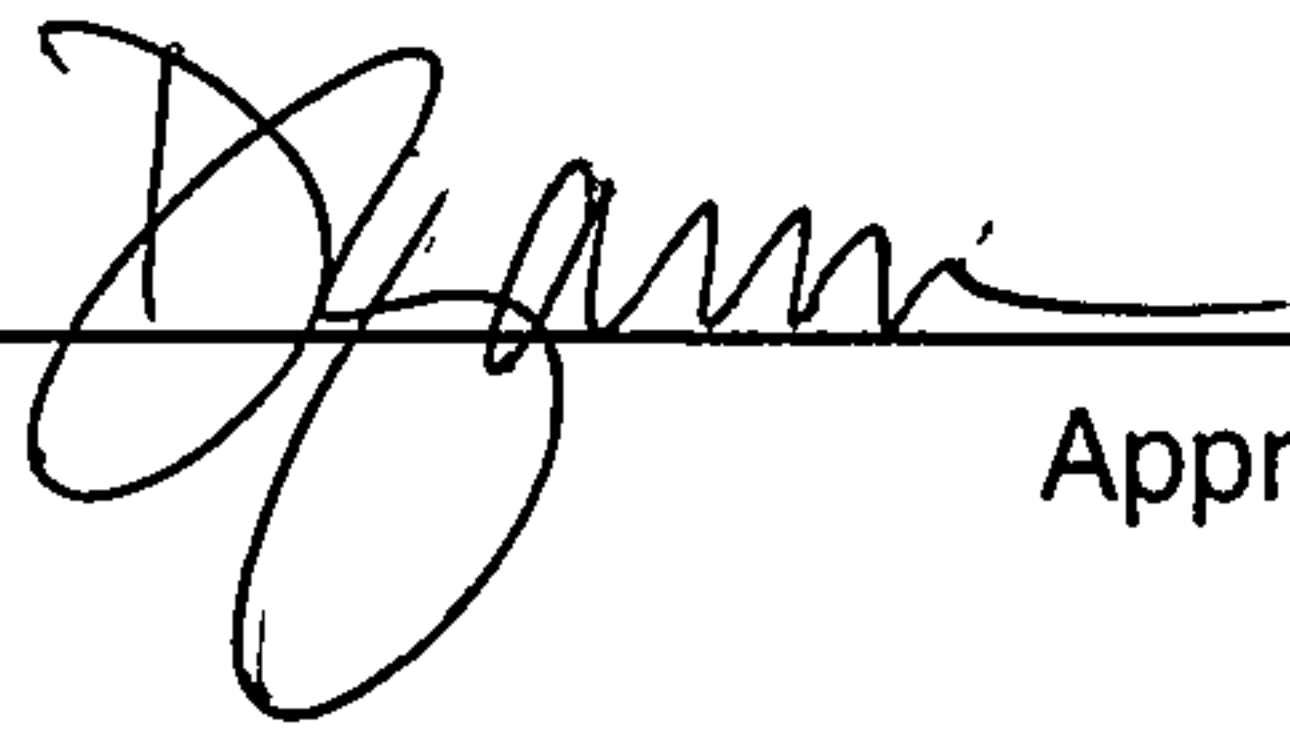
Contact Person:

Contact Information:

DXF Received:

Hard Copy Received:

Coordinate System:

  
\_\_\_\_\_  
Approved

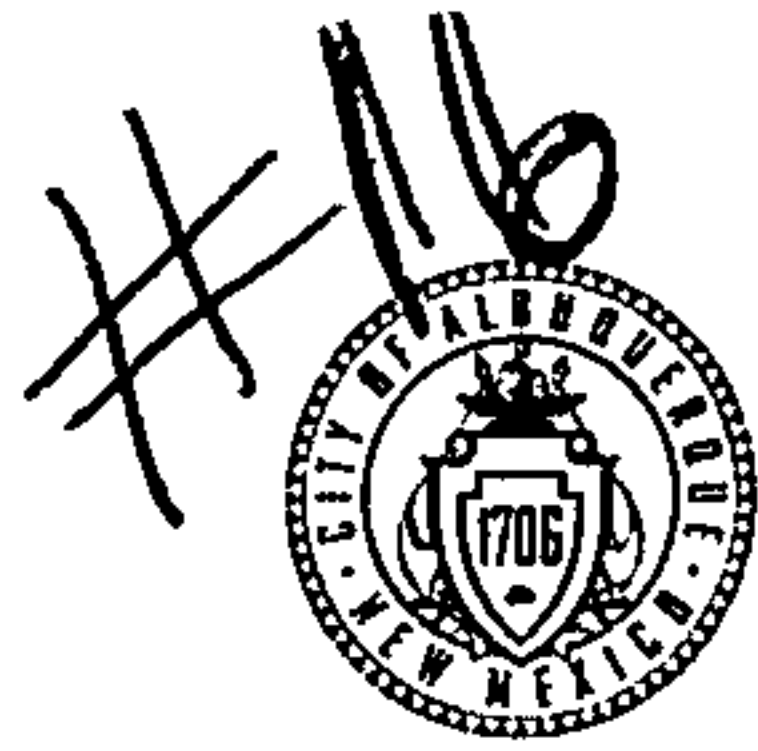
08-02-2007  
\_\_\_\_\_  
Date

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

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

**AGIS Use Only**

Copied fc **2743**      to agiscov on **8/2/2007**      Contact person notified on **8/2/2007**



*completed*

*6/15/07*

*[Signature]*

# DRB CASE ACTION LOG (FINAL PLAT)

REVISED 9/28/05

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.: 07DRB-70024 (FP)

Project # 1002743

Project Name: LA LUZ DEL OESTE

Agent: DAC ENTERPRISES INC

Phone No.: 294-5243

Your request for (SDP for SUB), (SDP for BP), (FINAL PLATS), (MASTER DEVELOP. PLAN), was approved on 6/13/09 by the DRB with delegation of signature(s) to the following departments.

### OUTSTANDING SIGNATURES COMMENTS TO BE ADDRESSED

TRANSPORTATION: \_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_

UTILITIES: \_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_

CITY ENGINEER / AMAFCA: \_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_

PARKS / CIP: \_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_

PLANNING (Last to sign): record Ameyas sign  
 \_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_

**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.

- 3 copies of the approved site plan. Include all pages.
- County Treasurer's signature must be obtained prior to the recording of the plat with the County Clerk.
- Property Management's signature must be obtained prior to Planning Department's signature.
- AGIS DXF File approval required.
- Copy of recorded plat for Planning.

Project Number

1002743



DRB

# DRB CASE ACTION LOG (FINAL PLAT)

REVISED 9/28/05

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

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Agent: DAC ENTERPRISES INC

Project # 1002743  
Phone No.: 294-5243

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**OUTSTANDING SIGNATURES COMMENTS TO BE ADDRESSED**

TRANSPORTATION: \_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_

UTILITIES: \_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_

CITY ENGINEER / AMAFCA: \_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_

PARKS / CIP: \_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_

PLANNING (Last to sign): record *Amigas sign*  
 \_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_

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

Project Number

1002743





DRB  
DRB  
DRB

**DEVELOPMENT REVIEW BOARD  
ACTION SHEET**

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

June 13, 2007

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  
David Flores in for Parks & Recreation

\*\*\*\*\*

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

**NOTE:** INDIVIDUALS WITH DISABILITIES WHO NEED SPECIAL ASSISTANCE TO PARTICIPATE AT THIS MEETING SHOULD CONTACT CLAIRE SENOVA, PLANNING DEPARTMENT, AT 924-3946. HEARING IMPAIRED USERS MAY CONTACT HER VIA THE NEW MEXICO RELAY NETWORK BY CALLING TOLL-FREE:1-800-659-8331.

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

- A. Call to Order: 9:00 A.M. Adjourned: 10:25 A.M.
- B. Changes and/or Additions to the Agenda
- C. New or Old Business

**CASES WHICH REQUIRE PUBLIC NOTIFICATION**

**MAJOR SUBDIVISIONS, VACATIONS, SIA EXTENSIONS AND SITE DEVELOPMENT PLANS**

1. **Project # 1000945**  
07DRB-00621 Major-Two Year SIA  
ADVANCED ENGINEERING AND CONSULTING LLC agent(s) for EAGLE ROCK PROPERTIES LLC request(s) the above action(s) for all or any portion of Lot(s) 22, Block(s) 26, Tract(s) A, **NORTH ALBUQUERQUE ACRES, UNIT B**, zoned SU-2 IP located on EAGLE ROCK AVE NE between SAN PEDRO DR NE and LOUISIANA BLVD NE containing approximately 1 acre(s). [REF:06DRB-00710] [Deferred from 6/13/07] (C-18) **DEFERRED AT THE AGENT'S REQUEST TO 07/18/07.**

2. **Project # 1004368**  
07DRB-00656 Major-SiteDev Plan  
BldPermit

TIERRA WEST LLC agent(s) for UNION PENSION TRANSACTION TRUST 93-2, request(s) the above action(s) for all or any portion of Tract(s) 4A2, **RENAISSANCE CENTER**, zoned SU-1, IP USES, located on RENAISSANCE BLVD NE between ALEXANDER NE and CULTURE DR NE containing approximately 1 acre(s). (F-16) **THE SITE PLAN FOR BUILDING PERMIT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO TRANSPORTATION DEVELOPMENT FOR CROSS ACCESS AND CROSS PARKING EASEMENTS AND SIDEWALK AND TO PLANNING FOR 3 COPIES OF THE SITE PLAN AND 15 DAY APPEAL PERIOD.**

3. **Project # 1005590**  
07DRB-00652 Major-Vacation of  
Public Easements  
07DRB-00654 Minor-Sketch Plat or  
Plan

JEFF MORTENSEN & ASSOCIATES agent(s) for ALBUQUERQUE PUBLIC SCHOOLS request(s) the above action(s) for all or any portion of Tract(s) A & B, **SUSIE RAYOS MARMON ELEMENTARY SCHOOL**, zoned R-D located on ILIFF RD NW between 72<sup>ND</sup> ST NW and 68<sup>TH</sup> ST NW containing approximately 15 acre(s). [REF: DRB 97-262] (H-10) **THE VACATION WAS APPROVED AS SHOWN ON EXHIBIT B IN THE PLANNING FILE . THE SKETCH PLAT WAS REVIEWED AND COMMENTS WERE GIVEN.**

4. **Project # 1003779**  
07DRB-00662 Major-Preliminary Plat  
Approval  
07DRB-00663 Major-Vacation of  
Public Right-of-Way  
07DRB-00665 Minor-Sidewalk Waiver  
07DRB-00666 Minor-Temp Defer  
SDWK

LARRY READ & ASSOCIATES agent(s) for ADIL RIZVI request(s) the above action(s) for all or any portion of Lot(s) 17 & 18, Block(s) 2, Tract(s) 2, NORTH ALBUQUERQUE ACRES, UNIT 3, **KUMAIL SUBDIVISION**, zoned R-D located on OAKLAND AVE NE , between WYOMING BLVD NE and LOUISIANA BLVD NE containing approximately 2 acre(s). (C-19) **WITH THE SIGNING OF THE INFRASTRUCTURE LIST DATED 06/13/07 AND THE APPROVED GRADING PLAN ENGINEER STAMP DATED 01/3/05 THE PRELIMINARY PLAT WAS APPROVED WITH THE FOLLOWING CONDITIONS OF FINAL PLAT: PROVIDE A 30- FEET RADIUS ON LOT 7-P-1, A SUBDIVISION DESIGN VARIANCE IS NEEDED FOR STREET CROSS SECTION. THE VACATION WAS APPROVED AS SHOWN ON EXHIBIT B IN THE PLANNING FILE. A SIDEWALK VARIANCE FOR WAIVER OF SIDEWALKS WAS APPROVED AS SHOWN ON EXHIBIT C IN THE PLANNING FILE. THE TEMPORARY DEFERRAL OF CONSTRUCTION OF SIDEWALKS WAS APPROVED AS SHOWN OF EXHIBIT C.**

5. **Project # 1000072**  
07DRB-00664 Major-Vacation of  
Public Easements

D R HORTON request(s) the above action(s) for all or any portion of Tract(s) BB & AA, Block(s) 1, **CARMEL SUBDIVISION**, zoned R-D located on CARMELITO LOOP NE between HOLLY AVE NE and CARMEL AVE NE containing approximately 1 acre(s). [REF: 04DRB-00033] (C-18) **THE VACATION WAS APPROVED AS SHOWN ON EXHIBIT B IN THE PLANNING FILE .**

6. **Project # 1002371**  
07DRB-00577 Major-Vacation of  
Public Easements  
07DRB-00576 Minor-Prelim&Final Plat  
Approval

TIERRA WEST LLC agent(s) for HOFFMANTOWN WEST CHURCH request(s) the above action(s) for all or any portion of Tract(s) 1-A-1, Block(s) 15, ALBAN HILLS (to be known as **HOFFMANTOWN WEST CHURCH**) zoned SU-1 for R-2 with church related uses, located on LA ORILLA RD NW between COORS BLVD NW and the CORRALES DRAIN containing approximately 17 acre(s). [REF: 02DRB01824, 03DRB02150, 05DRB00560, 03DRB02085, 03DRB02086, 03EPC01285, 07DRB00286] [*Deferred from 5/30/07 & 06/06/07 & 6/13/07*] (D-12) **DEFERRED AT THE AGENT'S REQUEST TO 06/27/07.**

**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.

7. **Project# 1004000**  
07DRB-70027 MINOR - SDP FOR  
BUILDING PERMIT

NCA ARCHITECTS PA agent(s) for NORTH VALLEY SEVENTH DAY ADVENTIST CHURCH request(s) the above action(s) for all or a portion of Tract(s) A-1, **EAGLE RANCH SUBDIVISION, WEST UNIT 2**, zoned SU-1 PDA TO INCLUDE C-3 USES, located on PARADISE BLVD NW BETWEEN EAGLE RANCH NW AND COORS NW containing approximately 3.48 acre(s). [*Indef deferred on 6/13/07*] (C-13) **INDEFINITELY DEFERRED AT THE AGENT'S REQUEST.**

8. **Project# 1005317**  
07DRB-70036 EPC APPROVED SDP  
FOR BUILDING PERMIT

SITES SOUTHWEST agent(s) for CITY OF ALBUQUERQUE WATER UTILITY DEPT., WATER RESOURCES DIVISION request(s) the above action(s) for all or a portion of Tract(s) A, **ACADEMY ACRES SUBDIVISION, UNIT 5**, zoned C-3, located on FOREST HILLS DR. NE BETWEEN PAN AMERICAN HWY. NE AND PRESBYTERIAN HEALTHCARE SERVICES containing approximately 4.73 acre(s). [Carol Toffaleti, EPC Case Planner] (E-17/18) **THE SITE PLAN FOR BUILDING PERMIT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO TRANSPORTATION DEVELOPMENT FOR A COPY OF THE LEASE AGREEMENT AND FUTURE SIDEWALK AND LANDSCAPING PLACEMENT AND TO PLANNING FOR 3 COPIES.**

9. **Project# 1004735**  
07DRB-70022 EPC APPROVED SDP  
FOR BUILD PERMIT  
07DRB-70023 EPC APPROVED SDP  
FOR SUBDIVISION

DORMAN & BREEN ARCHITECTS agent(s) for TRAMWAY COMMUNITY CHURCH request(s) the above action(s) for all or a portion of Lot(s) 1-A, **TRAMWAY RIDGE**, zoned SU-1 FOR CHURCH AND RELATED FACILITIES, located on TRAMWAY RIDGE NE BETWEEN MANITOBA NE AND MONTGOMERY BLVD NE containing approximately 3.938 acre(s). [Catalina Lehner, EPC Case Planner] [Deferred from 06/06/07] (F-22) **THE SITE PLAN FOR BUILDING PERMIT WAS APPROVED AND DELEGATED TO PLANNING FOR 3 COPIES. THE SITE PLAN FOR SUBDIVISION WAS APPROVED AND DELEGATED TO PLANNING FOR 3 COPIES.**

10. **Project# 1006505**  
07DRB-70021 MINOR - SDP FOR  
BUILDING PERMIT

CLAUDIO VIGIL ARCHITECTS agent(s) for EDDIE CORLEY JR & SR LLC request(s) the above action(s) for all or a portion of Lot(s) 17, 18, 19, 20 & a portion 21, Tract(s) A, Block(s) 9, **NORTH ALBUQUERQUE ACRES, UNIT B**, (to be known as **CORLEY'S ALBUQUERQUE**) zoned SU-2 FOR IP USES, located on EAGLE ROCK ROAD NE BETWEEN EAST FRONTAGE ROAD NE AND SAN PEDRO NE containing approximately 3.9 acre(s). [Deferred from 06/06/07 & 6/13/07] (C-18) **DEFERRED AT THE AGENT'S REQUEST TO 06/20/07.**

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

11. **Project# 1004871**  
07DRB-70028 MINOR -  
PRELIMINARY/ FINAL PLAT  
APPROVAL

SURVEYS SOUTHWEST LTD agent(s) for ALBUQUERQUE INN KEEPER, LLC request(s) the above action(s) for all or a portion of Tract(s) 1-A & 2-A, **CAVAN SUNPORT CENTRE**, zoned SU-1 FOR PERMISSIVE O-1, C-2 & IP USES, located on ROSS AVE SE BETWEEN YALE BLVD SE AND INTERNATIONAL AVE SE containing approximately 2.9833 acre(s). [REF: Z-93-122, DRB-94-599] [*Indef deferred from 6/13/07*] (L-16) **INDEFINITELY DEFERRED AT THE AGENT'S REQUEST.**

12. **Project# 1003692**  
07DRB-70035 MINOR -  
PRELIMINARY/ FINAL PLAT  
APPROVAL

WILSON AND COMPANY INC agent(s) for ALBUQUERQUE PUBLIC SCHOOLS request(s) the above action(s) for all or a portion of Tract(s) A, B, AND C, LANDS OF ALBUQUERQUE PUBLIC SCHOOLS (to be known as **HEIGHTS COMMUNITY CENTER**) zoned SU-2 for O-1, located on BUENA VISTA AVE SE BETWEEN ST. CYR AVE SE AND COAL AVE SE containing approximately 7.916 acre(s)(K-15) [*Deferred from 6/13/07*] **DEFERRED AT THE AGENT'S REQUEST TO 06/20/07.**

13. **Project# 1006518**  
07DRB-70039 MINOR -  
PRELIMINARY/ FINAL PLAT  
APPROVAL

GEORGE T. RODRIGUEZ - DEVELOPMENT CONSULTANT agent(s) for COE AND PETERSON, LLC request(s) the above action(s) for all or a portion of Block(s) 6, Tract(s) 1, **DUKE CITY INDUSTRIAL AREA**, zoned C-3, located on RICHMOND DR NE BETWEEN CLAREMONT AVE NE AND LOS ARBOLES AVE NE containing approximately .856 acre(s). (H-16) **THE PRELIMINARY AND FINAL PLAT WAS APPROVED WITH THE FINAL SIGN OFF DELEGATED TO TRANSPORTATION DEVELOPMENT FOR CLOSURE OF THE DRIVE PADS ON LOS ARBOLES AND DEDICATION ALONG CLAREMONT AND TO PLANNING FOR AMAFCA'S SIGNATURE AND TO RECORD.**

14. **Project# 1005141**  
07DRB-70037 MINOR -  
PRELIMINARY/ FINAL PLAT  
APPROVAL

ABQ ENGINEERING agent(s) for LOUISE ABQ 2005, LLC request(s) the above action(s) for all or a portion of Block(s) 11, Tract(s) L-1, **PANORAMA HEIGHTS**, zoned O-1, located on INDIAN SCHOOL RD NE BETWEEN EASTRIDGE DR NE AND CONSTITUTION AVE NE containing approximately 7.71 acre(s). (J-22) **WITH THE SIGNING OF THE INFRASTRUCTURE LIST DATED 06/13/07 THE PRELIMINARY PLAT WAS APPROVED WITH THE FOLLOWING CONDITIONS OF FINAL PLAT APPROVAL: A GRADING AND DRAINAGE PLAN AS REQUIRED AND THE FINAL PLAT WAS INDEFINITELY DEFERRED FOR SIA.**

15. **Project # 1003790**  
07DRB-00299 Minor- Final Plat  
Approval

MARK GOODWIN & ASSOCIATES PA agent(s) for MCT INDUSTRIES INC request(s) the above action(s) for all or any portion of Tract(s) B, C-1 & C-2, **NORTH GATEWAY**, zoned IP located on BALLOON FIESTA PARKWAY NE between SAN MATEO BLVD NE and I-25 NE containing approximately 23 acre(s). [*Final plat was indef deferred 4/4/07*] (B-18) **THE FINAL PLAT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO TRANSPORTATION DEVELOPMENT FOR CLARIFICATION OF LANGUAGE ON NOTE 8 AND PLANNING FOR AMAFCA'S SIGNATURE AND TO RECORD.**

16. ~~**Project# 1002743**~~  
07DRB-70024 MAJOR - FINAL PLAT  
APPROVAL

DAC ENTERPRISES INC agent(s) for HARVEST LAND LLC request(s) the above action(s) for all or any portion of Tract(s) I & J, **LA LUZ DEL OESTE**, zoned SU-1 PRD located on COORS NW between WESTERN TRAILS NW and DELLYNE NW containing approximately 4 acre(s). [*Deferred from 6/06/07*] (F-11) **THE FINAL PLAT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO PLANNING FOR AMAFCA'S SIGNATURE AND TO RECORD.**

**NO ACTION IS TAKEN ON THESE CASES:**

**APPLICANT - AGENT IS REQUIRED TO BE AT THE MEETING**

**THERE ARE NO SKETCH PLATS THIS WEEK. . . .**

17. Approval of the Development Review Board Minutes for June 6, 2007. **THE DEVELOPMENT REVIEW BOARD MINUTES FOR JUNE 6, 2007 WERE APPROVED BY THE BOARD.**

ADJOURNED: 10: 25 A.M.

# CITY OF ALBUQUERQUE



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

DEVELOPMENT REVIEW BOARD – SPEED MEMO

**DRB CASE NO/PROJECT NO: 1002743**

**AGENDA ITEM NO: 16**

**SUBJECT:**

Final Plat

**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](http://www.cabq.gov)

**RESOLUTION:**

APPROVED ; 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:** JUNE 13, 2007

(F-11/D002)



DEVELOPMENT REVIEW BOARD  
ACTION SHEET

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

June 6, 2007

9:00 a.m.

MEMBERS:

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

Wilfred Gallegos, Transportation Development  
Brad Bingham, Alternate City Engineer

Roger Green, Utility Development  
Christina Sandoval, Parks & Recreation

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

**NOTE:** INDIVIDUALS WITH DISABILITIES WHO NEED SPECIAL ASSISTANCE TO PARTICIPATE AT THIS MEETING SHOULD CONTACT CLAIRE SENOVA, PLANNING DEPARTMENT, AT 924-3946. HEARING IMPAIRED USERS MAY CONTACT HER VIA THE NEW MEXICO RELAY NETWORK BY CALLING TOLL-FREE:1-800-659-8331.

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

A. Call to Order: 9:00 A.M.

Adjourned: 11:15 A.M.

B. Changes and/or Additions to the Agenda

C. New or Old Business

**CASES WHICH REQUIRE PUBLIC NOTIFICATION**

**MAJOR SUBDIVISIONS, VACATIONS, SIA EXTENSIONS AND SITE DEVELOPMENT PLANS**

1. **Project # 1001140**  
07DRB-00606 Major-Two Year SIA

SCOTT COLE request(s) the above action(s) for all or any portion of Lot(s) 21, Tract(s) A, Block(s) 26, **NORTH ALBUQUERQUE ACRES, UNIT B**, zoned SU-2 for IP, located on EAGLE ROCK NE between SAN PEDRO NE and LOUISIANA NE containing approximately 1 acre(s). [REF: 01DRB00391, 03DRB00557, 05DRB00717] (C-18) **ONE YEAR EXTENTION OF THE SIA WAS APPROVED.**

2. **Project # 1005546**  
07DRB-00589 Major-Vacation of Pub Right-of-Way

SURV TEK INC agent(s) for BLACK FARMS LLC request(s) the above action(s) for **BLACK FARMS ESTATE, UNIT 2**, zoned RA-1 located on IRVING BLVD NW between VALLEY VIEW DR NW and RIVERFRONTE DR NW. [Deferred from 06/06/07] (C-13) **DEFERRED AT THE AGENT'S REQUEST TO 9/5/07.**



3. **Project # 1002962**  
07DRB-00613 Major-SiteDev Plan Subd  
07DRB-00615 Major-SiteDev Plan  
BldPermit

BOHANNAN HUSTON INC agent(s) for CANTATA AT THE TRAILS INC request(s) the above action(s) for Tract 5 and a portion of Tract 4 OS, THE TRAILS, UNIT 2, (to be known as **CANTATA AT THE TRAILS**) zoned SU-2 UR located on OAKRIDGE ST NW between WOODMONT AVE NW and UNIVERSE NW containing approximately 25 acre(s). [REF: 04DRB-01322] [Deferred from 06/06/07] (C-9) **DEFERRED AT THE AGENT'S REQUEST TO 6/20/07.**

4. **Project # 1003094**  
07DRB-00616 Major-Preliminary Plat  
Approval  
07DRB-00617 Minor-Temp Defer SDWK

ISAACSON & ARFMAN PA agent(s) for ALVARADO-SG LLC C/O ROMERO ROSE LLC request(s) the above action(s) for all or any portion of Lot(s) 1-24, Block(s) 30, NEW MEXICO TOWN COMPANYS ORIGINAL TOWNSITE (to be known as **SILVER TOWNHOMES**) zoned SU-3 housing focus, located on SILVER AVE SW between 2<sup>nd</sup> ST SW and 3<sup>rd</sup> ST SW containing approximately 2 acre(s). [REF: 03DRB01886, 03DRB01997, 06DRB01787] (K-14) **WITH THE SIGNING OF THE INFRASTRUCTURE LIST DATED 6/06/07 AND APPROVAL OF THE GRADING PLAN ENGINEER STAMP DATED 5/10/07 THE PRELIMINARY PLAT WAS APPROVED. THE TEMPORARY DEFERRAL OF CONSTRUCTION OF SIDEWALKS ON THE INTERIOR STREETS WAS APPROVED AS SHOWN ON EXHIBIT C IN THE PLANNING FILE.**

5. **Project # 1005354**  
07DRB-00614 Major-Vacation of Public  
Easements

BOHANNAN HUSTON INC agent(s) for SAWMILL COMMUNITY LAND TRUST request(s) the above action(s) for all or any portion of Lot(s) B-2-A, **DUKE CITY LUMBER COMPANY ADDITION**, zoned SU2-S-I, located on BELLAMAH AVE NW between 18<sup>th</sup> ST NW and 19<sup>th</sup> ST NW containing approximately 8 acre(s). [REF: 07DRB-00499, 07DRB-00500] (J-13) **THE VACATION WAS APPROVED AS SHOWN OF EXHIBIT B IN THE PLANNING FILE WITH THE FOLLOWING CONDITION OF FINAL PLAT: THE EXISTING WATERLINE MUST BE RELOCATED AND ABANDONED AS REQUIRED BY THE WATER UTILITY DEPARTMENT.**

6. **Project # 1005564**  
07DRB-00619 Major-Preliminary Plat  
Approval

MARK SNAPP agent(s) for CALITERRA DEVELOPMENT request(s) the above action(s) for all or any portion of Tract(s) 212-BIA & 210-BIA, **RIO PERLES ADDITION**, zoned R-2, located on AMADO NW between RICE RD NW and SERNA RD NW containing approximately 1 acre(s). [Deferred from 06/06/07] (H-12) **DEFERRED AT THE AGENT'S REQUEST TO 6/20/07.**

7. **Project # 1002371**  
07DRB-00577 Major-Vacation of Public  
Easements  
07DRB-00576 Minor-Prelim&Final Plat  
Approval

TIERRA WEST LLC agent(s) for HOFFMANTOWN WEST CHURCH request(s) the above action(s) for all or any portion of Tract(s) 1-A-1, Block(s) 15, ALBAN HILLS (to be known as **HOFFMANTOWN WEST CHURCH**) zoned SU-1 for R-2 with church related uses, located on LA ORILLA RD NW between COORS BLVD NW and the CORRALES DRAIN containing approximately 17 acre(s). [REF: 02DRB01824, 03DRB02150, 05DRB00560, 03DRB02085, 03DRB02086, 03EPC01285, 07DRB00286] [Deferred from 5/30/07 & 06/06/07] (D-12) **DEFERRED AT THE AGENT'S REQUEST TO 6/20/07.**

**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# 1004735**  
07DRB-70022 EPC APPROVED SDP  
FOR BUILD PERMIT  
07DRB-70023 EPC APPROVED SDP  
FOR SUBDIVISION

DORMAN & BREEN ARCHITECTS agent(s) for TRAMWAY COMMUNITY CHURCH request(s) the above action(s) for all or a portion of Lot(s) 1-A, **TRAMWAY RIDGE**, zoned SU-1 FOR CHURCH AND RELATED FACILITIES, located on TRAMWAY RIDGE NE BETWEEN MANITOBA NE AND MONTGOMERY BLVD NE containing approximately 3.938 acre(s). [Catalina Lehner, EPC Case Planner] [Deferred from 06/06/07] (F-22) **DEFERRED AT THE AGENT'S REQUEST TO 6/13/07.**

9. **Project# 1006505**  
07DRB-70021 MINOR - SDP FOR  
BUILDING PERMIT

CLAUDIO VIGIL ARCHITECTS agent(s) for EDDIE CORLEY JR & SR LLC request(s) the above action(s) for all or a portion of Lot(s) 17, 18, 19, 20 & a portion 21, Tract(s) A, Block(s) 9, **NORTH ALBUQUERQUE ACRES, UNIT B**, (to be known as **CORLEY'S ALBUQUERQUE**) zoned SU-2 FOR IP USES, located on EAGLE ROCK ROAD NE BETWEEN EAST FRONTAGE ROAD NE AND SAN PEDRO NE containing approximately 3.9 acre(s). [Deferred from 06/06/07] (C-18) **DEFERRED AT THE AGENT'S REQUEST TO 6/13/07.**

10. **Project # 1003993**  
07DRB-00591 Minor-SiteDev Plan  
BldPermit/EPC

SUJAY THAKUR request(s) the above action(s) for all or any portion of Tract(s) A-37-1, NE UNIT TOWN OF ATRISCO GRANT (to be known as **GLOBAL STORAGE**) zoned SU-1 O-1 located on COORS BLVD NW between ST JOSEPHS NW and SEQUOIA NW containing approximately 4 acre(s). [REF: 07EPC-00113, 07EPC-00112, 06DRB01003, 06DRB01005] [**Maggie Gould, EPC Case Planner**] [*Indef deferred on 5/16/07*] [*Deferred from 5/23/07*] (G-11) **WITH THE SIGNING OF THE INFRASTRUCTURE LIST DATED 6/6/07 THE SITE PLAN FOR BUILDING PERMIT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO CITY ENGINEER FOR SIA AND PLANNING FOR INFRASTRUCTURE LANGUAGE, SMALL CAR SPACES TO BE PAINTED ON PAVEMENT, AISLE WIDTHS TO BE LABELLED AND 3 COPIES OF THE PLAN.**

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

11. **Project# 1002743**  
07DRB-70024 MAJOR - FINAL PLAT  
APPROVAL

DAC ENTERPRISES, INC agent(s) for HARVEST LAND, LLC request(s) the above action(s) for all or a portion of Tract(s) I & J, **LA LUZ DEL OESTE**, zoned SU-1 FOR PRD, located on COORS BLVD NW BETWEEN WESTERN TRAIL NW AND DELLYNE NW containing approximately 4 acre(s). [*Deferred from 6/6/07*] (F-11) **DEFERRED AT THE AGENT'S REQUEST TO 6/13/07.**

12. **Project# 1006507**  
07DRB-70025 MINOR - PRELIMINARY/  
FINAL PLAT APPROVAL

COMMUNITY SCIENCES CORP agent(s) for K & M DEVELOPMENT INC request(s) the above action(s) for all or a portion of Lot(s) 17, 18, 19 & 20, Block(s) 30, RAYNOLDS ADDITION (to be known as **14<sup>TH</sup> & COAL SUBDIVISION, UNIT 1**) zoned SU-2/MFR, located on 14<sup>TH</sup> ST SW BETWEEN IRON SW AND LEAD SW containing approximately 0.33 acre(s). [REF: DRB 1005244] (K-13) **WITH THE SIGNING OF THE INFRASTRUCTURE LIST DATED 6/6/07 AND APPROVAL OF THE GRADING PLAN ENGINEER STAMP DATED 6/1/07 THE PRELIMINARY PLAT WAS APPROVED WITH THE FOLLOWING CONDITION OF FINAL PLAT: P-2 LOT DESIGNATIONS ARE REQUIRED ON ALL LOTS. THE FINAL PLAT WAS INDEFINITELY DEFERRED FOR THE SIA.**

13. **Project# 1006509**  
07DRB-70026 MINOR - PRELIMINARY/  
FINAL PLAT APPROVAL

COMMUNITY SCIENCES CORP agent(s) for K & M DEVELOPMENT INC. request(s) the above action(s) for all or a portion of Lot(s) 13, 14, 15, 16, 17, 18 AND 19, Block(s) 29, **HUNING CASTLE ADDITION** zoned SU-2 FOR MFR, located on 14<sup>TH</sup> ST SW BETWEEN IRON SW AND LEAD SW containing approximately .68 acre(s). [REF: 1005244] (K-19) **WITH THE SIGNING OF THE INFRASTRUCTURE LIST DATED 6/6/07 AND APPROVAL OF THE GRADING PLAN ENGINEER STAMP DATED 6/1/07 THE PRELIMINARY PLAT WAS APPROVED WITH THE FOLLOWING CONDITION OF FINAL PLAT: P-2 LOT DESIGNATIONS ARE REQUIRED ON ALL LOTS. THE FINAL PLAT WAS INDEFINITELY DEFERRED FOR THE SIA.**

14. **Project# 1005182**  
07DRB-70014 AMENDMENT TO  
PRELIMINARY PLAT

WILSON AND COMPANY INC agent(s) for LA CUENTISTA II LLC request(s) the above action(s) for all or a portion of Tract(s) C, **LA CUENTISTA SUBDIVISION, UNIT 2**, zoned SU-2 SRSL, located on ROSA PARKS RD NW between ALOE RD NW and KIMMICK DR NW containing approximately 35.4714 acre(s). [REF: 1000922] [Deferred from 5/30/07] (C-10 & C-11) **WITH THE SIGNING OF THE NEW INFRASTRUCTURE LIST DATED 6/6/07 THE PREVIOUS INFRASTRUCTURE LIST IS VOID, HOWEVER, THIS INFRASTRUCTURE LIST WILL HAVE THE SAME DATE AS THE VOIDED ONE. THE AMENDED PRELIMINARY PLAT WAS APPROVED WITH THE FOLLOWING CONDITIONS OF FINAL PLAT APPROVAL: REVISE GATE QUEQUING ANALYSIS, RE-EVALUATE RIGHT-OF-WAY WIDTHS AT ENTRANCES OF SUBDIVISION. THIS AMENDMENT DOES NOT EXTEND THE EXPIRATION DATE OF THE ALREADY APPROVED PRELIMINARY PLAT.**

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

**NO SKETCH PLATS THIS WEEK . . . .**

15. Approval of the Development Review Board Minutes for May 30, 2007. **THE DEVELOPMENT REVIEW BOARD MINUTES FOR MAY 30, 2007 WERE APPROVED BY THE BOARD.**

ADJOURNED: 11:15 A.M.

# CITY OF ALBUQUERQUE

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

DEVELOPMENT REVIEW BOARD – SPEED MEMO

**DRB CASE NO/PROJECT NO: 1002743**

**AGENDA ITEM NO: 11**

**SUBJECT:**

Final Plat

**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:**

APPROVED \_\_\_; DENIED \_\_\_; DEFERRED X; 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:** JUNE 6, 2007

(F-11/D002)

6-13-07

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**CITY OF ALBUQUERQUE  
PLANNING DEPARTMENT  
May 30, 2007  
DRB Comments**

**ITEM # 11**

**PROJECT # 1002743**

**APPLICATION # 07-70024**

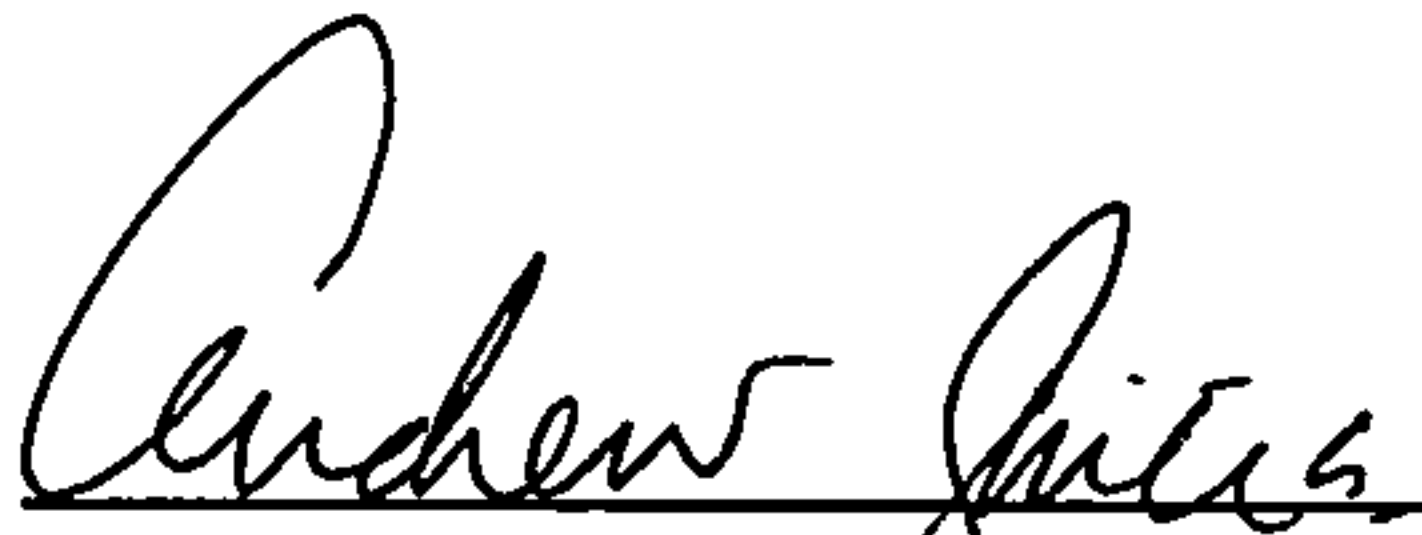
**RE: Tracts I & J, La Luz Del Oeste/fp**

Has anything changed from the preliminary plat?

Homeowners Association president must sign the plat.

The AGIS dxf is approved.

Planning will take delegation to record the plat.



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Andrew Garcia, Planning Alternate  
924-3858 agarcia@cabq.gov



OFFICIAL NOTICE OF DECISION

CITY OF ALBUQUERQUE  
PLANNING DEPARTMENT  
DEVELOPMENT REVIEW BOARD

April 11, 2007

2. **Project # 4002743**  
07DRB-00336 Major-Preliminary Plat Approval

DAC ENTERPRISES INC agent(s) for HARVEST LAND LLC request(s) the above action(s) for all or any portion of Tract(s) I & J, **LA LUZ DEL OESTE, UNIT 4**, zoned SU-1 PRD located on COORS NW between WESTERN TRAILS NW and DELLYNE NW containing approximately 4 acre(s). (F-11)

At the April 11, 2007, Development Review Board meeting, with the re-signing of the infrastructure list dated 02/08/06 and approval of the grading plan engineer stamp dated 5/19/79 the preliminary plat was approved with the following condition of final plat approval:

The Home Owner's Association President must sign the final plat.

If you wish to appeal this decision, you must do so by April 26, 2007, 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).

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: Harvest Land LLC, 3408 Vista Alameda NE, Suite C, 87113  
DAC Enterprises Inc., P.O. Box 16658, 87191  
Rene Horvath, 5515 Palomino Dr NW, 87120  
Marilyn Maldonado, Planning Department, 4th Floor, Plaza del Sol Bldg.  
File

# CITY OF ALBUQUERQUE



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

DEVELOPMENT REVIEW BOARD – SPEED MEMO

**DRB CASE NO/PROJECT NO: 1002743**

**AGENDA ITEM NO: 2**

**SUBJECT:**

Preliminary Plat

**ACTION REQUESTED:**

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

**ENGINEERING COMMENTS:**

An approved drainage report dated 5-19-1979 is on file for Preliminary Plat approval.

P.O. Box 1293

Albuquerque

New Mexico 87103

www.cabq.gov

**RESOLUTION:**

APPROVED ; 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:** APRIL 11, 2007

(F-11/D002)



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## DRB PUBLIC HEARING SIGN IN SHEETS

CASE NUMBER: 1002743 AGENDA#: 2 DATE: 4-11-07

1. Name: Roberto Romero Address: 1521 EDITH AVE Zip: 87102-1611
2. Name: DAC Enterprises INC Address: ~~16658~~ P.O. BOX 16658 Zip: 87191
- ✓ 3. Name: Rene Horvath Address: 5515 Palomino<sup>no Pr</sup> Zip: 87120
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: \_\_\_\_\_



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CITY OF ALBUQUERQUE  
PLANNING DEPARTMENT  
DEVELOPMENT REVIEW BOARD

April 11, 2007

**Project # 1002743**  
07DRB-00336 Major-Preliminary Plat Approval

DAC ENTERPRISES INC agent(s) for HARVEST LAND LLC request(s) the above action(s) for all or any portion of Tract(s) I & J, **LA LUZ DEL OESTE, UNIT 4**, zoned SU-1 PRD located on COORS NW between WESTERN TRAILS NW and DELLYNE NW containing approximately 4 acre(s). (F-11)

- AMAFCA No adverse comments.
- COG No adverse comments.
- Transit No comments received.
- Zoning Enforcement No adverse comments.
- Neighborhood Coordination

Letter(s) sent to La Luz Del Sol NA (R) and Taylor Ranch NA (R).

APS Tracts I & J, **La Luz del Oeste, Unit 4**, located on Coors NW and Western Trails NW, will consist of 9 townhouses. The proposed development will impact Chaparral Elementary, LBJ Middle School, and Cibola High School. **Cibola High School is currently exceeding capacity, Chaparral Elementary School is at capacity, and LBJ Middle School will be exceeding capacity as residential developments continue to build out in the area.**

| Loc No | School       | 2006-07<br>40th Day | 2006-07<br>Capacity | Space<br>Available |
|--------|--------------|---------------------|---------------------|--------------------|
| 234    | Chaparral    | 779                 | 789                 | 10                 |
| 485    | L.B. Johnson | 1,054               | 1,204               | 150                |
| 580    | Cibola       | 3,170               | 2,300               | -870               |

Volcano Vista High School, a new northwest high school, will open with a 9<sup>th</sup> grade academy in 2007. The remainder of the high school will open in 2008. The new northwest high school will relieve overcrowding at Cibola High School.

On March 6, 2007, Harvest Land LLC entered into a **Pre-Development Facilities Fee Agreement** with the Albuquerque Public Schools to pay a facility fee for each residential unit that will be constructed in the subdivision.

APS

These fees will help with the construction and maintenance of new and existing schools within the APS district.

Police Department

No crime prevention or CPTED comments at this time.

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 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

Open Space has no adverse comments.

City Engineer

An approved grading and drainage plan is on file for preliminary plat approval.

Transportation Development

Were these tracts previously approved? Is the SIA still valid?

Parks & Recreation

No objection.

Utilities Development

No adverse comments.

Planning Department

The APS document is on file. Are there any perimeter walls planned? Who will own Lots I-1 & J-1?

Impact Fee Administrator

Impact Fees are not applicable at this time of platting. However, Impact Fees will be required at the time a permit is issued for each dwelling.

Impact Fee Administrator

Based on an estimate of 2,000 sq ft of heated area and .05 acre of impervious area, the estimated impact fees for each dwelling are as follows:

1. Parks Trails & Open Space for the NW Mesa: \$2,420
2. Public Safety Facilities for the Westside: \$ 414
3. Roadway Facilities for the NW Mesa: \$3,662
4. Drainage Facilities for the NW Mesa: \$ 702.60

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

Cc: Harvest Land LLC, 3408 Vista Alameda NE, Suite C, 87113

DAC Enterprises Inc., P.O. Box 16658, 87191



# City of Albuquerque



## DEVELOPMENT/ PLAN REVIEW APPLICATION

- SUBDIVISION**  
 Major Subdivision action  
 Minor Subdivision action  
 Vacation  
 Variance (Non-Zoning)
- SITE DEVELOPMENT PLAN**  
 for Subdivision Purposes  
 for Building Permit  
 IP Master Development Plan  
 Cert. of Appropriateness (LUCC)
- STORM DRAINAGE**  
 Storm Drainage Cost Allocation Plan

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

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

**APPLICANT INFORMATION:**

NAME: HARVEST LAND LLC PHONE: 890-6656  
 ADDRESS: 3408 VISTA ALAMEDA NE Ste C FAX: 890-5035  
 CITY: ALBUQUERQUE STATE NM ZIP 87113 E-MAIL: \_\_\_\_\_  
 Proprietary Interest in site: OWNER/DEVELOPER List all owners: \_\_\_\_\_  
 AGENT (if any): DAC ENTERPRISES, INC. PHONE: 294-5243  
 ADDRESS: P.O. BOX 116658 FAX: \_\_\_\_\_  
 CITY: ALBUQUERQUE STATE NM ZIP 87191 E-MAIL: \_\_\_\_\_  
 DESCRIPTION OF REQUEST: PRELIMINARY PLAT FOR AN 11 LOT SUBDIVISION

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

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

Lot or Tract No. TRACTS I & J Block: \_\_\_\_\_ Unit: 4  
 Subdiv. / Addn. LA LUZ DEL OESTE  
 Current Zoning: SU-1/PRD Proposed zoning: \_\_\_\_\_  
 Zone Atlas page(s): F-11 No. of existing lots: 2 No. of proposed lots: 11  
 Total area of site (acres): 3.5892 Density if applicable: dwellings per gross acre: 3.1 dwellings per net acre: 3.1  
 Within city limits?  Yes. No , but site is within 5 miles of the city limits.) Within 1000FT of a landfill? NO  
 UPC No. 101106129743910138 & 101106129743910139 MRGCD Map No. NA  
 LOCATION OF PROPERTY BY STREETS: On or Near: COORS BLVD NW  
 Between: WESTERN TRAILS NW and DELLYNE 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 1002743, 03DRB00989

Check-off if project was previously reviewed by Sketch Plat/Plan ? or Pre-application Review Team ? . Date of review: \_\_\_\_\_  
 SIGNATURE Doug Crandall, DAC ENTERPRISES, INC DATE MARCH 13, 2007  
 (Print) DOUG CRANDALL \_\_\_\_\_ Applicant  Agent

**FOR OFFICIAL USE ONLY**

Form revised 4/04

|   | Application case numbers    | Action    | S.F.       | Fees                   |
|---|-----------------------------|-----------|------------|------------------------|
| <input checked="" type="checkbox"/> INTERNAL ROUTING                    | <u>07DRB . 00336</u>        | <u>PP</u> | <u>52</u>  | <u>\$ 730.00</u>       |
| <input checked="" type="checkbox"/> All checklists are complete         |                             |           | <u>CMF</u> | <u>\$ 20.00</u>        |
| <input checked="" type="checkbox"/> All fees have been collected        |                             |           | <u>ADV</u> | <u>\$ 75.00</u>        |
| <input checked="" type="checkbox"/> All case #s are assigned            |                             |           |            |                        |
| <input checked="" type="checkbox"/> AGIS copy has been sent             |                             |           |            |                        |
| <input checked="" type="checkbox"/> Case history #s are listed          |                             |           |            |                        |
| <input checked="" type="checkbox"/> Site is within 1000ft of a landfill |                             |           |            |                        |
| <input checked="" type="checkbox"/> F.H.D.P. density bonus              |                             |           |            |                        |
| <input checked="" type="checkbox"/> F.H.D.P. fee rebate                 |                             |           |            |                        |
|   | Hearing date <u>4-11-07</u> |           |            | Total <u>\$ 825.00</u> |

Janet M. Kovic 3-13-07  
 Planner signature / date

Project # 100 2743

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
  - Signed Preliminary Pre-Development Facilities Fee Agreement for **Residential** development only
  - Design elevations & cross sections of perimeter walls 3 copies (11" x 17" maximum)
  - 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. \_\_\_\_\_
- 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.

DOUG CRAWFALL, DAC ENTERPRISES, INC.  
Applicant name (print)

Doug Crawford MARCH 13, 2007  
Applicant signature / date



Form revised 11/04, 6/05 and NOV 06

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

Application case numbers  
07DRB - 00336

[Signature] 3-13-07  
Planner signature / date

Project # 100 2743

| REC | UPC CODE                   | OWNER   | OWNER ADDRESS           | OWNER CITY  | OWNER STATE | OWNER ZIP CODE | PROPERTY CLASS | TAX DISTRICT | LEGAL   |
|-----|----------------------------|---|-------------------------|-------------|-------------|----------------|----------------|--------------|---|
| 1   | 101106<br>125643<br>220508 | RODRIGUEZ ANDRES & GUTIERREZ RITA D                                   | 5104 VISTA DE LUZ DR NW | ALBUQUERQUE | NM          | 87120          | R              | A1A          | * 19A OF REPLAT OF LOTS 15 THRU 20 OF BLOCK 3 LA MARIPOSA SOUTH ADDN                  |
| 2   | 101106<br>125742<br>320507 | PLAMAN MICHAEL & JILL K   | 5100 VISTA DE LUZ NW    | ALBUQUERQUE | NM          | 871201907      | R              | A1A          | * 20A OF REPLAT OF LOTS 15 THRU 20 OF BLOCK 3 LA MARIPOSA SOUTH ADDN                  |
| 3   | 101106<br>131141<br>610134 | LA LUZ DEL SOL LANDOWNERS ASSOCIATION                                 | 1 WIND NW               | ALBUQUERQUE | NM          | 87120          | V              | A1A          | COMMON AREA PLAT OF GROUP G OF LA LUZ DEL OESTE UNIT 4 CONT 2.1039 AC M/L             |
| 4   | 101106<br>140743<br>710104 | LA LUZ DEL SOL LANDOWNERS ASSOCIATION                                 | 1 WIND NW               | ALBUQUERQUE | NM          | 87120          | V              | A1A          | COMMON AREA OF PLAT OF GROUPS A & B OF LA LUZ DEL OESTE UNIT 4 CONT 4.934 C M/L       |
| 5   | 101106<br>129837<br>710116 | MONTEREY LAND GROUP LLC   | 3 WIND NW               | ALBUQUERQUE | NM          | 87120          | V              | A1A          | TR OF LAND IN SW1/4 OF NE1/4 SEC 35 T11N R2E CONT 8.5048 AC M/L                       |
| 6   | 101106<br>131246<br>910157 | GONZALES RAMON M & ROSS K HENKE                                       | 49 MILL RD NW           | ALBUQUERQUE | NM          | 87120          | V              | A1A          | LT D-5 PLAT OF LOTS D-1 THRU D-5 LA LUZ DEL OESTE UNIT 4 CONT .1039 AC                |
| 7   | 101106<br>131647<br>410158 | SKELINGER JANE ANNE TINSLER & DON F SKELINGER TRUST EES SKELINGER RVT | 48 MILL RD NW           | ALBUQUERQUE | NM          | 87120          | V              | A1A          | LT D-4 PLAT OF LOTS D-1 THRU D-5 LA LUZ DEL OESTE UNIT 4 CONT .1025 AC                |
| 8   | 101106<br>125341<br>020506 | AMSPOKER SCOTT D  | 5500 DUKERSEN RD NW     | ALBUQUERQUE | NM          | 871201912      | R              | A1A          | * 021 003LA MARIPOSA SOUTH ADDN   |
| 9   | 101106<br>131847<br>710142 | LA LUZ DEL SOL LANDOWNERS ASSOCIATION                                 | 1 WIND RD NW            | ALBUQUERQUE | NM          | 871201914      | R              | A1A          | LT D-1 PLAT OF LOTS D-1 THRU D-5 LA LUZ DEL OESTE UNIT 4 CONT .8310 AC                |
| 10  | 101106<br>123035<br>820310 | MONTEREY LAND GROUP LLC   | 3 WIND NW               | ALBUQUERQUE | NM          | 87120          | V              | A1A          | TRACT 1 SUMMARY PLAT KINSCHERRFF LANDS T11N R2E SEC35 CONT 19.169 ACRES               |
| 11  | 101106<br>129448<br>010143 | OVENWEST CORPORATION % ROY A GRAHAM III                               | 1 WIND NW               | ALBUQUERQUE | NM          | 87120          | V              | A1A          | TR L PLAT OF TRACTS C, D, H, I, J, K, L, M & N LA LUZ DEL OESTE UNIT 4 CONT 1.9497 AC |
| 12  | 101106<br>127644<br>310137 | OVENWEST CORPORATION % ROY A GRAHAM III                               | 1 WIND NW               | ALBUQUERQUE | NM          | 87120          | V              | A1A          | TR K PLAT OF TRACTS C, D, H, I, J, K, L, M & N LA LUZ DEL OESTE UNIT 4 CONT 2.6206 AC |
| 13  | 101106<br>129743<br>910138 | OVENWEST CORPORATION % ROY A GRAHAM III                               | 1 WIND NW               | ALBUQUERQUE | NM          | 87120          | V              | A1A          | TR J PLAT OF TRACTS C, D, H, I, J, K, L, M & N LA LUZ DEL OESTE UNIT 4 CONT 1.9351 AC |
| 14  | 101106<br>131343<br>910139 | OVENWEST CORPORATION % ROY A GRAHAM III                               | 1 WIND NW               | ALBUQUERQUE | NM          | 87120          | V              | A1A          | TR I PLAT OF TRACTS C, D, H, I, J, K, L, M & N LA LUZ DEL OESTE UNIT 4 CONT 1.6541 AC |
| 15  | 101106<br>125643<br>820509 | GALVEZ JOSE L & CLARA F   | 5108 VISTA DE LUZ NW    | ALBUQUERQUE | NM          | 87120          | R              | A1A          | * 18A OF REPLAT OF LOTS 15 THRU 20 OF BLOCK 3 LA MARIPOSA SOUTH ADDN                  |
| 16  | 101106<br>125744<br>420510 | SMITH ROBERT G & LAURA L  | 5112 VISTA DE LUZ NW    | ALBUQUERQUE | NM          | 87120          | R              | A1A          | * 17A OF REPLAT OF LOTS 15 THRU 20 OF BLOCK 3 LA MARIPOSA SOUTH ADDN                  |
| 17  | 101106<br>125745<br>020511 | ENRIQUEZ FRANCISCO  | 5116 VISTA DE LUZ NW    | ALBUQUERQUE | NM          | 87120          | R              | A1A          | * 16A OF REPLAT OF LOTS 15 THRU 20 OF BLOCK 3 LA MARIPOSA SOUTH ADDN                  |
| 18  | 101106<br>126045<br>820512 | MARTINEZ RUPERTO R & GEORGIAG   | 5120 VISTA DE LUZ NW    | ALBUQUERQUE | NM          | 871201907      | R              | A1A          | * 15A OF REPLAT OF LOTS 15 THRU 20 OF BLOCK 3 LA MARIPOSA SOUTH ADDN                  |
| 19  | 101106<br>126346<br>920513 | BOYD JOHN & PAULA M   | 5124 VISTA DE LUZ DR NW | ALBUQUERQUE | NM          | 87120          | R              | A1A          | * 014 003LA MARIPOSA SOUTH ADDN   |



|     |                            |  |                                 |                     |                            |                                      |                                   |                             |  |
|-----|----------------------------|--|---------------------------------|---------------------|----------------------------|--------------------------------------|-----------------------------------|-----------------------------|--|
| 20  | 101106<br>126747<br>420514 | MONTANO MATTHEW F  | 5128 VIS<br>TA DE LU<br>Z DR NW | ALBU<br>QUER<br>QUE | N<br>M                     | 871<br>20                            | R                                 | A1<br>A                     | * 013 003LA MARIPOSA SOUTH AD<br>D'N   |
| 21  | 101106<br>133447<br>010152 | KOSKEY B EUGENE & JEANETT<br>E A   | 44 MILL<br>RD NW                | ALBU<br>QUER<br>QUE | N<br>M                     | 871<br>20                            | R                                 | A1<br>A                     | LT C-6 PLAT OF LOTS C-1 THRU C-<br>7 LA LUZ DEL OESTE UNIT 4 CONT<br>.1016 AC +/-            |
| 22  | 101106<br>132842<br>810146 | CAROLUS CORDELIA V TRUST<br>EE CAROLUS RVT                                   | 20 WIND<br>RD NW                | ALBU<br>QUER<br>QUE | N<br>M                     | 871<br>20                            | R                                 | A1<br>A                     | LT H-2-A PLAT OF LOTS H-<br>1A THRU H-<br>6A LA LUZ DEL OESTE UNIT 4 CON<br>T .1071 AC       |
| 23  | 101106<br>133043<br>410147 | SANDOVAL FRANK A & BARBA<br>RA A   | 21 WIND<br>RD NW                | ALBU<br>QUER<br>QUE | N<br>M                     | 871<br>20                            | R                                 | A1<br>A                     | LT H-3-A PLAT OF LOTS H-<br>1A THRU H-<br>6A LA LUZ DEL OESTE UNIT 4 CON<br>T .1040 AC       |
| 24  | 101106<br>133244<br>010148 | MILLER THOMAS L & CATHLEE<br>N M   | 22 WIND<br>RD NW                | ALBU<br>QUER<br>QUE | N<br>M                     | 871<br>20                            | R                                 | A1<br>A                     | LT H-4-A PLAT OF LOTS H-<br>1A THRU H-<br>6A LA LUZ DEL OESTE UNIT 4 CON<br>T .1040 AC       |
| 25  | 101106<br>133544<br>510149 | FETSCO SUZANNE   | 23 WIND<br>RD NW                | ALBU<br>QUER<br>QUE | N<br>M                     | 871<br>20                            | R                                 | A1<br>A                     | LT H-5-A PLAT OF LOTS H-<br>1A THRU H-<br>6A LA LUZ DEL OESTE UNIT 4 CON<br>T .1040 AC       |
| Rec | UPC<br>CODE                | OWNER  | OWNER<br>ADDRESS                | OWN<br>ER<br>CITY   | OW<br>NE<br>R<br>ST<br>ATE | OW<br>NE<br>R<br>Z<br>IP<br>CO<br>DE | PR<br>OP<br>ERT<br>Y<br>CLA<br>SS | TA<br>X<br>DIS<br>TR<br>ICT | LEGAL  |
| 1   | 101106<br>125643<br>220508 | RODRIGUEZ ANDRES & GUTIE<br>RREZ RITA D                                      | 5104 VIS<br>TA DE LU<br>Z DR NW | ALBU<br>QUER<br>QUE | N<br>M                     | 871<br>20                            | R                                 | A1<br>A                     | * 19A OF REPLAT OF LOTS 15 THR<br>U 20 OF BLOCK 3 LA MARIPOSA SO<br>UTH ADDN                 |
| 2   | 101106<br>125742<br>320507 | PLAMAN MICHAEL & JILL K  | 5100 VIS<br>TA DE LU<br>Z NW    | ALBU<br>QUER<br>QUE | N<br>M                     | 871<br>20<br>1<br>907                | R                                 | A1<br>A                     | * 20A OF REPLAT OF LOTS 15 THR<br>U 20 OF BLOCK 3 LA MARIPOSA SO<br>UTH ADDN                 |
| 3   | 101106<br>131141<br>610134 | LA LUZ DEL SOL LANDOWNER<br>S ASSOCIATION                                    | 1 WIND<br>NW                    | ALBU<br>QUER<br>QUE | N<br>M                     | 871<br>20                            | V                                 | A1<br>A                     | COMMON AREA PLAT OF GROUP<br>G OF LA LUZ DEL OESTE UNIT 4 C<br>ONT 2.1039 AC M/L             |
| 4   | 101106<br>140743<br>710104 | LA LUZ DEL SOL LANDOWNER<br>S ASSOCIATION                                    | 1 WIND<br>NW                    | ALBU<br>QUER<br>QUE | N<br>M                     | 871<br>20                            | V                                 | A1<br>A                     | COMMON AREA OF PLAT OF GROU<br>PS A & B OF LA LUZ DEL OESTE U<br>NIT 4 CONT 4.934 C M/L      |
| 5   | 101106<br>129837<br>710116 | MONTEREY LAND GROUP LLC  | 3 WIND<br>NW                    | ALBU<br>QUER<br>QUE | N<br>M                     | 871<br>20                            | V                                 | A1<br>A                     | TR OF LAND IN SW1/4 OF NE1/4 SE<br>C 35 T11N R2E CONT 8.5048 AC M/<br>L                      |
| 6   | 101106<br>131246<br>910157 | GONZALES RAMON M & ROSS<br>K HENKE   | 49 MILL<br>RD NW                | ALBU<br>QUER<br>QUE | N<br>M                     | 871<br>20                            | V                                 | A1<br>A                     | LT D-5 PLAT OF LOTS D-1 THRU D-<br>5 LA LUZ DEL OESTE UNIT 4 CONT<br>.1039 AC                |
| 7   | 101106<br>131647<br>410158 | SKELINGER JANE ANNE TINSL<br>EY & DON F SKELINGER TRUST<br>EES SKELINGER RVT | 48 MILL<br>RD NW                | ALBU<br>QUER<br>QUE | N<br>M                     | 871<br>20                            | V                                 | A1<br>A                     | LT D-4 PLAT OF LOTS D-1 THRU D-<br>5 LA LUZ DEL OESTE UNIT 4 CONT<br>.1025 AC                |
| 8   | 101106<br>125341<br>020506 | AMSPOKER SCOTT D   | 5500 DU<br>ERKSEN<br>RD NW      | ALBU<br>QUER<br>QUE | N<br>M                     | 871<br>20<br>1<br>912                | R                                 | A1<br>A                     | * 021 003LA MARIPOSA SOUTH AD<br>D'N   |
| 9   | 101106<br>131847<br>710142 | LA LUZ DEL SOL LANDOWNER<br>S ASSOCIATION                                    | 1 WIND R<br>D NW                | ALBU<br>QUER<br>QUE | N<br>M                     | 871<br>20<br>1<br>914                | R                                 | A1<br>A                     | LT D-1 PLAT OF LOTS D-1 THRU D-<br>5 LA LUZ DEL OESTE UNIT 4 CONT<br>.8310 AC                |
| 10  | 101106<br>123035<br>820310 | MONTEREY LAND GROUP LLC  | 3 WIND<br>NW                    | ALBU<br>QUER<br>QUE | N<br>M                     | 871<br>20                            | V                                 | A1<br>A                     | TRACT 1 SUMMARY PLAT KINSCH<br>E RFF LANDS T11N R2E SEC35 CONT<br>19.169 ACRES               |
| 11  | 101106<br>129448<br>010143 | OVENWEST CORPORATION %<br>ROY A GRAHAM III                                   | 1 WIND<br>NW                    | ALBU<br>QUER<br>QUE | N<br>M                     | 871<br>20                            | V                                 | A1<br>A                     | TR L PLAT OF TRACTS C, D, H, I, J,<br>K, L, M & N LA LUZ DEL OESTE UNI<br>T 4 CONT 1.9497 AC |
| 12  | 101106<br>127644<br>310137 | OVENWEST CORPORATION %<br>ROY A GRAHAM III                                   | 1 WIND<br>NW                    | ALBU<br>QUER<br>QUE | N<br>M                     | 871<br>20                            | V                                 | A1<br>A                     | TR K PLAT OF TRACTS C, D, H, I, J,<br>K, L, M & N LA LUZ DEL OESTE UNI<br>T 4 CONT 2.6206 AC |

|    |                            |  |                                 |                     |        |                    |   |         |  |
|----|----------------------------|--|---------------------------------|---------------------|--------|--------------------|---|---------|--|
| 13 | 101106<br>129743<br>910138 | OVENWEST CORPORATION %<br>ROY A GRAHAM III | 1 WIND<br>NW                    | ALBU<br>QUER<br>QUE | N<br>M | 871<br>20          | V | A1<br>A | TR J PLAT OF TRACTS C, D, H, I, J,<br>K, L, M & N LA LUZ DEL OESTE UNI<br>T 4 CONT 1.9351 AC |
| 14 | 101106<br>131343<br>910139 | OVENWEST CORPORATION %<br>ROY A GRAHAM III | 1 WIND<br>NW                    | ALBU<br>QUER<br>QUE | N<br>M | 871<br>20          | V | A1<br>A | TR I PLAT OF TRACTS C, D, H, I, J,<br>K, L, M & N LA LUZ DEL OESTE UNI<br>T 4 CONT 1.6541 AC |
| 15 | 101106<br>125643<br>820509 | GALVEZ JOSE L & CLARA F                    | 5108 VIS<br>TA DE LU<br>Z NW    | ALBU<br>QUER<br>QUE | N<br>M | 871<br>20          | R | A1<br>A | * 18A OF REPLAT OF LOTS 15 THR<br>U 20 OF BLOCK 3 LA MARIPOSA SO<br>UTH ADDN                 |
| 16 | 101106<br>125744<br>420510 | SMITH ROBERT G & LAURA L                   | 5112 VIS<br>TA DE LU<br>Z NW    | ALBU<br>QUER<br>QUE | N<br>M | 871<br>20          | R | A1<br>A | * 17A OF REPLAT OF LOTS 15 THR<br>U 20 OF BLOCK 3 LA MARIPOSA SO<br>UTH ADDN                 |
| 17 | 101106<br>125745<br>020511 | ENRIQUEZ FRANCISCO                         | 5116 VIS<br>TA DE LU<br>Z NW    | ALBU<br>QUER<br>QUE | N<br>M | 871<br>20          | R | A1<br>A | * 16A OF REPLAT OF LOTS 15 THR<br>U 20 OF BLOCK 3 LA MARIPOSA SO<br>UTH ADDN                 |
| 18 | 101106<br>126045<br>820512 | MARTINEZ RUPERTO R & GEO<br>RGIA G         | 5120 VIS<br>TA DE LU<br>Z NW    | ALBU<br>QUER<br>QUE | N<br>M | 871<br>20 1<br>907 | R | A1<br>A | * 15A OF REPLAT OF LOTS 15 THR<br>U 20 OF BLOCK 3 LA MARIPOSA SO<br>UTH ADDN                 |
| 19 | 101106<br>126346<br>920513 | BOYD JOHN & PAULA M                        | 5124 VIS<br>TA DE LU<br>Z DR NW | ALBU<br>QUER<br>QUE | N<br>M | 871<br>20          | R | A1<br>A | * 014 003LA MARIPOSA SOUTH AD<br>D'N   |
| 20 | 101106<br>126747<br>420514 | MONTANO MATTHEW F                          | 5128 VIS<br>TA DE LU<br>Z DR NW | ALBU<br>QUER<br>QUE | N<br>M | 871<br>20          | R | A1<br>A | * 013 003LA MARIPOSA SOUTH AD<br>D'N   |
| 21 | 101106<br>133447<br>010152 | KOSKEY B EUGENE & JEANETT<br>E A           | 44 MILL<br>RD NW                | ALBU<br>QUER<br>QUE | N<br>M | 871<br>20          | R | A1<br>A | LT C-6 PLAT OF LOTS C-1 THRU C-<br>7 LA LUZ DEL OESTE UNIT 4 CONT<br>.1016 AC +/-            |
| 22 | 101106<br>132842<br>810146 | CAROLUS CORDELIA V TRUST<br>EE CAROLUS RVT | 20 WIND<br>RD NW                | ALBU<br>QUER<br>QUE | N<br>M | 871<br>20          | R | A1<br>A | LT H-2-A PLAT OF LOTS H-<br>1A THRU H-<br>6A LA LUZ DEL OESTE UNIT 4 CON<br>T .1071 AC       |
| 23 | 101106<br>133043<br>410147 | SANDOVAL FRANK A & BARBA<br>RA A           | 21 WIND<br>RD NW                | ALBU<br>QUER<br>QUE | N<br>M | 871<br>20          | R | A1<br>A | LT H-3-A PLAT OF LOTS H-<br>1A THRU H-<br>6A LA LUZ DEL OESTE UNIT 4 CON<br>T .1040 AC       |
| 24 | 101106<br>133244<br>010148 | MILLER THOMAS L & CATHLEE<br>N M           | 22 WIND<br>RD NW                | ALBU<br>QUER<br>QUE | N<br>M | 871<br>20          | R | A1<br>A | LT H-4-A PLAT OF LOTS H-<br>1A THRU H-<br>6A LA LUZ DEL OESTE UNIT 4 CON<br>T .1040 AC       |
| 25 | 101106<br>133544<br>510149 | FETSCO SUZANNE                             | 23 WIND<br>RD NW                | ALBU<br>QUER<br>QUE | N<br>M | 871<br>20          | R | A1<br>A | LT H-5-A PLAT OF LOTS H-<br>1A THRU H-<br>6A LA LUZ DEL OESTE UNIT 4 CON<br>T .1040 AC       |
| 26 | 101106<br>133745<br>110150 | ZIMMER JAMES L                             | 24 WIND<br>RD NW                | ALBU<br>QUER<br>QUE | N<br>M | 871<br>20          | R | A1<br>A | LT H-6-A PLAT OF LOTS H-<br>1A THRU H-<br>6A LA LUZ DEL OESTE UNIT 4 CON<br>T .1111 AC       |
| 27 | 101106<br>132843<br>910140 | LA LUZ DEL SOL LANDOWNER<br>S ASSOCIATION  | 1 WIND R<br>D NW                | ALBU<br>QUER<br>QUE | N<br>M | 871<br>20 1<br>914 | R | A1<br>A | LT H-1-A PLAT OF LOTS H-<br>1A THRU H-<br>6A LA LUZ DEL OESTE UNIT 4 CON<br>T 1.2869 AC      |
| 28 | 101106<br>134047<br>110141 | LA LUZ DEL SOL LANDOWNER<br>S ASSOCIATION  | 1 WIND R<br>D NW                | ALBU<br>QUER<br>QUE | N<br>M | 871<br>20 1<br>914 | R | A1<br>A | LT C-1 PLAT OF LOTS C-1 THRU C-<br>7 LA LUZ DEL OESTE UNIT 4 CONT<br>1.0271 AC               |
| 29 | 101106<br>133146<br>510151 | WINSLOW WALTER W & BARBA<br>RA A           | 45 MILL<br>RD NW                | ALBU<br>QUER<br>QUE | N<br>M | 871<br>20          | R | A1<br>A | LT C-7 PLAT OF LOTS C-1 THRU C-<br>7 LA LUZ DEL OESTE UNIT 4 CONT<br>.0922 AC +/-            |

Or Current Resident  
AMSPOKER SCOTT D  
5500 DUERKSEN RD NW  
ALBUQUERQUE, NM 87120 1912

Or Current Resident  
BOYD JOHN & PAULA M  
5124 VISTA DE LUZ DR NW  
ALBUQUERQUE, NM 87120

Or Current Resident  
CAROLUS CORDELIA V TRUSTEE  
CAROLUS RVT  
20 WIND RD NW  
ALBUQUERQUE, NM 87120

Or Current Resident  
ENRIQUEZ FRANCISCO  
5116 VISTA DE LUZ NW  
ALBUQUERQUE, NM 87120

Or Current Resident  
FETSCO SUZANNE  
23 WIND RD NW  
ALBUQUERQUE, NM 87120

Or Current Resident  
GALVEZ JOSE L & CLARA F  
5108 VISTA DE LUZ NW  
ALBUQUERQUE, NM 87120

Or Current Resident  
GONZALES RAMON M & ROSS K  
HENKE  
49 MILL RD NW  
ALBUQUERQUE, NM 87120

Or Current Resident  
KOSKEY B EUGENE & JEANETTE A  
44 MILL RD NW  
ALBUQUERQUE, NM 87120

Or Current Resident  
LA LUZ DEL SOL LANDOWNERS  
ASSOCIATION  
1 WIND NW  
ALBUQUERQUE, NM 87120

Or Current Resident  
MARTINEZ RUPERTO R & GEORGIA  
G  
5120 VISTA DE LUZ NW  
ALBUQUERQUE, NM 87120 1907

Or Current Resident  
MILLER THOMAS L & CATHLEEN M  
22 WIND RD NW  
ALBUQUERQUE, NM 87120

Or Current Resident  
MONTANO MATTHEW F  
5128 VISTA DE LUZ DR NW  
ALBUQUERQUE, NM 87120

Or Current Resident  
MONTEREY LAND GROUP LLC  
3 WIND NW  
ALBUQUERQUE, NM 87120

Or Current Resident  
OVENWEST CORPORATION % ROY A  
GRAHAM III  
1 WIND NW  
ALBUQUERQUE, NM 87120

Or Current Resident  
PLAMAN MICHAEL & JILL K  
5100 VISTA DE LUZ NW  
ALBUQUERQUE, NM 87120 1907

Or Current Resident  
RODRIGUEZ ANDRES & GUTIERREZ  
RITA D  
5104 VISTA DE LUZ DR NW  
ALBUQUERQUE, NM 87120

Or Current Resident  
SANDOVAL FRANK A & BARBARA A  
21 WIND RD NW  
ALBUQUERQUE, NM 87120

Or Current Resident  
SKELINGER JANE ANNE TINSLEY &  
DON F SKELINGER TRUSTEES  
SKELINGER RVT  
48 MILL RD NW  
ALBUQUERQUE, NM 87120

Or Current Resident  
SMITH ROBERT G & LAURA L  
5112 VISTA DE LUZ NW  
ALBUQUERQUE, NM 87120

Or Current Resident  
WINSLOW WALTER W & BARBARA A  
45 MILL RD NW  
ALBUQUERQUE, NM 87120

Or Current Resident  
ZIMMER JAMES L  
24 WIND RD NW  
ALBUQUERQUE, NM 87120

Project# 1002743  
HARVEST LAND LLC  
3408 VISTA ALAMEDA NE STE C  
ALBUQUERQUE, NM 87113

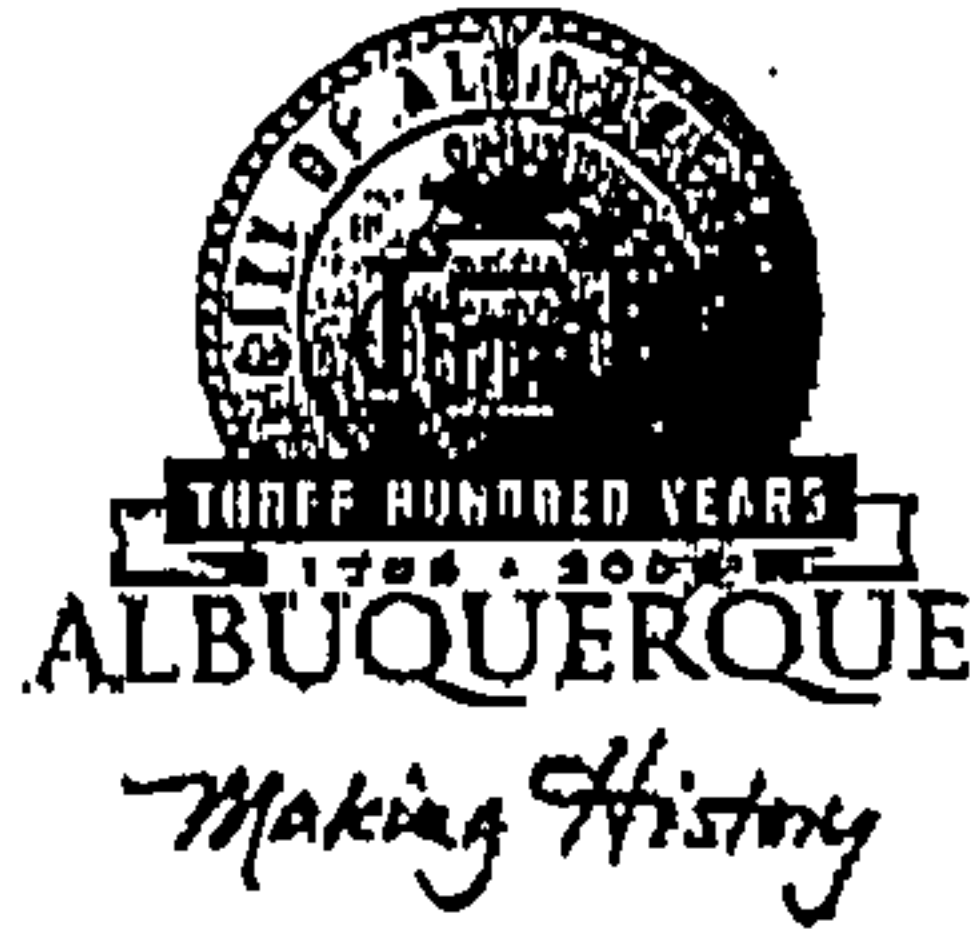
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HARVEST LAND LLC  
3408 VISTA ALAMEDA NE STE C  
ALBUQUERQUE, NM 87113

Project# 1002743  
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Project# 1002743  
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3408 VISTA ALAMEDA NE STE C  
ALBUQUERQUE, NM 87113

Project# 1002743  
HARVEST LAND LLC  
3408 VISTA ALAMEDA NE STE C  
ALBUQUERQUE, NM 87113



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: March 8, 07

TO CONTACT NAME: Robert E. Romero
COMPANY/AGENCY: DAC ENTERPRISES, INC.
ADDRESS/ZIP: P.O. BOX 10658 87191
PHONE/FAX #: 242-3232 - (FAX-247-4530)

Thank you for your inquiry of 3-8-07 (date) requesting the names of Recognized

Neighborhood Associations who would be affected under the provisions of O-92 by your proposed project at Tracts I & J La Luz Del Oeste Unit 4 located on Coors Blvd NW Between Delyne Ave NW & Western Trail NW zone map page(s) F-U.

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

LA Luz Del Sol NA
Neighborhood Association
Contacts: Suzanne Fetser
23 Wind NW / 87120
831-6622 (h)
George Shea
4 Mill NW / 87120
899-2622 (h)

Taylor Ranch NA
Neighborhood Association
Contacts: Dolene Wolfley
6804 Stag Horn Dr NW
87120-890-9414 (h)
Rene Horvath
5515 Palomino Dr NW
87120-898-2114 (h)

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,
[Signature]
OFFICE OF NEIGHBORHOOD COORDINATION

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

Sent To  
 JYLENE WOLFEY  
 Street, Apt. No.,  
 or PO Box No. 6804 STAG HORN DR NW  
 City, State, ZIP+4  
 ALBUQUERQUE, NM 87120

|  |    |        |
|--|----|--------|
| Postage  | \$ | \$0.39 |
| Certified Fee                                  | \$ | \$2.40 |
| Return Receipt Fee (Endorsement Required)      | \$ | \$1.85 |
| Restricted Delivery Fee (Endorsement Required) | \$ | \$0.00 |
| Total Postage & Fees                           | \$ | \$4.64 |

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 or PO Box No. 5515 PALOMINO DR NW  
 City, State, ZIP+4  
 ALBUQUERQUE, NM 87120

|  |    |        |
|--|----|--------|
| Postage  | \$ | \$0.39 |
| Certified Fee                                  | \$ | \$2.40 |
| Return Receipt Fee (Endorsement Required)      | \$ | \$1.85 |
| Restricted Delivery Fee (Endorsement Required) | \$ | \$0.00 |
| Total Postage & Fees                           | \$ | \$4.64 |

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Sent To  
 SUSANNE FETSEO  
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 or PO Box No. 23 WIND NW  
 City, State, ZIP+4  
 ALBUQUERQUE, NM 87120

|  |    |        |
|--|----|--------|
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| Return Receipt Fee (Endorsement Required)      | \$ | \$1.85 |
| Restricted Delivery Fee (Endorsement Required) | \$ | \$0.00 |
| Total Postage & Fees                           | \$ | \$4.64 |

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 GEORGE SHEA  
 Street, Apt. No.,  
 or PO Box No. 4 MILL NW  
 City, State, ZIP+4  
 ALBUQUERQUE, NM 87120

|  |    |        |
|--|----|--------|
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| Return Receipt Fee (Endorsement Required)      | \$ | \$1.85 |
| Restricted Delivery Fee (Endorsement Required) | \$ | \$0.00 |
| Total Postage & Fees                           | \$ | \$4.64 |

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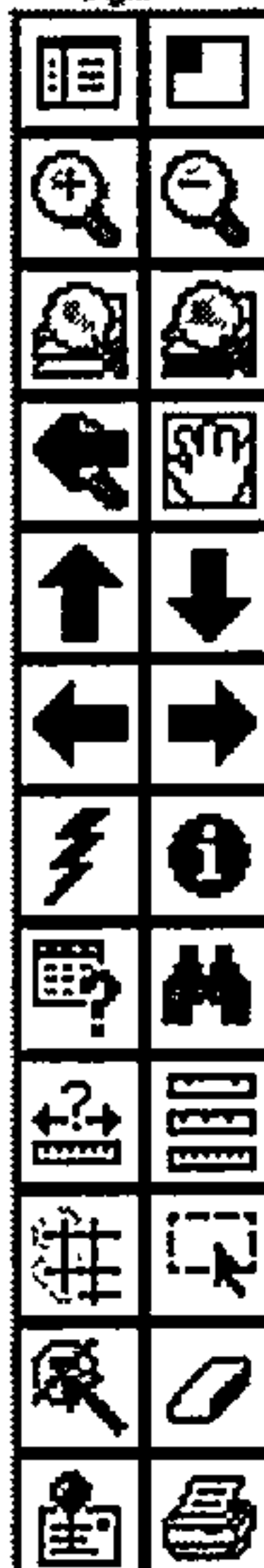
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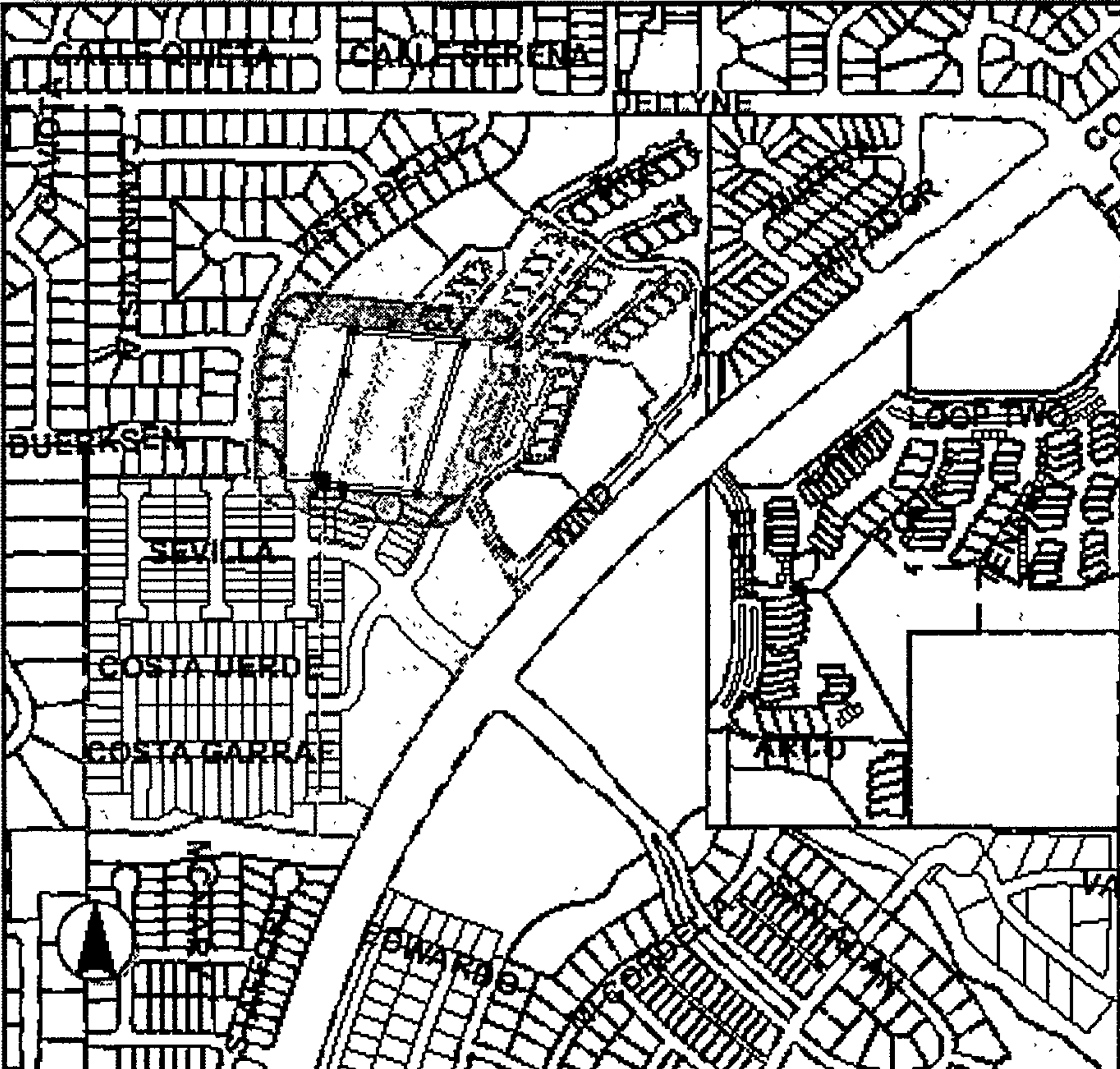
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**CITY OF ALBUQUERQUE**  
www.cabq.gov

# 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
- 2006 AIR PHOTO
- 2004 AIR PHOTO
- 2002 AIR PHOTO
- 1999 AIR PHOTO

Refresh Map

Auto Refresh

Help:

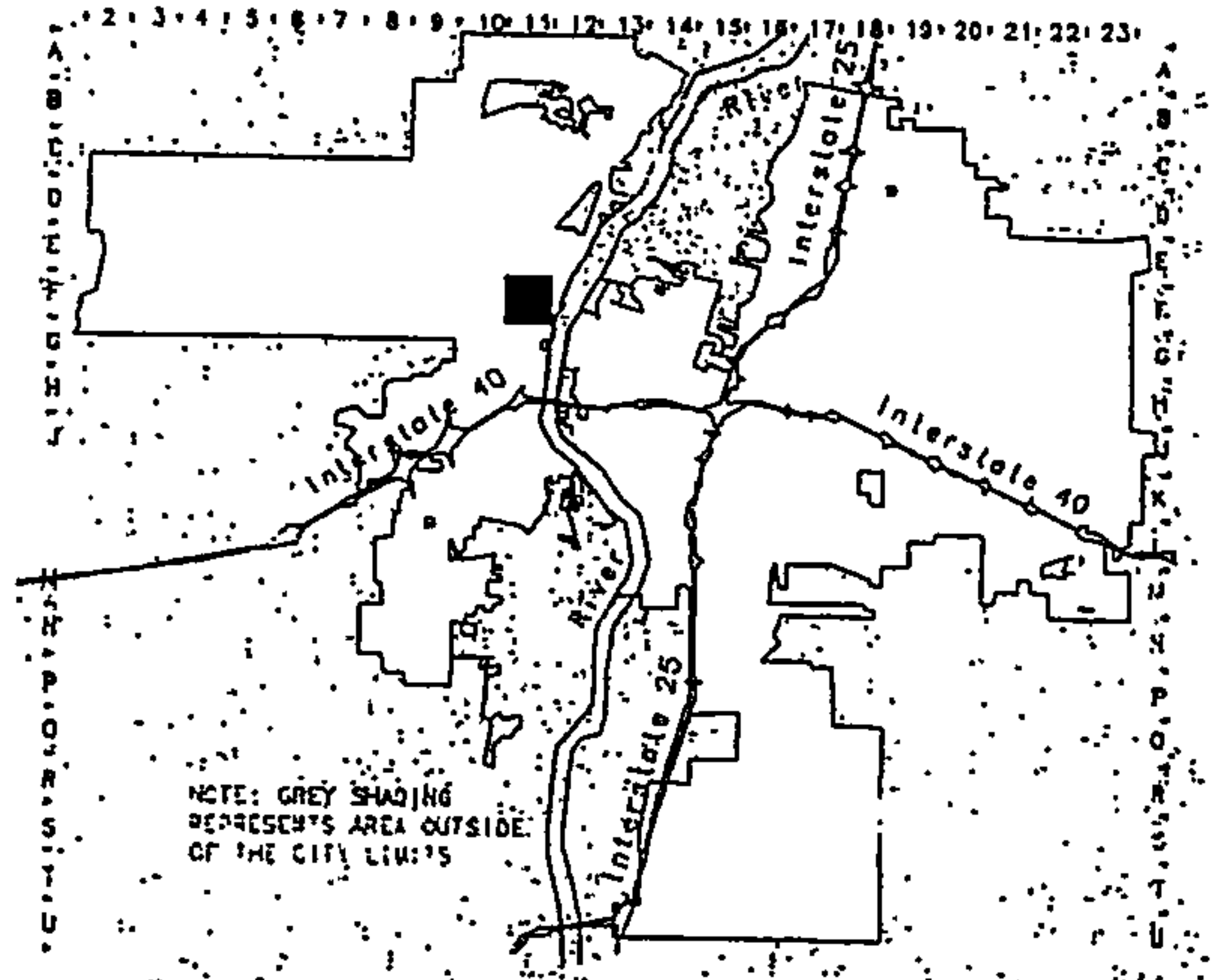
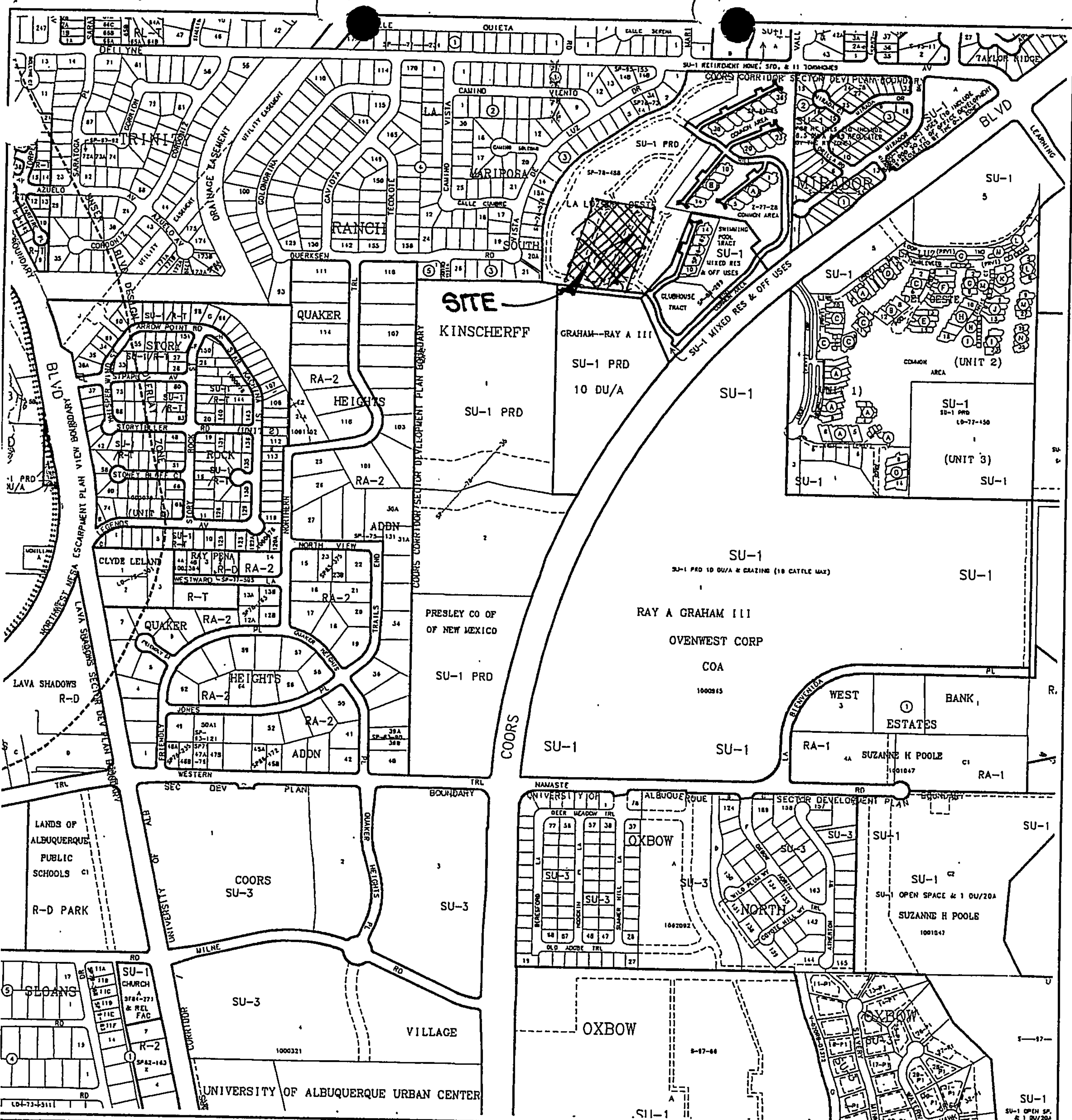
- Closed group, click to open.
- Open group, click to close.
- Map layer.
- Hidden group/layer, click for visible.
- Visible group/layer, click to hide.
- Layer not visible at this scale.
- Partially visible group, click for visible.
- Inactive layer, click for active.
- The active layer.

**OWNERSHIP**

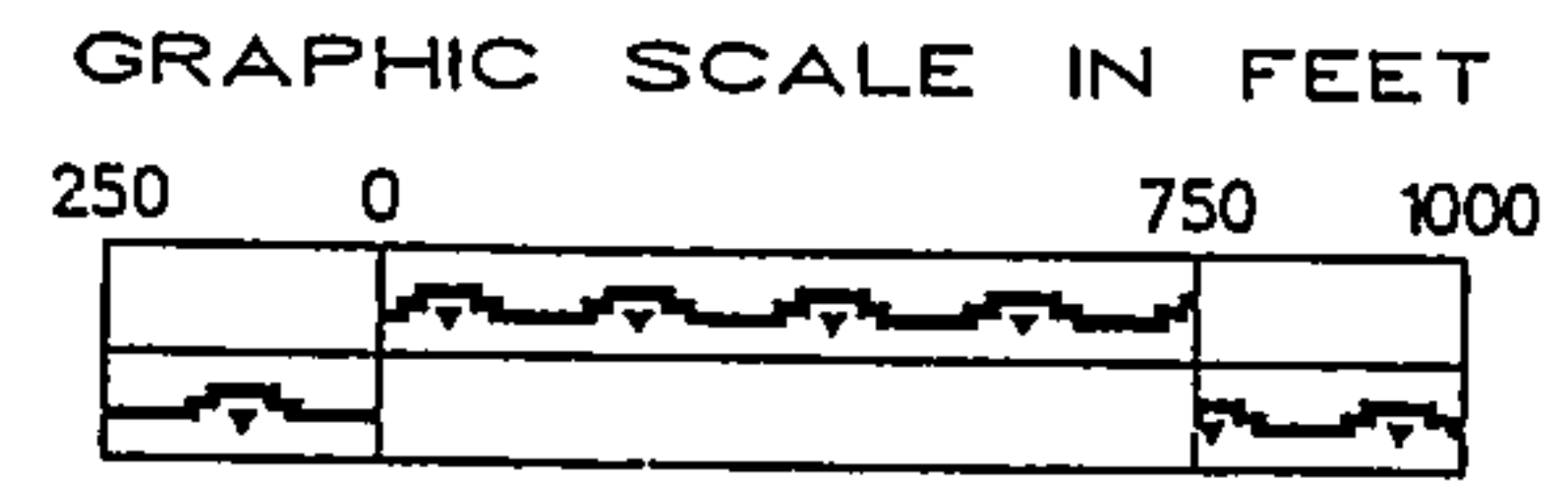
| Rec | UPC CODE           | OWNER                                 |
|-----|--------------------|---------------------------------------|
| 1   | 101106125643220508 | RODRIGUEZ ANDRES & GUTIERREZ RITA D   |
| 2   | 101106125742320507 | PLAMAN MICHAEL & JILL K               |
| 2   | 101106124141610124 | LA LUZ DEL SOL LANDOWNERS ASSOCIATION |

Pan
SEARCH
REFRESH
HELP
INDEX PAGE

CONTACT



CITY OF  
Albuquerque  
**A**buquerque **G**eographic **I**nformation **S**ystem  
**PLANNING DEPARTMENT**  
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# Zone Atlas Page

# F-11-Z

Map Amended through July 10, 2003

CITY OF ALBUQUERQUE

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

APPLICANT: DAC ENTERPRISES, INC. DATE OF REQUEST: 03/09/07 ZONE ATLAS PAGE(S): F-11

CURRENT: ZONING SU-1/PRD
PARCEL SIZE (AC/SQ. FT.)

LEGAL DESCRIPTION: LOT OR TRACT # I # 5 BLOCK # -
SUBDIVISION NAME LA LUZ del oeste

REQUESTED CITY ACTION(S):

- ANNEXATION [ ] SECTOR PLAN [ ] SITE DEVELOPMENT PLAN:
COMP. PLAN [ ] ZONE CHANGE [ ] A) SUBDIVISION [X] BUILDING PERMIT [ ]
AMENDMENT [ ] CONDITIONAL USE [ ] B) BUILD'G PURPOSES [ ] ACCESS PERMIT [ ]
C) AMENDMENT [ ] OTHER [ ]

PROPOSED DEVELOPMENT:

GENERAL DESCRIPTION OF ACTION: 1

- NO CONSTRUCTION/DEVELOPMENT [ ] # OF UNITS: 11
NEW CONSTRUCTION [X] BUILDING SIZE: 2500 (sq. ft.)
EXPANSION OF EXISTING DEVELOPMENT [ ]

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

APPLICANT OR REPRESENTATIVE [Signature] DAC ENTERPRISES DATE 03/09/07
(TO BE SIGNED UPON COMPLETION OF PROCESSING BY TRAFFIC ENGINEER AND ENVIRONMENTAL HEALTH)

Planning Department, Development & Building Services Division, Transportation Development Section -
2ND Floor West, 600 2nd St. NW, Plaza del Sol Building, City, 87102, phone 924-3994

TRAFFIC IMPACT STUDY (TIS) REQUIRED: YES [ ] NO [X] BORDERLINE [ ]

THRESHOLDS MET? YES [ ] NO [X] MITIGATING REASONS FOR NOT REQUIRING TIS: PREVIOUSLY STUDIED: [ ]
Notes:

If a TIS is required: a scoping meeting (as outlined in the development process manual) must be held to define the level of analysis needed and the parameters of the study. Any subsequent changes to the development proposal identified above may require an update or new TIS.

[Signature] Tony L... TRAFFIC ENGINEER DATE 3-9-07

Air Quality Impact Analysis (AQIA) May Be Required:

Section 14-16-3-14 of the COA Comprehensive Zoning Code contains threshold requirements for air quality studies. Criteria and thresholds contained in the Zoning Code specify which land use or plan actions will require preparation of an AQIA. Please refer to this section in order to determine if your proposal merits study for air quality impacts. An AQIA is not required, if a TIS is not required by the City or an associated TIS shows all signalized intersections functioning at Level of Service (LOS) C or better. An AQIA will only be required for a Sector Development Plan or Sector Development Plan Amendment if it meets AQIA thresholds in the Zoning Code.

AIR QUALITY IMPACT ANALYSIS (AQIA) REQUIRED: YES [ ] NO [X] Need Just, Air Quality Planner, AQD

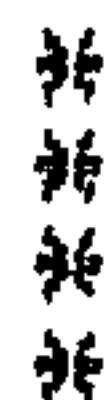
Contact an Air Quality Planner at 768-2660 to insure that input is received from the Air Quality Division during the scoping of the companion TIS. Any subsequent changes to the development proposal identified above may require an update or new AQIA.

[Signature] APPLICANT DATE 03/09/07

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

TIS -SUBMITTED \_\_\_/\_\_\_/\_\_\_
-FINALIZED \_\_\_/\_\_\_/\_\_\_ TRAFFIC ENGINEER DATE





## **NOTIFICATION OF HEARING for the DEVELOPMENT REVIEW BOARD**

March 28, 2007

**TO:** Scott Suzanne Fetsco and George Shea, La Luz Del Sol Neigh. Assoc.  
Jolene Wolfley and Rene Horvath, Taylor Ranch Neigh. Assoc.

This letter will serve as your notification from the City of Albuquerque, under provisions of 0-92 pertaining to a request for: *Major Preliminary Plat Approval for subdividing the existing tracts into individual lots.*

*Proposed by:* DAC Enterprises at 505-294-5243  
*Agent for:* Harvest Land, LLC

*For property located:* On or near Coors Boulevard NW between Western Trails NW and Dellyne NW.

P.O. Box 1293

*The case number(s) assigned is:* 07DRB-00336, Project # 1002743.

Albuquerque

City Planning accepted application for this request on **March 13, 2007.**

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, April 11, 2007** in the **Planning Hearing Room, Room 160, 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](mailto: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**



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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, April 11, 2007**, beginning at **9:00 a.m.** for the purpose of considering the following:

**Project # 1002743**

07DRB-00336 Major-Preliminary Plat  
Approval

DAC ENTERPRISES INC agent(s) for HARVEST LAND LLC request(s) the above action(s) for all or any portion of Tract(s) I & J, **LA LUZ DEL OESTE, UNIT 4**, zoned SU-1 PRD located on COORS NW between WESTERN TRAILS NW and DELLYNE NW containing approximately 4 acre(s). (F-11)

**Project # 1004387**

07DRB-00334 Major-Vacation of Pub  
Right-of-Way  
07DRB-00335 Minor-Prelim&Final Plat  
Approval

SURVEYS SOUTHWEST LTD agent(s) for JUDITH C SCHAAB request(s) the above action(s) for all or any portion of Lot(s) 31-35, Block(s) 12| **COUNTRY CLUB ADDITION**, together with a portion of LAS LOMAS RD NE, zoned O-1 located on LAS LOMAS RD NE between ENCINO PL NE and CEDAR CT NE containing approximately 1 acre(s). [REF: 06DRB00644, 05DRB01332] (J-15)

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, MARCH 26, 2007.**



OFFICIAL NOTICE OF DECISION

CITY OF ALBUQUERQUE  
PLANNING DEPARTMENT  
DEVELOPMENT REVIEW BOARD

February 8, 2006

2. **Project # 1002743**  
05DRB-01818 Major-Preliminary Plat Approval

BORDENAVE DESIGNS agent(s) for HARVEST HOMES LLC request(s) the above action(s) for all or a portion of Tract(s) I & J, **LA LUZ DEL OESTE, UNIT 4**, zoned SU-1 FOR PRD, located on COORS BLVD NW, between WESTERN TRAILS NW and DELLYNE NW containing approximately 4 acre(s). [REF: 03DRB-00989] [*Indefinitely deferred on a no show on 1/4/2006*] [*Deferred from 2/1/06*] (F-11)

At the February 8, 2006, Development Review Board meeting, with the signing of the infrastructure list dated 2/8/06 and approval of the grading plan engineer stamp dated 5/19/79 the preliminary plat was approved with the following condition of final plat:

In accordance with City Council Resolution R-05-297, each subdivision and its effect on the design capacity of APS area schools must be resolved prior to final plat approval.

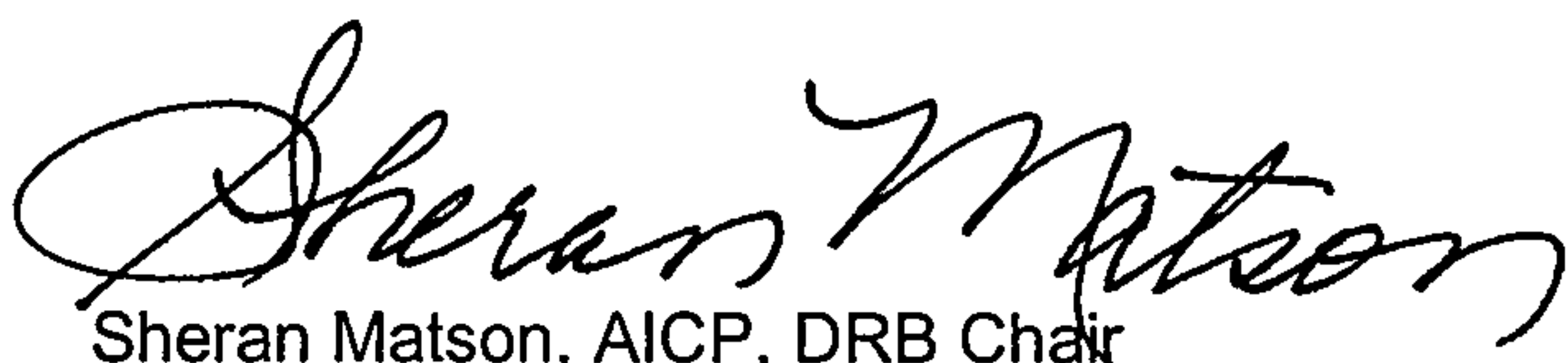
If you wish to appeal this decision, you must do so by February 23, 2006, in the manner described below.

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).

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: Harvest Homes LLC, P.O. Box 92246, 87199  
Bordenave Designs, P.O. Box 91194, 87199  
Ray Graham III, One Wind Rd NW, 87120  
Marilyn Maldonado, Planning Department, 4th Floor, Plaza del Sol Bldg.  
File

DRB PUBLIC HEARING SIGN IN SHEETS

CASE NUMBER: 1002743 AGENDA#: 2 DATE: 2/8/06

1. Name: Jake Bordenave Address: \_\_\_\_\_ Zip: 87199

2. Name: Jim McNamee Address: 3 Wood Rd NW Zip: \_\_\_\_\_

3. Name: Bill Japper Address: Oren West 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: \_\_\_\_\_

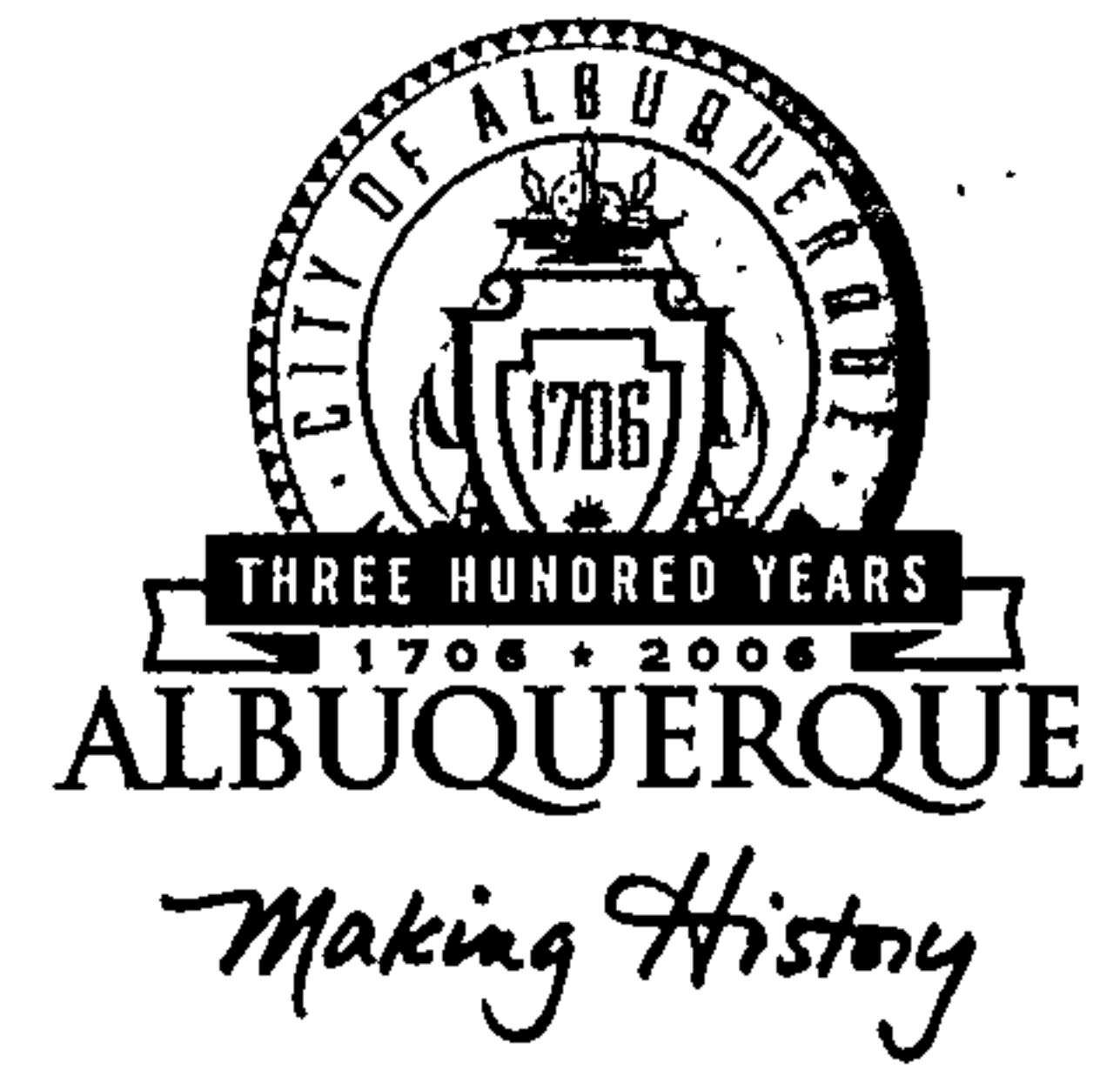
12. Name: \_\_\_\_\_ Address: \_\_\_\_\_ Zip: \_\_\_\_\_

13. Name: \_\_\_\_\_ Address: \_\_\_\_\_ Zip: \_\_\_\_\_

14. Name: \_\_\_\_\_ Address: \_\_\_\_\_ Zip: \_\_\_\_\_

# CITY OF ALBUQUERQUE

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

**DEVELOPMENT REVIEW BOARD--SPEED MEMO**

**DRB CASE NO/PROJECT NO: 1002743**

**AGENDA ITEM NO: 2**

**SUBJECT:**

Preliminary Plat

**ACTION REQUESTED:**

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

**ENGINEERING COMMENTS:**

An approved drainage report dated 5-19-79 is on file for Preliminary Plat approval.

P.O. Box 1293

Albuquerque

New Mexico 87103

**RESOLUTION:** *Signed I.L.*

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

www.cabq.gov

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:** February 8, 2006



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**DEVELOPMENT REVIEW BOARD  
ACTION SHEET**

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

February 1, 2006

9:00 a.m.

**MEMBERS:**

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

Wilfred Gallegos, Transportation Development  
Brad Bingham, Alternate City Engineer

Roger Green, Utility Development  
Christina Sandoval, Parks & Recreation

\*\*\*\*\*

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

**NOTE:** INDIVIDUALS WITH DISABILITIES WHO NEED SPECIAL ASSISTANCE TO PARTICIPATE AT THIS MEETING SHOULD CONTACT CLAIRE SENOVA, PLANNING DEPARTMENT, AT 924-3946. HEARING IMPAIRED USERS MAY CONTACT HER VIA THE NEW MEXICO RELAY NETWORK BY CALLING TOLL-FREE:1-800-659-8331.

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

A. Call to Order: 9:00 A.M.

Adjourned: 10:55 A.M.

B. Changes and/or Additions to the Agenda:

C. New or Old Business:

**CASES WHICH REQUIRE PUBLIC NOTIFICATION**

**MAJOR SUBDIVISIONS, VACATIONS, SIA EXTENSIONS AND SITE DEVELOPMENT PLANS**

**1. Project # 1002743**

05DRB-01818 Major-Preliminary Plat Approval

BORDENAVE DESIGNS agent(s) for HARVEST HOMES LLC request(s) the above action(s) for all or a portion of Tract(s) I & J, **LA LUZ DEL OESTE, UNIT 4**, zoned SU-1 FOR PRD, located on COORS BLVD NW, between WESTERN TRAILS NW and DELLYNE NW containing approximately 4 acre(s). [REF: 03DRB-00989] [*Indefinitely deferred on a no show on 1/4/2006*] [*Deferred from 2/1/06*] (F-11) **DEFERRED AT THE BOARD'S REQUEST FOR INTERPRETATION OF R-2005-177 OF THE WESTSIDE STRATEGIC PLAN TO 2/8/06.**

2. **Project # 1003800**  
05DRB-01906 Major-Vacation of Pub  
Right-of-Way  
05DRB-01908 Minor-Prelim&Final Plat  
Approval  
05DRB-01907 Minor-Temp Defer SDWK

RIO GRANDE ENGINEERING agent(s) for PETE DASKALOS, LLAVE HOMES request(s) the above action(s) for all or a portion of Lot(s) 1-4, Block(s) 2, NORTH ALBUQUERQUE ACRES, UNIT 3 (to be known as **LA CUEVITA OESTE**) zoned R-D residential and related uses zone, developing area, located on EAGLE ROCK AVE NE, between VENTURA BLVD NE and BARSTOW BLVD NE containing approximately 4 acre(s). [REF: 04DRB01820] [Deferred from 1/11/06 & 2/1/06] (C-20) **DEFERRED AT THE AGENT'S REQUEST TO 2/15/06.**

3. **Project # 1004282**  
05DRB-01061 Major-Preliminary Plat  
Approval

GARCIA/KRAEMER & ASSOCIATES agent(s) for PAT MILLIGAN request(s) the above action(s) for all or a portion of Lots(s) A-1, B-1, C-1, D-1, E-1, F-1, H-1, J-1, K-1, **ALAMOSA ADDITION**, zoned R-T residential zone, located on TRUJILLO RD SW, between 62<sup>nd</sup> ST SW and BATAAN DR SW containing approximately 2 acre(s). [Deferred from 7/20/05 & 7/27/05 & 1/11/06 & 1/18/06 & 1/25/06] (K-11) **WITH THE SIGNING OF THE INFRASTRUCTURE LIST DATED 2/1/06 AND APPROVAL OF THE GRADING PLAN ENGINEER STAMP DATED 8/31/05 THE PRELIMINARY PLAT WAS APPROVED.**

4. **Project # 1004607**  
05DRB-01904 Major-Preliminary Plat  
Approval  
05DRB-01905 Minor-Temp Defer SDWK

WILSON & COMPANY, INC. agent(s) for VISTA VIEJA INVESTMENTS, LLC request(s) the above action(s) for all or a portion of Tract(s) 3 & 4, **VISTA VIEJA SUBDIVISION**, zoned RD, located on SCENIC NW, between 81<sup>ST</sup> ST NW and ALBERICOQUE PL NW containing approximately 78 acre(s). [REF: 04DRB-00825, 04DRB-01460, 05DRB-01235, 05DRB-01236] [Deferred from 1/11/06 & 1/18/06 & 1/25/06 & 2/1/06] (D-9) **DEFERRED AT THE BOARD'S REQUEST FOR INTERPRETATION OF R-2005-177 OF THE WESTSIDE STRATEGIC PLAN TO 2/8/06.**

**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.

5. **Project # 1001176**  
06DRB-00103 Minor-SiteDev Plan Subd  
06DRB-00107 Minor-Amnd SiteDev Plan  
Subd

WILSON & COMPANY agent(s) for KEITH MCDANIEL request(s) the above action(s) for all or a portion of Lot(s) 19A & 17, Block(s) 14, Tract(s) A, **NORTH ALBUQUERQUE ACRES, UNIT B**, zoned SU-2 IP, located on CORONA NE, between SAN PEDRO NE and WILSHIRE NE containing approximately 3 acre(s). [REF: DRB-97-516] (C-18) **THE SITE PLAN FOR SUBDIVISION WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO TRANSPORTATION DEVELOPMENT FOR LOT LINE ADJUSTMENT AND ADDITION OF PARKING BUMPER AND TO PLANNING FOR 3 COPIES OF THE SITE PLAN AND TO DECIDE IF THERE IS AN AMENDED SITE PLAN FOR SUBDIVISION OR NOT.**

**THE AMENDED SITE PLAN FOR SUBDIVISION WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO TRANSPORTATION DEVELOPMENT FOR LOT LINE ADJUSTMENT AND ADDITION OF PARKING BUMPER AND TO PLANNING FOR 3 COPIES OF THE SITE PLAN AND TO DECIDE IF THERE IS AN AMENDED SITE PLAN FOR SUBDIVISION OR NOT.**

6. **Project # 1004660**  
06DRB-00099 Minor-SiteDev Plan  
BldPermit

CLAUDIO VIGIL ARCHITECTS agent(s) for PREMIER CONCRETE LLC request(s) the above action(s) for all or a portion of Lot(s) 14-A-2-H, **LOOP INDUSTRIAL DISTRICT, UNIT 5**, zoned SU-2 for M-1 Permissive, located on FIRESTONE DR NE, between JEFFERSON ST NE and WILSHIRE AVE NE containing approximately 2 acre(s). [REF: DRB-95-498] (C-17) **THE SITE PLAN FOR BUILDING PERMIT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO TRANSPORTATION DEVELOPMENT FOR SOLID WASTE APPROVAL, BUILD NOTE AND 3 COPIES OF THE SITE PLAN AND TO UTILITIES DEVELOPMENT FOR FIRE MARSHAL STAMP AND ADEQUATE COVERAGE FOR FIRE.**



7. **Project # 1003445**  
06DRB-00075 Minor-SiteDev Plan  
BldPermit

JLS ARCHITECTS agent(s) for TERRY CORLIS request(s) the above action(s) for all or a portion of Tract(s) E2 and F, **ALBUQUERQUE WEST, UNIT 1**, zoned SU-1 PDA to include C-3, located on EDUCATION PLACE NW, between PARADISE BLVD NW and PASEO DEL NORTE NW containing approximately 5 acre(s). [REF: 05EPC-00022] *[Deferred from 1/25/06]* (C-12) **THE SITE PLAN FOR BUILDING PERMIT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO TRANSPORTATION DEVELOPMENT FOR PUBLIC ACCESS EASEMENT TO BE RECORDED AND PLANNING FOR 3 COPIES OF THE SITE PLAN.**

8. **Project # 1001275**  
06DRB-00076 Minor-SiteDev Plan  
BldPermit/EPC

CONSENSUS PLANNING INC agent(s) for TEAM RETAIL COTTONWOOD LTD request(s) the above action(s) for all or a portion of Tract(s) 1, LOWE'S, (to be known as **COTTONWOOD COMMONS**) zoned SU-1 FOR C-1, located on OLD AIRPORT RD NW, between COTTONWOOD NW and COORS NW containing approximately 9 acre(s). [REF: CZ-82-4, CSU-88-45, Z-97-106, SC-78-38, AX-97-17] [Stephanie Shumsky, EPC Case Planner] *[Deferred from 1/25/06 & 2/1/06]* (A-14) **DEFERRED AT THE AGENT'S REQUEST TO 2/15/06.**

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

9. **Project # 1002189**  
06DRB-00094 Minor-Prelim&Final Plat  
Approval

WILKS COMPANY agent(s) for TIM & TRACY JARMILLO request(s) the above action(s) for all or a portion of Lot(s) 1-P1, Block(s) 7, **CRYSTAL RIDGE SUBDIVISION, UNIT 3**, zoned R-1 residential zone, located on MAGIC SKY CT NW, between SEVEN BAR LOOP NW and BARRETT AVE NW containing approximately 1 acre(s). [REF: S-98-66, DRB-97-298,SV-97-55] (B-13) **DEFERRED AT THE BOARD'S REQUEST FOR INTERPRETATION OF R-2005-177 OF THE WESTSIDE STRATEGIC PLAN TO 2/8/06.**

10. **Project # 1001628**  
06DRB-00097 Major-Final Plat Approval

BOHANNAN HUSTON INC agent(s) for JUDE BACA request(s) the above action(s) for EQUESTRIAN CENTER, **MESA RIDGE SUBDIVISION**, zoned SU-1 for PRD, located on MONTANO RD NW, between VISTA MONTANO ST NW and EQUESTRIAN DR NW containing approximately 8 acre(s). [REF: 05DRB-01166, 05DRB-01242, 05DRB-01251] (E-11) **FINAL PLAT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO CITY ENGINEER FOR AMAFCA SIGNATURE AND PLANNING FOR INTERPRETATION OF R-2005-177 OF THE WESTSIDE STRATEGIC PLAN.**

11. **Project # 1004177**  
06DRB-00098 Major-Final Plat Approval

BOHANNAN HUSTON agent(s) for D. R. HORTON HOMES INC, request(s) the above action(s) for all or a portion of Tract(s) 10, 11, 12 & 13, (to be known as **VENTANA HIGHLANDS UNIT 1 @ VENTANA RANCH WEST**) zoned R-LT, located on IRVING BLVD NW and VENTANA RIDGE RD NW and containing approximately 74 acre(s). (B-8) **FINAL PLAT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO PLANNING FOR INTERPRETATION OF R-2005-177 OF THE WESTSIDE STRATEGIC PLAN.**

12. **Project # 1002254**  
06DRB-00084 Minor-Prelim&Final Plat Approval

JEFF MORTENSEN & ASSOCIATES agent(s) for FREDERICK & ROSEMARY PALMER request(s) the above action(s) for all or a portion of Tract(s) 2A, BUENA VISTA ESTATES, UNIT 1 (to be known as **BEEHIVE VILLAGE**) zoned SU-2 IP, located on SAN PEDRO NE, between WILSHIRE AVE NE and CORONA AVE NE containing approximately 3 acre(s). [REF: 02DRB-01502, 02DRB-01503, 05AA-01702, 05DRB-01643, 05AA-01850] (C-18) **PRELIMINARY AND FINAL PLAT APPROVED AND SIGNED OFF BY THE BOARD.**

13. **Project # 1002176**  
06DRB-00092 Major-Final Plat Approval
- SURVEYS SOUTHWEST LTD agent(s) for MOUNTAIN WEST DEVELOPMENT request(s) the above action(s) for all or a PORTION OF LAND IN SW 1/4 - NW 1/4 SEC 26 TION R4E TOGETHER W/ TRACT E-1, **NORTH FOUR HILLS**, zoned SU-1, located on FOUR HILLS RD SE, between LANIER DR SE and WATERFALL DR SE containing approximately 7 acre(s). (L-23) **INDEFINITELY DEFERRED AT THE AGENT'S REQUEST.**
14. **Project # 1004246**  
06DRB-00091 Minor-Prelim&Final Plat Approval
- SURVEYS SOUTHWEST LTD agent(s) for JASON DASKALOS request(s) the above action(s) for all or a portion of Lot(s) 7-10 & 23-26, Block(s) 35, Tract(s) A, **NORTH ALBUQUERQUE ACRES, UNIT B**, zoned SU-2 - IP, located on HOLLY AVE NE and PASEO DEL NORTE NE and containing approximately 6 acre(s). [Deferred from 2/1/06] (C-18) **DEFERRED AT THE AGENT'S REQUEST TO 2/8/06.**
15. **Project # 1004505**  
06DRB-00096 Minor-Prelim&Final Plat Approval
- SURVEYS SOUTHWEST LTD agent(s) for JONI MILLER ZYDECO request(s) the above action(s) for all or a portion of Lot(s) 1 THRU 8 and EAST 1/2 OF Lot(s) 9, Block(s) N, **ATLANTIC & PACIFIC ADDITION**, zoned SU-2 special neighborhood zone, located on COAL AVE SW, between 4<sup>TH</sup> ST SW and 5<sup>TH</sup> ST SW containing approximately 1 acre(s). [REF: 05DRB-01622] (K-14) **PRELIMINARY AND FINAL PLAT APPROVED WITH FINAL SIGN OFF DELEGATED TO PLANNING FOR APPROVAL OF DESIGN ELEVATIONS AND CROSS SECTIONS OF PERIMETER WALLS BY THE DRB CHAIR.**

16. **Project # 1003198**  
06DRB-00093 Major-Final Plat Approval

RIO GRANDE ENGINEERING agent(s) for FULLER HOMES INC request(s) the above action(s) for all or a portion of Tract(s) A & B, LANDS OF HECTOR ROJO and Tract(s) 355 & 356, TOWN OF ATRSICO GRANT, (to be known as **AUTUMN VIEW SUBDIVISION**, zoned RD, R-1, located on TOWER RD SW, between COORS BLVD SW and STINSON RD SW containing approximately 15 acre(s). (L-10) **FINAL PLAT WAS DEFERRED AT THE BOARD'S REQUEST FOR INTERPRETATION OF R-2005-177 OF THE WESTSIDE STRATEGIC PLAN TO 2/8/06.**

17. **Project # 1003905**  
06DRB-00105 Minor-Prelim&Final Plat Approval

ANTHONY DECK agent(s) for LOUIE CASIAS request(s) the above action(s) for all or a portion of Lot(s) 31 & 32, Block(s) B, **SANDALWOOD SUBDIVISION, UNIT 1**, zoned R-D residential and related uses zone, developing area, located on ALLWOOD DR NW, between HANOVER DR NW and INTERSTATE 40 – AMAFCA RIGHT-OF-WAY, containing approximately 1 acre(s). [REF: 05DRB-000134] (J-9) **PRELIMINARY AND FINAL PLAT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO CITY ENGINEER FOR CORRECTION OF PROJECT NUMBER TO BE CHANGED TO APPLICATION NUMBER.**

18. **Project # 1004359**  
06DRB-00100 Minor-Prelim&Final Plat Approval

MARK SNAPP agent(s) for CALITERRA DEVELOPMENT request(s) the above action(s) for all or a portion of Lot(s) 17, **RICE'S DURANES ADDITION, UNIT 1**, zoned R-2 residential zone, located on RIO GRANDE BLVD NW, between INDIAN SCHOOL RD NW and RICE AVE NW containing approximately 1 acre(s). [REF: 05DRB-01244] [*Deferred from 2/1/06*] (H-12) **DEFERRED AT THE AGENT'S REQUEST TO 2/8/06.**

19. **Project # 1004661**  
06DRB-00101 Minor-Prelim&Final Plat  
Approval

GARY HUBBARD agent(s) for J & S DEVELOPMENT INC request(s) the above action(s) for all or a portion of Lot(s) 5A, 5B, 6A, 6B, 7A & 7B, **EMIL MANN ADDITION**, zoned R-2, located on TRUMBELL AVE NE and BELL AVE NE and containing approximately 1 acre(s). (L-19) **INDEFINITELY DEFERRED AT THE AGENT'S REQUEST.**

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

20. **Project # 1002730**  
06DRB-00095 Minor-Sketch Plat or Plan

BINGHAM ENGINEERING agent(s) for BETTY BLEA, HOMES BY MARIE request(s) the above action(s) for all or a portion of Lot(s) 13A1, Block(s) 6, Tract(s) 3, **NORTH ALBUQUERQUE ACRES, UNIT 3**, zoned R-D residential and related uses zone, developing area, located on VENTURA ST NE, between CORONA AVE NE and WILSHIRE AVE NE containing approximately 4 acre(s). [REF: DRB-98-123/S-99-40] (C-20) **WITHDRAWN AT THE AGENT'S REQUEST.**

21. **Project # 1004655**  
06DRB-00080 Minor-Sketch Plat or Plan

JESUS M. & MARIA D. VIZCAINO request(s) the above action(s) for all or a portion of Lot(s) 8 & 9, Block(s) 10, **LOWER BROADWAY**, zoned SU-2/M-R, located on ALAMO AVE SE, between MECHEM SE and HINKLE SE containing approximately 1 acre(s). (M-14) **THE ABOVE REQUEST WAS REVIEWED AND COMMENTS WERE GIVEN.**

22. Approval of the Development Review Board Minutes for January 25, 2006. **THE DRB MINUTES FOR JANUARY 25, 2006 WERE APPROVED BY THE BOARD.**

ADJOURNED: 10:55 A.M.

DRB PUBLIC HEARING SIGN IN SHEETS

CASE NUMBER: 1002743 AGENDA#: 1 DATE: 2-1-06

1. Name: Jade Brudenale Address: \_\_\_\_\_ 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: \_\_\_\_\_

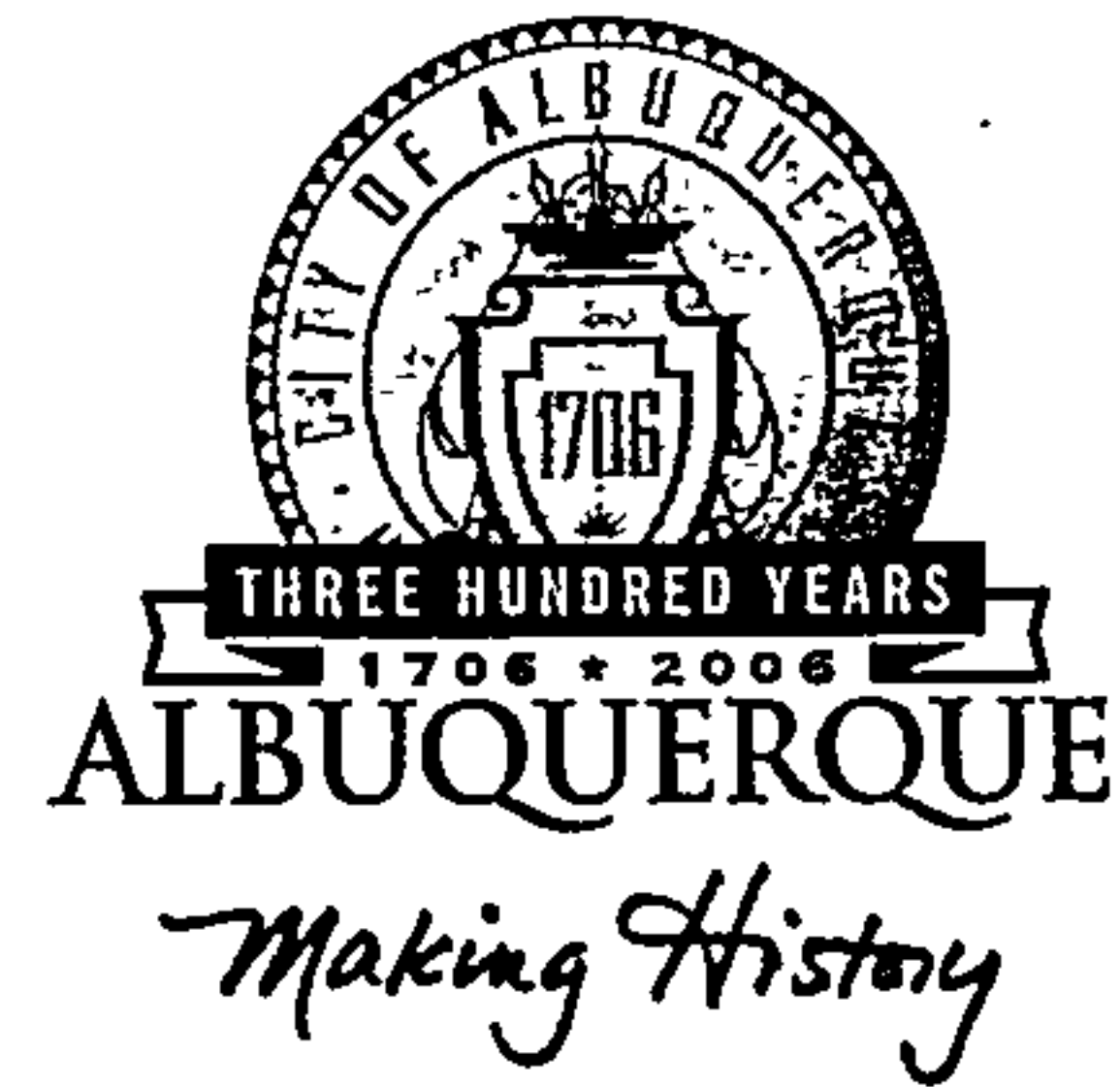
11. Name: \_\_\_\_\_ Address: \_\_\_\_\_ Zip: \_\_\_\_\_

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: 1002743

AGENDA ITEM NO: 1

SUBJECT:

Preliminary Plat

ACTION REQUESTED:

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

ENGINEERING COMMENTS:

An approved drainage report dated 5-19-79 is on file for Preliminary Plat approval.

P.O. Box 1293

Albuquerque

New Mexico 87103

[www.cabq.gov](http://www.cabq.gov)

RESOLUTION:

2-8-06

APPROVED \_\_\_; 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: FEBRUARY 1, 2006



§  
§  
§  
§

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

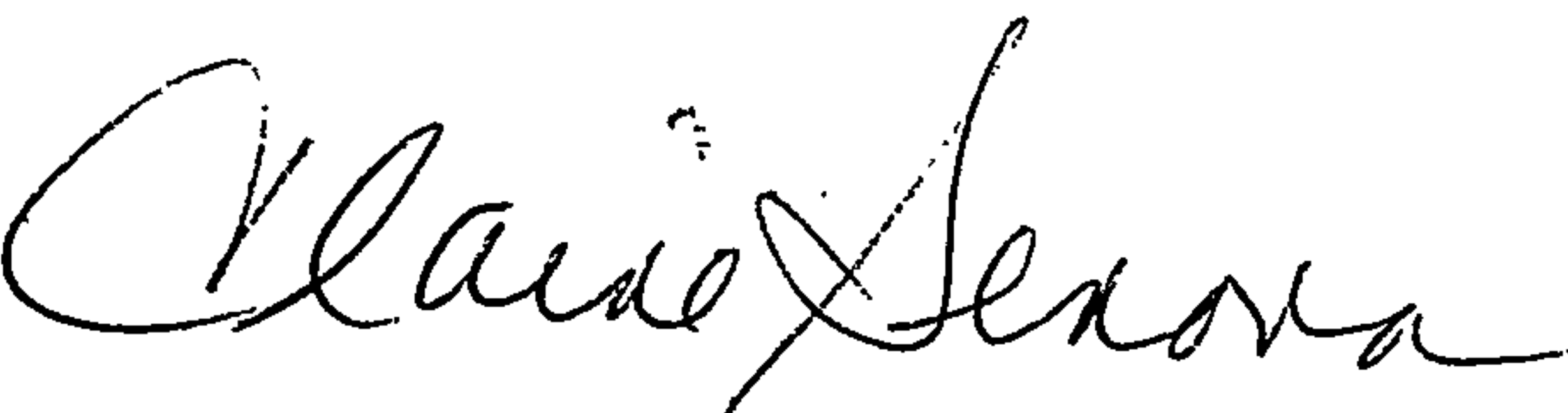
Notice is hereby given that the Development Review Board, City of Albuquerque, will hold a public hearing in the **Plaza del Sol Hearing Room, Basement, Plaza del Sol Building, 600 2nd St NW**, on **Wednesday, February 1, 2006**, beginning at **9:00 a.m.** for the purpose of considering the following:

**Project # 1002743**  
05DRB-01818 Major-Preliminary Plat  
Approval

BORDENAVE DESIGNS agent(s) for HARVEST HOMES LLC request(s) the above action(s) for all or a portion of Tract(s) I & J, **LA LUZ DEL OESTE, UNIT 4**, zoned SU-1 FOR PRD, located on COORS BLVD NW, between WESTERN TRAILS NW and DELLYNE NW containing approximately 4 acre(s). [REF: 03DRB-00989] [*Indefinitely deferred on a no show on 1/4/2006*] (F-11)

**[NO NEW SUBMITTAL]**

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.

  
for Sheran Matson, AICP, DRB Chair  
Development Review Board

**TO BE PUBLISHED IN THE ALBUQUERQUE JOURNAL MONDAY, JANUARY 16, 2006.**





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CITY OF ALBUQUERQUE  
PLANNING DEPARTMENT  
DEVELOPMENT REVIEW BOARD

February 1, 2006

**Project # 1002743**  
05DRB-01818 Major-Preliminary Plat Approval

BORDENAVE DESIGNS agent(s) for HARVEST HOMES LLC request(s) the above action(s) for all or a portion of Tract(s) I & J, **LA LUZ DEL OESTE, UNIT 4**, zoned SU-1 FOR PRD, located on COORS BLVD NW, between WESTERN TRAILS NW and DELLYNE NW containing approximately 4 acre(s). [REF: 03DRB-00989] **[Indefinitely deferred on a no show on 1/4/2006] (F-11) [NO NEW SUBMITTAL]**

AMAFCA No adverse comments.

COG No adverse comments.

Transit

The plat and infrastructure list show no pedestrian facilities. Will any be provided? No objection to the request.

Zoning Enforcement No adverse comments.

Neighborhood Coordination

Letters sent to La Luz Del Sol NA (R) and Taylor Ranch NA (R).

APS

The developer is requesting to subdivide 2 lots in order to develop 9 single-family homes in **La Luz del Oeste, Unit 4**. The developer plans to build/sell 2,000 s.f. homes for \$300,000. The proposed development will affect Chaparral Elementary, LBJ Middle School, and Cibola High School.

| School        | 2005-06 40 Day Count | Capacity | Space Available |
|---------------|----------------------|----------|-----------------|
| CHAPARRAL ES  | 731                  | 830      | 99              |
| L. B. JOHNSON | 1,124                | 1,175    | 51              |
| CIBOLA HS     | 2,977                | 2,440    | -537            |

Cibola High School is operating above capacity. However, a new northwest high school will open with a 9<sup>th</sup> grade academy in 2007 with the rest of the school to open in 2008. Given the nature of the proposed development, few school-aged children are expected from the proposed development. Therefore, the proposed development will have minimal impacts to the APS district.

Police Department No CPTED or crime prevention comments at this time.

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 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 An approved drainage report is on file for Preliminary Plat approval.

Transportation Development

Where are the signal improvements and Coors Blvd improvements? This subdivision will have access to Coors via an easement to the south.

Parks & Recreation

No objection.

Utilities Development

No comment.

Planning Department

Are any perimeter walls planned for these units? No objection to the platting action.

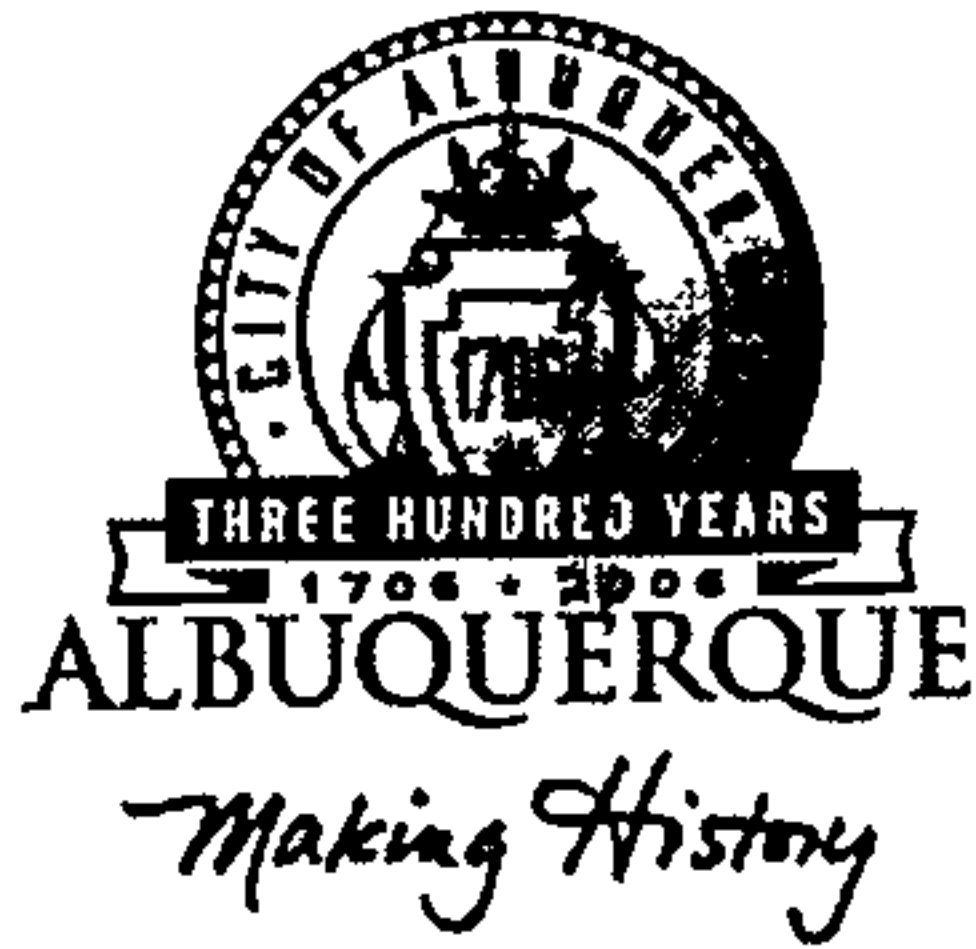
Impact Fee Administrator

There will be no Impact Fees for building permits submitted prior to July 1, 2007 in this proposed subdivision, provided it is consistent with an approved site development plan. A copy of the approved site development plan needs to be provided.

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

cc:Harvest Homes LLC, P.O. Box 92246, 87199

Bordenave Designs, P.O. Box 91194, 87199



# 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: January 5, 2006

TO CONTACT NAME: Jack Bordenave  
COMPANY/AGENCY: Bordenave Design  
ADDRESS/ZIP: P.O. Box 91194 / 87199  
PHONE/FAX #: 873-1344 / 821-9105

Thank you for your inquiry of January 5, 2006 requesting the names of **Recognized**

**Neighborhood Associations** who would be affected under the provisions of O-92 by your proposed project at Tracts I & J, La Luz del Oeste, Unit 4 located on Wind Rd between Coors Boulevard and Pellyne Avenue. zone map page(s) F-11.

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

La Luz del Sol  
Neighborhood Association  
Contacts: Edward Tobro  
36 Mill Rd NW / 87120  
899-0415  
Ray Graham III  
One Wind NW / 87120  
898-5600

Taylor Ranch  
Neighborhood Association  
Contacts: Bill Jack Rodgers  
8308 Cedar Creek Dr. NW / 87120  
897-9737  
Robert Wood  
6500 Carney Ave NW / 87120  
899-9064

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

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

Sincerely,  
Dolores Carmone  
OFFICE OF NEIGHBORHOOD COORDINATION

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

Additional Neighborhood Association Information

Neighborhood Association

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

Was May  
deposed on a  
no show

Resubmitted  
and paid fee  
2-1-06

Neighborhood Association

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

Neighborhood Association

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

**ALTHOUGH YOU ARE NOT "OFFICIALLY REQUIRED" BY O-92,**  
you are most welcomed to notify the following "*Unrecognized*"  
neighborhood associations of this project.

Neighborhood Association

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

Neighborhood Association

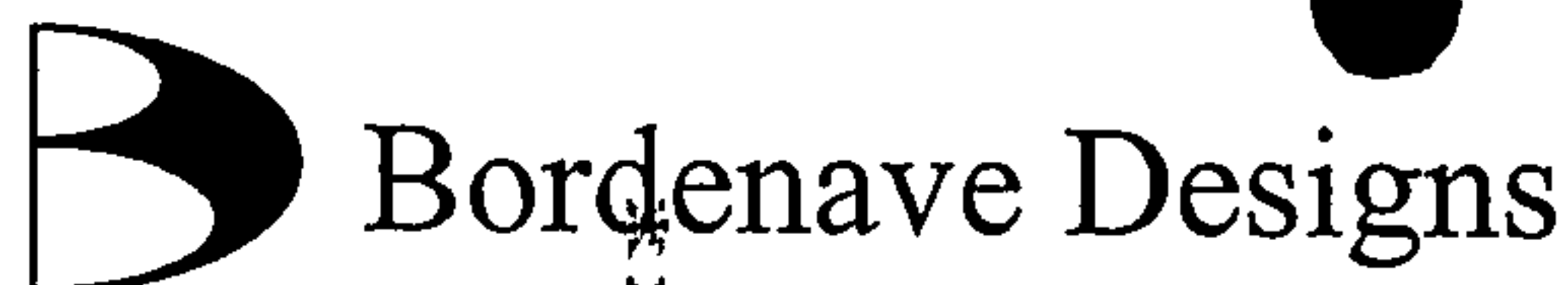
Contacts: \_\_\_\_\_

Neighborhood Association

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

Neighborhood Association

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



January 5, 2006

Edward Totoro  
36 Mill Road NW  
Albuquerque, NM 87120

Dear Mr. Totoro

This letter is to inform you that application for a Preliminary Plat will be submitted to the City of Albuquerque Planning Department for review and possible approval. the application will be submitted on January 6, 2006. The City's review process typically takes 5-10 days to complete.

The specifics of the project are as follows:

The site is approximately three and one half acres in area located in the southwest quadrant of the intersection of Coors Blvd. and Dellyne Ave. NW.

The existing legal description of the property is Tracts I and J, La Luz del Oeste, Unit 4. Note that this is the same project you reviewed last month. The project was deferred due to my error and is being re-advertised.

The request is being made to subdivide the tracts into individual lots and provide for public and private infrastructure per the existing approved Site Plan for Subdivision and infrastructure plans.

The proposed plan is keeping with the existing Site Plan and previous development in the subdivision and is another Phase in a multi-phased development.

Construction traffic will continue to be routed to the Dellyne entrance to reduce the likelihood of damage to existing streets and facilities.

If you have any questions about this proposal, please call me at 823-1344 or 480-6812.

This application can be reviewed at the City Planning Department offices in downtown Albuquerque at the plaza des Sol Building, located at 600 2<sup>nd</sup> Street NW. It is advised that you call the Planning Department to schedule a visit so that the project file will be available upon your arrival. To arrange a visit to review this application, please contact Fran Tapia, Development Review Division, at 924-3860. Ms. Tapia can also put in contact with the planner who will be reviewing the project. The planner will be able to explain the platting process and your opportunity for input.

Sincerely,

A handwritten signature in black ink, appearing to read 'Jean J. Bordenave', written over a horizontal line.

Jean J (Jake) Bordenave

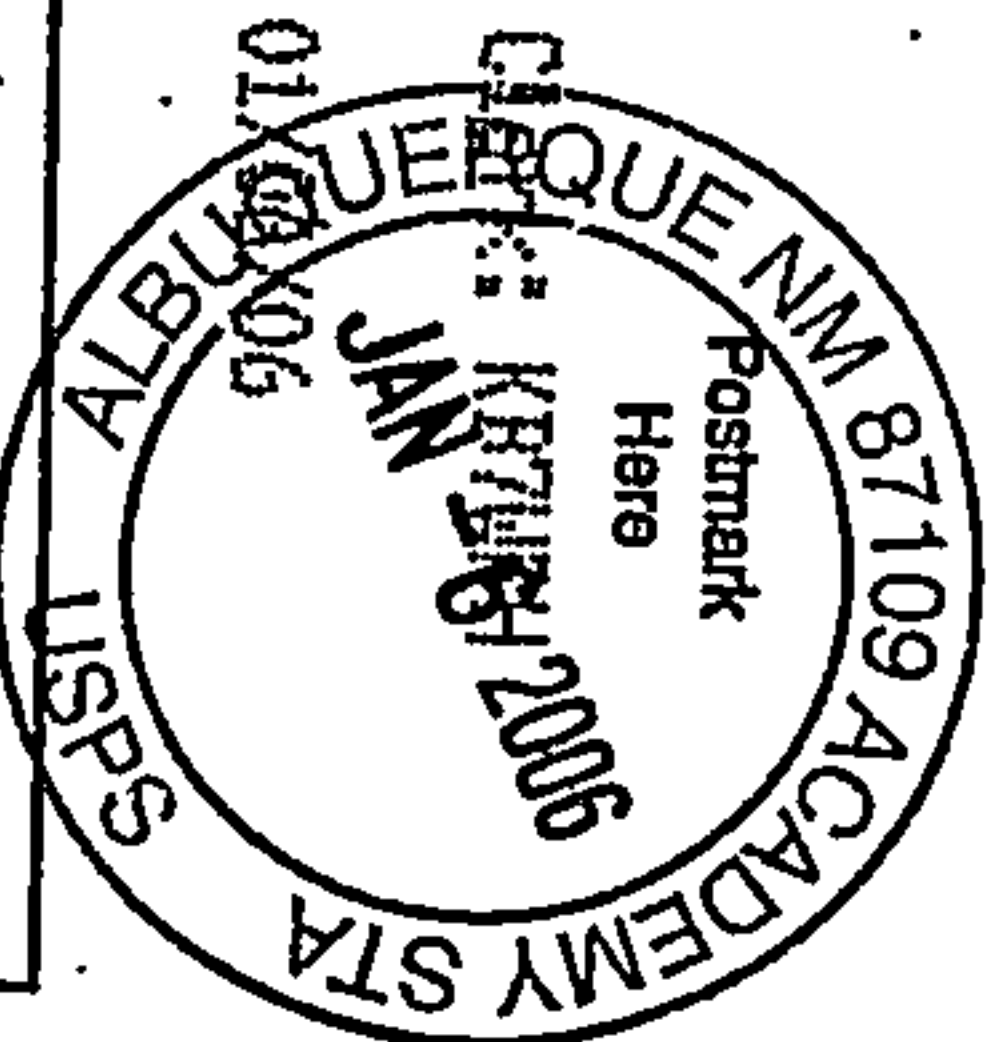
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Phone (505)823-1344 Fax (505)821-9105 Cell 480-6812  
Email [jakebordenave@mindspring.com](mailto:jakebordenave@mindspring.com)

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**ADDITIONAL USE**

|   |         |               |
|---|---------|---------------|
| Postage   | \$ 0.37 | UNIT ID: 0109 |
| Certified Fee                                     | 2.30    |               |
| Return Receipt Fee<br>(Endorsement Required)      |         |               |
| Restricted Delivery Fee<br>(Endorsement Required) |         |               |
| Total Postage & Fees                              | \$ 2.67 |               |



Sent To Bill Jack Rodgers  
Street, Apt. No., 8308 Cedar Creek DEN NJ  
or PO Box No. ALB NM 87120  
City, State, ZIP+4

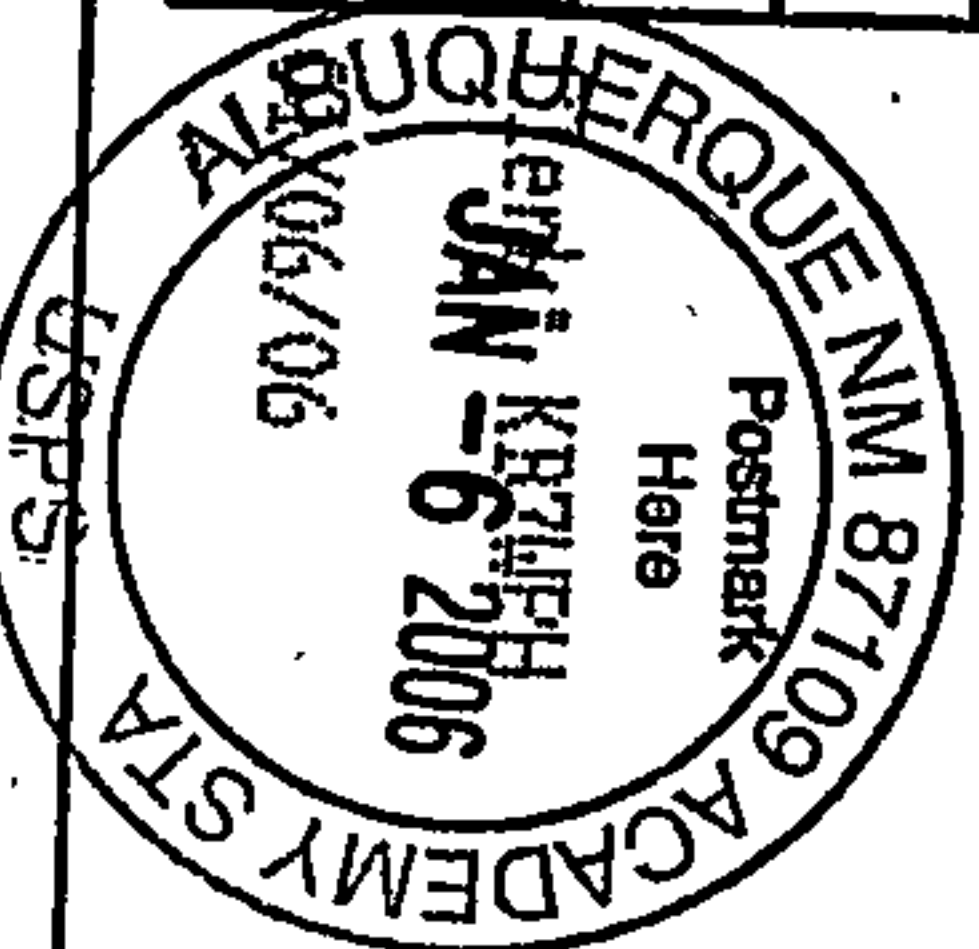
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| Restricted Delivery Fee<br>(Endorsement Required) |         |               |
| Total Postage & Fees                              | \$ 2.67 |               |



Sent To Robert Wood  
Street, Apt. No., 6500 Canyon Ave NW  
or PO Box No. ALB NM 87120  
City, State, ZIP+4

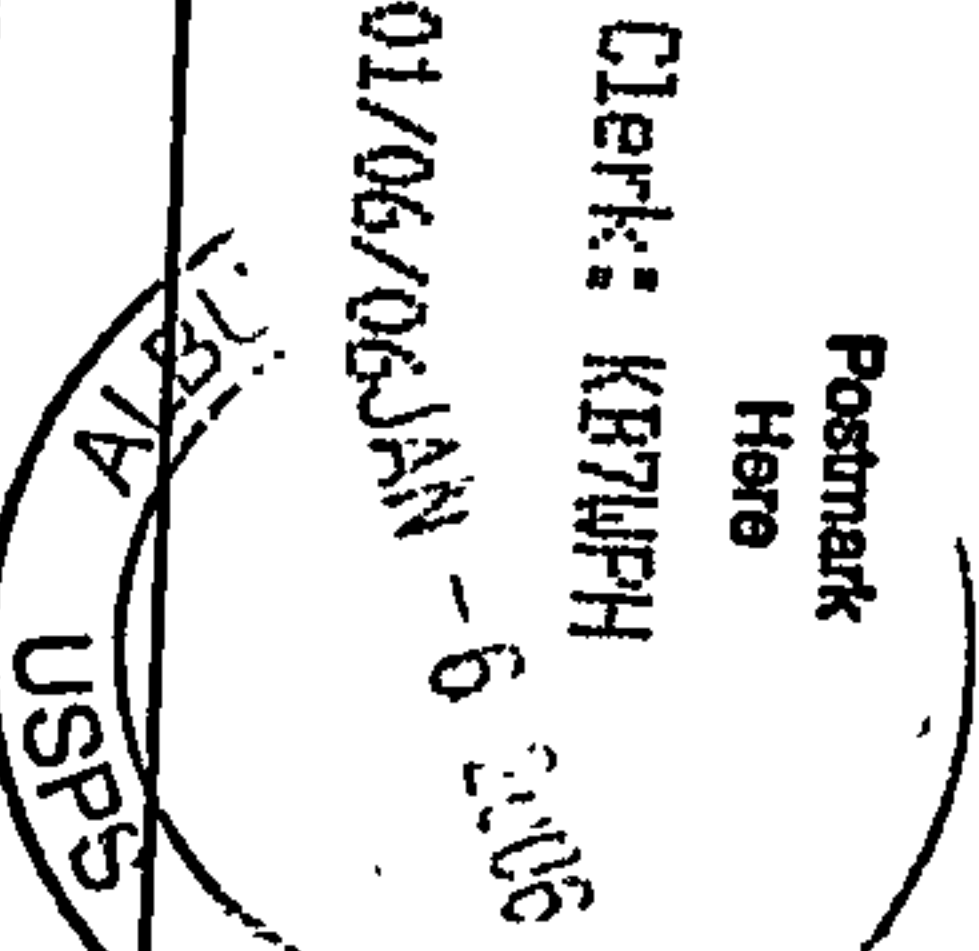
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Sent To Edward Totoro  
Street, Apt. No., 36 Mill Dr NW  
or PO Box No. ALB NM 87120  
City, State, ZIP+4

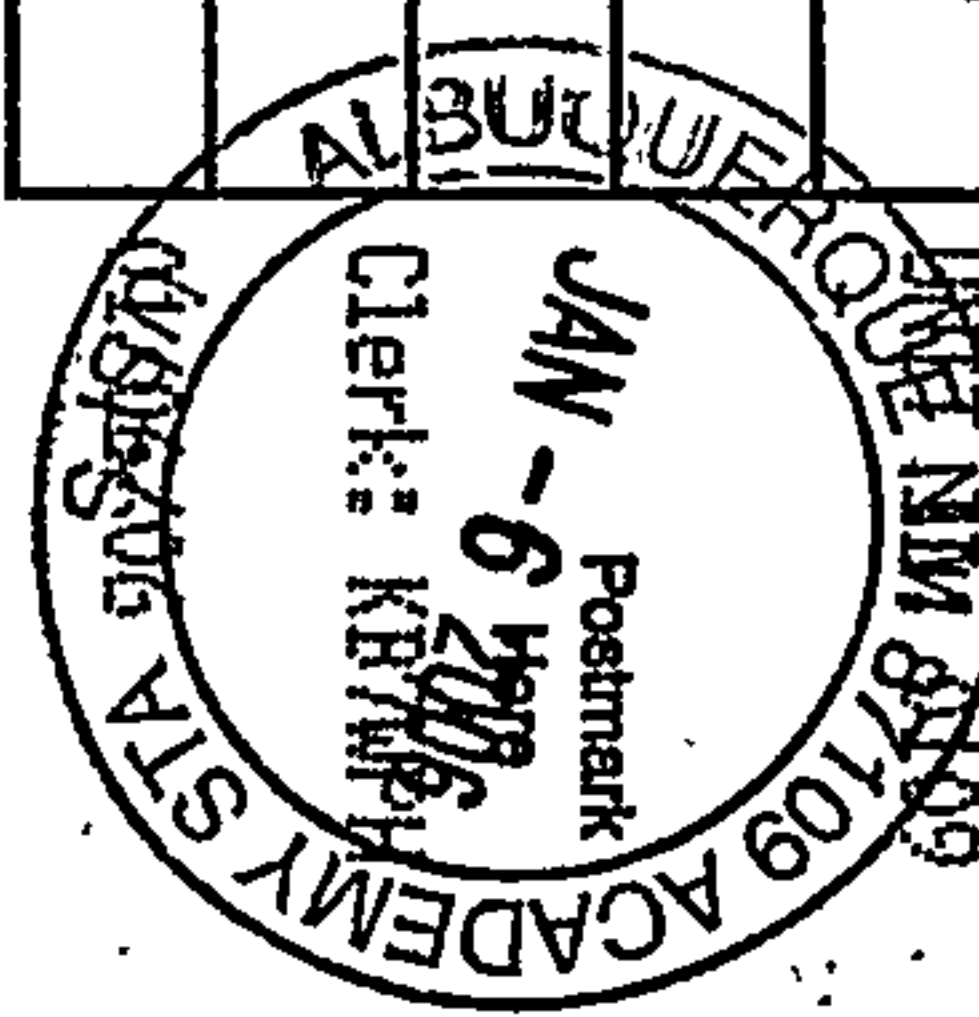
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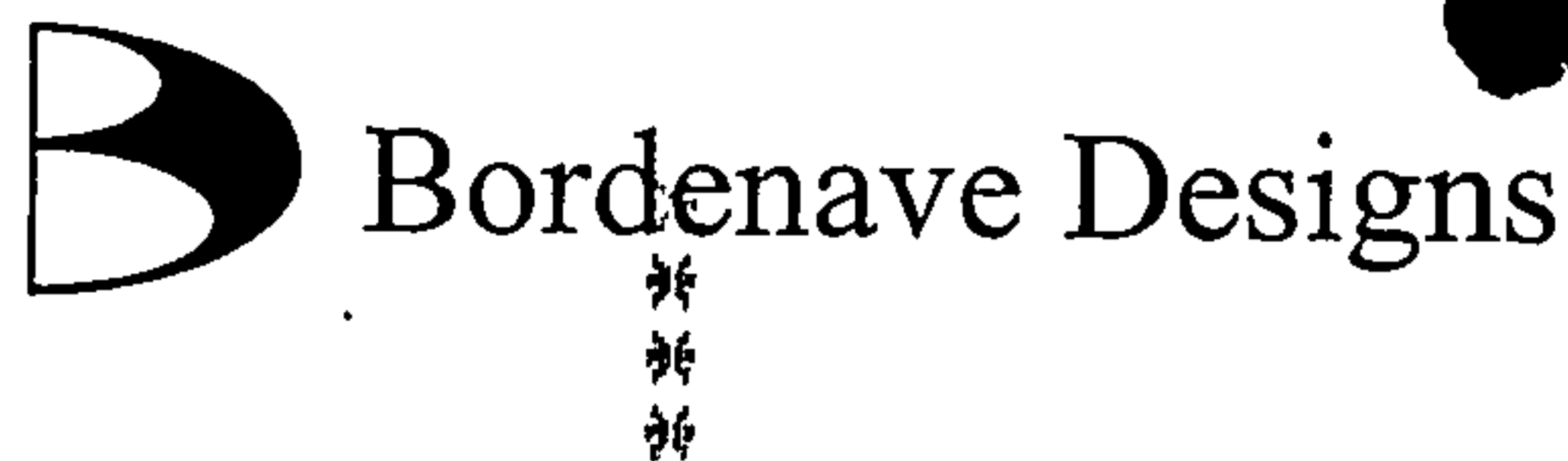
**ADDITIONAL USE**

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|---|---------|---------------|
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| Restricted Delivery Fee<br>(Endorsement Required) |         |               |
| Total Postage & Fees                              | \$ 2.67 |               |



Sent To Ray Graham III  
Street, Apt. No., One Wind NW  
or PO Box No. ALB NM 87120  
City, State, ZIP+4

PS Form 3800, June 2002 See Reverse for Instructions



January 5, 2006

Bill Jack Rodgers  
8308 Cedar Creek Dr. NW  
Albuquerque, NM 87120

Dear Mr. Rodgers

This letter is to inform you that application for a Preliminary Plat will be submitted to the City of Albuquerque Planning Department for review and possible approval. The application will be submitted on January 6, 2006. The City's review process typically takes 5-10 days to complete.

The specifics of the project are as follows:

The site is approximately three and one half acres in area located in the southwest quadrant of the intersection of Coors Blvd. and Dellyne Ave. NW.

The existing legal description of the property is Tracts I and J, La Luz del Oeste, Unit 4. Note that this is the same project you reviewed last month. The project was deferred due to my error and is being re-advertised.

The request is being made to subdivide the tracts into individual lots and provide for public and private infrastructure per the existing approved Site Plan for Subdivision and infrastructure plans.

The proposed plan is keeping with the existing Site Plan and previous development in the subdivision and is another Phase in a multi-phased development.

Construction traffic will continue to be routed to the Dellyne entrance to reduce the likelihood of damage to existing streets and facilities.

If you have any questions about this proposal, please call me at 823-1344 or 480-6812.

This application can be reviewed at the City Planning Department offices in downtown Albuquerque at the plaza des Sol Building, located at 600 2<sup>nd</sup> Street NW. It is advised that you call the Planning Department to schedule a visit so that the project file will be available upon your arrival. To arrange a visit to review this application, please contact Fran Tapia, Development Review Division, at 924-3860. Ms. Tapia can also put in contact with the planner who will be reviewing the project. The planner will be able to explain the platting process and your opportunity for input.

Sincerely,

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Jean J (Jake) Bordenave

P.O. Box 91194  
Albuquerque, NM 87199-1194  
Phone (505)823-1344 Fax (505)821-9105 Cell 480-6812  
Email [jakebordenave@mindspring.com](mailto:jakebordenave@mindspring.com)



January 5, 2006

Ray Graham, III  
One Wind Rd. NW  
Albuquerque, NM 87120

Dear Mr. Graham

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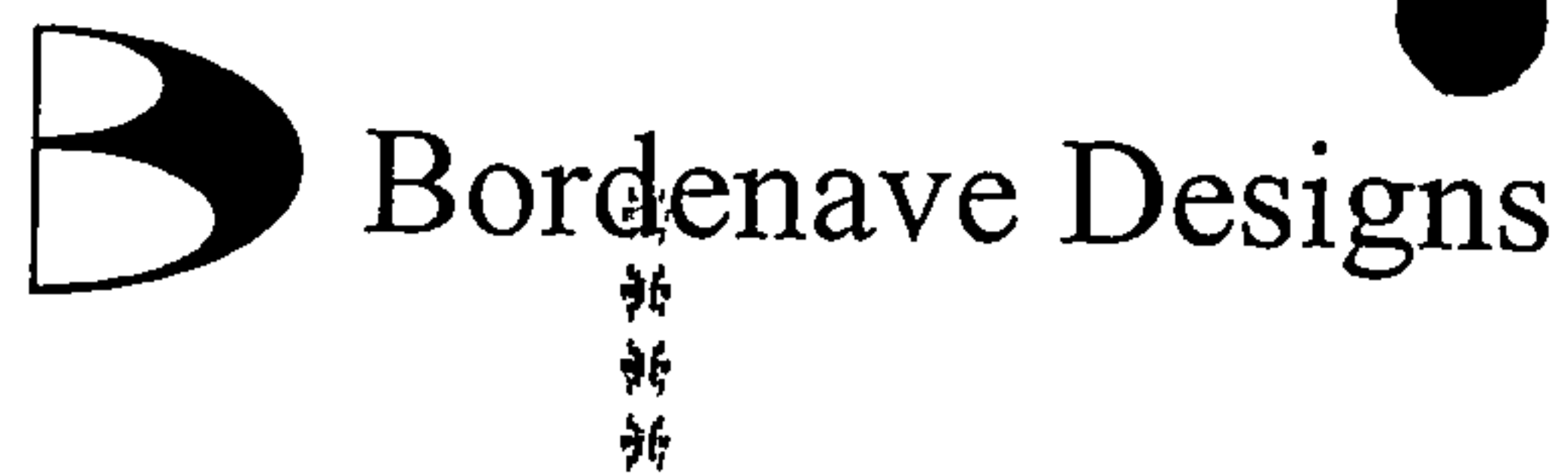
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Jean J (Jake) Bordenave

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Albuquerque, NM 87199-1194  
Phone (505)823-1344 Fax (505)821-9105 Cell 480-6812  
Email [jakebordenave@mindspring.com](mailto:jakebordenave@mindspring.com)





January 5, 2006

Robert Wood  
6500 Carney Ave. NW  
Albuquerque, NM 87120

Dear Mr. Wood

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Email [jakebordenave@mindspring.com](mailto:jakebordenave@mindspring.com)

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

PAID RECEIPT

APPLICANT NAME HARVEST HOMES  
AGENT BORDENAVE DESIGNS  
ADDRESS P.O. Box 91194  
PROJECT & APP # 1502743 / 05DRB-01818  
PROJECT NAME La Luz DEL OSTE

\$ \_\_\_\_\_ 441032/3424000 Conflict Management Fee  
\$ \_\_\_\_\_ 441006/4983000 DRB Actions  
\$ \_\_\_\_\_ 441006/4971000 EPC/AA/LUCC Actions & All Appeals  
\$ 75.<sup>00</sup> 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  
\$ 75.<sup>00</sup> TOTAL AMOUNT DUE

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

**BORDENAVE DESIGNS**  
PO BOX 91194  
ALBUQUERQUE, NM 87199-1194  
(505) 823-1344

PAY TO THE ORDER OF CITY OF ALBUQUERQUE

seventy five & 00/100

WELLS FARGO  
Wells Fargo Bank, N.A.  
5555 Montgomery NE  
Albuquerque, NM 87109  
wellsfargo.com

City Of Albuquerque  
Treasury Division  
DATE 01/06/06 10:26AM  
RECEIPT# 00050447.WS# 008 TRANS# 0004  
Account 441018 Fund 0118  
Activity 4971000 TRSCCS  
Trans Amt \$75.00 DOLLARS  
J24 Misc \$75.00

3232  
95-219-1070  
LOC: ANNX  
\$75.<sup>00</sup>

CK  
CHANCE  
Thank You

MP

003232 1070021921097512990

# SIGN POSTING AGREEMENT

## REQUIREMENTS

### POSTING SIGNS ANNOUNCING PUBLIC HEARINGS

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

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

#### 1. LOCATION

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

#### 2. NUMBER

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

#### 3. PHYSICAL POSTING

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

#### 4. TIME

Signs must be posted from JAN 24, 2006 To FEB 8, 2006

#### 5. REMOVAL

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

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

[Signature] \_\_\_\_\_ 01/06/06  
(Applicant or Agent) (Date)

I issued 1 signs for this application, 1/6/06 Ki Sis  
(Date) (Staff Member)

DRB PROJECT NUMBER: 100 2743

CITY OF PLANNING  
PLANNING DEPARTMENT  
PROPERTY OWNERSHIP LIST

**Meeting Date:** FEBRUARY 1, 2006  
**Zone Atlas Page:** F-11-Z  
**Notification Radius:** 100 Ft.

**Project# 1002743**  
**App#05DRB-01818**

**Cross Reference and Location:** COORS BLVD NW / BETWEEN WESTER TRAILS  
NW AND DELLYNE NW

**Applicant:** HARVEST HOMES LLC  
**Address:** PO BOX 92246  
ALBUQUERQUE, NM 87199

**Agent:** BORDEN AVE DESIGN  
PO BOX 91194  
ALBUQUERQUE, NM 87199

**Special Instructions:**

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

**Date Mailed:** JANUARY, 13, 2006  
**Signature:** YVONNE SAAVEDRA

\*  
\*  
\*  
\*

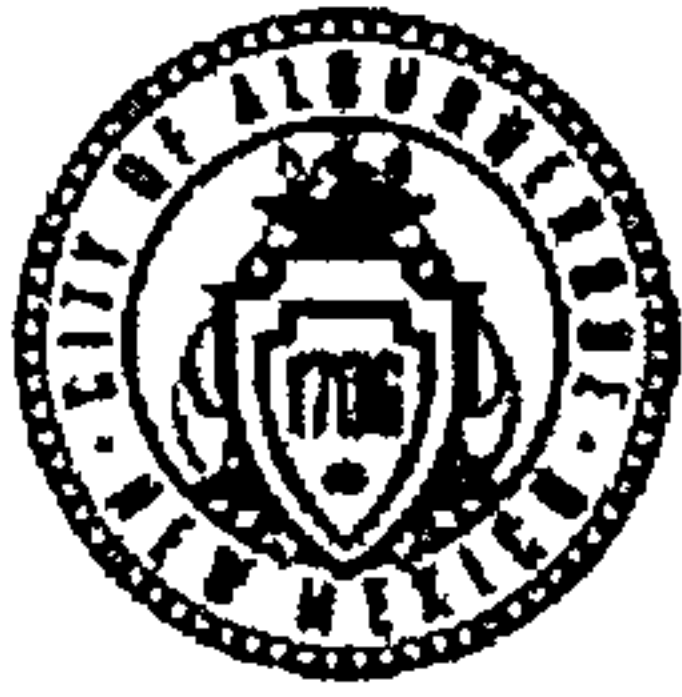
**CITY OF ALBUQUERQUE  
PLANNING DEPARTMENT  
PROPERTY OWNERSHIP / LEGAL LIST**

Project# 1002743  
Application# \_\_\_\_\_

PAGE 1 OF 2

| Zone Atlas Page # | Zone Atlas # | Grid Location | Parcel Sequence | Name & Address     |
|-------------------|--------------|---------------|-----------------|--------------------|
| F-11              | 1011061      | 297-439       | 101-38          | ✓                  |
|                   |              | 276-443       | 37              | ✓                  |
|                   |              | 294-480       | 43              | ✓                  |
|                   |              | 317-476       | 42              | ✓                  |
|                   |              | 322-500       | 44              | ✓                  |
|                   |              | 339-470       | 41              | ✓                  |
|                   |              | 313-439       | 39              | ✓                  |
|                   |              | 407-437       | 04              | ✓ Dup              |
|                   |              | 328-439       | 40              | ✓                  |
|                   |              | 311-416       | 34              | ✓ Dup <sup>2</sup> |
|                   |              | 379-503       | 28              | ✓ Dup <sup>2</sup> |
|                   |              | 230-358       | 203-10          | ✓ Dup <sup>2</sup> |
|                   |              | 298-377       | 101-16          | ✓ Dup <sup>2</sup> |
|                   |              | 246-410       | 205-05          | ✓                  |
|                   |              | 253-410       | 06              | ✓                  |
|                   |              | 257-423       | 07              | ✓                  |
|                   |              | 256-432       | 08              | ✓                  |
|                   |              | 256-438       | 09              | ✓                  |
|                   |              | 257-444       | 10              | ✓                  |
|                   |              | 257-450       | 11              | ✓                  |
|                   |              | 260-458       | 12              | ✓                  |
|                   |              | 263-469       | 13              | ✓                  |
|                   |              | 267-474       | 14              | ✓                  |
|                   |              | 271-479       | 15              | ✓                  |





mainframe@coa1mp3.ca  
 bq.gov  
 12/13/2005 10:27 AM

To  
 cc  
 bcc  
 Subject

✂  
 ✂  
 ✂  
 ✂

1 R E C O R D S W I T H L A B E L S PAGE  
 1

01011061 \*\*\* THIS UPC CODE HAS NO MASTER RECORD ON FILE  
 0101106129743910138 \*\*\* THIS UPC CODE HAS NO MASTER RECORD ON FILE  
 0101106127644310137 \*\*\* THIS UPC CODE HAS NO MASTER RECORD ON FILE  
 0101106129448010143 \*\*\* THIS UPC CODE HAS NO MASTER RECORD ON FILE  
 0101106131747610142 \*\*\* THIS UPC CODE HAS NO MASTER RECORD ON FILE  
 0101106132250010144 \*\*\* THIS UPC CODE HAS NO MASTER RECORD ON FILE  
 0101106133947010141 \*\*\* THIS UPC CODE HAS NO MASTER RECORD ON FILE  
 0101106131343910139 \*\*\* THIS UPC CODE HAS NO MASTER RECORD ON FILE  
 0101106140743710104 LEGAL: COMM ON A REA OF PLAT OF GROUPS A & B OF LA LUZ  
 DEL LAND USE:

PROPERTY ADDR: 00000 N/A  
 OWNER NAME: LA LUZ DEL SOL LANDOWNERS ASSO  
 OWNER ADDR: 1 WIND NW

ALBUQUERQUE NM 87120

0101106132843910140 \*\*\* THIS UPC CODE HAS NO MASTER RECORD ON FILE  
 0101106131141610134 LEGAL: COMM ON A REA PLAT OF GROUP G OF LA LUZ DEL OESTE  
 UN LAND USE:

PROPERTY ADDR: 00000 N/A  
 OWNER NAME: LA LUZ DEL SOL LANDOWNERS ASSO  
 OWNER ADDR: 1 WIND NW

ALBUQUERQUE NM 87120

0101106137950310128 LEGAL: COMM ON A REA PLAT OF GROUP E & F LA LUZ DEL  
 OESTE U LAND USE:

PROPERTY ADDR: 00000 ONE WIND NW  
 OWNER NAME: LA LUZ DEL SOL LANDOWNERS ASSO  
 OWNER ADDR: 1 WIND NW

ALBUQUERQUE NM 87120

0101106123035820310 LEGAL: TRAC T 1 SUMMARY PLAT KINSCHERFF LANDS T11N R2E  
 SEC LAND USE:

PROPERTY ADDR: 00000 N/A  
 OWNER NAME: GRAHAM RAY A III  
 OWNER ADDR: 1 WIND NW

ALBUQUERQUE NM 87120

0101106129837710116 LEGAL: TR O F LA ND IN SW1/4 OF NE1/4 SEC 35 T11N R2E  
 CONT LAND USE:

PROPERTY ADDR: 00000 N/A  
 OWNER NAME: GRAHAM RAY A III  
 OWNER ADDR: 1 WIND NW

ALBUQUERQUE NM 87120

0101106124641020505 LEGAL: \* 02 2 00 3LA MARIPOSA SOUTH ADD'N  
 LAND USE:

PROPERTY ADDR: 00000 5504 DUERKSEN NW  
 OWNER NAME: EYSTER JACK E ETUX  
 OWNER ADDR: 06416 ST JOSEPH

ALBUQUERQUE NM 87120

AV NW







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PAGE 4

0101106134843410106 LEGAL: \* 13 GRO UP B PLAT OF GROUPS A & B OF LA LUZ DEL  
OE LAND USE:

PROPERTY ADDR: 00000 13 MILL NW  
OWNER NAME: TEITELBAUM LEE E & HERTA TRUST  
OWNER ADDR: 00004 FAIRWAY DR

ITHACA NY 14850

0101106138444310115 LEGAL: \* 1 GROU P A PLAT OF GROUPS A & B OF LA LUZ DEL  
OES LAND USE:

PROPERTY ADDR: 00000 1 MILL NW  
OWNER NAME: CARROLL GEORGE B SR AND EVELYN  
OWNER ADDR: 00001 MILL NW

ALBUQUERQUE NM 87120

0101106137943910114 LEGAL: \* 2 GROU P A PLAT OF GROUPS A & B OF LA LUZ DEL  
OES LAND USE:

PROPERTY ADDR: 00000 2 MILL NW  
OWNER NAME: FISK JAMES K & MARY LOU  
OWNER ADDR: 2 MILL RD NW

ALBUQUERQUE NM 87120

0101106137543610113 LEGAL: \* 3 GROU P A PLAT OF GROUPS A & B OF LA LUZ DEL  
OES LAND USE:

PROPERTY ADDR: 00000 3 MILL NW  
OWNER NAME: ANELLA ALBERT A  
OWNER ADDR: 00320 GOLD SW

ALBUQUERQUE NM 87102

0101106137043210112 LEGAL: \* 4 GROU P A PLAT OF GROUPS A & B OF LA LUZ DEL  
OES LAND USE:

PROPERTY ADDR: 00000 4 MILL NW  
OWNER NAME: SHEA GEORGE E & NANCY M  
OWNER ADDR: 00004 MILL RD NW

ALBUQUERQUE NM 87120

0101106136642810111 LEGAL: \* 5 GROU P A PLAT OF GROUPS A & B OF LA LUZ DEL  
OES LAND USE:

PROPERTY ADDR: 00000 5 MILL NW  
OWNER NAME: LOVATO HENRY A TRUSTEE OF RVT  
OWNER ADDR: 00005 MILL NW

ALBUQUERQUE NM 87120

QUIT

101106140743710104

LEGAL: COMMON AREA OF PLAT OF GROUPS A & B OF LA LU T 4 CONT  
4.932 C M/  
PROPERTY ADDR:

OWNERS NAME: LA LUZ DEL SOL LANDOWNERS  
OWNERS ADDR: 1 WIND NW  
ALBUQUERQUE, NM 87120

101106132843910140

LEGAL: LOT H-1-A PLAT OF LOTS H-1A THRU H-6A LA LUZ 4 CONT 1.2869  
AC  
PROPERTY ADDR:

OWNERS NAME: HARVEST HOMES LLC  
OWNERS ADDR: 11601 PAGANICA WAY NE  
ALBUQUERQUE, NM 87111

101106131141610134

LEGAL: COMMON AREA PLAT OF GROUP G OF LA LUZ DEL OE 2.1039 AC  
M/L  
PROPERTY ADDR: N/A

OWNERS NAME: LA LUZ DEL SOL LANDOWNERS  
OWNERS ADDR: 1 WIND NW  
ALBUQUERQUE, NM 87120

101106137950310128

LEGAL: COMMON AREA PLAT OF GROUP E & F LA LUZ DEL OT 3.069 AC M/L  
PROPERTY ADDR: ONE WIND NW

OWNERS NAME: LA LUZ DEL SOL LANDOWNERS  
OWNERS ADDR: 1 WIND NW  
ALBUQUERQUE, NM 87120

101106123035820310

LEGAL: TRACT 1 SUMMARY PLAT KINSCHERF F LANDS T11N R 9.169 AC  
PROPERTY ADDR: N/A

OWNERS NAME: GRAHAM RAY A III  
OWNERS ADDR: 1 WIND NW  
ALBUQUERQUE, NM 87120

101106129837710116

LEGAL: TR OF LAND IN SW1/4 OF NE1/4 SEC 35 T11N R2E M/L  
PROPERTY ADDR: N/A

OWNERS NAME: GRAHAM RAY A III  
OWNERS ADDR: 1 WIND NW  
ALBUQUERQUE, NM 87120

101106133745110150

LEGAL: LOT H-6-A PLAT OF LOTS H-1A THRU H-6A LA LUZ 4 CONT .1111 AC  
PROPERTY ADDR: 4901 COORS RD NW 24 W

OWNERS NAME: HARVEST HOMES LLC  
OWNERS ADDR: 11601 PAGANICA WAY NE  
ALBUQUERQUE, NM 87111

101106133544510149

LEGAL: LOT H-5-A PLAT OF LOTS H-1A THRU H-6A LA LUZ 4 CONT .1040 AC  
PROPERTY ADDR: 4901 COORS RD NW 23 W

OWNERS NAME: FETSCO SUZANE  
OWNERS ADDR: 23 WIND RD NW  
ALBUQUERQUE, NM 87120

##  
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101106133244010148

LEGAL: LOT H-4-A PLAT OF LOTS H-1A THRU H-6A LA LUZ 4 CONT .1040 AC  
PROPERTY ADDR: 4901 COORS RD NW 22 W

OWNERS NAME: MILLER THOMAS L & CATHLEEN M  
OWNERS ADDR: 22 WIND RD NW  
ALBUQUERQUE, NM 87120

101106133043410147

LEGAL: LOT H-3-A PLAT OF LOTS H-1A THRU H-6A LA LUZ 4 CONT .1040 AC  
PROPERTY ADDR: 4901 COORS RD NW 21 W

OWNERS NAME: SANDOVAL FRANK A & BARBARA A  
OWNERS ADDR: 21 WIND RD NW  
ALBUQUERQUE, NM 87120

101106132842810146

LEGAL: LOT H-2-A PLAT OF LOTS H-1A THRU H-6A LA LUZ 4 CONT. 1071 AC  
PROPERTY ADDR: 4901 COORS RD NW 20 W

OWNERS NAME: CAROLUS CORDELIA V  
OWNERS ADDR: 20 WIND RD NW  
ALBUQUERQUE, NM 87120

101106135944710109

LEGAL: \*10 GROUP B PLAT OF GROUPS A & B OF LA LUZ 4 CONT 4,350 SQ FT  
PROPERTY ADDR: 10 MILL NW

OWNERS NAME: MILLER HAROLD S  
OWNERS ADDR: PO BOX 1028  
CORRALES, NM 87048

101106137943910114

LEGAL: \* 2 GROUP A PLAT OF GROUPS A & B OF LA LUZ D CONT 4,225 SQ  
FT /L  
PROPERTY ADDR: 2 MILL NW

OWNERS NAME: FISK JAMES K & MARY LOU  
OWNERS ADDR: 2 MILL RD NW  
ALBUQUERQUE, NM 87120

36  
36  
36

101106129743910138

LEGAL: TRACT J PLAT OF TRACTS C, D, H, I, J, K, L, M, & ESTE UNIT 4 CONT  
1.  
PROPERTY ADDR:

OWNERS NAME: OVENWEST CORPORATION  
OWNERS ADDR: 1 WIND NW  
ALBUQUERQUE, NM 87120

101106127644310137

LEGAL: TRACT K PLAT OF TRACTS C, D, H, I, J, K, L, M, & ESTE UNIT 4 CONT  
2.  
PROPERTY ADDR:

OWNERS NAME: OVENWEST CORPORATION  
OWNERS ADDR: 1 WIND NW  
ALBUQUERQUE, NM 87120

101106129448010143

LEGAL: TRACT L PLAT OF TRACTS C, D, H, I, J, K, L, M, & ESTE UNIT 4 CONT  
1.  
PROPERTY ADDR:

OWNERS NAME: OVENWEST CORPORATION  
OWNERS ADDR: 1 WIND NW  
ALBUQUERQUE, NM 87120

101106131747610142

LEGAL: TRACT D PLAT OF TRACTS C, D, H, I, J, K, L, M, & ESTE UNIT 4 CONT  
1.  
PROPERTY ADDR: N/A

OWNERS NAME: OVENWEST CORPORATION  
OWNERS ADDR: 1 WIND NW  
ALBUQUERQUE, NM 87120

101106132250010144

LEGAL: TRACT M PLAT OF TRACTS C, D, H, I, J, K, L, M, & ESTE UNIT 4 CONT  
1.  
PROPERTY ADDR:

OWNERS NAME: OVENWEST CORPORATION  
OWNERS ADDR: 1 WIND NW  
ALBUQUERQUE, NM 87120

101106133947010141

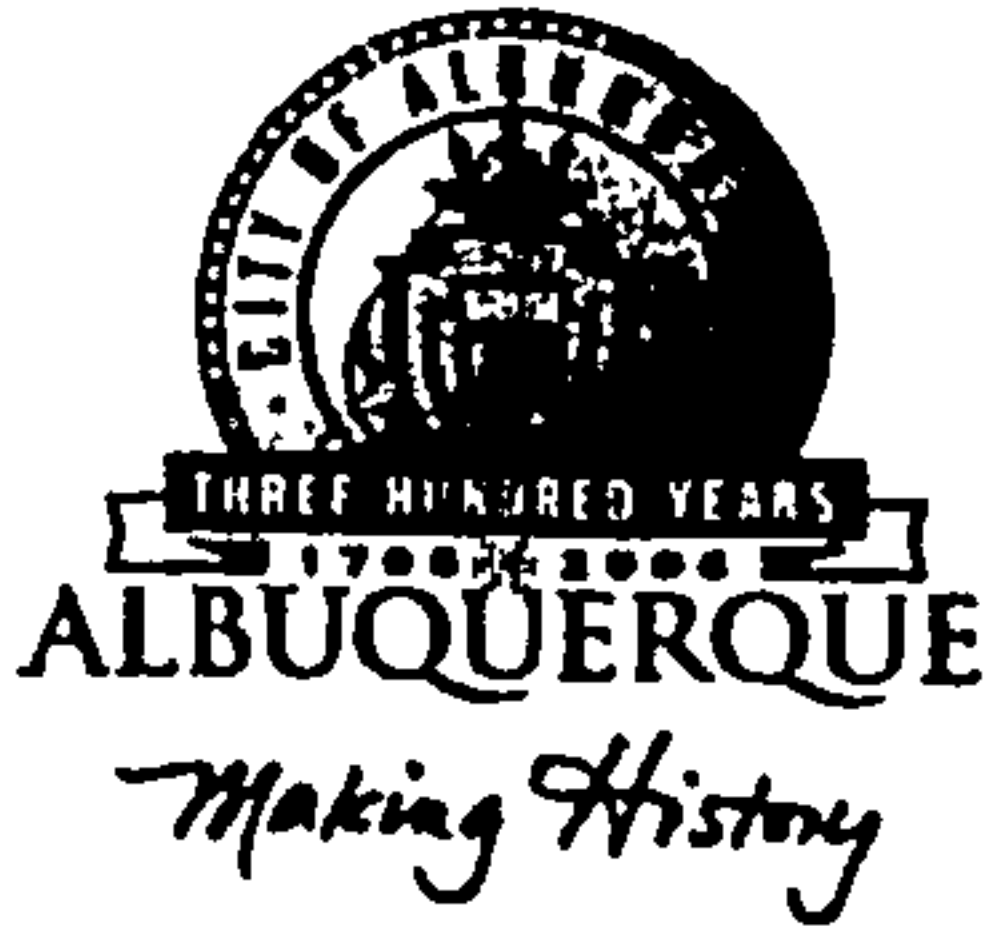
LEGAL: TRACT C PLAT OF TRACTS C, D, H, I, J, K, L, M, & ESTE UNIT 4 CONT  
1.  
PROPERTY ADDR:

OWNERS NAME: HARVEST HOMES LLC  
OWNERS ADDR: 11601 PAGANICA WAY NE  
ALBUQUERQUE, NM 87111

101106131343910139

LEGAL: TRACT I PLAT OF TRACTS C, D, H, I, J, K, L, M, & ESTE UNIT 4 CONT  
1.  
PROPERTY ADDR:

OWNERS NAME: OVENWEST CORPORATION  
OWNERS ADDR: 1 WIND NW  
ALBUQUERQUE, NM 87120



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: 12-1-05

TO CONTACT NAME: JAKE BORDENAUE
COMPANY/AGENCY: Bordenave Designs
ADDRESS/ZIP: P.O. Box 91194, 87199
PHONE/FAX #: 505-833-1344 505-821-9105

Thank you for your inquiry of 12-1-05 (date) requesting the names of Recognized Neighborhood Associations who would be affected under the provisions of O-92 by your proposed project at Tracts I & J, La Luz Del Oeste Unit 4, Wind Rd. NW, SW corner of Dellyne & Coers NW zone map page(s) F-11.

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

La Luz del Sol
Neighborhood Association
Contacts: Edward Totoro
36 Mill Road NW 87120
899-0415
Ray Graham III
One Wind NW 87120
898-5600

Taylor Ranch
Neighborhood Association
Contacts: Bill Jack Rodgers
8308 Cedar Creek Dr. NW 87120
897-9737
Jolene Wolfley
6804 Stag Horn Dr. NW 87120
890-9414

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

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

Sincerely,
[Signature]
OFFICE OF NEIGHBORHOOD COORDINATION

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

# CITY OF ALBUQUERQUE

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

APPLICANT: JAKE BORDENAVE DATE OF REQUEST: 12/02/05 ZONE ATLAS PAGE(S): F11

**CURRENT:**

ZONING S111 PRO

PARCEL SIZE (AC/SQ. FT.) 3.1 Ac

**REQUESTED CITY ACTION(S):**

ANNEXATION [ ]

SECTOR PLAN [ ]

SITE DEVELOPMENT PLAN:

COMP. PLAN [ ]

ZONE CHANGE [ ]

A) SUBDIVISION [X]

BUILDING PERMIT [ ]

AMENDMENT [ ]

CONDITIONAL USE [ ]

B) BUILD'G PURPOSES [ ]

ACCESS PERMIT [ ]

C) AMENDMENT [ ]

OTHER [ ]

**PROPOSED DEVELOPMENT:**

NO CONSTRUCTION/DEVELOPMENT [ ]

# OF UNITS: 11

NEW CONSTRUCTION [X]

BUILDING SIZE: 2500 (sq. ft.)

EXPANSION OF EXISTING DEVELOPMENT [ ]

**GENERAL DESCRIPTION OF ACTION: 1**

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

APPLICANT OR REPRESENTATIVE [Signature] DATE 12/02/05  
(TO BE SIGNED UPON COMPLETION OF PROCESSING BY TRAFFIC ENGINEER AND ENVIRONMENTAL HEALTH)

Planning Department, Development & Building Services Division, Transportation Development Section -  
2<sup>ND</sup> Floor West, 600 2<sup>ND</sup> St. NW, Plaza del Sol Building, City, 87102, phone 924-3994

TRAFFIC IMPACT STUDY (TIS) REQUIRED: YES [ ] NO [X] BORDERLINE [ ]

THRESHOLDS MET? YES [ ] NO [X] MITIGATING REASONS FOR NOT REQUIRING TIS: PREVIOUSLY STUDIED: [ ]  
Notes:

If a TIS is required: a scoping meeting (as outlined in the development process manual) must be held to define the level of analysis needed and the parameters of the study. *Any subsequent changes to the development proposal identified above may require an update or new TIS.*

[Signature] TRAFFIC ENGINEER DATE 12-2-05

**Air Quality Impact Analysis (AQIA) May Be Required:**

Section 14-16-3-14 of the COA Comprehensive Zoning Code contains threshold requirements for air quality studies. Criteria and thresholds contained in the Zoning Code specify which land use or plan actions will require preparation of an AQIA. Please refer to this section in order to determine if your proposal merits study for air quality impacts. An AQIA is not required, if a TIS is not required by the City or an associated TIS shows all signalized intersections functioning at Level of Service (LOS) C or better. An AQIA will only be required for a Sector Development Plan or Sector Development Plan Amendment if it meets AQIA thresholds in the Zoning Code.

AIR QUALITY IMPACT ANALYSIS (AQIA) REQUIRED: YES [ ] NO [X]

Contact an Air Quality Planner at 768-2660 to insure that input is received from the Air Quality Division during the scoping of the companion TIS. *Any subsequent changes to the development proposal identified above may require an update or new AQIA.*

[Signature] APPLICANT DATE 12/02/05

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

TIS -SUBMITTED 1/1/  
-FINALIZED 1/1/ TRAFFIC ENGINEER DATE

Project # 1002743

HARVEST HOMES LLC  
PO BOX 92246  
ALBUQUERQUE, NM 87199

Project # 1002743

RAY GRAHAM III  
La Luz Del Sol  
ONE WIND NW  
ALBUQUERQUE, NM 87120

101106140743710104

LA LUZ DEL SOL LANDOWNERS ASS  
1 WIND NW  
ALBUQUERQUE, NM 87120

101106125341020506

AMSPOKER SCOTT D  
5500 DUERKSEN RD NW  
ALBUQUERQUE NM 87120

101106125643820509

GALVEZ JOSE L & CLARA F  
5108 VISTA DE LUZ NW  
ALBUQUERQUE NM 87120

101106126045820512

MARTINEZ RUPERTO R & GEORGIA  
5120 VISTA DE LUZ NW  
ALBUQUERQUE NM 87120

101106127147920515

WALKER GARY L & SUSAN J  
1321 HIAWATHA NE  
ALBUQUERQUE NM 87112

101106128649220518

CHAVEZ RAYMOND  
13634 RANCHILL DR  
CERRITOS CA 90701

101106135544310108

BUTLER RHEA JANE TRUSTEE RHEA  
11 MILL NW  
ALBUQUERQUE NM 87120

101106138444310115

CARROLL GEORGE B SR AND EVELY  
1 MILL NW  
ALBUQUERQUE NM 87120

Project # 1002743

BORDENAVE DESIGNS  
PO BOX 92246  
ALBUQUERQUE, NM 87199

Project # 1002743

BILL JACK RODGERS  
Taylor Ranch N.A.  
8308 CEDAR CREEK DR NW  
ALBUQUERQUE, NM 87120

101106123035820310

GRAHAM RAY A III  
1 WIND NW  
ALBUQUERQUE, NM 87120

101106125742320507

SOLOMON LTD CO  
5100 VISTA DE LUZ NW  
ALBUQUERQUE NM 87120

101106125744420510

GARCIA STEPHANIE A & LAWRENCE  
5112 VISTA DE LUZ NW  
ALBUQUERQUE NM 87120

101106126346920513

BOYD JOHN & PAULA M  
5124 VISTA DE LUZ DR NW  
ALBUQUERQUE NM 87120

101106127548320516

CHAVEZ CANDELARIA  
5136 VISTA DE LUZ NW  
ALBUQUERQUE NM 87120

101106129149620519

MONARREZ PRESCILLA  
5148 VISTA DE LUZ DR NW  
ALBUQUERQUE NM 87120

101106135243910107

PETTINGEL BARBARA O TRUSTEE  
12 MILL NW  
ALBUQUERQUE NM 87120

101106137943910114

FISK JAMES K & MARY LOU  
2 MILL RD NW  
ALBUQUERQUE, NM 87120

Project # 1002743

EDWARD TETORO  
La Luz del Sol  
36 MILL ROAD NW  
ALBUQUERQUE, NM 87129

Project # 1002743

JOLENE WOLFLEY  
Taylor Ranch N.A.  
6804 STAGHORN DR NW  
ALBUQUERQUE, NM 87120

101106124641020505

EYSTER JACK E ETUX  
6416 ST JOSEPH AV NW  
ALBUQUERQUE NM 87120

101106125643220508

RODRIQUEZ ANDRES & GUTIERREZ  
5104 VISTA DE LUZ DR NW  
ALBUQUERQUE NM 87120

101106125745020511

LYONS MICHAEL P  
5116 VISTA DE LUZ NW  
ALBUQUERQUE NM 87120

101106126747420514

KELLY MICHAEL W & MARIE YOLAN  
5128 VISTA DE LUZ NW  
ALBUQUERQUE NM 87120

101106128048920517

FOWLER RUBY MAES  
5140 VISTA DE LUZ DR NW  
ALBUQUERQUE NM 87120

101106135944710109

MILLER HAROLD S MILLER TRUST  
PO BOX 1028  
CORRALES, NM 87048

101106134843410106

TEITELBAUM LEE E & HERTA TRUS  
4 FAIRWAY DR  
ITHACA NY 14850

101106137543610113

ANELLA ALBERT A  
320 GOLD SW  
ALBUQUERQUE NM 87102



101106137043210112

SHEA GEORGE E & NANCY M  
4 MILL RD NW  
ALBUQUERQUE NM 87120

101106133544510149

FETSCO SUZANE  
23 WIND RD NW  
ALBUQUERQUE, NM 87120

101106132842810146

CAROLUS CORDELIA V  
20 WIND RD NW  
ALBUQUERQUE, NM 87120

101106136642810111

LOVATO HENRY A TRUSTEE OF RVT  
5 MILL NW  
ALBUQUERQUE NM 87120

101106133244010148

MILLER THOMAS L & CATHLEEN M  
22 WIND RD NW  
ALBUQUERQUE, NM 87120

101106133745110150

HARVEST HOMES LLC  
11601 PAGANICA WAY NE  
ALBUQUERQUE, NM 87111

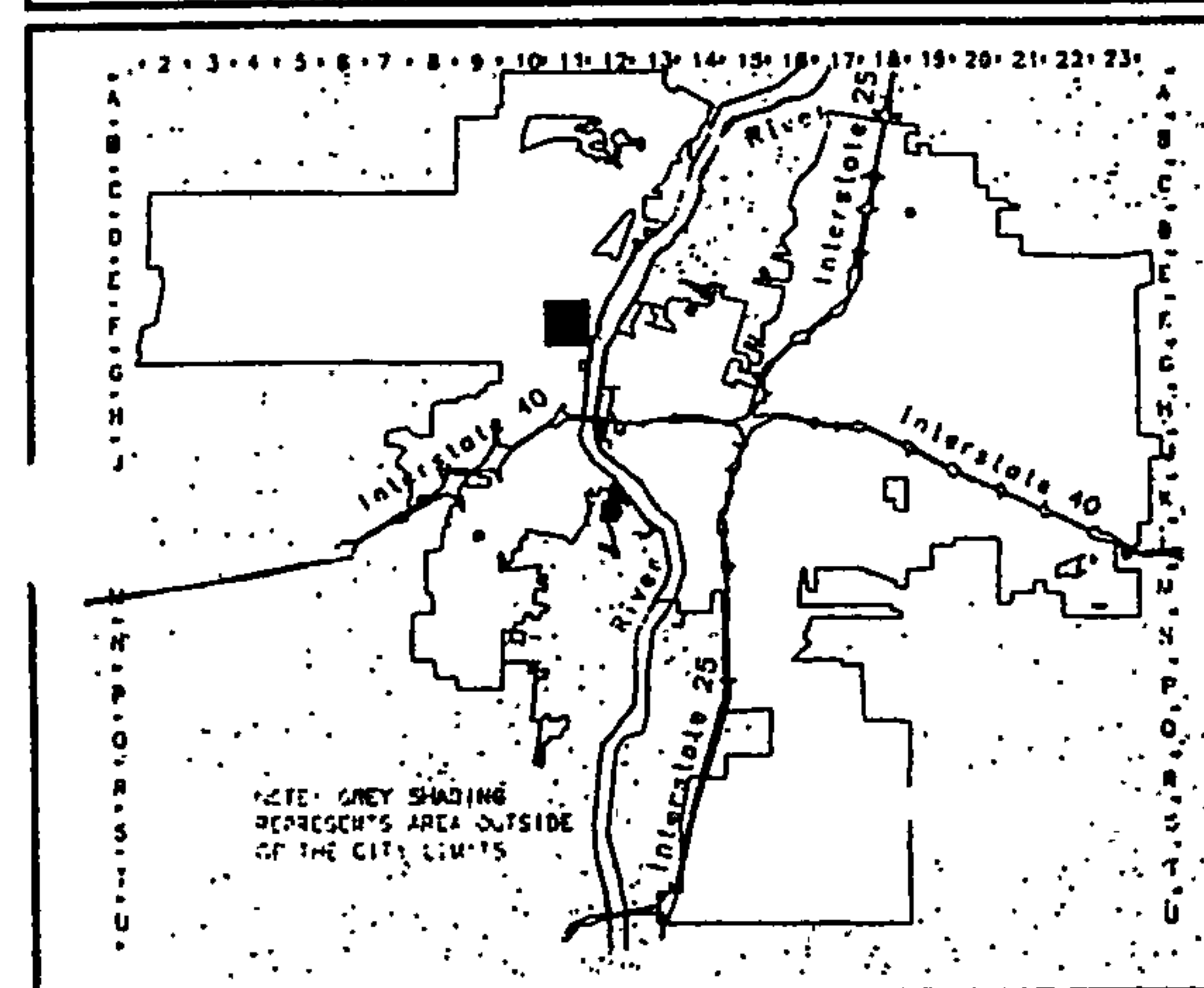
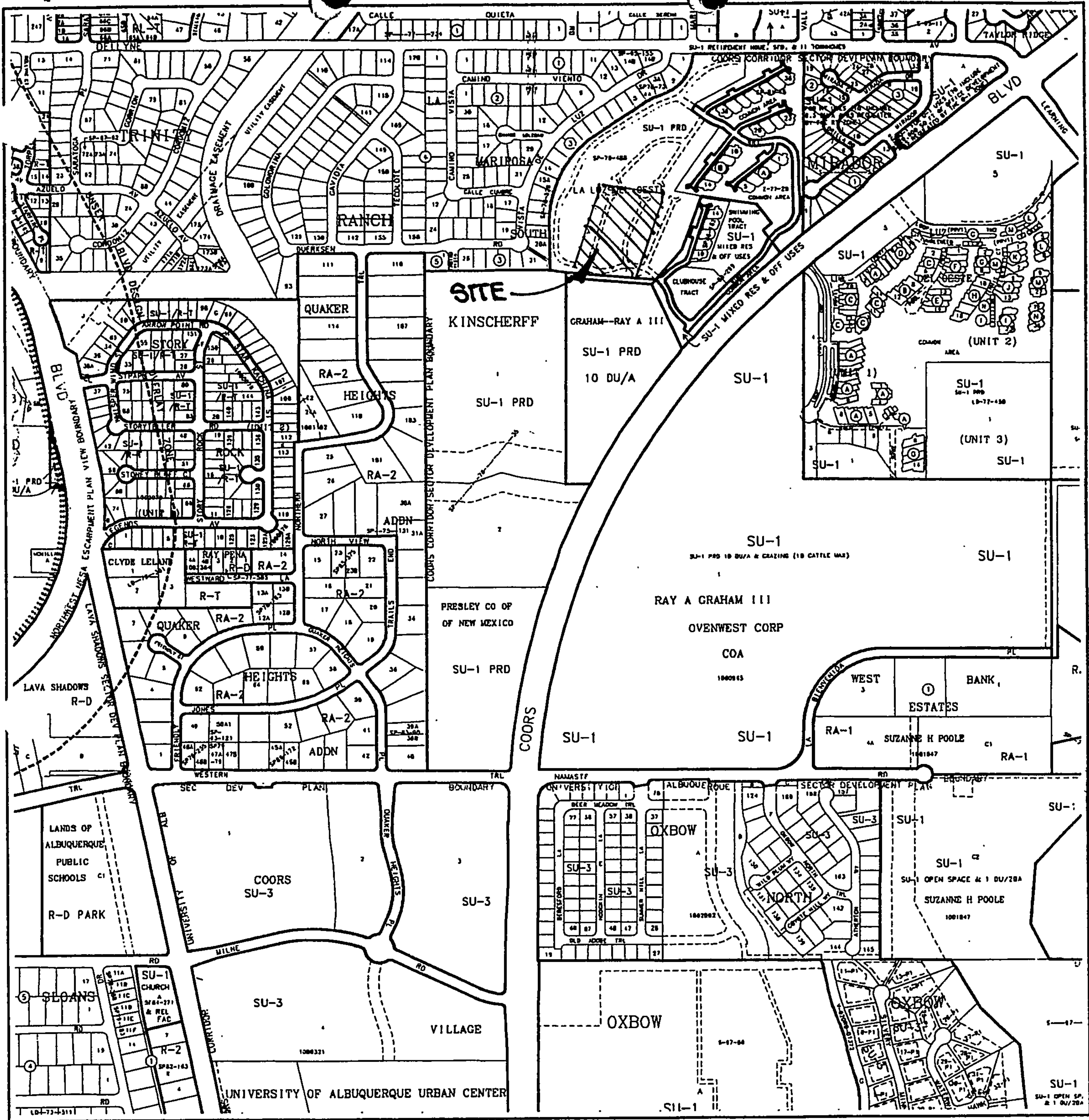
101106133043410147

SANDOVAL FRANK A & BARBARA A  
21 WIND RD NW  
ALBUQUERQUE, NM 87120

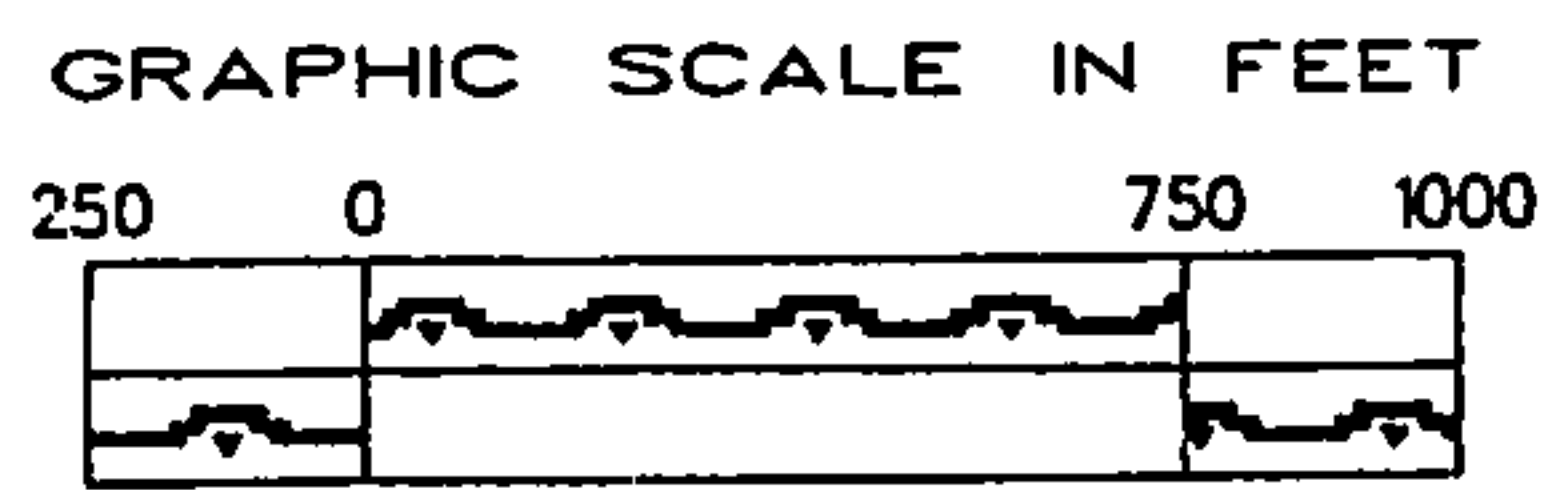
PROJECT # 1002743

ROBERT WOOD  
Taylor Ranch N. A.  
6500 CARNEY AVE NW  
ALBUQUERQUE, NM 87120

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CITY OF  
Albuquerque  
Albuquerque Geographic Information System  
PLANNING DEPARTMENT  
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**Zone Atlas Page**  
**F-11-Z**  
Map Amended through July 10, 2003



December 2, 2005

City of Albuquerque  
P.O. Box 1293  
Albuquerque, NM 87102

Attn: DRB Member  
Re: Tract I & J, La Luz del Oeste, Unit 4

The subject site has been in the design and construction stages for the last twenty five years. It is the desire of the Owner to now complete the project. The unit was recently platted to form 9 tracts and provide for traffic circulation and utility easements.

This plat is intended to provide the final internal configuration of 11 lots and required easements for building and sales purposes. Lot configurations and access easements are per the Site Development Plan approved in the late 70"s.

Sincerely,

A handwritten signature in cursive script, appearing to read 'Jean J. Bordenave', is written over a horizontal line.

Jean J (Jake) Bordenave

P.O. Box 91194  
Albuquerque, NM 87199-1194  
Phone (505)823-1344 Fax (505)821-9105 Cell 480-6812  
Email [jakebordenave@mindspring.com](mailto:jakebordenave@mindspring.com)



## OFFICIAL NOTICE OF DECISION

CITY OF ALBUQUERQUE  
PLANNING DEPARTMENT  
DEVELOPMENT REVIEW BOARD

January 4, 2006

**3. Project # 1002743**  
05DRB-01818 Major-Preliminary Plat Approval

BORDENAVE DESIGNS agent(s) for HARVEST HOMES LLC request(s) the above action(s) for all or a portion of Tract(s) I & J, **LA LUZ DEL OESTE, UNIT 4**, zoned SU-1 FOR PRD, located on COORS BLVD NW, between WESTERN TRAILS NW and DELLYNE NW containing approximately 4 acre(s). [REF: 03DRB-00989] (F-11)

At the January 4, 2006, Development Review Board meeting, the above request was indefinitely deferred on a no show.

The applicant/agent will have to readvertise to have this request heard.

for Sheran Matson, AICP, DRB Chair

Cc:Harvest Homes LLC, P.O. Box 92246, 87199  
Bordenave Designs, P.O. Box 91194, 87199  
File

*Handwritten signature: [unclear] [unclear]*

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\*\*  
\*\*

# DRB PUBLIC HEARING SIGN IN SHEETS

CASE NUMBER: 1002743 AGENDA#: 3 DATE: 1/4/06

1. Name: \_\_\_\_\_ Address: \_\_\_\_\_ 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: \_\_\_\_\_

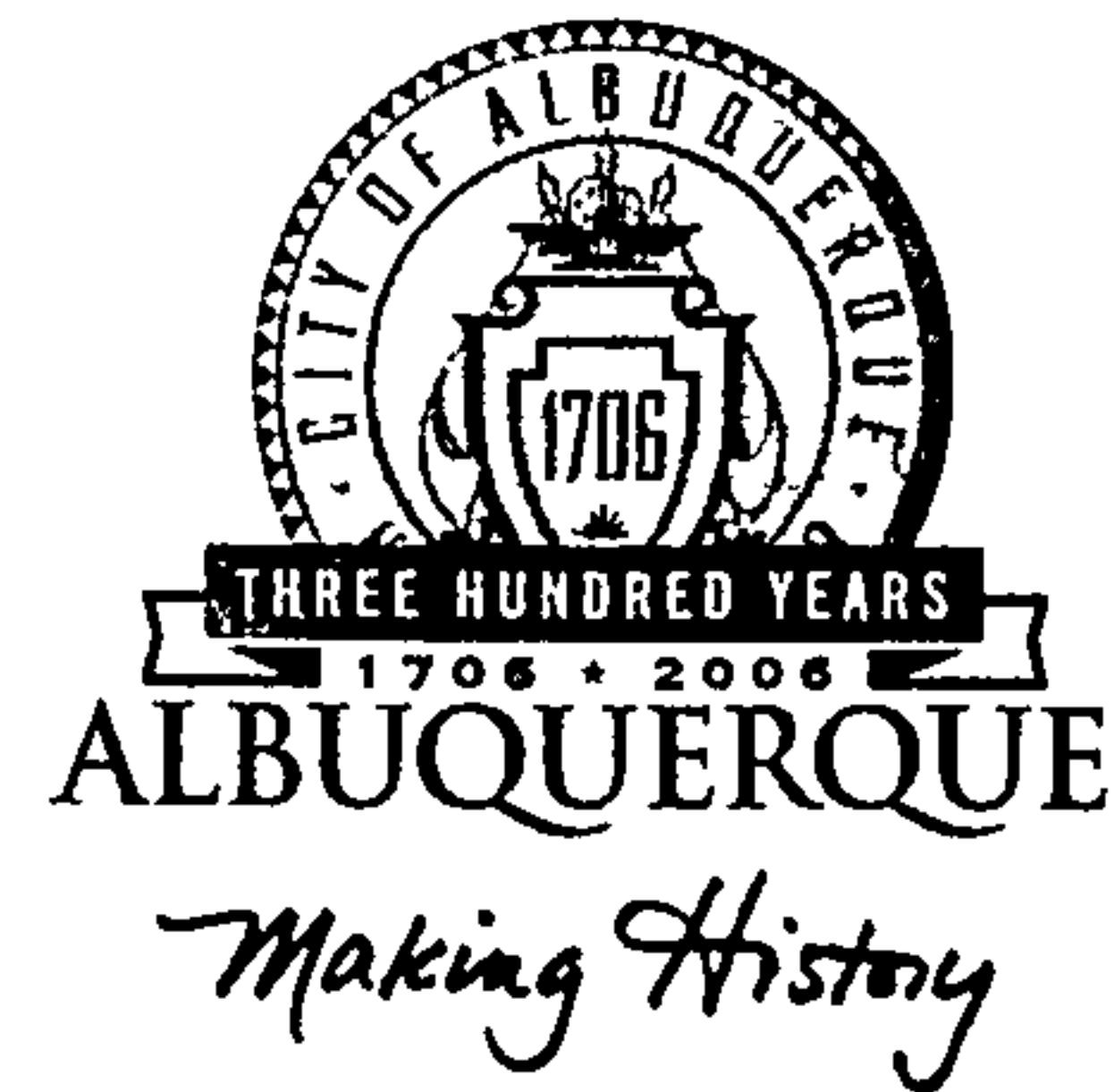
12. Name: \_\_\_\_\_ Address: \_\_\_\_\_ Zip: \_\_\_\_\_

13. Name: \_\_\_\_\_ Address: \_\_\_\_\_ Zip: \_\_\_\_\_

14. Name: \_\_\_\_\_ Address: \_\_\_\_\_ Zip: \_\_\_\_\_

# CITY OF ALBUQUERQUE

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

DEVELOPMENT REVIEW BOARD--SPEED MEMO

**DRB CASE NO/PROJECT NO: 1002743**

**AGENDA ITEM NO: 3**

**SUBJECT:**

Preliminary Plat

**ACTION REQUESTED:**

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

P.O. Box 1293

**ENGINEERING COMMENTS:**

An approved drainage report dated 5-19-79 is on file for Preliminary Plat approval.

Albuquerque

New Mexico 87103

**RESOLUTION:**

*indof - no show*

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

www.cabq.gov

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

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

FOR:

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

**DATE:** January 4, 2006



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**DEVELOPMENT REVIEW BOARD  
ACTION SHEET**

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

January 4, 2006

9:00 a.m.

**MEMBERS:**

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

Wilfred Gallegos, Transportation Development  
Brad Bingham, Alternate City Engineer

Roger Green, Utility Development  
Christina Sandoval, Parks & Recreation

\*\*\*\*\*

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

**NOTE:** INDIVIDUALS WITH DISABILITIES WHO NEED SPECIAL ASSISTANCE TO PARTICIPATE AT THIS MEETING SHOULD CONTACT CLAIRE SENOVA, PLANNING DEPARTMENT, AT 924-3946. HEARING IMPAIRED USERS MAY CONTACT HER VIA THE NEW MEXICO RELAY NETWORK BY CALLING TOLL-FREE:1-800-659-8331.

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

- A. Call to Order: 9:00 A.M. Adjourned: 11:03 A.M.  
B. Changes and/or Additions to the Agenda  
C. New or Old Business

**CASES WHICH REQUIRE PUBLIC NOTIFICATION**

**MAJOR SUBDIVISIONS, VACATIONS, SIA EXTENSIONS AND SITE DEVELOPMENT PLANS**

1. **Project # 1003172**  
05DRB-01845 Major-Two Year SIA
- TIERRA WEST LLC agent(s) for STILLBROOKE HOMES request(s) the above action(s) for **SEVILLE ESTATES, UNIT 9**, zoned R-LT residential zone, located on KAYENTA ST NW, between IRVING BLVD NW the CALABACILLAS ARROYO, containing approximately 7 acre(s). [REF: 04DRB-00529,04DRB-01955, 04DRB-01957,05DRB-01053] (A-10) **A ONE-YEAR EXTENSION OF THE SIA WAS APPROVED.**



2. **Project # 1002247**  
05DRB-01815 Major-Vacation of Public Easements

BOHANNAN HUSTON INC agent(s) for HUNT UPTOWN LLC request(s) the above action(s) for all or a portion of Tract(s) A, **ABQ UPTOWN SITE**, zoned SU-3 special center zone, located on LOUISIANA BLVD NE, between ARVADA AVE NE and INDIAN SCHOOL RD NE containing approximately 18 acre(s). [REF: 04DRB-00830, 04DRB-00831, 04DRB-00832, 04EPC-00914] (H-19) **THE VACATION WAS APPROVED AS SHOWN ON EXHIBIT B IN THE PLANNING FILE WITH CONDITIONS OF FINAL PLAT APPROVAL: REPLACE THE EASEMENT BEING NARROWED WITH A NEW EASEMENT THAT WILL RESULT IN A 20-FOOT EASEMENT. ON THE PORTION OF INDIAN SCHOOL ROAD BEING VACATED A MINIMUM OF 5-FEET FROM THE EXISTING WELL COLLECTION LINE TO THE PROPOSED VACATION IS REQUIRED.**

3. **Project # 1002743**  
05DRB-01818 Major-Preliminary Plat Approval

BORDENAVE DESIGNS agent(s) for HARVEST HOMES LLC request(s) the above action(s) for all or a portion of Tract(s) I & J, **LA LUZ DEL OESTE, UNIT 4**, zoned SU-1 FOR PRD, located on COORS BLVD NW, between WESTERN TRAILS NW and DELLYNE NW containing approximately 4 acre(s). [REF: 03DRB-00989] (F-11) **THE AGENT WILL NEED TO READVERTISE. THE REQUEST WAS INDEFINITELY DEFERRED ON A NO SHOW.**

4. **Project # 1003762**  
05DRB-01822 Major-Preliminary Plat Approval  
05DRB-01823 Minor-Sidewalk Waiver  
05DRB-01824 Minor-Temp Defer SDWK

ISAACSON & ARFMAN PA agent(s) for CHELWOOD HILLS LLC request(s) the above action(s) for all or a portion of Tract(s) B, CHELWOOD ELEMENTARY SCHOOL (to be known as **CHELWOOD HILLS SUBDIVISION**) zoned R-LT, located on EASTRIDGE PARK BLVD NE, between CHELWOOD PARK BLVD NE and INDIAN SCHOOL RD NE containing approximately 4 acre(s). [REF: 04EPC-01714, 05DRB-00316] (J-22) **WITH THE SIGNING OF THE INFRASTRUCTURE LIST DATED 1/4/06 AND APPROVAL OF THE GRADING PLAN ENGINEER STAMP DATED 12/1/05 THE PRELIMINARY PLAT WAS APPROVED WITH**

CONDITIONS OF FINAL PLAT APPROVAL: MAKE THE DRAINAGE EASEMENT ALONG THE WEST SIDE "PRIVATE" AND ESTABLISH MAINTENANCE AND BENEFICIARIES. FIRE AND SOLID WASTE APPROVAL IS REQUIRED. THE PERIMETER WALL DESIGN MUST BE APPROVED PRIOR TO FINAL PLAT. THE LOT LINES ON LOTS 11-P1, 12-P1 AND 13-P1 WILL NEED ADJUSTMENT TO MEET THE 20-FOOT SIDEYARD SETBACK ON LOT 20-P1. A SIDEWALK VARIANCE FOR WAIVER OF SIDEWALKS WAS APPROVED AS SHOWN ON EXHIBIT C IN THE PLANNING FILE. THE TEMPORARY DEFERRAL OF CONSTRUCTION OF SIDEWALKS ON THE INTERIOR STREETS WAS APPROVED AS SHOWN ON EXHIBIT C IN THE PLANNING FILE.

5. **Project # 1004083**  
05DRB-01849 Major-Vacation of Pub  
Right-of-Way

RHOMBUS PA INC agent(s) for SANCHEZ & WADE ENTERPRISES LLC request(s) the above action(s) for all or a portion of Lot(s) 19-33, Block(s) 11, **VALLEY VIEW ADDITION**, zoned C-2 community commercial zone, located on ZUNI RD SE, between ADAMS ST NE and JEFFERSON ST SE containing approximately 1 acre(s). [REF: 05ZHE00537] (K-17) **THE VACATION WAS APPROVED AS SHOWN ON EXHIBIT B IN THE PLANNING FILE WITH THE CONDITION OF FINAL PLAT APPROVAL: THE CITY WILL RETAIN 16-FEET FROM THE FACE OF CURB ALONG ZUNI.**

6. **Project # 1004456**  
05DRB-01817 Major-Preliminary Plat  
Approval  
05DRB-01819 Minor-Temp Defer SDWK

BRASHER & LORENZ agent(s) for BARON'S RUN, LLC request(s) the above action(s) for all or a portion of Lot(s) 14, 15, 16, 17 & 18, Tract(s) 1, Block(s) 11, **NORTH ALBUQUERQUE ACRES** (to be known as **BARON'S RUN SUBDIVISION**) zoned RD, located on BARSTOW ST NE, between FLORENCE AVE NE and GLENDALE AVE NE containing approximately 5 acre(s). [REF: 05DRB-01507] (B-19) **WITH THE SIGNING OF THE INFRASTRUCTURE LIST DATED 1/4/06 AND APPROVAL OF THE GRADING PLAN ENGINEER STAMP DATED 12/1/05 THE PRELIMINARY PLAT WAS APPROVED WITH THE**

CONDITION OF FINAL PLAT: THE PERIMETER WALL DESIGN SHALL BE APPROVED PRIOR TO FINAL PLAT. THE TEMPORARY DEFERRAL OF CONSTRUCTION OF SIDEWALKS ON THE INTERIOR STREETS WAS APPROVED AS SHOWN ON EXHIBIT C IN THE PLANNING FILE.

7. **Project # 1000696**  
05DRB-01529 Major-Preliminary Plat Approval  
05DRB-01530 Minor-Sidewalk Waiver  
05DRB-01531 Minor-Temp Defer SDWK

MARK GOODWIN & ASSOCIATES agent(s) for ICDC LLC request(s) the above action(s) for all or a portion of Tract(s) C, LEE'S BOSQUE SUBDIVISION (to be known as **BOSQUECITO SUBDIVISION**) zoned RD, located on BOSQUE MEADOWS BLVD NW, between LA ORILLA NW and PASEO DEL NORTE containing approximately 7 acre(s). [Deferred from 10/26/05 & 11/9/05 & 11/23/05 & 11/30/05 & 1/4/06] (D-12) **DEFERRED AT THE AGENT'S REQUEST TO 1/25/06.**

**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 # 1002134**  
05DRB-01928 Minor-SiteDev Plan  
BldPermit

Mullen Heller Architecture PC request(s) the above action(s) for all or a portion of Tract(s) 13 and 14, **LAS LOMITAS BUSINESS PARK**, zoned IP, located on the east side of LAS LOMITAS DR NE between CUESTA ARRIBA CT NE and CUESTA ABAJO CT NE containing approximately 2 acre(s). [REF: 04DRB-01804, 04DRB-01967] (D-16) **THE SITE PLAN FOR BUILDING PERMIT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO PLANNING FOR 3 COPIES OF THE SITE PLAN AND REPLATTING OF THE PROPERTY.**

9. **Project # 1004471**  
05DRB-01881 Minor-SiteDev Plan  
Subd/EPC  
05DRB-01882 Minor-SiteDev Plan  
BldPermit/EPC  
05DRB-01889 Minor-Prelim&Final Plat  
Approval

ARCH & PLAN LAND USE CONSULTANTS LLC agent(s) for HACIENDA MARTINEZ LLC request(s) the above action(s) for all or a portion of Tract(s) C3 A-1-A-1, **SEVEN BAR RANCH**, zoned SU-1 FOR IP, located on NM 528 NW, between COTTONWOOD DR NW and CIELO VISTA DEL SUR NW containing approximately 1 acre(s). [REF: Z-79-146-4-5] [Stephanie Shumsky, EPC Case Planner] [Deferred from 12/21/05] (A-14) **THE SITE PLAN FOR SUBDIVISION WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO PLANNING FOR 3 COPIES OF THE SITE PLAN. THE SITE PLAN FOR BUILDING PERMIT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO PLANNING FOR 3 COPIES OF THE SITE PLAN. THE PRELIMINARY AND FINAL PLAT WAS APPROVED WITH FINAL PLAT SIGN OFF DELEGATED TO PLANNING FOR NEW MEXICO UTILITIES SIGNATURE ON THE PLAT AND TO RECORD THE PLAT.**

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

10. **Project # 1000087**  
05DRB-01923 Minor-Ext of SIA for Temp  
Defer SDWK

ISAACSON & ARFMAN agent(s) for PALOMA DEL SOL LLC & THE STROSNIDER CO request(s) the above action(s) for all or a portion of Lot(s) 1-29, Block(s) 1 and Lot(s) 1-37, Block(s) 2, **PALOMA DEL SOL SUBDIVISION, UNIT 1**, zoned R-1, located on MCMAHON BLVD NW, between BANDELIER DR NW and GOLF COURSE RD NW containing approximately 33 acre(s). [REF: 00-DRB-00014, 01DRB-01779, 03DRB-02075, V-90-38] (A-12) **A TWO-YEAR EXTENSION TO THE FOUR-YEAR AGREEMENT FOR THE DEFERRAL OF SIDEWALKS WAS APPROVED.**

11. **Project # 1004360**  
05DRB-01922 Minor-Temp Defer SDWK

RIO GRANDE ENGINEERING agent(s) for WASHINGTON INVESTORS request(s) the above action(s) for all or a portion of Lot(s) 313-A-2-A, **ENTRADA DEL BOSQUE**, zoned RA-2, located on MOUNTAIN RD NW, between GABALDON RD NW and LULAC AVE NW containing approximately 5 acre(s). [REF: 05DRB-01245, 05DRB-1736, 05DRB-01737] (J-12) **THE TEMPORARY**

**DEFERRAL OF CONSTRUCTION OF SIDEWALKS ON THE INTERIOR STREETS WAS APPROVED AS SHOWN ON EXHIBIT C IN THE PLANNING FILE.**

- 12. Project # 1002123**  
05DRB-01917 Minor-Final Plat Approval

DEL'S HIDE-A-WAY PARK, PHILIP D SHEETS, request(s) the above action(s) for all or a portion of Tract(s) B, **DEL'S HIDE-A-WAY PARK**, zoned SU-1 FOR RT, located on SAN CLEMENTE AVE NW, between 4<sup>TH</sup> ST NW and ALAMEDA DRAIN NW containing approximately 3 acre(s). [REF: 05-DRB-00981] (G-14) **THE FINAL PLAT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO PLANNING FOR AGIS DXF FILE, DRAINAGE EASEMENT MODIFICATION AND TO RECORD THE PLAT.**

- 13. Project # 1003291**  
05DRB-01924 Minor-Prelim&Final Plat Approval

SURVEYS SOUTHWEST agent(s) for BUD COWHAM request(s) the above action(s) for all or a portion of Lot(s) 1, 2 & 3, **LANDS OF COWHAM-BOWEN**, zoned RL-T, located on RIO GRANDE BLVD NW, between CANTRERAS PL NW and MATTHEW AVE NW containing approximately 2 acre(s). [REF: 04DRB-00322, 04DRB-00528] (H-13) **THE PRELIMINARY AND FINAL PLAT WS APPROVED WITH FINAL SIGN OFF DELEGATED TO PLANNING FOR AGIS DXF FILE.**

14. **Project # 1003813**  
05DRB-01912 Minor-Final Plat Approval

THOMPSON ENGINEERING agent(s) for DRAGONFLY DEVELOPMENT INC request(s) the above action(s) for all or a portion of Tract(s) 1 & 2 and B, Lot(s) 24 & 25, GURULE ESTATES, TOWN OF ATRISCO GRANT, PAINTED SKY SUBDIVISION, UNIT 1 (to be known as **SUNDORO SOUTH, UNIT 8**) zoned SU-2 FOR RLT, located on LADERA DR NW, between 98<sup>TH</sup> ST NW and GAVIN RD NW containing approximately 15 acre(s). (J-9) **THE FINAL PLAT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO CITY ENGINEER FOR AMAFCA SIGNATURE, MAINTENANCE AND BENEFICIARY OF TRACTS AND PLANNING FOR AGIS DXF FILE AND TO RECORD THE PLAT.**

15. **Project # 1004390**  
05DRB-01911 Minor-Prelim&Final Plat Approval

BOHANNAN HUSTON INC agent(s) for CMC STEEL FABRICATORS INC request(s) the above action(s) for all or a portion of Tract(s) 1-A-1, **FRANCISCAN ADDITION**, zoned M-2, located on 1<sup>ST</sup> NE, between I-40 NE and BN & SF RAILROAD containing approximately 4 acre(s). [REF: 05DRB-01346] (H-14) **PRELIMINARY AND FINAL PLAT WAS APPROVED WITH FINAL PLAT SIGN OFF DELEGATED TO PLANNING FOR PNM SIGNATURE ON THE PLAT AND ZONING DESIGNATION ON THE PLAT.**

16. **Project # 1000089**  
05DRB-01480 Minor- Final Plat Approval

SURV-TEK INC agent(s) for RIVERSIDE PLAZA LTD CO request(s) the above action(s) for all or a portion of Tract(s) 1-A-2, **RIVERSIDE PLAZA**, zoned SU-1 FOR C-1, located on COORS BLVD NW, between STONE BRIDGE NW and MONTANO PLAZA DR NW containing approximately 2 acre(s). [REF: Z-98-27, DRB-97-477, 05EPC-01106, 05EPC-01107] [*Indef Deferred from 9/28/05,10/26/05, Final Plat Indef Deferred for SIA*] (E-12) **FINAL PLAT WAS APPROVED AND SIGNED OFF BY THE BOARD.**

17. **Project # 1004546**  
05DRB-01735 Minor-Final Plat Approval

SURV-TEK, INC agent(s) for SOUTH COORS LIMITED PARTNERSHIP request(s) the above action(s) for all or a portion of Tract(s) A-1A-3, **HUBBELL PLAZA**, zoned C-2, SC located on CENTRAL AVE NW, between COORS BLVD NW and AIRPORT RD NW containing approximately 4 acre(s). [REF:DRB-92-194] [Indef Deferred for SIA] (K-10) **FINAL PLAT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO PLANNING FOR AGIS DXF FILE.**

**NO ACTION IS TAKEN ON THESE CASES:**

**APPLICANT - AGENT IS REQUIRED TO BE AT THE MEETING**

18. **Project # 1004604**  
05DRB-01896 Minor-Sketch Plat or Plan

P. THOMAS GUTIERREZ agent(s) for SILVERTON CUSTOM HOMES request(s) the above action(s) for all or a portion of Lot(s) 8-11, Block(s) 6, **BELMONT PLACE**, zoned R-1 residential zone, located on 5<sup>TH</sup> ST NW, between FREEMAN AVE NW and SAN CLEMENTE AVE NW containing approximately 1 acre(s). (G-14) **THE ABOVE REQUEST WAS REVIEWED AND COMMENTS WERE GIVEN.**

19. **Project # 1004612**  
05DRB-01918 Minor-Sketch Plat or Plan

EDWARD & NELDA PUZAK request(s) the above action(s) for all or a portion of Tract(s) 64A1A, SECTION 32, **M.R.G.C.D. MAP 44**, zoned M-1 light manufacturing zone, located on WOODWARD RD SE, between BROADWAY BLVD SE and WILLIAM ST SE containing approximately 2 acre(s). [REF: ZA-85-90] (M-14) **THE ABOVE REQUEST WAS REVIEWED AND COMMENTS WERE GIVEN.**

20. Approval of the Development Review Board Minutes for December 21, 2005. **THE DRB MINUTES FOR DECEMBER 21, 2005 WERE APPROVED BY THE BOARD.**

ADJOURNED: 11:03 A.M.



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CITY OF ALBUQUERQUE  
PLANNING DEPARTMENT  
DEVELOPMENT REVIEW BOARD

January 4, 2006

**Project # 1002743**  
05DRB-01818 Major-Preliminary Plat Approval

BORDENAVE DESIGNS agent(s) for HARVEST HOMES LLC request(s) the above action(s) for all or a portion of Tract(s) I & J, **LA LUZ DEL OESTE, UNIT 4**, zoned SU-1 FOR PRD, located on COORS BLVD NW, between WESTERN TRAILS NW and DELLYNE NW containing approximately 4 acre(s). [REF: 03DRB-00989] (F-11)

AMAFCA No adverse comments.

COG No adverse comments.

Transit

The plat and infrastructure list show no pedestrian facilities. Will any be provided? No objection to the request.

Zoning Enforcement No adverse comments.

Neighborhood Coordination

Letters sent to La Luz Del Sol NA (R) and Taylor Ranch NA (R).

APS

The developer is requesting to subdivide 2 lots in order to develop 9 single-family homes in **La Luz del Oeste, Unit 4**. The developer plans to build/sell 2,000 s.f. homes for \$300,000. The proposed development will affect Chaparral Elementary, LBJ Middle School, and Cibola High School.

| School        | 2005-06 40 Day Count | Capacity | Space Available |
|---------------|----------------------|----------|-----------------|
| CHAPARRAL ES  | 731                  | 830      | 99              |
| L. B. JOHNSON | 1,124                | 1,175    | 51              |
| CIBOLA HS     | 2,977                | 2,440    | -537            |

Cibola High School is operating above capacity. However, a new northwest high school will open with a 9<sup>th</sup> grade academy in 2007 with the rest of the school to open in 2008.



APS Given the nature of the proposed development, few school-aged children are expected from the proposed development. Therefore, the proposed development will have minimal impacts to the APS district.

Police Department No CPTED or crime prevention comments at this time.

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 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 An approved drainage report is on file for Preliminary Plat approval.

Transportation Development Where are the signal improvements and Coors Blvd improvements? This subdivision will have access to Coors via an easement to the south.

Parks & Recreation No objection.

Utilities Development No comment.

Planning Department Are any perimeter walls planned for these units? No objection to the platting action.

Impact Fee Administrator

There will be no Impact Fees for building permits submitted prior to July 1, 2007 in this proposed subdivision, provided it is consistent with an approved site development plan. A copy of the approved site development plan needs to be provided.

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

cc:Harvest Homes LLC, P.O. Box 92246, 87199

Bordenave Designs, P.O. Box 91194, 87199



36  
36  
36  
36

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

Notice is hereby given that the Development Review Board, City of Albuquerque, will hold a public hearing in the **Plaza del Sol Hearing Room, Basement, Plaza del Sol Building, 600 2nd St NW, on Wednesday, January 4, 2006, beginning at 9:00 a.m.** for the purpose of considering the following:

**Project # 1003172**  
05DRB-01845 Major-Two Year SIA

TIERRA WEST LLC agent(s) for STILLBROOKE HOMES request(s) the above action(s) for **SEVILLE ESTATES, UNIT 9**, zoned R-LT residential zone, located on KAYENTA ST NW, between IRVING BLVD NW the CALABACILLAS ARROYO, containing approximately 7 acre(s). [REF: 04DRB-00529,04DRB-01955, 04DRB-01957,05DRB-01053] (A-10)

**Project # 1002247**  
05DRB-01815 Major-Vacation of Public Easements

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**Project # 1002743**  
05DRB-01818 Major-Preliminary Plat Approval

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**Project # 1003762**  
05DRB-01822 Major-Preliminary Plat Approval  
05DRB-01823 Minor-Sidewalk Waiver  
05DRB-01824 Minor-Temp Defer SDWK

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**SEE PAGE 2 . . . . .**



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

**PAGE 2**

**Project # 1004083**  
05DRB-01849 Major-Vacation of Pub  
Right-of-Way

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**Project # 1004456**  
05DRB-01817 Major-Preliminary Plat  
Approval  
05DRB-01819 Minor-Temp Defer SDWK

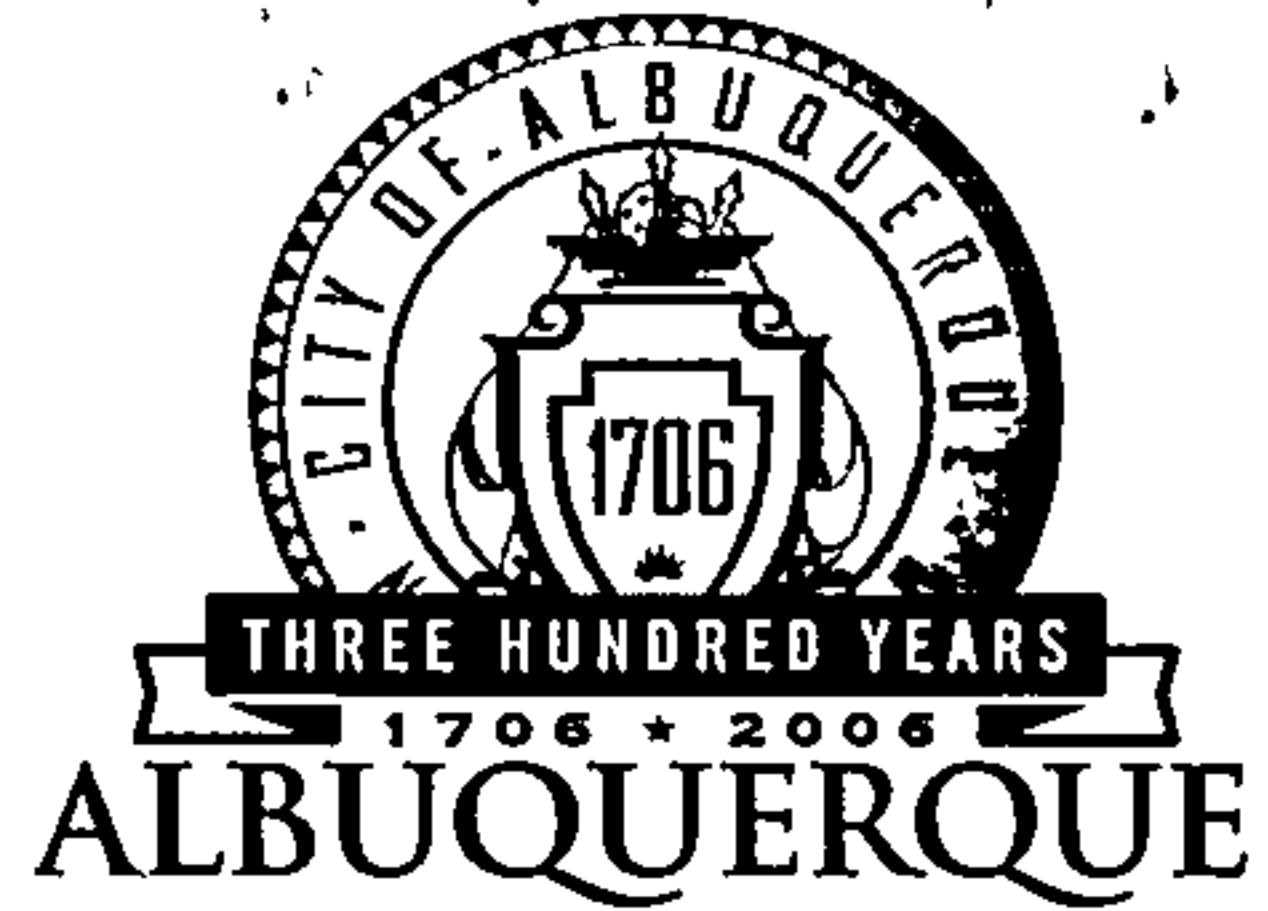
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Sheran Matson, AICP, DRB Chair  
Development Review Board

**TO BE PUBLISHED IN THE ALBUQUERQUE JOURNAL MONDAY, DECEMBER 19, 2005.**

# CITY OF ALBUQUERQUE



*Making History*

Planting Department

P.O. Box 1293

Albuquerque, NM 87103

RETURN  
TO SENDER  
NOT DELIVERABLE  
AS ADDRESSED  
UNABLE TO FORWARD



02 1A \$ 00.37<sup>0</sup>  
0004329277 DEC 16 2005  
MAILED FROM ZIP CODE 87103

101106126747420514  
KELLY MICHAEL W & MARIE YOLAN  
5128 VISTA DE LUZ NW  
ALBUQUERQUE NM 87120

KELL128% 871203001 1N 21 01/24/06  
RETURN TO SENDER  
NO FORWARD ORDER ON FILE  
UNABLE TO FORWARD  
RETURN TO SENDER

871203001-2799

02/01/06



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

**PAGE 2**

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Development Review Board

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# CITY OF ALBUQUERQUE



Planning Department

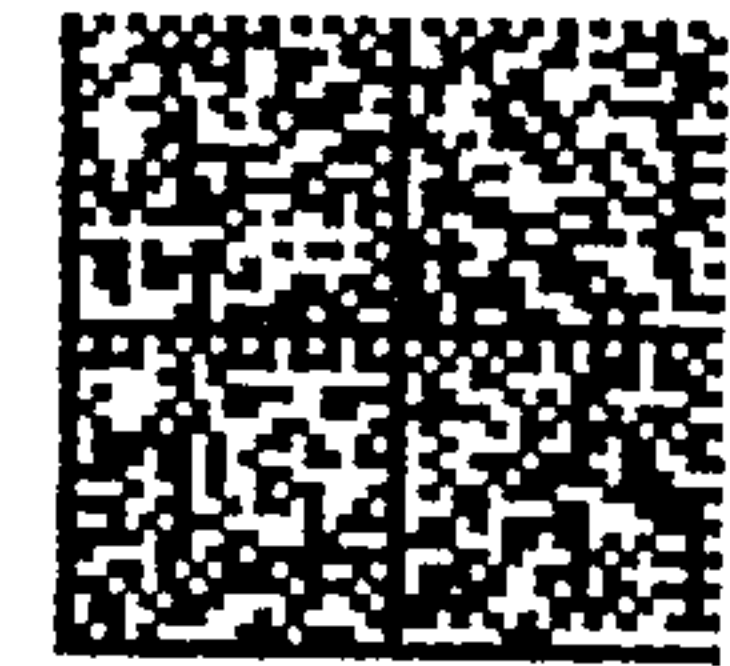
P.O. Box 1293

Albuquerque, NM 87103

*DRB*

101106135544310108

BUTLER RHEA JANE TRUSTEE RHEA  
11 MILL NW  
ALBUQUERQUE NM 87120



02 1A \$ 00.37<sup>0</sup>  
0004329277 DEC 16 2005  
MAILED FROM ZIP CODE 87102

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RETURN TO SENDER

NO FORWARD ORDER ON FILE  
UNABLE TO FORWARD  
RETURN TO SENDER

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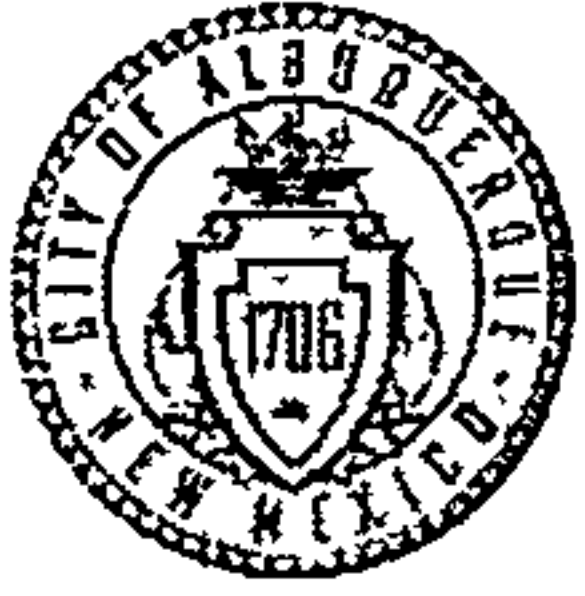
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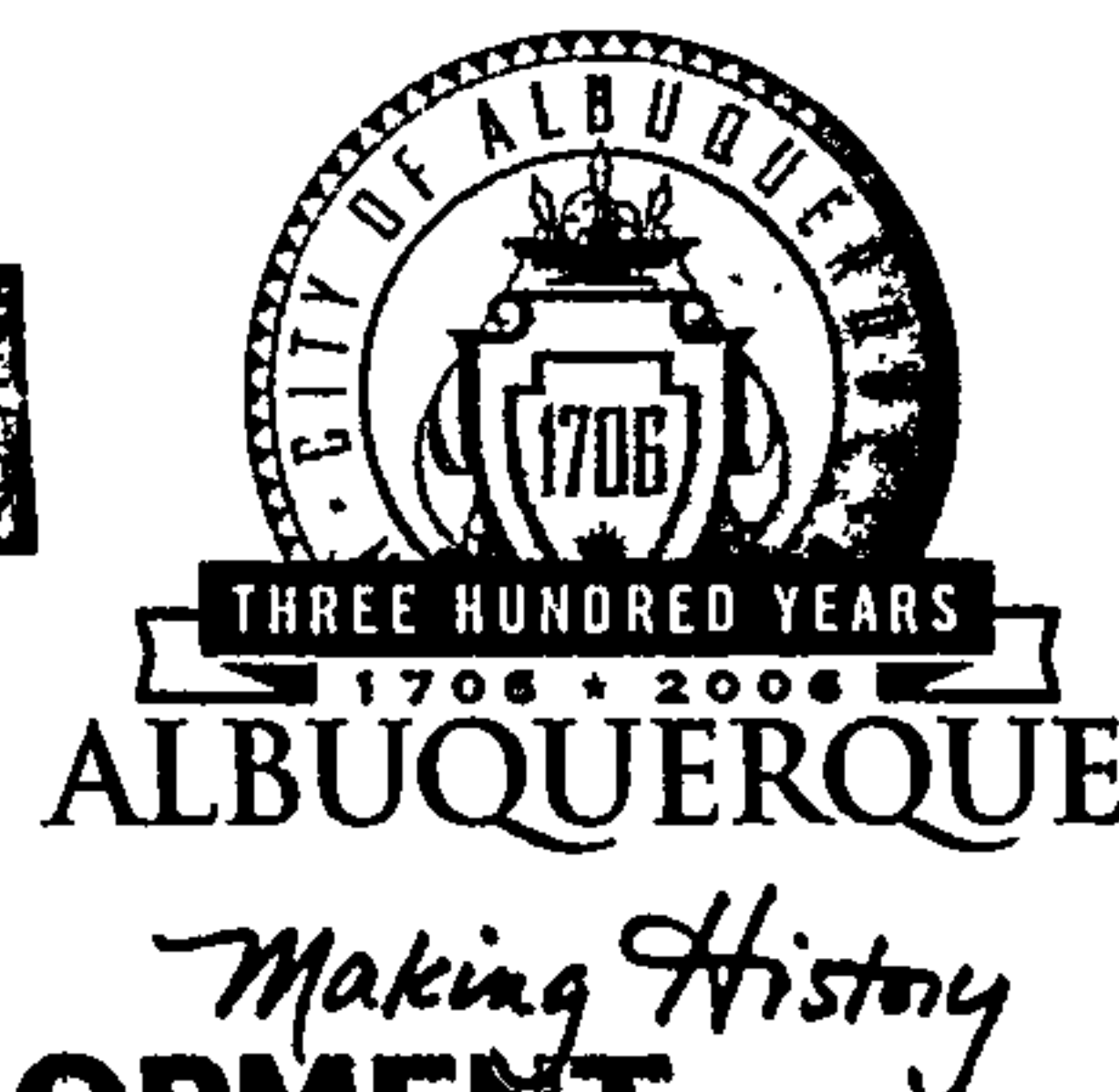
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Development Review Board

**TO BE PUBLISHED IN THE ALBUQUERQUE JOURNAL MONDAY, DECEMBER 19, 2005.**



# FYI



## **NOTIFICATION OF HEARING for the DEVELOPMENT REVIEW BOARD**

December 19, 2005

**TO:** Edward Totoro and Ray Graham III, La Luz Del Sol NA  
Bill Jack Rodgers and Robert Wood, Taylor Ranch NA

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 four (4) acre(s): Major Preliminary Plat Approval for eleven (11) lots and required easements for building and sales purposes.

*Proposed by:* Bordenave Designs at 823-1344

*Agent for:* Harvest Homes, LLC

*For property located:* On or near Coors Boulevard NW between Western Trails NW and Dellyne NW.

P.O. Box 1293

*The case number(s) assigned is:* 05DRB- 01818, Project # 1002743.

Albuquerque

City Planning accepted application for this request on December 2, 2005.

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, January 4, 2006 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](mailto: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**



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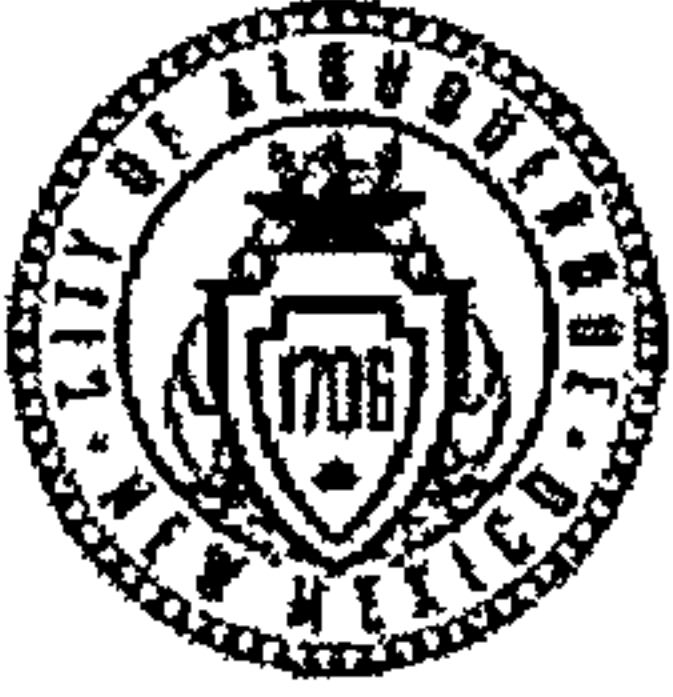
**CITY OF ALBUQUERQUE  
PLANNING DEPARTMENT  
PROPERTY OWNERSHIP / LEGAL LIST**

Project# 1002743  
Application# \_\_\_\_\_

PAGE 1 OF 2

| Zone Atlas Page # | Zone Atlas # | Grid Location | Parcel Sequence | Name & Address     |
|-------------------|--------------|---------------|-----------------|--------------------|
| F-11              | 1011061      | 297-439       | 101-38          | ✓                  |
|                   |              | 276-443       | 37              | ✓                  |
|                   |              | 294-480       | 43              | ✓                  |
|                   |              | 317-476       | 42              | ✓                  |
|                   |              | 322-500       | 44              | ✓                  |
|                   |              | 339-470       | 41              | ✓                  |
|                   |              | 313-439       | 39              | ✓                  |
|                   |              | 407-437       | 04              | ✓ Dup              |
|                   |              | 328-439       | 40              | ✓                  |
|                   |              | 311-416       | 34              | ✓ Dup <sup>2</sup> |
|                   |              | 379-503       | 28              | ✓ Dup <sup>2</sup> |
|                   |              | 230-358       | 203-10          | ✓ Dup <sup>2</sup> |
|                   |              | 298-377       | 101-16          | ✓ Dup <sup>2</sup> |
|                   |              | 246-410       | 205-05          | ✓                  |
|                   |              | 253-410       | 06              | ✓                  |
|                   |              | 257-423       | 07              | ✓                  |
|                   |              | 256-432       | 08              | ✓                  |
|                   |              | 256-438       | 09              | ✓                  |
|                   |              | 257-444       | 10              | ✓                  |
|                   |              | 257-450       | 11              | ✓                  |
|                   |              | 260-458       | 12              | ✓                  |
|                   |              | 263-469       | 13              | ✓                  |
|                   |              | 267-474       | 14              | ✓                  |
|                   |              | 271-479       | 15              | ✓                  |





mainframe@coa1mp3.ca  
 bq.gov  
 12/13/2005 10:27 AM

To  
 cc  
 bcc  
 Subject

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1 R E C O R D S W I T H L A B E L S PAGE  
 1  
 01011061 \*\*\* THIS UPC CODE HAS NO MASTER RECORD ON FILE  
 0101106129743910138 \*\*\* THIS UPC CODE HAS NO MASTER RECORD ON FILE  
 0101106127644310137 \*\*\* THIS UPC CODE HAS NO MASTER RECORD ON FILE  
 0101106129448010143 \*\*\* THIS UPC CODE HAS NO MASTER RECORD ON FILE  
 0101106131747610142 \*\*\* THIS UPC CODE HAS NO MASTER RECORD ON FILE  
 0101106132250010144 \*\*\* THIS UPC CODE HAS NO MASTER RECORD ON FILE  
 0101106133947010141 \*\*\* THIS UPC CODE HAS NO MASTER RECORD ON FILE  
 0101106131343910139 \*\*\* THIS UPC CODE HAS NO MASTER RECORD ON FILE  
 0101106140743710104 LEGAL: COMM ON A REA OF PLAT OF GROUPS A & B OF LA LUZ  
 DEL LAND USE:  
 PROPERTY ADDR: 00000 N/A  
 OWNER NAME: LA LUZ DEL SOL LANDOWNERS ASSO  
 OWNER ADDR: 1 WIND NW  
 ALBUQUERQUE NM 87120  
 0101106132843910140 \*\*\* THIS UPC CODE HAS NO MASTER RECORD ON FILE  
 0101106131141610134 LEGAL: COMM ON A REA PLAT OF GROUP G OF LA LUZ DEL OESTE  
 UN LAND USE:  
 PROPERTY ADDR: 00000 N/A  
 OWNER NAME: LA LUZ DEL SOL LANDOWNERS ASSO  
 OWNER ADDR: 1 WIND NW  
 ALBUQUERQUE NM 87120  
 0101106137950310128 LEGAL: COMM ON A REA PLAT OF GROUP E & F LA LUZ DEL  
 OESTE U LAND USE:  
 PROPERTY ADDR: 00000 ONE WIND NW  
 OWNER NAME: LA LUZ DEL SOL LANDOWNERS ASSO  
 OWNER ADDR: 1 WIND NW  
 ALBUQUERQUE NM 87120  
 0101106123035820310 LEGAL: TRAC T 1 SUMMARY PLAT KINSCHERFF LANDS T11N R2E  
 SEC LAND USE:  
 PROPERTY ADDR: 00000 N/A  
 OWNER NAME: GRAHAM RAY A III  
 OWNER ADDR: 1 WIND NW  
 ALBUQUERQUE NM 87120  
 0101106129837710116 LEGAL: TR O F LA ND IN SW1/4 OF NE1/4 SEC 35 T11N R2E  
 CONT LAND USE:  
 PROPERTY ADDR: 00000 N/A  
 OWNER NAME: GRAHAM RAY A III  
 OWNER ADDR: 1 WIND NW  
 ALBUQUERQUE NM 87120  
 0101106124641020505 LEGAL: \* 02 2 00 3LA MARIPOSA SOUTH ADD'N  
 LAND USE:  
 PROPERTY ADDR: 00000 5504 DUERKSEN NW  
 OWNER NAME: EYSTER JACK E ETUX  
 OWNER ADDR: 06416 ST JOSEPH AV NW  
 ALBUQUERQUE NM 87120

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0101106125341020506      LEGAL: \* 02 1 00 3LA MARIPOSA SOUTH ADD'N  
LAND USE:                      PROPERTY ADDR: 00000      5500 DUERKSEN RD NW  
                                    OWNER NAME: AMSPOKER SCOTT D  
                                    OWNER ADDR: 05500      DUERKSEN                      RD NW

ALBUQUERQUE                  NM 87120  
0101106125742320507      LEGAL: \* 20 A OF REPLAT OF LOTS 15 THRU 20 OF BLOCK 3  
LA M LAND USE:                      PROPERTY ADDR: 00000      5100 VISTA DE LUZ      NW  
                                    OWNER NAME: SOLOMON LTD CO  
                                    OWNER ADDR: 05100      VISTA DE LUZ                      NW

ALBUQUERQUE                  NM 87120  
0101106125643220508      LEGAL: \* 19 A OF REPLAT OF LOTS 15 THRU 20 OF BLOCK 3  
LA M LAND USE:                      PROPERTY ADDR: 00000      5104 VISTA DE LUZ      NW  
                                    OWNER NAME: RODRIQUEZ ANDRES & GUTIERREZ R  
                                    OWNER ADDR: 05104      VISTA DE LUZ                      DR NW

ALBUQUERQUE                  NM 87120  
0101106125643820509      LEGAL: \* 18 A OF REPLAT OF LOTS 15 THRU 20 OF BLOCK 3  
LA M LAND USE:                      PROPERTY ADDR: 00000      5108 VISTA DE LUZ      NW  
                                    OWNER NAME: GALVEZ JOSE L & CLARA F  
                                    OWNER ADDR: 05108      VISTA DE LUZ                      NW

ALBUQUERQUE                  NM 87120  
0101106125744420510      LEGAL: \* 17 A OF REPLAT OF LOTS 15 THRU 20 OF BLOCK 3  
LA M LAND USE:                      PROPERTY ADDR: 00000      5112 VISTA DE LUZ      NW  
                                    OWNER NAME: GARCIA STEPHANIE A & LAWRENCE  
                                    OWNER ADDR: 05112      VISTA DE LUZ                      NW

ALBUQUERQUE                  NM 87120  
0101106125745020511      LEGAL: \* 16 A OF REPLAT OF LOTS 15 THRU 20 OF BLOCK 3  
LA M LAND USE:                      PROPERTY ADDR: 00000      5116 VISTA DE LUZ      NW  
                                    OWNER NAME: LYONS MICHAEL P  
                                    OWNER ADDR: 05116      VISTA DE LUZ                      NW

ALBUQUERQUE                  NM 87120  
0101106126045820512      LEGAL: \* 15 A OF REPLAT OF LOTS 15 THRU 20 OF BLOCK 3  
LA M LAND USE:                      PROPERTY ADDR: 00000      5120 VISTA DE LUZ      NW  
                                    OWNER NAME: MARTINEZ RUPERTO R & GEORGIA G  
                                    OWNER ADDR: 05120      VISTA DE LUZ                      NW

ALBUQUERQUE                  NM 87120  
0101106126346920513      LEGAL: \* 01 4 00 3LA MARIPOSA SOUTH ADD'N  
LAND USE:                      PROPERTY ADDR: 00000      5124 VISTA DE LUZ      NW  
                                    OWNER NAME: BOYD JOHN & PAULA M  
                                    OWNER ADDR: 05124      VISTA DE LUZ                      DR NW

ALBUQUERQUE                  NM 87120  
0101106126747420514      LEGAL: \* 01 3 00 3LA MARIPOSA SOUTH ADD'N  
LAND USE:                      PROPERTY ADDR: 00000      5128 VISTA DE LUZ      NW  
                                    OWNER NAME: KELLY MICHAEL W & MARIE YOLAND  
                                    OWNER ADDR: 05128      VISTA DE LUZ                      NW

ALBUQUERQUE                  NM 87120



0101106127147920515      LEGAL: \* 01 2 00 3LA MARIPOSA SOUTH ADD'N  
 LAND USE:                      PROPERTY ADDR: 00000      5132 VISTA DE LUZ      NW  
    OWNER NAME: WALKER GARY L & SUSAN J  
    OWNER ADDR: 01321      HIAWATHA                                      NE

ALBUQUERQUE                      NM 87112  
 0101106127548320516      LEGAL: \* 01 1 00 3LA MARIPOSA SOUTH ADD'N  
 LAND USE:                      PROPERTY ADDR: 00000      5136 VISTA DE LUZ      NW  
    OWNER NAME: CHAVEZ CANDELARIA  
    OWNER ADDR: 05136      VISTA DE LUZ                                      NW

ALBUQUERQUE                      NM 87120  
 0101106128048920517      LEGAL: \* 01 0 00 3LA MARIPOSA SOUTH ADD'N  
 LAND USE:                      PROPERTY ADDR: 00000      5140 VISTA DE LUZ      NW  
    OWNER NAME: FOWLER RUBY MAES  
    OWNER ADDR: 05140      VISTA DE LUZ                                      DR NW

ALBUQUERQUE                      NM 87120  
 0101106128649220518      LEGAL: \* 00 9 00 3LA MARIPOSA SOUTH ADD'N  
 LAND USE:                      PROPERTY ADDR: 00000      5144 VISTA DE LUZ      NW  
    OWNER NAME: CHAVEZ RAYMOND  
    OWNER ADDR: 13634      RANCHILL                                      DR

CERRITOS                              CA 90701  
 0101106129149620519      LEGAL: \* 00 8 00 3LA MARIPOSA SOUTH ADD'N  
 LAND USE:                      PROPERTY ADDR: 00000      5148 VISTA DE LUZ      NW  
    OWNER NAME: MONARREZ PRESCILLA  
    OWNER ADDR: 05148      VISTA DE LUZ                                      DR NW

ALBUQUERQUE                      NM 87120  
 0101106133745110150      \*\*\* THIS UPC CODE HAS NO MASTER RECORD ON FILE  
 0101106133544510149      \*\*\* THIS UPC CODE HAS NO MASTER RECORD ON FILE  
 0101106133244010148      \*\*\* THIS UPC CODE HAS NO MASTER RECORD ON FILE  
 0101106133043410147      \*\*\* THIS UPC CODE HAS NO MASTER RECORD ON FILE  
 0101106132842810146      \*\*\* THIS UPC CODE HAS NO MASTER RECORD ON FILE  
 0101106135944710109      LEGAL: \* 10 GRO UP B PLAT OF GROUPS A & B OF LA LUZ DEL  
 OE LAND USE:                      PROPERTY ADDR: 00000      10 MILL      NW  
    OWNER NAME: MILLER HAROLD S MILLER TRUST  
    OWNER ADDR: PO BOX 1028

CORRALES                              NM 87048  
 0101106135544310108      LEGAL: \* 11 GRO UP B PLAT OF GROUPS A & B OF LA LUZ DEL  
 OE LAND USE:                      PROPERTY ADDR: 00000      11 MILL      NW  
    OWNER NAME: BUTLER RHEA JANE TRUSTEE RHEA  
    OWNER ADDR: 00011      MILL    NW

ALBUQUERQUE                      NM 87120  
 0101106135243910107      LEGAL: \* 12 GRO UP B PLAT OF GROUPS A & B OF LA LUZ DEL  
 OE LAND USE:                      PROPERTY ADDR: 00000      12 MILL      NW  
    OWNER NAME: PETTINGEL BARBARA O TRUSTEE  
    OWNER ADDR: 00012      MILL    NW

ALBUQUERQUE                      NM 87120

##  
##  
##

PAGE 4

0101106134843410106 LEGAL: \* 13 GRO UP B PLAT OF GROUPS A & B OF LA LUZ DEL  
OE LAND USE:

PROPERTY ADDR: 00000 13 MILL NW  
OWNER NAME: TEITELBAUM LEE E & HERTA TRUST  
OWNER ADDR: 00004 FAIRWAY DR

ITHACA NY 14850

0101106138444310115 LEGAL: \* 1 GROU P A PLAT OF GROUPS A & B OF LA LUZ DEL  
OES LAND USE:

PROPERTY ADDR: 00000 1 MILL NW  
OWNER NAME: CARROLL GEORGE B SR AND EVELYN  
OWNER ADDR: 00001 MILL NW

ALBUQUERQUE NM 87120

0101106137943910114 LEGAL: \* 2 GROU P A PLAT OF GROUPS A & B OF LA LUZ DEL  
OES LAND USE:

PROPERTY ADDR: 00000 2 MILL NW  
OWNER NAME: FISK JAMES K & MARY LOU  
OWNER ADDR: 2 MILL RD NW

ALBUQUERQUE NM 87120

0101106137543610113 LEGAL: \* 3 GROU P A PLAT OF GROUPS A & B OF LA LUZ DEL  
OES LAND USE:

PROPERTY ADDR: 00000 3 MILL NW  
OWNER NAME: ANELLA ALBERT A  
OWNER ADDR: 00320 GOLD SW

ALBUQUERQUE NM 87102

0101106137043210112 LEGAL: \* 4 GROU P A PLAT OF GROUPS A & B OF LA LUZ DEL  
OES LAND USE:

PROPERTY ADDR: 00000 4 MILL NW  
OWNER NAME: SHEA GEORGE E & NANCY M  
OWNER ADDR: 00004 MILL RD NW

ALBUQUERQUE NM 87120

0101106136642810111 LEGAL: \* 5 GROU P A PLAT OF GROUPS A & B OF LA LUZ DEL  
OES LAND USE:

PROPERTY ADDR: 00000 5 MILL NW  
OWNER NAME: LOVATO HENRY A TRUSTEE OF RVT  
OWNER ADDR: 00005 MILL NW

ALBUQUERQUE NM 87120

QUIT

101106140743710104

LEGAL: COMMON AREA OF PLAT OF GROUPS A & B OF LA LUZ 4 CONT  
4.932 C M/  
PROPERTY ADDR:

OWNERS NAME: LA LUZ DEL SOL LANDOWNERS  
OWNERS ADDR: 1 WIND NW  
ALBUQUERQUE, NM 87120

101106132843910140

LEGAL: LOT H-1-A PLAT OF LOTS H-1A THRU H-6A LA LUZ 4 CONT 1.2869  
AC  
PROPERTY ADDR:

OWNERS NAME: HARVEST HOMES LLC  
OWNERS ADDR: 11601 PAGANICA WAY NE  
ALBUQUERQUE, NM 87111

101106131141610134

LEGAL: COMMON AREA PLAT OF GROUP G OF LA LUZ DEL OE 2.1039 AC  
M/L  
PROPERTY ADDR: N/A

OWNERS NAME: LA LUZ DEL SOL LANDOWNERS  
OWNERS ADDR: 1 WIND NW  
ALBUQUERQUE, NM 87120

101106137950310128

LEGAL: COMMON AREA PLAT OF GROUP E & F LA LUZ DEL OT 3.069 AC M/L  
PROPERTY ADDR: ONE WIND NW

OWNERS NAME: LA LUZ DEL SOL LANDOWNERS  
OWNERS ADDR: 1 WIND NW  
ALBUQUERQUE, NM 87120

101106123035820310

LEGAL: TRACT 1 SUMMARY PLAT KINSCHERF F LANDS T11N R 9.169 AC  
PROPERTY ADDR: N/A

OWNERS NAME: GRAHAM RAY A III  
OWNERS ADDR: 1 WIND NW  
ALBUQUERQUE, NM 87120

101106129837710116

LEGAL: TR OF LAND IN SW1/4 OF NE1/4 SEC 35 T11N R2E M/L  
PROPERTY ADDR: N/A

OWNERS NAME: GRAHAM RAY A III  
OWNERS ADDR: 1 WIND NW  
ALBUQUERQUE, NM 87120

101106133745110150

LEGAL: LOT H-6-A PLAT OF LOTS H-1A THRU H-6A LA LUZ 4 CONT .1111 AC  
PROPERTY ADDR: 4901 COORS RD NW 24 W

OWNERS NAME: HARVEST HOMES LLC  
OWNERS ADDR: 11601 PAGANICA WAY NE  
ALBUQUERQUE, NM 87111

101106133544510149

LEGAL: LOT H-5-A PLAT OF LOTS H-1A THRU H-6A LA LUZ 4 CONT .1040 AC  
PROPERTY ADDR: 4901 COORS RD NW 23 W

OWNERS NAME: FETSCO SUZANE  
OWNERS ADDR: 23 WIND RD NW  
ALBUQUERQUE, NM 87120

101106133244010148

LEGAL: LOT H-4-A PLAT OF LOTS H-1A THRU H-6A LA LUZ 4 CONT .1040 AC  
PROPERTY ADDR: 4901 COORS RD NW 22 W

OWNERS NAME: MILLER THOMAS L & CATHLEEN M  
OWNERS ADDR: 22 WIND RD NW  
ALBUQUERQUE, NM 87120

101106133043410147

LEGAL: LOT H-3-A PLAT OF LOTS H-1A THRU H-6A LA LUZ 4 CONT .1040 AC  
PROPERTY ADDR: 4901 COORS RD NW 21 W

OWNERS NAME: SANDOVAL FRANK A & BARBARA A  
OWNERS ADDR: 21 WIND RD NW  
ALBUQUERQUE, NM 87120

101106132842810146

LEGAL: LOT H-2-A PLAT OF LOTS H-1A THRU H-6A LA LUZ 4 CONT. 1071 AC  
PROPERTY ADDR: 4901 COORS RD NW 20 W

OWNERS NAME: CAROLUS CORDELIA V  
OWNERS ADDR: 20 WIND RD NW  
ALBUQUERQUE, NM 87120

101106135944710109

LEGAL: \*10 GROUP B PLAT OF GROUPS A & B OF LA LUZ 4 CONT 4,350 SQ FT  
PROPERTY ADDR: 10 MILL NW

OWNERS NAME: MILLER HAROLD S  
OWNERS ADDR: PO BOX 1028  
CORRALES, NM 87048

101106137943910114

LEGAL: \* 2 GROUP A PLAT OF GROUPS A & B OF LA LUZ D CONT 4,225 SQ  
FT /L  
PROPERTY ADDR: 2 MILL NW

OWNERS NAME: FISK JAMES K & MARY LOU  
OWNERS ADDR: 2 MILL RD NW  
ALBUQUERQUE, NM 87120

101106129743910138

LEGAL: TRACT J PLAT OF TRACTS C, D, H, I, J, K, L, M, & ESTE UNIT 4 CONT  
1.  
PROPERTY ADDR:

OWNERS NAME: OVENWEST CORPORATION  
OWNERS ADDR: 1 WIND NW  
ALBUQUERQUE, NM 87120

101106127644310137

LEGAL: TRACT K PLAT OF TRACTS C, D, H, I, J, K, L, M, & ESTE UNIT 4 CONT  
2.  
PROPERTY ADDR:

OWNERS NAME: OVENWEST CORPORATION  
OWNERS ADDR: 1 WIND NW  
ALBUQUERQUE, NM 87120

101106129448010143

LEGAL: TRACT L PLAT OF TRACTS C, D, H, I, J, K, L, M, & ESTE UNIT 4 CONT  
1.  
PROPERTY ADDR:

OWNERS NAME: OVENWEST CORPORATION  
OWNERS ADDR: 1 WIND NW  
ALBUQUERQUE, NM 87120

101106131747610142

LEGAL: TRACT D PLAT OF TRACTS C, D, H, I, J, K, L, M, & ESTE UNIT 4 CONT  
1.  
PROPERTY ADDR: N/A

OWNERS NAME: OVENWEST CORPORATION  
OWNERS ADDR: 1 WIND NW  
ALBUQUERQUE, NM 87120

101106132250010144

LEGAL: TRACT M PLAT OF TRACTS C, D, H, I, J, K, L, M, & ESTE UNIT 4 CONT  
1.  
PROPERTY ADDR:

OWNERS NAME: OVENWEST CORPORATION  
OWNERS ADDR: 1 WIND NW  
ALBUQUERQUE, NM 87120

101106133947010141

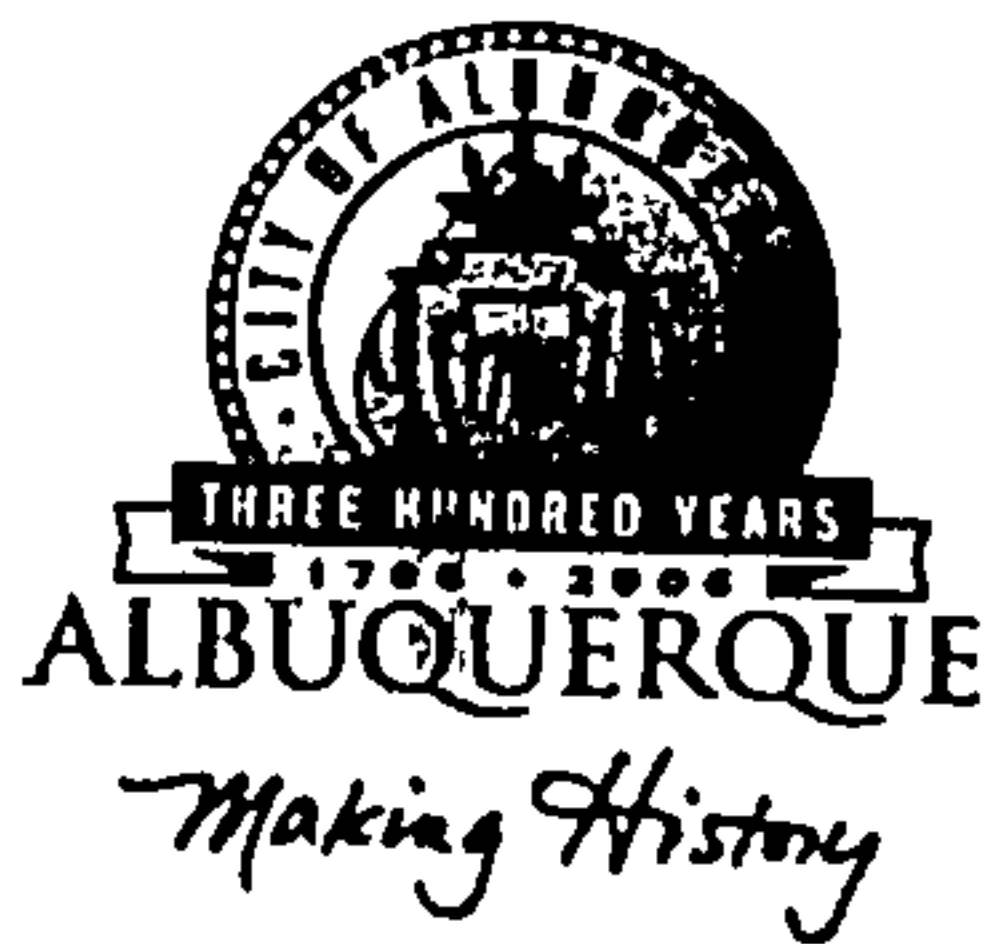
LEGAL: TRACT C PLAT OF TRACTS C, D, H, I, J, K, L, M, & ESTE UNIT 4 CONT  
1.  
PROPERTY ADDR:

OWNERS NAME: HARVEST HOMES LLC  
OWNERS ADDR: 11601 PAGANICA WAY NE  
ALBUQUERQUE, NM 87111

101106131343910139

LEGAL: TRACT I PLAT OF TRACTS C, D, H, I, J, K, L, M, & ESTE UNIT 4 CONT  
1.  
PROPERTY ADDR:

OWNERS NAME: OVENWEST CORPORATION  
OWNERS ADDR: 1 WIND NW  
ALBUQUERQUE, NM 87120



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: 12-1-05

TO CONTACT NAME: JAKE BORDENAUE
COMPANY/AGENCY: Bordenave Designs
ADDRESS/ZIP: P.O. Box 91194, 87199
PHONE/FAX #: 505-823-1344 505-821-9105

Thank you for your inquiry of 12-1-05 (date) requesting the names of Recognized Neighborhood Associations who would be affected under the provisions of O-92 by your proposed project at Tracts I & J, La Luz Del Oeste Unit 4 Wind Rd. NW, SW corner of Dellyne & Coors NW zone map page(s) F-11.

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

La Luz del Sol
Neighborhood Association
Contacts: Edward Totoro
36 Mill Road NW 87120
899-0415
Ray Graham III
One Wind NW 87120
898-5600

Taylor Ranch
Neighborhood Association
Contacts: Bill Jack Rodgers
8308 Cedar Creek Dr. NW 87120
897-9737
Jolene Wolfley
6804 Staghorn Dr. NW 87120
890-9414

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

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

Sincerely,

[Signature]
OFFICE OF NEIGHBORHOOD COORDINATION

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

# CITY OF ALBUQUERQUE

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

APPLICANT: JAKE FORDENAVIS DATE OF REQUEST: 12/02/05 ZONE ATLAS PAGE(S): F11

**CURRENT:**

ZONING S111 PRD

PARCEL SIZE (AC/SQ. FT.) 3.1 Ac

**LEGAL DESCRIPTION:**

LOT OR TRACT # I & J BLOCK # -

SUBDIVISION NAME La Luz del Oeste

**REQUESTED CITY ACTION(S):**

|                |                     |                         |                     |
|----------------|---------------------|-------------------------|---------------------|
| ANNEXATION [ ] | SECTOR PLAN [ ]     | SITE DEVELOPMENT PLAN:  |                     |
| COMP. PLAN [ ] | ZONE CHANGE [ ]     | A) SUBDIVISION [X]      | BUILDING PERMIT [ ] |
| AMENDMENT [ ]  | CONDITIONAL USE [ ] | B) BUILD'G PURPOSES [ ] | ACCESS PERMIT [ ]   |
|                |                     | C) AMENDMENT [ ]        | OTHER [ ]           |

**PROPOSED DEVELOPMENT:**

NO CONSTRUCTION/DEVELOPMENT [ ]

NEW CONSTRUCTION [X]

EXPANSION OF EXISTING DEVELOPMENT [ ]

**GENERAL DESCRIPTION OF ACTION: 1**

# OF UNITS: 11

BUILDING SIZE: 2500 (sq. ft.)

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

APPLICANT OR REPRESENTATIVE [Signature] DATE 12/02/05  
(TO BE SIGNED UPON COMPLETION OF PROCESSING BY TRAFFIC ENGINEER AND ENVIRONMENTAL HEALTH)

Planning Department, Development & Building Services Division, Transportation Development Section -  
2<sup>ND</sup> Floor West, 600 2<sup>ND</sup> St. NW, Plaza del Sol Building, City, 87102, phone 924-3994

TRAFFIC IMPACT STUDY (TIS) REQUIRED: YES [ ] NO [X] BORDERLINE [ ]

THRESHOLDS MET? YES [ ] NO [X] MITIGATING REASONS FOR NOT REQUIRING TIS: PREVIOUSLY STUDIED: [ ]  
Notes:

If a TIS is required: a scoping meeting (as outlined in the development process manual) must be held to define the level of analysis needed and the parameters of the study. *Any subsequent changes to the development proposal identified above may require an update or new TIS.*

[Signature] DATE 12-2-05  
TRAFFIC ENGINEER

**Air Quality Impact Analysis (AQIA) May Be Required:**

Section 14-16-3-14 of the COA Comprehensive Zoning Code contains threshold requirements for air quality studies. Criteria and thresholds contained in the Zoning Code specify which land use or plan actions will require preparation of an AQIA. Please refer to this section in order to determine if your proposal merits study for air quality impacts. An AQIA is not required, if a TIS is not required by the City or an associated TIS shows all signalized intersections functioning at Level of Service (LOS) C or better. An AQIA will only be required for a Sector Development Plan or Sector Development Plan Amendment if it meets AQIA thresholds in the Zoning Code.

AIR QUALITY IMPACT ANALYSIS (AQIA) REQUIRED: YES [ ] NO [X]

Contact an Air Quality Planner at 768-2660 to insure that input is received from the Air Quality Division during the scoping of the companion TIS. *Any subsequent changes to the development proposal identified above may require an update or new AQIA.*

[Signature] DATE 12/02/05  
APPLICANT

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

TIS -SUBMITTED    /   /    TRAFFIC ENGINEER \_\_\_\_\_ DATE \_\_\_\_\_  
-FINALIZED    /   /

Project # 1002743

HARVEST HOMES LLC  
PO BOX 92246  
ALBUQUERQUE, NM 87199

Project # 1002743

RAY GRAHAM III  
La Luz Del Sol  
ONE WIND NW  
ALBUQUERQUE, NM 87120

101106140743710104

LA LUZ DEL SOL LANDOWNERS ASS  
1 WIND NW  
ALBUQUERQUE, NM 87120

101106125341020506

AMSPOKER SCOTT D  
5500 DUERKSEN RD NW  
ALBUQUERQUE NM 87120

101106125643820509

GALVEZ JOSE L & CLARA F  
5108 VISTA DE LUZ NW  
ALBUQUERQUE NM 87120

101106126045820512

MARTINEZ RUPERTO R & GEORGIA  
5120 VISTA DE LUZ NW  
ALBUQUERQUE NM 87120

101106127147920515

WALKER GARY L & SUSAN J  
1321 HIAWATHA NE  
ALBUQUERQUE NM 87112

101106128649220518

CHAVEZ RAYMOND  
13634 RANCHILL DR  
CERRITOS CA 90701

101106135544310108

BUTLER RHEA JANE TRUSTEE RHEA  
11 MILL NW  
ALBUQUERQUE NM 87120

101106138444310115

CARROLL GEORGE B SR AND EVELY  
1 MILL NW  
ALBUQUERQUE NM 87120

Project # 1002743

BORDENAVE DESIGNS  
PO BOX 92246  
ALBUQUERQUE, NM 87199

Project # 1002743

BILL JACK RODGERS  
Taylor Ranch N.A.  
8308 CEDAR CREEK DR NW  
ALBUQUERQUE, NM 87120

101106123035820310

GRAHAM RAY A III  
1 WIND NW  
ALBUQUERQUE, NM 87120

101106125742320507

SOLOMON LTD CO  
5100 VISTA DE LUZ NW  
ALBUQUERQUE NM 87120

101106125744420510

GARCIA STEPHANIE A & LAWRENCE  
5112 VISTA DE LUZ NW  
ALBUQUERQUE NM 87120

101106126346920513

BOYD JOHN & PAULA M  
5124 VISTA DE LUZ DR NW  
ALBUQUERQUE NM 87120

101106127548320516

CHAVEZ CANDELARIA  
5136 VISTA DE LUZ NW  
ALBUQUERQUE NM 87120

101106129149620519

MONARREZ PRESCILLA  
5148 VISTA DE LUZ DR NW  
ALBUQUERQUE NM 87120

101106135243910107

PETTINGEL BARBARA O TRUSTEE  
12 MILL NW  
ALBUQUERQUE NM 87120

101106137943910114

FISK JAMES K & MARY LOU  
2 MILL RD NW  
ALBUQUERQUE, NM 87120

Project # 1002743

EDWARD TETORO  
La Luz del Sol  
36 MILL ROAD NW  
ALBUQUERQUE, NM 87129

Project # 1002743

JOLENE WOLFLEY  
Taylor Ranch N.A.  
6804 STAGHORN DR NW  
ALBUQUERQUE, NM 87120

101106124641020505

EYSTER JACK E ETUX  
6416 ST JOSEPH AV NW  
ALBUQUERQUE NM 87120

101106125643220508

RODRIQUEZ ANDRES & GUTIERREZ  
5104 VISTA DE LUZ DR NW  
ALBUQUERQUE NM 87120

101106125745020511

LYONS MICHAEL P  
5116 VISTA DE LUZ NW  
ALBUQUERQUE NM 87120

101106126747420514

KELLY MICHAEL W & MARIE YOLAN  
5128 VISTA DE LUZ NW  
ALBUQUERQUE NM 87120

101106128048920517

FOWLER RUBY MAES  
5140 VISTA DE LUZ DR NW  
ALBUQUERQUE NM 87120

101106135944710109

MILLER HAROLD S MILLER TRUST  
PO BOX 1028  
CORRALES, NM 87048

101106134843410106

TEITELBAUM LEE E & HERTA TRUS  
4 FAIRWAY DR  
ITHACA NY 14850

101106137543610113

ANELLA ALBERT A  
320 GOLD SW  
ALBUQUERQUE NM 87102



101106137043210112

SHEA GEORGE E & NANCY M  
4 MILL RD NW  
ALBUQUERQUE NM 87120

101106136642810111

LOVATO HENRY A. TRUSTEE OF RVT  
5 MILL NW  
ALBUQUERQUE NM 87120

101106133745110150

HARVEST HOMES LLC  
11601 PAGANICA WAY NE  
ALBUQUERQUE, NM 87111

101106133544510149

FETSCO SUZANE  
23 WIND RD NW  
ALBUQUERQUE, NM 87120

101106133244010148

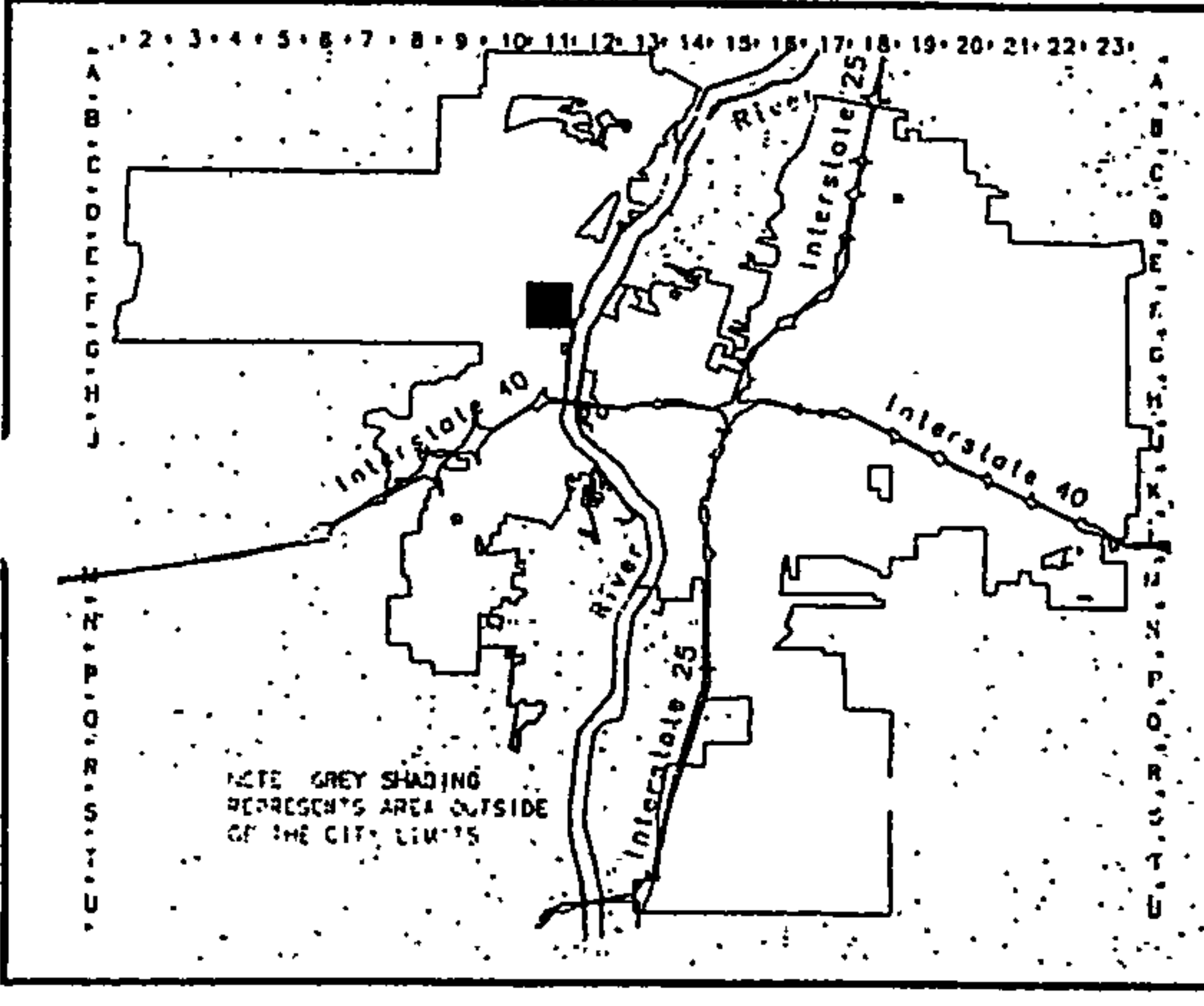
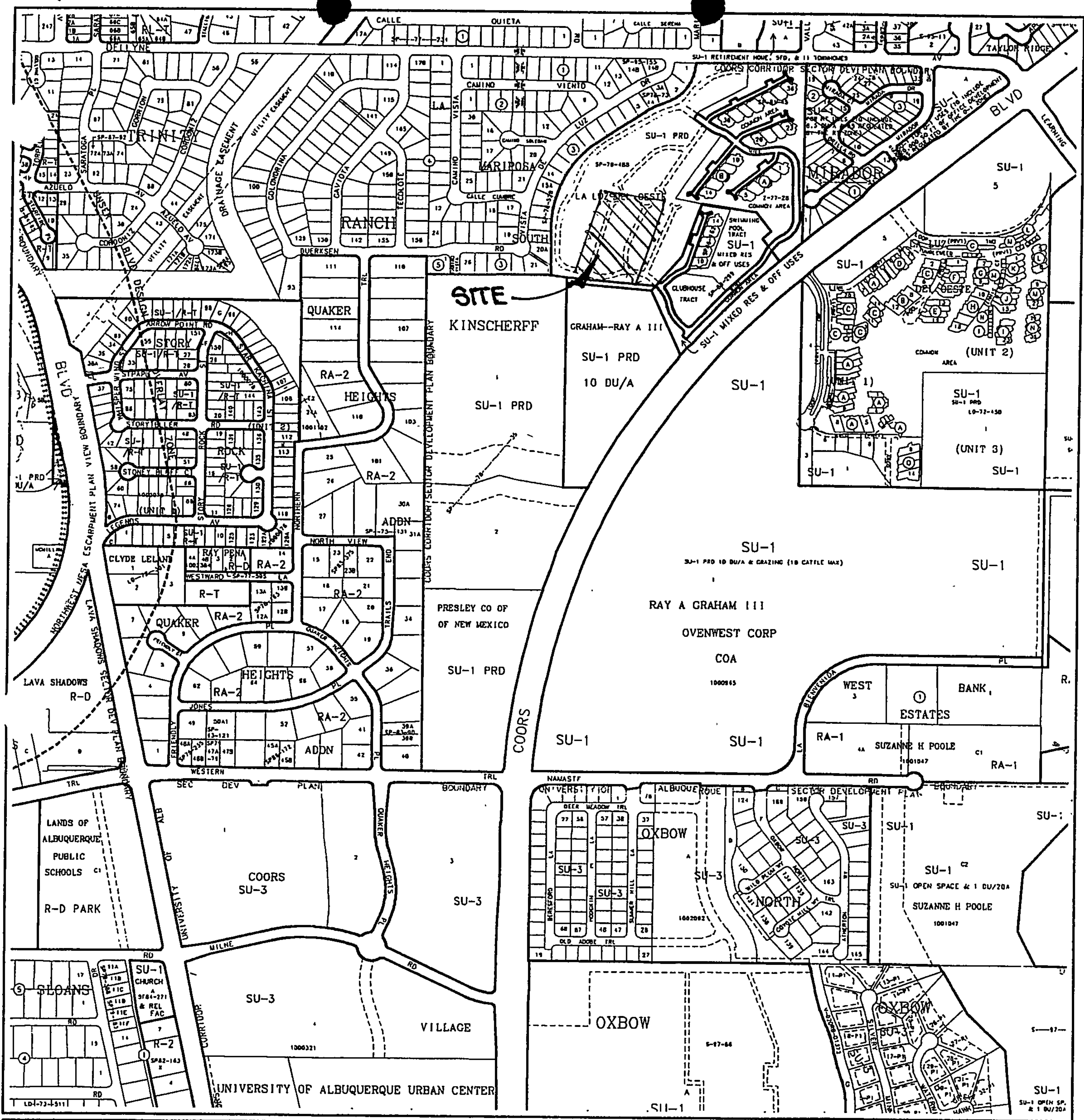
MILLER THOMAS L & CATHLEEN M  
22 WIND RD NW  
ALBUQUERQUE, NM 87120

101106133043410147

SANDOVAL FRANK A & BARBARA A  
21 WIND RD NW  
ALBUQUERQUE, NM 87120

101106132842810146

CAROLUS CORDELIA V  
20 WIND RD NW  
ALBUQUERQUE, NM 87120



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

# F-11-Z

Map Amended through July 10, 2003



December 2, 2005

City of Albuquerque  
P.O. Box 1293  
Albuquerque, NM 87102

Attn: DRB Member  
Re: Tract I & J, La Luz del Oeste, Unit 4

The subject site has been in the design and construction stages for the last twenty five years. It is the desire of the Owner to now complete the project. The unit was recently platted to form 9 tracts and provide for traffic circulation and utility easements.

This plat is intended to provide the final internal configuration of 11 lots and required easements for building and sales purposes. Lot configurations and access easements are per the Site Development Plan approved in the late 70"s.

Sincerely,

A handwritten signature in black ink, appearing to read 'Jean J. Bordenave', is written over a horizontal line.

Jean J (Jake) Bordenave

P.O. Box 91194  
Albuquerque, NM 87199-1194  
Phone (505)823-1344 Fax (505)821-9105 Cell 480-6812  
Email [jakebordenave@mindspring.com](mailto:jakebordenave@mindspring.com)



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

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

Notice is hereby given that the Development Review Board, City of Albuquerque, will hold a public hearing in the **Plaza del Sol Hearing Room, Basement, Plaza del Sol Building, 600 2nd St NW**, on **Wednesday, January 4, 2006**, beginning at **9:00 a.m.** for the purpose of considering the following:

**Project # 1003172**

05DRB-01845 Major-Two Year SIA

TIERRA WEST LLC agent(s) for STILLBROOKE HOMES request(s) the above action(s) for **SEVILLE ESTATES, UNIT 9**, zoned R-LT residential zone, located on KAYENTA ST NW, between IRVING BLVD NW the CALABACILLAS ARROYO, containing approximately 7 acre(s). [REF: 04DRB-00529,04DRB-01955, 04DRB-01957,05DRB-01053] (A-10)

**Project # 1002247**

05DRB-01815 Major-Vacation of Public Easements

BOHANNAN HUSTON INC agent(s) for HUNT UPTOWN LLC request(s) the above action(s) for all or a portion of Tract(s) A, **ABQ UPTOWN SITE**, zoned SU-3 special center zone, located on LOUISIANA BLVD NE, between ARVADA AVE NE and INDIAN SCHOOL RD NE containing approximately 18 acre(s). [REF: 04DRB-00830, 04DRB-00831, 04DRB-00832, 04EPC-00914] (H-19)

**Project # 1002743**

05DRB-01818 Major-Preliminary Plat Approval

BORDENAVE DESIGNS agent(s) for HARVEST HOMES LLC request(s) the above action(s) for all or a portion of Tract(s) I & J, **LA LUZ DEL OESTE, UNIT 4**, zoned SU-1 FOR PRD, located on COORS BLVD NW, between WESTERN TRAILS NW and DELLYNE NW containing approximately 4 acre(s). [REF: 03DRB-00989] (F-11)

**Project # 1003762**

05DRB-01822 Major-Preliminary Plat Approval  
05DRB-01823 Minor-Sidewalk Waiver  
05DRB-01824 Minor-Temp Defer SDWK

ISAACSON & ARFMAN PA agent(s) for CHELWOOD HILLS LLC request(s) the above action(s) for all or a portion of Tract(s) B, CHELWOOD ELEMENTARY SCHOOL (to be known as **CHELWOOD HILLS SUBDIVISION**) zoned R-LT, located on EASTRIDGE PARK BLVD NE, between CHELWOOD PARK BLVD NE and INDIAN SCHOOL RD NE containing approximately 4 acre(s). [REF: 04EPC-01714, 05DRB-00316] (J-22)

**SEE PAGE 2 . . . . .**



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

**PAGE 2**

**Project # 1004083**  
05DRB-01849 Major-Vacation of Pub  
Right-of-Way

RHOMBUS PA INC agent(s) for SANCHEZ & WADE ENTERPRISES LLC request(s) the above action(s) for all or a portion of Lot(s) 19-33, Block(s) 11, **VALLEY VIEW ADDITION**, zoned C-2 community commercial zone, located on ZUNI RD SE, between ADAMS ST NE and JEFFERSON ST SE containing approximately 1 acre(s). [REF: 05ZHE00537] (K-17)

**Project # 1004456**  
05DRB-01817 Major-Preliminary Plat  
Approval  
05DRB-01819 Minor-Temp Defer SDWK

BRASHER & LORENZ agent(s) for BARON'S RUN, LLC request(s) the above action(s) for all or a portion of Lot(s) 14, 15, 16, 17 & 18, Tract(s) 1, Block(s) 11, NORTH ALBUQUERQUE ACRES (to be known as **BARON'S RUN SUBDIVISION**) zoned RD, located on BARSTOW ST NE, between FLORENCE AVE NE and GLENDALE AVE NE containing approximately 5 acre(s). [REF: 05DRB-01507] (B-19)

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Sheran Matson, AICP, DRB Chair  
Development Review Board

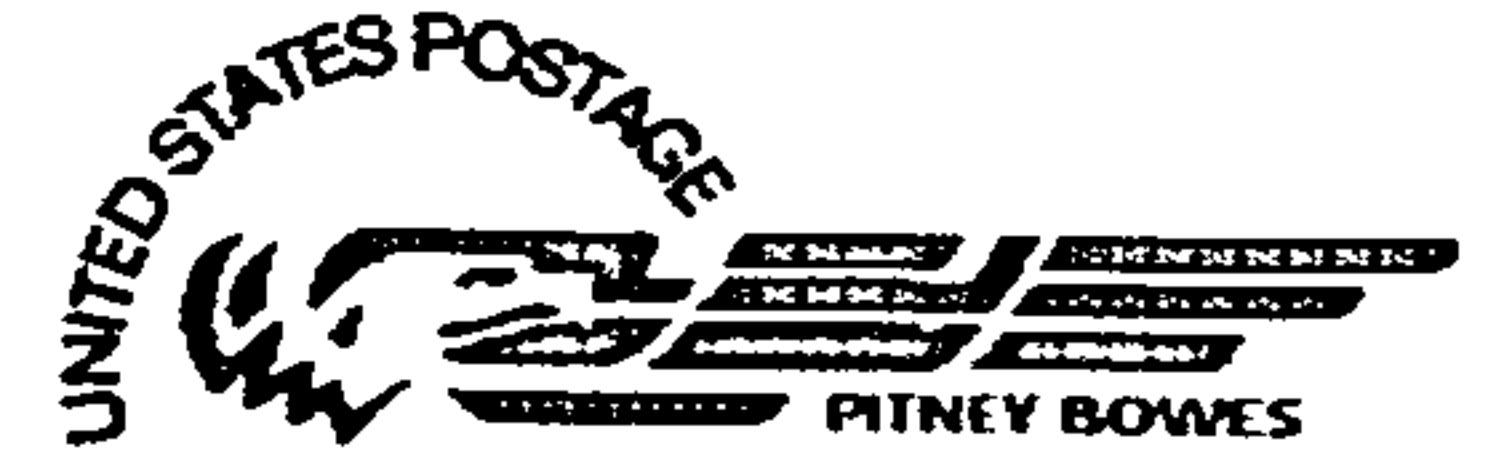
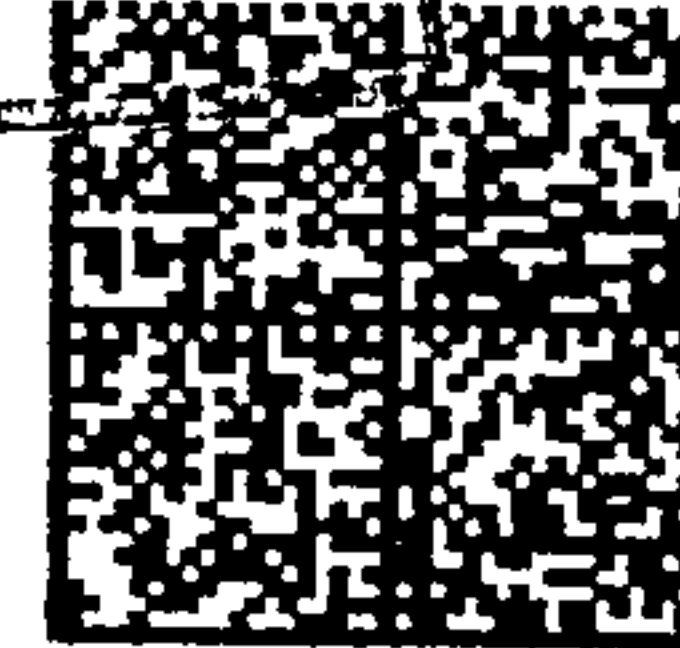
**TO BE PUBLISHED IN THE ALBUQUERQUE JOURNAL MONDAY, DECEMBER 19, 2005.**



# CITY OF ALBUQUERQUE

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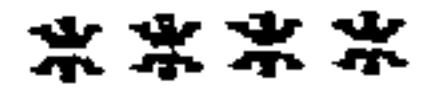
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SOLOMON LTD CO  
5100 VISTA DE LUZ NW  
ALBUQUERQUE NM 87120



Planning Department

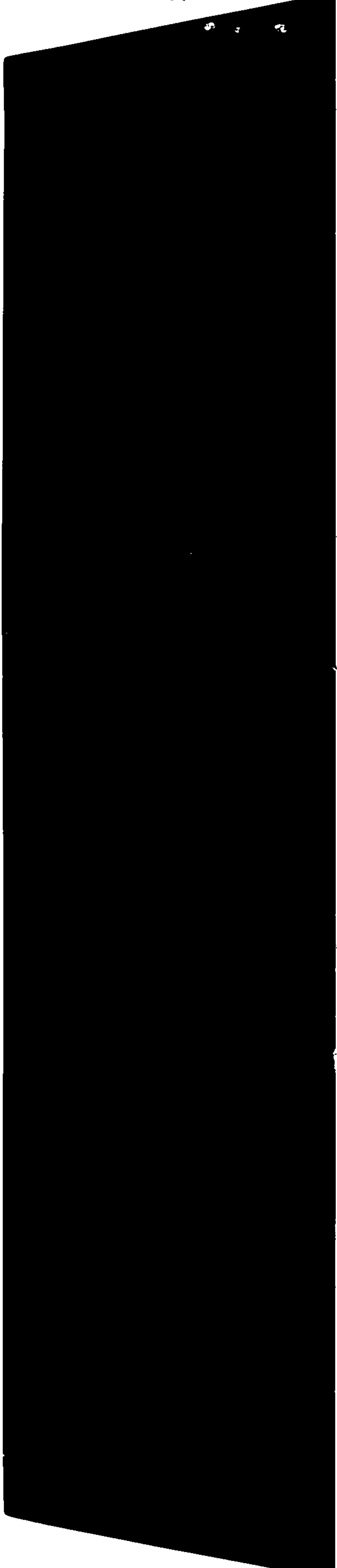
P.O. Box 1293

Albuquerque, NM 87103

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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, January 4, 2006**, beginning at **9:00 a.m.** for the purpose of considering the following:

**Project # 1003172**

05DRB-01845 Major-Two Year SIA

TIERRA WEST LLC agent(s) for STILLBROOKE HOMES request(s) the above action(s) for **SEVILLE ESTATES, UNIT 9**, zoned R-LT residential zone, located on KAYENTA ST NW, between IRVING BLVD NW the CALABACILLAS ARROYO, containing approximately 7 acre(s). [REF: 04DRB-00529,04DRB-01955, 04DRB-01957,05DRB-01053] (A-10)

**Project # 1002247**

05DRB-01815 Major-Vacation of Public Easements

BOHANNAN HUSTON INC agent(s) for HUNT UPTOWN LLC request(s) the above action(s) for all or a portion of Tract(s) A, **ABQ UPTOWN SITE**, zoned SU-3 special center zone, located on LOUISIANA BLVD NE, between ARVADA AVE NE and INDIAN SCHOOL RD NE containing approximately 18 acre(s). [REF: 04DRB-00830, 04DRB-00831, 04DRB-00832, 04EPC-00914] (H-19)

**Project # 1002743**

05DRB-01818 Major-Preliminary Plat Approval

BORDENAVE DESIGNS agent(s) for HARVEST HOMES LLC request(s) the above action(s) for all or a portion of Tract(s) I & J, **LA LUZ DEL OESTE, UNIT 4**, zoned SU-1 FOR PRD, located on COORS BLVD NW, between WESTERN TRAILS NW and DELLYNE NW containing approximately 4 acre(s). [REF: 03DRB-00989] (F-11)

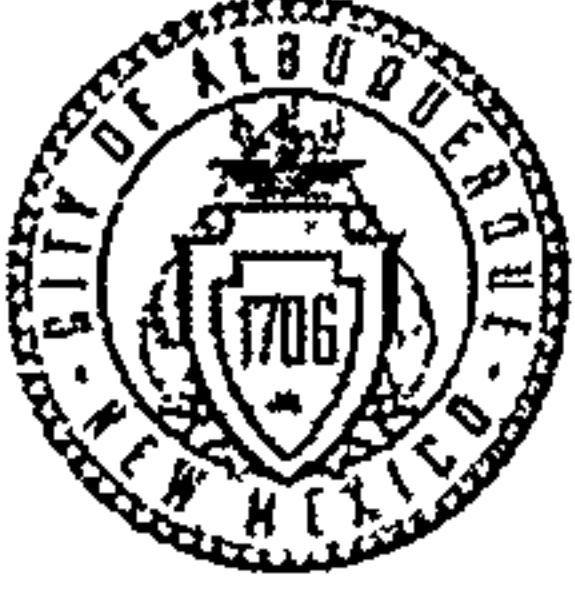
**Project # 1003762**

05DRB-01822 Major-Preliminary Plat Approval  
05DRB-01823 Minor-Sidewalk Waiver  
05DRB-01824 Minor-Temp Defer SDWK

ISAACSON & ARFMAN PA agent(s) for CHELWOOD HILLS LLC request(s) the above action(s) for all or a portion of Tract(s) B, CHELWOOD ELEMENTARY SCHOOL (to be known as **CHELWOOD HILLS SUBDIVISION**) zoned R-LT, located on EASTRIDGE PARK BLVD NE, between CHELWOOD PARK BLVD NE and INDIAN SCHOOL RD NE containing approximately 4 acre(s). [REF: 04EPC-01714, 05DRB-00316] (J-22)

**SEE PAGE 2 . . . . .**





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

**PAGE 2**

**Project # 1004083**  
05DRB-01849 Major-Vacation of Pub  
Right-of-Way

RHOMBUS PA INC agent(s) for SANCHEZ & WADE ENTERPRISES LLC request(s) the above action(s) for all or a portion of Lot(s) 19-33, Block(s) 11, **VALLEY VIEW ADDITION**, zoned C-2 community commercial zone, located on ZUNI RD SE, between ADAMS ST NE and JEFFERSON ST SE containing approximately 1 acre(s). [REF: 05ZHE00537] (K-17)

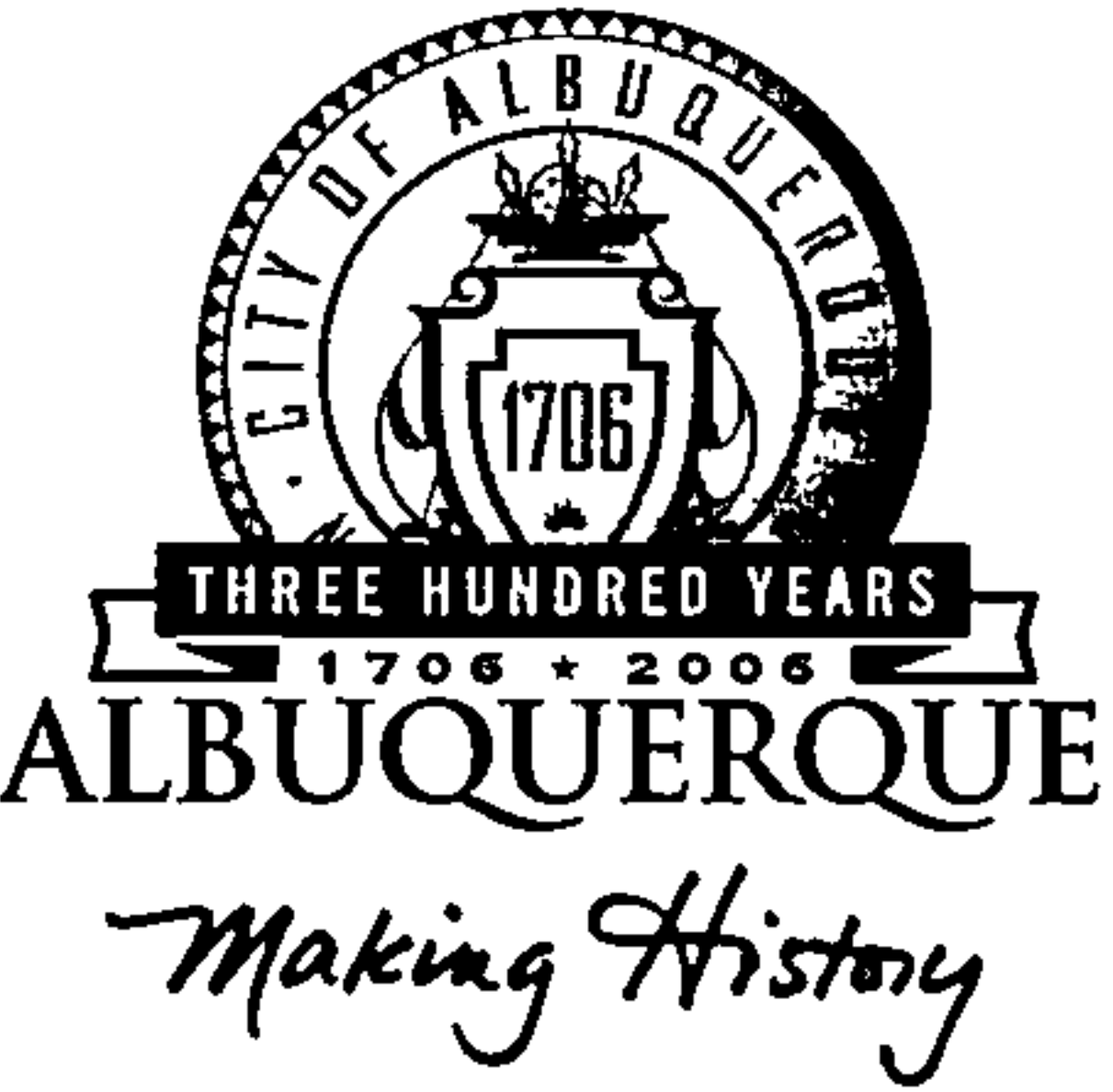
**Project # 1004456**  
05DRB-01817 Major-Preliminary Plat  
Approval  
05DRB-01819 Minor-Temp Defer SDWK

BRASHER & LORENZ agent(s) for BARON'S RUN, LLC request(s) the above action(s) for all or a portion of Lot(s) 14, 15, 16, 17 & 18, Tract(s) 1, Block(s) 11, NORTH ALBUQUERQUE ACRES (to be known as **BARON'S RUN SUBDIVISION**) zoned RD, located on BARSTOW ST NE, between FLORENCE AVE NE and GLENDALE AVE NE containing approximately 5 acre(s). [REF: 05DRB-01507] (B-19)

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.

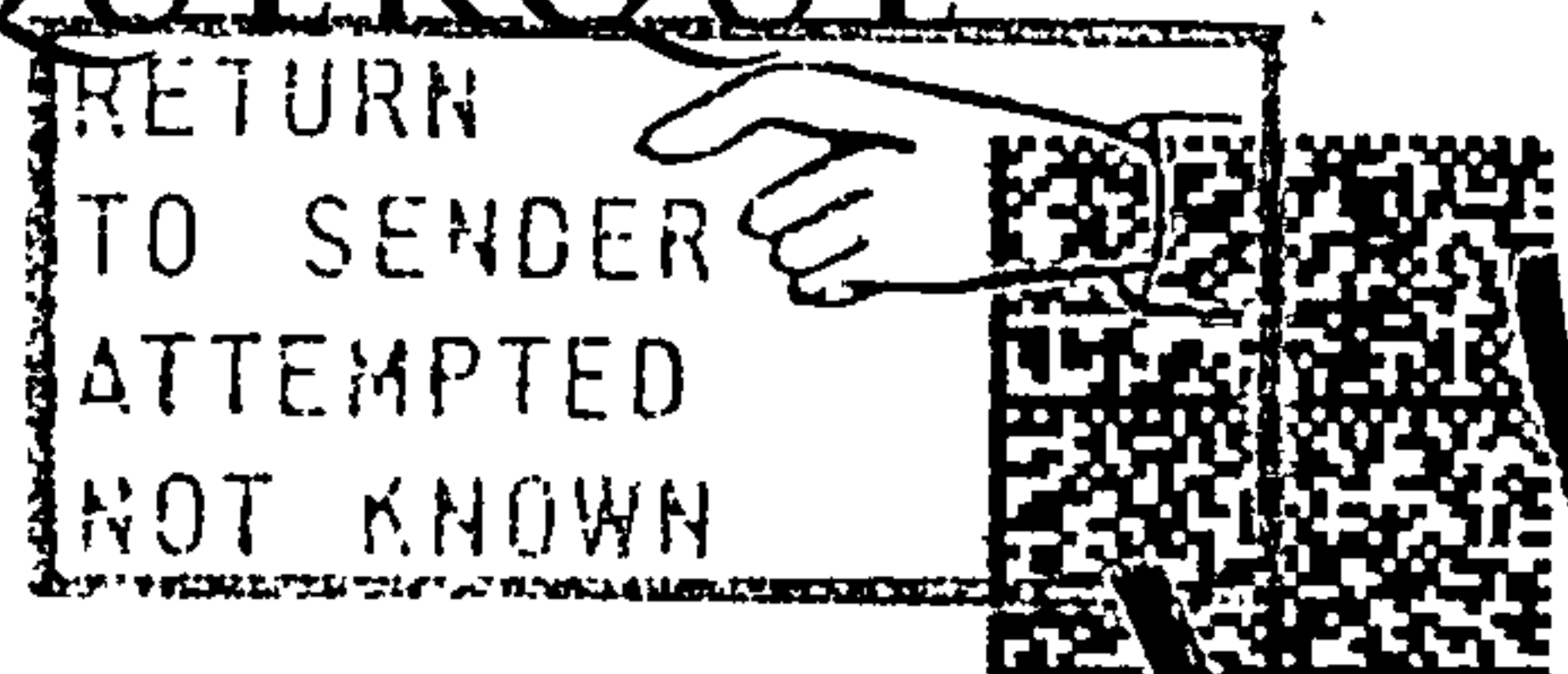
  
Sheran Matson, AICP, DRB Chair  
Development Review Board

**TO BE PUBLISHED IN THE ALBUQUERQUE JOURNAL MONDAY, DECEMBER 19, 2005.**



# CITY OF ALBUQUERQUE

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Planning Department

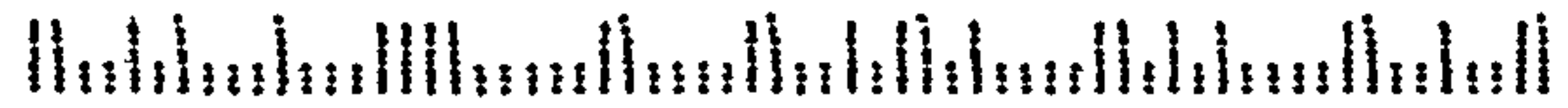
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Albuquerque, NM 87103

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

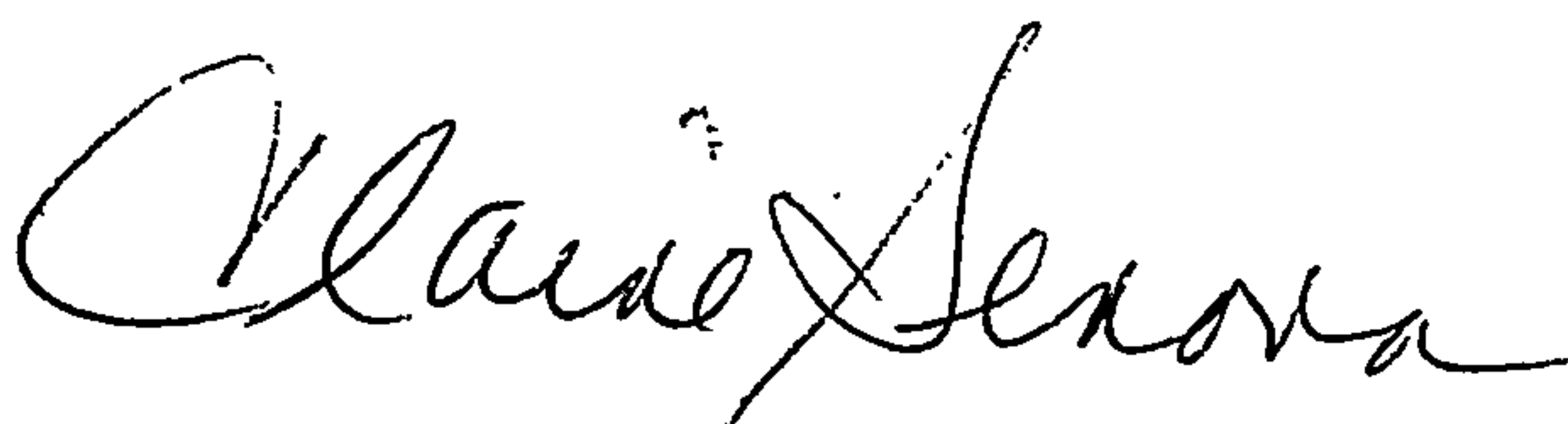
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**Project # 1002743**  
05DRB-01818 Major-Preliminary Plat  
Approval

BORDENAVE DESIGNS agent(s) for HARVEST HOMES LLC request(s) the above action(s) for all or a portion of Tract(s) I & J, **LA LUZ DEL OESTE, UNIT 4**, zoned SU-1 FOR PRD, located on COORS BLVD NW, between WESTERN TRAILS NW and DELLYNE NW containing approximately 4 acre(s). [REF: 03DRB-00989] [*Indefinitely deferred on a no show on 1/4/2006*] (F-11)

**[NO NEW SUBMITTAL]**

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for Sheran Matson, AICP, DRB Chair  
Development Review Board

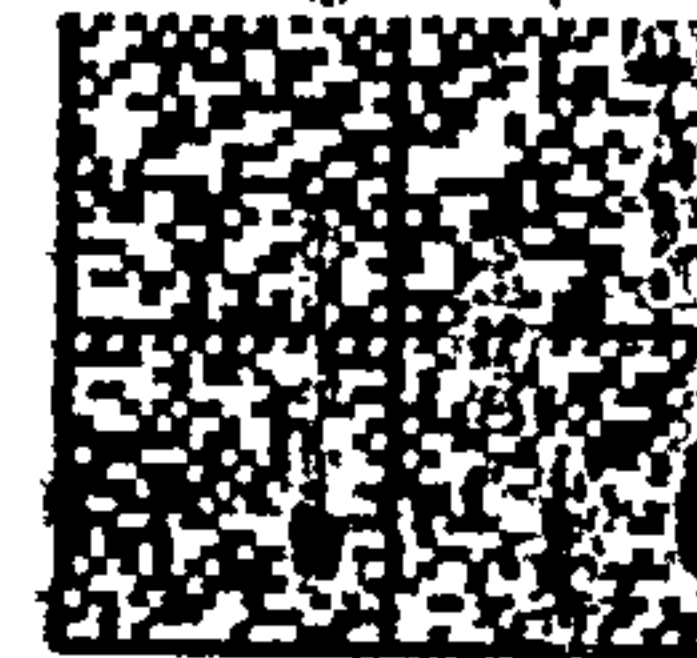
**TO BE PUBLISHED IN THE ALBUQUERQUE JOURNAL MONDAY, JANUARY 16, 2006.**



Planning Department

# CITY OF ALBUQUERQUE

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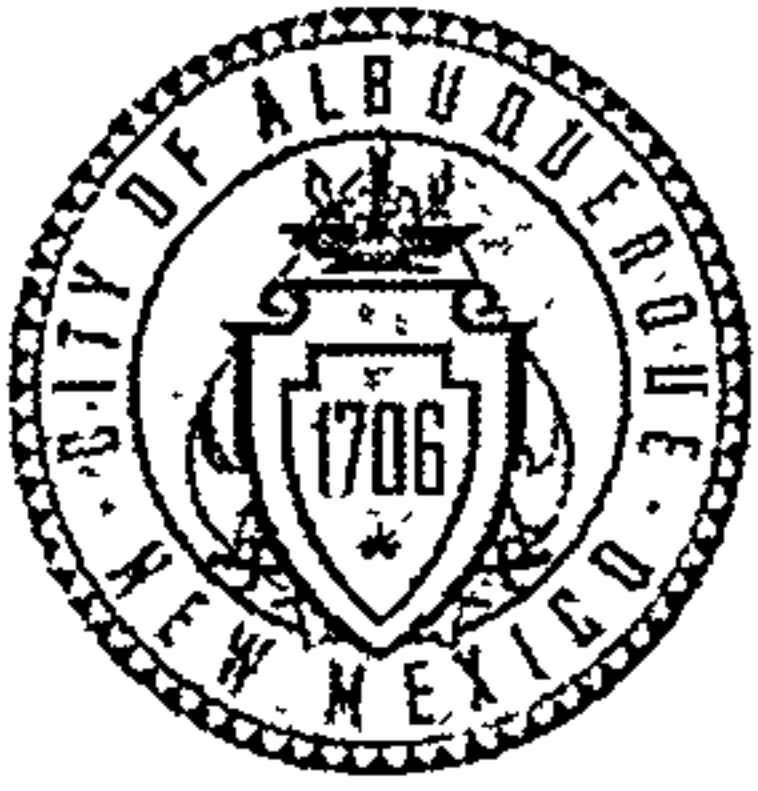
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320 GOLD SW  
ALBUQUERQUE NM 87102

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P O Box 1293

Albuquerque New Mexico 87103



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

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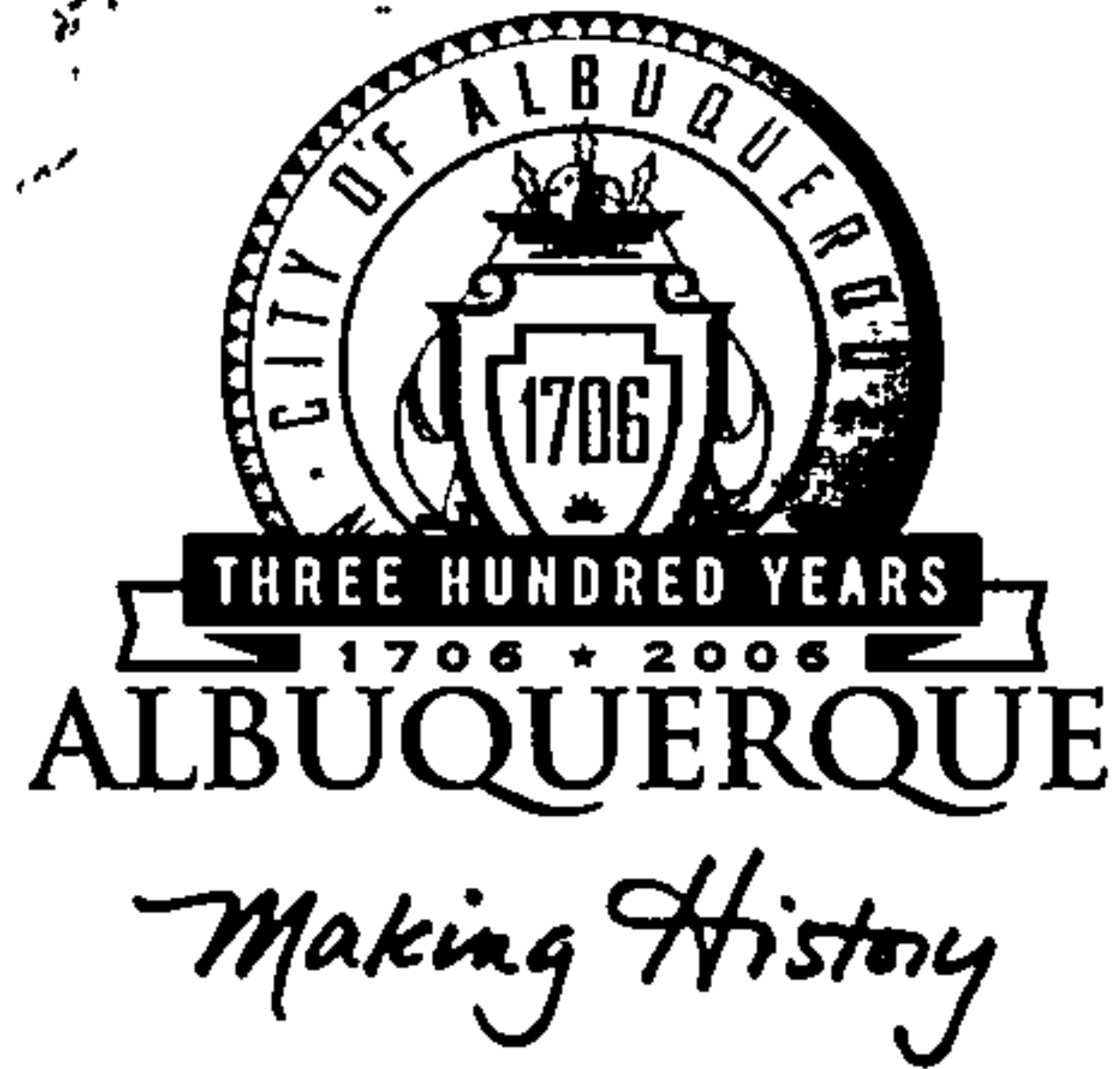
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Development Review Board

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# CITY OF ALBUQUERQUE



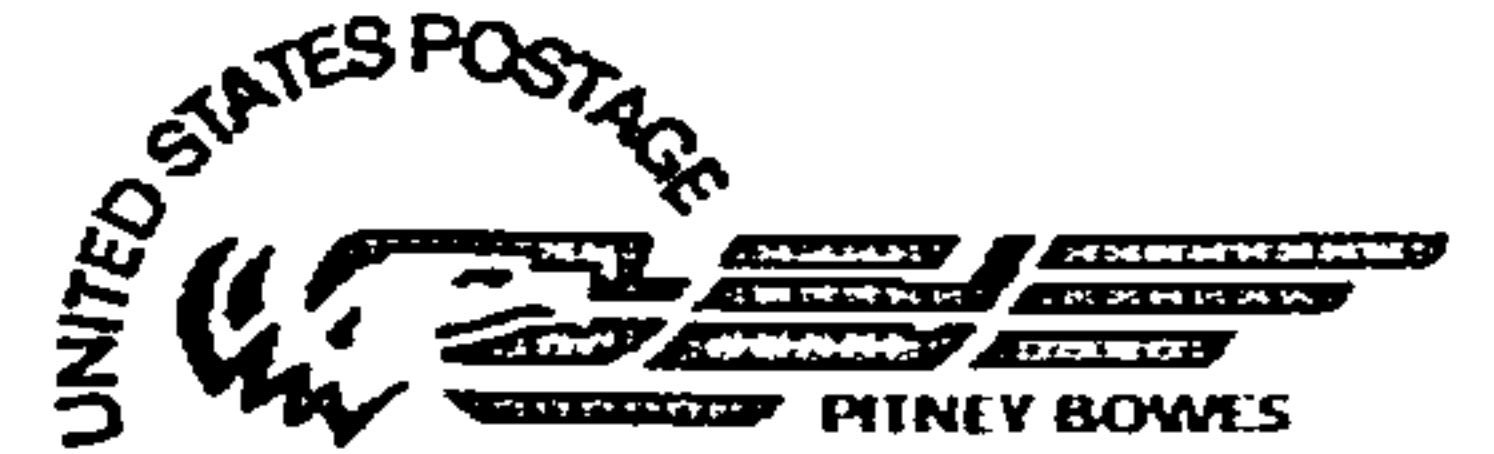
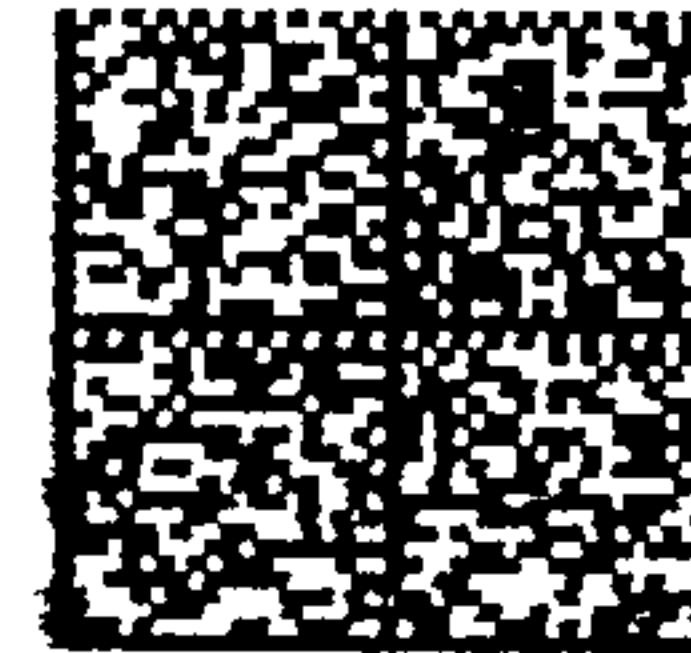
Planning Department

P.O. Box 1293

Albuquerque, NM 87103

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5100 VISTA DE LUZ NW  
ALBUQUERQUE NM 87120



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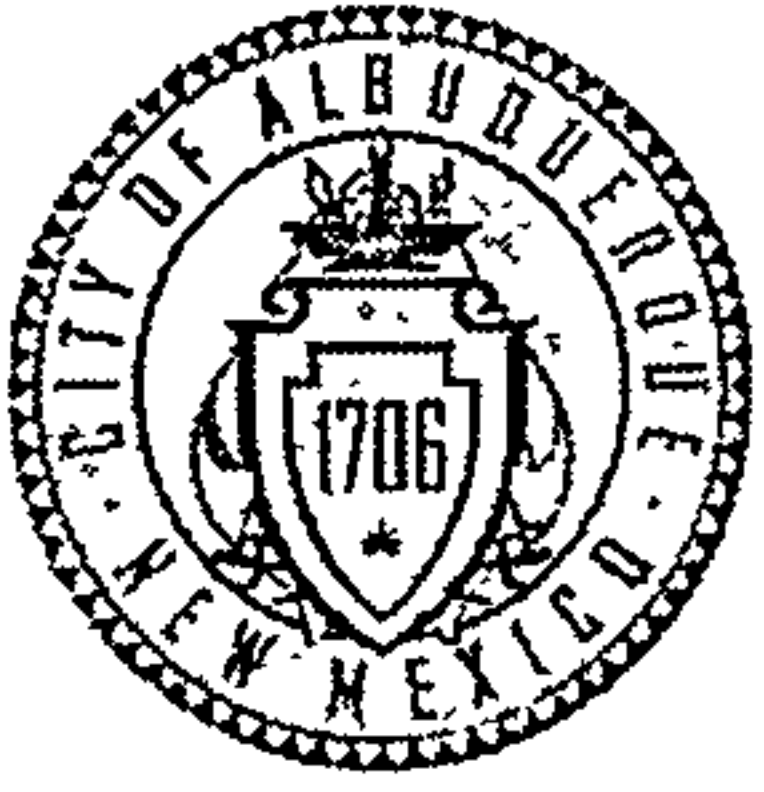
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**PUBLIC HEARING--DEVELOPMENT REVIEW BOARD  
CITY OF ALBUQUERQUE**

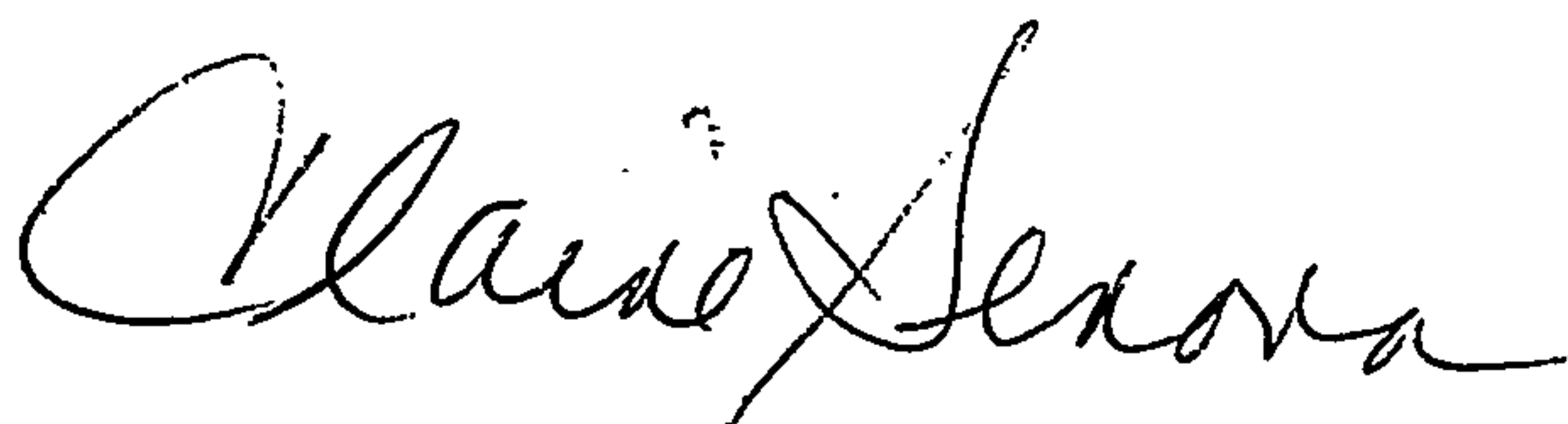
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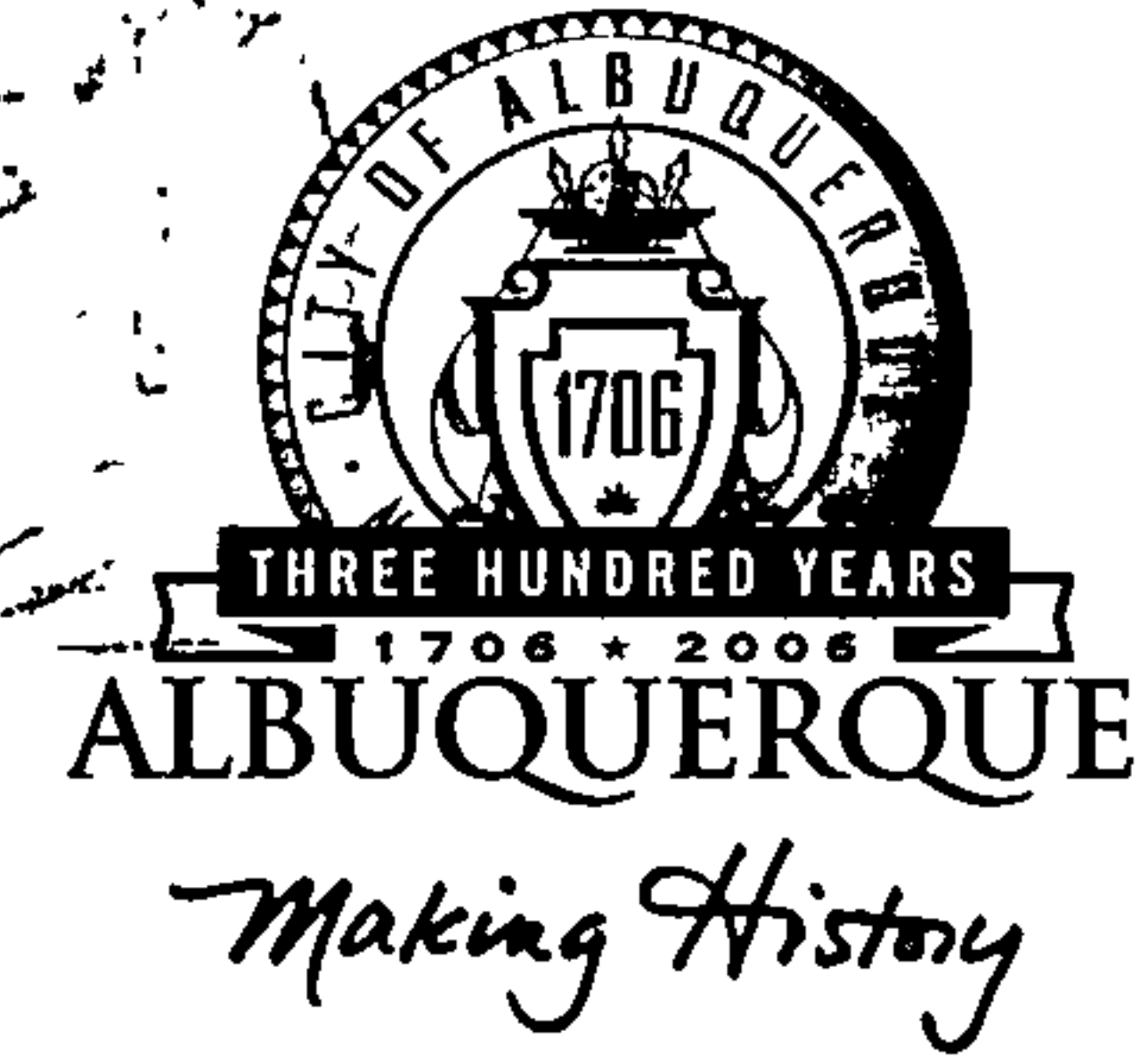
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for Sheran Matson, AICP, DRB Chair  
Development Review Board

**TO BE PUBLISHED IN THE ALBUQUERQUE JOURNAL MONDAY, JANUARY 16, 2006.**

# CITY OF ALBUQUERQUE



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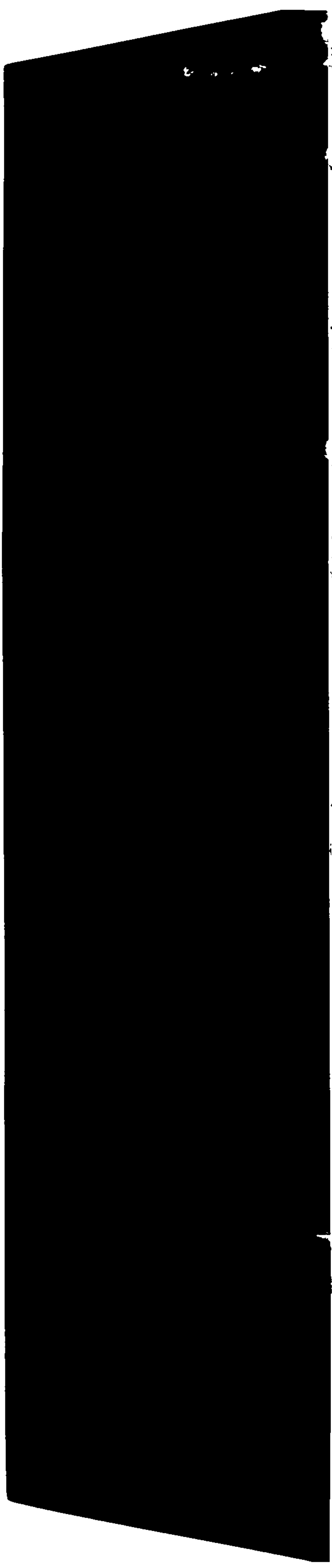
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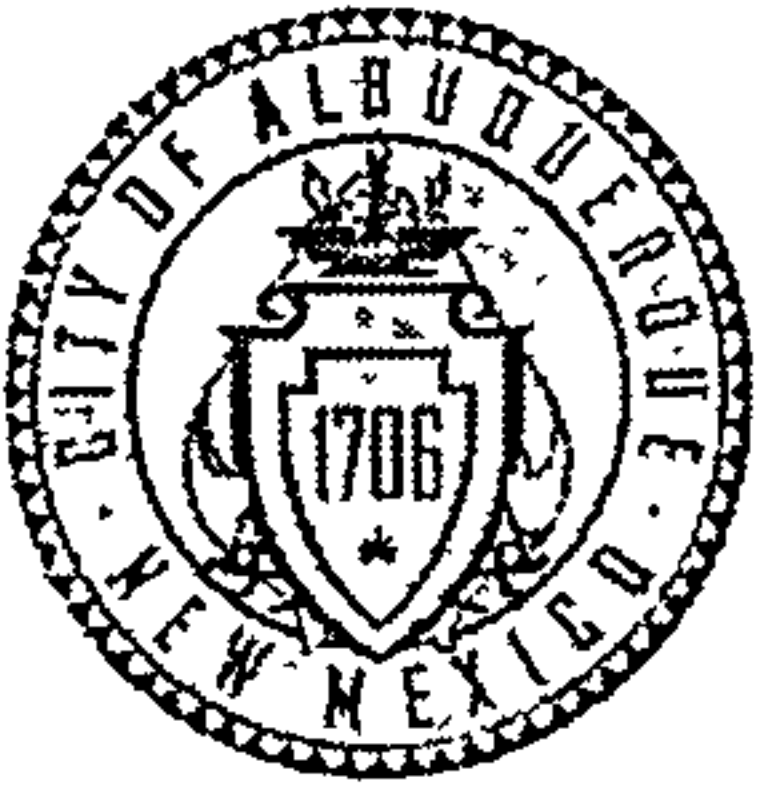
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5116 VISTA DE LUZ NW  
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**PUBLIC HEARING--DEVELOPMENT REVIEW BOARD  
CITY OF ALBUQUERQUE**

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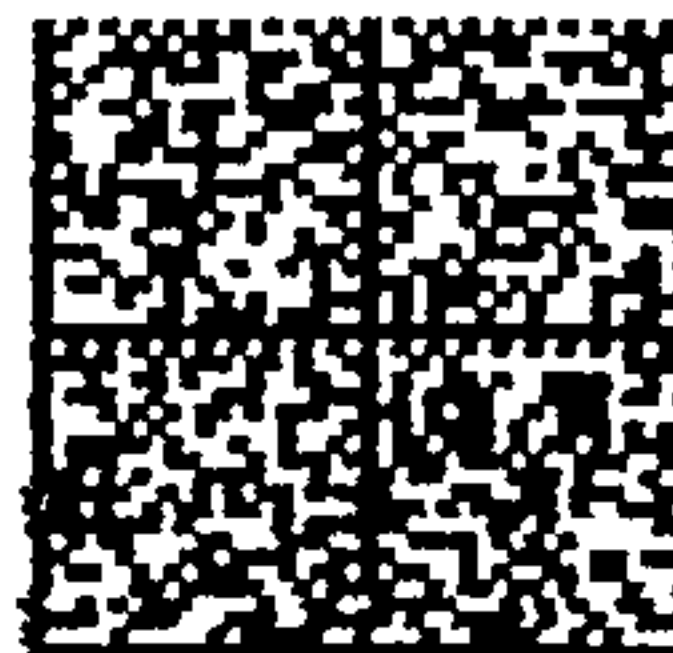
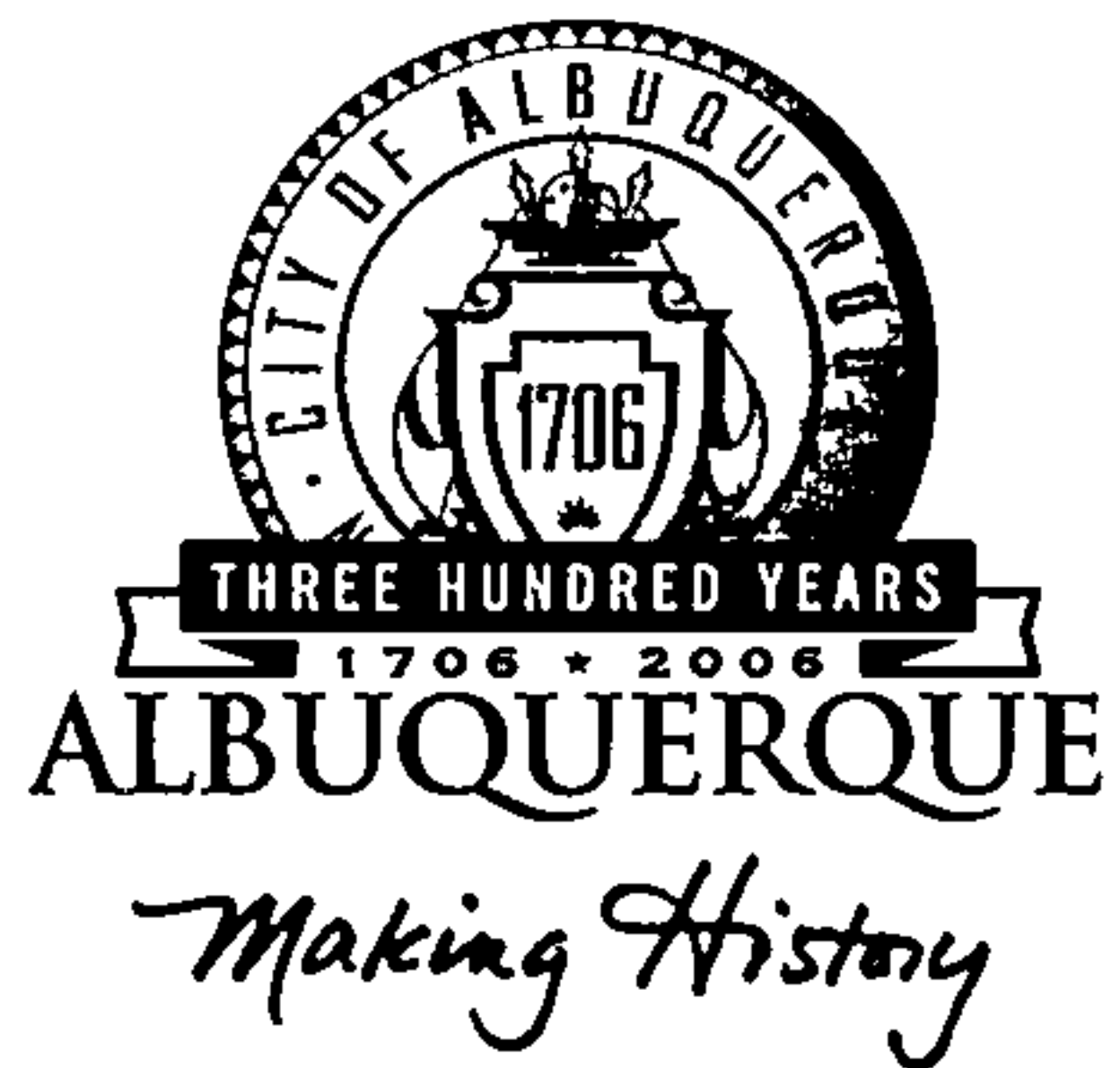
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for Sheran Matson, AICP, DRB Chair  
Development Review Board

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# CITY OF ALBUQUERQUE



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Planning Department

P.O. Box 1293

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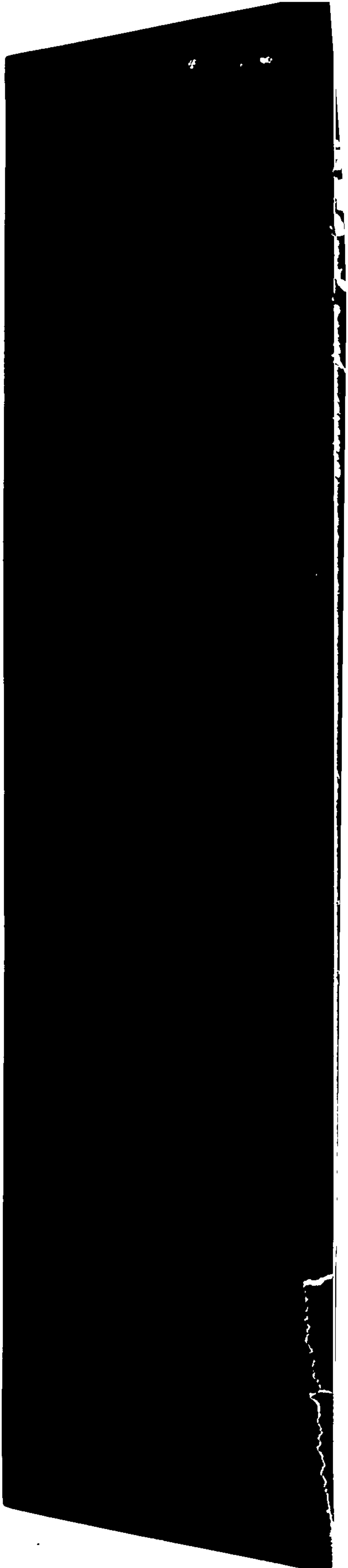
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ALBUQUERQUE NM 87120

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# CITY OF ALBUQUERQUE



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## CITY OF ALBUQUERQUE PLANNING DEPARTMENT HYDROLOGY DEVELOPMENT SECTION

### DEVELOPMENT REVIEW BOARD--SPEED MEMO

**DRB CASE NO/PROJECT NO: 1002743**

**AGENDA ITEM NO: 2**

**SUBJECT:**

SIA Extension

**ACTION REQUESTED:**

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

PO Box 1293

**ENGINEERING COMMENTS:**

The Hydrology Section requests that this extension be extended to November 18, 2009.

Albuquerque

NM 87103

**RESOLUTION:**

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

www.cabq.gov

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  
924-3986

**DATE:** September 16, 2009



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PLANNING DEPARTMENT  
DEVELOPMENT AND BUILDING SERVICES  
TRANSPORTATION SECTION

DEVELOPMENT REVIEW BOARD – SPEED MEMO

DRB CASE NO: 1002743

AGENDA ITEM NO: 2

SUBJECT:

SIA EXTENSION – 2 YEAR

ENGINEERING COMMENTS:

No objection to extension request.

RESOLUTION:

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

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

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

SIGNED:

Kristal D. Metro  
Transportation Development

505-924-3991

DATE: SEPTEMBER 16, 2009

# DRB PUBLIC HEARING SIGN IN SHEETS



PROJECT #: 1002743 AGENDA# 2 DATE: 9/16/09

1. Name: \_\_\_\_\_ Address: \_\_\_\_\_ 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: \_\_\_\_\_
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10. Name: \_\_\_\_\_ Address: \_\_\_\_\_ Zip: \_\_\_\_\_
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13. Name: \_\_\_\_\_ Address: \_\_\_\_\_ Zip: \_\_\_\_\_
14. Name: \_\_\_\_\_ Address: \_\_\_\_\_ Zip: \_\_\_\_\_
15. Name: \_\_\_\_\_ Address: \_\_\_\_\_ Zip: \_\_\_\_\_
16. Name: \_\_\_\_\_ Address: \_\_\_\_\_ Zip: \_\_\_\_\_
17. Name: \_\_\_\_\_ Address: \_\_\_\_\_ Zip: \_\_\_\_\_

# City of Albuquerque



## DEVELOPMENT/ PLAN REVIEW APPLICATION

Supplemental form

**SUBDIVISION**

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

**SITE DEVELOPMENT PLAN**

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

**STORM DRAINAGE (Form D)**

- Storm Drainage Cost Allocation Plan

**S Z ZONING & PLANNING**

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

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

**APPLICATION INFORMATION:**

Professional/Agent (if any): DAC, Inc. PHONE: 505-294-5243  
 ADDRESS: PO Box 16658 FAX: 505-247-4530  
 CITY: Albuquerque STATE NM ZIP 87111 E-MAIL: DacInc2001@aol.com

APPLICANT: Harvest Land, LLC PHONE: 505-890-6656  
 ADDRESS: 3408 Vista Alameda NE, Suite C FAX: 505-890-5035  
 CITY: Albuquerque STATE NM ZIP 87114 E-MAIL: \_\_\_\_\_  
 Proprietary interest in site: owner List all owners: \_\_\_\_\_

DESCRIPTION OF REQUEST: SIA EXTENSION

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

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

Lot or Tract No. Tracts J-J Block: \_\_\_\_\_ Unit: 4  
 Subdiv/Addn/TBKA: La Luz del Oeste  
 Existing Zoning: SU-1/PRD Proposed zoning: NA MRGCD Map No \_\_\_\_\_  
 Zone Atlas page(s): F-11 UPC Code: 101106129743910138

**CASE HISTORY:**

List any current or prior case number that may be relevant to your application (Proj., App., DRB-, AX, Z-, V-, S-, etc.): 1002743  
07-DRB-00336 (PP)  
07-70024 (FP)

**CASE INFORMATION:**

Within city limits?  Yes Within 1000FT of a landfill? NO  
 No. of existing lots: 9 No. of proposed lots: NA Total area of site (acres): 4+ ACRES  
 LOCATION OF PROPERTY BY STREETS: On or Near: COORS BLVD NW  
 Between: WESTERN TRAIL NW and DELLYNE NW

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

SIGNATURE [Signature] DATE 7/10/2009  
 (Print) Doug Crandall / DAC Enterprises, Inc. Applicant:  Agent:

**FOR OFFICIAL USE ONLY**

Form revised 4/07

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

| Application case numbers | Action     | S.F.        | Fees             |
|--------------------------|------------|-------------|------------------|
| <u>09DRB-70239</u>       | <u>SIA</u> | <u>5(2)</u> | <u>\$ 50.00</u>  |
|                          | <u>ADU</u> |             | <u>\$ 75.00</u>  |
|                          | <u>CME</u> |             | <u>\$ 20.00</u>  |
|                          |            |             | \$ _____         |
|                          |            |             | \$ _____         |
|                          |            |             | \$ _____         |
|                          |            |             | \$ _____         |
|                          |            |             | Total            |
|                          |            |             | <u>\$ 145.00</u> |

Hearing date 08/5/09

Sandy Handley 07/10/09  
 Planner signature / date

Project # 1002743

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

DRB

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

MAJOR SUBDIVISION PRELIMINARY PLAT APPROVAL (DRB13)

- 5 Acres or more: Certificate of No Effect or Approval
Proposed Preliminary Plat including the Grading Plan (folded to fit into an 8.5" by 14" pocket) 24 copies
Proposed Infrastructure List
Signed Preliminary Pre-Development Facilities Fee Agreement for Residential development only
Design elevations & cross sections of perimeter walls 3 copies (11" x 17" maximum)
Zone Atlas map with the entire property(ies) clearly outlined
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)
List any original and/or related file numbers on the cover application

Preliminary plat approval expires after one year.

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

MAJOR SUBDIVISION AMENDMENT TO PRELIMINARY PLAT (DRB11) (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) clearly outlined
Letter briefly describing, explaining, and justifying the request
Property owner's and City Surveyor's signature on the proposed amended plat, if applicable
Office of Community & Neighborhood Coordination inquiry response, notifying letter, certified mail receipts
Sign Posting Agreement
List 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 30 DAYS after the filing deadline. Your attendance is required.

MAJOR SUBDIVISION IMPROVEMENTS AGREEMENT EXTENSION (DRB09)

(Temporary sidewalk deferral extension use FORM-V)

- Zone Atlas map with the entire property(ies) clearly outlined
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
List any original and/or related file numbers on the cover application
Fee (see schedule)

DRB Public hearings are approximately 30 DAYS 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.

Kesha Callas
Applicant name (print)
Applicant signature / date 7/10/09

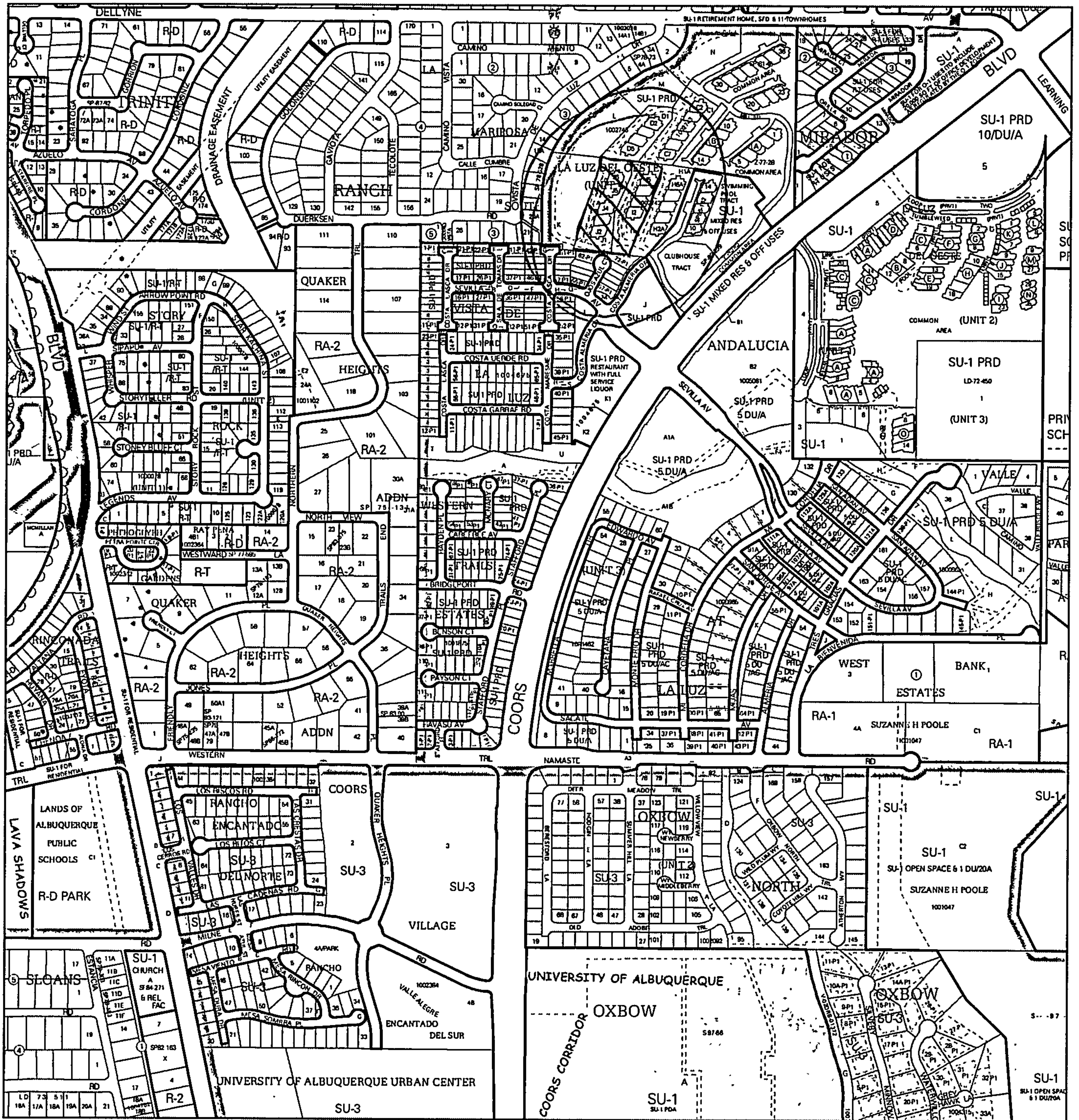


Form revised October 2007

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

Application case numbers
09DRB - 70239

Sandy Stanley 07/10/09
Planner signature / date
Project # 1002743



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

Map amended through: 3/10/2009

Note: Grey Shading Represents Area Outside of the City Limits

Zone Atlas Page:  
**F-11-Z**

Selected Symbols

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

0 750 1,500 Feet

# DAC Enterprises, Inc.

Zoning & Land Use Services

July 9, 2009

Jack Cloud, Chair  
Development Review Board  
Planning Department  
City of Albuquerque

Re: Request For Extension, Subdivision Improvement Agreement (SIA) - La Luz del Oeste  
(Project #676385)

Dear Chairman Cloud:

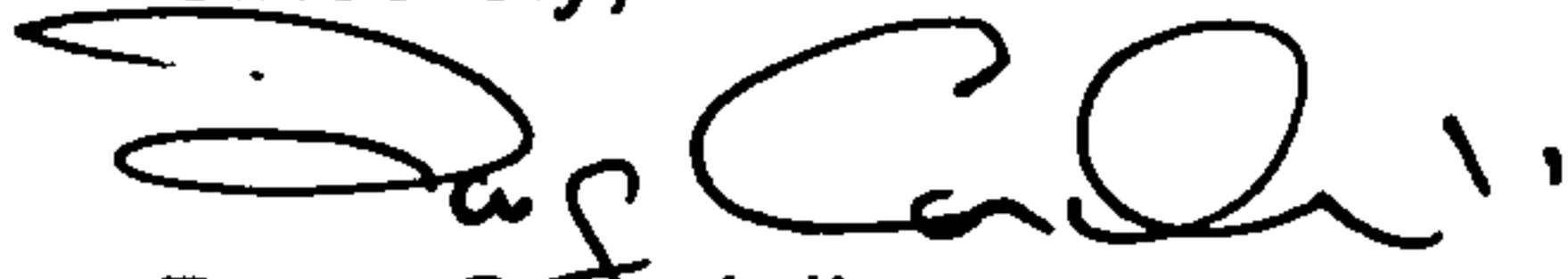
DAC Enterprises has been retained to represent the property owner, Harvest Lands, LLC, regarding the above referenced request. This letter is written in ask for a two year extension to complete the required subdivision improvements for a residential development. Notification of neighborhoods and interested parties will be provided in accordance with City requirements.

Attached to this request is the approved site plan. The downturn in the economy has affected both the sales in this subdivision as well as the availability of contractors to finish the project. A large portion of the infrastructure has been completed already.

An extension of the financial guarantee will be available to you at the hearing. Upon approval applicant will immediately provide an acceptable extension agreement to the Development and Building Services, Design Review Section.

Thank you for your review of this request. We look forward to making our presentation and answering any further questions when we appear before the Development Review Board.

Sincerely,



Doug Grandall  
Principal  
DAC Enterprises, Inc.

FIGURE 18

1st EXTENSION AGREEMENT  
Procedure "B"  
PROJECT NO. 676385

This Agreement made this 11<sup>th</sup> day of March, 2008, by and between the City of Albuquerque, New Mexico, a municipal corporation ("City") and (name of developer/subdivider:) HARVEST LAND, LLC ("Developer"), whose address is 3408 VISTA ALAMEDA NE, ABO, NM, Suite C and whose telephone number is 890-6656 is made in Albuquerque, New Mexico 87114 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 23<sup>rd</sup> day of MAY, 2007, which was recorded in the office of the Clerk of Bernalillo County, New Mexico on 5/23/07, at ~~Book Misc. Number~~ 2007076130 pages 1 through 6, ("Earlier Agreement"), by which the Developer agreed to complete the construction of certain infrastructure improvements on or before the 18<sup>th</sup> day of JANUARY 2008, and

WHEREAS, the Earlier Agreement was amended by an Extension Agreement dated NA recorded NA, in Book Misc. NA, pages NA through NA, records of Bernalillo County, New Mexico, extending the construction deadline to NA; 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 guaranty, 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 the attached Exhibit A, is extended (Complete either A or B:)

A for all improvements, the 18<sup>th</sup> day of May, 2008.

B. on portions of the improvements as follows:

| IMPROVEMENTS | COMPLETION DATE |
|--------------|-----------------|
| _____        | _____           |
| _____        | _____           |
| _____        | _____           |

Doc# 2008029061

03/13/2008 02:06 PM Page: 1 of 3  
AGRE R: \$13.00 M. Toulouse, Bernalillo County



1900

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

No. of Lots: 9  
Nearest Major Streets  
**COORS & MONTANO 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 23<sup>rd</sup> day of May, 2007, 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 **HARVEST LAND, LLC** ("Subdivider"), a [state the type of business entity, for instance, "New Mexico corporation," "general partnership," "joint venture," "individual," etc.:] **NM CORPORATION**, whose address is 3408 VISTA ALAMEDA NE, ABQ, NM. and whose telephone number is 890-6656, is made in Albuquerque, New Mexico, and is entered into as of the date of final execution of this Agreement. jtc

1. Recital. The Subdivider is developing certain lands within the City of Albuquerque, Bernalillo County, New Mexico, known as [existing legal description:] **TRACTS I & J, LA LUZ DEL OESTE**, recorded on NOV. 12 2003 in the records of the Bernalillo County Clerk at Book 2003C, pages 342 through      (the "Subdivision"). The Subdivider certifies that the Subdivision is owned by [state the name of the present real property owner exactly as shown on the real estate document conveying title in the Subdivision to the present owner:] **HARVEST LAND, LLC** ("Owner").

The Subdivider has submitted and the City has approved a preliminary plat or Site Development Plan identified as LOTS I-1 THRU I-5 & J-1 THRU J-6 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 18<sup>th</sup> day of JANUARY, 2008 ("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. 676385.

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





DEVELOPER'S NOTARY

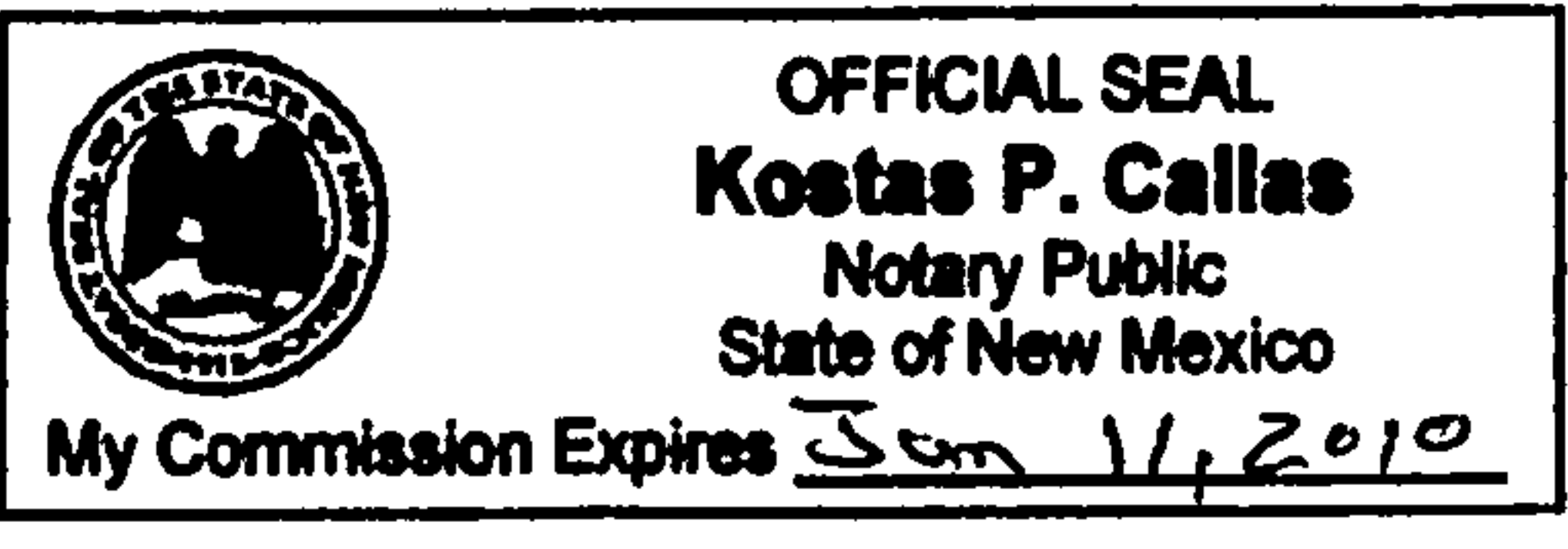
STATE OF New Mexico )  
 ) ss.  
COUNTY OF Bernalillo )

This instrument was acknowledged before me on 23 day of June, 2008 by (name of person:) Zhett Waterman, (title or capacity, for instance, "President" or "Owner") member of (Developer:) Harvest Land LLC.

[Signature]  
Notary Public

My Commission Expires:

January 11, 2010



CITY'S NOTARY

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

This instrument was acknowledged before me on 24<sup>th</sup> day of July, 2008 by Richard Davila, City Engineer of the City of Albuquerque, a municipal corporation, on behalf of said corporation.

[Signature]  
Notary Public

My Commission Expires:

10-07-08

FIGURE 18

2<sup>nd</sup> EXTENSION AGREEMENT  
Procedure "B"  
PROJECT NO. 676385

This Agreement made this 24<sup>th</sup> day of July, 2008, by and between the City of Albuquerque, New Mexico, a municipal corporation ("City") and (name of developer/subdivider:) HARVEST LAND, LLC ("Developer"), whose address is 3408 VISTA ALAMEDA NE, ABQ, NM, SUITE C, 87114 and whose telephone number is 890-6650 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 23<sup>rd</sup> day of May, 2007, which was recorded in the office of the Clerk of Bernalillo County, New Mexico on 5/23/07, at Book Misc. 2007076130 pages 1 through 6, ("Earlier Agreement"), by which the Developer agreed to complete the construction of certain infrastructure improvements on or before the 18<sup>th</sup> day of JANUARY 2008; and

WHEREAS, the Earlier Agreement was amended by an Extension Agreement dated MARCH 11, 2008 recorded 3/13/08, at Book Misc. 2008029061 pages 1 through 3, records of Bernalillo County, New Mexico, extending the construction deadline to 5/18/08; 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 guaranty, 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 the attached Exhibit A, is extended (Complete either A or B:)

A. for all improvements, the 18 day of MAY, 2009.

3. on portions of the improvements as follows:

| <u>IMPROVEMENTS</u> | <u>COMPLETION DATE</u> |
|---------------------|------------------------|
| _____               | _____                  |
| _____               | _____                  |
| _____               | _____                  |



2. With this Extension Agreement, Developer has provided the City with the following financial guaranty:

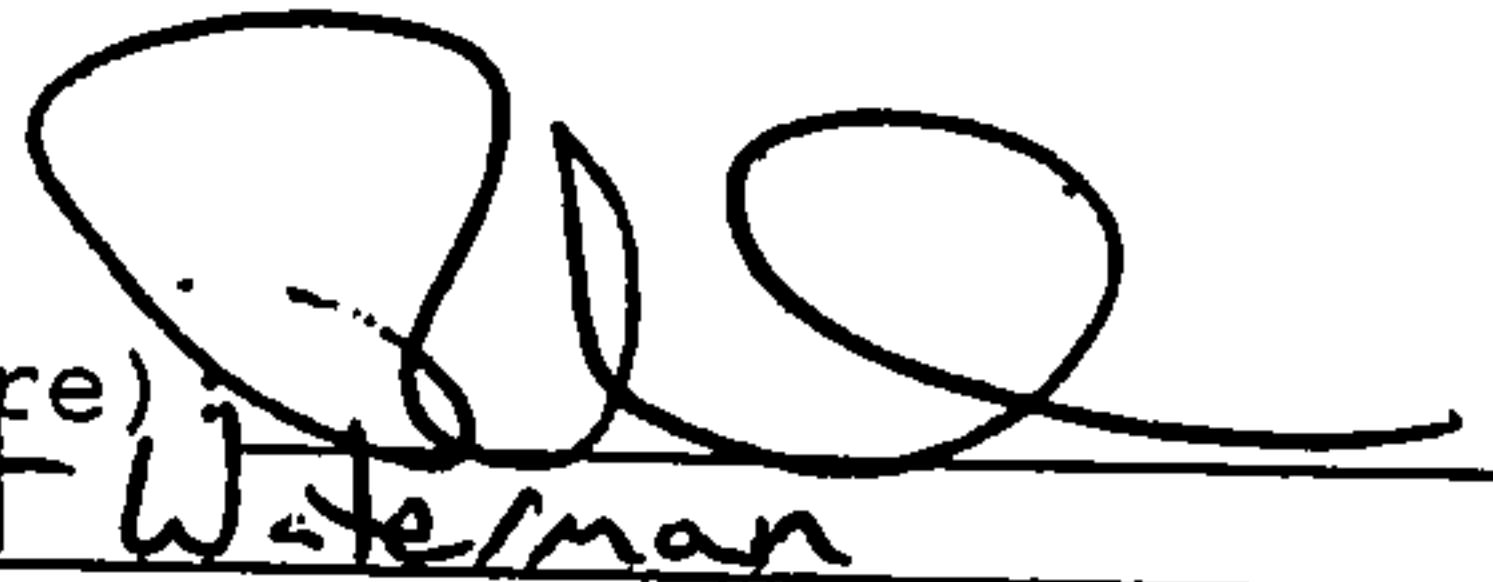
AMENDMENT No. 2

Type of Financial Guaranty: IRREVOCABLE LETTER OF CREDIT # 300261  
Amount: \$ 256,155.89 Name of Financial Institution or Surety  
providing Guaranty: CHARTER BANK  
Date City first able to call Guaranty (Construction Completion  
Deadline): MAY 18, 2009  
If Guaranty other than a Bond, last day City able to call Guaranty  
is: JULY 18, 2009  
Additional information: \_\_\_\_\_

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 guaranty for the benefit of the City.

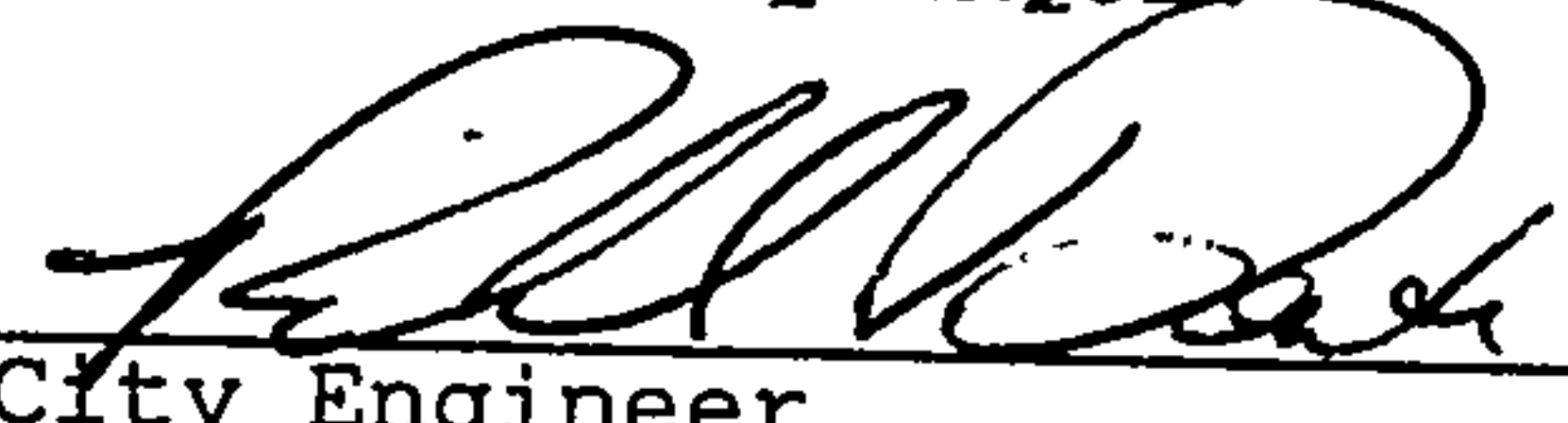
Executed on the date stated in the first paragraph of this Agreement.

DEVELOPER:



By (Signature) \_\_\_\_\_  
Name: Brett Waterman  
Title: Managing Member  
Dated: 6/23/08

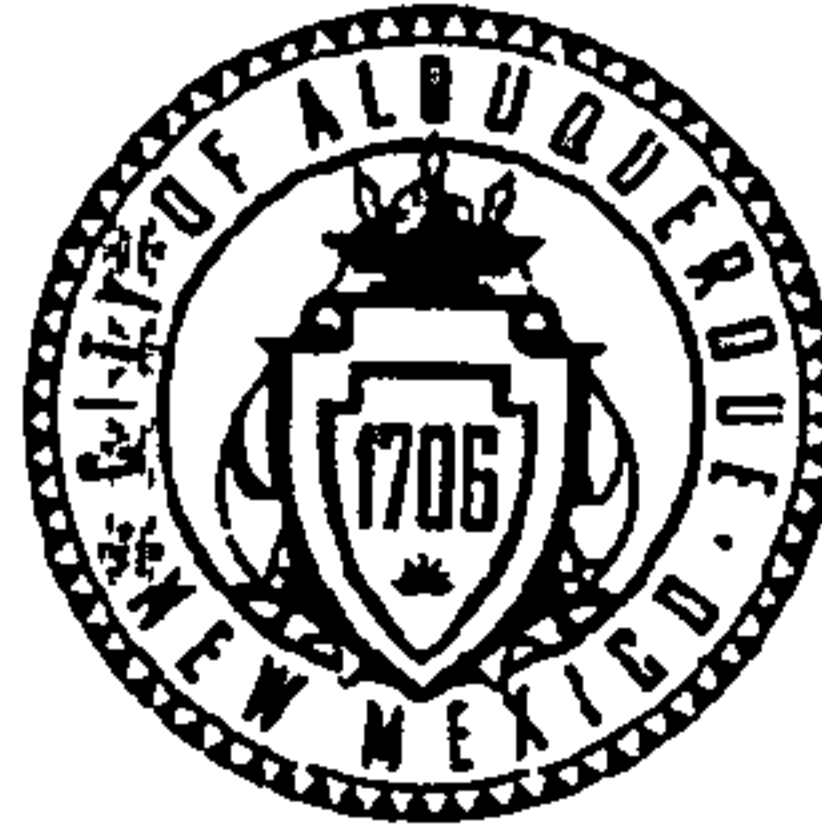
CITY OF ALBUQUERQUE:



City Engineer  
Dated: 7-24-08

7/23/08

7-22-08



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: 7/9/09

TO CONTACT NAME: KOSTA CAHLAS
COMPANY/AGENCY: Harvest Hands, LLC
ADDRESS/ZIP: 3408 Vista Alameda NE
PHONE/FAX #: 890-6656 890-5035

Thank you for your inquiry of 7-9-09 (date) requesting the names of ALL Affected

Neighborhood and/or Homeowner Associations who would be affected under the provisions of O-92 by your proposed project at Gracie Way, Unit 7 La Cruz del Oeste zone map page(s) F-11

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

La Cruz del Sol
Neighborhood or Homeowner Association

Dayton Ranch
Neighborhood or Homeowner Association

Contacts: [Handwritten signature]

Contacts: [Handwritten signature]

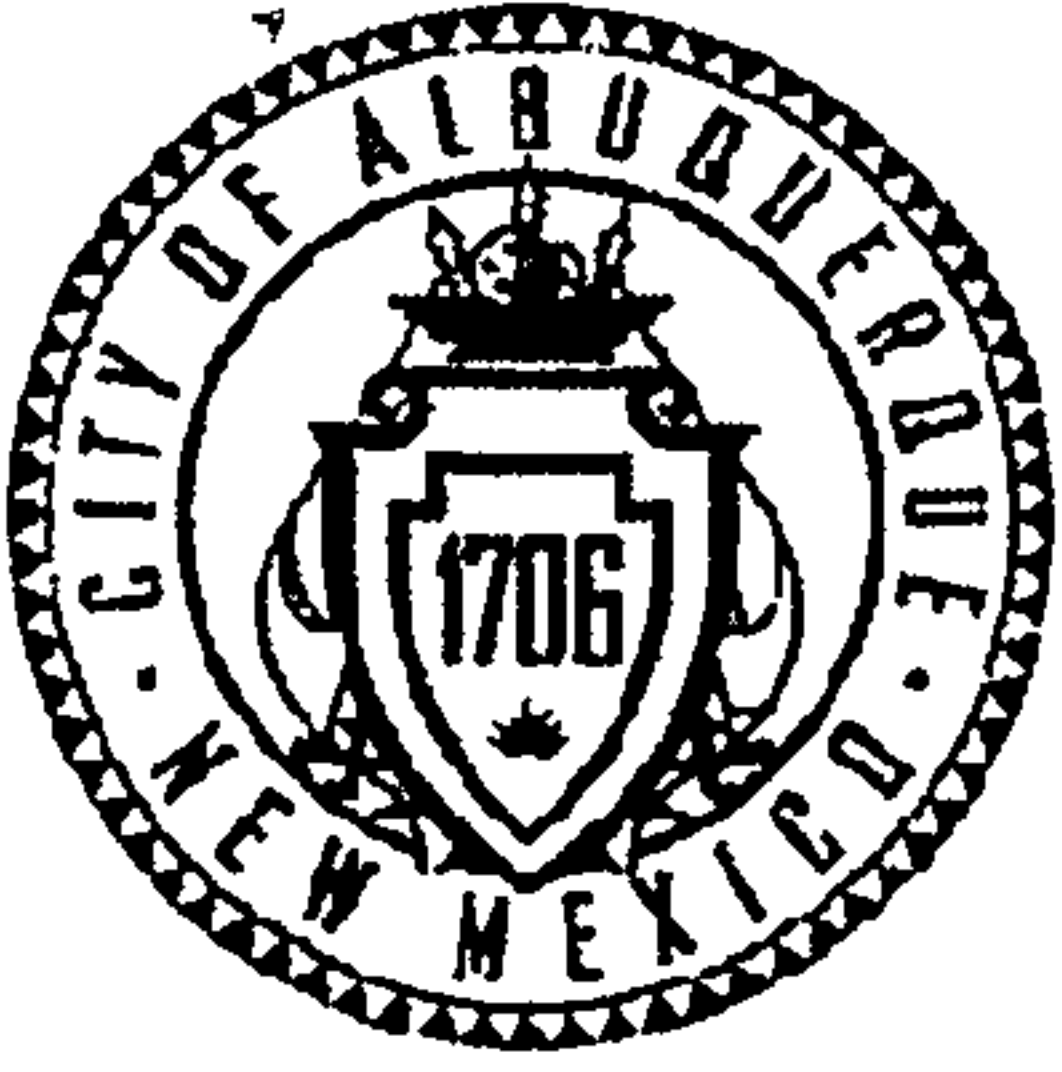
See reverse side for additional Neighborhood and/or Homeowner Associations Information:

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, [Handwritten signature]
OFFICE OF NEIGHBORHOOD COORDINATION

ATTENTION: Both contacts for each Neighborhood and/or Homeowner Associations need to be notified.





# DEVELOPER INQUIRY SHEET

(To be completed prior to application submittal)

The Office of Neighborhood Coordination (ONC) located in Room 120 (basement) of the Plaza Del Sol Building, 600 Second Street NW, Fax: (505) 924-3913 – will need the following information **BEFORE** neighborhood and/or homeowner association information will be released to the applicant/agent on any project being presented to the Planning Department of the City of Albuquerque. If you have any questions, please feel free to contact our office at (505) 924-3914. Your Developer Inquiry is for the following:

Cell Tower & Type: [ ] Free-Standing Tower -OR- [ ] Concealed Tower

Private Development [ ] EPC [X] DRB [ ] LUCC [ ] Liquor Submittal

[ ] Administrative Amendments (AA's)

City Project [X] 676885 Special Exception Application (ZHE) [ ]

CONTACT NAME: Kosta Callas

COMPANY NAME: Harvest Lands, LLC

ADDRESS/ZIP: 3408 ~~Alameda~~ Vista Alameda NE

PHONE: 890-6656 FAX: 890-5035

## LEGAL DESCRIPTION INFORMATION

PLEASE FORWARD INFORMATION ON ANY NEIGHBORHOOD AND/OR HOMEOWNER ASSOCIATION IN THE AREA OF THE PROPERTY DESCRIBED BELOW:

Tracts F&J, Unit 4 La Lora del Oeste

### LEGAL DESCRIPTION

LOCATED ON Coors NW

STREET NAME OR OTHER IDENTIFYING LANDMARK

BETWEEN Sevilla AND

STREET NAME OR OTHER IDENTIFYING LANDMARK

Learning Trail

STREET NAME OR OTHER IDENTIFYING LANDMARK

THE SITE IS INDICATED ON THE FOLLOWING ZONE ATLAS PAGE (F11).  
(PLEASE MARK/HATCH ZONE MAP WHERE PROPERTY IS LOCATED)  
(Zone Map **MUST** be provided with request)

**NOTICE TO APPLICANTS - SUGGESTED INFORMATION FOR  
NEIGHBORHOOD NOTIFICATION LETTERS**

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

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

1. The street address of the subject property.
2. The legal description of the property, including lot or tract number (if any), block number (if any), and name of the subdivision.
3. A physical description of the location, referenced to streets and existing land uses.
4. A complete description of the actions requested of the EPC:
  - a) If a **ZONE CHANGE OR ANNEXATION**, the name of the existing zone category and primary uses and the name of the proposed category and primary uses (i.e., "from the R-T Townhouse zone, to the C-2 Community Commercial zone").
  - b) If a **SITE DEVELOPMENT OR MASTER DEVELOPMENT PLAN** approval or 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.").
  - 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 and/or homeowner associations may contact someone with questions or comments.

**INFORMATION FROM THE OFFICE OF NEIGHBORHOOD COORDINATION**

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

- ONC's "Official" Letter to the applicant (if there are associations). A copy must be submitted with application packet -OR-
- The ONC "Official" Letter (if there are no associations). A copy must be submitted with application packet.
- Copies of Letters to Neighborhood and/or Homeowner Associations (if there are associations). A copy must be submitted with application packet.
- Copies of the certified receipts to Neighborhood and/or Homeowner 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: 7/9/09 Time Entered: 2:45P ONC Rep. Initials: [Signature]

☼  
☼  
☼  
☼

**LA LUZ DEL SOL N.A. (LDS) "R"**

\***Suzanne Fetsco**                    *e-mail:* [sfetsco@hotmail.com](mailto:sfetsco@hotmail.com)

23 Wind NW/87120 831-6622 (h)

Arthur Woods                    *e-mail:* [turbo182rg@flylonecove.com](mailto:turbo182rg@flylonecove.com)

33 Wind Rd. NW/87120 890-8664 (h)

***Council District: 5***

***County District: 1***

***Police Beat: 629/NW***

***Zone Map #: E-F-11***

**TAYLOR RANCH N.A. (TRN) "R"**

Rene Horvath                    *e-mail:* [aboard10@juno.com](mailto:aboard10@juno.com)

5515 Palomino Dr. NW/87120 898-2114 (h)

Fred van Berkel                    *e-mail:* [historian@trna.org](mailto:historian@trna.org)

5716 Morgan Ln. NW/87120 899-2738 (h)

**Website:** [www.trna.org](http://www.trna.org)

**NA E-mail:** [president@trna.org](mailto:president@trna.org)

***Council District: 5***

***County District: 1***

***Police Beat: 626/NW***

***Zone Map: C-F-11-14***



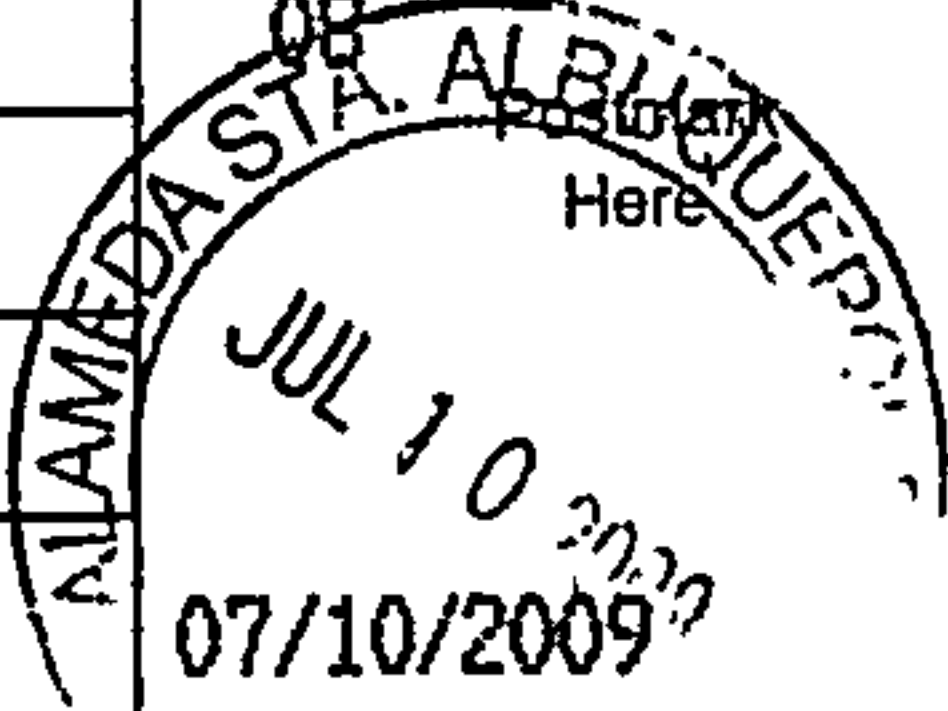
7006 2760 0002 6208 9036

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

For delivery information visit our website at [www.usps.com](http://www.usps.com)

ALBUQUERQUE NM 87114 **OFFICIAL USE**

|   |                |      |
|---|----------------|------|
| Postage   | \$ 0.44        | 0114 |
| Certified Fee                                     | \$2.80         |      |
| Return Receipt Fee<br>(Endorsement Required)      | \$0.00         |      |
| Restricted Delivery Fee<br>(Endorsement Required) | \$0.00         |      |
| <b>Total Postage &amp; Fees</b>                   | <b>\$ 3.24</b> |      |



Sent To: Arthur Woods  
 Street, Apt. No., or PO Box No. 33 Wind Rd NW  
 City, State, ZIP+4 Alb, NM 87114

PS Form 3800, August 2006 See Reverse for Instructions

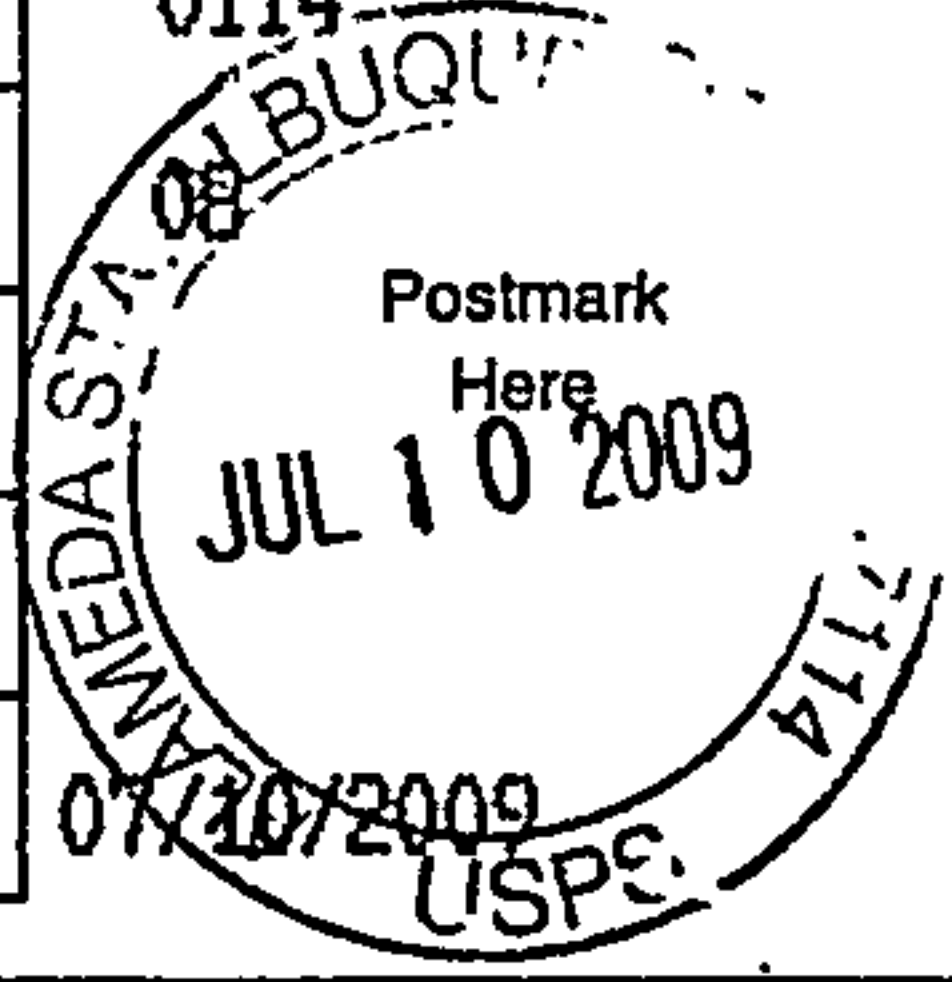
7006 2760 0002 6208 9037

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

For delivery information visit our website at [www.usps.com](http://www.usps.com)

ALBUQUERQUE NM 87120 **OFFICIAL USE**

|   |                |      |
|---|----------------|------|
| Postage   | \$ 0.44        | 0114 |
| Certified Fee                                     | \$2.80         |      |
| Return Receipt Fee<br>(Endorsement Required)      | \$0.00         |      |
| Restricted Delivery Fee<br>(Endorsement Required) | \$0.00         |      |
| <b>Total Postage &amp; Fees</b>                   | <b>\$ 3.24</b> |      |



Sent To: Taylor Ranch N.A Rene Horvath  
 Street, Apt. No., or PO Box No. 5515 Palomina Dr NE  
 City, State, ZIP+4 Alb, NM 87120

PS Form 3800, August 2006 See Reverse for Instructions

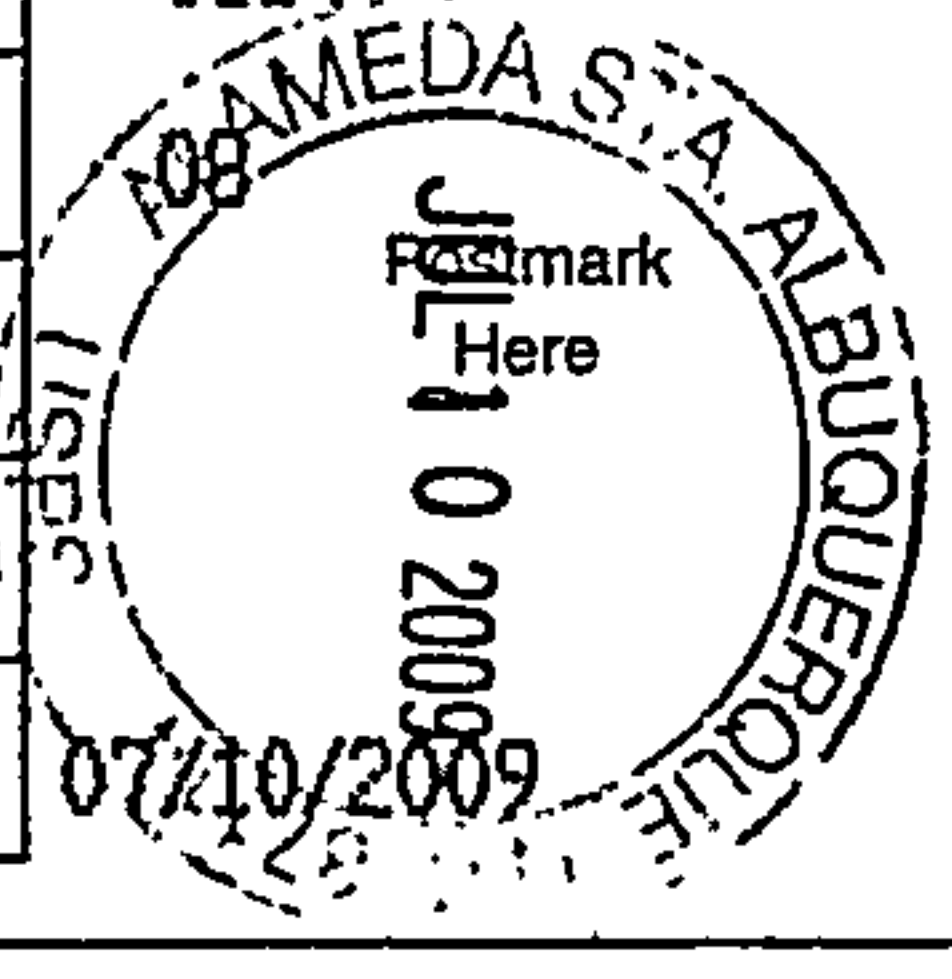
7006 2760 0002 6208 9074

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For delivery information visit our website at [www.usps.com](http://www.usps.com)

ALBUQUERQUE NM 87120 **OFFICIAL USE**

|   |                |      |
|---|----------------|------|
| Postage   | \$ 0.44        | 0114 |
| Certified Fee                                     | \$2.80         |      |
| Return Receipt Fee<br>(Endorsement Required)      | \$0.00         |      |
| Restricted Delivery Fee<br>(Endorsement Required) | \$0.00         |      |
| <b>Total Postage &amp; Fees</b>                   | <b>\$ 3.24</b> |      |



Sent To: Fred Van Berkel Taylor Ranch N.A  
 Street, Apt. No., or PO Box No. 57116 Morgan Ln NW  
 City, State, ZIP+4 Alb, NM 87120

PS Form 3800, August 2006 See Reverse for Instructions

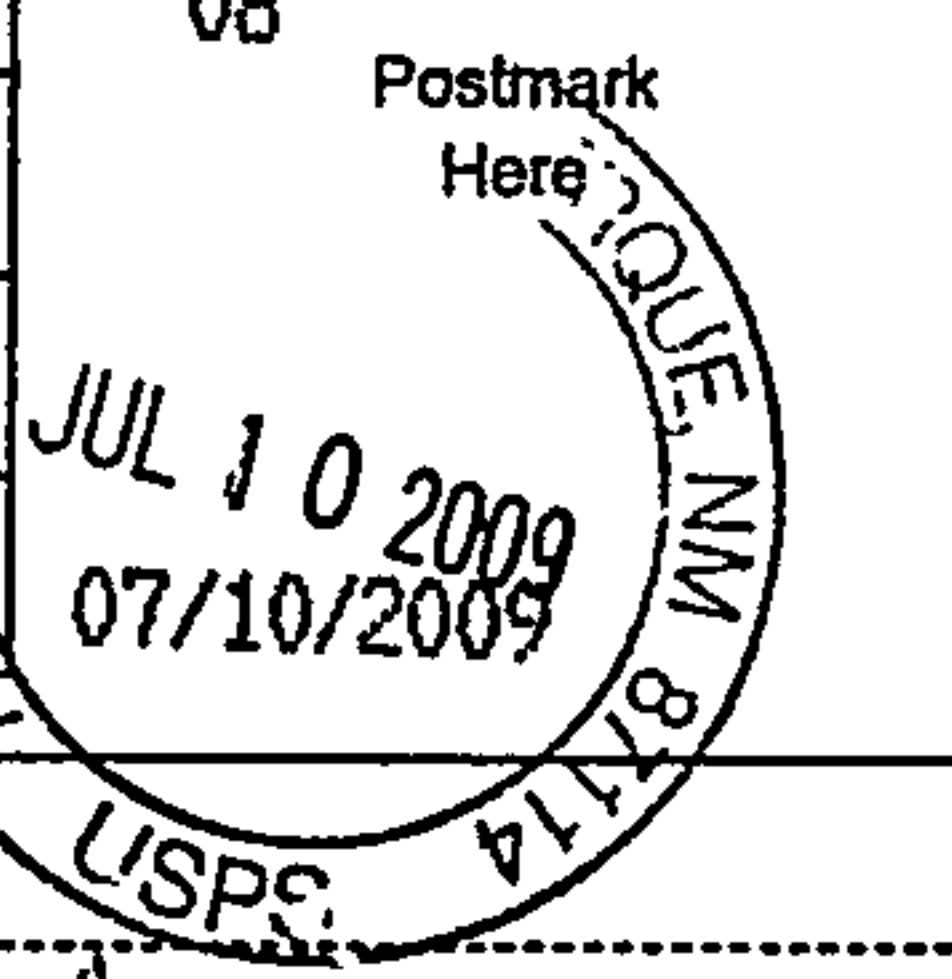
7006 2760 0002 6208 9043

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(Domestic Mail Only; No Insurance Coverage Provided)

For delivery information visit our website at [www.usps.com](http://www.usps.com)

ALBUQUERQUE NM 87114 **OFFICIAL USE**

|   |                |      |
|---|----------------|------|
| Postage   | \$ 0.44        | 0114 |
| Certified Fee                                     | \$2.80         | 08   |
| Return Receipt Fee<br>(Endorsement Required)      | \$0.00         |      |
| Restricted Delivery Fee<br>(Endorsement Required) | \$0.00         |      |
| <b>Total Postage &amp; Fees</b>                   | <b>\$ 3.24</b> |      |



Sent To: Suzanne Fetts  
 Street, Apt. No., or PO Box No. 23 Wind Rd  
 City, State, ZIP+4 Alb, NM 87114

PS Form 3800, August 2006 See Reverse for Instructions

ORIGINAL

INFRASTRUCTURE LIST

EXHIBIT "A"

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

LOTS I-1 thru I-5 & J-1 thru J-6, LA LUZ DEL OESTE, UNIT 4  
TRACTS I & J, LA LUZ DEL OESTE, UNIT 4

PROPOSED NAME OF PLAT AND/OR SITE DEVELOPMENT PLAN

EXISTING LEGAL DESCRIPTION PRIOR TO PLATTING ACTION

Date Submitted 12/02/05  
Date Site Plan Approved 2-8-06  
Date Preliminary Plat Approved 2-8-07  
Date Preliminary Plat Expires 2-8-07  
DRB Project No 1002743  
DRB Application No 01818

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

| SIA Sequence # | COA DRC Project # | Size      | Type of Improvement                                    | Location                              | From       | To                         | Private Inspector | City Inspector | City Cnst Engineer |
|----------------|-------------------|-----------|--|---------------------------------------|------------|----------------------------|-------------------|----------------|--------------------|
| B              | 1076385           | 4"        | PRIVATE SAS  | COMMON AREA EAST OF LOTS I-1 thru I-5 | EXIST STUB | SOUTH                      | /                 | /              | ***                |
|                |                   | 4"        | PRIVATE SAS  | COMMON AREA EAST OF LOTS J-1 thru J-6 | EXIST STUB | 310' SOUTH                 | /                 | /              | /                  |
|                |                   | 22'       | PRIVATE STREET (ASPHALT)                               | ACCESS ESMT (ROAD I)                  | WIND RD    | CUL-DE-SAC 322' NORTH 330' | /                 | /              | /                  |
|                |                   | 54' x 20' | PRIVATE PARKING (ASPHALT)                              | ACCESS ESMT (ROAD I)                  |            | ADJACENT TO STREET         | /                 | /              | /                  |
|                |                   |           | MODIFIED HAMMER HEAD (ASPHALT w/ 3-"NO PARKING" SIGNS) | ACCESS ESMT (ROAD I)                  |            |                            | /                 | /              | /                  |
|                |                   | 22'       | PRIVATE STREET (ASPHALT)                               | ACCESS ESMT (ROAD J)                  | WIND RD    | CUL-DE-SAC 393' NORTH      | /                 | /              | /                  |
|                |                   | 54' x 20' | PRIVATE PARKING (ASPHALT)                              | ACCESS ESMT (ROAD J)                  |            | ADJACENT TO STREET         | /                 | /              | /                  |
|                |                   |           | MODIFIED HAMMER HEAD (ASPHALT w/ 3-"NO PARKING" SIGNS) | ACCESS ESMT ROAD J                    |            |                            | /                 | /              | /                  |
|                |                   | 28'       | PRIVATE STREET (ASPHALT)                               | ACCESS ESMT (WIND RD)                 | ROAD H     | 50' WEST OF ROAD           | /                 | /              | /                  |

| NAME OF PLAT AND/OR SITE PLAN |        |      | Location                  | From                 | To      | Private Inspector | City Inspector | City Cnst Engineer |      |
|-------------------------------|--------|------|---------------------------|----------------------|---------|-------------------|----------------|--------------------|------|
| 13                            | 676388 | 8"   | ✓ PUBLIC WATER (PVC) 1600 | WATER ESMT (WIND RD) | ROAD I  | MILL RD           | /              | /                  | /    |
|                               |        | 6"   | ✓ PUBLIC WATER (PVC)      | WATER ESMT (ROAD I)  | WIND RD | ✓ 305' NORTH      | /              | /                  | /    |
|                               |        | 6"   | ✓ PUBLIC WATER (PVC)      | WATER ESMT (ROAD J)  | WIND RD | ✓ 376' NORTH      | /              | /                  | /    |
|                               |        | 3/4" | ✓ 4-WATER SERVICES        | WATER ESMT (ROAD I)  | -       | -                 | /              | /                  | /    |
|                               |        | 3/4" | ✓ 5-WATER SERVICES        | WATER ESMT (ROAD J)  | -       | -                 | /              | /                  | /    |
|                               |        | -    | ✓ 5-FIRE HYDRANTS         | WATER ESMT WIND ROAD | -       | -                 | /              | /                  | /    |
|                               |        | -    | ✓ 1-FIRE HYDRANT          | WATER ESMT (ROAD I)  | -       | -                 | /              | /                  | /    |
|                               |        | -    | ✓ 1-FIRE HYDRANT          | WATER ESMT (ROAD J)  | -       | -                 | /              | /                  | **** |
|                               |        |      |                           |                      |         |                   | /              | /                  | /    |
|                               |        |      |                           |                      |         |                   | /              | /                  | /    |
|                               |        |      |                           |                      |         |                   | /              | /                  | /    |
|                               |        |      |                           |                      |         |                   | /              | /                  | /    |
|                               |        |      |                           |                      |         |                   | /              | /                  | /    |
|                               |        |      |                           |                      |         |                   | /              | /                  | /    |
|                               |        |      |                           |                      |         |                   | /              | /                  | /    |
|                               |        |      |                           |                      |         |                   | /              | /                  | /    |
|                               |        |      |                           |                      |         |                   | /              | /                  | /    |
|                               |        |      |                           |                      |         |                   | /              | /                  | /    |
|                               |        |      |                           |                      |         |                   | /              | /                  | /    |
|                               |        |      |                           |                      |         |                   | /              | /                  | /    |
|                               |        |      |                           |                      |         |                   | /              | /                  | /    |
|                               |        |      |                           |                      |         |                   | /              | /                  | /    |

| Sequence #           | LOA DRC Project #    | Size | Type of Improvement | Location | From | To | Private Inspector | City Inspector | City Cnst Engineer |
|----------------------|----------------------|------|---------------------|----------|------|----|-------------------|----------------|--------------------|
| <input type="text"/> | <input type="text"/> |      |                     |          |      |    | /                 | /              | /                  |
| <input type="text"/> | <input type="text"/> |      |                     |          |      |    | /                 | /              | /                  |
| <input type="text"/> | <input type="text"/> |      |                     |          |      |    | /                 | /              | /                  |
| <input type="text"/> | <input type="text"/> |      |                     |          |      |    | /                 | /              | /                  |

1 ENGINEER'S CERTIFICATION OF GRADING AND DRAINAGE PLAN REQ'D FOR RELEASE OF SIA  
FINANCIAL GUARANTY.

2 \_\_\_\_\_

3 \_\_\_\_\_

NOTES

AGENT / OWNER

JEAN J. (JOKE) BORDENAVE  
NAME (print)

BORDENAVE DESIGNS  
FIRM

[Signature] 12/02/05  
SIGNATURE - date

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

DEVELOPMENT REVIEW BOARD MEMBER APPROVALS

[Signature] 2/08/06  
DRB CHAIR - date

[Signature] 2-08-06  
TRANSPORTATION DEVELOPMENT - date

William J. Balch 2/8/06  
UTILITY DEVELOPMENT - date

Bradley L. Bingham 2/8/06  
CITY ENGINEER - date

Christina Sandoval 2/8/06  
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

05/09/2006

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

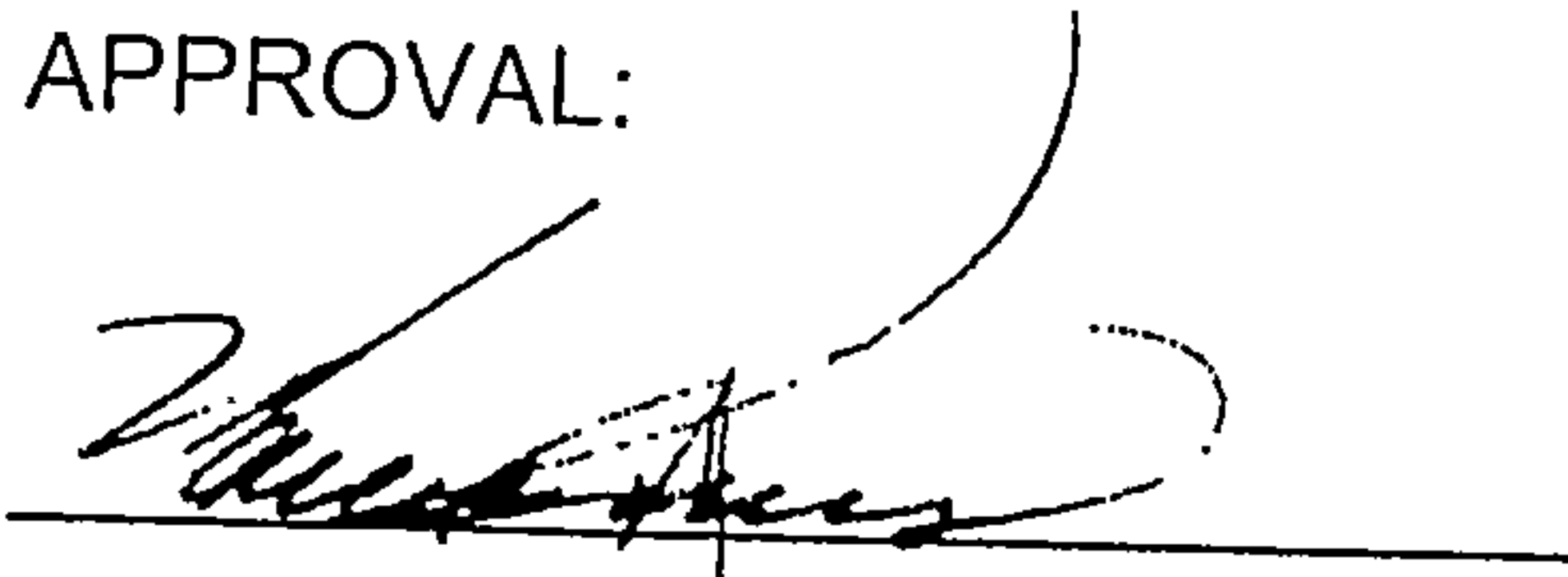
Project Description:

**Project ID #: 676385, La Luz Oeste Subd., Trs. I & J, Phase/Unit #: 1**

**Requested By: Jake Bordenave, P.E. - Bordennave Designs**

|  |        |                            |
|--|--------|----------------------------|
| Approved estimate amount:                |        | \$160,695.57               |
| Contingency Amount:                      | 10.00% | \$16,069.56                |
| Subtotal:                                |        | \$176,765.13               |
| NMGRT                                    | 6.75%  | \$11,931.65                |
| Subtotal:                                |        | \$188,696.78               |
| Engineering Fee                          | 6.60%  | \$12,453.99                |
| Testing Fee                              | 2.00%  | \$3,773.94                 |
| Subtotal:                                |        | \$204,924.71               |
| FINANCIAL GUARANTY RATE                  |        | 1.25                       |
| Retainage Amount:                        |        | \$0.00                     |
| <b>TOTAL FINANCIAL GUARANTY REQUIRED</b> |        | <b><u>\$256,155.89</u></b> |

APPROVAL:



DATE:

May 10, 2006

Notes: La Luz Del Oeste, Lots I-1 and J-1 thru J-6

*Revised 5/10/2006*

# CHARTER

Bank • Mortgage • Insurance

January 30, 2007

## IRREVOCABLE LETTER OF CREDIT NO. 300261

AMOUNT: \$256,155.89

Bruce J. Perlman, Ph. D  
Chief Administrative Officer  
City of Albuquerque  
P. O. Box 1293  
Albuquerque, NM 87103

Re: Letter of Credit for Harvest Land Company, LLC  
City of Albuquerque Project Number : 676385  
Project Name: La Luz Del Oeste

Dear Sirs:

This is to advise the City of Albuquerque, New Mexico ("City") that, at the request of **Harvest Land Company, LLC**, Charter Bank in Albuquerque, New Mexico, has established an Irrevocable Letter Of Credit in the sum of **TWO HUNDRED FIFTY SIX THOUSAND ONE HUNDRED FIFTY FIVE AND 89/100 DOLLARS (\$256,155.89)** ("Letter of Credit") for the exclusive purpose of providing the financial guarantee which the City requires **Harvest Land Company, LLC** ("Developer") to provide for the installation of the improvements which must be constructed at **LA LUZ DEL OESTE**, City Project No. **676385** ("Project"), **Infrastructure**. The amount of the Letter of Credit is 125% of the City's estimated cost of construction of improvements as required by the City's Subdivision Ordinance. The improvements are identified in the agreement between the City of Albuquerque and Subdivider, which was recorded on 2/8, 2007 in the records of the Clerk of Bernalillo County, New Mexico in Book Misc. A132, at pages 1471 to 1471, as amended ("Agreement").

A Draft or Drafts for any amount up to but not in excess of **TWO HUNDRED FIFTY SIX THOUSAND ONE HUNDRED FIFTY FIVE AND 89/100 DOLLARS (\$256,155.89)** is/are available at sight at Charter Bank, 4400 Osuna NE, Albuquerque, New Mexico 87109 between **January 18, 2008 and March 18, 2008**. When presented for negotiation, the Draft(s) is/are to be accompanied by the City's notarized certification stating:

a) **Harvest Land Company, LLC** has failed to comply with the terms of the Agreement; b) the undersigned is the Chief Administrative Officer of the City of Albuquerque and is authorized to sign this certification; and c) the amount of the Draft does not exceed 125% of the City's estimated cost of completing the improvements specified in the Agreement.

We hereby agree with the drawer of Draft(s) drawn under and in compliance with the terms of this credit that such Draft(s) will be duly honored upon presentation to the drawee if negotiated between **January 18, 2008 and March 18, 2008**.

Date: July 10, 2009

\*\*\*

Attention: Taylor Ranch N.A.  
Fred van Berkel  
5716 Morgan Ln NW  
Albuquerque, NM 87120

From: DAC Enterprises

Re: La Luz Del Sol SIA Extension

Dear La Luz Del Sol Neighborhood Association,

This letter will serve as notification that Harvest Land Company LLC. is asking for an extension to the subdivision infrastructure agreement for tracts I & J, Unit 4, La Luz del Oeste.

The hearing for the extension will be August 5, 2009.

If you have any questions, please call Doug Crandall at 505-294-5243 or Robert Romero at 505-242-3232.

Sincerely,

Doug Crandall

✂  
✂  
✂  
✂

Date: July 10, 2009

Attention: Taylor Ranch N.A.  
Rene Horvath  
5515 Palomino Dr. NW  
Albuquerque, NM 87114

From: DAC Enterprises

Re: La Luz Del Sol SIA Extension

Dear La Luz Del Sol Neighborhood Association,

This letter will serve as notification that Harvest Land Company LLC. is asking for an extension to the subdivision infrastructure agreement for tracts I & J, Unit 4, La Luz del Oeste.

The hearing for the extension will be August 5, 2009.

If you have any questions, please call Doug Crandall at 505-294-5243 or Robert Romero at 505-242-3232.

Sincerely,

Doug Crandall



¶  
¶  
¶  
¶

Date: July 10, 2009

Attention: La Luz Del Sol N.A.  
Suzanne Fetsco  
23 Wind Rd NW  
Albuquerque, NM 87114

From: DAC Enterprises

Re: La Luz Del Sol SIA Extension

Dear La Luz Del Sol Neighborhood Association,

This letter will serve as notification that Harvest Land Company LLC. is asking for an extension to the subdivision infrastructure agreement for tracts I & J, Unit 4, La Luz del Oeste.

The hearing for the extension will be August 5, 2009.

If you have any questions, please call Doug Crandall at 505-294-5243 or Robert Romero at 505-242-3232.

Sincerely,

Doug Crandall

Date: July 10, 2009

✽  
✽  
✽  
✽

Attention: La Luz Del Sol N.A.  
Arthur Woods  
33 Wind Rd NW  
Albuquerque, NM 87114

From: DAC Enterprises

Re: La Luz Del Sol SIA Extension

Dear La Luz Del Sol Neighborhood Association,

This letter will serve as notification that Harvest Land Company LLC. is asking for an extension to the subdivision infrastructure agreement for tracts I & J, Unit 4, La Luz del Oeste.

The hearing for the extension will be August 5, 2009.

If you have any questions, please call Doug Crandall at 505-294-5243 or Robert Romero at 505-242-3232.

Sincerely,

Doug Crandall

PLAT OF LOTS I-1 THRU I-5 & J-1 THRU J-6  
LA LUZ DEL OESTE, UNIT 4  
ALBUQUERQUE, NEW MEXICO  
APRIL, 2007

**LEGAL DESCRIPTION**

A TRACT OF LAND SITUATED IN SECTION 35, T11N, R2E, N.M.P.M., CITY OF ALBUQUERQUE, BERNALILLO COUNTY, NEW MEXICO; SAID TRACT BEING THE SAME AS TRACT I AND J OF LA LUZ DEL OESTE, UNIT 4 FILED IN THE OFFICE OF THE COUNTY CLERK OF BERNALILLO COUNTY, NEW MEXICO ON NOV. 12, 2003 IN BK. 2003C, PG. 342 AND MORE PARTICULARLY DESCRIBED USING PLAT BEARINGS ESTABLISHED BY THE PRECEDING PLAT OF THE TRACTS AND HORIZONTAL GROUND DISTANCE AS FOLLOWS:

BEGINNING AT THE SOUTHEAST CORNER OF THE TRACT HEREIN DESCRIBED, FROM WHENCE THE ACS MONUMENT ACS NM448-6A BEARS S59°49'29"E A DISTANCE OF 785.49 FEET; THENCE,

N85°12'39"W, 293.11 FEET TO A POINT; THENCE,  
N18°00'00"E, 427.75 FEET TO A POINT; THENCE,  
N05°54'57"E, 75.00 FEET TO A POINT; THENCE,  
S84°05'03"E, 335.26 FEET TO A POINT; THENCE,  
S05°54'57"W, 75.00 FEET TO A POINT; THENCE,  
S23°00'00"E, 431.45 FEET TO A POINT;  
SAID POINT BEING THE POINT OF BEGINNING.

SAID TRACT CONTAINS 3.5892 ACRES MORE OR LESS.

The property on this plat is subject to a Pre-Development Facilities Fee Agreement with the Albuquerque Public Schools recorded at 5-18-07

BK-1137 PG-3702

**NOTES**

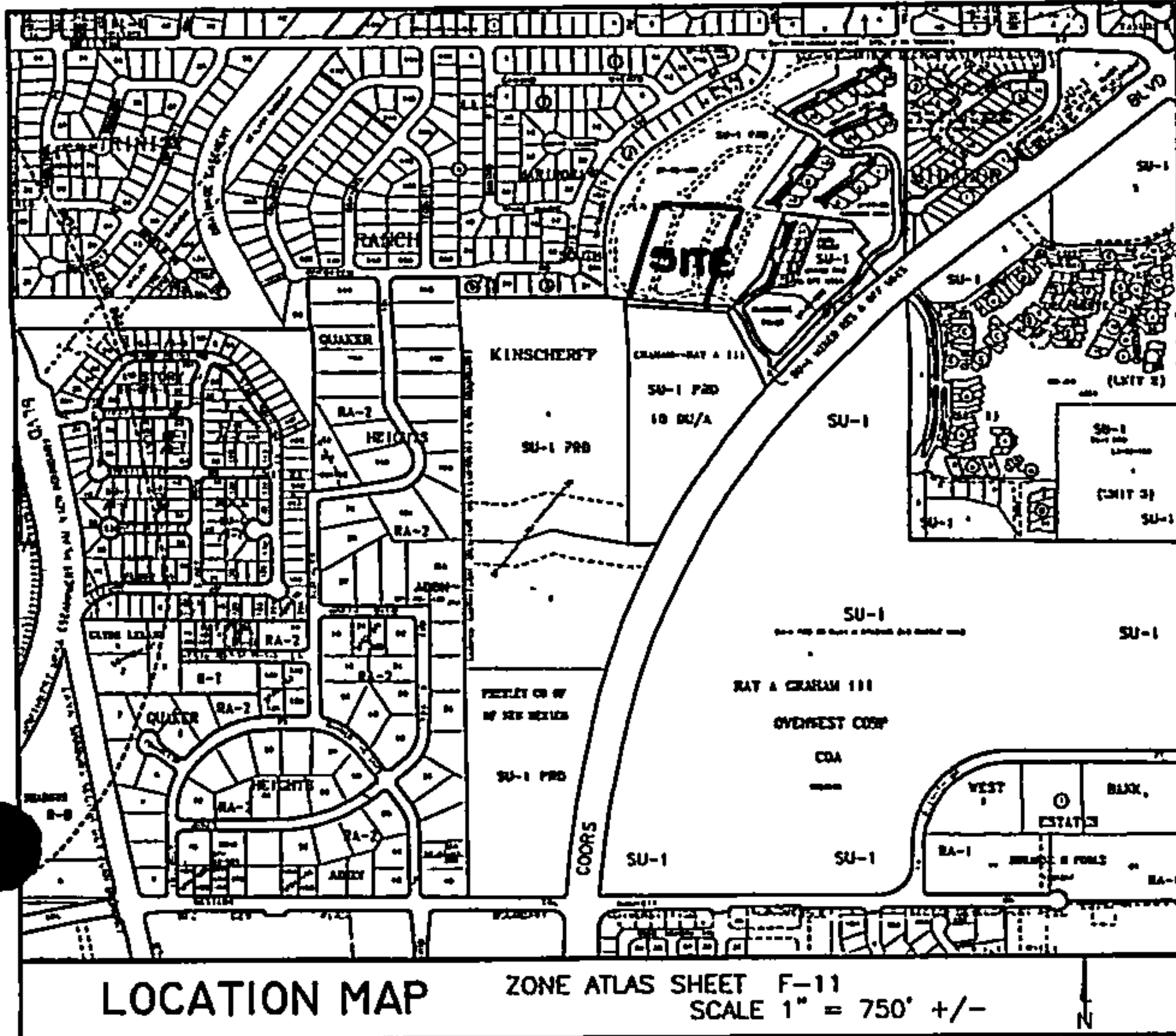
1. MILES OF FULL WIDTH PRIVATE STREETS CREATED BY THIS PLAT: 0.1502 MILES
2. CURRENT SUBDMISION ZONING: ALL LOTS ARE SU-1 PRD
3. TOTAL NUMBER OF LOTS CREATED: 11
4. BASIS OF BEARINGS  
(MONUMENT DATA SHOWN IS NEW MEXICO STATE PLANE CENTRAL ZONE.)  
ACS NM448-N6A (NAD 1927 & NGVD 1929)  
X = 366640.72 DELTA ALPHA - 00°15' 24"  
Y = 1507308.30 GROUND TO GRID  
ELEVATION = 5058.889 FACTOR - 0.9996784  
ACS 1-E11 (NAD 1927 & NGVD 1929)  
X = 367041.31 DELTA ALPHA - 00°15' 22"  
Y = 1509205.47 GROUND TO GRID  
ELEVATION = 5113.93 FACTOR - 0.99967536  
NGS KOAT TVIT (NAD 1927)  
X = 440206.79 DELTA ALPHA - 00°06'56"  
Y = 1533471.33 GROUND TO GRID  
ELEVATION = NA FACTOR -

5. ALL DISTANCES SHOWN ARE HORIZONTAL GROUND DISTANCES.
6. ALL BEARINGS ARE PLAT BASED ON THE WESTERLY TRACT LINE OF THE PLAT OF GROUP G, LA LUZ DEL OESTE, UNIT 4. TO OBTAIN NEW MEXICO STATE PLANE (CENTRAL ZONE) GRID BEARINGS ROTATE PLAT BEARINGS 00°03'17" CLOCKWISE.
7. ALL TRACT CORNERS AND ANGLE POINTS ARE MONUMENTED WITH A 5/8" REBAR AND YELLOW PLASTIC CAP STAMPED "BORDENAVE, LS 5110" UNLESS SHOWN OTHERWISE.
8. STREET CENTERLINE MONUMENTATION IS INSTALLED AT STREET INTERSECTIONS AND ANGLE POINTS AND IS SHOWN THIS ON THIS PLAT. MONUMENTS ARE 4" ALUMINUM DISKS STAMPED "CITY OF ALBUQUERQUE CENTERLINE MONUMENT, DO NOT DISTURB LS5110".

**SURVEYOR'S CERTIFICATION**

I, JEAN J. BORDENAVE, A REGISTERED PROFESSIONAL ENGINEER AND LAND SURVEYOR UNDER THE LAWS OF THE STATE OF NEW MEXICO, DO HEREBY CERTIFY THAT THIS PLAT WAS PREPARED BY ME OR UNDER MY SUPERVISION; MEETS THE MINIMUM REQUIREMENTS FOR LAND SURVEYS ESTABLISHED BY THE STATE OF NEW MEXICO, AND MEETS THE MINIMUM REQUIREMENTS OF MONUMENTATION AND SURVEYS OF THE ALBUQUERQUE SUBDIVISION ORDINANCE; SHOWS ALL EASEMENTS SHOWN ON TITLE COMMITMENT NMO3-255537-ALD2, VC ISSUED BY FIRST AMERICAN TITLE CO. ON AUG. 14, 2003 AND/OR MADE KNOWN TO ME BY THE OWNER; AND THAT IT IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF.

JEAN J. BORDENAVE, NM PE & PLS NO. 5110 *02/12/07*



LOCATION MAP ZONE ATLAS SHEET F-11 SCALE 1" = 750' +/-

**TREASURER'S CERTIFICATION**

THIS IS TO CERTIFY THAT TAXES ARE CURRENT AND PAID ON UPC# \_\_\_\_\_  
PROPERTY OWNER OF RECORD: \_\_\_\_\_

BERNALILLO COUNTY TREASURER'S OFFICE: \_\_\_\_\_

**PUBLIC UTILITY EASEMENTS**

*Rosario Rios* 06-06-07 DATE  
QWEST COMMUNICATIONS  
*Rick Adams* 6-7-07 DATE  
PNM ELECTRIC SERVICE  
*Rick Adams* 6-7-07 DATE  
PNM GAS SERVICES  
*John Balon* 10-10-07 DATE  
COMCAST CABLE

PUBLIC UTILITY EASEMENTS SHOWN ON THIS PLAT ARE GRANTED FOR THE COMMON AND JOINT USE OF:

1. PUBLIC SERVICE COMPANY OF NEW MEXICO ELECTRIC SERVICES FOR THE INSTALLATION, MAINTENANCE AND SERVICE OF OVERHEAD AND UNDERGROUND ELECTRICAL LINES, TRANSFORMERS, POLES AND ANY OTHER EQUIPMENT, FIXTURES, STRUCTURES AND RELATED FACILITIES REASONABLY NECESSARY TO PROVIDE ELECTRICAL SERVICE.
2. PUBLIC SERVICE COMPANY OF NEW MEXICO GAS SERVICES FOR THE INSTALLATION, MAINTENANCE AND SERVICE OF NATURAL GAS LINES, VALVES AND OTHER EQUIPMENT AND FACILITIES REASONABLY NECESSARY TO PROVIDE NATURAL GAS SERVICE.
3. QWEST COMMUNICATIONS FOR THE INSTALLATION, MAINTENANCE AND SERVICE OF ALL BURIED AND AERIAL COMMUNICATION LINES AND OTHER RELATED EQUIPMENT AND FACILITIES REASONABLY NECESSARY TO PROVIDE COMMUNICATION SERVICES, INCLUDING BUT NOT LIMITED TO ABOVE GROUND PEDESTALS AND CLOSURES.
4. COMCAST CABLE FOR THE INSTALLATION, MAINTENANCE AND SERVICE OF SUCH LINES, CABLE AND OTHER EQUIPMENT AND FACILITIES REASONABLY NECESSARY TO PROVIDE CABLE TV 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 TO TRIM AND REMOVE TREES, SHRUBS OR BUSHES WHICH INTERFERE WITH THE PURPOSES SET FORTH HEREIN. NO BUILDING SIGN, POOL (ABOVE GROUND OR SUBSURFACE), HOT TUB, CONCRETE OR WOOD DECKING OR OTHER STRUCTURE SHALL BE ERRECTED 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 THE NATIONAL ELECTRIC OR SAFETY CODE CAUSED BY CONSTRUCTION OF POOLS, DECKING, OR ANY STRUCTURES ADJACENT TO OR WITHIN OR NEAR EASEMENTS SHOWN ON THIS PLAT.

**APPROVALS**

PROJECT NO: 1002743 APPLICATION NO: 05DRB-70024  
*M. B. Hart* 3/2/07  
CITY SURVEYOR DATE  
*R. Adams* 6-13-07  
TRAFFIC ENGINEERING, TRANSPORTATION DIVISION  
*Rogelio Arce* 6-13-07  
WATER UTILITY DEPARTMENT  
*David Blevins* 6-13-07  
PARKS & RECREATION DEPARTMENT  
*John P. Kelly* 6-14-07  
AMAFOA  
*H. P. ...* 6-13-07  
CITY ENGINEER

**DRB CHAIRPERSON, PLANNING DEPARTMENT**

*Chela Sanchez*  
C. SANCHEZ - PRESIDENT, LA LUZ DEL OESTE HOMEOWNERS ASSOCIATION  
TALOS LOG NO. 2007-90699

**DISCLOSURE STATEMENT**

THE PURPOSE OF THIS PLAT IS TO SUBMIDE TRACTS I AND J INTO 5 LOTS AND 6 LOTS RESPECTIVELY AND GRANT PUBLIC AND PRIVATE EASEMENTS.

**FREE CONSENT AND DEDICATION**

THE SUBDIVISION OF THE LAND DESCRIBED ON THIS PLAT IS WITH THE FREE CONSENT OF AND IN ACCORDANCE WITH THE DESIRE OF THE UNDERSIGNED OWNER OF THE LAND. THE OWNER DOES HEREBY:

WARRANT THAT THEY HOLD AMONG THEM COMPLETE AND INDEFESIBLE TITLE, IN FEE SIMPLE, TO THE LAND SUBDIVIDED,

GRANT SPECIFIC SURFACE AND SUBSURFACE POWER, GAS, WATER AND COMMUNICATION EASEMENTS AS DELINEATED ON THIS PLAT;

ACKNOWLEDGE EXISTING EASEMENTS AS SHOWN ON THIS PLAT;

DESIGNATE NUMBERED PARCELS I-2 THRU I-5 AND J-2 THRU J-6 AS DELINEATED ON THIS PLAT AS 'LIVING UNITS';

DESIGNATE ALL AREAS SHOWN ON THIS PLAT WHICH ARE NOT 'LIVING UNITS' AS 'COMMON AREAS' AND CERTAIN PORTIONS OF THE 'COMMON AREAS' AS 'ACCESS EASEMENTS'. THESE 'COMMON AREAS' ARE INTENDED FOR USE BY THE OWNERS OF 'LIVING UNITS' IN LA LUZ DEL OESTE, UNIT 4 AS SET FORTH IN THE 'DECLARATION OF PLANNED RESIDENTIAL COMMUNITY' FILED MARCH 11, 1980 IN BK. MSC 758, PG. 768-783 IN THE OFFICE OF THE BERNALILLO COUNTY CLERK, NEW MEXICO. AND, STATE THAT MAINTENANCE OF THESE 'COMMON AREAS' IS THE RESPONSIBILITY OF THE 'HOMEOWNERS ASSOCIATION'. THESE 'COMMON AREAS' ARE NOT DEDICATED TO ANY MUNICIPALITY OR TO THE GENERAL PUBLIC FOR ANY PURPOSE BUT ARE SUBJECT TO EASEMENTS GRANTED BY THIS FREE CONSENT AND DEDICATION OF THE OWNER; AND

STATE THAT THIS SUBDIVISION LIES WITHIN THE SUBDIVISION REGULATION JURISDICTION OF THE CITY OF ALBUQUERQUE, NEW MEXICO.

NO LAND SHOWN ON THIS PLAT IS DEDICATED FOR PUBLIC USE OR FOR THE USE OF OWNERS OF PARCELS FRONTING OR ADJACENT TO THE LAND SHOWN ON THIS PLAT EXCEPT AS INDICATED IN THE AFOREMENTIONED 'DECLARATION OF PLANNED RESIDENTIAL COMMUNITY'.

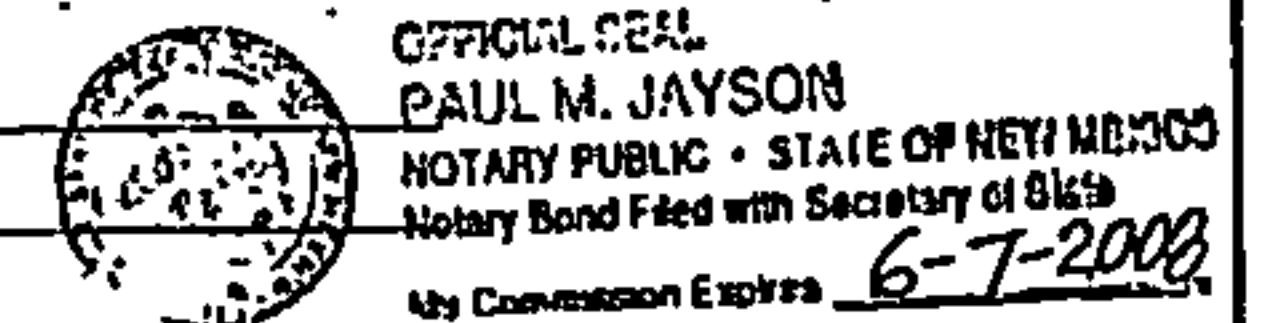
HARVEST LAND, L.L.C. *[Signature]*

RHETT WATERMAN, OWNER/MANAGER

STATE OF NEW MEXICO }  
COUNTY OF BERNALILLO } SS

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON   /  /   BY \_\_\_\_\_, OWNER/MANAGER OF HARVEST LAND, L.L.C.

NOTARY F-JBUC: *Paul M. Jayson*  
MY COMMISSION EXPIRES: 6-7-2008



**B BORDENAVE DESIGNS**  
P.O. BOX 91194, ALBUQUERQUE, NM 87199  
(505)823-1344 FAX (505)821-9105

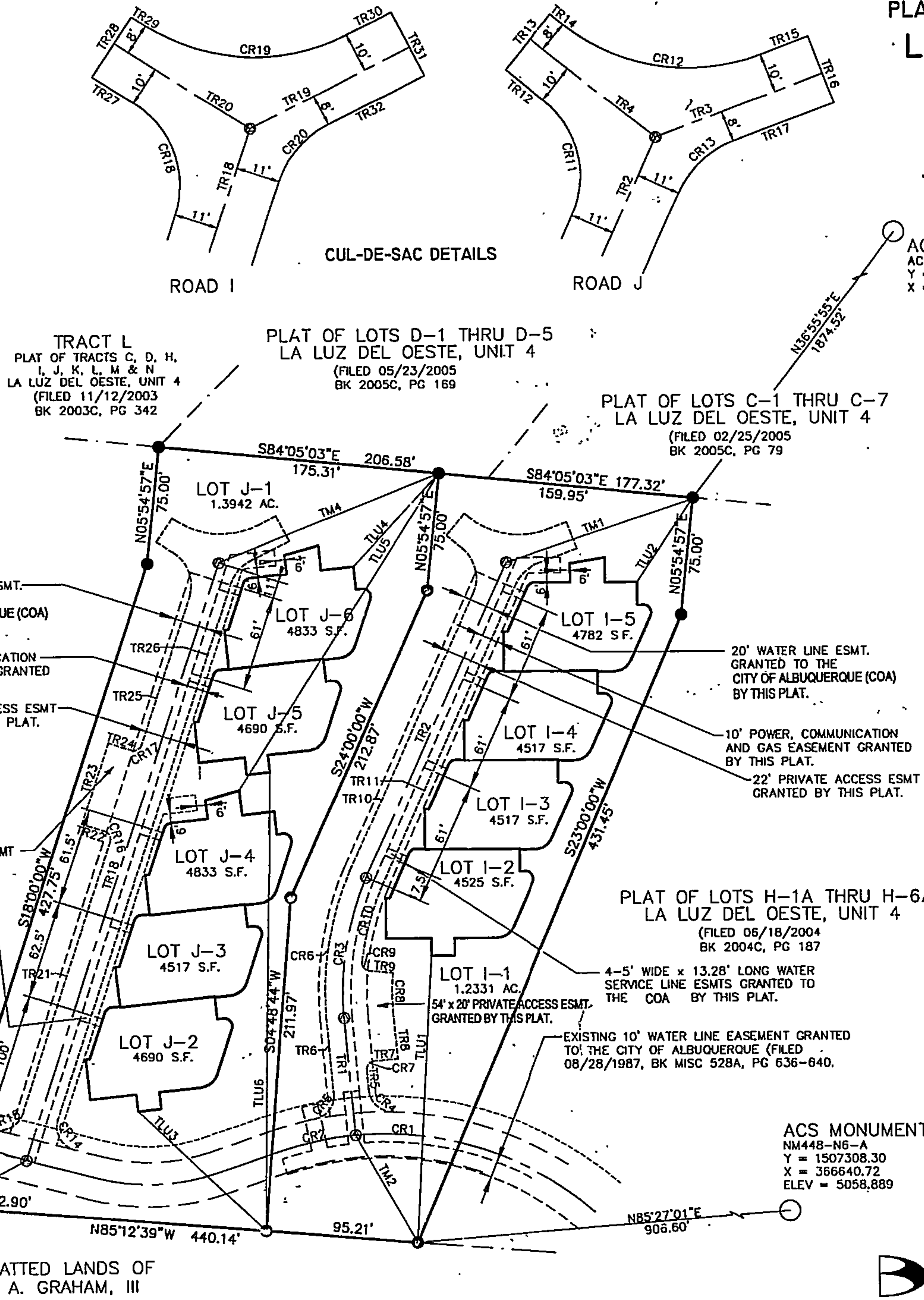
PLAT OF LOTS I-1 THRU I-5 & J-1 THRU J-6  
 LA LUZ DEL OESTE, UNIT 4  
 ALBUQUERQUE, NEW MEXICO  
 APRIL, 2007

**ACCESS EASEMENT NOTE:**  
 ACCESS EASEMENTS IN LA LUZ DEL OESTE ARE FOR THE BENEFIT OF HOMEOWNERS IN THE SUBDIVISION AND ARE SUBJECT TO PROVISIONS IN THE HOMEOWNERS ASSOC. DOCUMENTS FOR THE SUBDIVISION (FILED IN THE OFFICE OF BERNALILLO COUNTY CLERK ON MARCH 11, 1980 IN BOOK MISC. 758, PAGES 768-783).

**SURVEY NOTES:**  
 PLAT BEARINGS SHOWN TO OBTAIN NEW MEXICO STATE PLANE (CENTRAL ZONE) GRID BEARINGS ROTATE PLAT BEARINGS 00°03'17" CLOCKWISE.

RECORD BEARINGS AND DISTANCES, IF DIFFERENT THAN FIELD, ARE SHOWN IN (). FOUND TRACT POINTS ARE 5/8" REBARS WITH YELLOW PLASTIC CAPS MARKED "BORDENAVE, LS 5110 AND SHOWN THUS ●.

**SANITARY SEWER EASEMENT NOTE:**  
 EXISTING BLANKET SANITARY SEWER EASEMENT ON TRACT D CREATED BY PLAT (FILED IN THE OFFICE OF BERNALILLO COUNTY CLERK ON NOV. 12, 2003 IN BOOK 2003C, PAGES 342).



**NOTE:**  
 SEE SHEET 3 OF 3 FOR LIVING UNIT BEARINGS AND DISTANCES.

**TRACT L**  
 PLAT OF TRACTS C, D, H, I, J, K, L, M & N  
 LA LUZ DEL OESTE, UNIT 4  
 (FILED 11/12/2003 BK 2003C, PG 342)

**PLAT OF LOTS D-1 THRU D-5**  
 LA LUZ DEL OESTE, UNIT 4  
 (FILED 05/23/2005 BK 2005C, PG 169)

**PLAT OF LOTS C-1 THRU C-7**  
 LA LUZ DEL OESTE, UNIT 4  
 (FILED 02/25/2005 BK 2005C, PG 79)

20' WATER LINE ESMT. GRANTED TO THE CITY OF ALBUQUERQUE (COA) BY THIS PLAT.

10' POWER, COMMUNICATION AND GAS EASEMENT GRANTED BY THIS PLAT.

22' PRIVATE ACCESS ESMT GRANTED BY THIS PLAT.

**TRACT K**  
 PLAT OF TRACTS C, D, H, I, J, K, L, M & N  
 LA LUZ DEL OESTE, UNIT 4  
 (FILED 11/12/2003 BK 2003C, PG 342)

54' x 20' PRIVATE ACCESS ESMT GRANTED BY THIS PLAT.

EXISTING 38' WATER, POWER, COMMUNICATION, GAS AND PRIVATE ACCESS EASEMENTS (WIND ROAD) GRANTED BY PLAT (FILED 11/12/2003, BK 2003C, PG 342)

20' WATER LINE ESMT. GRANTED TO THE CITY OF ALBUQUERQUE (COA) BY THIS PLAT.

10' POWER, COMMUNICATION AND GAS EASEMENT GRANTED BY THIS PLAT.

22' PRIVATE ACCESS ESMT GRANTED BY THIS PLAT.

**PLAT OF LOTS H-1A THRU H-6A**  
 LA LUZ DEL OESTE, UNIT 4  
 (FILED 06/18/2004 BK 2004C, PG 187)

4-5' WIDE x 13.28' LONG WATER SERVICE LINE ESMTS GRANTED TO THE COA BY THIS PLAT.

EXISTING 10' WATER LINE EASEMENT GRANTED TO THE CITY OF ALBUQUERQUE (FILED 08/28/1987, BK MISC 528A, PG 636-640).

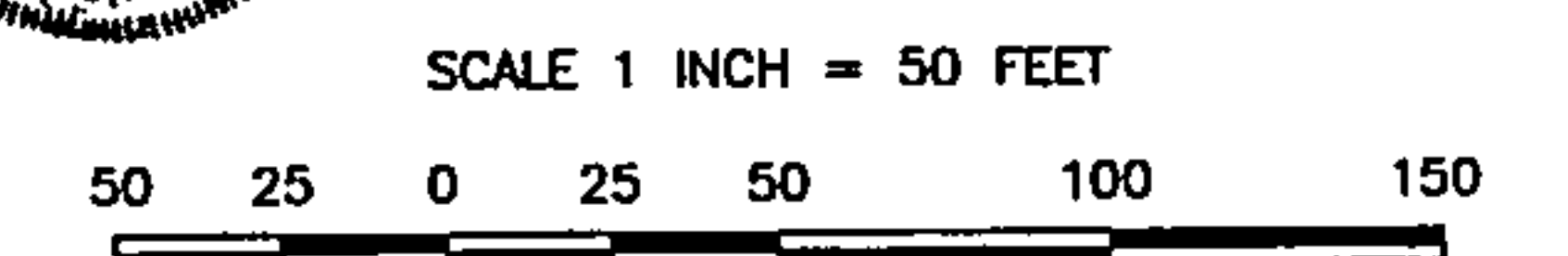
**ACS MONUMENT**  
 NM448-N6-A  
 Y = 1507308.30  
 X = 366640.72  
 ELEV = 5058.889

**TANGENT TABLE**

| LINE                      | BEARING     | DISTANCE | LINE                    | BEARING     | DISTANCE |
|---------------------------|-------------|----------|-------------------------|-------------|----------|
| <b>ROAD MONUMENT TIES</b> |             |          | <b>ACCESS EASEMENTS</b> |             |          |
| TM1                       | S71°13'15"W | 124.73'  | TR17                    | N51°00'00"W | 12.11'   |
| TM2                       | N29°20'57"W | 77.95'   | TR18                    | N18°00'00"E | 398.16'  |
| TM3                       | N62°01'14"E | 61.09'   | TR19                    | N63°00'00"E | 45.00'   |
| TM4                       | S67°48'19"W | 148.28'  | TR20                    | N57°00'00"W | 40.00'   |
| <b>ACCESS EASEMENTS</b>   |             |          | TR21                    | N18°00'00"E | 181.33'  |
| TR1                       | N05°00'00"W | 75.00'   | TR22                    | N72°00'00"W | 15.00'   |
| TR2                       | N24°00'00"E | 218.45'  | TR23                    | N18°00'00"E | 54.00'   |
| TR3                       | N69°00'00"E | 45.00'   | TR24                    | S72°00'00"E | 15.00'   |
| TR4                       | N51°00'00"W | 40.00'   | TR25                    | N18°00'00"E | 98.56'   |
| TR5                       | S05°00'00"E | 13.48'   | TR26                    | S18°00'00"W | 357.09'  |
| TR6                       | N05°00'00"W | 47.48'   | TR27                    | S63°00'00"W | 27.09'   |
| TR7                       | S85°00'00"W | 15.00'   | TR28                    | S27°00'00"E | 18.00'   |
| TR8                       | S05°00'00"E | 29.00'   | TR29                    | N63°00'00"W | 12.67'   |
| TR9                       | S85°03'28"E | 14.92'   | TR30                    | S57°00'00"E | 4.20'    |
| TR10                      | N24°00'00"E | 191.86'  | TR31                    | N33°00'00"E | 18.00'   |
| TR11                      | S24°00'00"W | 207.79'  | TR32                    | N57°00'00"W | 12.11'   |
| TR12                      | S69°00'00"W | 27.09'   | <b>LOT TIES</b>         |             |          |
| TR13                      | S21°00'00"E | 18.00'   | TLU1                    | S33°14'24"W | 64.10'   |
| TR14                      | N69°00'00"E | 12.67'   | TLU2                    | N03°17'49"E | 182.29'  |
| TR15                      | S51°00'00"E | 4.20'    | TLU3                    | N45°55'58"E | 109.16'  |
| TR16                      | N39°00'00"E | 18.00'   | TLU4                    | S42°15'51"W | 80.07'   |
|                           |             |          | TLU5                    | S32°06'11"E | 238.97'  |
|                           |             |          | TLU6                    | N01°03'26"E | 291.02'  |

**CURVE TABLE**

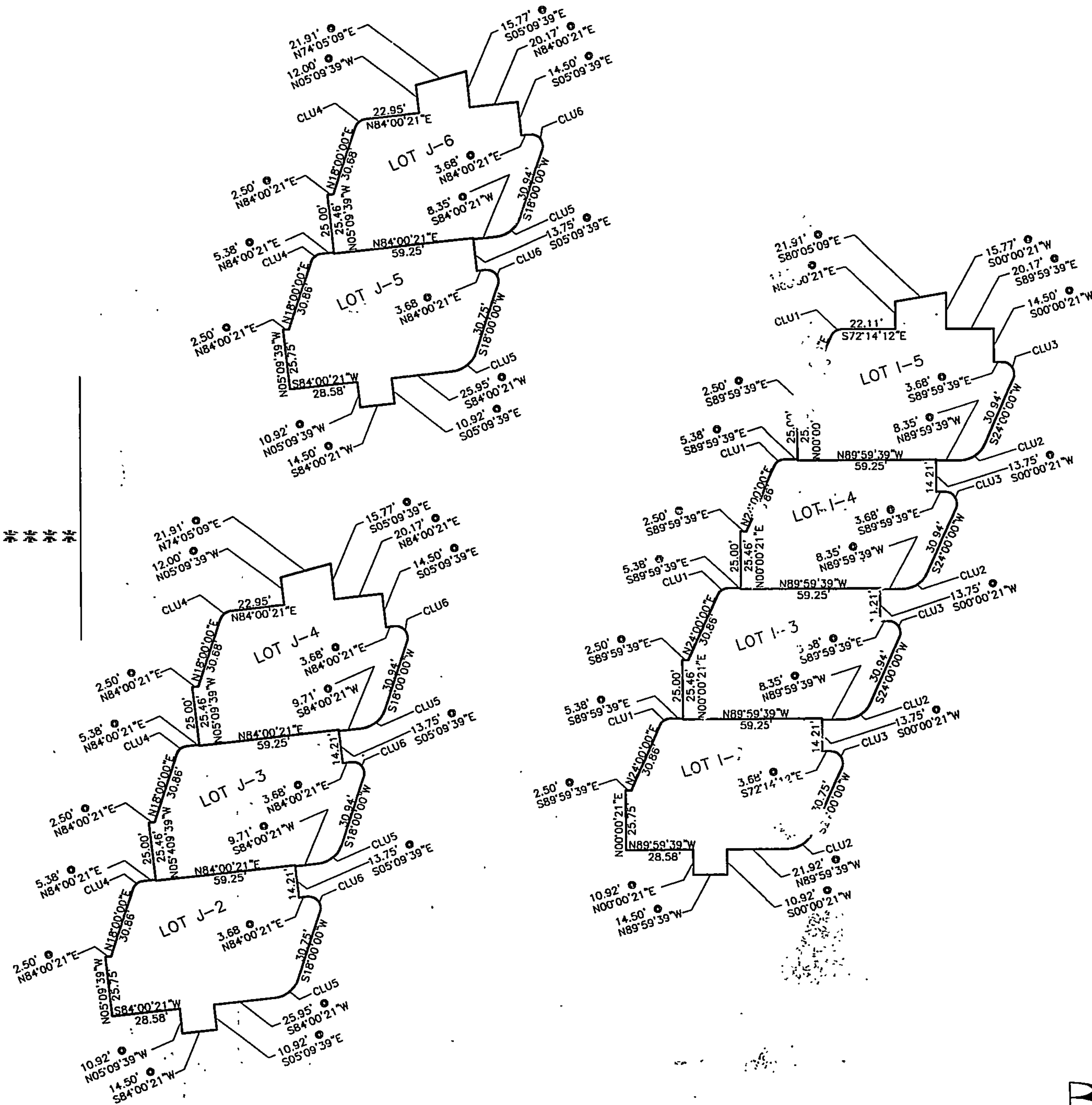
| CURVE       | DELTA     | RADIUS  | ARC     | CHORD   | CHD BRC     |
|-------------|-----------|---------|---------|---------|-------------|
| <b>ROAD</b> |           |         |         |         |             |
| CR1         | 46°27'00" | 200.00' | 162.14' | 157.74' | N71°46'30"W |
| CR2         | 14°00'00" | 200.00' | 48.87'  | 48.75'  | N78°00'00"E |
| CR3         | 29°00'00" | 180.00' | 91.11'  | 90.14'  | N09°30'00"E |
| CR4         | 83°28'51" | 15.00'  | 21.86'  | 19.97'  | N46°44'25"W |
| CR5         | 83°28'51" | 15.00'  | 21.86'  | 19.97'  | N36°44'25"W |
| CR6         | 29°00'00" | 180.00' | 91.11'  | 90.14'  | N09°30'00"E |
| CR7         | 90°00'00" | 5.00'   | 7.85'   | 7.07'   | N40°00'00"E |
| CR8         | 09°56'32" | 149.00' | 25.86'  | 25.82'  | N00°01'44"W |
| CR9         | 91°44'50" | 5.00'   | 8.01'   | 7.18'   | N38°11'03"W |
| CR10        | 17°18'38" | 169.00' | 51.06'  | 50.87'  | N15°20'41"E |
| CR11        | 45°00'00" | 25.00'  | 19.64'  | 19.13'  | S46°30'00"W |
| CR12        | 60°00'00" | 50.00'  | 52.36'  | 50.00'  | S81°00'00"E |
| CR13        | 75°00'00" | 25.00'  | 32.72'  | 30.44'  | N13°30'00"W |
| CR14        | 93°00'00" | 15.00'  | 24.35'  | 21.76'  | N28°30'00"W |
| CR15        | 87°00'00" | 15.00'  | 22.78'  | 20.65'  | N61°30'00"E |
| CR16        | 90°00'00" | 5.00'   | 7.85'   | 7.07'   | N27°00'00"W |
| CR17        | 90°00'00" | 5.00'   | 7.85'   | 7.07'   | N63°00'00"E |
| CR18        | 75°00'00" | 25.00'  | 32.72'  | 30.44'  | N19°30'00"W |
| CR19        | 60°00'00" | 50.00'  | 52.36'  | 50.00'  | S87°00'00"E |
| CR19        | 45°00'00" | 25.00'  | 19.64'  | 19.13'  | S40°30'00"W |



UNPLATTED LANDS OF  
 RAY A. GRAHAM, III

**BORDENAVE DESIGNS**  
 P.O. BOX 91194, ALBUQUERQUE, NM 87199  
 (505)823-1344 FAX (505)821-9105

PLAT OF LOTS I-1 THRU I-5 & J-1 THRU J-6  
 LA LUZ DEL OESTE, UNIT 4  
 ALBUQUERQUE, NEW MEXICO  
 APRIL, 2007



CURVE TABLE

| CURVE        | DELTA      | RADIUS | ARC    | CHORD  | CHD BRG     |
|--------------|------------|--------|--------|--------|-------------|
| LIVING UNITS |            |        |        |        |             |
| CLU1         | 66°00'21"  | 5.00'  | 5.76'  | 5.45'  | N57°00'11"E |
| CLU2         | 66°00'21"  | 12.00' | 13.82' | 13.07' | S57°00'11"W |
| CLU3         | 113°59'39" | 5.00'  | 9.95'  | 8.39'  | S32°59'49"E |
| CLU4         | 66°00'21"  | 5.00'  | 5.76'  | 5.45'  | N51°00'11"E |
| CLU5         | 66°00'21"  | 12.00' | 13.82' | 13.07' | S51°00'11"W |
| CLU6         | 113°59'39" | 5.00'  | 9.95'  | 8.39'  | S38°59'49"E |



SCALE = N.T.S.

\*\*\*

Letter of Credit No. 300261  
Page 2

The Draft(s) drawn under this credit must contain the Clause: "Drawn under Letter of Credit and Agreement No. 300261 of Charter Bank, 4400 Osuna NE, Albuquerque, New Mexico 87109, dated **January 30, 2007**, and the original Letter of Credit must be endorsed on the reverse side with the amount of each draft. This Letter of Credit must accompany each draft and be attached to the draft which exhausts this credit.

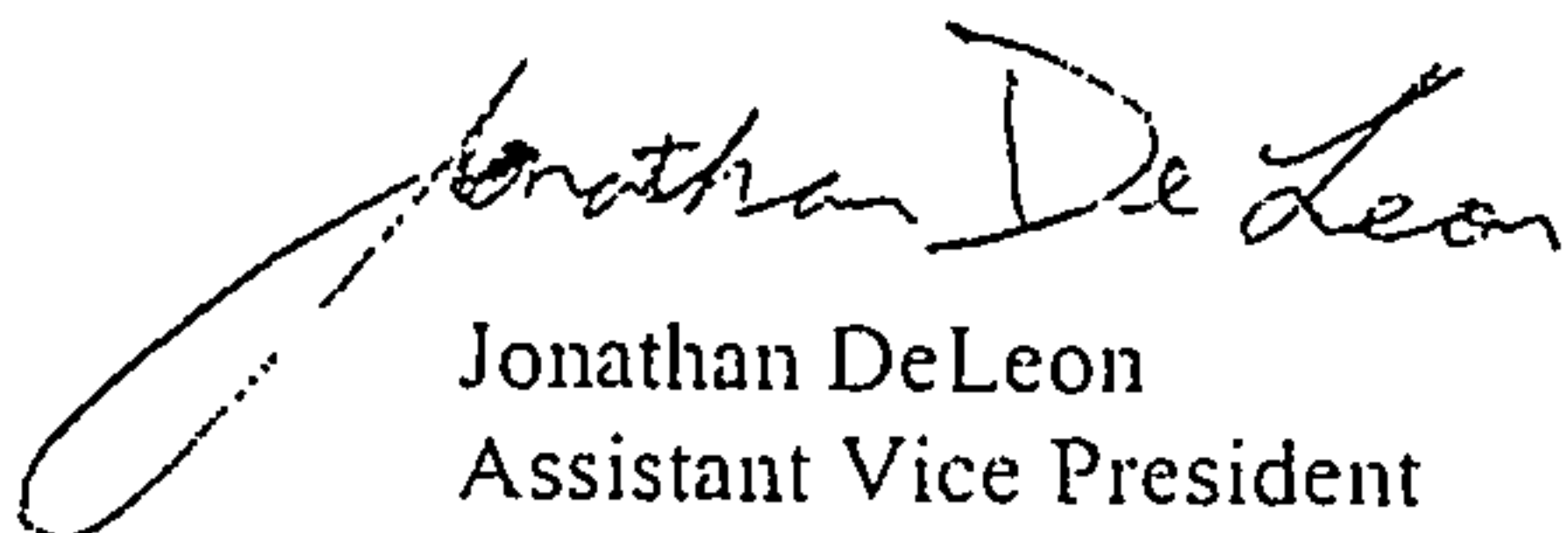
This Letter of Credit for the benefit of the City of Albuquerque shall be irrevocable until:

1. Sixty (60) days after the City accepts the completed improvements specified in the Agreement; or
2. City notification of the failure by **Harvest Land Company, LLC** to comply with the terms of the Agreement, and payment by Certified check from Charter Bank, to the City of Albuquerque of 125% of the City estimated costs of completing the improvements specified in the Agreement; or
3. Expiration of the Date, **March 18, 2008**.
4. Written termination of this Letter of Credit by the City of Albuquerque, signed by its Chief Administrative Officer.

This Letter of Credit will terminate at 2:00 o'clock p.m., New Mexico time, **March 18, 2008**.


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

Sincerely,

  
 Jonathan DeLeon  
 Assistant Vice President  
 Charter Bank

ACCEPTED:

CITY OF ALBUQUERQUE

BY:   
 Chief Administrative Officer

DATED: 2-27-07

*Handwritten initials and date: Jde 2/27/07*

*Handwritten date: 2-5-07*

14. **Project# 1005141**  
07DRB-70037 MINOR -  
PRELIMINARY/ FINAL PLAT  
APPROVAL

ABQ ENGINEERING agent(s) for LOUISE ABQ 2005, LLC request(s) the above action(s) for all or a portion of Block(s) 11, Tract(s) L-1, **PANORAMA HEIGHTS**, zoned O-1, located on INDIAN SCHOOL RD NE BETWEEN EASTRIDGE DR NE AND CONSTITUTION AVE NE containing approximately 7.71 acre(s). (J-22) **WITH THE SIGNING OF THE INFRASTRUCTURE LIST DATED 06/13/07 THE PRELIMINARY PLAT WAS APPROVED WITH THE FOLLOWING CONDITIONS OF FINAL PLAT APPROVAL: A GRADING AND DRAINAGE PLAN AS REQUIRED AND THE FINAL PLAT WAS INDEFINITELY DEFERRED FOR SIA.**

15. **Project # 1003790**  
07DRB-00299 Minor- Final Plat  
Approval

MARK GOODWIN & ASSOCIATES PA agent(s) for MCT INDUSTRIES INC request(s) the above action(s) for all or any portion of Tract(s) B, C-1 & C-2, **NORTH GATEWAY**, zoned IP located on BALLOON FIESTA PARKWAY NE between SAN MATEO BLVD NE and I-25 NE containing approximately 23 acre(s). [Final plat was indef deferred 4/4/07] (B-18) **THE FINAL PLAT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO TRANSPORTATION DEVELOPMENT FOR CLARIFICATION OF LANGUAGE ON NOTE 8 AND PLANNING FOR AMAFCA'S SIGNATURE AND TO RECORD.**

16. **Project# 1002743**  
07DRB-70024 MAJOR - FINAL PLAT  
APPROVAL

DAC ENTERPRISES INC agent(s) for HARVEST LAND LLC request(s) the above action(s) for all or any portion of Tract(s) I & J, **LA LUZ DEL OESTE**, zoned SU-1 PRD located on COORS NW between WESTERN TRAILS NW and DELLYNE NW containing approximately 4 acre(s). [Deferred from 6/06/07] (F-11) **THE FINAL PLAT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO PLANNING FOR AMAFCA'S SIGNATURE AND TO RECORD.**

**NO ACTION IS TAKEN ON THESE CASES:**

**APPLICANT - AGENT IS REQUIRED TO BE AT THE MEETING**

**THERE ARE NO SKETCH PLATS THIS WEEK. . . .**

17. Approval of the Development Review Board Minutes for June 6, 2007. **THE DEVELOPMENT REVIEW BOARD MINUTES FOR JUNE 6, 2007 WERE APPROVED BY THE BOARD.**

ADJOURNED: 10: 25 A.M.



**DEVELOPMENT REVIEW BOARD  
ACTION SHEET**

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

June 13, 2007

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  
David Flores in for 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: 10:25 A.M.

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

1. **Project # 1000945**  
07DRB-00621 Major-Two Year SIA

ADVANCED ENGINEERING AND CONSULTING LLC agent(s) for EAGLE ROCK PROPERTIES LLC request(s) the above action(s) for all or any portion of Lot(s) 22, Block(s) 26, Tract(s) A, **NORTH ALBUQUERQUE ACRES, UNIT B**, zoned SU-2 IP located on EAGLE ROCK AVE NE between SAN PEDRO DR NE and LOUISIANA BLVD NE containing approximately 1 acre(s). [REF:06DRB-00710] [Deferred from 6/13/07] (C-18) **DEFERRED AT THE AGENT'S REQUEST TO 07/18/07.**



\*  
\*  
\*

## SIGN POSTING AGREEMENT

### REQUIREMENTS

#### POSTING SIGNS ANNOUNCING PUBLIC HEARINGS

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

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

#### 1. LOCATION

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

#### 2. NUMBER

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

#### 3. PHYSICAL POSTING

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

#### 4. TIME

Signs must be posted from JULY 21, 2009 to AUGUST 5, 2009

#### 5. REMOVAL

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

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

\_\_\_\_\_  
(Applicant or Agent)

7/10/09  
(Date)

I issued 2 signs for this application,

07/10/09  
(Date)

Sandy Handley  
(Staff Member)

DRB PROJECT NUMBER: 1002743

# City of Albuquerque Planning Department

## One Stop Shop – Development and Building Services

10/12/2007 Issued By: PLNABG

**Permit Number:** 2007 070 312

**Category Code 910**

**Application Number:** 07DRB-70312, Major - Preliminary Plat Approval

**Address:**

**Location Description:** COORS BLVD NW AND DELYNNE NW AND WESTERN TRAILS NW

**Project Number:** 1002743

**Applicant**

Harvest Land, Llc

P.O. Box 92246  
Albuquerque, NM 87199  
792-5400

**Agent / Contact**

Bordenave Designs

Po Box 91194  
Albuquerque, NM 87199  
823-1344

**Application Fees**

|                |                     |                   |
|----------------|---------------------|-------------------|
| 441018/4971000 | Public Notification | \$75.00           |
| 441032/3424000 | Conflict Mgmt Fee   | \$20.00           |
| 441006/4983000 | DRB Actions         | \$1,150.00        |
| <b>TOTAL:</b>  |                     | <b>\$1,245.00</b> |

City Of Albuquerque  
Treasury Division

10/12/2007 12:07PM LOC: ANNX  
WS# 008 TRANSH 0019  
RECEIPT# 00082659-00082659  
PERMIT# 2007070312 TRSLJS  
Trans Amt \$1,245.00  
APN Fee \$75.00  
Conflict Manag. Fee \$20.00  
DRB Actions \$1,150.00

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

PAID RECEIPT

APPLICANT NAME

AGENT

ADDRESS

PROJECT & APP #

PROJECT NAME

*DAC Enterprises*

*1002743*

*La Luz Del Oeste*

\$ 441032/3424000 Conflict Management Fee

\$ 50<sup>00</sup> 441006/4983000 DRB Actions

*Deferral fee*

\$ 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

\$ 50<sup>00</sup> 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

6/11/2007 11:41AM LOC: ANNX  
RECEIPT# 00076707 WSH 008 TRANS# 0031  
Account 441006 Fund 0110  
Activity 4983000 TRSIMG  
Trans Amt \$50.00  
J24 Misc \$50.00  
CK \$50.00  
CHANGE \$0.00

Thank You

# City of Albuquerque Planning Department

## One Stop Shop – Development and Building Services

05/29/2007 Issued By: PLNJMP

#11

**Permit Number:** 2007 070 024 ✓  
**Application Number:** 07DRB-70024, Major - Final Plat Approval  
**Address:**  
**Location Description:** COORS BLVD NW BETWEEN WESTERN TRAIL NW AND DELLY NW  
**Project Number:** 1002743

**Applicant**  
Harvest Land, Llc  
  
3408 Vista Alameda Ne  
Albuquerque, NM 87120  
880-8858

**Agent / Contact**  
Dac Enterprises, Inc  
  
Po Box 18858  
Albuquerque, NM 87181

### Application Fees

|                |                     |                |
|----------------|---------------------|----------------|
| 441018/4971000 | Public Notification |                |
| 441032/3424000 | Conflict Mgmt Fee   | \$20.00        |
| 441006/4983000 | DRB Actions         |                |
| <b>TOTAL:</b>  |                     | <b>\$20.00</b> |

City Of Albuquerque  
Treasury Division

5/29/2007 12:03PM LOC: ANNX  
RECEIPT# 00082666 WSH 007 TRANSH 0024  
Account 441032 Fund 0110  
Activity 3424000 TRSMSP  
Trans Amt \$20.00  
J24 Misc \$20.00  
VI \$20.00  
CHANGE \$0.00

Thank You

# City of Albuquerque



## DEVELOPMENT/ PLAN REVIEW APPLICATION

Supplemental form

**SUBDIVISION**

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

**SITE DEVELOPMENT PLAN**

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

**STORM DRAINAGE**

- Storm Drainage Cost Allocation Plan

**S Z ZONING & PLANNING**

- Annexation
- County Submittal
- EPC Submittal
- Zone Map Amendment (Establish or Change Zoning)
- Sector Plan (Phase I, II, III)
- Amendment to Sector, Area, Facility or Comprehensive Plan
- Text Amendment (Zoning Code/Sub Regs)
- Street Name Change (Local & Collector)
- L A APPEAL / PROTEST of...**
- 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 2<sup>nd</sup> Street NW, Albuquerque, NM 87102. Fees must be paid at the time of application. Refer to supplemental forms for submittal requirements.

**APPLICANT INFORMATION:**

Professional/Agent (if any): HARVEST LAND, LLC PHONE: 890-6656

ADDRESS: 3408 VISTA ALAMEDA NE FAX: 890-5035

CITY: ALBUQUERQUE STATE NM ZIP 87120 E-MAIL: \_\_\_\_\_

APPLICANT: DAC ENTERPRISES, INC PHONE: 294-5243

ADDRESS: P.O. BOX 16658 FAX: 822-1365

CITY: ALBUQUERQUE STATE NM ZIP 87191 E-MAIL: \_\_\_\_\_

Proprietary interest in site: OWNER List all owners: \_\_\_\_\_

DESCRIPTION OF REQUEST: Major subdivision final plat approval

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

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

Lot or Tract No. TRACTS I & J Block: \_\_\_\_\_ Unit: \_\_\_\_\_

Subdiv/Addn/TBKA: LA LUZ DEL OESTE

Existing Zoning: SU-1/PR3 Proposed zoning: SU-1/PRD

Zone Atlas page(s): F-11 UPC Code: 101106129743910 138 MRGCD Map No \_\_\_\_\_

**CASE HISTORY:**

List any current or prior case number that may be relevant to your application (Proj., App., DRB-, AX, Z, V, S, etc.): 1002743

**CASE INFORMATION:**

Within city limits?  Yes Within 1000FT of a landfill? NO

No. of existing lots: 2 No. of proposed lots: 9 Total area of site (acres): +4 acres

LOCATION OF PROPERTY BY STREETS: On or Near: COORS BLVD NW

Between: WESTERN TRAIL NW and DELLYNE NW

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

SIGNATURE Doug Crandall DATE 5/28/07  
 (Print) DOUG CRANDALL Applicant:  Agent:

**FOR OFFICIAL USE ONLY**

Form revised 4/07

| INTERNAL ROUTING  | Application case numbers | Action    | S.F.      | Fees            |
|---|--------------------------|-----------|-----------|-----------------|
| <input checked="" type="checkbox"/> All checklists are complete         | <u>07PRB - 70024</u>     | <u>FP</u> | <u>53</u> | <u>\$ 0</u>     |
| <input checked="" type="checkbox"/> All fees have been collected        | _____                    | _____     | _____     | <u>\$ 20.00</u> |
| <input checked="" type="checkbox"/> All case #s are assigned            | _____                    | _____     | _____     | _____           |
| <input checked="" type="checkbox"/> AGIS copy has been sent             | _____                    | _____     | _____     | _____           |
| <input checked="" type="checkbox"/> Case history #s are listed          | _____                    | _____     | _____     | _____           |
| <input checked="" type="checkbox"/> Site is within 1000ft of a landfill | _____                    | _____     | _____     | _____           |
| <input checked="" type="checkbox"/> F.H.D.P. density bonus              | _____                    | _____     | _____     | _____           |
| <input checked="" type="checkbox"/> F.H.D.P. fee rebate                 | _____                    | _____     | _____     | _____           |
| Hearing date <u>6/6/07</u>  |                          |           | Total     | <u>\$ 20.00</u> |

Quadrone 5/29/07  
 Planner signature / date

Project # 1002743

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

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

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

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

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

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

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

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

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

- Proposed Preliminary / Final Plat (folded to fit into an 8.5" by 14" pocket) **6 copies** for unadvertised meetings
- Signed & recorded Final Pre-Development Facilities Fee Agreement for Residential development only
- Design elevations and cross sections of perimeter walls (11" by 17" maximum) **3 copies**
- Site sketch with measurements showing structures, parking, Bldg. setbacks, adjacent rights-of-way and street improvements, if there is any existing land use (folded to fit into an 8.5" by 14" pocket) **6 copies**
- Zone Atlas map with the entire property(ies) clearly outlined
- Letter briefly describing, explaining, and justifying the request
- Bring original Mylar of plat to meeting, ensure property owner's and City Surveyor's signatures are on the plat
- Landfill disclosure and EHD signature line on the Mylar if property is within a landfill buffer
- Fee (see schedule)
- List any original and/or related file numbers on the cover application
- Infrastructure list if required (**verify with DRB Engineer**)
- DXF file and hard copy of final plat data for AGIS is required.

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

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

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

DOUG CRANDALL  
Applicant name (print)  
Doug Crandall  
Applicant signature / date 5/28/07



Form revised 4/07

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

Application case numbers  
07 DRB - 70024

Gregg Miller  
Planner signature / date 5/29/07  
**Project # 1002743**

PRELIMINARY  
PRE-DEVELOPMENT FACILITIES FEE AGREEMENT

THIS AGREEMENT is made by and between the Albuquerque Municipal School District No. 12, Bernalillo and Sandoval Counties, New Mexico ("Albuquerque Public Schools" or "APS"), a public school district organized and existing pursuant to the laws of New Mexico, and Harvest Land LLC ("Developer") effective as of this 6<sup>th</sup> day of March 2007 and pertains to the subdivision commonly known as LA LUZ DEL OESTE, UNIT 4 and more particularly described as LOTS K1 thru K13, Lt thru L11, M1 thru M8 & N1 thru N9 (the "Subdivision".)

WHEREAS, In order to provide for APS becoming more knowledgeable of development plans within the City so that APS may better plan for future growth, the City of Albuquerque requires that APS approve the plat(s) for any new subdivision; and

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

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

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

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

WHEREAS, APS has determined that the amount of the facilities fee is reasonably related to the impact the subdivision will have on the operation of the area schools:

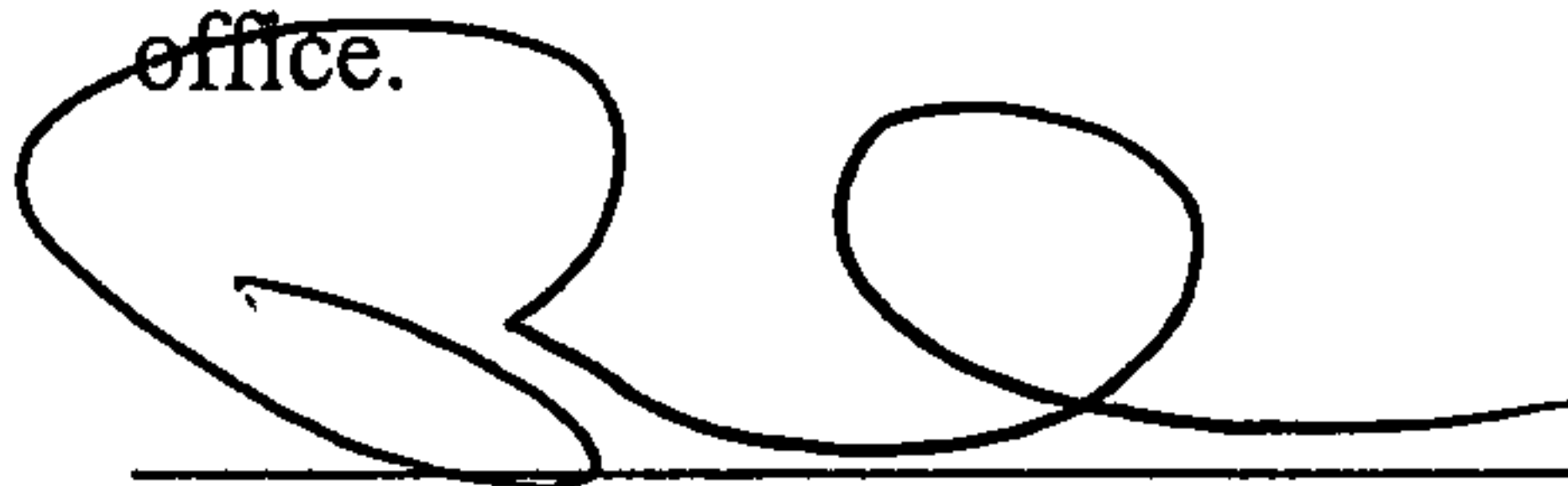
THEREFORE, in consideration of the mutual promises contained herein, APS and Developer agree as follows:

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

- If the building permit is issued on or after July 1, 2008, the fee shall be \$2425 per dwelling unit.
- If the permit is issued on or after January 1, 2010, the fee shall be \$2975 per dwelling unit.


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

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

  
\_\_\_\_\_  
Signature

Rhett Waterman, Manager  
Name (typed or printed) and title

Harvest Land Co., LLC  
Developer

  
Maggie Toulouse Bern. Co. AGRE R 13.00 Bk-A137 Pg-3702  
2007073855  
6656892  
Page: 2 of 3  
05/18/2007 12:53P



DRB Project # 1002743  
APS Cluster Volcano Vista

STATE OF NEW MEXICO  
COUNTY OF BERNALILLO

This instrument was acknowledged before me on March 6, 2007, by Keith Waterman  
as Manager/Developer of Forest Land LLC, a corporation.

(Seal)

[Signature]  
Notary Public  
My commission expires: 7/20/2008

ALBUQUERQUE PUBLIC SCHOOLS

By [Signature]  
Signature

**Director, Capital Master Plan**

RIZITO WIJENTE  
Name (typed or printed) and title

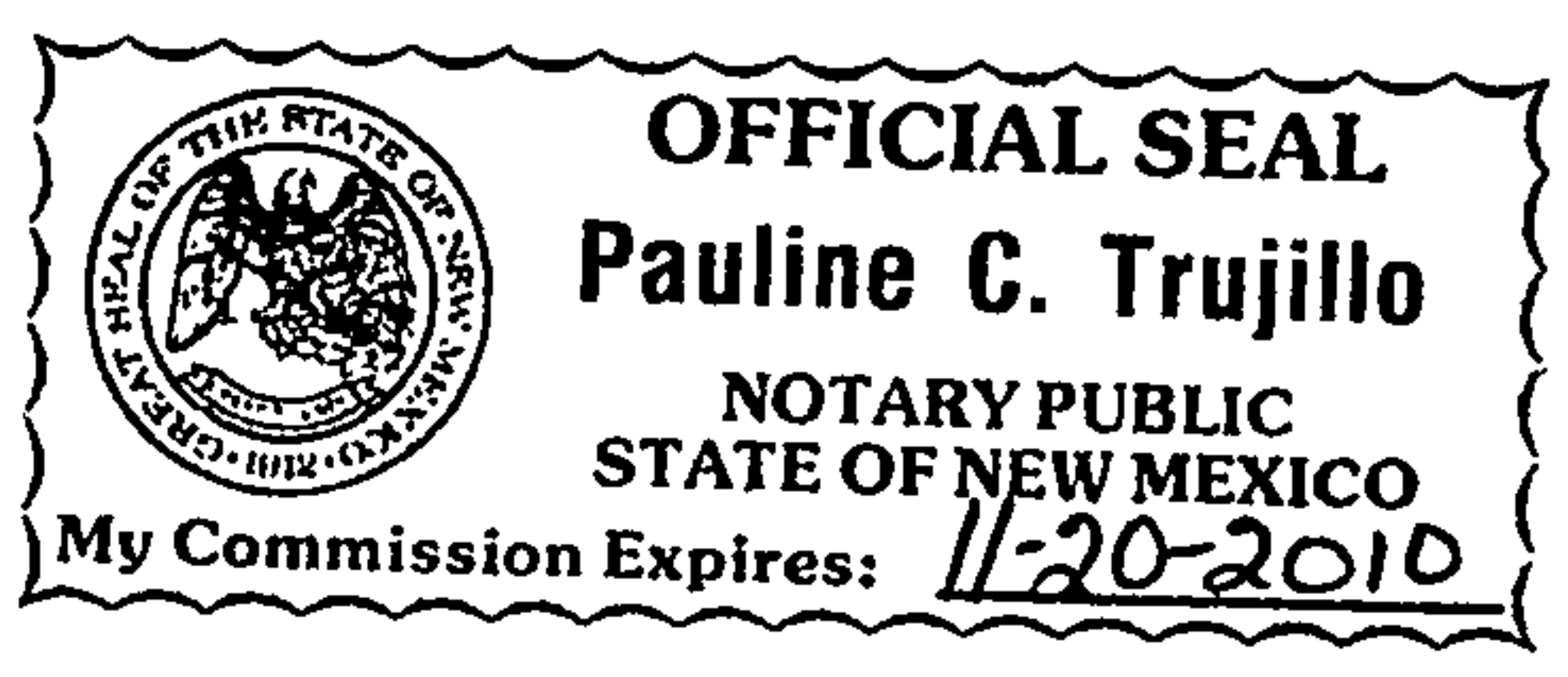
STATE OF NEW MEXICO  
COUNTY OF BERNALILLO

This instrument was acknowledged before me on March 12, 2007 by Rizito Wijente  
as Director, CMP of the Albuquerque Municipal School  
District No. 12, Bernalillo and Sandoval Counties, a school district organized and existing under  
the laws of the State of New Mexico.

(Seal)

Pauline C. Trujillo  
Notary Public

My commission expires: Nov. 20, 2010



Maggie Toulouse Bern. Co. AGRE R 13.00  
2007073855  
6656862  
Page: 3 of 3  
05/18/2007 12:53P  
Bk-A137 Pg-3702



1902

\*\*\*

No. of Lots: 9  
Nearest Major Streets  
COORS & MONTANO 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 23<sup>rd</sup> day of May, 2007, 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 HARVEST LAND, LLC ("Subdivider"), a [state the type of business entity, for instance, "New Mexico corporation," "general partnership," "joint venture," "individual," etc.:] NM CORPORATION, whose address is 3408 VISTA ALAMEDA NE, ABO, NM. and whose telephone number is 892-6656, is made in Albuquerque, New Mexico, and is entered into as of the date of final execution of this Agreement.

1. Recital. The Subdivider is developing certain lands within the City of Albuquerque, Bernalillo County, New Mexico, known as [existing legal description:] TRACTS I & J, LA LUZ DEL OESTE, recorded on NOV. 12 2003 in the records of the Bernalillo County Clerk at Book 2003C, pages 342 through --- (the "Subdivision"). The Subdivider certifies that the Subdivision is owned by [state the name of the present real property owner exactly as shown on the real estate document conveying title in the Subdivision to the present owner:] HARVEST LAND, LLC ("Owner").

The Subdivider has submitted and the City has approved a preliminary plat or Site Development Plan identified as LOTS I-1 THRU I-5 & J-1 THRU J-6 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 18<sup>th</sup> day of JANUARY, 2008 ("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. 676385.

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



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

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

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

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

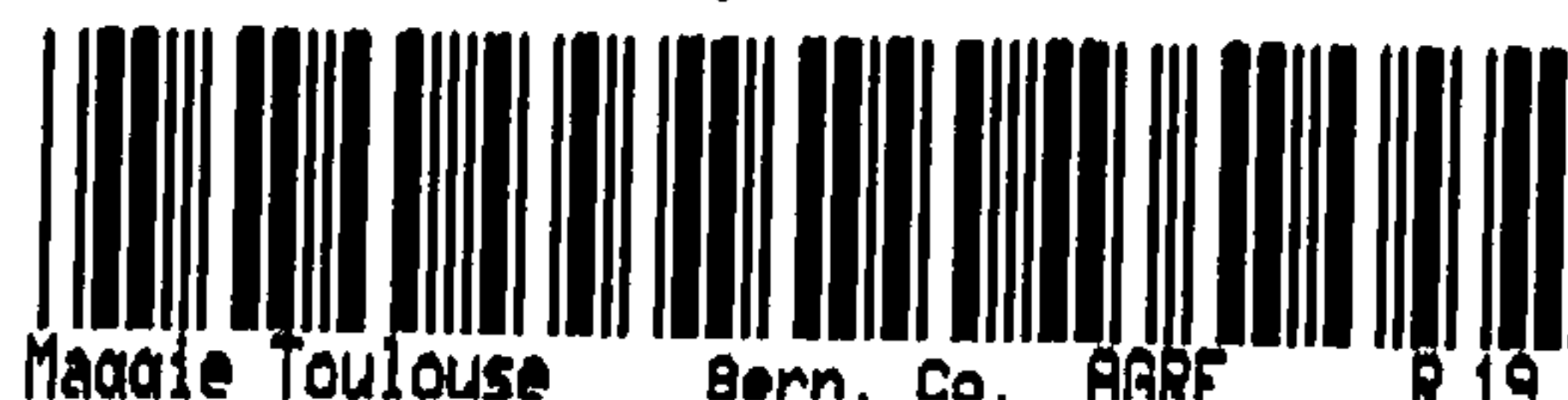
| <u>Type of Fee</u>  | <u>Amount</u>   |
|---|---|
| <u>Engineering Fee</u>  | <u>3.25% of Actual Construction Cost</u>                  |
| <u>Excavation And Sidewalk Ordinance, Street Restoration Fees</u> | <u>As required per City-approved estimate. (Figure 7)</u> |

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

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

A. Construction Surveying. Construction surveying for the construction of the public Improvements shall be performed by ALDRICH SURVEYING, and construction surveying of the private Improvements shall be performed by ALDRICH SURVEYING. 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 GSA, LLC, and inspection of the private Improvements shall be performed by GSA, 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 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 MARTIN VINYARD & ASSOCIATES, and field testing of the private Improvements shall be performed by MARTIN 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 Public Works Construction. If any field testing is performed by an entity other than the City, the City may monitor the field testing and the Subdivider shall ensure that the field testing entity provides all field testing results, reports and related data to the City which the City requires for review. The Subdivider shall pay the City a reasonable fee for any field testing performed by the City.

D. Additional Testing. The City retains the right to perform all additional testing which the City Engineer deems is necessary or advisable, and the Subdivider shall pay the City a reasonable fee therefor.

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

To meet the Subdivision Ordinance requirements, the Subdivider has acquired or is able to acquire the following [Financial Guaranty:]

Type of Financial Guaranty: IRREVOCABLE LETTER OF CREDIT # 300  
Amount: \$ 256,155.00 Name of Financial Institution or Surety 300261  
providing Guaranty: CHARTER BANK  
Date City first able to call Guaranty: JANUARY 18, 2008  
[Construction Completion Deadline]: JANUARY 18 20 08  
If Guaranty other than a Bond, last day City able to call Guaranty is:  
MARCH 18, 2008  
Additional information:

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

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



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

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

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

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

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

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

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

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

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



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

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

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

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

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

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

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

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

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

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

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



2007076130  
6658677  
Page 5 of 6  
05/23/2007 09:43P  
MADRID TOLUCA AREA CO. 0005 B 10 00 01-0107 B- 5005

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

SUBDIVIDER:

By [Signature]: [Signature]  
Name: Rhett Waterman  
Title: Managing Member  
Dated: 5/10/07

CITY OF ALBUQUERQUE  
[Signature]  
City Engineer  
Dated: 5-23-07

W  
5-22-07

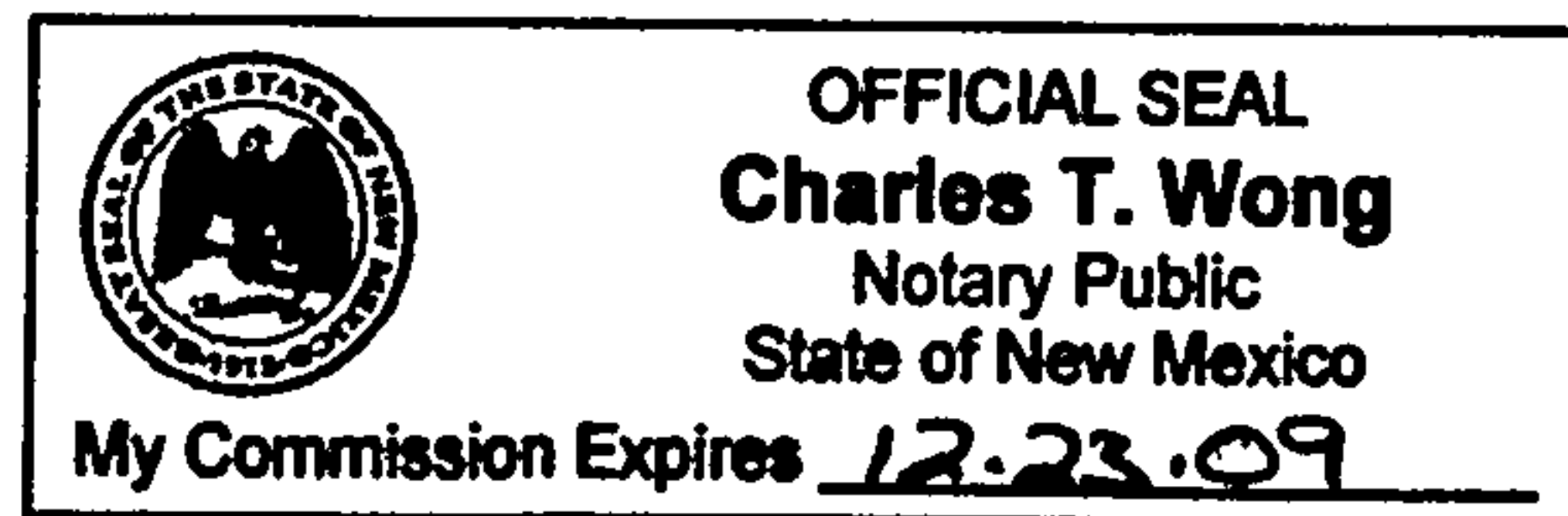
SUBDIVIDER'S NOTARY

STATE OF NM )  
 ) ss.  
COUNTY OF BERNALILLO

This instrument was acknowledged before me on 10 day of MAY, 20 07 by [name of person:] RHETT WATERMAN, [title or capacity, for instance, "President" or "Owner":] MANAGING MEMBER of [Subdivider:] HARVEST LAND LLC

My Commission Expires: 12.23.09

[Signature]  
Notary Public



CITY'S NOTARY

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

This instrument was acknowledged before me on 23 day of May, 20 07 by Richard Dourte, City Engineer of the City of Albuquerque, a municipal corporation, on behalf of said corporation.

My Commission Expires: July 5, 2010

[Signature]  
Notary Public

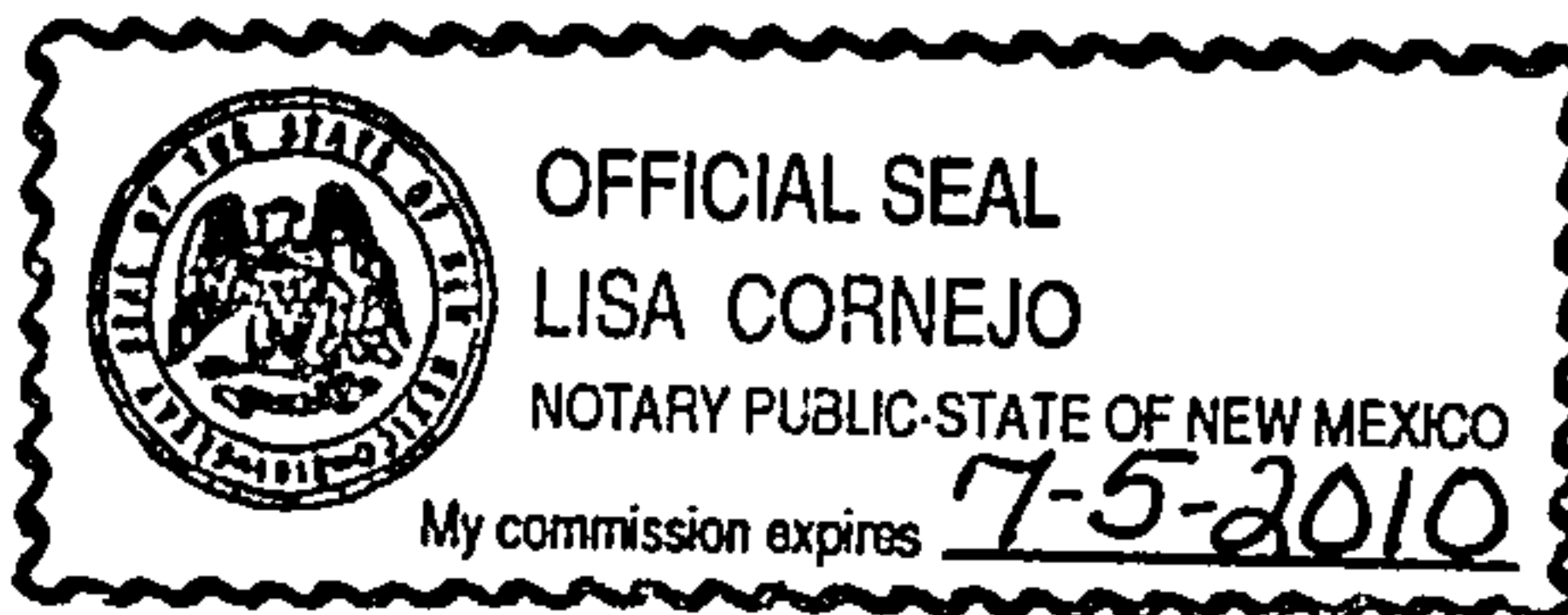


EXHIBIT A AND POWER OF ATTORNEY ATTACHED





**ORIGINAL**

INFRASTRUCTURE LIST

EXHIBIT "A"

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

LOTS I-1 thru I-5 & J-1 thru J-6, LA LUZ DEL OESTE, UNIT 4  
PROPOSED NAME OF PLAT AND/OR SITE DEVELOPMENT PLAN

TRACTS I & J, LA LUZ DEL OESTE, UNIT 4  
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 |
|----------------|-------------------|-----------|---|---------------------------------------|------------|-----------------------|-------------------|----------------|--------------------|
|                |                   | 4"        | PRIVATE SAS   | COMMON AREA EAST OF LOTS I-1 thru I-5 | EXIST STUB | ' SOUTH               | /                 | /              | /                  |
|                |                   | 4"        | PRIVATE SAS   | COMMON AREA EAST OF LOTS J-1 thru J-6 | EXIST STUB | 310' SOUTH            | /                 | /              | ****               |
|                |                   | 22'       | PRIVATE STREET (ASPHALT)                                | ACCESS ESMT (ROAD I)                  | WIND RD    | CUL-DE-SAC 322' NORTH | /                 | /              | /                  |
|                |                   | 54' x 20' | PRIVATE PARKING (ASPHALT)                               | ACCESS ESMT (ROAD I)                  |            | ADJACENT TO STREET    | /                 | /              | /                  |
|                |                   | -         | MODIFIED HAMMER HEAD (ASPHALT w/ 3- "NO PARKING" SIGNS) | ACCESS ESMT (ROAD I)                  | -          | -                     | /                 | /              | /                  |
|                |                   | 22'       | PRIVATE STREET (ASPHALT)                                | ACCESS ESMT (ROAD J)                  | WIND RD    | CULDESAC 393' NORTH   | /                 | /              | /                  |
|                |                   | 54' x 20' | PRIVATE PARKING (ASPHALT)                               | ACCESS ESMT (ROAD J)                  |            | ADJACENT TO STREET    | /                 | /              | /                  |
|                |                   | -         | MODIFIED HAMMER HEAD (ASPHALT w/ 3- "NO PARKING" SIGNS) | ACCESS ESMT ROAD J                    | -          | -                     | /                 | /              | /                  |
|                |                   | 28'       | PRIVATE STREET (ASPHALT)                                | ACCESS ESMT (WIND RD)                 | ROAD H     | 50' WEST OF ROAD J    | /                 | /              | /                  |

**ORIGINAL**

| SIA Sequence # | COA DRC Project # | Size | Type of Improvement | Location             | From    | To         | Private Inspector | City Inspector | City Cnst Engineer |
|----------------|-------------------|------|---------------------|----------------------|---------|------------|-------------------|----------------|--------------------|
|                |                   | 8"   | PUBLIC WATER (PVC)  | WATER ESMT (WIND RD) | ROAD I  | MILL RD    | /                 | /              | /                  |
|                |                   | 6"   | PUBLIC WATER (PVC)  | WATER ESMT (ROAD I)  | WIND RD | 305' NORTH | /                 | /              | /                  |
|                |                   | 6"   | PUBLIC WATER (PVC)  | WATER ESMT (ROAD J)  | WIND RD | 376' NORTH | /                 | /              | /                  |
|                |                   | 3/4" | 4-WATER SERVICES    | WATER ESMT (ROAD I)  | -       | -          | /                 | /              | /                  |
|                |                   | 3/4" | 5-WATER SERVICES    | WATER ESMT (ROAD J)  | -       | -          | /                 | /              | /                  |
|                |                   | -    | 5-FIRE HYDRANTS     | WATER ESMT WIND ROAD | -       | -          | /                 | /              | /                  |
|                |                   | -    | 1-FIRE HYDRANT      | WATER ESMT (ROAD I)  | -       | -          | /                 | /              | /                  |
|                |                   | -    | 1-FIRE HYDRANT      | WATER ESMT (ROAD J)  | -       | -          | /                 | /              | ****               |
|                |                   |      |                     |                      |         |            | /                 | /              | /                  |
|                |                   |      |                     |                      |         |            | /                 | /              | /                  |
|                |                   |      |                     |                      |         |            | /                 | /              | /                  |
|                |                   |      |                     |                      |         |            | /                 | /              | /                  |
|                |                   |      |                     |                      |         |            | /                 | /              | /                  |
|                |                   |      |                     |                      |         |            | /                 | /              | /                  |
|                |                   |      |                     |                      |         |            | /                 | /              | /                  |
|                |                   |      |                     |                      |         |            | /                 | /              | /                  |
|                |                   |      |                     |                      |         |            | /                 | /              | /                  |
|                |                   |      |                     |                      |         |            | /                 | /              | /                  |
|                |                   |      |                     |                      |         |            | /                 | /              | /                  |
|                |                   |      |                     |                      |         |            | /                 | /              | /                  |
|                |                   |      |                     |                      |         |            | /                 | /              | /                  |

NAME OF PLAT AND/OR SITE PLAN \_\_\_\_\_

revised 07/01/04

ORIGINAL

| SIA Sequence # | COA DRC Project # |
|----------------|-------------------|
|                |                   |
|                |                   |
|                |                   |
|                |                   |

| Size | Type of Improvement | Location | From | To |
|------|---------------------|----------|------|----|
|      |                     |          |      |    |
|      |                     |          |      |    |
|      |                     |          |      |    |
|      |                     |          |      |    |
|      |                     |          |      |    |

| Private Inspector | City Inspector | City Cnst Engineer |
|-------------------|----------------|--------------------|
| /                 | /              | /                  |
| /                 | /              | /                  |
| /                 | /              | /                  |
| /                 | /              | /                  |

NOTES

- 1 ENGINEER'S CERTIFICATION OF GRADING AND DRAINAGE PLAN REQ'D FOR RELEASE OF SIA FINANCIAL GUARANTY.
- 2
- 3

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AGENT / OWNER

JEAN J. (JAKE) BORDENAVE  
NAME (print)

BORDENAVE DESIGNS  
FIRM

*[Signature]* 12/02/05  
SIGNATURE - date

MAXIMUM TIME ALLOWED TO CONSTRUCT THE IMPROVEMENTS WITHOUT A DRB

EXTENSION: \_\_\_\_\_

DEVELOPMENT REVIEW BOARD MEMBER APPROVALS

*[Signature]* 2/08/06  
DRB CHAIR - date

*[Signature]* 2/8/06  
TRANSPORTATION DEVELOPMENT - date

*[Signature]* 2/8/06  
UTILITY DEVELOPMENT - date

*[Signature]* 2/8/06  
CITY ENGINEER - date

*[Signature]* 2/8/06  
PARKS & GENERAL SERVICES - date

*[Signature]* 4/11/07  
AMAFCA - date

DESIGN REVIEW COMMITTEE REVISIONS

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



Bank • Mortgage • Insurance

§  
§  
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May 11, 2007

IRREVOCABLE LETTER OF CREDIT NO. 300261

AMOUNT: \$256,155 89

Bruce J. Perlman, Ph. D  
Chief Administrative Officer  
City of Albuquerque  
P. O. Box 1293  
Albuquerque, NM 87103

Re: Letter of Credit for Harvest Land Company, LLC  
City of Albuquerque Project Number : 676385  
Project Name: La Luz Del Oeste

Dear Sirs.

This is to advise the City of Albuquerque, New Mexico ("City") that, at the request of Harvest Land Company, LLC, Charter Bank in Albuquerque, New Mexico, has established an Irrevocable Letter Of Credit in the sum of **TWO HUNDRED FIFTY SIX THOUSAND ONE HUNDRED FIFTY FIVE AND 89/100 DOLLARS (\$256,155.89)** ("Letter of Credit") for the exclusive purpose of providing the financial guarantee which the City requires Harvest Land Company, LLC ("Developer") to provide for the installation of the improvements which must be constructed at **LA LUZ DEL OESTE**, City Project No **676385** ("Project"), **Infrastructure**. The amount of the Letter of Credit is 125% of the City's estimated cost of construction of improvements as required by the City's Subdivision Ordinance. The improvements are identified in the agreement between the City of Albuquerque and Subdivider, which was recorded on \_\_\_\_\_, 20\_\_\_\_ in the records of the Clerk of Bernalillo County, New Mexico in Book Misc. \_\_\_\_\_, at pages \_\_\_\_\_ to \_\_\_\_\_, as amended ("Agreement").

A Draft or Drafts for any amount up to but not in excess of **TWO HUNDRED FIFTY SIX THOUSAND ONE HUNDRED FIFTY FIVE AND 89/100 DOLLARS (\$256,155.89)** is/are available at sight at Charter Bank, 4400 Osuna NE, Albuquerque, New Mexico 87109 between **January 18, 2008 and March 18, 2008**. When presented for negotiation, the Draft(s) is/are to be accompanied by the City's notarized certification stating.

a) Harvest Land Company, LLC has failed to comply with the terms of the Agreement; b) the undersigned is the Chief Administrative Officer of the City of Albuquerque and is authorized to sign this certification; and c) the amount of the Draft does not exceed 125% of the City's estimated cost of completing the improvements specified in the Agreement.

We hereby agree with the drawer of Draft(s) drawn under and in compliance with the terms of this credit that such Draft(s) will be duly honored upon presentation to the drawee if negotiated between **January 18, 2008 and March 18, 2008**.

Letter of Credit No. 300261

Page 2

The Draft(s) drawn under this credit must contain the Clause: "Drawn under Letter of Credit and Agreement No. 300261 of Charter Bank, 4400 Osuna NE, Albuquerque, New Mexico 87109, dated May 11, 2007, and the original Letter of Credit must be endorsed on the reverse side with the amount of each draft. This Letter of Credit must accompany each draft and be attached to the draft which exhausts this credit.

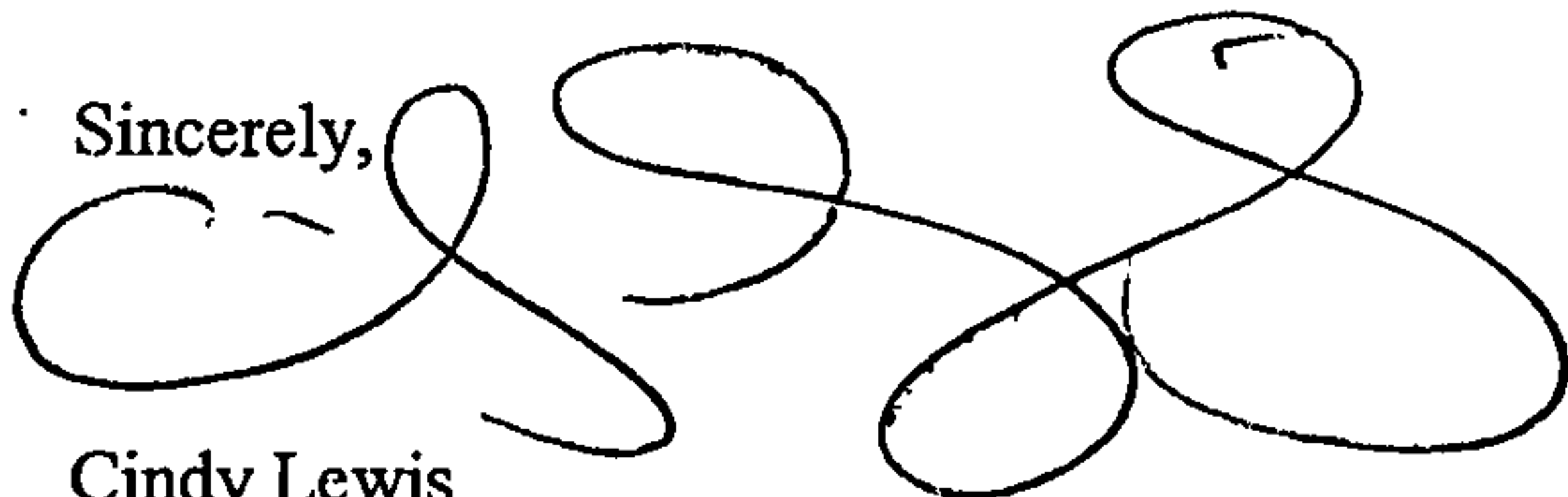
This Letter of Credit for the benefit of the City of Albuquerque shall be irrevocable until:

1. Sixty (60) days after the City accepts the completed improvements specified in the Agreement; or
2. City notification of the failure by **Harvest Land Company, LLC** to comply with the terms of the Agreement, and payment by Certified check from Charter Bank, to the City of Albuquerque of 125% of the City estimated costs of completing the improvements specified in the Agreement; or
3. Expiration of the Date, **March 18, 2008**.
4. Written termination of this Letter of Credit by the City of Albuquerque, signed by its Chief Administrative Officer.

This Letter of Credit will terminate at 2:00 o'clock p.m., New Mexico time, **March 18, 2008**.

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

Sincerely,




Cindy Lewis  
Vice President  
Charter Bank

ACCEPTED:

CITY OF ALBUQUERQUE

BY:

  
\_\_\_\_\_  
Chief Administrative Officer

DATED: 5-23-07

*Handwritten:* 5/23/07

*Handwritten:* 5-22-07

\*\*\*

# FINANCIAL GUARANTY AMOUNT

05/09/2006

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

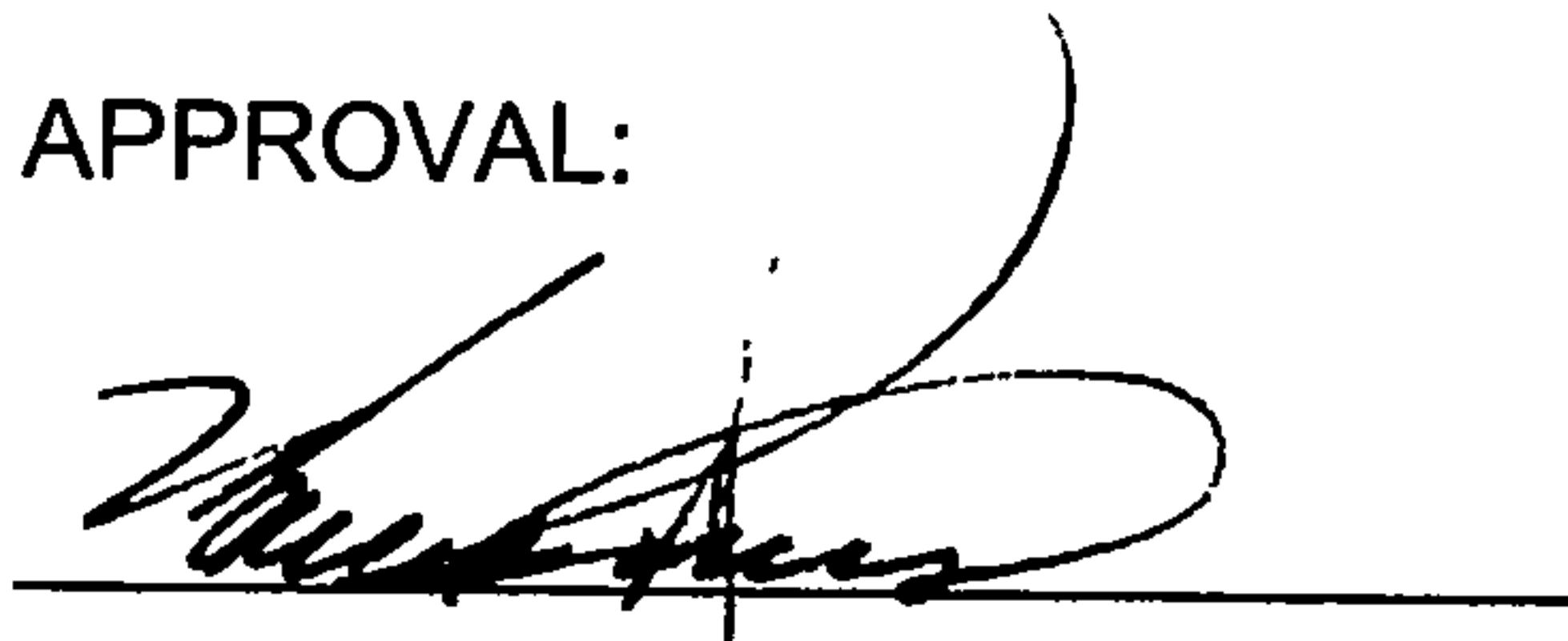
Project Description:

**Project ID #: 676385, La Luz Oeste Subd., Trs. I & J, Phase/Unit #: 1**

Requested By: **Jake Bordenave, P.E. - Bordennave Designs**

|  |        |                            |
|--|--------|----------------------------|
| Approved estimate amount:                |        | \$160,695.57               |
| Contingency Amount:                      | 10.00% | \$16,069.56                |
| Subtotal:                                |        | \$176,765.13               |
| NMGRT                                    | 6.75%  | \$11,931.65                |
| Subtotal:                                |        | \$188,696.78               |
| Engineering Fee                          | 6.60%  | \$12,453.99                |
| Testing Fee                              | 2.00%  | \$3,773.94                 |
| Subtotal:                                |        | \$204,924.71               |
| FINANCIAL GUARANTY RATE                  |        | 1.25                       |
| Retainage Amount:                        |        | \$ .00                     |
| <b>TOTAL FINANCIAL GUARANTY REQUIRED</b> |        | <b><u>\$256,155.89</u></b> |

APPROVAL:

  
\_\_\_\_\_

DATE:

May 10, 2006

Notes: La Luz Del Oeste, Lots I-1 and J-1 thru J-6

Revised 5/10/2006

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\*\*  
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I Jean Bordenave, PS # 5110, hereby give Harvest Land, LLC permission to add the following note to the Plat for La Luz del Oeste, Unit 4, Jots I-1 thru I-5 & J-1 thru J-6:

The property on this plat is subject to a Pre-Development Facilities Fee Agreement with the Albuquerque Public Schools recorded at 5-18-07 Bk-A137 Pg 3702.

Jean Bordenave



date 05/18/07

**ORIGINAL**

INFRASTRUCTURE LIST

EXHIBIT "A"

TO SUBDIVISION IMPROVEMENTS AGREEMENT

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

LOTS I-1 thru I-5 & J-1 thru J-6, LA LUZ DEL OESTE, UNIT 4  
 PROPOSED NAME OF PLAT AND/OR SITE DEVELOPMENT PLAN

TRACTS I & J, LA LUZ DEL OESTE, UNIT 4  
 EXISTING LEGAL DESCRIPTION PRIOR TO PLATTING ACTION

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| SIA Sequence # | COA DRC Project # | Size      | Type of Improvement                                     | Location                              | From       | To                    | Private Inspector | City Inspector | City Cnst Engineer |
|----------------|-------------------|-----------|---|---------------------------------------|------------|-----------------------|-------------------|----------------|--------------------|
|                |                   | 4"        | PRIVATE SAS   | COMMON AREA EAST OF LOTS I-1 thru I-5 | EXIST STUB | 'SOUTH                | /                 | /              | /                  |
| ****           |                   | 4"        | PRIVATE SAS   | COMMON AREA EAST OF LOTS J-1 thru J-6 | EXIST STUB | 310' SOUTH            | /                 | /              | /                  |
|                |                   | 22'       | PRIVATE STREET (ASPHALT)                                | ACCESS ESMT (ROAD I)                  | WIND RD    | CUL-DE-SAC 322' NORTH | /                 | /              | /                  |
|                |                   | 54' x 20' | PRIVATE PARKING (ASPHALT)                               | ACCESS ESMT (ROAD I)                  |            | ADJACENT TO STREET    | /                 | /              | /                  |
|                |                   | -         | MODIFIED HAMMER HEAD (ASPHALT w/ 3- "NO PARKING" SIGNS) | ACCESS ESMT (ROAD I)                  | -          | -                     | /                 | /              | /                  |
|                |                   | 22'       | PRIVATE STREET (ASPHALT)                                | ACCESS ESMT (ROAD J)                  | WIND RD    | CUL-DE-SAC 393' NORTH | /                 | /              | /                  |
|                |                   | 54' x 20' | PRIVATE PARKING (ASPHALT)                               | ACCESS ESMT (ROAD J)                  |            | ADJACENT TO STREET    | /                 | /              | /                  |
|                |                   | -         | MODIFIED HAMMER HEAD (ASPHALT w/ 3- "NO PARKING" SIGNS) | ACCESS ESMT ROAD J                    | -          | -                     | /                 | /              | /                  |
|                |                   | 28'       | PRIVATE STREET (ASPHALT)                                | ACCESS ESMT (WIND RD)                 | ROAD H     | 50' WEST OF ROAD J    | /                 | /              | /                  |



ORIGINAL Location

| SIA Sequence # | COA DRC Project # | Size | Type of Improvement | Location             | From    | To         | Private Inspector | City Inspector | City Enst Engineer |
|----------------|-------------------|------|---------------------|----------------------|---------|------------|-------------------|----------------|--------------------|
|                |                   | 8"   | PUBLIC WATER (PVC)  | WATER ESMT (WIND RD) | ROAD I  | MILL RD    | /                 | /              | /                  |
|                |                   | 6"   | PUBLIC WATER (PVC)  | WATER ESMT (ROAD I)  | WIND RD | 305' NORTH | /                 | /              | /                  |
|                |                   | 6"   | PUBLIC WATER (PVC)  | WATER ESMT (ROAD J)  | WIND RD | 376' NORTH | /                 | /              | /                  |
|                |                   | 3/4" | A-WATER SERVICES    | WATER ESMT (ROAD I)  | -       | -          | /                 | /              | /                  |
|                |                   | 3/4" | S-WATER SERVICES    | WATER ESMT (ROAD J)  | -       | -          | /                 | /              | /                  |
|                |                   | -    | S-FIRE HYDRANTS     | WATER ESMT WIND ROAD | -       | -          | /                 | /              | /                  |
|                |                   | -    | 1-FIRE HYDRANT      | WATER ESMT (ROAD I)  | -       | -          | /                 | /              | /                  |
|                |                   | -    | 1-FIRE HYDRANT      | WATER ESMT (ROAD J)  | -       | -          | /                 | /              | /                  |
|                |                   |      |                     |                      |         |            | /                 | /              | /                  |
|                |                   |      |                     |                      |         |            | /                 | /              | /                  |
|                |                   |      |                     |                      |         |            | /                 | /              | /                  |
|                |                   |      |                     |                      |         |            | /                 | /              | /                  |
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|                |                   |      |                     |                      |         |            | /                 | /              | /                  |
|                |                   |      |                     |                      |         |            | /                 | /              | /                  |

ORIGINAL

| SIA Sequence # | COA DRC Project # | Size | Type of Improvement | Location | From | To | Private Inspector | City Inspector | City Cnst Engineer |
|----------------|-------------------|------|---------------------|----------|------|----|-------------------|----------------|--------------------|
|                |                   |      |                     |          |      |    | /                 | /              | /                  |
|                |                   |      |                     |          |      |    | /                 | /              | /                  |
|                |                   |      |                     |          |      |    | /                 | /              | /                  |
|                |                   |      |                     |          |      |    | /                 | /              | /                  |

NOTES

- ENGINEER'S CERTIFICATION OF GRADING AND DRAINAGE PLAN REQ'D FOR RELEASE OF SIA FINANCIAL GUARANTY.
- 

|  |  |
|--|--|
| <p><b>AGENT / OWNER</b></p> <p>JEAN J. (JAKE) BORDENAVE<br/>NAME (print)</p> <p>BORDENAVE DESIGNS<br/>FIRM</p> <p><i>J. Bordenave</i> 12/07/05<br/>SIGNATURE - date</p> <p>MAXIMUM TIME ALLOWED TO CONSTRUCT THE IMPROVEMENTS WITHOUT A DRB EXTENSION: _____</p> | <p><b>DEVELOPMENT REVIEW BOARD MEMBER APPROVALS</b></p> <p><i>[Signature]</i> 2/08/06<br/>DRB CHAIR - date</p> <p><i>[Signature]</i> 2-08-06<br/>TRANSPORTATION DEVELOPMENT - date</p> <p><i>William J. Balch</i> 2/8/06<br/>UTILITY DEVELOPMENT - date</p> <p><i>Bradley L. Bryan</i> 2/8/06<br/>CITY ENGINEER - date</p> <p><i>Christina Sandoval</i> 2/8/06 CS 4/11/07<br/>PARKS &amp; GENERAL SERVICES - date</p> <p>_____<br/>AMAFCA - date</p> <p>_____<br/>- date</p> <p>_____<br/>- date</p> |
|--|--|

**DESIGN REVIEW COMMITTEE REVISIONS**

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

April 10, 2007

✽  
✽  
✽  
✽

Sheran Matson  
Planning Manager  
Development Review Board  
600 2<sup>nd</sup> Street, Third Floor  
Albuquerque, New Mexico 87102

Re: 07DRB-00336, Project#1002743 La Luz de Oeste, Unit 4

Dear Sheran, and Development Review Board,

The Taylor Ranch Neighborhood Association received notice that this project will be heard by the DRB. I contacted Mr. Doug Crandall, of DAC Enterprises, to inquire about the project. He said that the project is in keeping with the existing site plan, which consists of Town Houses that were already approved in 1978, and that they would look like the existing Town Homes already built.

The Taylor Ranch Neighborhood Association has always supported projects that comply with the Coors Corridor Plan in regards to blending in with the natural landscape, view preservation, etc. The existing Town Homes on the Westside of Coors Blvd., built by Harvest Homes in the past has done a nice job in complying with the intent of the Coors Corridor Plan. We support the extension of the Town Home project as long as it complies with the existing architecture, open layout, and natural common areas.

If you have questions, please call me.

Sincerely,

Rene' Horvath  
Land Use Director for TRNA  
[Aboard10@juno.com](mailto:Aboard10@juno.com)  
898-2114



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

**PDFF agreements received by 5PM Thursday will be ready for pick up by 8AM on the following Tuesday.**

Please drop off and pick up all Pre-Development Facilities Fee agreements at APS' Capital Master Plan office. The office is located in Suite 9, 2nd floor, of the Lincoln Building at 915 Locust St SE. A map to our offices is located at: <http://construction.voteaps.com/LincolnMap.html>

DRB Project # (if already assigned) 1002743

**Please check one:**

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

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

**Project Information**

Subdivision Name LA LUZ DEL OESTE, UNIT 4, LOTS I-1 thru I5 & J-1 thru J-6

Location of Project (address or major cross streets) DEL E AVE & COORS BLVD NW

Proposed # of Units: 9 Single-Family — Multi-Family

Note: A single-family unit is a single-family, detached dwelling unit.

**Contact Information**

Name JAKE BORDENAVE

Company BORDENAVE DESIGNS

Phone 823-1314

E-mail jakebordenave@mindspring.com

**Please include with your submittal:**

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

**FOR OFFICIAL USE ONLY**

APS Cluster JOVANO VISTA  
Preliminary PDFF Date Submitted 3/8/07  
Preliminary PDFF Date Completed 3/12/07

Final PDFF Date Submitted \_\_\_\_\_  
Final PDFF Date Completed \_\_\_\_\_

DRB Project # 1002743  
APS Cluster Volcanovista

PRELIMINARY  
PRE-DEVELOPMENT FACILITIES FEE AGREEMENT

THIS AGREEMENT is made by and between the Albuquerque Municipal School District No. 12, Bernalillo and Sandoval Counties, New Mexico ("Albuquerque Public Schools" or "APS"), a public school district organized and existing pursuant to the laws of New Mexico, and

HARVEST LAND, L.L.C. ("Developer") effective as of this 6<sup>th</sup> day of March, 2007 and pertains to the subdivision commonly known as LA LUZ DEL SOL, and more particularly described as LOTS 11 thru 15 & 11 thru 16,  
LA LUZ DEL OESTE, UNIT 4

(the "Subdivision".)

WHEREAS, In order to provide for APS becoming more knowledgeable of development plans within the City so that APS may better plan for future growth, the City of Albuquerque requires that APS approve the plat(s) for any new subdivision; and

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

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

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

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

WHEREAS, APS has determined that the amount of the facilities fee is reasonably related to the impact the subdivision will have on the operation of the area schools:

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

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

DRB Project #

1002743

APS Cluster

Volcano Vista

- If the building permit is issued on or after July 1, 2008, the fee shall be \$2425 per dwelling unit.
- If the permit is issued on or after January 1, 2010, the fee shall be \$2975 per dwelling unit.

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

3. Developer agrees that the fee shall be paid to APS at or before the issuance of any building permit for any lot or other parcel of property subject to this Agreement.

4. Developer may satisfy all or part of its obligations under this contract by transferring improved or unimproved property to APS, provided that APS must agree to the transfer and to the value placed on the transferred property. APS, upon accepting such transfer, shall credit Developer with an amount equal to the agreed value, and the developer may designate the lot(s) to which such amount(s) shall be applied in satisfaction of its obligations hereunder.

5. This contract may be recorded in the office of the County Clerk of Bernalillo and/or Sandoval County, and shall serve as notice of the Developer's obligation to pay facilities fees. Developer shall include on the plat of the Subdivision a statement that "The property on this plat is subject to a Pre-Development Facilities Fee Agreement with the Albuquerque Public Schools, recorded at [recording data]."

6. APS, through its Facilities Fee Administrator, will provide a Payment Acknowledgement in the form attached hereto to the Developer reflecting receipt of the facilities fee (or equivalent compensation as described in paragraph 4 above), which form may be given to the City to show satisfaction of the fee obligation and satisfy that condition for receiving building permits. Developer may record that Payment Acknowledgment in the real estate records of Bernalillo or Sandoval County, but APS shall not be responsible for paying any recording fees nor shall APS be responsible for recording any such documents with the office of the County Clerk or any other office.



Signature

Rhett Waterman, Manager

Name (typed or printed) and title

Harvest Land Co., LLC

Developer

DRB Project # 1002743  
APS Cluster Volcano Vista

STATE OF NEW MEXICO  
COUNTY OF BERNALILLO

This instrument was acknowledged before me on March 6<sup>th</sup>, 2007 by Rhett Waterman  
as Manager/Developer of Harvest Land LLC, a corporation.

(Seal) \_\_\_\_\_  
Notary Public  
My commission expires: 7/20/2008

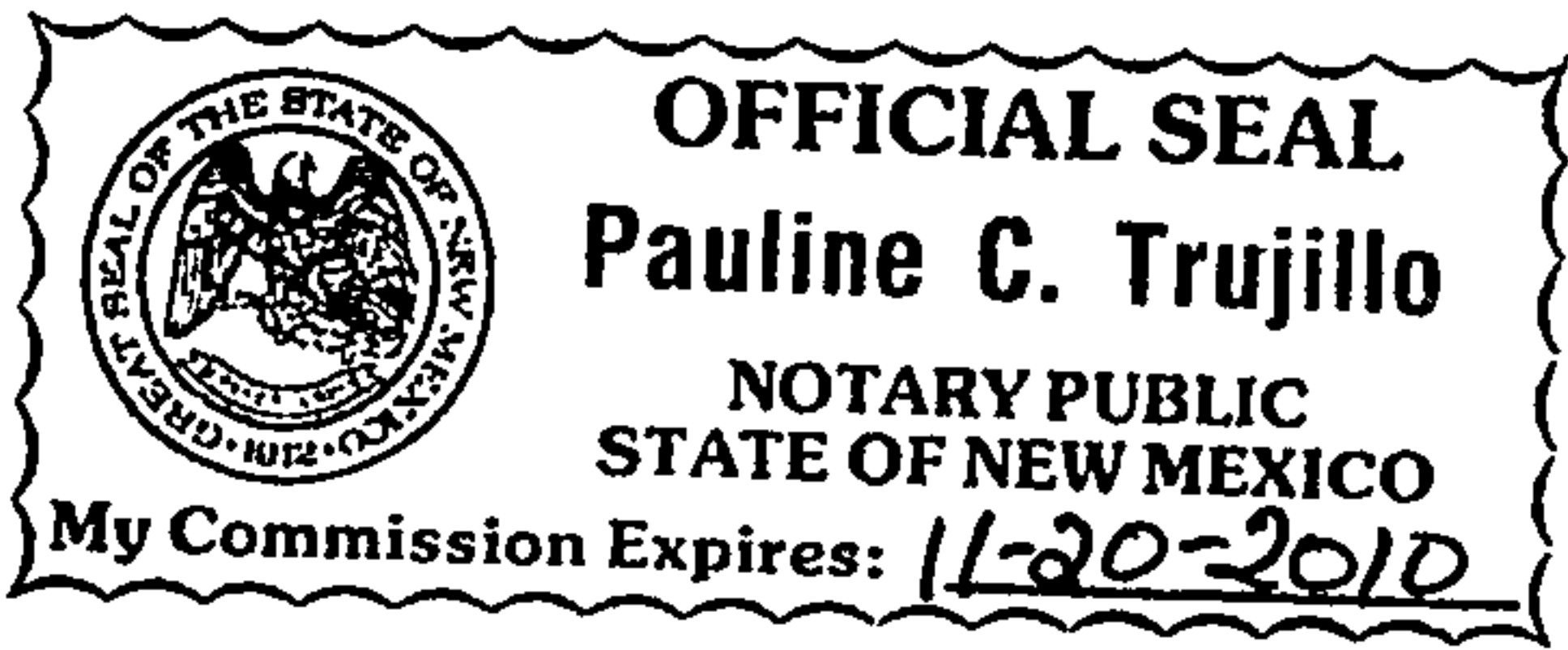
ALBUQUERQUE PUBLIC SCHOOLS  
By: \_\_\_\_\_  
Signature

Kizito Wijenje  
Name (typed or printed) and title  
**Director, Capital Master Plan**

STATE OF NEW MEXICO  
COUNTY OF BERNALILLO

This instrument was acknowledged before me on March 12, 2007 by Kizito  
Wijenje as Director, CMP of the Albuquerque Municipal School  
District No. 12, Bernalillo and Sandoval Counties, a school district organized and existing under  
the laws of the State of New Mexico.

(Seal) \_\_\_\_\_  
Notary Public  
My commission expires: Nov. 20, 2010



# City of Albuquerque



## DEVELOPMENT/ PLAN REVIEW APPLICATION

Supplemental form

**SUBDIVISION**

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

**SITE DEVELOPMENT PLAN**

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

**STORM DRAINAGE**

- Storm Drainage Cost Allocation Plan

**S Z ZONING & PLANNING**

- Annexation
- County Submittal
- EPC Submittal
- Zone Map Amendment (Establish or Change Zoning)
- Sector Plan (Phase I, II, III)
- Amendment to Sector, Area, Facility or Comprehensive Plan
- Text Amendment (Zoning Code/Sub Regs)
- Street Name Change (Local & Collector)
- L A APPEAL / PROTEST of...**
- 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 2<sup>nd</sup> Street NW, Albuquerque, NM 87102. Fees must be paid at the time of application. Refer to supplemental forms for submittal requirements.

**APPLICANT INFORMATION:**

NAME: HARVEST LAND LLC PHONE: 890-6656  
 ADDRESS: 3408 VISTA ALAMEDA NE Ste C FAX: 890-5035  
 CITY: ALBUQUERQUE STATE NM ZIP 87113 E-MAIL: \_\_\_\_\_  
 Proprietary interest in site: OWNER/DEVELOPER List all owners: \_\_\_\_\_  
 AGENT (if any): DAC ENTERPRISES, INC. PHONE: 294-5243  
 ADDRESS: P.O. BOX 16658 FAX: \_\_\_\_\_  
 CITY: ALBUQUERQUE STATE NM ZIP 87191 E-MAIL: \_\_\_\_\_

DESCRIPTION OF REQUEST: PRELIMINARY PLAT FOR AN 11 LOT SUBDIVISION

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

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

Lot or Tract No. TRACTS I & J Block: \_\_\_\_\_ Unit: 4  
 Subdiv. / Addn. LA LUZ DEL OESTE  
 Current Zoning: SU-1/PRD Proposed zoning: \_\_\_\_\_  
 Zone Atlas page(s): F-11 No. of existing lots: 2 No. of proposed lots: 11  
 Total area of site (acres): 3.5892 Density if applicable: dwellings per gross acre: 3.1 dwellings per net acre: 3.1  
 Within city limits?  Yes. No , but site is within 5 miles of the city limits.) Within 1000FT of a landfill? NO  
 UPC No. 101106129743910138 & 101106129743910139 MRGCD Map No. N/A  
 LOCATION OF PROPERTY BY STREETS: On or Near: COORS BLVD NW  
 Between: WESTERN TRAILS NW and DELLYNE 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 1002743, 03DRB00989

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

SIGNATURE Doug Crandall, DAC ENTERPRISES, INC DATE MARCH 13, 2007  
 (Print) DOUG CRANDALL \_\_\_\_\_ Applicant  Agent

**FOR OFFICIAL USE ONLY**

Form revised 4/04

|   | Application case numbers    | Action    | S.F.       | Fees                   |
|---|-----------------------------|-----------|------------|------------------------|
| <input checked="" type="checkbox"/> INTERNAL ROUTING                    | <u>07DRB - 00336</u>        | <u>PP</u> | <u>52</u>  | <u>\$ 730.00</u>       |
| <input checked="" type="checkbox"/> All checklists are complete         |                             |           | <u>CMF</u> | <u>\$ 20.00</u>        |
| <input checked="" type="checkbox"/> All fees have been collected        |                             |           | <u>ADV</u> | <u>\$ 75.00</u>        |
| <input checked="" type="checkbox"/> All case #'s are assigned           |                             |           |            | \$ _____               |
| <input checked="" type="checkbox"/> AGIS copy has been sent             |                             |           |            | \$ _____               |
| <input checked="" type="checkbox"/> Case history #'s are listed         |                             |           |            | \$ _____               |
| <input checked="" type="checkbox"/> Site is within 1000ft of a landfill |                             |           |            | \$ _____               |
| <input checked="" type="checkbox"/> F.H.D.P. density bonus              |                             |           |            | \$ _____               |
| <input checked="" type="checkbox"/> F.H.D.P. fee rebate                 |                             |           |            | \$ _____               |
|   | Hearing date <u>4-11-07</u> |           |            | Total <u>\$ 825.00</u> |

April M. Heron 3-13-07  
 Planner signature / date

Project # 100 2743



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
Signed Preliminary Pre-Development Facilities Fee Agreement for Residential development only
Design elevations & cross sections of perimeter walls 3 copies (11" x 17" maximum)
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.
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.

DOUG CRANDALL, DAC ENTERPRISES, INC. Applicant name (print)

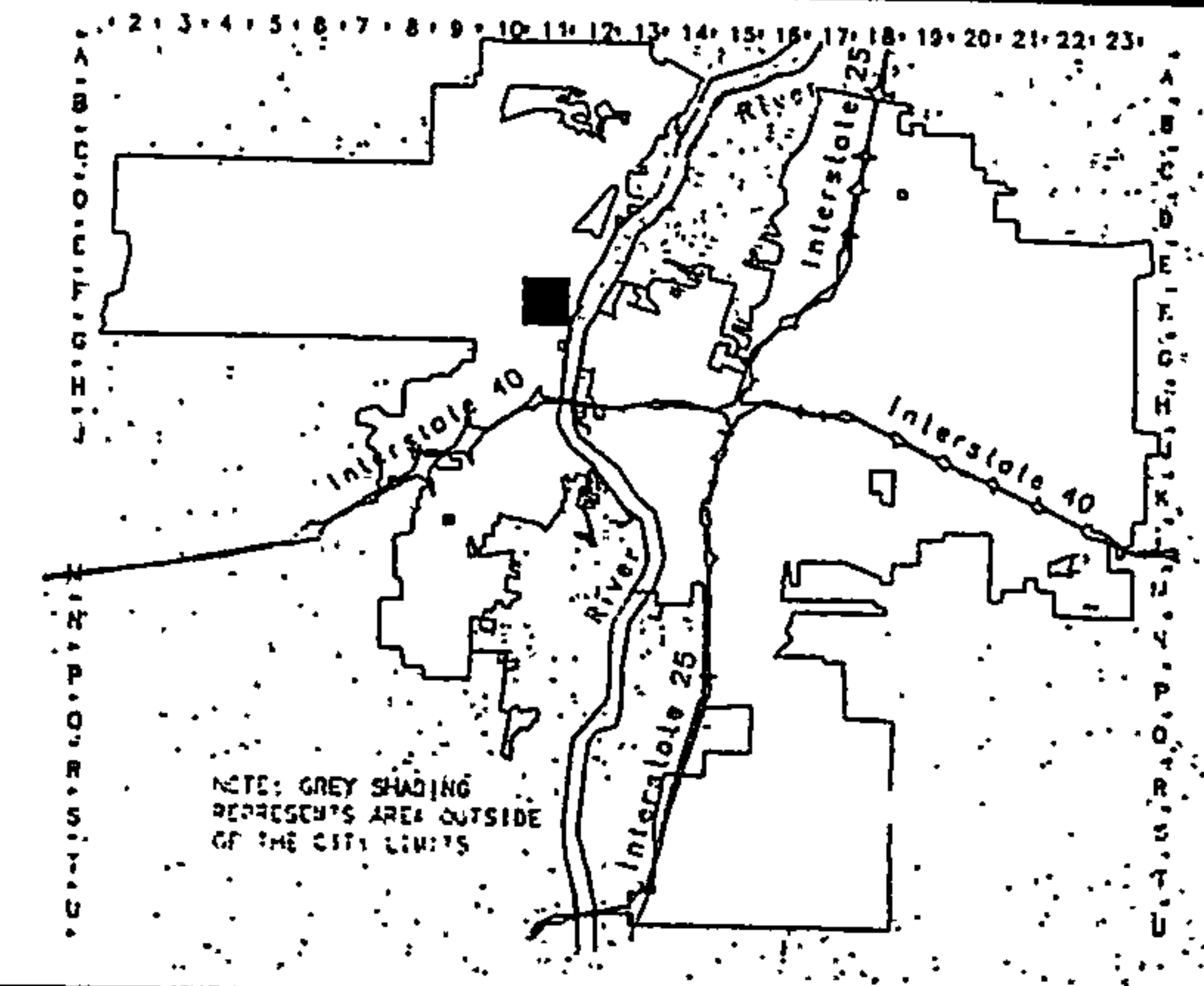
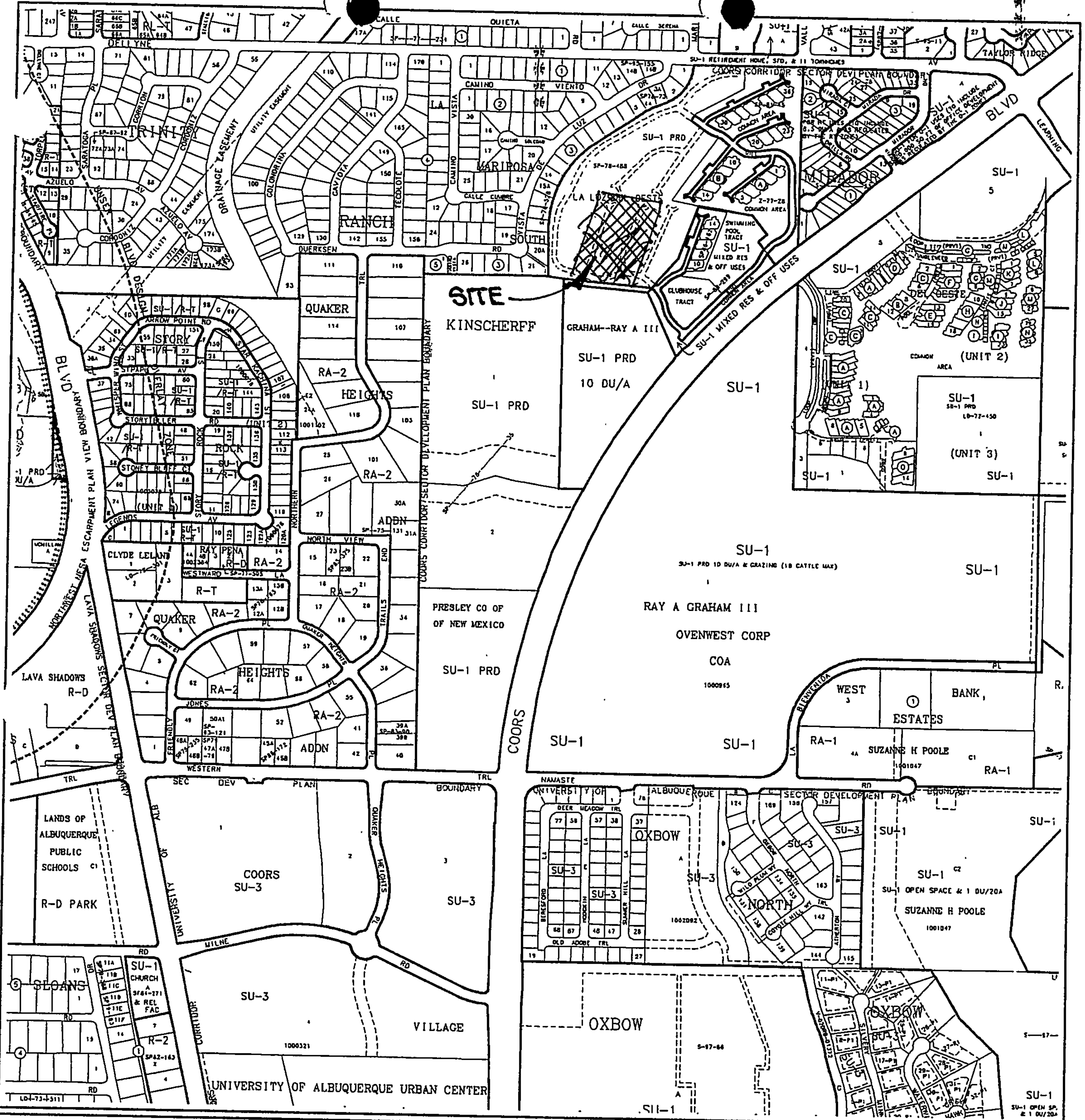
Doug Crandall by me MARCH 13, 2007 Applicant signature / date



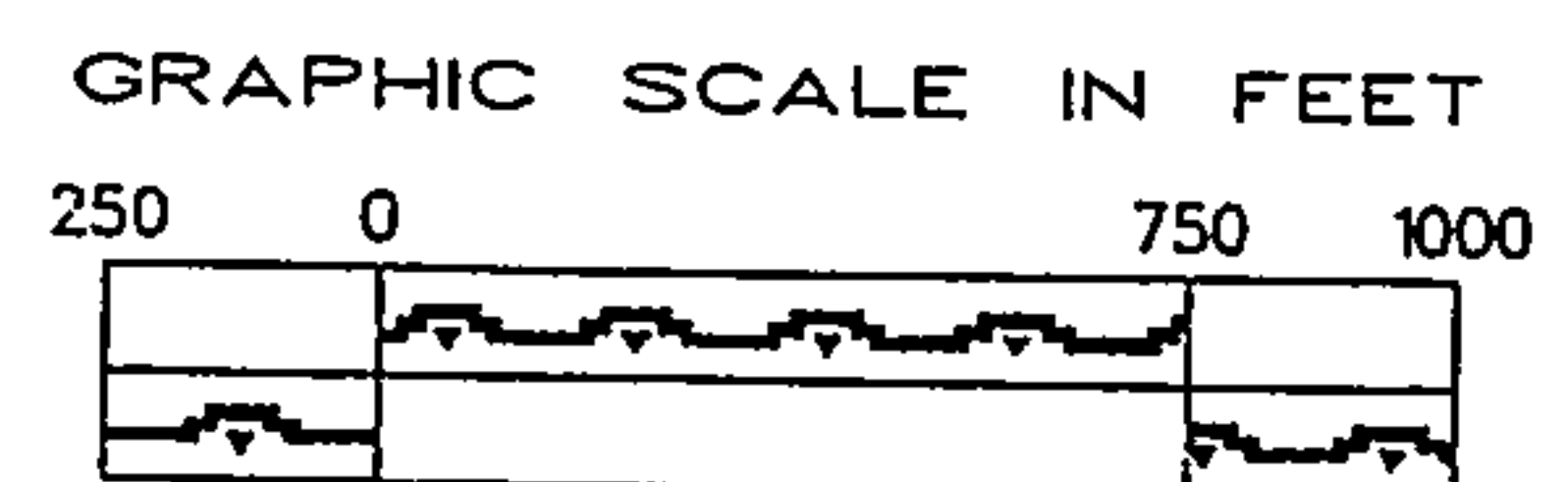
Form revised 11/04, 6/05 and NOV 06

- Checklists complete
Fees collected
Case #s assigned
Related #s listed
Application case numbers
07DRB - -00336

Project # 1002743
Planner signature / date 3-13-07



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



**Zone Atlas Page**

**F-11-Z**

Map Amended through July 10, 2003

NOTE: GREY SHADING  
REPRESENTS AREA OUTSIDE  
OF THE CITY LIMITS

March 11, 2007

Sheran Matson, Chair  
Development Review Board  
City of Albuquerque  
600 2<sup>nd</sup> St. NW  
Albuquerque, NM 87102

RE: Tract I & J, La Luz del Oeste, Unit 4

Dear Chairperson Matson and Board Members:


This is a request for a hearing to complete the subdivision of the above referenced tracts into individual lots and provide for private infrastructure per the existing approved Site Plan for Subdivision and infrastructure plans.

This plat is intended to provide final internal configuration for 11 lots and required easements for the purpose of construction and sales. Lot configurations and access easements are all identified as approved by the original, approved Site Development Plan.

Any traffic resulting from the ultimate construction of this development will be routed in such a manner so as to reduce any likelihood of damage to existing streets and facilities.

As you are aware, this project has been on-going for several years, with several unforeseen delays impeding this final request. Your indulgence in allowing us to continue at this time is greatly appreciated.

Regards,

  
Doug Crandall  
Principal, DAC Enterprises, Inc.  
Agent for Corinthian Construction

March 11, 2007

**CERTIFIED LETTER**

**TAYLOR RANCH NEIGHBORHOOD ASSOCIATION**

Jolene Wolfley  
6804 Stag Horn Dr. NW  
Albuquerque, NM 87120

Re: Subdivision Request – Tracts I & J, La Luz de Oeste, Unit 4

Dear Ms. Wolfley:

This letter is to inform you that application for a Preliminary Plat has been filed with the City of Albuquerque Development Review Board for review and approval. This action has been filed in the past, but was ultimately withdrawn due to unforeseen circumstances. DAC Enterprises, Inc. will act as agent for this request.

Specifically the project referenced above involves a site of approximately 3.5 acres located on the southwest corner of Coors Boulevard and Dellyne Avenue NW. The purpose of the request is to subdivide the existing tracts into individual lots. Public and private infrastructure will be provided as identified on the approved Site Plan for Subdivision and infrastructure plans.

The proposed plan is in keeping with the existing site plan and previous development in the subdivision. This subdivision will allow another phase in the multi-phased development envisioned for the area. Construction traffic will be routed to the Dellyne entrance in order to reduce the likelihood of damage to the existing streets and facilities.

This application may be reviewed at the City Planning Department development review desk located on the first floor of the Plaza del Sol building, 600 2<sup>nd</sup> St. NW. Please call the Planning Department at 924-3860 and ask to speak to a representative of the Development Review Board if you wish to make an appointment to review this request.

If you have any question regarding this proposal, please call on me.

Regards,

  
Doug Crandall  
Principal, DAC Enterprises, Inc.

Cc: Rene Horvath, 5515 Palomino Dr., NW

March 11, 2007

**CERTIFIED LETTER**

**LA LUZ DEL SOL NEIGHBORHOOD ASSOCIATION**  
Suzanne Fetseo  
23 Wind NW  
Albuquerque, NM 87120

**Re: Subdivision Request – Tracts I & J, La Luz de Oeste, Unit 4**

Dear Ms. Fetseo:

This letter is to inform you that application for a Preliminary Plat has been filed with the City of Albuquerque Development Review Board for review and approval. This action has been filed in the past, but was ultimately withdrawn due to unforeseen circumstances. DAC Enterprises, Inc. will act as agent for this request.

Specifically the project referenced above involves a site of approximately 3.5 acres located on the southwest corner of Coors Boulevard and Dellyne Avenue NW. The purpose of the request is to subdivide the existing tracts into individual lots. Public and private infrastructure will be provided as identified on the approved Site Plan for Subdivision and infrastructure plans.

The proposed plan is in keeping with the existing site plan and previous development in the subdivision. This subdivision will allow another phase in the multi-phased development envisioned for the area. Construction traffic will be routed to the Dellyne entrance in order to reduce the likelihood of damage to the existing streets and facilities.

This application may be reviewed at the City Planning Department development review desk located on the first floor of the Plaza del Sol building, 600 2<sup>nd</sup> St. NW. Please call the Planning Department at 924-3860 and ask to speak to a representative of the Development Review Board if you wish to make an appointment to review this request.

If you have any question regarding this proposal, please call on me.

Regards,

  
Doug Crandall  
Principal, DAC Enterprises, Inc.

Cc: Mr. George Shea, 4 Mill NW

7004 1350 0000 0969 5775

**U.S. Postal Service™**  
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For delivery information visit our website at [www.usps.com](http://www.usps.com)

ALBUQUERQUE NM 87120 **OFFICIAL USE**

|   |         |                                |
|---|---------|--------------------------------|
| Postage   | \$ 0.39 | 0101<br>11<br>Postmark<br>Here |
| Certified Fee                                     | \$2.40  |                                |
| Return Receipt Fee<br>(Endorsement Required)      | \$1.85  |                                |
| Restricted Delivery Fee<br>(Endorsement Required) | \$0.00  |                                |
| Total Postage & Fees                              | \$ 4.64 |                                |

03/12/2007

Sent To **GEORGE SHEA**  
 Street, Apt. No., or PO Box No. **4 MILL NW**  
 City, State, ZIP+4 **ALBUQUERQUE, NM 87120**

PS Form 3800, June 2002 See Reverse for Instructions

7002 2260 0922 E000

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ALBUQUERQUE NM 87120 **OFFICIAL USE**

|   |         |                                |
|---|---------|--------------------------------|
| Postage   | \$ 0.39 | 0101<br>11<br>Postmark<br>Here |
| Certified Fee                                     | \$2.40  |                                |
| Return Receipt Fee<br>(Endorsement Required)      | \$1.85  |                                |
| Restricted Delivery Fee<br>(Endorsement Required) | \$0.00  |                                |
| Total Postage & Fees                              | \$ 4.64 |                                |

03/12/2007

Sent To **RENE HORVATH**  
 Street, Apt. No., or PO Box No. **5515 PALOMINO DR NW**  
 City, State, ZIP+4 **ALBUQUERQUE, NM 87120**

PS Form 3800, June 2002 See Reverse for Instructions

7004 1350 0000 0969 5782

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ALBUQUERQUE NM 87120 **OFFICIAL USE**

|   |         |                                |
|---|---------|--------------------------------|
| Postage   | \$ 0.39 | 0101<br>11<br>Postmark<br>Here |
| Certified Fee                                     | \$2.40  |                                |
| Return Receipt Fee<br>(Endorsement Required)      | \$1.85  |                                |
| Restricted Delivery Fee<br>(Endorsement Required) | \$0.00  |                                |
| Total Postage & Fees                              | \$ 4.64 |                                |

03/12/2007

Sent To **SUSANNE FETSEO**  
 Street, Apt. No., or PO Box No. **23 WIND NW**  
 City, State, ZIP+4 **ALBUQUERQUE, NM 87120**

PS Form 3800, June 2002 See Reverse for Instructions

7002 2260 0922 E000

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For delivery information visit our website at [www.usps.com](http://www.usps.com)

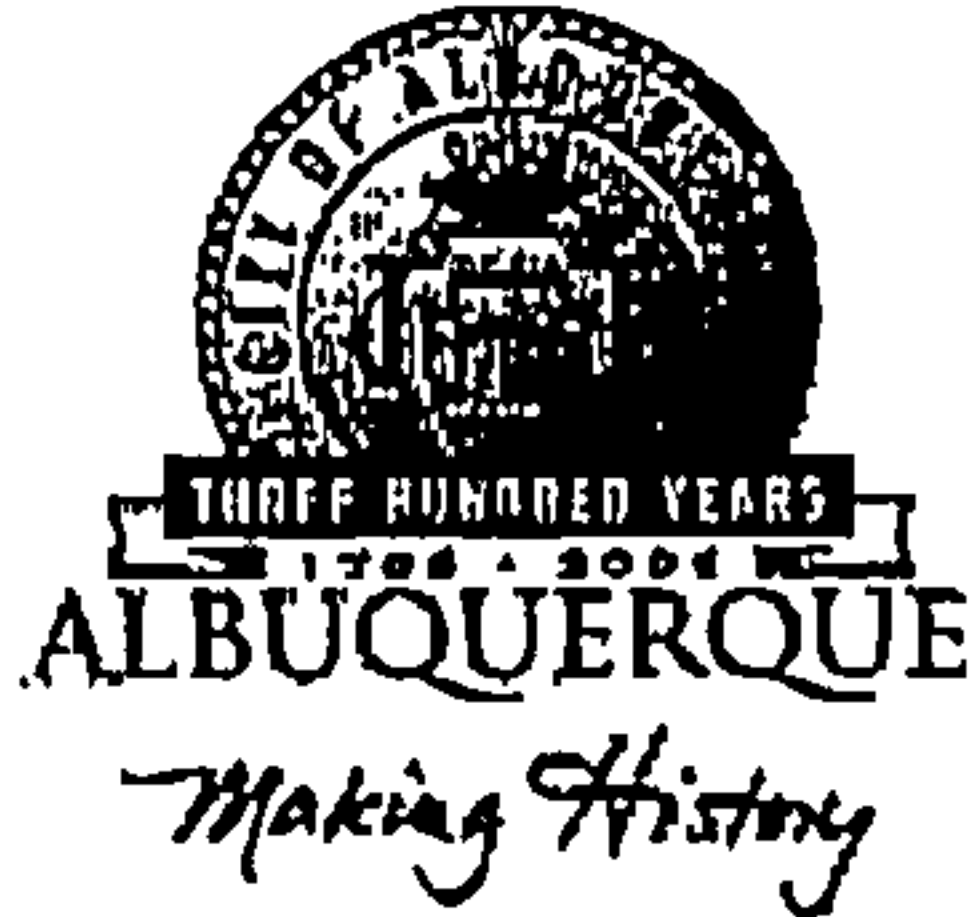
ALBUQUERQUE NM 87120 **OFFICIAL USE**

|   |         |                                |
|---|---------|--------------------------------|
| Postage   | \$ 0.39 | 0101<br>11<br>Postmark<br>Here |
| Certified Fee                                     | \$2.40  |                                |
| Return Receipt Fee<br>(Endorsement Required)      | \$1.85  |                                |
| Restricted Delivery Fee<br>(Endorsement Required) | \$0.00  |                                |
| Total Postage & Fees                              | \$ 4.64 |                                |

03/12/2007

Sent To **JOLENE WOLFLEY**  
 Street, Apt. No., or PO Box No. **6804 STAG HORN DR NW**  
 City, State, ZIP+4 **ALBUQUERQUE, NM 87120**

PS Form 3800, June 2002 See Reverse for Instructions



# 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: March 8, 07

TO CONTACT NAME: Robert E. Romero  
 COMPANY/AGENCY: DAC ENTERPRISES, INC.  
 ADDRESS/ZIP: P.O. BOX 10658 87121  
 PHONE/FAX #: 242-3232 - (fax-247-4530)

Thank you for your inquiry of 3-8-07 (date) requesting the names of **Recognized**

**Neighborhood Associations** who would be affected under the provisions of O-92 by your proposed project at Tracts I & J La Luz Del Oeste Unit 4 located on Coors Blvd NW Between Dellyne Ave NW & Western Trail NW zone map page(s) F-U.

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

La Luz Del Sol NA  
 Neighborhood Association  
 Contacts: Suzanne Fetsco  
23 Wind NW / 87120  
831-6622 (h)  
George Shea  
4 Mill NW / 87120  
899-2622 (h)

Taylor Ranch NA  
 Neighborhood Association  
 Contacts: Jolene Wolfley  
6804 Stag Horn Dr NW  
87120 - 890-9414 (h)  
Bene Horvath  
5515 Palomino Dr NW  
87120 - 898-2114 (h)

**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,  
Melina Carmona  
OFFICE OF NEIGHBORHOOD COORDINATION

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

# CITY OF ALBUQUERQUE

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

APPLICANT: DAC ENTERPRISES, INC. DATE OF REQUEST: 03/09/07 ZONE ATLAS PAGE(S): F11

CURRENT:

ZONING SU-1/PRD

LEGAL DESCRIPTION:

LOT OR TRACT # I & J BLOCK # -

PARCEL SIZE (AC/SQ. FT.) \_\_\_\_\_

SUBDIVISION NAME LA LUZ del Oeste

REQUESTED CITY ACTION(S):

|                |                     |                         |                     |
|----------------|---------------------|-------------------------|---------------------|
| ANNEXATION [ ] | SECTOR PLAN [ ]     | SITE DEVELOPMENT PLAN:  |                     |
| COMP. PLAN [ ] | ZONE CHANGE [ ]     | A) SUBDIVISION [X]      | BUILDING PERMIT [ ] |
| AMENDMENT [ ]  | CONDITIONAL USE [ ] | B) BUILD'G PURPOSES [ ] | ACCESS PERMIT [ ]   |
|                |                     | C) AMENDMENT [ ]        | OTHER [ ]           |

PROPOSED DEVELOPMENT:

NO CONSTRUCTION/DEVELOPMENT [ ]  
NEW CONSTRUCTION [X]  
EXPANSION OF EXISTING DEVELOPMENT [ ]

GENERAL DESCRIPTION OF ACTION: <sup>1</sup>

# OF UNITS: 11  
BUILDING SIZE: 2500 (sq. ft.)

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

APPLICANT OR REPRESENTATIVE [Signature] DAC ENTERPRISES DATE 03/09/07  
(TO BE SIGNED UPON COMPLETION OF PROCESSING BY TRAFFIC ENGINEER AND ENVIRONMENTAL HEALTH)

Planning Department, Development & Building Services Division, Transportation Development Section -  
2<sup>ND</sup> Floor West, 600 2<sup>ND</sup> St. NW, Plaza del Sol Building, City, 87102, phone 924-3994

TRAFFIC IMPACT STUDY (TIS) REQUIRED: YES [ ] NO [X] BORDERLINE [ ]

THRESHOLDS MET? YES [ ] NO [X] MITIGATING REASONS FOR NOT REQUIRING TIS: PREVIOUSLY STUDIED: [ ]  
Notes:

If a TIS is required: a scoping meeting (as outlined in the development process manual) must be held to define the level of analysis needed and the parameters of the study. *Any subsequent changes to the development proposal identified above may require an update or new TIS.*

[Signature]  
TRAFFIC ENGINEER

3-9-07  
DATE

Air Quality Impact Analysis (AQIA) May Be Required:

Section 14-16-3-14 of the COA Comprehensive Zoning Code contains threshold requirements for air quality studies. Criteria and thresholds contained in the Zoning Code specify which land use or plan actions will require preparation of an AQIA. Please refer to this section in order to determine if your proposal merits study for air quality impacts. An AQIA is not required, if a TIS is not required by the City or an associated TIS shows all signalized intersections functioning at Level of Service (LOS) C or better. An AQIA will only be required for a Sector Development Plan or Sector Development Plan Amendment if it meets AQIA thresholds in the Zoning Code.

AIR QUALITY IMPACT ANALYSIS (AQIA) REQUIRED: YES [ ] NO [X] Neal Sust, Air Quality Planner, AQD

Contact an Air Quality Planner at 768-2660 to insure that input is received from the Air Quality Division during the scoping of the companion TIS. *Any subsequent changes to the development proposal identified above may require an update or new AQIA.*

[Signature]  
APPLICANT

03/09/07  
DATE

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

TIS -SUBMITTED    /   /     
-FINALIZED    /   /    TRAFFIC ENGINEER \_\_\_\_\_ DATE \_\_\_\_\_



FORM DRWS: DRAINAGE REPORT / WATER & SANITARY SEWER AVAILABILITY  
THIS FORM IS REQUIRED WITH THE DEVELOPMENT REVIEW BOARD APPLICATION  
FOR MAJOR SUBDIVISIONS AND SITE DEVELOPMENT PLANS.

PROJECT NAME: LA Luz del Oeste Unit 4

AGIS MAP # F-11

LEGAL DESCRIPTIONS: TR 5 I & J  
LA Luz del Oeste  
Unit 4

     DRAINAGE REPORT

A drainage report, as per the Drainage Ordinance, was submitted to the City of Albuquerque Public Works Department, Hydrology Division (2<sup>nd</sup> Floor Plaza del Sol) on \_\_\_\_\_ (date).

Doug Randall by agent  
Applicant/Agent

March 16, 2007  
Date

Andrew Greer  
Hydrology Division Representative

3/16/07  
Date

     WATER AND SEWER AVAILABILITY STATEMENT

A Water and Sewer Availability Statement for this project was requested from the City of Albuquerque Utilities Development Division (2<sup>nd</sup> floor, Plaza del Sol) on \_\_\_\_\_ (date).

Doug Randall by agent  
Applicant/Agent  
Andrew Greer  
Utilities Division Representative

March 16, 2007  
Date  
3/16/07  
Date

PROJECT # 1002743

\*\*\*

No. of Lots: 9  
Nearest Major Streets:

Cors / Montano

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 7<sup>th</sup> day of January, 2007, 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 Harvest Land LLC ("Subdivider"), a [state the type of business entity, for instance, "New Mexico corporation," "general partnership," "joint venture," "individual," etc.:] whose address is 3408 Vista Alameda NE, AB and whose 87-113 telephone number is 890-6650, is made in Albuquerque, New Mexico, and is entered into as of the date of final execution of this Agreement.

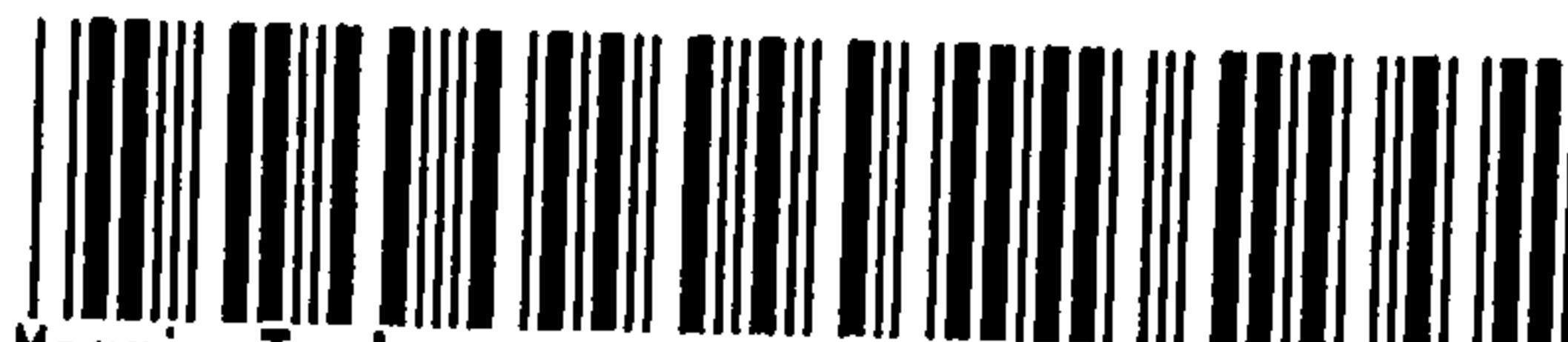
1. Recital. The Subdivider is developing certain lands within the City of Albuquerque, Bernalillo County, New Mexico, known as [existing legal description:] Tracts I + J La Luz del Oeste, recorded on Nov. 12 2003 in the records of the Bernalillo County Clerk at Book 20080, pages 242 through - (the "Subdivision"). The Subdivider certifies that the Subdivision is owned by [state the name of the present real property owner exactly as shown on the real estate document conveying title in the Subdivision to the present owner:] Harvest Land, LLC ("Owner").

The Subdivider has submitted and the City has approved a preliminary plat or Site Development Plan identified as Lot I-1 Thru I-5 describing Subdivider's Property.  
I-1 Thru I-6

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, building permit 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 18<sup>th</sup> day of January, 2008 ("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. 676385.

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



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

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

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

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

| <u>Type of Fee</u>     | <u>Amount</u>  |
|------------------------|--|
| <u>Engineering Fee</u> | <u>3.25% of Actual Construction Cost as required per City-approved estimate.</u> |

Excavation and Sidewalk Ordinance, Street Restoration Fees (Figure 7).

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

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

A. Construction Surveying. Construction surveying for the construction of the public Improvements shall be performed by Aldrich Surveying and construction surveying of the private Improvements shall be performed by Aldrich Surveying. 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 Hydro Systems, Inc. and inspection of the private Improvements shall be performed by Hydro Systems, Inc.



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both New Mexico Registered Professional Engineers. If the inspection is performed by an entity other than the City, the City may monitor the inspection and the Subdivider shall ensure that the inspecting entity provides all inspection results, reports and related data to the City which the City requires for review. The City retains the right to perform its own general overall inspection of the construction project at any time prior to final acceptance of the Improvements, if deemed necessary or advisable by the City Engineer. The Subdivider shall pay the City a reasonable fee for the level of inspection performed by the City.

C. Field Testing. Field testing of the construction of the public Improvements shall be performed by Vinyard & 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 Public Works Construction. If any field testing is performed by an entity other than the City, the City may monitor the field testing and the Subdivider shall ensure that the field testing entity provides all field testing results, reports and related data to the City which the City requires for review. The Subdivider shall pay the City a reasonable fee for any field testing performed by the City.

D. Additional Testing. The City retains the right to perform all additional testing which the City Engineer deems is necessary or advisable, and the Subdivider shall pay the City a reasonable fee therefor.

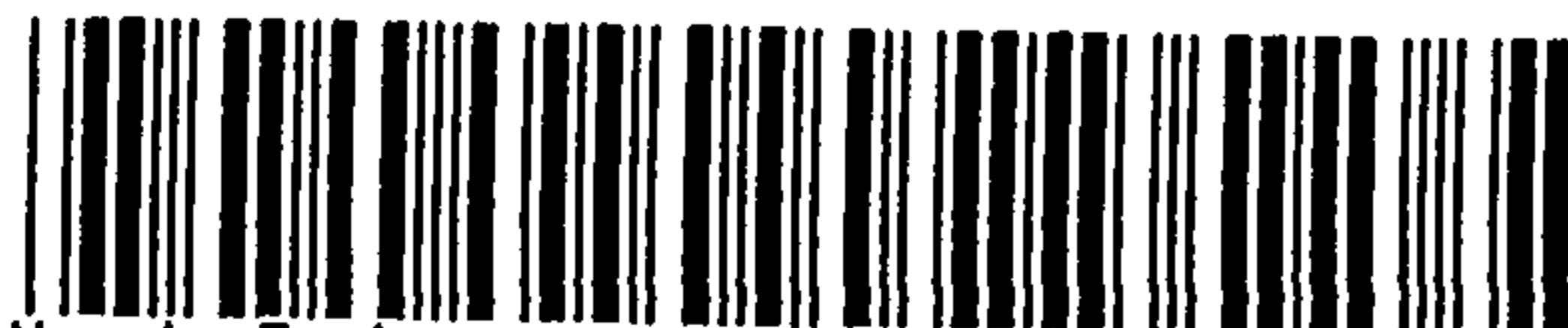
5. Financial Guaranty. If final plat approval is not requested prior to construction of the Subdivision, a financial guaranty is not required. If final plat approval is requested, the Subdivider must provide the City with a financial guaranty in an amount of not less than 125% of the estimated cost of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

To meet the Subdivision Ordinance requirements, the Subdivider has acquired or is able to acquire the following Financial Guaranty:

Type of Financial Guaranty: Irrevocable Letter of Credit #300261  
Amount: \$ 256,155.89  
Name of Financial Institution or Surety providing Guaranty: Charter Bank  
Date City first able to call Guaranty: January 18, 2008  
[Construction Completion Deadline]: January 18, 2008  
If Guaranty other than a Bond, last day City able to call Guaranty is: March 18, 2008  
Additional information: \_\_\_\_\_

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

7. Completion, Acceptance and Termination. When the City receives subdividers' 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



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of Completion and Acceptance for the public Improvements and a Certificate of Completion for the private Improvements. Thereafter, the Subdivider's obligations to the City pursuant to this Agreement shall terminate, with the exception of the bond or other guarantee which the Subdivider has provided to assure the materials and workmanship, as required by the Subdivision Ordinance. After the City approves the final acceptance package, the City will promptly release this Agreement and the Financial Guaranty.

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

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

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

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

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

(2) A bond or other instrument acceptable to the City, which guarantees the completed Improvements against defective materials and workmanship for the period required by the 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 Subdivider shall be solely responsible for maintaining the premises upon which the Improvements are being constructed in a safe condition. The Subdivider 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 Subdivider, its agents, representatives, contractors or subcontractors or arising from the failure of the Subdivider, its agents, representatives, contractors or subcontractors to perform any act or duty required of the Subdivider herein; provided, however, to the extent, if at all, Section 56-7-1 NMSA 1978 is applicable to this Agreement, this



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Agreement to indemnify will not extend to liability, claims, damages, losses or expenses, including attorney fees, arising out of (1) the preparation or approval of maps, drawings, opinions, reports, surveys, change orders, designs or specifications by the indemnitee, or the agents or employees of the indemnitee; or (2) the giving of or the failure to give directions or instructions by the indemnitee, where such giving or failure to give directions or instructions is the primary cause of bodily injury to persons or damage to property. The indemnification required hereunder shall not be limited as a result of the specifications of any applicable insurance coverage. Nothing herein is intended to impair any right or immunity under the laws of the State of New Mexico.

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

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

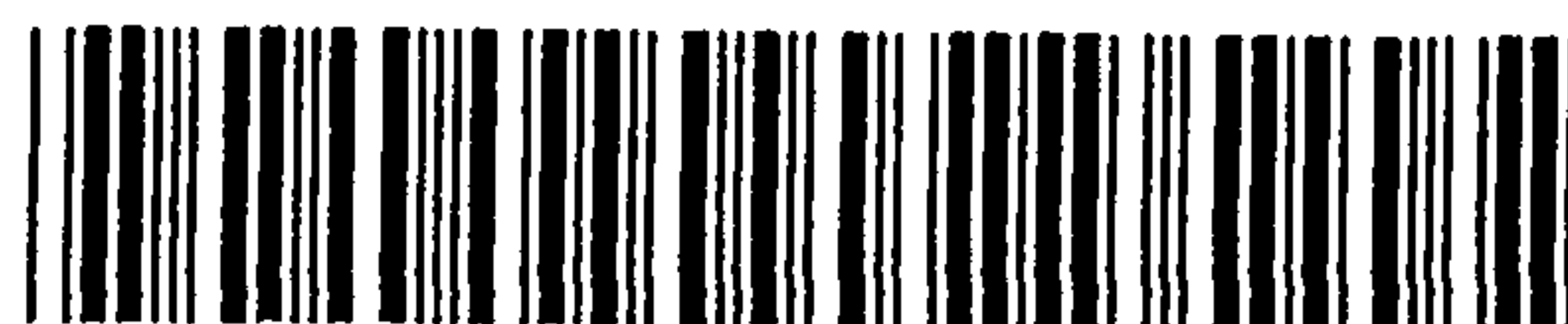
13. Payment for Incomplete Improvements. If the Subdivider fails to satisfactorily complete construction of the Improvements by the Construction Completion Deadline, the City may construct or cause the Improvements to be constructed as shown on the final plat and in the approved plans and specifications.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

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

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

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

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



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

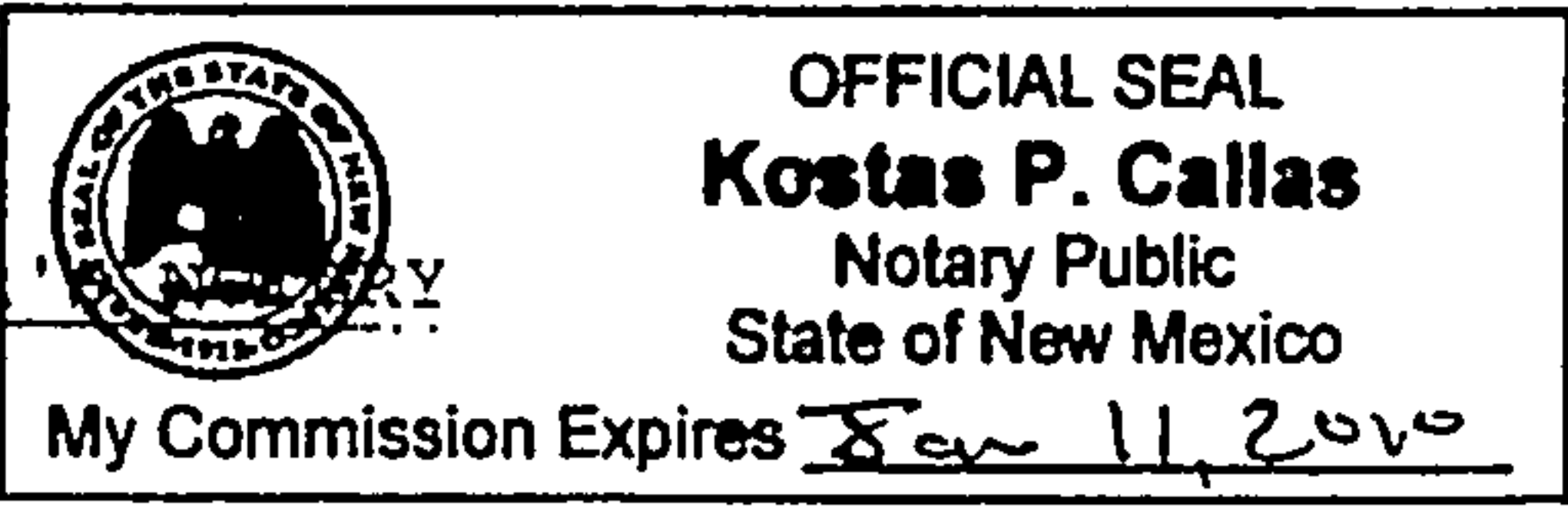
19. Captions. The captions to the sections or paragraphs of this Agreement are not part of this Agreement and will not affect the meaning or construction of any of its provisions.

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

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

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

SUBDIVIDER: [Signature]  
By [Signature]: [Signature]  
Name: Chett Waterman  
Title: Manager  
Dated: 1/30/07  
CITY OF ALBUQUERQUE  
City Engineer  
Dated: 2-5-07



STATE OF New Mexico ss.  
COUNTY OF Bernillo

This instrument was acknowledged before me on January day of 30, 2007 by [name of person:] Chett Waterman, [title or capacity, for instance, "President" or "Owner":] Manager of [Subdivider:]

My Commission Expires: January 11, 2010

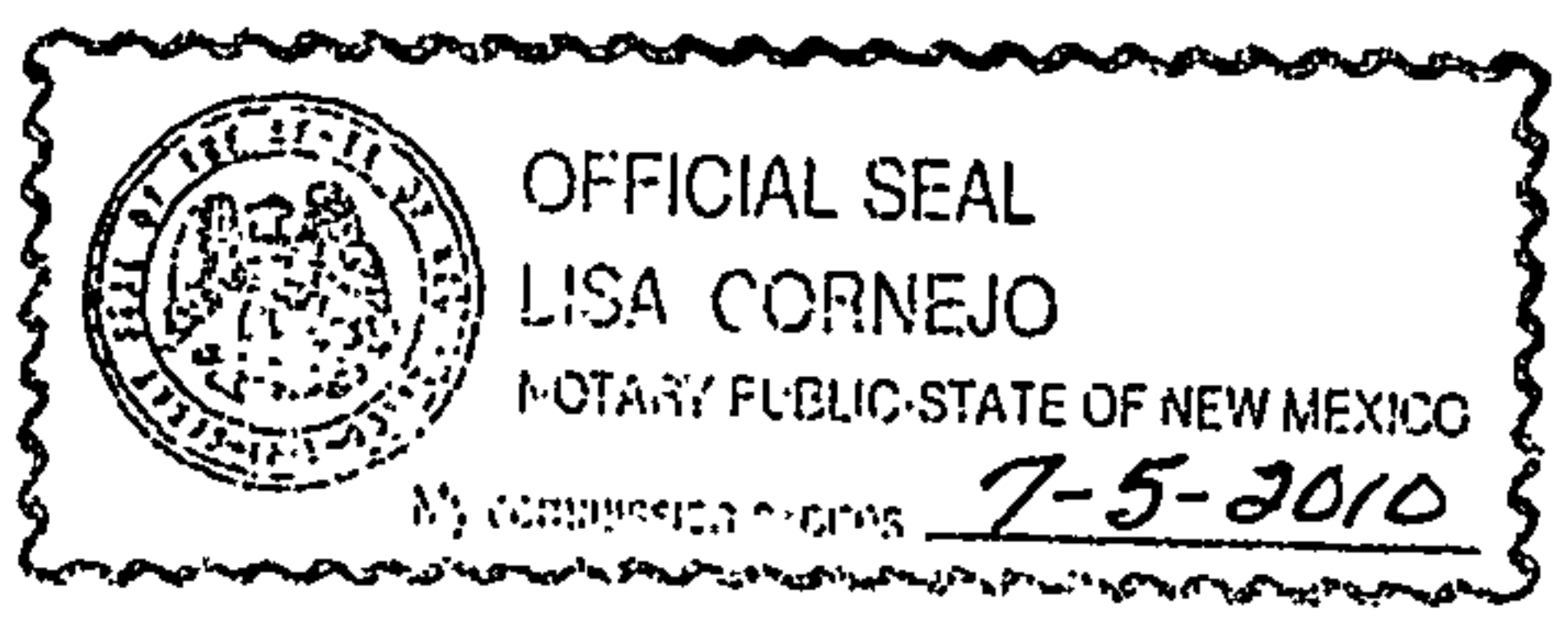
CITY'S NOTARY

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

This instrument was acknowledged before me on 5th day of February, 2007 by Richard Douste, City Engineer of the City of Albuquerque, a municipal corporation, on behalf of said corporation.

My Commission Expires:  
July 5, 2010

Lisa Cornejo  
Notary Public



ORIGINAL

INFRASTRUCTURE LIST

Date Submitted 12/02/05  
 Date Site Plan Approved 2-8-06  
 Date Preliminary Plat Approved 2-8-07  
 Date Preliminary Plat Expires 2-8-07  
 DRB Project No 1002743  
 DRB Application No 01818

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

LOTS I-1 thru I-5 & J-1 thru J-6, LA LUZ DEL OESTE, UNIT 4  
 TRACTS I & J, LA LUZ DEL OESTE, UNIT 4

PROPOSED NAME OF PLAT AND/OR SITE DEVELOPMENT PLAN  
 EXISTING LEGAL DESCRIPTION PRIOR TO PLATTING ACTION

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

| SIA Sequence # | COA DRC Project # | Size      | Type of Improvement                                     | Location                              | From       | To                    | Private Inspector | City Inspector | City Cnst Engineer |
|----------------|-------------------|-----------|---|---------------------------------------|------------|-----------------------|-------------------|----------------|--------------------|
| B              | 1076385           | 4"        | PRIVATE SAS   | COMMON AREA EAST OF LOTS I-1 thru I-5 | EXIST STUB | SOUTH                 | /                 | /              | /                  |
|                |                   | 4"        | PRIVATE SAS   | COMMON AREA EAST OF LOTS J-1 thru J-6 | EXIST STUB | 310' SOUTH            | /                 | /              | /                  |
|                |                   | 22'       | PRIVATE STREET (ASPHALT)                                | ACCESS ESMT (ROAD I)                  | WIND RD    | CUL-DE-SAC 322' NORTH | /                 | /              | /                  |
|                |                   | 54' x 20' | PRIVATE PARKING (ASPHALT)                               | ACCESS ESMT (ROAD I)                  |            | ADJACENT TO STREET    | /                 | /              | /                  |
|                |                   |           | MODIFIED HAMMER HEAD (ASPHALT 4/3 - "NO PARKING" SIGNS) | ACCESS ESMT (ROAD I)                  |            |                       | /                 | /              | /                  |
|                |                   | 22'       | PRIVATE STREET (ASPHALT)                                | ACCESS ESMT (ROAD J)                  | WIND RD    | CUL-DE-SAC 393' NORTH | /                 | /              | /                  |
|                |                   | 54' x 20' | PRIVATE PARKING (ASPHALT)                               | ACCESS ESMT (ROAD J)                  |            | ADJACENT TO STREET    | /                 | /              | /                  |
|                |                   |           | MODIFIED HAMMER HEAD (ASPHALT 4/3 - "NO PARKING" SIGNS) | ACCESS ESMT ROAD J                    |            |                       | /                 | /              | /                  |
|                |                   | 28'       | PRIVATE STREET (ASPHALT)                                | ACCESS ESMT (WIND RD)                 | ROAD H     | 50' WEST OF ROAD      | /                 | /              | /                  |





| Sequence # | LOA DRC Project # | Size | Type of Improvement | Location | From | To | Private Inspector | City Inspector | City Cnst Engineer |
|------------|-------------------|------|---------------------|----------|------|----|-------------------|----------------|--------------------|
|            |                   |      |                     |          |      |    |                   |                |                    |
|            |                   |      |                     |          |      |    |                   |                |                    |
|            |                   |      |                     |          |      |    |                   |                |                    |
|            |                   |      |                     |          |      |    |                   |                |                    |
|            |                   |      |                     |          |      |    |                   |                |                    |
|            |                   |      |                     |          |      |    |                   |                |                    |
|            |                   |      |                     |          |      |    |                   |                |                    |

| Private Inspector | City Inspector | City Cnst Engineer |
|-------------------|----------------|--------------------|
| /                 | /              | /                  |
| /                 | /              | /                  |
| /                 | /              | /                  |
| /                 | /              | /                  |
| /                 | /              | /                  |

1 ENGINEER'S CERTIFICATION OF GRADING AND DRAINAGE PLAN REQ'D FOR RELEASE OF SIA  
FINANCIAL GUARANTY.

2 \_\_\_\_\_

3 \_\_\_\_\_

NOTES

AGENT / OWNER

JEAN J. (JOKE) BORDENAVE  
NAME (print)

BORDENAVE DESIGNS  
FIRM

[Signature] 12/02/05  
SIGNATURE - date

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

DEVELOPMENT REVIEW BOARD MEMBER APPROVALS

[Signature] 2/08/06  
DRB CHAIR - date

[Signature] 2-08-06  
TRANSPORTATION DEVELOPMENT - date

William J. Balch 2/8/06  
UTILITY DEVELOPMENT - date

Bradley L. Bingham 2/8/06  
CITY ENGINEER - date

Christina Sandoval 2/8/06  
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

05/09/2006

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

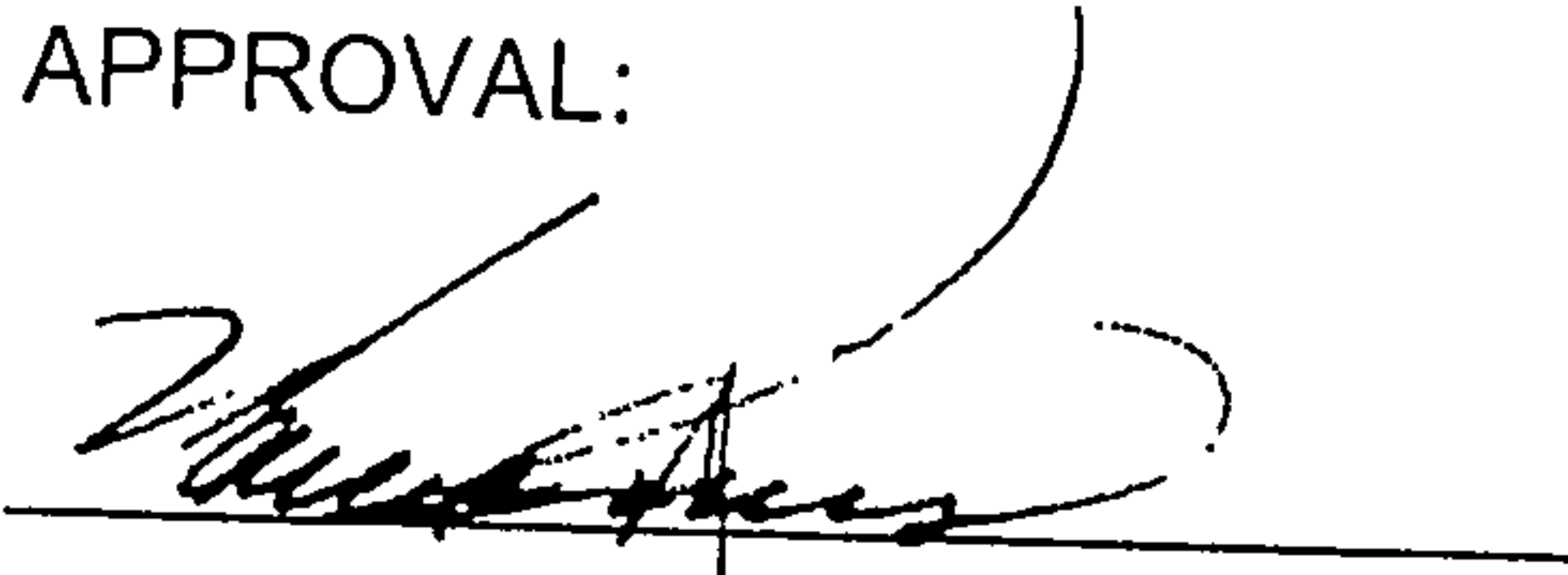
Project Description:

Project ID #: 676385, La Luz Oeste Subd., Trs. I & J, Phase/Unit #: 1

Requested By: Jake Bordenave, P.E. - Bordenave Designs

|  |        |                            |
|--|--------|----------------------------|
| Approved estimate amount:                |        | \$160,695.57               |
| Contingency Amount:                      | 10.00% | \$16,069.56                |
| Subtotal:                                |        | \$176,765.13               |
| NMGRT                                    | 6.75%  | \$11,931.65                |
| Subtotal:                                |        | \$188,696.78               |
| Engineering Fee                          | 6.60%  | \$12,453.99                |
| Testing Fee                              | 2.00%  | \$3,773.94                 |
| Subtotal:                                |        | \$204,924.71               |
| FINANCIAL GUARANTY RATE                  |        | 1.25                       |
| Retainage Amount:                        |        | \$ .00                     |
| <b>TOTAL FINANCIAL GUARANTY REQUIRED</b> |        | <b><u>\$256,155.89</u></b> |

APPROVAL:



DATE:

May 10, 2006

Notes: La Luz Del Oeste, Lots I-1 and J-1 thru J-6

Revised 5/10/2006

**CHARTER**  
Bank • Mortgage • Insurance

January 30, 2007

IRREVOCABLE LETTER OF CREDIT NO. 300261

AMOUNT: \$256,155.89

Bruce J. Perlman, Ph. D  
Chief Administrative Officer  
City of Albuquerque  
P. O. Box 1293  
Albuquerque, NM 87103

Re: Letter of Credit for Harvest Land Company, LLC  
City of Albuquerque Project Number : 676385  
Project Name: La Luz Del Oeste

Dear Sirs:

This is to advise the City of Albuquerque, New Mexico ("City") that, at the request of **Harvest Land Company, LLC**, Charter Bank in Albuquerque, New Mexico, has established an Irrevocable Letter Of Credit in the sum of **TWO HUNDRED FIFTY SIX THOUSAND ONE HUNDRED FIFTY FIVE AND 89/100 DOLLARS (\$256,155.89)** ("Letter of Credit") for the exclusive purpose of providing the financial guarantee which the City requires **Harvest Land Company, LLC** ("Developer") to provide for the installation of the improvements which must be constructed at **LA LUZ DEL OESTE**, City Project No. **676385** ("Project"), Infrastructure. The amount of the Letter of Credit is 125% of the City's estimated cost of construction of improvements as required by the City's Subdivision Ordinance. The improvements are identified in the agreement between the City of Albuquerque and Subdivider, which was recorded on 2/8, 2007 in the records of the Clerk of Bernalillo County, New Mexico in Book Misc. A132, at pages 1471 to 1471, as amended ("Agreement").

A Draft or Drafts for any amount up to but not in excess of **TWO HUNDRED FIFTY SIX THOUSAND ONE HUNDRED FIFTY FIVE AND 89/100 DOLLARS (\$256,155.89)** is/are available at sight at Charter Bank, 4400 Osuna NE, Albuquerque, New Mexico 87109 between **January 18, 2008 and March 18, 2008**. When presented for negotiation, the Draft(s) is/are to be accompanied by the City's notarized certification stating:

a) **Harvest Land Company, LLC** has failed to comply with the terms of the Agreement; b) the undersigned is the Chief Administrative Officer of the City of Albuquerque and is authorized to sign this certification; and c) the amount of the Draft does not exceed 125% of the City's estimated cost of completing the improvements specified in the Agreement.

We hereby agree with the drawer of Draft(s) drawn under and in compliance with the terms of this credit that such Draft(s) will be duly honored upon presentation to the drawee if negotiated between **January 18, 2008 and March 18, 2008**.

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Letter of Credit No. 300261  
Page 2

The Draft(s) drawn under this credit must contain the Clause: "Drawn under Letter of Credit and Agreement No. 300261 of Charter Bank, 4400 Osuna NE, Albuquerque, New Mexico 87109, dated January 30, 2007, and the original Letter of Credit must be endorsed on the reverse side with the amount of each draft. This Letter of Credit must accompany each draft and be attached to the draft which exhausts this credit.

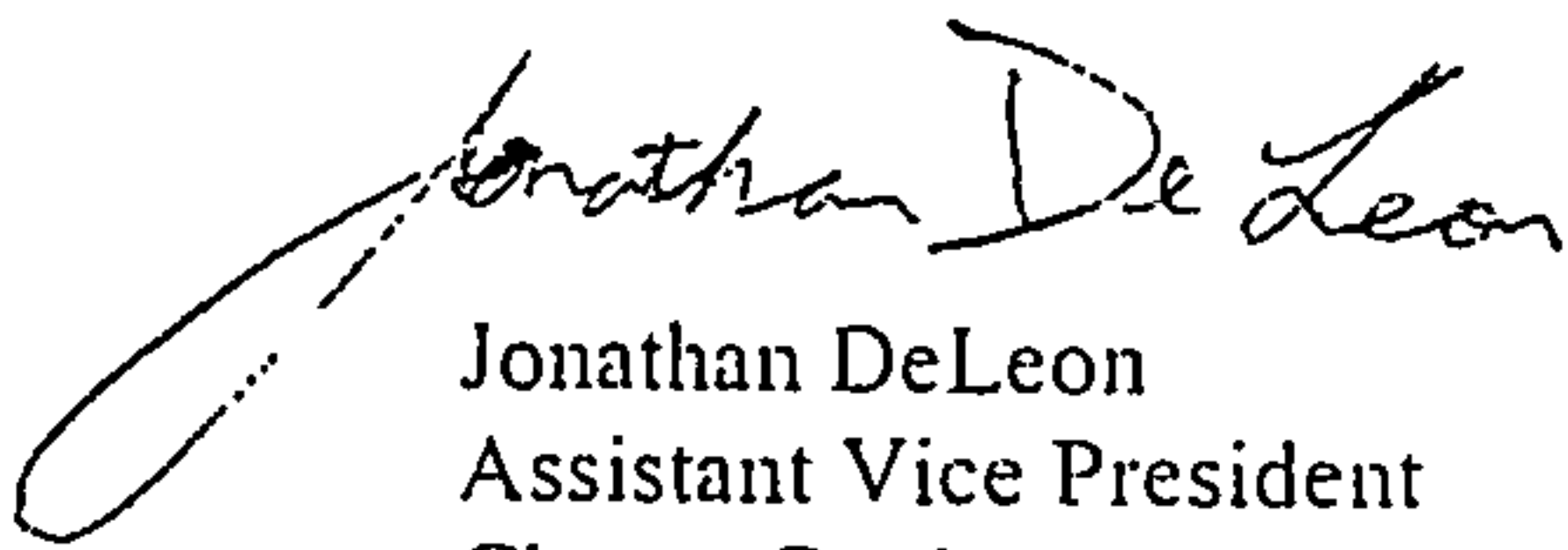
This Letter of Credit for the benefit of the City of Albuquerque shall be irrevocable until:

1. Sixty (60) days after the City accepts the completed improvements specified in the Agreement; or
2. City notification of the failure by Harvest Land Company, LLC to comply with the terms of the Agreement, and payment by Certified check from Charter Bank, to the City of Albuquerque of 125% of the City estimated costs of completing the improvements specified in the Agreement; or
3. Expiration of the Date, March 18, 2008.
4. Written termination of this Letter of Credit by the City of Albuquerque, signed by its Chief Administrative Officer.

This Letter of Credit will terminate at 2:00 o'clock p.m., New Mexico time, March 18, 2008.

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

Sincerely,

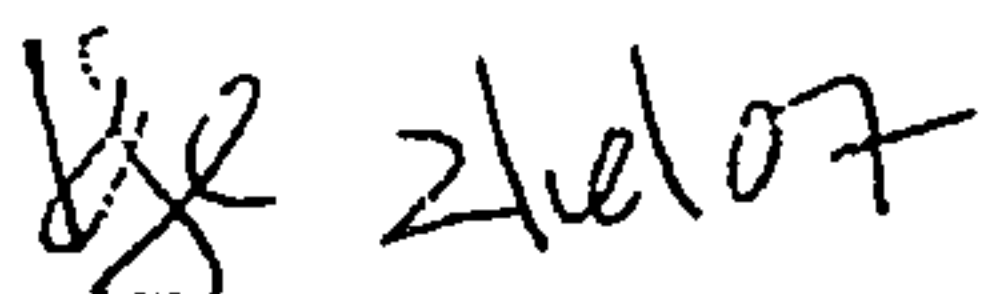
  
Jonathan DeLeon  
Assistant Vice President  
Charter Bank

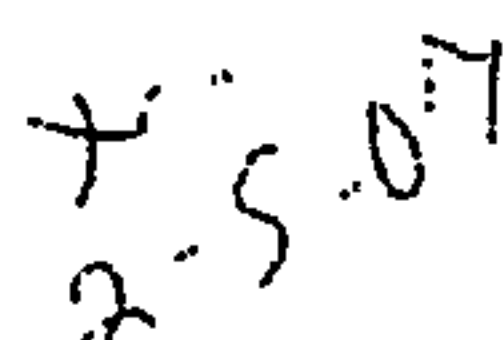
ACCEPTED:

CITY OF ALBUQUERQUE

BY:   
Chief Administrative Officer

DATED: 2-27-07





00.00  
00.5254  
00.5254

CHANGE

ONE STOP SHOP

CITY OF ALBUQUERQUE PLANNING DEPARTMENT

Development & Building Services

ACCOUNT 441006  
FUND 0000  
TRASH 0064  
LCC: ANNEX

PAID RECEIPT

APPLICANT NAME Harvest Land LLC  
AGENT DAC Enterprises, Inc  
ADDRESS PO BOX 16658  
PROJECT & APP # 1002743/07DRB-00336  
PROJECT NAME La Luz Del Oeste

CITY OF ALBUQUERQUE  
TREASURY DIVISION

3/13/2007 4:01PM LCC: ANNEX  
RECEIPT# 00077953 USH 007 TRASH 0064  
ACCOUNT 441006 FUND 0000  
ACTIVITY 4983000 TRSEJA  
Trans Amt \$225.00  
24 Misc \$730.00

Thank You

- \$ 20.00 441032/3424000 Conflict Management Fee
- \$ 730.00 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

\$ 825.00 TOTAL AMOUNT DUE

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

DOUG OR ANN CRANDALL  
DBA DAC ENTERPRISES, INC.  
9520 MACALLAN RD NE  
ALBUQUERQUE, NM 87109  
505-294-5243

Pay to the Order of City of Albuquerque Date March 14, 2007

Eight hundred twenty five and 00/100 \$ 825.00  
Dollars

**RIO GRANDE CREDIT UNION**  
For LA LUZ del Oeste

⑆307083678⑆0000016963398⑆6444

LCC: ANNEX  
TRASH 0064  
0000  
TRSEJA  
25.00  
\$20.00

# SIGN POSTING AGREEMENT

## REQUIREMENTS

### POSTING SIGNS ANNOUNCING PUBLIC HEARINGS

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

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

#### 1. LOCATION

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

#### 2. NUMBER

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

#### 3. PHYSICAL POSTING

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

#### 4. TIME

Signs must be posted from March 27, 2007 To April 11, 2007

#### 5. REMOVAL

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

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

Doug Carroll  
(Applicant or Agent)

March 13, 2007  
(Date)

I issued 2 signs for this application, 3-13-07  
(Date)

Joseph M. Brown  
(Staff Member)

DRB PROJECT NUMBER: 100 2743

**ORIGINAL**

**INFRASTRUCTURE LIST**

**EXHIBIT "A"**

**TO SUBDIVISION IMPROVEMENTS AGREEMENT**

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

LOTS I-1 thru I-5 & J-1 thru J-6, LA LUZ DEL OESTE, UNIT 4

PROPOSED NAME OF PLAT AND/OR SITE DEVELOPMENT PLAN

TRACTS I & J, LA LUZ DEL OESTE, UNIT 4

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 administrative. 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 |
|----------------|-------------------|-----------|---|---------------------------------------|------------|-----------------------|-------------------|----------------|--------------------|
|                |                   | 4"        | PRIVATE SAS   | COMMON AREA EAST OF LOTS I-1 thru I-5 | EXIST STUB | 'SOUTH                | /                 | /              | /                  |
|                |                   | 4"        | PRIVATE SAS   | COMMON AREA EAST OF LOTS J-1 thru J-6 | EXIST STUB | 310' SOUTH            | /                 | /              | /                  |
|                |                   | 22'       | PRIVATE STREET (ASPHALT)                                | ACCESS ESMT (ROAD I)                  | WIND RD    | CUL-DE-SAC 322' NORTH | /                 | /              | /                  |
|                |                   | 54' x 20' | PRIVATE PARKING (ASPHALT)                               | ACCESS ESMT (ROAD I)                  |            | ADJACENT TO STREET    | /                 | /              | /                  |
|                |                   | -         | MODIFIED HAMMER HEAD (ASPHALT w/ 3- "NO PARKING" SIGNS) | ACCESS ESMT (ROAD I)                  | -          | -                     | /                 | /              | /                  |
|                |                   | 22'       | PRIVATE STREET (ASPHALT)                                | ACCESS ESMT (ROAD J)                  | WIND RD    | CUL-DE-SAC 393' NORTH | /                 | /              | /                  |
|                |                   | 54' x 20' | PRIVATE PARKING (ASPHALT)                               | ACCESS ESMT (ROAD J)                  |            | ADJACENT TO STREET    | /                 | /              | /                  |
|                |                   | -         | MODIFIED HAMMER HEAD (ASPHALT w/ 3- "NO PARKING" SIGNS) | ACCESS ESMT ROAD J                    | -          | -                     | /                 | /              | /                  |
|                |                   | 28'       | PRIVATE STREET (ASPHALT)                                | ACCESS ESMT (WIND RD)                 | ROAD H     | 50' WEST OF ROAD J    | /                 | /              | /                  |



ORIGINAL

| SIA<br>Sequence # | COA DRC<br>Project # | Size | Type of Improvement   | Location                | From    | To         | Private<br>Inspector | City<br>Inspector | City Cnst<br>Engineer |
|-------------------|----------------------|------|-----------------------|-------------------------|---------|------------|----------------------|-------------------|-----------------------|
|                   |                      | 8"   | PUBLIC WATER<br>(PVC) | WATER ESMT<br>(WIND RD) | ROAD I  | MILL RD    | /                    | /                 | /                     |
|                   |                      | 6"   | PUBLIC WATER<br>(PVC) | WATER ESMT<br>(ROAD I)  | WIND RD | 305' NORTH | /                    | /                 | /                     |
|                   |                      | 6"   | PUBLIC WATER<br>(PVC) | WATER ESMT<br>(ROAD J)  | WIND RD | 376' NORTH | /                    | /                 | /                     |
|                   |                      | 3/4" | 4-WATER SERVICES      | WATER ESMT<br>(ROAD I)  | -       | -          | /                    | /                 | /                     |
|                   |                      | 3/4" | 5- WATER SERVICES     | WATER ESMT<br>(ROAD J)  | -       | -          | /                    | /                 | /                     |
|                   |                      | -    | 5-FIRE HYDRANTS       | WATER ESMT<br>WIND ROAD | -       | -          | /                    | /                 | /                     |
|                   |                      | -    | 1-FIRE HYDRANT        | WATER ESMT<br>(ROAD I)  | -       | -          | /                    | /                 | /                     |
|                   |                      | -    | 1- FIRE HYDRANT       | WATER ESMT<br>(ROAD J)  | -       | -          | /                    | /                 | /                     |
|                   |                      |      |                       |                         |         |            | /                    | /                 | /                     |
|                   |                      |      |                       |                         |         |            | /                    | /                 | /                     |
|                   |                      |      |                       |                         |         |            | /                    | /                 | /                     |
|                   |                      |      |                       |                         |         |            | /                    | /                 | /                     |
|                   |                      |      |                       |                         |         |            | /                    | /                 | /                     |
|                   |                      |      |                       |                         |         |            | /                    | /                 | /                     |
|                   |                      |      |                       |                         |         |            | /                    | /                 | /                     |
|                   |                      |      |                       |                         |         |            | /                    | /                 | /                     |
|                   |                      |      |                       |                         |         |            | /                    | /                 | /                     |
|                   |                      |      |                       |                         |         |            | /                    | /                 | /                     |

ORIGINAL

| SIA Sequence #       | COA DRC Project #    |
|----------------------|----------------------|
| <input type="text"/> | <input type="text"/> |
| <input type="text"/> | <input type="text"/> |
| <input type="text"/> | <input type="text"/> |
| <input type="text"/> | <input type="text"/> |

Size

Type of Improvement

Location

From

To

| Private Inspector | City Inspector | City Cnst Engineer |
|-------------------|----------------|--------------------|
| /                 | /              | /                  |
| /                 | /              | /                  |
| /                 | /              | /                  |
| /                 | /              | /                  |

NOTES

- 1 ENGINEER'S CERTIFICATION OF GRADING AND DRAINAGE PLAN REQ'D FOR RELEASE OF SIA FINANCIAL GUARANTY.
- 2 \_\_\_\_\_
- 3 \_\_\_\_\_

AGENT / OWNER

JEAN J. (JAKE) BORDENAVE  
NAME (print)

BORDENAVE DESIGNS  
FIRM

[Signature] 12/02/05  
SIGNATURE - date

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

DEVELOPMENT REVIEW BOARD MEMBER APPROVALS

[Signature] 2/08/06 DRB CHAIR - date  
Christina Sandoval 2/8/06 PARKS & GENERAL SERVICES - date

[Signature] 2-08-06  
TRANSPORTATION DEVELOPMENT - date

William J. Balch 2/8/06  
UTILITY DEVELOPMENT - date

Bradley L. Bingham 2/8/06  
CITY ENGINEER - date

AMAFCA - date

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

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

DESIGN REVIEW COMMITTEE REVISIONS

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

# City of Albuquerque



## DEVELOPMENT PLAN REVIEW APPLICATION

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

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

**APPLICANT INFORMATION:**

|   |                        |
|---|------------------------|
| NAME: <u>Harvest Homes LLC.</u>                           | PHONE: <u>338-2286</u> |
| ADDRESS: <u>PO Box 92246</u>                              | FAX: <u>792-5403</u>   |
| CITY: <u>Albuquerque</u> STATE <u>NM</u> ZIP <u>87199</u> | E-MAIL: _____          |
| Proprietary interest in site: <u>Developer</u>            |                        |
| AGENT (if any): <u>Bordenave Designs</u>                  | PHONE: <u>823 1344</u> |
| ADDRESS: <u>P.O. Box 91194</u>                            | FAX: _____             |
| CITY: <u>Albuquerque</u> STATE <u>NM</u> ZIP <u>87199</u> | E-MAIL: _____          |

**DESCRIPTION OF REQUEST:** preliminary plat for an 11 lot subdivision

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. I and J Block: - Unit: 4

Subdiv. / Addn. La Luz Del Oeste

Current Zoning: SU1-PRD Proposed zoning: SU1-PRD

Zone Atlas page(s): F-11 No. of existing lots: 2 No. of proposed lots: 11

Total area of site (acres): 3.5892 Density if applicable: dwellings per gross acre: 3.1 dwellings per net acre: 3.1

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. 101106129743910138 and 101106129743910139 MRGCD Map No. \_\_\_\_\_

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

Between: Western Trails NW and Dellyne 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 1002743, 03DRB-00989

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

SIGNATURE Jake Bordenave DATE 12/02/05

(Print) Jake Bordenave  Applicant  Agent

**FOR OFFICIAL USE ONLY**

Form revised 9/01, 3/03

|   |   |  |   |  |
|---|---|--|---|--|
| <p><input checked="" type="checkbox"/> INTERNAL ROUTING</p> <p><input type="checkbox"/> All checklists are complete</p> <p><input type="checkbox"/> All fees have been collected</p> <p><input type="checkbox"/> All case #s are assigned</p> <p><input type="checkbox"/> AGIS copy has been sent</p> <p><input type="checkbox"/> Case history #s are listed</p> <p><u>NM</u> <input type="checkbox"/> Site is within 1000ft of a landfill</p> <p><u>NA</u> <input type="checkbox"/> F.H.D.P. density bonus</p> <p><u>NM</u> <input type="checkbox"/> F.H.D.P. fee rebate</p> | <p>Application case numbers</p> <p><u>05DRB - 01818</u></p> <p>_____</p> <p>_____</p> <p>_____</p> <p>_____</p> <p>Hearing date <u>1/4/06</u></p> | <p>Action</p> <p><u>PP</u></p> <p><u>ADY</u></p> <p><u>CMF</u></p> <p>_____</p> <p>_____</p> | <p>S.F.</p> <p><u>5(2)</u></p> <p>_____</p> <p>_____</p> <p>_____</p> | <p>Fees</p> <p>\$ <u>730.<sup>00</sup></u></p> <p>\$ <u>75.<sup>00</sup></u></p> <p>\$ <u>20.<sup>00</sup></u></p> <p>\$ _____</p> <p>\$ _____</p> <p>Total</p> <p>\$ <u>825.<sup>00</sup></u></p> |
|---|---|--|---|--|

Ki Buis 12/2/05 **Project #** 1002743

Planner signature / date

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

A Bulk Land Variance requires application on **FORM-V** in addition to application for subdivision on **FORM-S-3**.

**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.

*Jean-Jack Bordenau*  
 Applicant name (print)  
JEAN-JACK BORDENAU 12/02/05  
 Applicant signature / date

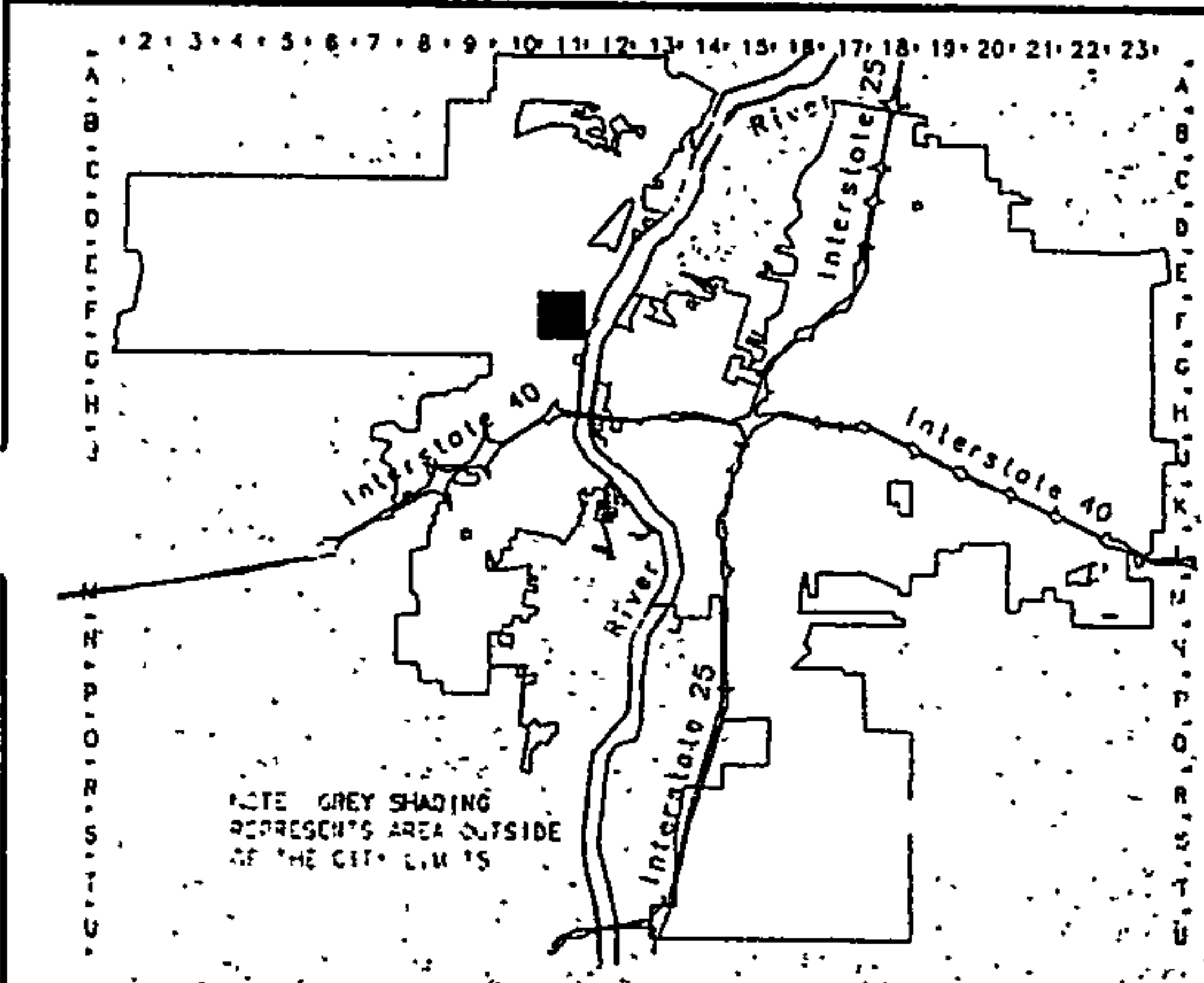
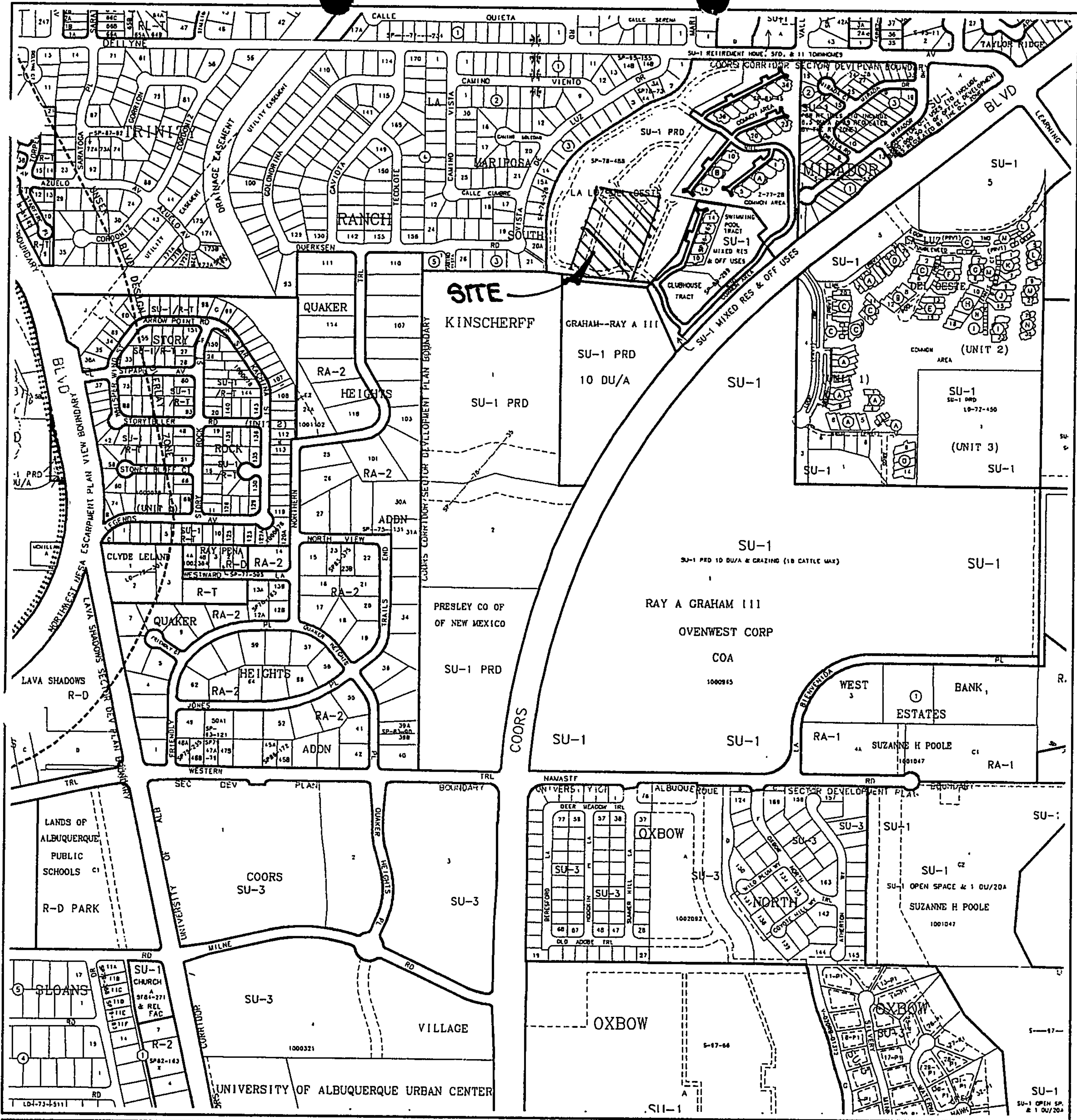


Form revised April 2003

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

Application case numbers  
05DRB - - 01818  
 \_\_\_\_\_  
 \_\_\_\_\_

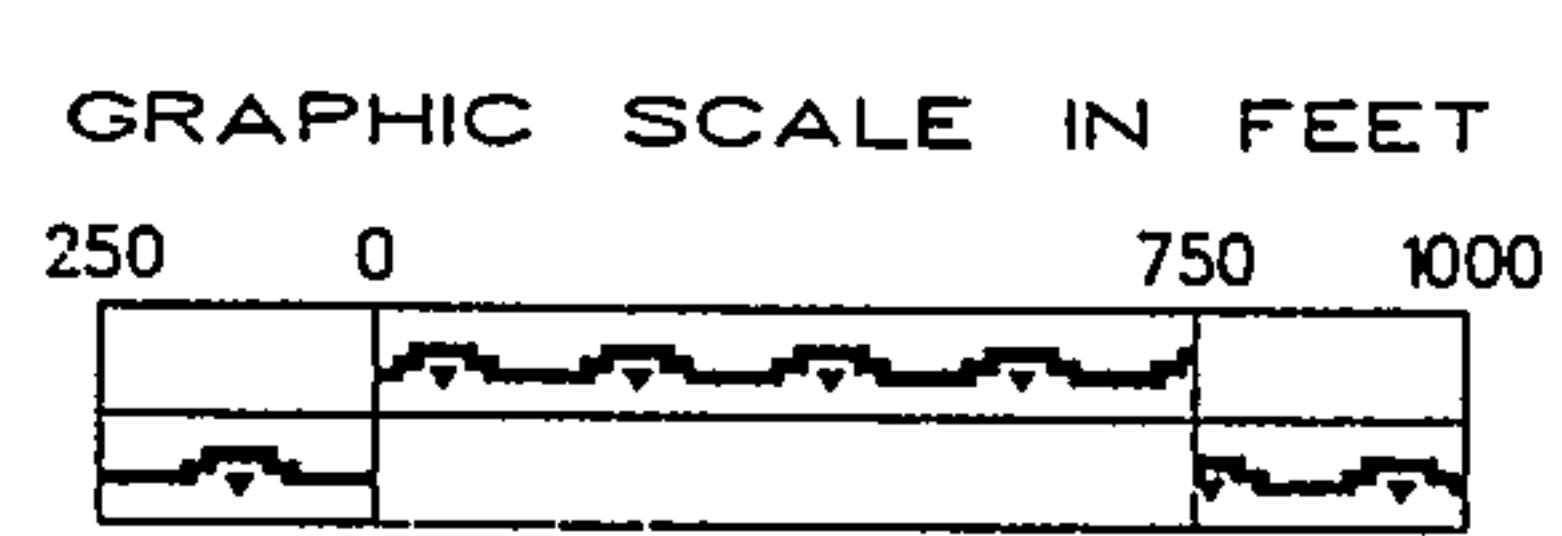
*Ki Sis* 12/2/05  
 Planner signature / date  
**Project # 1002743**



CITY OF  
Albuquerque

Albuquerque Geographic Information System  
PLANNING DEPARTMENT

© Copyright 2003



Zone Atlas Page

F-11-Z

Map Amended through July 10, 2003

# CITY OF ALBUQUERQUE

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

APPLICANT: JAKE BORDENAVE DATE OF REQUEST: 12/02/05 ZONE ATLAS PAGE(S): F11

**CURRENT:**

ZONING S111 PRD

PARCEL SIZE (AC/SQ. FT.) 3.1 AC

**REQUESTED CITY ACTION(S):**

- |                |                     |                         |                     |
|----------------|---------------------|-------------------------|---------------------|
| ANNEXATION [ ] | SECTOR PLAN [ ]     | SITE DEVELOPMENT PLAN:  |                     |
| COMP. PLAN [ ] | ZONE CHANGE [ ]     | A) SUBDIVISION [X]      | BUILDING PERMIT [ ] |
| AMENDMENT [ ]  | CONDITIONAL USE [ ] | B) BUILD'G PURPOSES [ ] | ACCESS PERMIT [ ]   |
|                |                     | C) AMENDMENT [ ]        | OTHER [ ]           |

**LEGAL DESCRIPTION:**

LOT OR TRACT # I & J BLOCK # -

SUBDIVISION NAME La Luz del Oeste

**PROPOSED DEVELOPMENT:**

- |                                       |                                      |
|---------------------------------------|--------------------------------------|
| NO CONSTRUCTION/DEVELOPMENT [ ]       | # OF UNITS: <u>11</u>                |
| NEW CONSTRUCTION [X]                  | BUILDING SIZE: <u>2500</u> (sq. ft.) |
| EXPANSION OF EXISTING DEVELOPMENT [ ] |                                      |

**GENERAL DESCRIPTION OF ACTION: 1**

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

APPLICANT OR REPRESENTATIVE [Signature] DATE 12/02/05  
(TO BE SIGNED UPON COMPLETION OF PROCESSING BY TRAFFIC ENGINEER AND ENVIRONMENTAL HEALTH)

Planning Department, Development & Building Services Division, Transportation Development Section -  
2<sup>ND</sup> Floor West, 600 2<sup>ND</sup> St. NW, Plaza del Sol Building, City, 87102, phone 924-3994

TRAFFIC IMPACT STUDY (TIS) REQUIRED: YES [ ] NO [X] BORDERLINE [ ]

THRESHOLDS MET? YES [ ] NO [X] MITIGATING REASONS FOR NOT REQUIRING TIS: PREVIOUSLY STUDIED: [ ]  
Notes:

If a TIS is required: a scoping meeting (as outlined in the development process manual) must be held to define the level of analysis needed and the parameters of the study. **Any subsequent changes to the development proposal identified above may require an update or new TIS.**

[Signature] DATE 12-2-05  
TRAFFIC ENGINEER

**Air Quality Impact Analysis (AQIA) May Be Required:**

Section 14-16-3-14 of the COA Comprehensive Zoning Code contains threshold requirements for air quality studies. Criteria and thresholds contained in the Zoning Code specify which land use or plan actions will require preparation of an AQIA. Please refer to this section in order to determine if your proposal merits study for air quality impacts. An AQIA is not required, if a TIS is not required by the City or an associated TIS shows all signalized intersections functioning at Level of Service (LOS) C or better. An AQIA will only be required for a Sector Development Plan or Sector Development Plan Amendment if it meets AQIA thresholds in the Zoning Code.

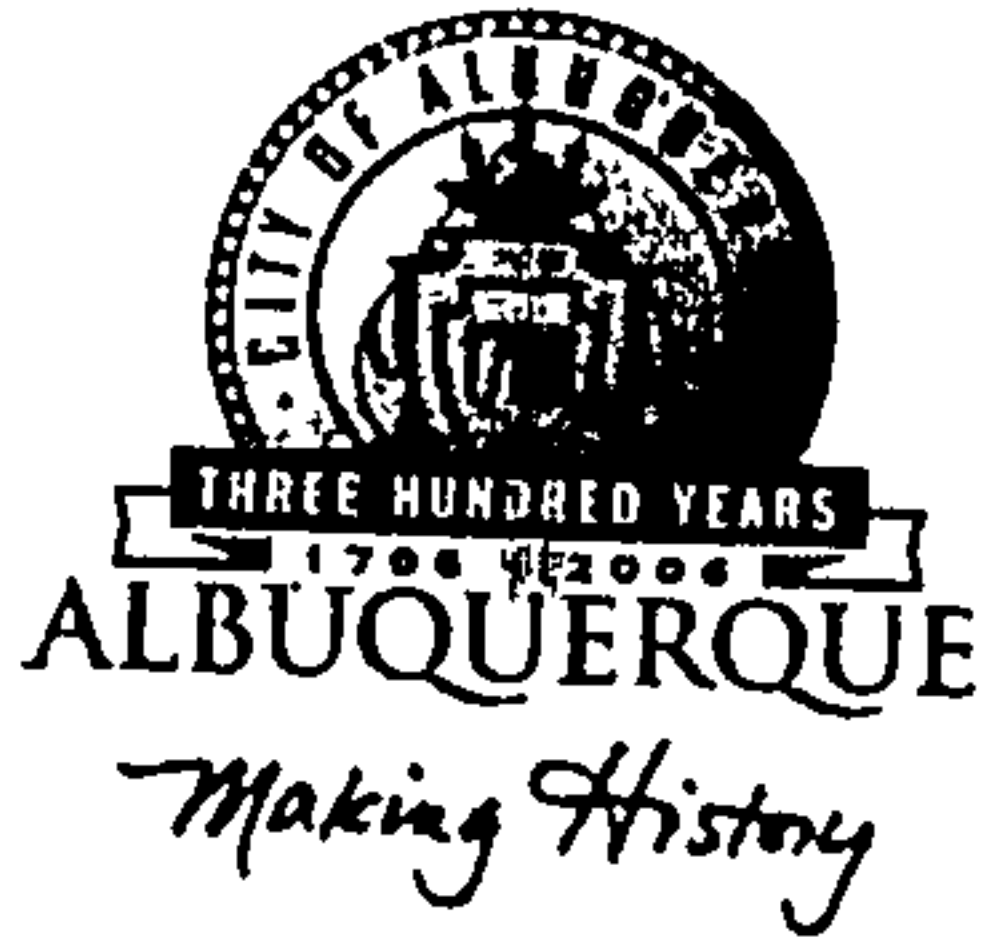
AIR QUALITY IMPACT ANALYSIS (AQIA) REQUIRED: YES [ ] NO [X]

Contact an Air Quality Planner at 768-2660 to insure that input is received from the Air Quality Division during the scoping of the companion TIS. **Any subsequent changes to the development proposal identified above may require an update or new AQIA.**

[Signature] DATE 12/02/05  
APPLICANT

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

TIS -SUBMITTED     /     /      
-FINALIZED     /     /     TRAFFIC ENGINEER \_\_\_\_\_ DATE \_\_\_\_\_



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: 12-1-05

TO CONTACT NAME: JAKE BORDENAUX
COMPANY/AGENCY: Bordenaux Designs
ADDRESS/ZIP: P.O. Box 91194, 87199
PHONE/FAX #: 505-833-1344 505-821-9105

Thank you for your inquiry of 12-1-05 (date) requesting the names of Recognized Neighborhood Associations who would be affected under the provisions of O-92 by your proposed project at TRACTS I & J, La Luz Del Oeste Unit 4 Wind Rd. NW, SW corner of Dellyne & Coors NW zone map page(s) F-11.

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

La Luz del Sol
Neighborhood Association
Contacts: Edward Totoro
36 Mill Road NW 87120
899-0415
Ray Graham III
One Wind NW 87120
898-5600

Taylor Ranch
Neighborhood Association
Contacts: Bill Jack Rodgers
8308 Cedar Creek Dr. NW 87120
897-9737
Jolene Wolfley
6804 Staghorn Dr. NW 87120
890-9414

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

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

Sincerely,
[Signature]
OFFICE OF NEIGHBORHOOD COORDINATION

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



December 1, 2005

Ray Graham III  
One Wind NW  
Albuquerque, NM 87120

Dear Mr. Rodgers

This letter is to inform you that application for a Preliminary Plat will be submitted to the City of Albuquerque Planning Department for review and possible approval. The application will be submitted on December 2, 2005. The City's review process typically takes 5-10 days to complete.

The specifics of the project are as follows:

The site is approximately three and one half acres in area located in the southwest quadrant of the intersection of Coors Blvd. and Dellyne Ave. NW.

The existing legal description of the property is Tracts I and J, La Luz del Oeste, Unit 4.

The request is being made to subdivide the tracts into individual lots and provide for public and private infrastructure per the existing approved Site Plan for Subdivision and infrastructure plans.


The proposed plan is in keeping with the existing Site Plan and previous development in the subdivision and is another Phase in a multi-phased development.

Construction traffic will continue to be routed to the Dellyne entrance to reduce the likelihood of damage to existing streets and facilities.

If you have any questions about this proposal, please call me at 823-1344 or 480-6812.

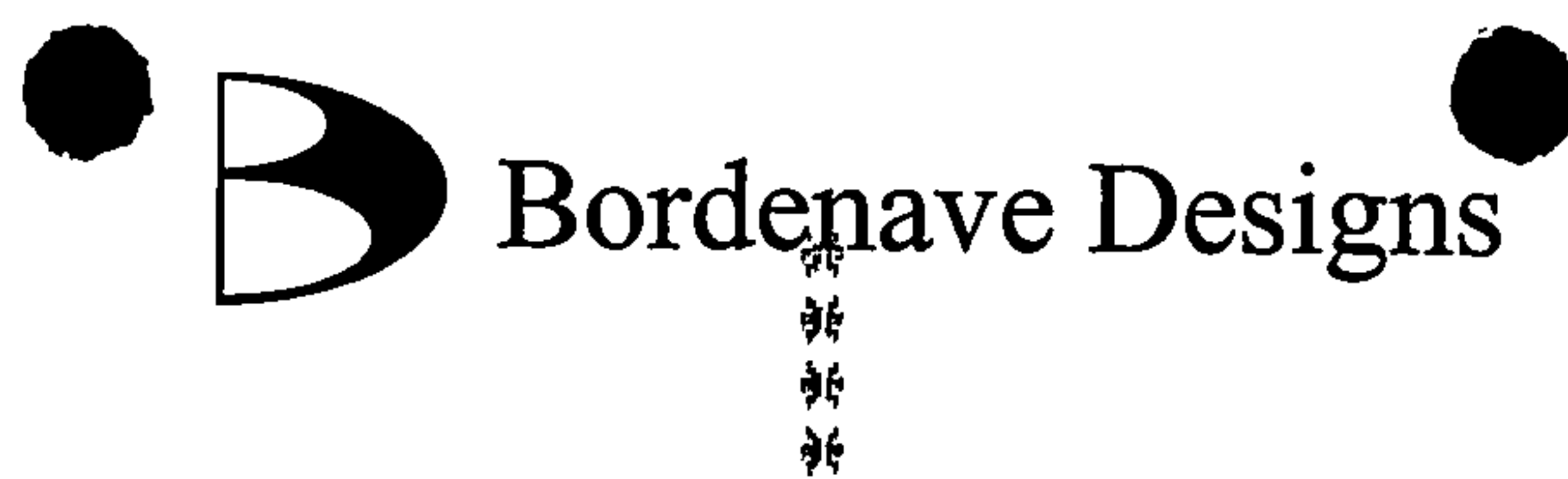
This application can be reviewed at the City Planning Department offices in downtown Albuquerque at the plaza des Sol Building, located at 600 2<sup>nd</sup> Street NW. It is advised that you call the Planning Department to schedule a visit so that the project file will be available upon your arrival. To arrange a visit to review this application, please contact Fran Tapia, Development Review Division, at 924-3860. Ms. Tapia can also put in contact with the planner who will be reviewing the project. The planner will be able to explain the platting process and your opportunity for input.

Sincerely,

  
Jean J (Jake) Bordenave

P.O. Box 91194  
Albuquerque, NM 87199-1194  
Phone (505)823-1344 Fax (505)821-9105 Cell 480-6812  
Email [jakebordenave@mindspring.com](mailto:jakebordenave@mindspring.com)





December 1, 2005

Jolene Wolfley  
6804 Staghorn Dr. NW  
Albuquerque, NM 87120

Dear Mr. Rodgers

This letter is to inform you that application for a Preliminary Plat will be submitted to the City of Albuquerque Planning Department for review and possible approval. The application will be submitted on December 2, 2005. The City's review process typically takes 5-10 days to complete.

The specifics of the project are as follows:

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The proposed plan is in keeping with the existing Site Plan and previous development in the subdivision and is another Phase in a multi-phased development.

Construction traffic will continue to be routed to the Dellyne entrance to reduce the likelihood of damage to existing streets and facilities.

If you have any questions about this proposal, please call me at 823-1344 or 480-6812.

This application can be reviewed at the City Planning Department offices in downtown Albuquerque at the plaza des Sol Building, located at 600 2<sup>nd</sup> Street NW. It is advised that you call the Planning Department to schedule a visit so that the project file will be available upon your arrival. To arrange a visit to review this application, please contact Fran Tapia, Development Review Division, at 924-3860. Ms. Tapia can also put in contact with the planner who will be reviewing the project. The planner will be able to explain the platting process and your opportunity for input.

Sincerely,

A handwritten signature in black ink, appearing to read 'Jean J. Bordenave', written over a horizontal line.

Jean J. (Jake) Bordenave

P.O. Box 91194  
Albuquerque, NM 87199-1194  
Phone (505)823-1344 Fax (505)821-9105 Cell 480-6812  
Email [jakebordenave@mindspring.com](mailto:jakebordenave@mindspring.com)



December 1, 2005

Bill Jack Rodgers  
8308 Cedar Creek Dr. NW  
Albuquerque, NM 87120

Dear Mr. Rodgers

This letter is to inform you that application for a Preliminary Plat will be submitted to the City of Albuquerque Planning Department for review and possible approval. The application will be submitted on December 2, 2005. The City's review process typically takes 5-10 days to complete.

The specifics of the project are as follows:

The site is approximately three and one half acres in area located in the southwest quadrant of the intersection of Coors Blvd. and Dellyne Ave. NW.

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This application can be reviewed at the City Planning Department offices in downtown Albuquerque at the plaza des Sol Building, located at 600 2<sup>nd</sup> Street NW. It is advised that you call the Planning Department to schedule a visit so that the project file will be available upon your arrival. To arrange a visit to review this application, please contact Fran Tapia, Development Review Division, at 924-3860. Ms. Tapia can also put in contact with the planner who will be reviewing the project. The planner will be able to explain the platting process and your opportunity for input.

Sincerely,

A handwritten signature in black ink, appearing to read 'Jean J. Bordenave', is written over the typed name.

Jean J (Jake) Bordenave

P.O. Box 91194  
Albuquerque, NM 87199-1194  
Phone (505)823-1344 Fax (505)821-9105 Cell 480-6812  
Email [jakebordenave@mindspring.com](mailto:jakebordenave@mindspring.com)



December 1, 2005

Edward Totoro  
36 Mill Road NW  
Albuquerque, NM 87120

Dear Mr. Totoro

This letter is to inform you that application for a Preliminary Plat will be submitted to the City of Albuquerque Planning Department for review and possible approval. The application will be submitted on December 2, 2005. The City's review process typically takes 5-10 days to complete.

The specifics of the project are as follows:

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If you have any questions about this proposal, please call me at 823-1344 or 480-6812.

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Sincerely,

A handwritten signature in cursive script, appearing to read 'Jean J. Bordenave'.

Jean J (Jake) Bordenave

P.O. Box 91194  
Albuquerque, NM 87199-1194  
Phone (505)823-1344 Fax (505)821-9105 Cell 480-6812  
Email [jakebordenave@mindspring.com](mailto:jakebordenave@mindspring.com)

7005 1820 0001 7962 2420

U.S. Postal Service™  
**CERTIFIED MAIL™ RECEIPT**  
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For delivery information visit our website at [www.usps.com](http://www.usps.com)

**OFFICIAL USE**

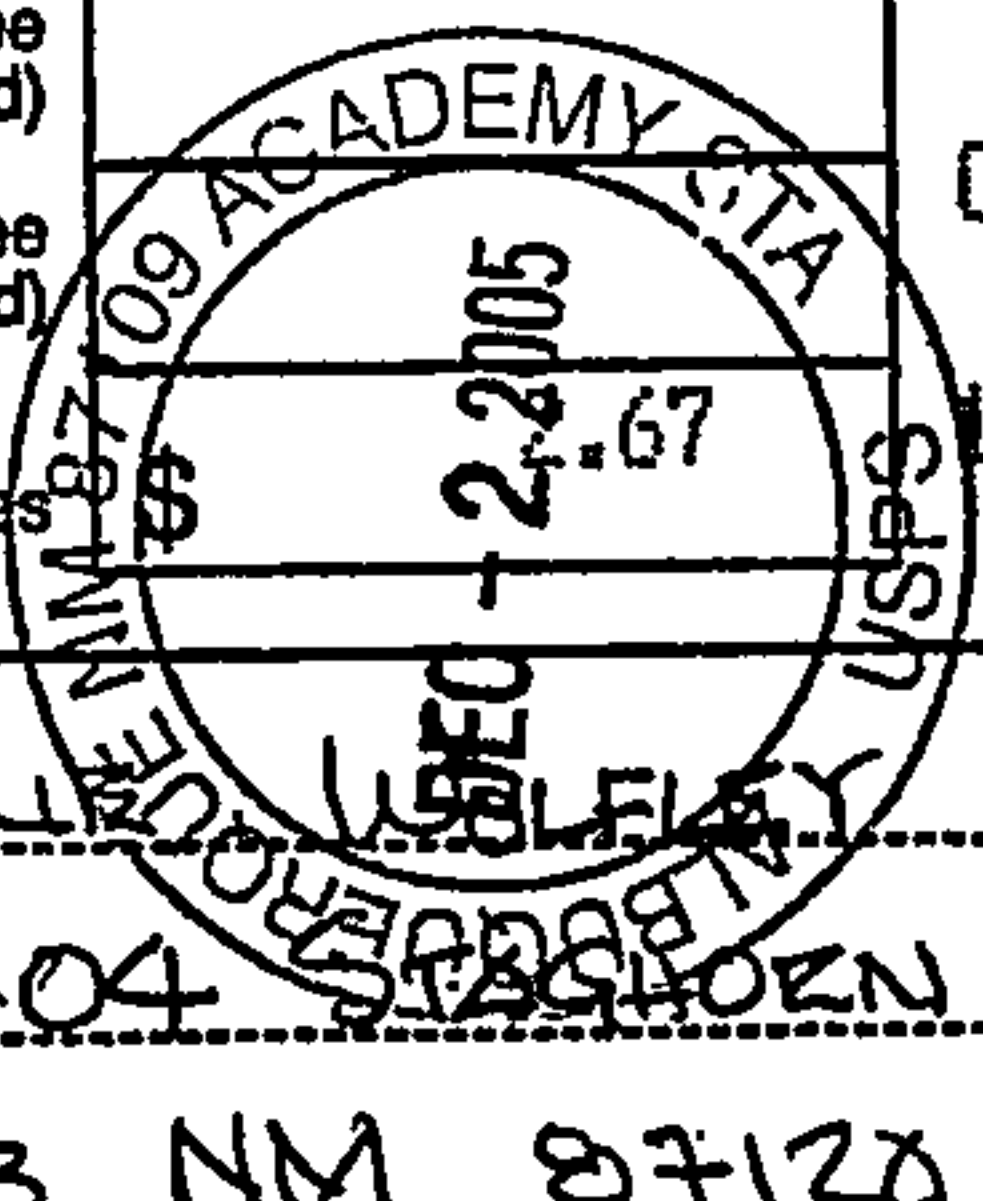
|   |         |               |
|---|---------|---------------|
| Postage   | \$ 0.37 | UNIT ID: 0109 |
| Certified Fee                                     | 2.30    |               |
| Return Receipt Fee<br>(Endorsement Required)      |         |               |
| Restricted Delivery Fee<br>(Endorsement Required) |         |               |
| Total Postage & Fees                              | \$ 2.67 |               |

Postmark Here  
Clerk: KB7WPH

12/02/05

Sent To **JOHN EDWARDS**  
 Street, Apt. No.; or PO Box No. **6804 STAGHORN DR NW**  
 City, State, ZIP+4 **ALB NM 87128**

PS Form 3800, June 2002 See Reverse for Instructions



7005 1820 0001 7962 2406

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

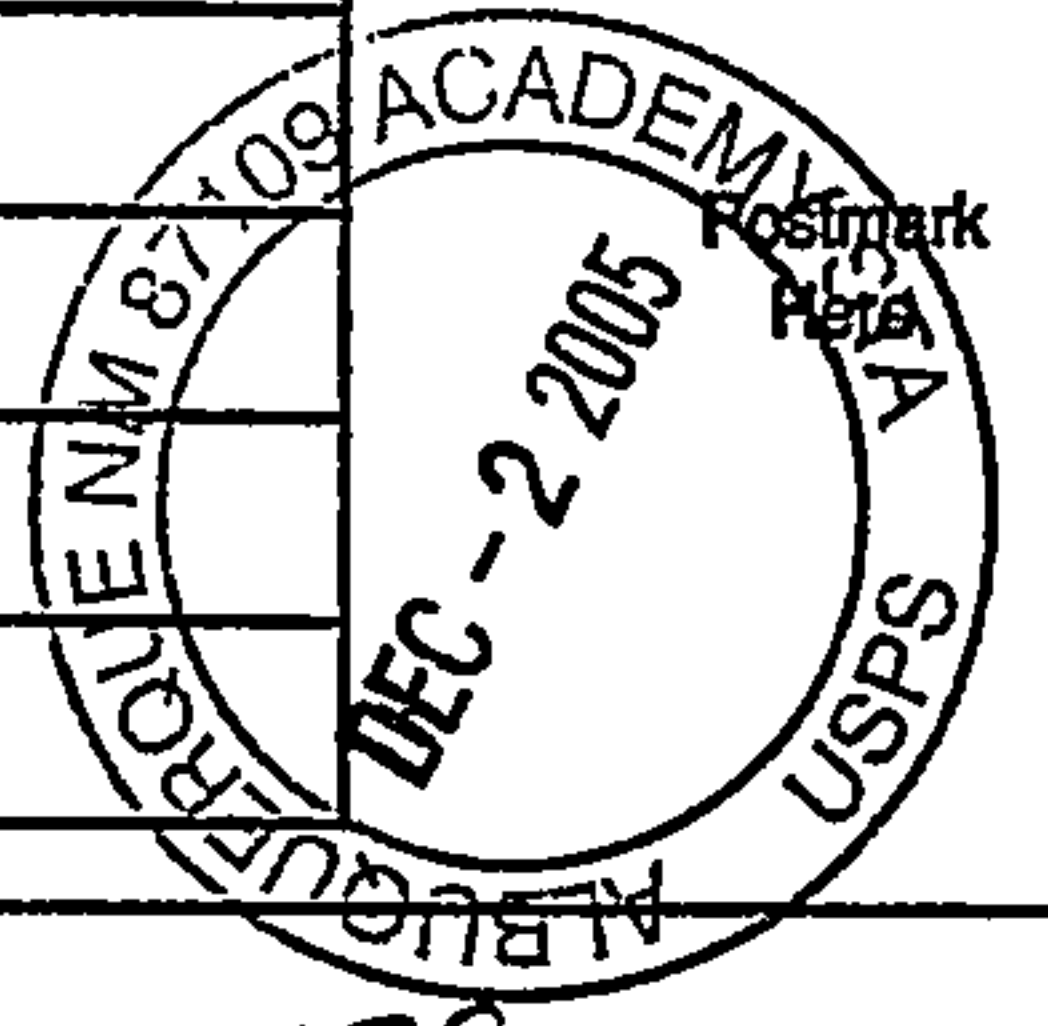
For delivery information visit our website at [www.usps.com](http://www.usps.com)

**OFFICIAL USE**

|   |    |
|---|----|
| Postage   | \$ |
| Certified Fee                                     |    |
| Return Receipt Fee<br>(Endorsement Required)      |    |
| Restricted Delivery Fee<br>(Endorsement Required) |    |
| Total Postage & Fees                              | \$ |

Sent To **Bill Jack Rogers**  
 Street, Apt. No.; or PO Box No. **8308 CEDAR GREEN DR NW**  
 City, State, ZIP+4 **ALBUQUERQUE NM 87120**

PS Form 3800, June 2002 See Reverse for Instructions



7005 1820 0001 7962 2413

U.S. Postal Service™  
**CERTIFIED MAIL™ RECEIPT**  
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For delivery information visit our website at [www.usps.com](http://www.usps.com)

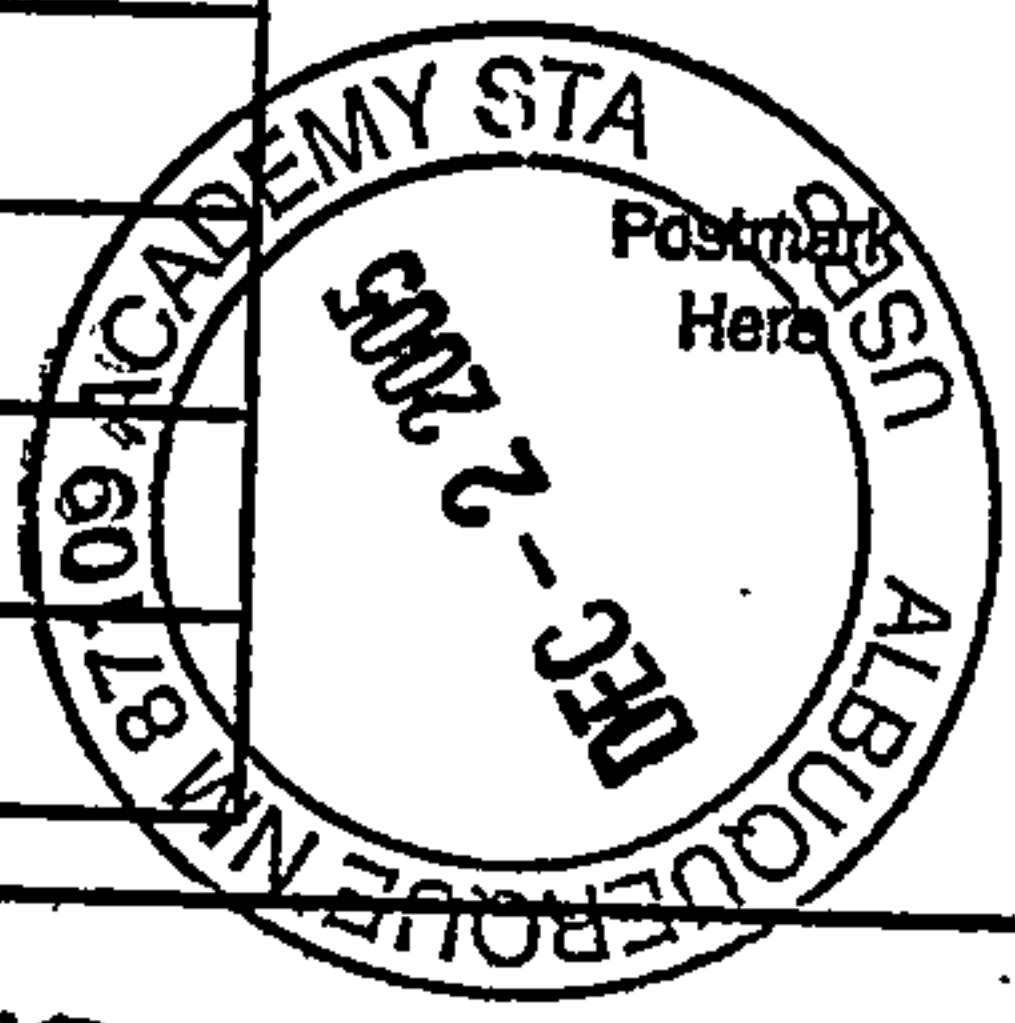
**OFFICIAL USE**

|   |    |
|---|----|
| Postage   | \$ |
| Certified Fee                                     |    |
| Return Receipt Fee<br>(Endorsement Required)      |    |
| Restricted Delivery Fee<br>(Endorsement Required) |    |
| Total Postage & Fees                              | \$ |

Postmark Here

Sent To **EDWARD TORO**  
 Street, Apt. No.; or PO Box No. **36 MILL ROAD NW**  
 City, State, ZIP+4 **ALB NM 87120**

PS Form 3800, June 2002 See Reverse for Instructions



7005 1820 0001 7962 2432

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

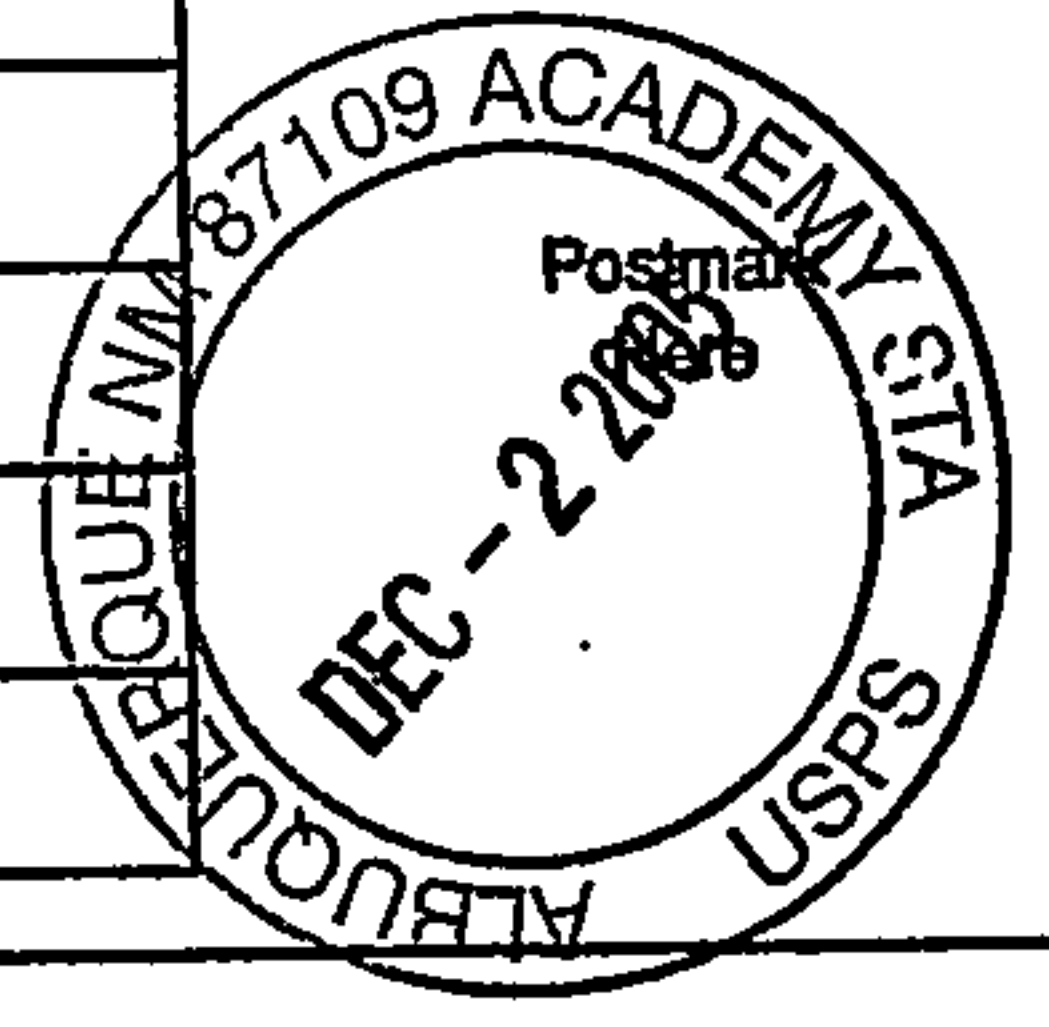
For delivery information visit our website at [www.usps.com](http://www.usps.com)

**OFFICIAL USE**

|   |    |
|---|----|
| Postage   | \$ |
| Certified Fee                                     |    |
| Return Receipt Fee<br>(Endorsement Required)      |    |
| Restricted Delivery Fee<br>(Endorsement Required) |    |
| Total Postage & Fees                              | \$ |

Sent To **RAY A GRAHAM III**  
 Street, Apt. No.; or PO Box No. **ONE WIND NW**  
 City, State, ZIP+4 **ALB NM 87120**

PS Form 3800, June 2002 See Reverse for Instructions



FORM DRWS: DRAINAGE REPORT / WATER & SANITARY SEWER AVAILABILITY  
THIS FORM IS REQUIRED WITH THE DEVELOPMENT REVIEW BOARD APPLICATION  
FOR MAJOR SUBDIVISIONS AND SITE DEVELOPMENT PLANS.

PROJECT NAME: LA LUZ DEL OESTE

AGIS MAP # F-11

LEGAL DESCRIPTIONS: TRACTS I & J, LA LUZ DEL OESTE

DRAINAGE REPORT

A drainage report, as per the Drainage Ordinance, was submitted to the City of Albuquerque Public Works Department, Hydrology Division (2<sup>nd</sup> Floor Plaza del Sol) on 1978 (date).

[Signature]  
Applicant/Agent

12/02/05  
Date

[Signature]  
Hydrology Division Representative

12/2/05  
Date

WATER AND SEWER AVAILABILITY STATEMENT

A Water and Sewer Availability Statement for this project was requested from the City of Albuquerque Utilities Development Division (2<sup>nd</sup> floor, Plaza del Sol) on 1978 (date).

[Signature]  
Applicant/Agent

12/02/05  
Date

[Signature]  
Utilities Division Representative

12/2/05  
Date

PROJECT # 1002743

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

**PAID RECEIPT**

APPLICANT NAME

HARVEST HOMES

AGENT

BORDENAVE DESIGN

ADDRESS

P.O. Box 91194

PROJECT & APP #

1502743 / 01818

PROJECT NAME

LA LUZ DEL DES. TE

City Of Albuquerque  
Treasury Division

12/2/2005 12:11PM LOC: ANNX  
RECEIPT# 00053999 WS# 007 TRANSH# 0010  
Account 441018 Fund 0000  
Activity 4971000 TRSLJS  
Trans Amt \$825.00  
J24 Misc \$75.00  
CK CHANGE \$825.00 \$0.00  
Thank You

\$ 20.<sup>00</sup> 441032/3424000 Conflict Management Fee

\$ 730.<sup>00</sup> 441006/4983000 DRB Actions

\$ \_\_\_\_\_ 441006/4971000 EPC/AA/LUCC Actions & All Appeals

\$ 75.<sup>00</sup> 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

\$ 825.<sup>00</sup> TOTAL AMOUNT DUE

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

|   |  |  |
|---|--|--|
| 12/2/2005<br>RECEIPT# 00053998 WS# 007<br>Account 441006<br>Activity 4983000<br>Trans Amt<br>J24 Misc | <b>BORDENAVE DESIGNS</b><br>PO BOX 91194<br>ALBUQUERQUE, NM 87199-1194<br>(505) 823-1344 | 3219                                     |
| 12:11PM<br>FUND 0007<br>TRANSH# 0010  | ALBUQUERQUE  | DATE <u>12/02/05</u> 95-219-1070         |
| WELLS FARGO   | Wells Fargo Bank, N.A.<br>5555 Montgomery NE<br>Albuquerque, NM 87109<br>wellsfargo.com  | City Of Albuquerque<br>Treasury Division |
| FOR _____   | <u>eight hundred twenty five &amp; 00/100</u>  | \$ <u>825.<sup>00</sup></u>              |
| 12/2/2005 12:11PM   | RECEIPT# 00053997 WS# 007 TRANSH# 0010   | DOLLARS ANNX                             |
| Account 441032 Fund 0110  | Activity 3424000 TRSLJS  | Trans Amt \$825.00                       |
| J24 Misc  |  | \$20.00                                  |
| ⑈003219⑈ +⑈107002192⑈1097512990⑈  |  |  |

# SIGN POSTING AGREEMENT

## REQUIREMENTS

### POSTING SIGNS ANNOUNCING PUBLIC HEARINGS

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

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

#### 1. LOCATION

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

#### 2. NUMBER

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

#### 3. PHYSICAL POSTING

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

#### 4. TIME

Signs must be posted from 12/13/05 To 1/4/06

#### 5. REMOVAL

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

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

[Signature] (Applicant or Agent)      12/02/05 (Date)

I issued 1 signs for this application, 12/2/05 (Date)      [Signature] (Staff Member)

DRB PROJECT NUMBER: 1002743

\*\*\*





#16



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

Completed 5/26/05  
**TRACT D** 28

### DRB CASE ACTION LOG (~~P&F~~ FINAL)

REVISED 2/5/04

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

DRB Application No.: 04DRB-00927 (P&F) *Final* Project # 1002743  
 Project Name: LA LUZ DEL OESTE, UNIT 4  
 Agent: Bordenave Designs Phone No.: 823-1344

Your request for (SDP for SUB), (SDP for BP), (FINAL PLATS), (MASTER DEVELOP. PLAN), was approved on 4-13-05 by the DRB with delegation of signature(s) to the following departments.  
**OUTSTANDING SIGNATURES COMMENTS TO BE ADDRESSED**

- TRANSPORTATION: \_\_\_\_\_
- \_\_\_\_\_
- \_\_\_\_\_
- \_\_\_\_\_
- \_\_\_\_\_
- UTILITIES: \_\_\_\_\_
- \_\_\_\_\_
- \_\_\_\_\_
- \_\_\_\_\_
- CITY ENGINEER / AMAFCA: \_\_\_\_\_
- \_\_\_\_\_
- \_\_\_\_\_
- \_\_\_\_\_
- PARKS / CIP: \_\_\_\_\_
- \_\_\_\_\_
- \_\_\_\_\_
- \_\_\_\_\_
- PLANNING (Last to sign): \_\_\_\_\_
- \_\_\_\_\_
- \_\_\_\_\_
- \_\_\_\_\_

- Planning must record this plat. Please submit the following items:**
  - The original plat and a mylar copy for the County Clerk.
  - Tax certificate from the County Treasurer.
  - Recording fee (checks payable to the County Clerk). RECORDED DATE: \_\_\_\_\_
  - Tax printout from the County Assessor.
- Include 3 copies of the approved site plan along with the originals.**
- County Treasurer's signature must be obtained prior to the recording of the plat with the County Clerk.**
- Property Management's signature must be obtained prior to Planning Department's signature.**
- AGIS DXF File approval required.**
- Copy of recorded plat for Planning.**

Project Number 1002743



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

**TRACT D**

**DRB CASE ACTION LOG (P&F FINAL)**

REVISED 2/5/04

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

DRB Application No.: 04DRB-00927 (P&F) *Final*

Project # 1002743

Project Name: LA LUZ DEL OESTE, UNIT 4

Agent: Bordenave Designs

Phone No.: 823-1344

Your request for (SDP for SUB), (SDP for BP), FINAL PLATS, (MASTER DEVELOP. PLAN), was approved on 4-13-05 by the DRB with delegation of signature(s) to the following departments.  
**OUTSTANDING SIGNATURES COMMENTS TO BE ADDRESSED**

- TRANSPORTATION: \_\_\_\_\_
- \_\_\_\_\_
- \_\_\_\_\_
- \_\_\_\_\_
- \_\_\_\_\_
- UTILITIES: \_\_\_\_\_
- \_\_\_\_\_
- \_\_\_\_\_
- \_\_\_\_\_
- CITY ENGINEER / AMAFCA: \_\_\_\_\_
- \_\_\_\_\_
- \_\_\_\_\_
- \_\_\_\_\_
- PARKS / CIP: \_\_\_\_\_
- \_\_\_\_\_
- \_\_\_\_\_
- \_\_\_\_\_
- PLANNING (Last to sign): \_\_\_\_\_
- \_\_\_\_\_
- \_\_\_\_\_
- \_\_\_\_\_

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- Include 3 copies of the approved site plan along with the originals.
- County Treasurer's signature must be obtained prior to the recording of the plat with the County Clerk.
- Property Management's signature must be obtained prior to Planning Department's signature.
- AGIS DXF File approval required.
- Copy of recorded plat for Planning.

*OKay*

Project Number

1002743

~~#16~~  
#16

#16

\*\*\*

2743

### DXF Electronic Approval Form

DRB Project Case #: 1002743

Subdivision Name: LA LUZ DEL OESTE UNIT 4 LOTS D1 THRU D5

Surveyor: JEAN J BORDENAVE

Contact Person: JEAN J BORDENAVE

Contact Information: 823-1344

DXF Received: 4/12/2005

Hard Copy Received: 4/12/2005

Coordinate System: Ground rotated to NMSP Grid

  
Approved

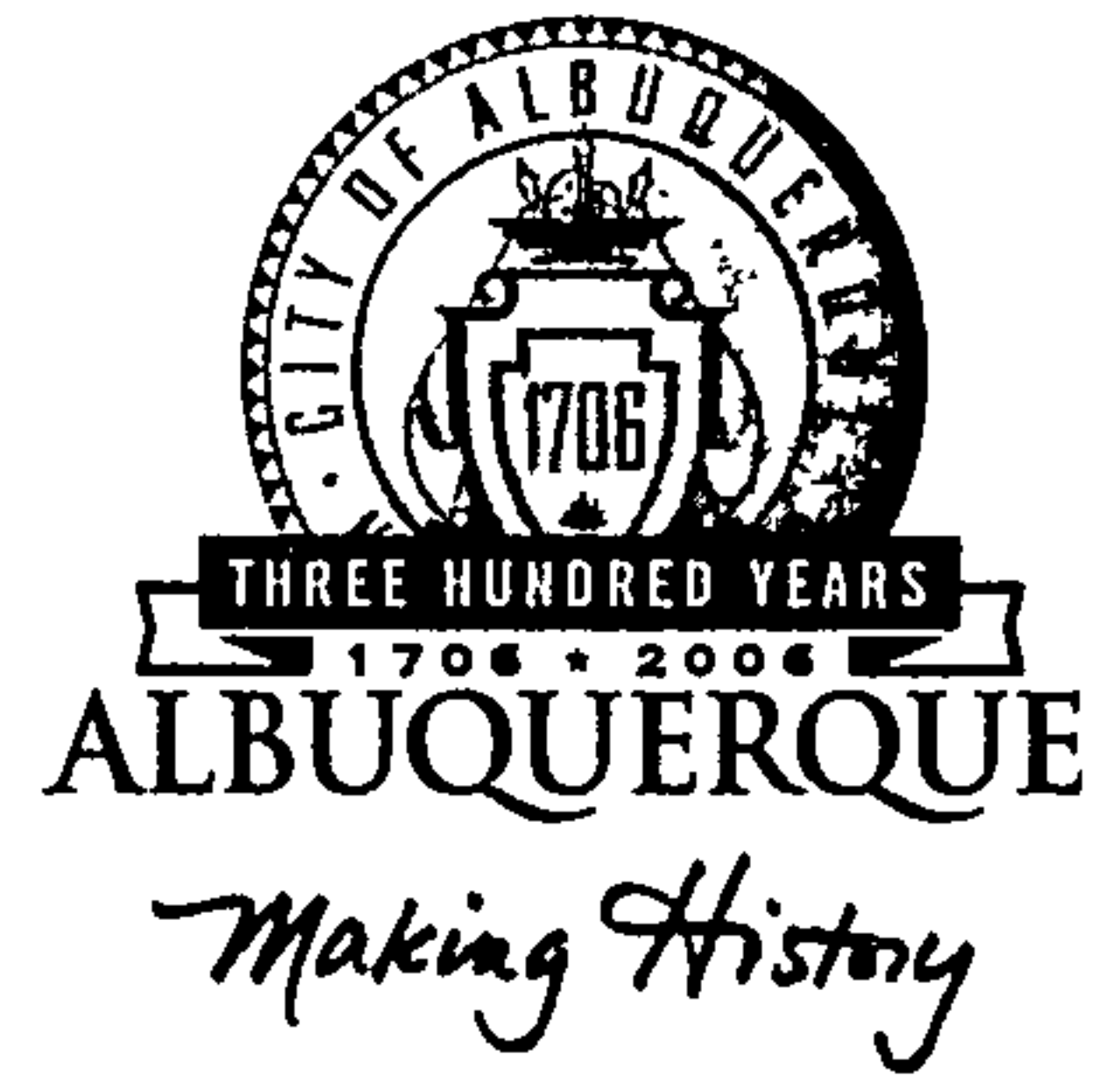
04-13-2005  
Date

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

**AGIS Use Only**  
Copied cov 2743 to agiscov on 4/13/2005 Contact person notified on 4/13/2005

# CITY OF ALBUQUERQUE

\*\*\*



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

DEVELOPMENT REVIEW BOARD--SPEED MEMO

**DRB CASE NO/PROJECT NO: 1002743**

**AGENDA ITEM NO: 16**

**SUBJECT:**

Final Plat

**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.

P.O. Box 1293

Albuquerque

New Mexico 87103

**RESOLUTION:**

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

www.cabq.gov

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

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

FOR:

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

**DATE:** April 13, 2005

\*\*\*  
CITY OF ALBUQUERQUE  
PLANNING DEPARTMENT

April 13, 2005  
DRB Comments

**ITEM # 16**

**PROJECT # 10002743**


**APPLICATION # 05-00927/minor plat**

**Re: La Luz Del Oeste, Unit 4/minor final plat**

SIA is on file.

There is no objection to this request.

AGIS dxf file is not on file.

  
\_\_\_\_\_  
Sheran Matson, AICP DRB Chair  
924-3880 Fax 924-3864 smatson@cabq.gov



36  
36  
36

**DEVELOPMENT REVIEW BOARD  
ACTION SHEET**

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

APRIL 13, 2005

9:00 A.M.

**MEMBERS:**

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

Wilfred Gallegos, Transportation Development  
Brad Bingham, Alternate City Engineer

Roger Green, Utility Development  
Christina Sandoval, Parks & Recreation

\*\*\*\*\*

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

**NOTE: INDIVIDUALS WITH DISABILITIES WHO NEED SPECIAL ASSISTANCE TO PARTICIPATE AT THIS MEETING SHOULD CONTACT CLAIRE SENOVA, PLANNING DEPARTMENT, AT 924-3946. HEARING IMPAIRED USERS MAY CONTACT HER VIA THE NEW MEXICO RELAY NETWORK BY CALLING TOLL-FREE:1-800-659-8331.**

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

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

Adjourned: 12:12 P.M.

**CASES WHICH REQUIRE PUBLIC NOTIFICATION**

**MAJOR SUBDIVISIONS, VACATIONS, SIA EXTENSIONS AND SITE DEVELOPMENT PLANS**

1. **Project # 1002315**  
05DRB-00477 Major-One Year SIA

BOHANNAN HUSTON INC agent(s) for MESA VERDE DEVELOPMENT request(s) the above action(s) for Tract(s) 13-B, **WILDERNESS @ HIGH DESERT, UNIT 3**, zoned SU-2 HD/R-R, located on FOOTHILLS TRAIL NE, between WILDERNESS TRAIL NE and HIGH DESERT PL NE containing approximately 73 acre(s). [REF: 02DRB01650, 02DRB01653, 02DRB01654, 04DRB01723, 04DRB00713] (F-23) **A ONE-YEAR EXTENSION OF THE SIA WAS APPROVED.**

2. **Project # 1003011**  
05DRB-00439 Major-Vacation of Pub  
Right-of-Way

CITY OF ALBUQUERQUE agent(s) for BRAKE MASTERS, INC. request(s) the above action(s) for all or a portion of Block(s) 4 & 5, Tract(s) A, **INEZ ADDITION**, zoned C-2, located on WYOMING BLVD NE, between PROSPECT AVE NE and MENAUL BLVD NE containing approximately 5 acre(s). [REF: 03DRB02088, 03DRB02089] *[Deferred from 4/13/05]* (H-19) **DEFERRED AT THE AGENT'S REQUEST TO 5/11/05.**

3. **Project # 1003236**  
05DRB-00452 Major-Vacation of  
Public Easements  
05DRB-00454 Major-Preliminary Plat  
Approval  
05DRB-00453 Minor-Temp Defer  
SDWK

RIO GRANDE ENGINEERING agent(s) for CLEARBROOK INVESTMENTS INC request(s) the above action(s) for all or a portion of Tract(s) A, **VILLA DE LA CHAMISA, UNIT 1**, (to be known as **VILLA DE LA CHAMISA, UNIT 2**), zoned SU-1 FOR PRD, located on CALLE CHAMISA NW, between VIVALDI TRAIL NW and BIG SAGE NW containing approximately 6 acre(s). [REF: 04DRB00801, 04DRB00802, 04DRB00799, 04DRB00800, 04DRB00804, 04DRB01739] *[Deferred from 4/13/05]* (B-10) **DEFERRED AT THE AGENT'S REQUEST TO 4/20/05.**

4. **Project # 1004022**  
05DRB-00428 Major-Vacation of Pub  
Right-of-Way

EDWARD G LOPEZ request(s) the above action(s) for all or a portion of Lot(s) 1 & 2, **VISTA DEL SOL**, zoned R-1, located on CRESTVIEW DR SW, between CRESTVIEW PLACE SW and CENTRAL SW. [REF: V-78-11] (K-11) **THE VACATION WAS APPROVED AS SHOWN ON EXHIBIT B IN THE PLANNING FILE.**

5. **Project # 1001273**  
05DRB-00478 Major-Amnd SiteDev Plan  
BldPermit

TIERRA WEST LLC agent(s) for SEDBERRY & ASSOCIATES request(s) the above action(s) for all or a portion of Tract(s) 5B2C1B2A, **RENAISSANCE CENTER**, zoned SU-1 FOR C-2, located on MERCANTILE AVE NE, between I-25 FRONTAGE ROAD and CULTURE AVE NE containing approximately 3 acre(s). [REF: Z-94-13-1, 04DRB01659] (F-16) **THE AMENDED SITE PLAN FOR BUILDING PERMIT WAS APPROVED AND SIGNED OFF BY THE BOARD.**

6. **Project # 1003634**  
05DRB-00409 Major-Vacation of Pub  
Right-of-Way

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) 6B, Block(s) 12, **EASTERN ADDITION**, zoned SU-2 MR, located on HIGH STREET SE, between CROMWELL SE and PACIFIC SE containing approximately 1 acre(s). [REF: 04ZHE01162, 01ZHE01165, 01ZHE01166, 04DRB01297] [Deferred from 4/6/05 & 4/13/05] (K-14) **DEFERRED AT THE AGENT'S REQUEST TO 5/11/05.**

**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.**

7. **Project # 1000163**  
05DRB-00554 Minor-SiteDev Plan  
BldPermit/EPC

SANDERS & ASSOCIATES ARCHITECTS agent(s) for DR. AND MRS. ERNESTO GARZA request(s) the above action(s) for all or a portion of Tract(s) E, **LA CUEVA VILLAGE**, zoned C-2 (SC), located on CARMEL AVE NE, between WYOMING BLVD NE and BARSTOW NE containing approximately 1 acre(s). [REF: 04EPC-01828] [Elvira Lopez, EPC Case Planner] [Deferred from 4/13/05] (C-19) **DEFERRED AT THE AGENT'S REQUEST TO 4/20/05.**



8. **Project # 1002371**  
05DRB-00560 Minor-SiteDev Plan  
BldPermit/EPC

TIERRA WEST LLC agent(s) for HOFFMANTOWN WEST CHURCH request(s) the above action(s) for all or a portion of Block(s) 15, Tract(s) 1A1, ALBAN HILLS, UNIT 1, (to be known as **HOFFMANTOWN WEST CHURCH**) zoned SU-1 FOR R-2 WITH CHURCH RELATED USES, located on LA ORILLA NW, between COORS BLVD NW and CORRALES DRAIN containing approximately 17 acre(s). [REF:02DRB01824, 03DRB02150] [Elvira Lopez, EPC Case Planner] *[Deferred from 4/13/05]* (D-12) **DEFERRED AT THE AGENT'S REQUEST TO 4/20/05.**

9. **Project # 1003919**  
05DRB-00558 Minor-SiteDev Plan  
BldPermit/EPC

CONSENSUS PLANNING INC agent(s) for CITY OF ALBUQUERQUE DEPARTMENT OF MUNICIPAL DEVELOPMENT request(s) the above action(s) for all or a portion of Lot(s) A1, **PARADISE SKIES, UNIT 5**, zoned SU-1/R-T, located on SAGITTARIUS AVE NW, between ROCKCLIFF CT NW and CASSIOPEIA ST NW containing approximately 5 acre(s). [REF: Z-97-143, DRB-97-142, 05EPC00179] [Stephanie Shumsky, EPC Case Planner] (A-10) **THE SITE PLAN FOR BUILDING PERMIT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO TRANSPORTATION DEVELOPMENT BECAUSE THEY NEED CITY STANDARD DRAWING NUMBERS FOR WORK WITHIN PUBLIC RIGHT-OF-WAY.**

10. **Project # 1000560**  
05DRB-00546 Minor-Amnd SiteDev Plan  
Subdivision

PRECISION SURVEYS, INC agent(s) for NEW MEXICO  
CANCER CENTER request(s) the above action(s) for all or  
a portion of Tract(s) 1A-2-B and 1A-2-A-3, **JOURNAL  
CENTER**, zoned IP, located on LANG AVE NE, between  
PASEO DEL NORTE NE and JEFFERSON ST NE  
containing approximately 6 acre(s). (D-17) **AN  
AMENDED SITE DEVELOPMENT PLAN FOR  
SUBDIVISION WAS APPROVED AND SIGNED OFF BY  
THE BOARD.**

05DRB-00527 Minor-Prelim&Final Plat  
Approval

PRECISION SURVEYS INC agent(s) for DESIGN GROUP  
request(s) the above action(s) for all or a portion of Tract(s)  
1A-2-B1, **JOURNAL CENTER**, zoned IP, located on LANG  
AVE NE, between JEFFERSON ST NE and HEADLINE  
NE containing approximately 6 acre(s). *[Deferred from  
4/6/05]* (D-17) **THE PRELIMINARY AND FINAL PLAT  
WERE APPROVED AND SIGNED OFF BY THE BOARD.**

11. **Project # 1002590**  
05DRB-00540 Minor-SiteDev Plan Subd

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, **REDIVISION OF LANDS OF  
BRACKSON A. COURSON**, zoned RD, located on 64<sup>TH</sup>  
ST NW, between MILNE RD NW and TIERRA PRIETTA  
NW containing approximately 4 acre(s). (F-10)  
**INDEFINITELY DEFERRED AT THE AGENT'S  
REQUEST.**

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

12. **Project # 1001946**  
05DRB-00557 Minor-Prelim&Final Plat  
Approval

BOHANNAN HUSTON INC agent(s) for LOWE'S HOME  
CENTERS-TARGET CORP request(s) the above action(s)  
for all or a portion of Tract(s) A-1-A-1 AND A-1-E-1, **LOS  
ANGELES CENTER**, zoned M-1, located on PASEO DEL  
NORTE NE, between I-25 and SAN PEDRO NE containing  
approximately 13 acre(s). [REF: 04DRB01176,  
04DRB01177, 04DRB01178, 05DRB00492, 05EPC00176]  
(D-18) **PRELIMINARY PLAT WAS APPROVED WITH  
FINAL SIGN OFF DELEGATED TO PLANNING FOR  
ENVIRONMENTAL HEALTH SIGNATURE.**

13. **Project # 1004092**  
05DRB-00562 Minor-Prelim&Final Plat  
Approval

RIO GRANDE ENGINEERING agent(s) for DAVID SOULE & DEBBIE ROCHEFORD request(s) the above action(s) for all or a portion of Lot(s) 31, Block(s) 15, **MESA VERDE ADDITION**, zoned R-2, located on TENNESSEE NW, between CHICO NW and COPPER NW containing approximately 1 acre(s). (K-19) **PRELIMINARY PLAT APPROVED WITH FINAL SIGN OFF DELEGATED TO PLANNING FOR THE AGIS DXF FILE.**

14. **Project # 1004088**  
05DRB-00555 Minor-Prelim&Final Plat  
Approval

BILLY W. BACA request(s) the above action(s) for all or a portion of Lot(s) 3A, 4A, 5 and 6, **NELSON SUBDIVISION**, zoned C-3, located west of 4<sup>TH</sup> ST NW and MONTANO NW and containing approximately 1 acre(s). (F-14) **PRELIMINARY PLAT APPROVED WITH FINAL SIGN OFF DELEGATED TO PLANNING FOR THE AGIS DXF FILE.**

15. **Project # 1004089**  
05DRB-00556 Minor-Prelim&Final Plat  
Approval

WILKS CO agent(s) for CHESTER BURSON request(s) the above action(s) for all or a portion of Lot(s) A, B and C, **RALPH L DAY ADDITION**, zoned C-2, located on 2<sup>ND</sup> STREET NW, between PLACITAS RD NW and VINEYARD NW containing approximately 2 acre(s).[REF: ZA-93-280] (F-15) **PRELIMINARY PLAT APPROVED WITH FINAL SIGN OFF DELEGATED TO TRANSPORTATION DEVELOPMENT FOR EVALUATION OF SIDEWALK EASEMENT REQUIREMENTS.**

16. **Project # 1002743**  
04DRB-00927 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) D, **LA LUZ DEL OESTE, UNIT 4**, zoned SU-1 special use zone, located on COORS BLVD NW, between WESTERN TRAILS NW and DELLYNE NW containing approximately 2 acre(s). [REF: 03DRB-00989, 03DRB-01544, 03DRB-02083, 04DRB-00399, 04DRB-00888, 04DRB-00886] [*Final Plat Indef Deferred for SIA*] (F-11) **FINAL PLAT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO PLANNING FOR AGIS DXF FILE.**

17. **Project # 1004090**  
05DRB-00559 Minor-Prelim&Final Plat  
Approval

BRASHER & LORENZ INC agent(s) for JIM HAKEEM request(s) the above action(s) for all or a portion of Lot(s) 1 & 2, Block(s) 17, Tract(s) 2, **NORTH ALBUQUERQUE ACRES, UNIT 3**, zoned R-D, located on WYOMING BLVD NE, between CORONA AVE NE and ANAHEIM AVE NE containing approximately 2<sup>1</sup>/<sub>2</sub> acre(s). (C-19) **PRELIMINARY PLAT APPROVED WITH FINAL SIGN OFF DELEGATED TO PLANNING FOR AGIS DXF FILE.**

18. **Project # 1001090**  
05DRB-00563 Major-Final Plat  
Approval

ADVANCED ENGINEERING & CONSULTING agent(s) for NEWMAN HOMES INC (PAUL NEWMAN) request(s) the above action(s) for all or a portion of Lot(s) 29, 30, 31 & 32, Block(s) 4, Tract(s) 3, **TIERRA MORENA SUBDIVISION, UNIT 3**, zoned SU-2 FOR 0-1 & R-T, located on SIGNAL AVE NE, between BARSTOW ST NE and VENTURA AVE NE containing approximately 4 acre(s). [REF: 01DRB00908, 01DRB00909, 04DRB00863, 04DRB00864, 04DRB00863, 04DRB00864] (C-20) **FINAL PLAT APPROVED AND SIGNED OFF BY THE BOARD.**

19. **Project # 1004093**  
05DRB-00564 Minor-Prelim&Final Plat  
Approval

ADVANCED ENGINEERING & CONSULTING agent(s) for MICHAEL & SUSAN MORSE request(s) the above action(s) for all or a portion of Lot(s) 1, 2 and 3, Block(s) 51, **TERRACE ADDITION**, zoned SU-2 DR, located on GOLD AVE SE and SILVER AVE SE containing approximately 1 acre(s). [REF: Z-78-6, ZA-76-69] (K-15) **PRELIMINARY PLAT APPROVED WITH FINAL SIGN OFF DELEGATED TO PLANNING FOR THE AGIS DXF FILE.**

20. **Project # 1001409**  
05DRB-00531 Minor-Prelim&Final Plat  
Approval

ADVANCED ENGINEERING & CONSULTING agent(s) for SAIFI TALEBREZA request(s) the above action(s) for all or a portion of Lot(s) 20-A, Block(s) 1, **CANDELIGHT FOOTHILLS, UNIT 1**, zoned R-1, located on LOMAS BLVD NE, between MONTE LARGO DR NE and SUMMIT HILLS DR NE containing approximately 2 acre(s). [REF: 01DRB01160, 01DRB01819, 02DRB01863, 03DRB02032, 04DRB01425] [*Deferred from 4/6/05 & 4/13/05*] (J-23) **DEFERRED AT THE AGENT'S REQUEST TO 4/20/05.**

21. **Project # 1003628**  
05DRB-00386 Minor-Prelim&Final Plat  
Approval

DAC ENTERPRISES INC agent(s) for CONNIE NELLOS request(s) the above action(s) for all or a portion of Lot(s) K-1, K-2 & L-1, **ALVARADO GARDENS UNIT 2**, zoned RA2, located on SHERIDAN ST NW, between DON PABLO NW and CAMPBELL RD NW containing approximately 1 acre(s). [REF: 04ZHE01986] [*Deferred from 3/16/05*] (G-12) **PRELIMINARY PLAT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO PLANNING FOR AGIS DXF FILE AND FEE SIMPLE LANGUAGE.**

22. **Project # 1001778**  
05DRB-00392 Minor-Prelim&Final Plat  
Approval

WAYJOHN SURVEYING INC agent(s) for DRAGONFLY DEVELOPMENT request(s) the above action(s) for all or a portion of Lot(s) 11-A, Tract(s) A-2, Block(s) B, **BRENTWOOD HILLS**, zoned R-1/C-1, located on MENAUL BLVD NE, between CHELWOOD PARK BLVD NE and TRAMWAY BLVD NE containing approximately 3 acre(s). [REF: DRB-94-428, Z-70-134] [*Indef. Deferred on 3/16/05*] (H-22) **PRELIMINARY AND FINAL PLAT APPROVED AND SIGNED OFF BY THE BOARD.**

23. **Project # 1003781**  
04DRB-01768 Minor-Final Plat Approval

ALBUQUERQUE SURVEYING CO., INC. agent(s) for TEAM SOUTHWEST, SPERRY VAN NESS request(s) the above action(s) for all or a portion of Tract(s) 1A, 2A1 & 2B1, **UNIVERSITY TOWERS**, zoned C-3 heavy commercial zone, located on UNIVERSITY BLVD NE, between INDIAN SCHOOL RD NE and I-40 containing approximately 9 acre(s). [*Indefinitely deferred for the SIA*] (H-15) **FINAL PLAT APPROVED AND SIGNED OFF BY THE BOARD. AGENT NEEDS AMAFCA'S SIGNATURE PRIOR TO RECORDING.**

24. **Project # 1004061**  
05DRB-00499 Minor-Prelim&Final Plat  
Approval

PRECISION SURVEYS INC agent(s) for CONNIE & ZACK LOVELADY, CZ ENTERPRISES request(s) the above action(s) for all or a portion of Lot(s) 25C and 25D, **ALVARADO GARDENS, UNIT 1**, zoned RA-2, located on MATTHEW AVE NW and MEADOW VIEW DR NW and containing approximately 1 acre(s). [*Deferred from 3/30/05 & 4/13/05*] (G-13) **DEFERRED AT THE AGENT'S REQUEST TO 4/20/05.**

**THERE ARE NO SKETCH PLATS THIS WEEK**

25. Approval of the Development Review Board Minutes for March 30, 2005. **DRB MINUTES FOR MARCH 30, 2005 WERE APPROVED.**

ADJOURNED: 12:12 p.m.



**DEVELOPMENT REVIEW BOARD  
ACTION SHEET**

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

June 23, 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

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**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: 12:55 P.M.

**CASES WHICH REQUIRE PUBLIC NOTIFICATION**

**MAJOR SUBDIVISIONS, VACATIONS, SIA EXTENSIONS AND SITE DEVELOPMENT PLANS**

1. **Project # 1003471**  
04DRB-00826 Major-Preliminary Plat Approval  
04DRB-00827 Minor-Temp Defer SDWK  
SURV-TEK, INC agent(s) for CURB WEST INC request(s) the above action(s) for all or a portion of Tract B-2-A, **SEVILLE SUBDIVISION**, zoned R-1 residential zone, located on KAYENTA ST NW, between CALABACILLAS ARROYO and RIO SEGOVIA AVE NW containing approximately 24 acre(s). [REF: 1000630, 1001743, 1001891, 1001306/02DRB-01791, 02DRB-01250] (A-10) **WITH THE SIGNING OF THE INFRASTRUCTURE LIST DATED 6/23/04 AND APPROVAL OF THE GRADING PLAN ENGINEER STAMP DATED 5/25/04 THE PRELIMINARY PLAT WAS APPROVED WITH THE CONDITION OF FINAL PLAT: APPROVAL OF PERIMETER WALL SUBMITTAL IS REQUIRED PRIOR TO FINAL PLAT APPROVAL. TEMPORARY DEFERRAL OF CONSTRUCTION OF SIDEWALKS ON THE INTERIOR STREETS WS APPROVED AS SHOWN ON EXHIBIT C IN THE PLANNING FILE.**

2. **Project # 1002247**  
04DRB-00830 Major-Vacation of  
Public Easements  
04DRB-00831 Major-Vacation of  
Public Easements  
04DRB-00832 Major-Vacation of  
Public Easements

BOHANNAN HUSTON, INC agent(s) for HUNT UPTOWN, LLC request(s) the above action(s) for all or a portion of Tract A1, **ST. PIUS X SUBDIVISION**, zoned SU-3 special center zone, located on LOUISIANA BLVD NE, between ARVADA AVE NE and INDIAN SCHOOL RD NE containing approximately 18 acre(s). [REF: 03EPC-00914, 02EPC-01472, Z-81-87, Z-94-133, ZA96-379] (H-19) **THE VACATIONS WERE APPROVED AS SHOWN ON EXHIBIT B IN THE PLANNING FILE.**

04DRB-00928 Minor-SiteDev Plan  
BldPermit/EPC

DENISH KLINE ASSOCIATES, INC. agent(s) for HUNT UPTOWN, LLC request(s) the above action(s) for all or a portion of Tract(s) A1, **ST PIUS X SUBDIVISION**, zoned SU-3 special center zone, located on LOUISIANA BLVD NE, between ARVADA AVE NE and INDIAN SCHOOL RD NE containing approximately 18 acre(s). [REF: 1002124, 1001164] (H-19) **WITH THE SIGNING OF THE INFRASTRUCTURE LIST DATED 6/23/04 THE SITE PLAN FOR BUILDING PERMIT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO CITY ENGINEER FOR SIA AND PUBLIC SIDEWALK EASEMENTS AROUND SITE AND UTILITIES DEVELOPMENT FOR A REVISED UTILITY PLAN. PROVIDE FIRE MARSHAL FIRE FLOW REQUIREMENTS.**

04DRB-00890 Minor-Prelim&Final  
Plat  
Approval

BOHANNAN HUSTON, INC agent(s) for HUNT UPTOWN, LLC request(s) the above action(s) for all or a portion of Tract(s) A, **ALBUQUERQUE UPTOWN SITE, ST. PIUS X SUBDIVISION**, zoned SU-3 special center zone, located on INDIAN SCHOOL RD NE, between LOUISIANA BLVD NE and ESPANOLA ST NE containing approximately 18 acre(s). [REF: 1001164, 04DRB-00830] (*Deferred from 6/16/04*) (H-19) **WITH THE SIGNING OF THE INFRASTRUCTURE LIST DATED 6/23/04 AND APPROVAL OF THE GRADING PLAN ENGINEER STAMP DATED 6/11/04 THE PRELIMINARY PLAT WAS APPROVED WITH THE CONDITIONS OF FINAL PLAT: THE FINAL PLAT MUST BE SIGNED BY PNM BEFORE DRB'S APPROVAL. FINAL PLAT MUST REFLECT THE SIDEWALK EASEMENTS. THE FINAL PLAT WAS INDEFINITELY DEFERRED FOR THE SIA.**



3. **Project # 1003280**  
04DRB-00835 Major-Preliminary Plat  
Approval  
04DRB-00870 Minor-Temp Defer  
SDWK

TIERRA WEST, LLC agent(s) for STILLBROOKE HOMES, INC request(s) the above action(s) for all or a portion of Tract 168, **TOWN OF ATRISCO GRANT, UNIT 6**, zoned R-1 residential zone, located on GONZALES RD SW, between OASIS DR SW and CORREGIDOR DR SW containing approximately 5 acre(s). [REF: 04DRB-00568] (K-11) **WITH THE SIGNING OF THE INFRASTRUCTURE LIST DATED 6/23/04 AND APPROVAL OF THE GRADING PLAN ENGINEER STAMP DATED 5/28/04 THE PRELIMINARY PLAT WAS APPROVED WITH CONDITION: ENVIRONMENTAL HEALTH'S SIGNATURE IS REQUIRED ON THE PLAT. THE TEMPORARY DEFERRAL OF CONSTRUCTION OF SIDEWALKS ON THE INTERIOR STREETS WAS APPROVED AS SHOWN ON EXHIBIT C IN THE PLANNING FILE.**

4. **Project # 1002051**  
03DRB-02008 Major-Preliminary Plat  
Approval  
03DRB-02009 Major-Vacation of  
Public Easements  
03DRB-02010 Minor-Vacation of  
Private Easements  
03DRB-02011 Minor-Temp Defer  
SDWK

TIERRA WEST LLC agent(s) for GELTMORE LAND LTD CO request(s) the above action(s) for all or a portion of Tract(s) A, **CHAMISA RIDGE - UNIT 1**, zoned R-LT, located on PARADISE BLVD NW, between BIG SAGE DR NW and CONEFLOWER DR NW containing approximately 18 acre(s). [*Deferred from 6/9/04 & 6/23/04*] [REF: 02DRB-00963] (B-10) **DEFERRED AT THE AGENT'S REQUEST TO 8/4/04.**

5. **Project # 1002506**  
04DRB-00636 Major-Preliminary Plat Approval  
04DRB-00639 Minor-Sidewalk Waiver
- TIERRA WEST LLC agent(s) for STH INVESTMENTS request(s) the above action(s) for all or a portion of Tract(s) 6C, 12A&B, **PARTITION OF BLACK RANCH**, zoned RA-1, located on COORS BLVD NW, between PASEO DEL NORTE NW and WESTSIDE DR NW containing approximately 68 acre(s). [REF: 03EPC-00300, 03EPC-00301, 04DRB-00217, 04DRB-00360] *[Deferred from 5/19 & 6/9/04 & 6/23/04]* (C-13) **DEFERRED AT THE AGENT'S REQUEST TO 6/30/04.**
6. **Project # 1003369**  
04DRB-00514 Major-Drainage Plan to Determine the Cost Allocation for Storm Drainage Improvements
- BOB KEERAN agent(s) for LLAVE CONSTRUCTION INC request(s) these action(s) for all or a portion of Unit(s) 3, Lot(s) 6 & 7, Tract(s) 3, Block(s) 16, NORTH ALBUQUERQUE ACRES, **VINTNER COURT SUBDIVISION**, zoned DETENTION POND, located on VINTNER NE, between VENTURA NE and CORONA NE containing approximately 2 acre(s). *[Deferred from 5/12/04 & 5/26/04 & 6/9/04 & 6/23/04]* (C-20) **DEFERRED AT THE AGENT'S REQUEST TO 7/14/04.**

7. **Project # 1003236**  
04DRB-00802 Major-Vacation of  
Public Easements  
04DRB-00801 Major-Preliminary Plat  
Approval  
04DRB-00799 Minor-SiteDev Plan  
Subd/EPC  
04DRB-00800 Minor-SiteDev Plan  
BldPermit/EPC  
04DRB-00804 Minor-Temp Defer  
SDWK

RIO GRANDE ENGINEERING agent(s) for JENNIFER SOULE request(s) the above action(s) for all or a portion of Lot(s) 1, MARIN SUBDIVISION, (to be known as **VILLA DE LA CHAMISA**, zoned SU-1 special use zone, for PRD, located on PARADISE BLVD NW, between VIVALDI TRAIL NW and BIG SAGE NW containing approximately 9 acre(s). [REF: 04EPC-00150] (*Deferred from 6/16/04*) (B-10) **THE VACATION WAS APPROVED AS SHOWN ON EXHIBIT B IN THE PLANNING FILE. WITH THE SIGNING OF THE INFRASTRUCTURE LIST DATED 6/23/04 AND APPROVAL OF THE GRADING PLAN ENGINEER STAMP DATED 5/7/04 THE PRELIMINARY PLAT WAS APPROVED WITH THE CONDITION OF FINAL PLAT: THE VACATION ACTION SHALL BE SHOWN ALONG PARADISE BLVD NW. THE LOTS SHALL BE LABELED P-1. THE SITE PLAN FOR SUBDIVISION AND THE SITE PLAN FOR BUILDING PERMIT WERE 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.**

**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 # 1003220**  
04DRB-00922 Minor-SiteDev Plan  
BldPermit/EPC

INNERCITY DEVELOPMENT CORP agent(s) for DESERT HILLS TREATMENT CENTER request(s) the above action(s) for all or a portion of Tract(s) 22-A, **CORONA DEL SOL**, zoned SU-1 PRD, located on SEQUOIA RD NW, between COORS RD NW and ALAMOGORDO RD NW containing approximately 3 acre(s). [REF: 04EPC00107] [**Makita Hill, EPC Case Planner**] (*Deferred from 6/23/04*)(G-11) **DEFERRED AT THE AGENT'S REQUEST TO 6/30/04.**

9. **Project # 1001157**  
04DRB-00931 Minor-SiteDev Plan  
BldPermit/EPC

URS CORPORATION agent(s) for CITY OF ALBUQUERQUE, AVIATION DEPARTMENT, request(s) the above action(s) for **UNPLATTED - UNM**, zoned SU-1 AIRPORT AND RELATED FACILITIES, located on CLARK CARR BLVD SE, between SPIRIT DR SE and ACCESS RD C containing approximately 6 acre(s). [REF: 03EPC-00075, 01EPC-00428, 01DRB-01066, 01DRB-01067, 01DRB-01068, 01DRB-00054 (SK) 02DRB-01058 (P&F) heard under Project #1000270] **[Chris Hyer, EPC Case Planner] (N-15) THE SITE PLAN FOR BUILDING PERMIT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO UTILITIES DEVELOPMENT FOR CORRECTIONS TO UTILITIES SITE PLAN. REVISE UTILITY PLAN TO ADDRESS SAS. CANNOT DRAIN SURFACE WATER/OR WASH DOWN AREAS TO SEWER WITHOUT APPROVAL FROM STUART REEDER.**

10. **Project # 1003239**  
04DRB-00899 Minor-SiteDev Plan  
Subd/EPC  
04DRB-00900 Minor-SiteDev Plan  
BldPermit  
04DRB-00947 Minor-Prelim&Final  
Plat Approval

BRASHER & LORENZ, INC agent(s) for LEE SMITH request(s) the above action(s) for all or a portion of Tract(s) 264, **TOWN OF ATRISCO GRANT, AIRPORT UNIT**, zoned SU-1 FOR C-3 USES, located on HANOVER RD NW, between 64<sup>th</sup> STREET NW and COORS BLVD NW containing approximately 5 acre(s). [REF: 04EPC00164, 04EPC00165] **[Makita Hill, EPC Case Planner] (Deferred from 6/16/04 & 6/23/04) (H-10 & J-10) DEFERRED AT THE AGENT'S REQUEST TO 6/30/04.**

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

11. **Project # 1000367**  
04DRB-00918 Minor-Ext of SIA for  
Temp Defer SDWK
- CENTEX HOMES request(s) the above action(s) for all or a portion of Tract(s) ALL, **SOLTERRA SUBDIVISION, UNIT 2 @ HIGH DESERT**, zoned SU-2/HD-RT, located on GOLDEN ASTER RD NE, between IMPERATA ST NE and CORTADERA NE containing approximately 9 acre(s). [REF: 02DRB00469,03DRB00972, DRB-94-150,04DRB-00366, 04DRB-00367,01DRB00825] (E-23) **A TWO-YEAR EXTENSION TO THE FOUR-YEAR AGREEMENT FOR THE DEFERRAL OF SIDEWALKS WAS APPROVED.**
12. **Project # 1001939**  
04DRB-00933 Minor-Final Plat  
Approval
- WILSON & COMPANY, INC agent(s) for WESTLAND DEVELOPMENT COMPANY, INC request(s) the above action(s) for all or a portion of Lot(s) A-1-B, **CIELO OESTE** and Tract(s) A-1, Unit(s) 2-B, **THE CROSSING**, zoned R-1, located on GUNNISON PL NW, between UNSER BLVD NW and 98<sup>th</sup> ST NW containing approximately 15 acre(s). [REF: 1000150, 1000207, 1000515, 03DRB-00752, 03DRB-00753] (H-9) **FINAL PLAT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO CITY ENGINEER FOR AMAFCA'S SIGNATURE AND MAINTENANCE & BENEFICIARIES FOR TRACT A.**

13. **Project # 1002224**  
04DRB-00938 Minor-Prelim&Final  
Plat Approval

ISAACSON & ARFMAN, PA agent(s) for CITY OF ALBUQUERQUE, PARKS & RECREATION DEPARTMENT, OPEN SPACE DIVISION, request(s) the above action(s) for all or a portion of Tract(s) 1A1, 1A2, 6B2, 8A1A2B1 AND 218B, M.R.G.C.D. MAP #31 AND 39B1, 39C1, 39D1, 39E1, 41A1, 42A1, 73A1, 173A, 174A, 175A AND 176A1, M.R.G.C.D. MAP #32, **LOS POBLANOS RANCH**, zoned MAJOR PUBLIC OPEN SPACE, located on MONTANO RD NW, between GRIEGO DRAIN and TIERRA VIVA SUBDIVISION (south of Anderson Fields) containing approximately 48 acre(s). [REF: 03DRB01172,03EPC00695, 04DRB00335, 02EPC01482, 02DRB01425] (F-13) **INDEFINITELY DEFERRED AT THE AGENT'S REQUEST.**

14. **Project # 1002339**  
04DRB-00917 Minor-Vacation of  
Private Easements

PRECISION SURVEYS, INC agent(s) for RICHARD TARANGO & HOLLY ARROYO request(s) the above action(s) for all or a portion of Lot(s) 10-A-1-& 10-A-2, **ALVARADO GARDENS UNIT 2**, zoned RA-2 residential and agricultural zone, located on CAMPBELL RD NW, between CALLE TRANQUILO NW and ALEJANDRO NW containing approximately 1 acre(s).[REF:03DRB00449,03DRB01035,4DRB00450, 02DRB01711, 02DRB01958, 03DRB00571] (G-12) **THE VACATION WAS APPROVED AS SHOWN ON EXHIBIT B IN THE PLANNING FILE.**

15. **Project # 1002593**  
04DRB-00911 Major-Final Plat  
Approval

BOHANNAN HUSTON, INC agent(s) for LAS VENTANAS LIMITED PARTNERSHIP request(s) the above action(s) for all or a portion of Tract(s) 29B & 29D, **VISTA DE ARENAL UNIT 3 @ VENTANA RANCH**, zoned R-LT, located on RAINBOW BLVD NW, between IRVING BLVD NW and UNIVERSE BLVD NW containing approximately 14 acre(s). [REF: 03DRB00623,03DRB01186,03DRB01187,03DRB01376, 03DRB00624,03DRB01158,03DRB01188, 3DRB01546, 04DRB00371, 04DRB00372, 00373, 00374] (B-9) **FINAL PLAT WAS APPROVED AND SIGNED OFF BY THE BOARD.**

16. **Project # 1002743**  
04DRB-00927 Minor-Prelim&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) D, **LA LUZ DEL OESTE, UNIT 4**, zoned **SU-1 special use zone**, located on COORS BLVD NW, between WESTERN TRAILS NW and DELLYNE NW containing approximately 2 acre(s). [REF: 03DRB-00989, 03DRB-01544, 03DRB-02083, 04DRB-00399, 04DRB-00888, 04DRB-00886] (F-11) **WITH THE SIGNING OF THE INFRASTRUCTURE LIST DATED 6/23/04 AND APPROVAL OF THE GRADING PLAN ENGINEER STAMP DATED 5/17/79 THE PRELIMINARY PLAT WAS APPROVED WITH THE CONDITION OF FINAL PLAT: ZONING IS ADDED AS A NOTE ON THE PLAT. ~~FINAL PLAT WAS~~ INDEFINITELY DEFERRED FOR SIA.**

17. **Project # 1003027**  
04DRB-00924 Major-Final Plat  
Approval

WAYJOHN SURVEYING, INC agent(s) for DRAGONFLY DEVELOPMENT, PHIL LINBORG request(s) the above action(s) for all or a portion of Lot(s) 3, 4 & 5, Block(s) 4, NORTH ALBUQUERQUE ACRES, TRACT 2, UNIT 3, TREMENTINA OESTE, zoned R-D residential and related uses zone, developing area, located on ALAMEDA BLVD NE, between LOUISIANA BLVD NE and WYOMING BLVD NE containing approximately 3 acre(s). [REF: 03DRB01721,03DRB02159,03DRB02161.02172/02173, 04DRB0090] (C-19) **FINAL PLAT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO PARKS FOR CASH-IN-LIEU, DETACHED OPEN SPACE PAYMENT AND OPEN SPACE NOTE ON THE PLAT.**

18. **Project # 1003494**  
04DRB-00925 Minor-Prelim&Final  
Plat Approval

WAYJOHN SURVEYING, INC agent(s) for TUAN VAN HUYNH request(s) the above action(s) for all or a portion of Lot(s) 6, 7-11 and 32-39 and Block(s) 1 MESA VERDE, zoned C-2, located on CENTRAL AVE NE, between RHODE ISLAND ST NE and PENNSYLVANIA ST NE containing approximately 2 acre(s). [REF: Z-73-66, Z-73-66-1] (K-19) **PRELIMINARY AND FINAL PLAT WERE APPROVED AND SIGNED OFF BY THE BOARD.**

19. **Project # 1003469**  
04DRB-00891 Minor-Prelim&Final  
Plat Approval  
04DRB-00892 Minor-Temp Defer  
SDWK

RIO GRANDE ENGINEERING agent(s) for ERIMY PROPERTIES, LTD request(s) the above action(s) for all or a portion of Lot(s) 25, 26 & 27, Tract(s) 3, Block(s) 2, NORTH ALBUQUERQUE ACRES, UNIT 9, (to be known as **OAKLAND SUBDIVISION**) zoned R-D residential and related uses zone, developing area, located on OAKLAND AVE NE, between VENTURA BLVD NE and BARSTOW BLVD NE containing approximately 3 acre(s). [REF: 04DRB-00821] (*Deferred from 6/16/04 & 6/23/04*) (C-20) **DEFERRED AT THE AGENT'S REQUEST TO 6/30/04.**



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

36  
36  
36

20. **Project # 1003495**  
04DRB-00932 Minor-Sketch Plat or  
Plan

PAUL BENNETT request(s) the above action(s) for all or a portion of Tract(s) 18-P1, **PASEO DE ESTRELLA**, zoned R-1, located on VISTA DEL NORTE NW between PASEO DEL NORTE NW and OSUNA NW. (D-16) **THE ABOVE REQUEST WAS REVIEWED AND COMMENTS WERE GIVEN.**

21. **Project # 1002250**  
04DRB-00926 Minor-Sketch Plat or  
Plan

BOHANNAN HUSTON, INC. agent(s) for LAS VENTANAS LIMITED PARTNERSHIP request(s) the above action(s) for all or a portion of Tract(s) A-1-B, **VENTANA TOWNHOMES**, zoned SU-1, R-2, located on UNIVERSE BLVD NW, between VENTANA ROAD NW and containing approximately 7 acre(s). [REF: 02DRB-01886, 02DRB-01882, 02DRB-01887, 02DRB-01890, 02DRB-01891] (B-10) **THE ABOVE REQUEST WAS REVIEWED AND COMMENTS WERE GIVEN.**

22. **Project # 1002473**  
04DRB-00921 Minor-Sketch Plat or  
Plan

TIERRA WEST LLC agent(s) for D. R. HORTON INC request(s) the above action(s) for all or a portion of Lot(s) 9-20 and 15-18, Block(s) 5 & 6, Unit(s) 3, NORTH ALBUQUERQUE ACRES TRACT 3, (to be known as **DESERT VISTA SUBDIVISION**, zoned R-D 5 DU/A, located on SIGNAL AVE NE, between BARSTOW ST NE and VENTURA ST NE containing approximately 15 acre(s). [REF: 03DRB-00207] (C-20) **THE ABOVE REQUEST WAS REVIEWED AND COMMENTS WERE GIVEN.**

23. **Project # 1002962**  
04DRB-00929 Minor-Sketch Plat or  
Plan

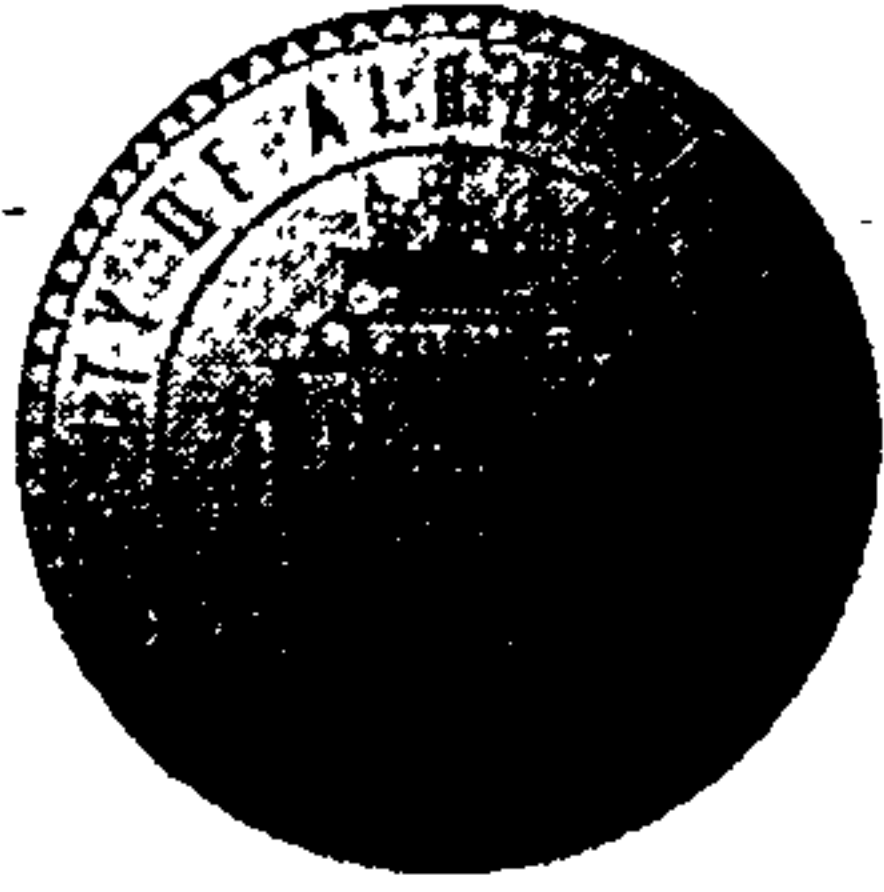
WILSON & COMPANY, INC. agent(s) for LONGFORD HOMES OF NEW MEXICO, INC. request(s) the above action(s) for all or a portion of Tract(s) G & J, THE TRAILS and a portion of Tract(s) 4, BLACK RANCH, TOWN OF ALAMEDA GRANT, (to be known as **THE TRAILS PHASE II**, zoned RD, located on PASEO DEL NORTE, between UNIVERSE BLVD NW and RAINBOW BLVD NW containing approximately 190 acre(s). [REF: 03DRB-01527,03DRB-01528, 03DRB-01529, 03DRB-01530] (C-9) **THE ABOVE REQUEST WAS REVIEWED AND COMMENTS WERE GIVEN.**

24. **Project # 1003475**  
04DRB-00842 Minor-Sketch Plat or  
Plan

WILSON & COMPANY, INC. agent(s) for FELIX RABADI request(s) the above action(s) for an UNPLATTED PORTION of Tract(s) 7, **HORIZON LAND CORPORATION**, zoned SU-1 special use zone, PRD - FAR 0.5, located on the south side of PARADISE BLVD NW, between LYON BLVD NW and CONEFLOWER DR NW containing approximately 18 acre(s). [REF: Z-94-83, DRB-94-120] (*Deferred from 6/16/04*) (B-10 & B-11) **WITHDRAWN AT THE AGENT'S REQUEST.**

25. Approval of the Development Review Board Minutes for May 12, May 19, May 26 and June 2, 2004. **THE DEVELOPMENT REVIEW BOARD MINUTES FOR MAY 12, MAY 19, MAY 26 AND JUNE 2, 2004 WERE APPROVED BY THE BOARD.**

ADJOURNED: 12:55 P.M.



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

**Project Number:** 1002743  
**Application Number:** 04DRB-00927

**DRB Date:** 6/23/04  
**Item Number:** 16

**Subdivision:**

Tract D, La Luz Del Oeste, Unit 4

**Zoning:** SU-1

**Zone Page:** F-11

**New Lots (or units) :** 5

**Request for:**


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

**Parks and Recreation Comments:**

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

Prior to sign-off on the final plat, a fee in-lieu of and equal to the value of the required park land dedication for 5 new residential lots will be required. The fee will be based on an estimate of land value to be provided by the City Real Property office. Alternatively, the applicant may submit current appraisal information mutually acceptable to the applicant and the City.

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

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

Phone: 768-3808



# City of Albuquerque

P.O. BOX 1293 ALBUQUERQUE, NEW MEXICO 87103

## PLANNING DEPARTMENT DEVELOPMENT AND BUILDING SERVICES HYDROLOGY DEVELOPMENT SECTION

### DEVELOPMENT REVIEW BOARD--SPEED MEMO

**DRB CASE NO/PROJECT NO: 1002743**

**AGENDA ITEM NO: 16**

**SUBJECT:** *Tract D*

- |                         |                          |                              |
|-------------------------|--------------------------|------------------------------|
| (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 5-17-79 is on file for Preliminary Plat approval.  
Comment on infrastructure list.

**RESOLUTION:** *signed I.L.*

*F.P. indef.*

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:** June 23, 2004

AGIS ELECTRONIC APPROVAL FORM

TRACTH

DRB Project Case #: 1002743

Subdivision Name: La Luz Del Oeste Unit 4 - Lots H1A thru H6A

Surveyor: Lowell A Williams

Company/Agent: Bordenave Designs

Contact Person: Jake Bordenave E-mail: \_\_\_\_\_

Phone: 823-1344 Fax: \_\_\_\_\_

DXF Received Date: 6/16/2004

Hard-Copy Date: 6/16/2004

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

*Lowell A Williams*  
Approved

6/16/04  
Date

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

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

AGIS Use Only

Copied cov2743 to agiscov on 6/16/2004. Contact person notified on 6/16/2004

*Claire*

Date Submitted: 06/15/04

Date Site Plan Approved: \_\_\_\_\_

Date Preliminary Plat Approved: 6/23/04

Date Preliminary Plat Expires: 6/23/05

DRB Project No.: 002743

DRB Application No.: 04-00927

**ORIGINAL**

INFRASTRUCTURE LIST

EXHIBIT "A"

TO SUBDIVISION IMPROVEMENTS AGREEMENT

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

LOTS D1 thru D5, LA LUZ DEL OESTE, UNIT 4

PROPOSED NAME OF PLAT AND/OR SITE DEVELOPMENT PLAN

TRACT D, LA LUZ DEL OESTE, UNIT 4

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 |
|----------------|-------------------|---------|---|--------------------|------------------------|--|-------------------|----------------|--------------------|
|                |                   | 6"      | PRIVATE SAS w/<br>1-4' TYPE MH                                | COMMON AREA        | EXIST STUB<br>@ MH#4   | TEMP<br>DEAD END<br>170' NORTH<br>MODIFIED 'K'<br>TURN<br>CUL DE SAC<br>445' SOUTH | /                 | /              | /                  |
|                |                   | 22      | PRIVATE ASPHALT<br>STREET                                     | ACCESS ESMT        | ACCESS ESMT<br>TRACT C |  | /                 | /              | /                  |
|                |                   | 54'x20' | PRIVATE ASPHALT<br>PARKING                                    | ACCESS ESMT        | ADJACENT TO STREET     |  | /                 | /              | /                  |
|                |                   | -       | MODIFIED 'K' TURN<br>CUL DE SAC<br>INCL. 3 "NO PARKING" SIGNS | END OF ACCESS ESMT |                        |  | /                 | /              | /                  |
|                |                   |         |   |                    |                        |  | /                 | /              | /                  |
|                |                   |         |   |                    |                        |  | /                 | /              | /                  |
|                |                   |         |   |                    |                        |  | /                 | /              | /                  |
|                |                   |         |   |                    |                        |  | /                 | /              | /                  |
|                |                   |         |   |                    |                        |  | /                 | /              | /                  |
|                |                   |         |   |                    |                        |  | /                 | /              | /                  |
|                |                   |         |   |                    |                        |  | /                 | /              | /                  |
|                |                   |         |   |                    |                        |  | /                 | /              | /                  |
|                |                   |         |   |                    |                        |  | /                 | /              | /                  |

ORIGINAL

| SIA Sequence # | COA DRC Project # |
|----------------|-------------------|
|                |                   |
|                |                   |
|                |                   |
|                |                   |

| Size | Type of Improvement | Location | From | To |
|------|---------------------|----------|------|----|
|      |                     |          |      |    |
|      |                     |          |      |    |
|      |                     |          |      |    |
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| Private Inspector | City Inspector | City Cnst Engineer |
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NOTES

1 ENGINEER'S CERTIFICATION OF GRADING & DRAINAGE PLAN REQ'D FOR RELEASE OF SIA ~~REF~~ AND FINANCIAL GUARANTEE

2

3

AGENT / OWNER

JEAN J (JAKE) BORDENAVE  
NAME (print)

BORDENAVE DESIGNS  
FIRM

*J. Bordenave* 06/15/04  
SIGNATURE - date

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

DEVELOPMENT REVIEW BOARD MEMBER APPROVALS

*P. Matson* 6/23/04  
DRB CHAIR - date

*Christina Sandorval* 6/23/04  
PARKS & GENERAL SERVICES - date

*Jeffrey* 6-23-04  
TRANSPORTATION DEVELOPMENT - date

*Roger Dean* 6/23/04  
UTILITY DEVELOPMENT - date

*Brad L. Byles* 6/23/04  
CITY ENGINEER - date

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

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

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

DESIGN REVIEW COMMITTEE REVISIONS

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

Claire

Date Submitted: 06/15/04

Date Site Plan Approved: \_\_\_\_\_

Date Preliminary Plat Approved: 6/23/04

Date Preliminary Plat Expires: 6/23/05

DRB Project No.: 1002743

DRB Application No.: 04-00927

**ORIGINAL**

INFRASTRUCTURE LIST

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

LOTS D1 thru D5, LA LUZ DEL OESTE, UNIT 4  
PROPOSED NAME OF PLAT AND/OR SITE DEVELOPMENT PLAN

TRACT D, LA LUZ DEL OESTE, UNIT 4  
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 |
|----------------|-------------------|---------------|--|------------------------|-----------------------------|---|-------------------|----------------|--------------------|
|                |                   | <del>4"</del> | <del>PRIVATE SAS - W/ 1-4' TYPE MH</del> | <del>COMMON AREA</del> | <del>EXIST SUB @ MH#4</del> | <del>TEMP DEAD END 170' NORTH MODIFIED 'K' TURN CUL DE SAC 445' SOUTH</del> | /                 | /              | /                  |
|                |                   | 22            | PRIVATE ASPHALT STREET                   | ACCESS ESMT            | ACCESS ESMT TRACT C         |   | /                 | /              | ****               |
|                |                   | 54'x20'       | PRIVATE ASPHALT PARKING                  | ACCESS ESMT            | ADJACENT TO STREET          |   | /                 | /              | /                  |
|                |                   | -             | MODIFIED 'K' TURN CUL DE SAC             | END OF ACCESS ESMT     |                             |   | /                 | /              | /                  |
|                |                   |               | INCL. 3 "NO PARKING" SIGNS               |                        |                             |   | /                 | /              | /                  |
|                |                   |               |  |                        |                             |   | /                 | /              | /                  |
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ORIGINAL

| SIA Sequence # | COA DRC Project # |
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| Size | Type of Improvement | Location | From | To |
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| Private Inspector | City Inspector | City Cnst Engineer |
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1 **NOTES**  
 ENGINEER'S CERTIFICATION OF GRADING & DRAINAGE PLAN REQ'D FOR RELEASE OF  
 SIA ~~REF~~ AND FINANCIAL GUARANTEE

2

3

AGENT / OWNER

JEAN J (JAKE) BORDENAVE  
 NAME (print)  
 BORDENAVE DESIGNS  
 FIRM  
 [Signature] 06/15/04  
 SIGNATURE - date

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

DEVELOPMENT REVIEW BOARD MEMBER APPROVALS

[Signature] 6/23/04  
 DRB CHAIR - date

[Signature] 6/23/04  
 TRANSPORTATION DEVELOPMENT - date

[Signature] 6/23/04  
 UTILITY DEVELOPMENT - date

[Signature] 6/23/04  
 CITY ENGINEER - date

[Signature] 6/23/04  
 PARKS & GENERAL SERVICES - date

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

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

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

DESIGN REVIEW COMMITTEE REVISIONS

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

*Claire*

Date Submitted: 06/15/04

Date Site Plan Approved: \_\_\_\_\_

Date Preliminary Plat Approved: 6/23/04

Date Preliminary Plat Expires: 6/23/05

DRB Project No.: 002743

DRB Application No.: 04-00927

**ORIGINAL**

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**EXHIBIT "A"**

**TO SUBDIVISION IMPROVEMENTS AGREEMENT**

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

LOTS D1 thru D5, LA LUZ DEL OESTE, UNIT 4  
PROPOSED NAME OF PLAT AND/OR SITE DEVELOPMENT PLAN

*revised 7/20/04*

TRACT D, LA LUZ DEL OESTE, UNIT 4  
EXISTING LEGAL DESCRIPTION PRIOR TO PLATTING ACTION

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| SIA Sequence # | COA DRC Project # | Size          | Type of Improvement                                     | Location               | From                        | To  | Private Inspector | City Inspector | City Cnst Engineer |
|----------------|-------------------|---------------|---|------------------------|-----------------------------|---|-------------------|----------------|--------------------|
|                |                   | <del>4"</del> | <del>PRIVATE SAS w/ 1-4' TYPE MH</del>                  | <del>COMMON AREA</del> | <del>EXIST SUB @ MH#4</del> | <del>TEMP DEAD END 170' NORTH MODIFIED 'K' TURN CUL DE SAC 445' SOUTH</del> | /                 | /              | /                  |
|                |                   | 22            | PRIVATE ASPHALT STREET                                  | ACCESS ESMT            | ACCESS ESMT TRACT C         |   | /                 | /              | ****               |
|                |                   | 54'x20'       | PRIVATE ASPHALT PARKING                                 | ACCESS ESMT            | ADJACENT TO STREET          |   | /                 | /              | /                  |
|                |                   | -             | MODIFIED 'K' TURN CUL DE SAC INCL. 3 "NO PARKING" SIGNS | END OF ACCESS ESMT     |                             |   | /                 | /              | /                  |
|                |                   |               |   |                        |                             |   | /                 | /              | /                  |
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ORIGINAL

| SIA Sequence # | COA DRC Project # |
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| Size | Type of Improvement | Location | From | To |
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| Private Inspector | City Inspector | City Cnst Engineer |
|-------------------|----------------|--------------------|
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| /                 | /              | /                  |
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1 ENGINEER'S CERTIFICATION OF GRADING & DRAINAGE PLAN REQ'D FOR RELEASE OF  
SIA ~~REQ~~ AND FINANCIAL GUARANTEE

2

3

\*\*\*\*

AGENT / OWNER DEVELOPMENT REVIEW BOARD MEMBER APPROVALS

JEAN J (JAKE) BORDENAVE  
 NAME (print)  
BORDENAVE DESIGNS  
 FIRM  
[Signature] 06/15/04  
 SIGNATURE - date

[Signature] 6/23/04  
 DRB CHAIR - date  
[Signature] 6-23-04  
 TRANSPORTATION DEVELOPMENT - date  
[Signature] 6/23/04  
 UTILITY DEVELOPMENT - date  
Brad L. Bilym 6/23/04  
 CITY ENGINEER - date

Christina Sandorval 6/23/04  
 PARKS & GENERAL SERVICES - date  
 \_\_\_\_\_  
 AMAFCA - date  
 \_\_\_\_\_ - date  
 \_\_\_\_\_ - date

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

DESIGN REVIEW COMMITTEE REVISIONS

| REVISION | DATE    | DRC CHAIR          | USER DEPARTMENT    | AGENT / OWNER |
|----------|---------|--------------------|--------------------|---------------|
| △        | 7/20/04 | <u>[Signature]</u> | <u>[Signature]</u> |               |
|          |         |                    |                    |               |
|          |         |                    |                    |               |

# A City of Albuquerque



## DEVELOPMENT PLAN REVIEW APPLICATION

### SUBDIVISION

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

### SITE DEVELOPMENT PLAN

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

### Supplemental form

S

V

P

L

### Supplemental form

### ZONING

- Annexation & Zone Establishment
- Sector Plan (Phase I, II, III)
- Amendment to Sector, Area, Facility or Comprehensive Plan
- Zone Change
- Text Amendment

### APPEAL / PROTEST of...

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

Z

A

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

### APPLICANT INFORMATION:

NAME: Harvest Homes LLC.  
 ADDRESS: 1015 Tijeras NW, Suite 210  
 CITY: Albuquerque  
 Proprietary interest in site: Owner  
 AGENT (if any): Bordenave Designs  
 ADDRESS: P.O. Box 91194  
 CITY: Albuquerque

STATE NM ZIP 87102

PHONE: 338-2286  
 FAX: 944-1232  
 E-MAIL: \_\_\_\_\_

STATE NM ZIP 87199

PHONE: \_\_\_\_\_  
 FAX: \_\_\_\_\_  
 E-MAIL: \_\_\_\_\_

### DESCRIPTION OF REQUEST: preliminary and final plat for a 6 lot subdivision

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-D Block: \_\_\_\_\_ Unit: 4

Subdiv. / Addn. La Luz Del Oeste

Current Zoning: SU1-PRD

Proposed zoning: SU1-PRD

Zone Atlas page(s): F-11

No. of existing lots: 1

No. of proposed lots: 5

Total area of site (acres): 1.2362

Density if applicable: dwellings per gross acre: 3.3

dwellings per net acre: 3.3

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. 101106130546010110

MRGCD Map No. \_\_\_\_\_

LOCATION OF PROPERTY BY STREETS: On or Near: Coors Blvd.

Between: Western Trails and Dellyne

### 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 1002743, 03DRB-00989

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

### SIGNATURE

Jake Bordenave

DATE 06/15/04

(Print) Jake Bordenave

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
- Site is within 1000ft of a landfill
- F.H.D.P. density bonus
- F.H.D.P. fee rebate

Application case numbers

04DRB - \_\_\_\_\_ - 00927

Action

PIE

S.F.

\_\_\_\_\_

Fees

\$ 565.00

\$ 20.00

\$ \_\_\_\_\_

\$ \_\_\_\_\_

\$ \_\_\_\_\_

Total

\$ 585.00

Hearing date: 6-23-04

J. Bordenave

6-15-04

Planner signature / date

Project # 1002743

**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.

Sean S. (Jake) Bordenave 06/15/04  
Applicant name (print)  
SEAN S (JAKE) BORDENAVE  
Applicant signature / date



Form revised February 2003

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

Application case numbers  
04DRB - - 00927  
- -  
- -

Leslie Duaneaux 6-15-04  
Planner signature / date  
**Project # 1002743**



June 15, 2004

City of Albuquerque  
P.O. Box 1293  
Albuquerque, NM 87102

Attn: DRB Member  
Re: Tract D, La Luz del Oeste, Unit 4

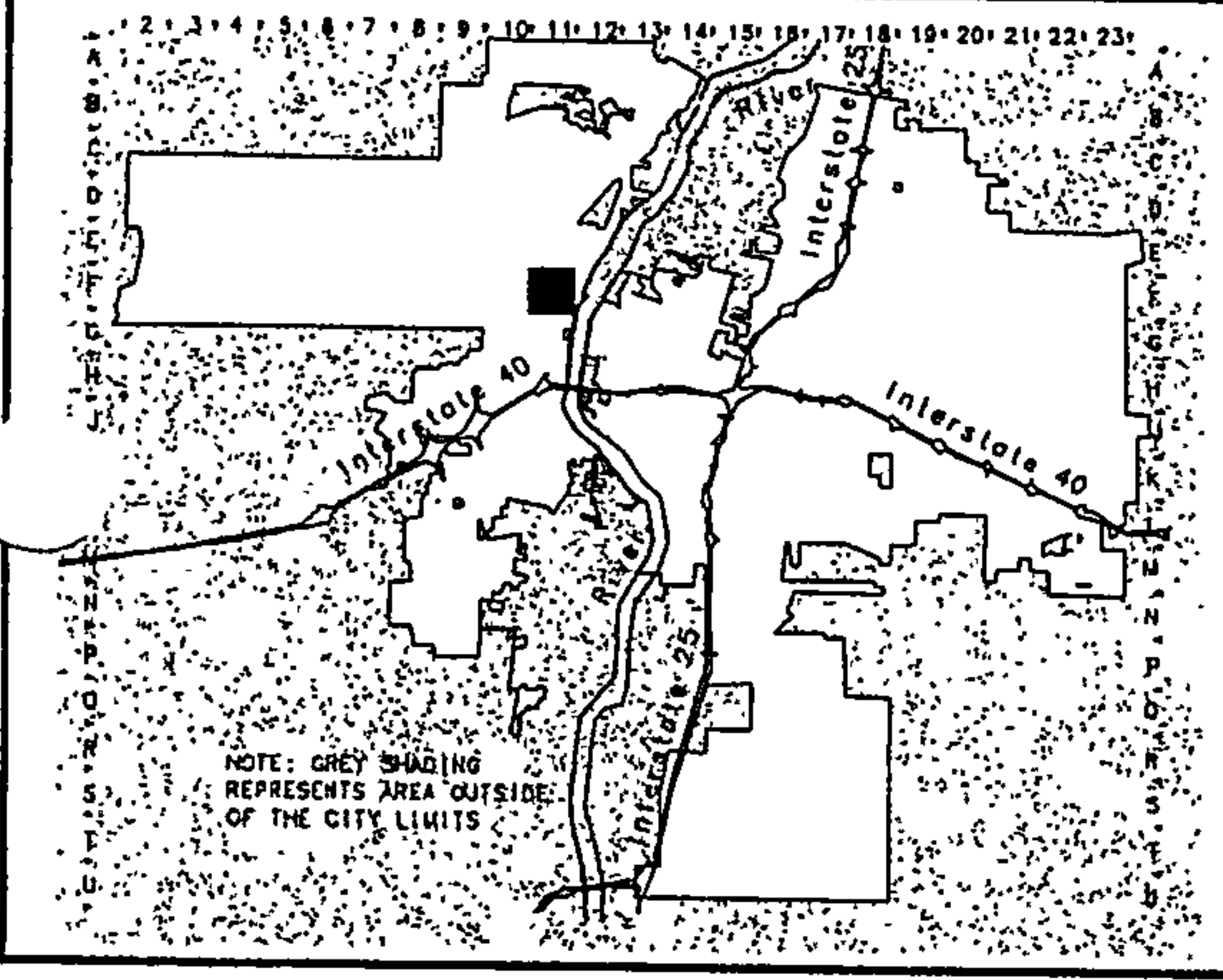
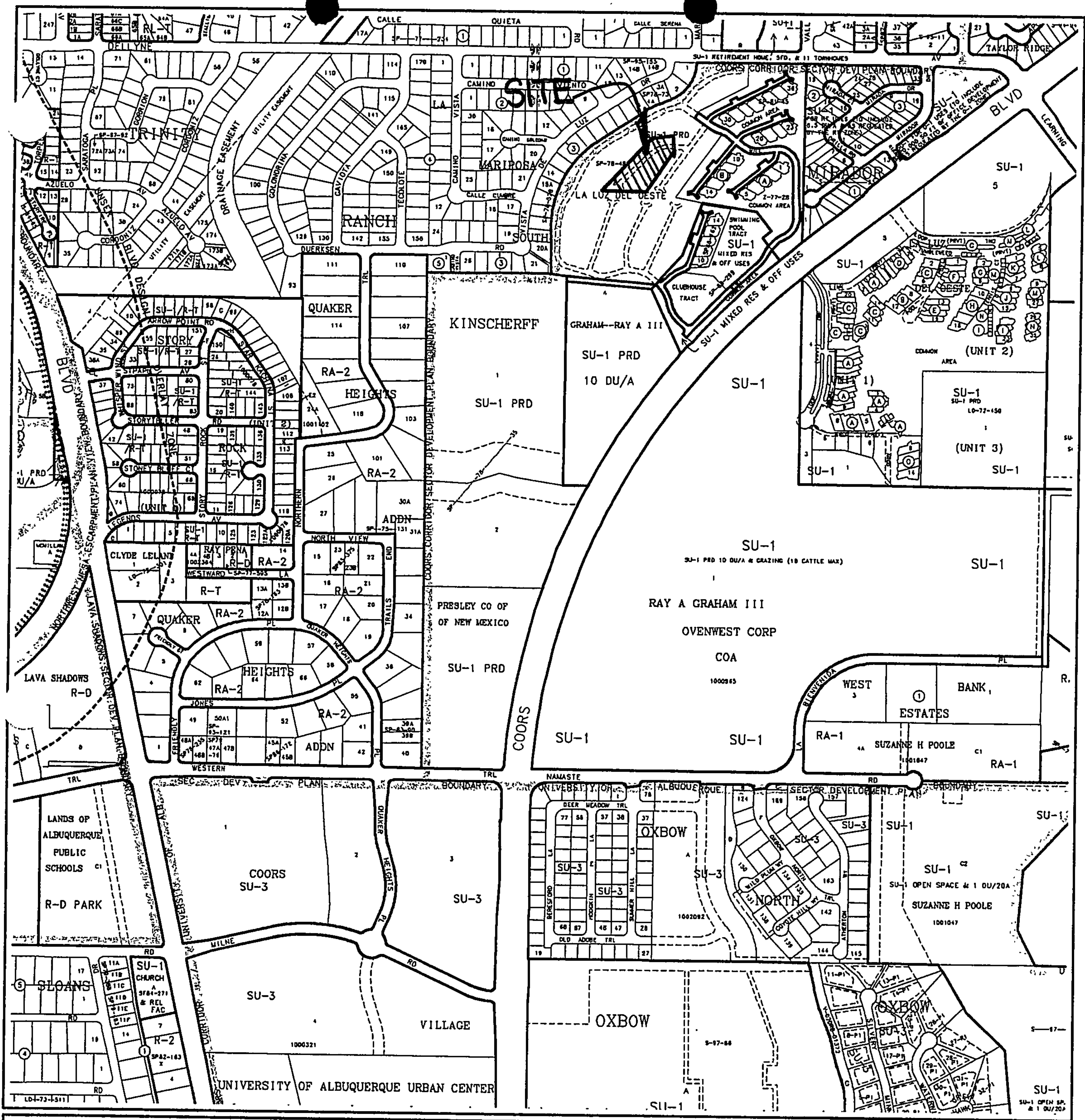
The subject site has been in the design and construction stages for the last twenty five years. It is the desire of the Owner to now complete the project. The unit was recently platted to form 9 tracts and provide for traffic circulation and utility easements.

This plat is intended to provide the final internal configuration of 5 lots and required easements for building and sales purposes. Lot configurations and access easements are per the Site Development Plan approved in the late 70"s.

Sincerely,

Jean J(Jake) Bordenave

P.O. Box 91194  
Albuquerque, NM 87199-1194  
Phone (505)823-1344 Fax (505)821-9105 Cell 480-6812  
Email [jakebordenave@mindspring.com](mailto:jakebordenave@mindspring.com)



CITY OF  
Albuquerque

Albuquerque Geographic Information System  
PLANNING DEPARTMENT

© Copyright 2003



Zone Atlas Page

F-11-Z

Map Amended through July 10, 2003

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

No. of Lots: 5  
Nearest Major Streets  
COORS BLVD & DELLYNE AVE

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 20<sup>th</sup> day of March, 2005, 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

HARVEST HOMES LLC  
("Subdivider"), a [state the type of business entity, for instance, "New Mexico corporation," "general partnership," "joint venture," "individual," etc.:] LLC., whose address is 1015 TIJERAS NW, SUITE 210, ALB, NM 87102 and whose telephone number is (505) 338-2286, is made in Albuquerque, New Mexico, and is entered into as of the date of final execution of this Agreement.

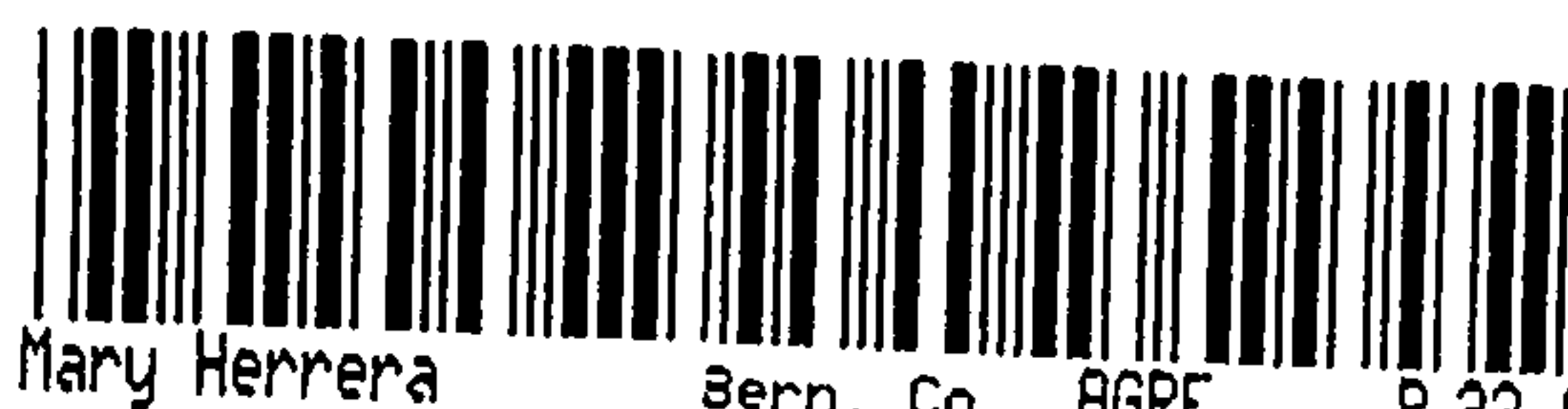
1. Recital. The Subdivider is developing certain lands within the City of Albuquerque, Bernalillo County, New Mexico, known as [existing legal description:] TRACT D, LA LUZ DEL OESTE, UNIT 4, recorded on Nov. 12, 2003 in the records of the Bernalillo County Clerk at Book 2003 C, pages 342 through \_\_\_\_\_ (the "Subdivision"). The Subdivider certifies that the Subdivision is owned by [state the name of the present real property owner exactly as shown on the real estate document conveying title in the Subdivision to the present owner:] HARVEST HOMES LLC ("Owner").

The Subdivider has submitted and the City has approved a preliminary plat or Site Development Plan identified as COORS D-1 thru D-5, LA LUZ DEL OESTE, UNIT 4 describing Subdivider's Property.

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

2. Improvements and Construction Deadline. The Subdivider agrees to install and complete the public and/or private improvements described Exhibit A, the required infrastructure listing ("Improvements"), to the satisfaction of the City, on or before the 1<sup>st</sup> day of FEBRUARY, 2006 ("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. 676384.

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







**1-800-328-0304**  
**deluxeforms.com**

CLAIRE

PROJECT 1002743

LAKE

Helping small businesses succeed!

---

\*  
\*  
\*  
\*

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

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

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

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

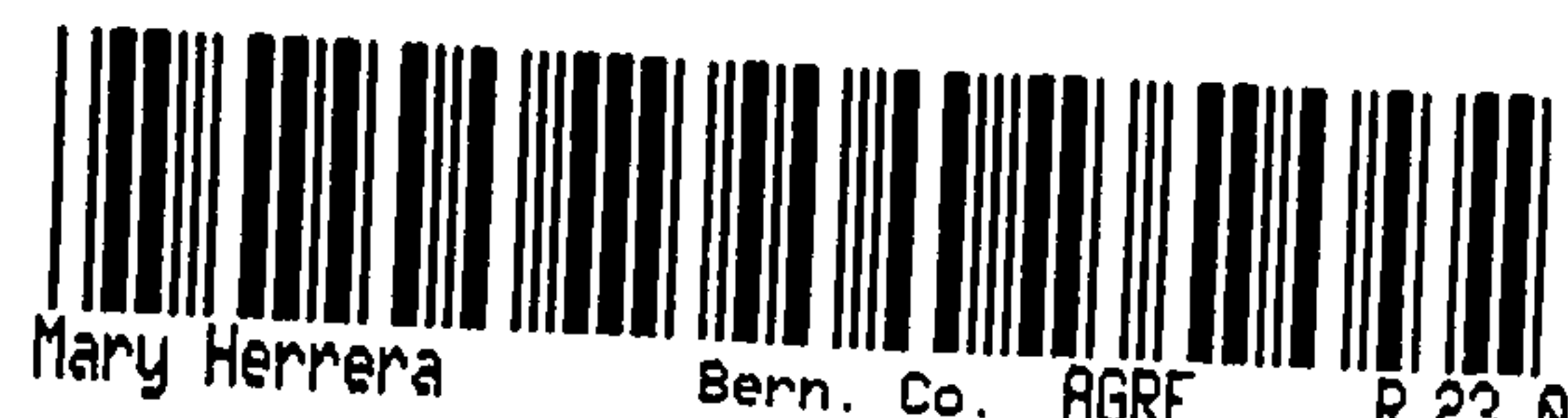
| <u>Type of Fee</u>  | <u>Amount</u>   |
|---|---|
| <u>Engineering Fee</u>  | <u>3.25% of Actual Construction Cost</u>                  |
| <u>Excavation And Sidewalk Ordinance, Street Restoration Fees</u> | <u>As required per City-approved estimate. (Figure 7)</u> |

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

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

A. Construction Surveying. Construction surveying for the construction of the public Improvements shall be performed by BASILINE FIELD SERVICES and construction surveying of the private Improvements shall be performed by BASILINE FIELD SERVICES. 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 BORDENAVE DESIGNS, and inspection of the private Improvements shall be performed by BORDENAVE DESIGNS, 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



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shall ensure that the inspecting entity provides all inspection results, reports and related data to the City which the City requires for review. The City retains the right to perform its own general overall inspection of the construction project at any time prior to final acceptance of the Improvements, if deemed necessary or advisable by the City Engineer. The Subdivider shall pay the City a reasonable fee for the level of inspection performed by the City.

C. Field Testing. Field testing of the construction of the public Improvements shall be performed by VINYARD & 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 Public Works Construction. If any field testing is performed by an entity other than the City, the City may monitor the field testing and the Subdivider shall ensure that the field testing entity provides all field testing results, reports and related data to the City which the City requires for review. The Subdivider shall pay the City a reasonable fee for any field testing performed by the City.

D. Additional Testing. The City retains the right to perform all additional testing which the City Engineer deems is necessary or advisable, and the Subdivider shall pay the City a reasonable fee therefor.

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

To meet the Subdivision Ordinance requirements, the Subdivider has acquired or is able to acquire the following "Financial Guaranty:"

Type of Financial Guaranty: LOAN RESERVE LETTER #2093  
Amount: \$ 35,432.73 Name of Financial Institution or Surety  
Date City first able to call Guaranty: FEB. 01, 2006  
[Construction Completion Deadline]: FEB. 01, 2006 20  
If Guaranty other than a Bond, last day City able to call Guaranty is:  
APRIL 10, 2006  
Additional information: \_\_\_\_\_

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

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



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

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

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

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

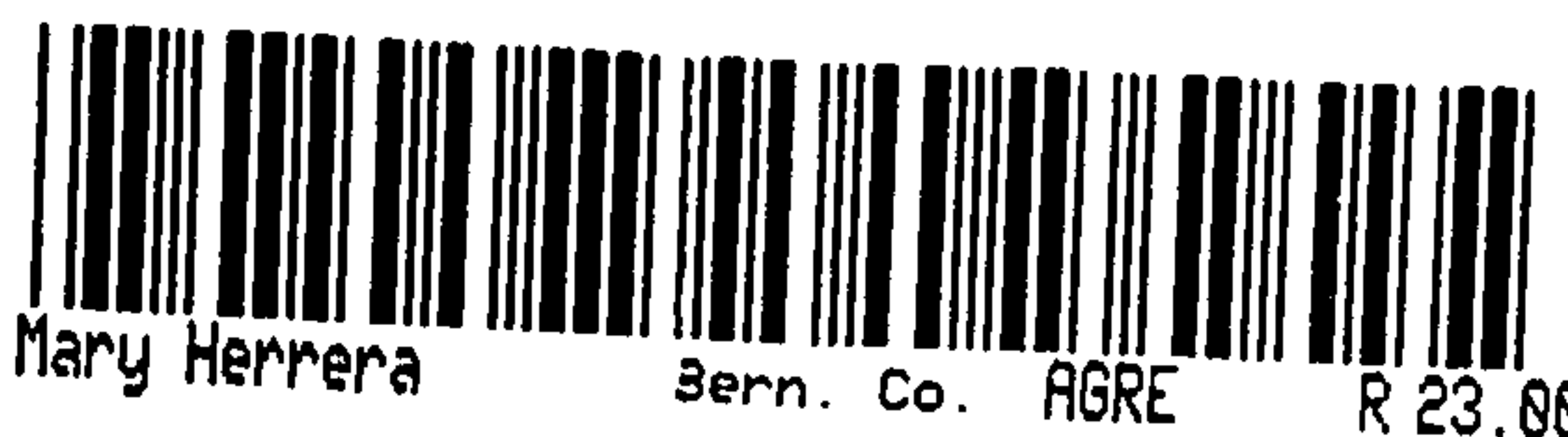
(1) A revised Financial Guaranty in an amount of not less than 125% of the cost of completing the remaining Improvements, as estimated by the City;

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

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

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

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



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

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

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

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

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

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

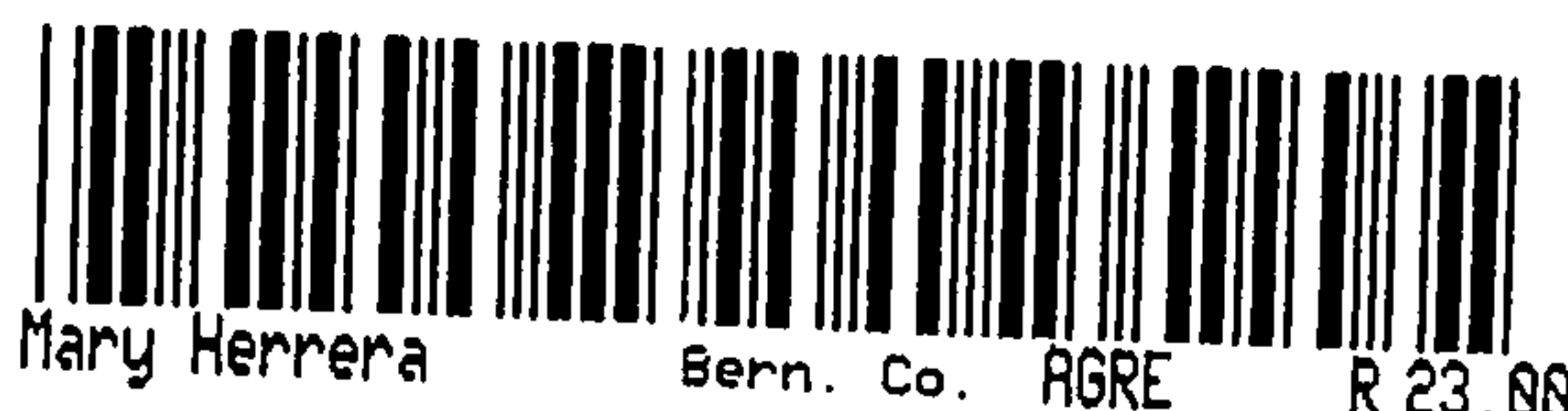
17. Changes to Agreement. Changes to this Agreement are not binding unless made in writing, signed by both parties.

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

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

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

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



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

SUBDIVIDER:

CITY OF ALBUQUERQUE

By [Signature]: Lowell Williams  
Name: LOWELL WILLIAMS  
Title: MANAGING MEMBER  
Dated: 3/17/05

[Signature]  
City Engineer  
Dated: 3-28-05

Spades

Kyle Stzstos

SUBDIVIDER'S NOTARY

STATE OF NM )  
COUNTY OF Bernalillo ) ss.

This instrument was acknowledged before me on 17th day of March, 2005 by [name of person:] Lowell Williams, [title or capacity, for instance, "President" or "Owner":] Managing Member of [Subdivider:] Shavit Home LLC

[Signature]  
Notary Public

My Commission Expires: 7/20, 2008

CITY'S NOTARY

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

This instrument was acknowledged before me on 28th day of March, 2005 by Richard Bourte, 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

EXHIBIT A AND POWER OF ATTORNEY ATTACHED



# ORIGINAL

### INFRASTRUCTURE LIST

Date Submitted: 06/15/04

Date Site Plan Approved: \_\_\_\_\_

Date Preliminary Plat Approved: 6/23/04

Date Preliminary Plat Expires: 6/23/05

DRB Project No.: 1002743

DRB Application No.: 04-00927

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

LOTS D1 thru D5, LA LUZ DEL OESTE, UNIT 4

PROPOSED NAME OF PLAT AND/OR SITE DEVELOPMENT PLAN

TRACT D, LA LUZ DEL OESTE, UNIT 4

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 Crst Engineer |
|----------------|-------------------|---------|---|--------------------|------------------------|--|-------------------|----------------|--------------------|
|                |                   | 6"      | PRIVATE SAS w/<br>1-4' TYPE MH                                | COMMON AREA        | EXIST STUB<br>@ MH#4   | TEMP<br>DEAD END<br>170' NORTH                   | /                 | /              | /                  |
|                |                   | 22      | PRIVATE ASPHALT<br>STREET                                     | ACCESS ESMT        | ACCESS ESMT<br>TRACT C | MODIFIED 'K'<br>TURN<br>CUL DE SAC<br>445' SOUTH | /                 | /              | ***                |
|                |                   | 54'x20' | PRIVATE ASPHALT<br>PARKING                                    | ACCESS ESMT        | ADJACENT TO STREET     |  | /                 | /              | /                  |
|                |                   | -       | MODIFIED 'K' TURN<br>CUL DE SAC<br>INCL. 3 "NO PARKING" SIGNS | END OF ACCESS ESMT |                        |  | /                 | /              | /                  |
|                |                   |         |   |                    |                        |  | /                 | /              | /                  |
|                |                   |         |   |                    |                        |  | /                 | /              | /                  |
|                |                   |         |   |                    |                        |  | /                 | /              | /                  |
|                |                   |         |   |                    |                        |  | /                 | /              | /                  |
|                |                   |         |   |                    |                        |  | /                 | /              | /                  |
|                |                   |         |   |                    |                        |  | /                 | /              | /                  |
|                |                   |         |   |                    |                        |  | /                 | /              | /                  |
|                |                   |         |   |                    |                        |  | /                 | /              | /                  |
|                |                   |         |   |                    |                        |  | /                 | /              | /                  |
|                |                   |         |   |                    |                        |  | /                 | /              | /                  |
|                |                   |         |   |                    |                        |  | /                 | /              | /                  |
|                |                   |         |   |                    |                        |  | /                 | /              | /                  |
|                |                   |         |   |                    |                        |  | /                 | /              | /                  |
|                |                   |         |   |                    |                        |  | /                 | /              | /                  |
|                |                   |         |   |                    |                        |  | /                 | /              | /                  |
|                |                   |         |   |                    |                        |  | /                 | /              | /                  |
|                |                   |         |   |                    |                        |  | /                 | /              | /                  |
|                |                   |         |   |                    |                        |  | /                 | /              | /                  |

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 Page: 7 of 8  
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ORIGINAL

|                   |                |                    |
|-------------------|----------------|--------------------|
| Private Inspector | City Inspector | City Cnst Engineer |
| /                 | /              | /                  |
| /                 | /              | /                  |
| /                 | /              | /                  |
| /                 | /              | /                  |

Type of Improvement \_\_\_\_\_ Location \_\_\_\_\_ From \_\_\_\_\_ To \_\_\_\_\_

Size \_\_\_\_\_

COA DRC Project # \_\_\_\_\_

Sequence # \_\_\_\_\_

Mary Herrera Bern. Co. FIGRE R 23.00 Bk-A94 Pg-2479

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Page: 8 of 8  
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|            |                   |      |                     |          |      |    |
|------------|-------------------|------|---------------------|----------|------|----|
| Sequence # | COA DRC Project # | Size | Type of Improvement | Location | From | To |
|            |                   |      |                     |          |      |    |
|            |                   |      |                     |          |      |    |
|            |                   |      |                     |          |      |    |
|            |                   |      |                     |          |      |    |

1 ENGINEER'S CERTIFICATION OF GRADING & DRAINAGE PLAN REQ'D FOR RELEASE OF  
SIA ~~REF~~ AND FINANCIAL GUARANTEE

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NOTES

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AGENT / OWNER \_\_\_\_\_

DEVELOPMENT REVIEW BOARD MEMBER APPROVALS

JEAN J (AKE) BORDENAVE  
NAME (print)

BORDENAVE DESIGNS  
FIRM

Signature 06/15/04  
SIGNATURE - date

DRB CHAIR - date  
Christina Sandoval 6/23/04  
PARKS & GENERAL SERVICES - date

TRANSPORTATION DEVELOPMENT - date  
6-23-04

UTILITY DEVELOPMENT - date  
6/23/04

CITY ENGINEER - date  
6/23/04

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

DESIGN REVIEW COMMITTEE REVISIONS

| REVISION | DATE | DRB CHAIR | USER DEPARTMENT | AGENT / OWNER |
|----------|------|-----------|-----------------|---------------|
|          |      |           |                 |               |
|          |      |           |                 |               |
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# FINANCIAL GUARANTY AMOUNT

07/20/2004

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

Project Description:

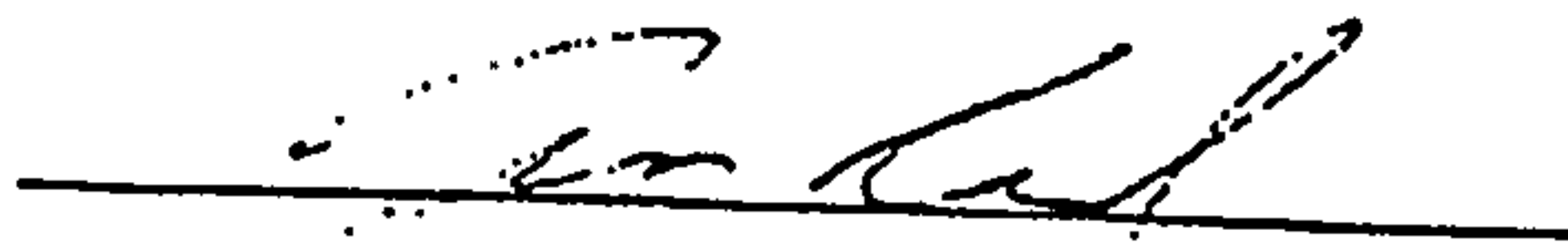
Project ID #: 676384, La Luz del Oeste, Unit 4 lots D1 - D5, Phase/Unit #: 1

Requested By: Jake Bordenave, PE w/ Bordenave Designs

|  |        |                    |
|--|--------|--------------------|
| Approved estimate amount:                |        | \$19,786.39        |
| Contingency Amount:                      | 20.00% | \$3,957.28         |
| Subtotal:                                |        | \$23,743.67        |
| NMGRT                                    | 6.025% | \$1,430.56         |
| Subtotal:                                |        | \$25,174.23        |
| Engineering Fee                          | 6.60%  | \$1,661.50         |
| Testing Fee                              | 6.00%  | \$1,510.45         |
| Subtotal:                                |        | \$28,346.18        |
| FINANCIAL GUARANTY RATE                  |        | 1.25               |
| Retainage Amount:                        |        | \$ .00             |
| <b>TOTAL FINANCIAL GUARANTY REQUIRED</b> |        | <b>\$35,432.73</b> |

APPROVAL:

DATE:



07-20-2004

Notes: 20% contingency, plans not approved. Certification for grading & drainage required prior to release of financial guaranty.



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March 9, 2005

Mr. James Lewis  
Chief Administrative Officer  
City of Albuquerque  
P.O. Box 1293  
Albuquerque, NM 87103

LOAN RESERVE LETTER No. 2093

RE: Loan Reserve for HARVEST HOMES, L.L.C.  
City of Albuquerque, Project ID# 676384  
Project Name: La Luz del Oeste, Unit 4 lots D1-D5  
Loan Reserve Amount: Thirty Five Thousand Four Hundred  
Thirty Two Dollars and 73/100 (\$35,432.73)

Dear Mr. Lewis:

This is to advise the City of Albuquerque ("City") that, at the request of HARVEST HOMES, L.L.C. ("Borrower"), First State Bank N.M., ("Financial Institution") in Albuquerque, New Mexico, commits the sum of Thirty Five Thousand Four Hundred Thirty Two Dollars and 73/100 (\$35,432.73) ("Loan Reserve") for the exclusive purpose of providing the financial guarantee which the City requires HARVEST HOMES, L.L.C., ("Subdivider") to provide for the installation of the improvements which must be constructed at COPPER PARK SUBDIVISION, Project No. 676384 ("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 \_\_\_\_\_ in the records of the Clerk of Bernalillo County, New Mexico, in Book \_\_\_\_\_ at page \_\_\_\_\_, ("Agreement").

1. Reduction of Commitment. If the City Engineer, or that person's authorized designee, determines that it is appropriate to release a specified amount of the Loan Reserve as the result of the Subdivider's construction of a portion of the required infrastructure, then the City Engineer, or that person's authorized designee, may

PO Box 3686, Albuquerque, NM 87190    T 505 241 7500  
PO Box 797, Taos, NM 87571    T 505 758 6600  
PO Box 5394, Santa Fe, NM 87502    T 505 982 6000

execute an "Authorization to Reduce" which will authorize the Financial Institution to release a specified amount from the Loan Reserve.

The Authorization to Reduce 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 Reduce, 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 Reserve, 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 Reserve 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 February 1, 2006, the improvements described in the Agreement have not been fully installed, inspected, approved and accepted by the City, then, upon presentation between February 1, 2006, and April 1, 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 of completing the

Mr. James Lewis  
January 4, 2004  
Page 3

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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 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 of cashier's check as required in Section 3 herein; or
  - C. Expiration of the date April 1, 2006; or
  - D. Written termination of this Loan Reserve Letter, signed by the Chief Administrative Officer of the City.

Very truly yours,



W. WILLIAM DOLAN,  
EXECUTIVE VICE PRESIDENT

**ACCEPTED:**

Mr. James Lewis  
January 4, 2004  
Page 4

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City of Albuquerque

By: *Paul J. Duda*  
Chief Administrative Officer  
Or authorized designee

Title: *City Engineer*  
Dated: *3-28-05*

*KJL 5/25/05*

*Order*



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Completed 6/22/04

#15

**TRACT H**

**DRB CASE ACTION LOG (PREL & FINAL)**

REVISED 2/5/04

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

DRB Application No.: **04DRB-00886 (P&F)**

Project # **1002743**

Project Name: **LA LUZ DEL OESTE UNIT 4**

Agent: **Bordenave Designs**

Phone No.: **823-1344**

Project Number

1002743

Your request for (SDP for SUB), (SDP for BP), (FINAL PLATS), (MASTER DEVELOP. PLAN), was approved on 6/16/04 by the DRB with delegation of signature(s) to the following departments.  
**OUTSTANDING SIGNATURES COMMENTS TO BE ADDRESSED**

TRANSPORTATION: \_\_\_\_\_

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

UTILITIES: \_\_\_\_\_

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

CITY ENGINEER / AMAFCA: \_\_\_\_\_

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

PARKS / CIP: \_\_\_\_\_

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

PLANNING (Last to sign): \_\_\_\_\_

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

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

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

**Include 3 copies of the approved site plan along with the originals.**

**County Treasurer's signature must be obtained prior to the recording of the plat with the County Clerk.**

**Property Management's signature must be obtained prior to Planning Department's signature.**

**AGIS DXF File approval required.**

**Copy of recorded plat for Planning.**

*OKay*

#15



DRB

**TRACT H**

**DRB CASE ACTION LOG (PREL & FINAL)**

REVISED 2/5/04

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

|   |                            |
|---|----------------------------|
| DRB Application No.: <u>04DRB-00886 (P&amp;F)</u> | Project # <u>1002743</u>   |
| Project Name: <u>LA LUZ DEL OESTE UNIT 4</u>      |                            |
| Agent: <u>Bordenave Designs</u>                   | Phone No.: <u>823-1344</u> |

Your request for (SDP for SUB), (SDP for BP), (FINAL PLATS), (MASTER DEVELOP. PLAN), was approved on 6/16/04 by the DRB with delegation of signature(s) to the following departments.  
**OUTSTANDING SIGNATURES COMMENTS TO BE ADDRESSED**

- TRANSPORTATION: \_\_\_\_\_
- \_\_\_\_\_
- \_\_\_\_\_
- \_\_\_\_\_
- \_\_\_\_\_
- UTILITIES: \_\_\_\_\_
- \_\_\_\_\_
- \_\_\_\_\_
- \_\_\_\_\_
- CITY ENGINEER / AMAFCA: \_\_\_\_\_
- \_\_\_\_\_
- \_\_\_\_\_
- \_\_\_\_\_
- PARKS / CIP: \_\_\_\_\_
- \_\_\_\_\_
- \_\_\_\_\_
- \_\_\_\_\_
- PLANNING (Last to sign): \_\_\_\_\_
- \_\_\_\_\_
- \_\_\_\_\_
- \_\_\_\_\_

- Planning must record this plat. Please submit the following items:**
  - The original plat and a mylar copy for the County Clerk.
  - Tax certificate from the County Treasurer.
  - Recording fee (checks payable to the County Clerk). RECORDED DATE: \_\_\_\_\_
  - Tax printout from the County Assessor.
- Include 3 copies of the approved site plan along with the originals.**
- County Treasurer's signature must be obtained prior to the recording of the plat with the County Clerk.**
- Property Management's signature must be obtained prior to Planning Department's signature.**
- AGIS DXF File approval required.**
- Copy of recorded plat for Planning.**

Project Number 1002743

*OK*



§  
§  
§  
§

**DEVELOPMENT REVIEW BOARD  
ACTION SHEET**

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

June 16, 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: 12:55 P.M.



**CASES WHICH REQUIRE PUBLIC NOTIFICATION**

**MAJOR SUBDIVISIONS, VACATIONS, SIA EXTENSIONS AND SITE DEVELOPMENT PLANS**

1. **Project # 1002002**  
04DRB-00803 Major-Vacation of  
Public Easements  
04DRB-00805 Minor-Prelim&Final Plat  
Approval

ADVANCED ENGINEERING & CONSULTING LLC agent(s) for RETAIL DEVELOPMENT INC, LLC request(s) the above action(s) for a Portion of Drainage Easement, **BEAR CANYON ARROYO**, zoned C-3 heavy commercial zone, located on SAN MATEO BLVD NE, between SAN MATEO BLVD NE and I-25 containing approximately 5 acre(s). [REF: 03DRB-00168, 03DRB-00605, 02DRB-01743] (E-17) **THE VACATION WAS APPROVED AS SHOWN ON EXHIBIT B IN THE PLANNING FILE. WITH THE SIGNING OF THE INFRASTRUCTURE LIST DATED 6/16/04 AND APPROVAL OF THE GRADING PLAN ENGINEER STAMP DATED 12/17/02 THE PRELIMINARY PLAT WAS APPROVED WITH CONDITION. FINAL PLAT WAS INDEFINITELY DEFERRED.**
  
2. **Project # 1002397**  
04DRB-00798 Major-Vacation of  
Public Easements  
04DRB-00797 Minor-Vacation of  
Private Easements

TIERRA WEST, LLC agent(s) for SHULL REALTY & WATERS EDGE LLC request(s) the above action(s) for all or a portion of Lot(s) 1-9, **LANDS OF TAYLOR - MARTIN L.**, zoned C-1 neighborhood commercial zone, located on LA ORILLA RD NW, between COORS BLVD NW and CORRALES DRAIN containing approximately 12 acre(s). [REF: Z-87-56, DRB-87-200, 04DRB-00762] (E-12) **THE VACATION WAS APPROVED AS SHOWN ON EXHIBIT B IN THE PLANNING FILE.**

3. **Project # 1003236**  
04DRB-00802 Major-Vacation of  
Public Easements  
04DRB-00801 Major-Preliminary Plat  
Approval  
04DRB-00799 Minor-SiteDev Plan  
Subd/EPC  
04DRB-00800 Minor-SiteDev Plan  
BldPermit/EPC  
04DRB-00804 Minor-Temp Defer  
SDWK

RIO GRANDE ENGINEERING agent(s) for JENNIFER SOULE request(s) the above action(s) for all or a portion of Lot(s) 1, MARIN SUBDIVISION, (to be known as **VILLA DE LA CHAMISA**, zoned SU-1 special use zone, for PRD, located on PARADISE BLVD NW, between VIVALDI TRAIL NW and BIG SAGE NW containing approximately 9 acre(s). [REF: 04EPC-00150] (*Deferred from 6/16/04*) (B-10) **DEFERRED AT THE AGENT'S REQUEST TO 6/23/04.**

4. **Project # 1002632**  
04DRB-00760 Major-Bulk Land  
Variance  
04DRB-00761 Minor-Prelim&Final Plat  
Approval

TIERRA WEST, LLC agent(s) for BUILDERS INVESTMENT CO. OF NM request(s) the above action(s) for all or a portion of Lot(s) 1 & 2, PARAGON RESOURCES, (to be known as **SUNDANCE ESTATES**) zoned R-D residential and related uses zone, developing area FOR R-LT, located on PARADISE BLVD. NW, between LYONS BLVD. NW and BLANDA COURT NW containing approximately 122 acre(s). [REF: 03EPC-00690, 03DRB-01306] [*Deferred from 6/9/04*] (B-11) **THE BULK LAND VARIANCE WAS APPROVED. THE PRELIMINARY AND FINAL PLAT WERE APPROVED WITH FINAL PLAT DELEGATED TO PLANNING FOR AGIS DXF FILE AND THE 15-DAY APPEAL PERIOD AND TO CITY ENGINEER FOR AMAFCA SIGNATURE.**

5. **Project # 1002718**  
04DRB-00758 Major-Preliminary Plat  
Approval  
04DRB-00759 Minor-Temp Defer  
SDWK

TIERRA WEST, LLC agent(s) for TS MCNANEY & ASSOCIATES request(s) the above action(s) for all or a portion of Tract(s) 334B2A1 TRACT 334B2B, 334B1, **RIVERVIEW ACRES, UNIT 2**, zoned RA-1 residential and agricultural zone, semi-urban area, located on GABALDON RD NW, between RIVERSIDE DRAIN CANAL and GABALDON RD NW containing approximately 10 acre(s). [Deferred from 6/9/04]. (H-12) **WITH THE SIGNING OF THE INFRASTRUCTURE LIST DATED 6/16/04 AND APPROVAL OF THE GRADING PLAN ENGINEER STAMP DATED 6/8/04 THE PRELIMINARY PLAT WAS APPROVED WITH CONDITION. TEMPORARY DEFERRAL OF CONSTRUCTION OF SIDEWALKS ON THE INTERIOR STREETS WAS APPROVED AS SHOWN ON EXHIBIT C IN THE PLANNING FILE.**

6. **Project # 1003231**  
04DRB-00261 Major-Preliminary Plat  
Approval  
04DRB-00263 Minor-Temp Defer  
SDWK

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/QUATRO/SJ HANNETT**, zoned R-LT residential zone, located on 98TH ST SW, between RIO BRAVO SW and BLAKE SW containing approximately 59 acre(s). [REF: 02DRB-01621, 01622, 04DRB-00137] [Deferred from 5/19/04 & 6/9/04] (N-9) **WITH THE SIGNING OF THE INFRASTRUCTURE LIST DATED 6/16/04 AND APPROVAL OF THE GRADING PLAN ENGINEER STAMP DATED 6/3/04 THE PRELIMINARY PLAT WAS APPROVED. TEMPORARY DEFERRAL OF CONSTRUCTION OF SIDEWALKS ON THE INTERIOR STREETS WAS APPROVED AS SHOWN ON EXHIBIT C IN THE PLANNING FILE**

7. **Project # 1002739**  
04DRB-00641 Major-Preliminary Plat Approval  
04DRB-00642 Major-Vacation of Pub Right-of-Way  
04DRB-00645 Major-Vacation of Public Easements  
04DRB-00646 Minor-Sidewalk Waiver  
04DRB-00647 Minor-Subd Design (DPM) Variance  
04DRB-00648 Minor-Temp Defer SDWK  
04DRB-00818 Minor-Subd Design (DPM) Variance

MARK GOODWIN & ASSOCIATES PA agent(s) for ANDERSON HEIGHTS LLC request(s) the above action(s) for all or a portion of Block(s) PARA & 2D, Tract(s) B-1 LANDS OF RIO BRAVO PARTNERS, ROSNER TRACTS, **ANDERSON HEIGHTS**, zoned R-D residential and related uses zone, developing area, located on 118TH STREET SW, between DENNIS CHAVEZ BLVD SW and GIBSON BLVD SW containing approximately 249 acre(s). [REF: 03DRB-00983, 04DRB-00179] [*Deferred from 5-19-04 & 6-2-04*] (P-8/N-8) **WITH THE SIGNING OF THE INFRASTRUCTURE LIST DATED 6/16/04 AND APPROVAL OF THE GRADING PLAN ENGINEER STAMP DATED 4/23/04 THE PRELIMINARY PLAT WAS APPROVED WITH CONDITION. THE VACATIONS WERE APPROVED AS SHOWN ON EXHIBIT B IN THE PLANNING FILE. THE SIDEWALK VARIANCE FOR WAIVER OF SIDEWALK WAS APPROVED AS SHOWN ON EXHIBIT C IN THE PLANNING FILE. THE SIDEWALK VARIANCE FROM DESIGN STANDARDS WAS APPROVED AS SHOWN ON EXHIBIT C IN THE PLANNING FILE. THE TEMPORARY DEFERRAL OF CONSTRUCTION OF SIDEWALKS ON THE INTERIOR STREETS WAS APPROVED AS SHOWN ON EXHIBIT C IN THE PLANNING FILE. THE SIDEWALK VARIANCE FROM DESIGN STANDARDS WAS APPROVED AS SHOWN ON EXHIBIT C IN THE PLANNING FILE.**

04DRB-00894 Minor-SiteDev Plan Subd

MARK GOODWIN & ASSOCIATES, PA agent(s) for ANDERSON HEIGHTS, LLC request(s) the above action(s) for all or a portion of Tract(s) 2-D, LANDS OF RIO BRAVO PARTNERS, **ANDERSON HEIGHTS**, zoned R-D residential and related uses zone, developing area, located on 118<sup>TH</sup> ST SW, between DENNIS CHAVEZ BLVD SW and GIBSON BLVD SW containing approximately 119 acre(s). [REF: 04DRB00641, 00642-00645,00646,00647 & 0064848, 04DRB00818] (N-8/P-8) **THE SITE PLAN FOR SUBDIVISION WAS APPROVED AND SIGNED OFF BY THE BOARD.**

**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 # 1002792**  
04DRB-00896 Minor-SiteDev Plan  
Subd  
04DRB-00897 Minor-SiteDev Plan  
BldPermit
- GEORGE RAINHART ARCHITECTS & ASSOCIATES,  
agent(s) for TRUST OF ALBERT & MARY BLACK (JOHN  
BLACK), request(s) the above action(s) for all or a portion of  
Tract(s) 14A & 14B, **BLACK RANCH**, zoned SU-1 FOR C3  
(Restaurant w/full service liquor) & SU-1 FOR 0-1, located on  
COORS BLVD NW, between SEVEN BAR LOOP NW and  
ALAMEDA BLVD NW containing approximately 10 acre(s).  
REF: 04DRB-00184, 03DRB-01945, 03DRB-1946, 03DRB-  
02884  
, 03DRB017880, 03EPC02037, 03EPC02036, 03EPC02034,  
0EPC02035, 3EPC01085, 03EPC01086, 0AA00222] [**Debbie  
Stover, EPC Case Planner**] (*Deferred from 6/16/04*) (B-14)  
**DEFERRED AT THE AGENT'S REQUEST TO 6/30/04.**
9. **Project # 1003239**  
04DRB-00900 Minor-SiteDev Plan  
BldPermit  
04DRB-00899 Minor-SiteDev Plan  
Subd/EPC  
04DRB-00947 Minor-Prelim&Final Plat  
Approval
- BRASHER & LORENZ, INC agent(s) for LEE SMITH  
request(s) the above action(s) for all or a portion of Tract(s)  
264, **TOWN OF ATRISCO GRANT, AIRPORT UNIT**, zoned  
SU-1 FOR C-3 USES, located on HANOVER RD NW,  
between 64<sup>th</sup> STREET NW and COORS BLVD NW containing  
approximately 5 acre(s). [REF: 04EPC00164, 04EPC00165]  
[**Makita Hill, EPC Case Planner**] (*Deferred from 6/16/04*) (H-  
10 & J-10) **DEFERRED AT THE AGENT'S REQUEST TO  
6/23/04.**

10. **Project # 1000418**  
04DRB-00824 Minor-SiteDev Plan  
BldPermit

LPDJ ARCHITECTS, LLC, LELAND GRAY agent(s) for VICTORY LOVE FELLOWSHIP CHURCH request(s) the above action(s) for all or a portion of Tract(s) A-1 VICTORY LOVE FELLOWSHIP CHURCH (to be known as **LEGACY CHURCH**, zoned SU-1 FOR CHURCH & RELATED FACILITIES, located on CENTRAL AVE NW, between COORS BLVD NW and UNSER BLVD NW [REF: 00128-00459, 02EPC-01952, 03EPC 01471] [*Deferred from 6/2/04*] [Makita Hill, EPC Case Planner] K-10) **THE SITE PLAN FOR BUILDING PERMIT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO CITY ENGINEER FOR SIA. AN INFRASTRUCTURE LIST DATED 6/16/04 WAS APPROVED.**

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

11. **Project # 1002247**  
04DRB-00890 Minor-Prelim&Final Plat  
Approval

BOHANNAN HUSTON, INC agent(s) for HUNT UPTOWN, LLC request(s) the above action(s) for all or a portion of Tract(s) A, **ABQ UPTOWN SITE, ST. PIUS X**, zoned SU-3 special center zone, located on INDIAN SCHOOL RD NE, between LOUISIANA BLVD NE and ESPANOLA ST NE containing approximately 18 acre(s). [REF: 1001164, 04DRB-00830] (*Deferred from 6/16/04*) (H-19) **DEFERRED AT THE AGENT'S REQUEST TO 6/23/04.**

12. **Project # 1002404**  
04DRB-00904 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 Lot(s) 1, **LADERA INDUSTRIAL CENTER**, zoned SU-1 FOR I-P, located on UNSER BLVD NW, between OLD OURAY RD NW and VISTA ORIENTE ST NW containing approximately 10 acre(s). [REF: Z-92-45, Z-81-49-1, DRB-99-102, 02EPC01948, 03EPC10192, 03EPC-01211, 03EPC01116, 04DRB00673, 04DRB00672] (H-9) **FINAL PLAT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO PLANNING FOR SPS LOT ACREAGE - AA SUBMITTED TO AMEND TO MATCH PLAT.**

15. **Project # 1002743**  
04DRB-00888 Minor-Prelim&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) C, LA LUZ DEL OESTE, UNIT 4, zoned SU-1 PRD, located on COORS BLVD NW, between WESTERN TRAILS NW and DELLYNE NW containing approximately 2 acre(s). [REF: Z-03-01007, 03DRB00989] (F-11) WITH THE SIGNING OF THE INFRASTRUCTURE LIST DATED 6/16/04 AND APPROVAL OF THE GRADING PLAN ENGINEER STAMP DATED 5/17/79 THE PRELIMINARY PLAT WAS APPROVED WITH CONDITION. THE FINAL PLAT WAS INDEFINITELY DEFERRED.

~~04DRB-00886 Minor-Prelim&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 PRD, located on COORS BLVD NW, between WESTERN TRAILS NW and DELLYNE NW containing approximately 2 acre(s). [REF: 03DRB-00989, 03DRB01544, 03DRB02083, 04DRB00399] (F-11) PRELIMINARY AND FINAL PLAT WERE APPROVED AND SIGNED OFF BY THE BOARD WITH THE FINDING THAT THE REPLAT DOES NOT REQUIRE A REVISED INFRASTRUCTURE LIST OR SUBDIVISION IMPROVEMENTS AGREEMENT.

16. **Project # 1003111**  
04DRB-00715 Major-Final Plat Approval

ISAACSON & ARFMAN, PA agent(s) for WINDMILL MANOR PLACE, LLC 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: 04DRB-00377, Z-95-79, Z-98-57, DRB-96-355, 03DRB-01986, 03DRB-01987, 01988, 01989] (Deferred from 5-19-04, Indef. Deferred on 5/26/04) (E-11) FINAL PLAT WAS APPROVED AND SIGNED OFF BY THE BOARD.

17. **Project # 1003430**  
04DRB-00721 Minor-Prelim&Final Plat  
Approval

ALDRICH LAND SURVEYING INC agent(s) for RONALD L. & JERI J. NASCI request(s) the above action(s) for all or a portion of Lot(s) 14A, Block(s) 03, **CRYSTAL RIDGE**, zoned R-LT, located on BARRETT AV E NW, between LOREN AVE. NW and LA CANADA DR. NW containing approximately 1 acre(s). [*Deferred from 5/19/04 & 6/2/04*] [REF: DRB 97-298, DRB 98-410] (Deferred from 6/16/04) (B-13) **DEFERRED AT THE AGENT'S REQUEST TO 6/30/04.**

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

18. **Project # 1003486**  
04DRB-00887 Minor-Sketch Plat or Plan

SURVEYS SOUTHWEST agent(s) for SERGIO ROMAN request(s) the above action(s) for all or a portion of Lot(s) 3, 4 & 4A, Block(s) 1, **APODACA & SEDILLO ADDITION**, zoned SU-2 special neighborhood zone, R-1 & LCR, located on EIGHTH ST SW, between BELL AVE. SW and LEWIS SW containing approximately 1 acre(s). (L-14) **THE ABOVE REQUEST WAS REVIEWED AND COMMENTS WERE GIVEN.**

19. **Project # 1003475**  
04DRB-00842 Minor-Sketch Plat or Plan

WILSON & COMPANY, INC. agent(s) for FELIX RABADI request(s) the above action(s) for an UNPLATTED PORTION of Tract(s) 7, **HORIZON LAND CORPORATION**, zoned SU-1 special use zone, PRD - FAR 0.5, located on the south side of PARADISE BLVD NW, between LYON BLVD NW and CONEFLOWER DR NW containing approximately 18 acre(s). [REF: Z-94-83, DRB-94-120] (*Deferred from 6/16/04*) (B-10 & B-11) **DEFERRED AT THE AGENT'S REQUEST TO 6/23/04.**



20. **Project # 1003488**  
04DRB-00898 Minor-Sketch Plat or Plan

JEFF HENRY request(s) the above action(s) for all or a portion of Tract(s) 2A-2A-3, **JOURNAL CENTER BUSINESS PARK**, zoned IP, located on JOURNAL CENTER BLVD NW, between PAN AMERICAN and I-25 FRONTAGE RD containing approximately 7 acre(s). [REF: DRB-94-324, DRB-94-563, V-94-97] (D-17 & D-18) **THE ABOVE REQUEST WAS REVIEWED AND COMMENTS WERE GIVEN.**

21. **Project # 1003487**  
04DRB-00901 Minor-Sketch Plat or Plan

COMMUNITY SCIENCES CORPORATION, agent(s) for PETERSON PROPERTIES REAL ESTATE SERVICES INC. request(s) the above action(s) for all or a portion of Tract(s) 8 - 15 **BELMONT ADDITION AND** Tract(s) 10, **HARWOOD ADDITION**, zoned C-2 community commercial zone & P, located on 4<sup>TH</sup> ST NW, between SAN CLEMENTE NW and FREEMAN ST NW containing approximately 2 acre(s). (G-14) **THE ABOVE REQUEST WAS REVIEWED AND COMMENTS WERE GIVEN.**

22. Other Matters:

- Project # 1003403**  
04DRB-00634 Minor-Sidewalk Waiver

ISAACSON & ARFMAN, P.A. agent(s) for CENTEX HOMES request(s) the above action(s) for all or a portion of Tract(s) F, **THE TRAILS** (to be known as **THE RESERVE AT THE TRAILS**), zoned R-D, located on RAINBOW BLVD NW, between PASEO DEL NORTE NW and TOWN OF ALAMEDA GRANT SOUTH BOUNDARY containing approximately 18 acre(s). [REF: 1002962, 03DRB-01528] (Deferred from 5/19/04, 6/2/04) [On 6/9/04 the Preliminary Plat, Vacation of Public Easements and Temporary Deferral of Sidewalks was approved. The above request was omitted in error.] (C-9) **A SIDEWALK VARIANCE FOR WAIVER OF SIDEWALK WAS APPROVED AS SHOWN ON EXHIBIT C IN THE PLANNING FILE.**

ADJOURNED: 12:55 P.M.

# A City of Albuquerque



## DEVELOPMENT PLAN REVIEW APPLICATION

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

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

**APPLICANT INFORMATION:**

NAME: Harvest Homes LLC.  
 ADDRESS: 1015 Tijeras NW, Suite 210  
 CITY: Albuquerque  
 Proprietary interest in site: Owner  
 AGENT (if any): Bordenave Designs  
 ADDRESS: P.O. Box 91194  
 CITY: Albuquerque

STATE NM ZIP 87102

STATE NM ZIP 87199

PHONE: 338-2286  
 FAX: 944-1232  
 E-MAIL: \_\_\_\_\_  
 PHONE: \_\_\_\_\_  
 FAX: \_\_\_\_\_  
 E-MAIL: \_\_\_\_\_

**DESCRIPTION OF REQUEST:** preliminary and final plat for a 6 lot subdivision

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. H Block: - Unit: 4  
 Subdiv. / Addn. La Luz Del Oeste  
 Current Zoning: SU1-PRD Proposed zoning: SU1-PRD  
 Zone Atlas page(s): f-11 No. of existing lots: 1 No. of proposed lots: 6  
 Total area of site (acres): 1.8194 Density if applicable: dwellings per gross acre: 3.3 dwellings per net acre: 3.3  
 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. 101106130546010110 MRGCD Map No. \_\_\_\_\_  
 LOCATION OF PROPERTY BY STREETS: On or Near: Coors Blvd. NW  
 Between: Western Trails NW and Dellyne 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.): 04DRB-00399  
03 DRB 00989, 03-DRB 01544, 03 DRB 02083,  
 Check-off if project was previously reviewed by Sketch Plat/Plan , or Pre-application Review Team . Date of review: \_\_\_\_\_

SIGNATURE Jake Bordenave DATE 06/07/04  
 (Print) Jake Bordenave  Applicant  Agent

**FOR OFFICIAL USE ONLY**

Form revised 9/01, 3/03

|  |                             |                |            |                  |
|--|-----------------------------|----------------|------------|------------------|
| <input type="checkbox"/> INTERNAL ROUTING                    | Application case numbers    | Action         | S.F.       | Fees             |
| <input type="checkbox"/> All checklists are complete         | <u>04DRB - 00886</u>        | <u>R&amp;F</u> | <u>563</u> | <u>\$ 565.00</u> |
| <input type="checkbox"/> All fees have been collected        | _____                       | <u>CMF</u>     | _____      | <u>\$ 20.00</u>  |
| <input type="checkbox"/> All case #s are assigned            | _____                       | _____          | _____      | \$ _____         |
| <input type="checkbox"/> AGIS copy has been sent             | _____                       | _____          | _____      | \$ _____         |
| <input type="checkbox"/> Case history #s are listed          | _____                       | _____          | _____      | \$ _____         |
| <input type="checkbox"/> Site is within 1000ft of a landfill | _____                       | _____          | _____      | \$ _____         |
| <input type="checkbox"/> F.H.D.P. density bonus              | Hearing date <u>6-16-04</u> | _____          | _____      | Total            |
| <input type="checkbox"/> F.H.D.P. fee rebate                 | _____                       | _____          | _____      | <u>\$ 585.00</u> |

J. Bordenave 6-8-04  
 Planner signature / date

Project # 1002743

**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** *Pending*

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

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

JEAN J. (JAKE) BORDENAVE  
Applicant name (print)

*Jean J. Bordenave* 06/07/04  
Applicant signature / date



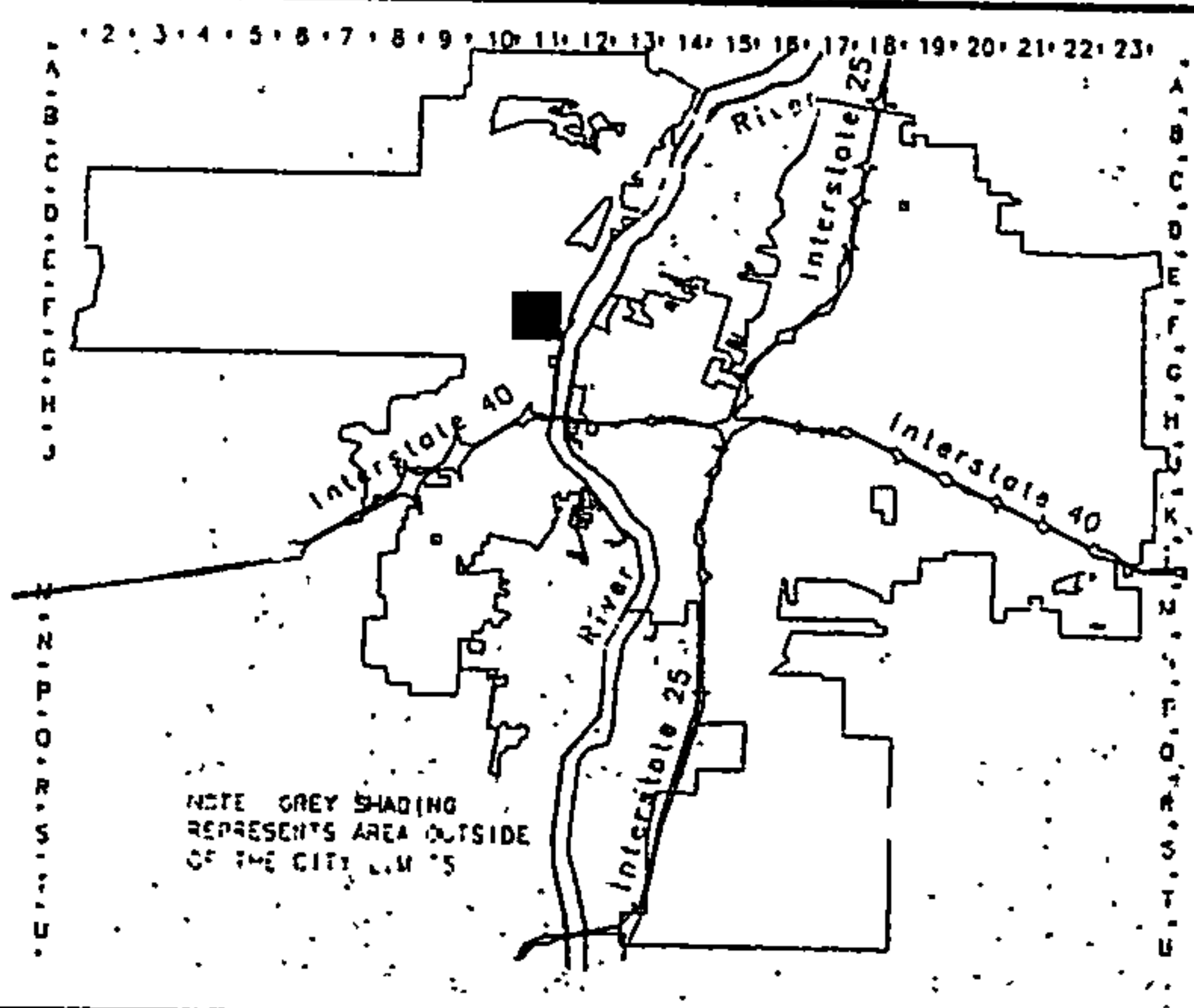
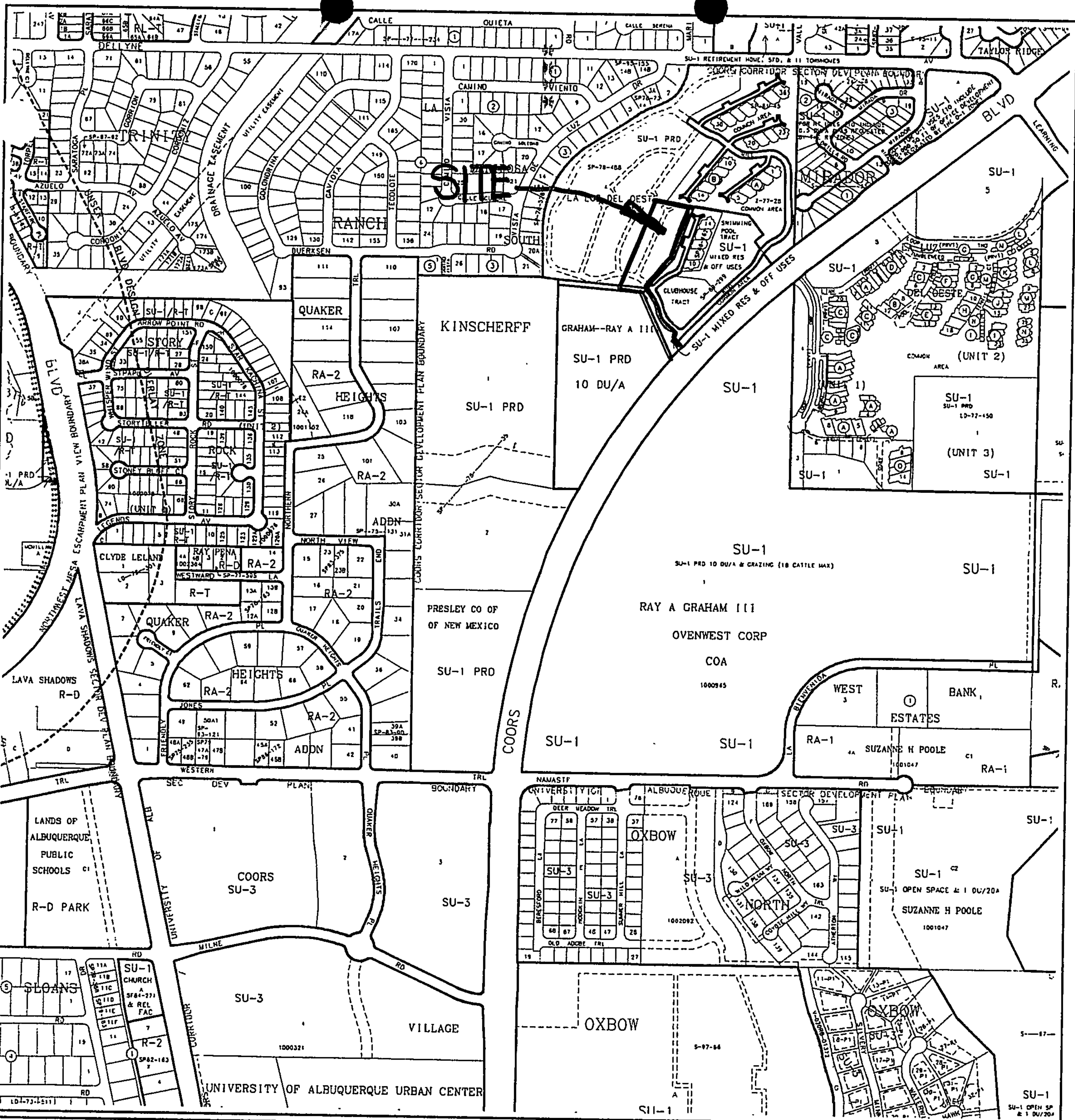
Form revised February 2003

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

Application case numbers  
04DRB -00886

*[Signature]* 6-8-04  
Planner signature / date

**Project #** 100 2743



CITY OF  
Albuquerque  
Geographic Information System  
PLANNING DEPARTMENT  
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Zone Atlas Page

F-11-Z

Map Amended through July 10, 2003



14  
15  
16

June 7, 2004

City of Albuquerque  
P.O. Box 1293  
Albuquerque, NM 87102

Attn: DRB Member  
Re: Tract H, La Luz del Oeste, Unit 4

The subject site was platted in April of this year. Since that time it has been discovered that the plat and the architectural plans do not agree.

This purpose of this plat is to bring the platting and the construction documents into agreement. There is an SIA in place for minor infrastructure and it is in the process of being constructed. This platting action does not affect any easements or related infrastructure.

Sincerely,

A handwritten signature in black ink, appearing to read 'Jean W. Bordenave', written in a cursive style.

Jean W (Jake) Bordenave

P.O. Box 91194  
Albuquerque, NM 87199-1194  
Phone (505)823-1344 Fax (505)821-9105 Cell 480-6812  
Email [jakebordenave@mindspring.com](mailto:jakebordenave@mindspring.com)

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

PAID RECEIPT

APPLICANT NAME Harvest Homes LLC  
AGENT Bordenave Designs  
ADDRESS PO Box 91194  
PROJECT & APP # 1002743/04DRB00886  
PROJECT NAME La Luz Del Oeste

\$ 20.00 469099/4916000 Conflict Management Fee

\$ 565.00 441006/4983000 DRB Actions

\$ \_\_\_\_\_ 441006/4971000 EPC/AA/LUCC Actions & All Appeals

\$ \_\_\_\_\_ 441018/4971000 Public Notification

\$ \_\_\_\_\_ 441006/4983000 DRAINAGE PLAN REVIEW OR TRAFFIC IMPACT STUDY\*\*\*  
( ) Major/Minor Subdivision ( ) Site Development Plan ( ) Bldg Permit  
( ) Letter of Map Revision ( ) Conditional Letter of Map Revision  
( ) Traffic Impact Study

\$ 585.00 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

City Of Albuquerque  
Treasury Division

06/08/2004 10:01AM LOC: ANN  
X  
RECEIPT# 00023805 WSH 006 TRANSH 0010  
Account 441004  
Counterreceipt.doc 12/29/03 ind 0110  
ALBUQUERQUE 4916000  
Trans Amt TRSEJA \$585.00  
J24 Misc \$565.00  
CK \$585.00  
CHANGE \$0.00

06/08/2004 10:01AM LOC: ANN  
X  
RECEIPT# 00023804 WSH 006 TRANSH 0010  
Account 469099 Fund 0110  
Activity 4916000 TRSEJA  
Trans Amt \$585.00  
J24 Misc \$20.00

Thank You

Thank You