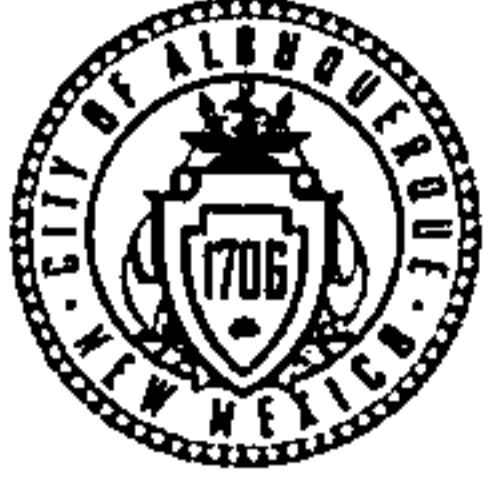


#18



Completed
8/22/05
AG

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.: 05DRB-00816 (P&F)

Project # 1002758

Project Name: CASA GRANDE ESTATES UN 1

Agent: Wilks Company

Phone No.: 888-3066

Your request for (SDP for SUB), (SDP for BP), (FINAL PLATS), (MASTER DEVELOP. PLAN), was approved on 5/23/05 by the DRB with delegation of signature(s) to the following departments.

OUTSTANDING SIGNATURES COMMENTS TO BE ADDRESSED

TRANSPORTATION: *dl* - MAINT? BENEFIT. NOTE FOR UMBRELLA ✓
 - DISTANCE FROM FACE OF CURB TO PROT. LINE ✓
 - WIDTH & LOCATION OF SWL ✓
 ok 8-19-05

UTILITIES: Show adjacent off-site easement along West
 P/L for existing water line. 24' wide access easement
 must be labeled "private", not "public" for water/sewer
 services. Need Beneficiary & Maintenance note.

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. — *OKAY*
 - Copy of recorded plat for Planning.

Project Number 1002758

#18



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>05DRB-00816 (P&F)</u> | Project # <u>1002758</u> |
| Project Name: <u>CASA GRANDE ESTATES UN 1</u> | |
| Agent: <u>Wilks Company</u> | Phone No.: <u>888-3066</u> |

Your request for (SDP for SUB), (SDP for BP), (FINAL PLATS), (MASTER DEVELOP. PLAN), was approved on 5/27/05 by the DRB with delegation of signature(s) to the following departments.
OUTSTANDING SIGNATURES COMMENTS TO BE ADDRESSED

TRANSPORTATION: AL - MAINT? DIRT? Note FOR CURBMENT
 - DISTANCE FROM EDGE of CURB TO PAVT. LINE
 - WIDTH & LOCATION OF SWL

UTILITIES: Show adjacent off-site easement along West
 PL for existing water line. 24' wide access easement
 must be labeled "private", not "public" for water/sewer
 services. Need Beneficiary & Maintenance note.

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

Project Number 1002758

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 & 5/11/05 & 5/25/05] (H-19) **DEFERRED AT THE AGENT'S REQUEST TO 6/8/05.**

3. **Project # 1003445**
05DRB-00724 Major-Vacation of Pub
Right-of-Way
05DRB-00725 Major-Vacation of
Public Easements
05DRB-00726 Minor-Prelim&Final Plat
Approval

ISAACSON & ARFMAN PA agent(s) for AMERICAN EAGLE L.P., c/o R. J. SCHAEFER REALTY request(s) the above action(s) for all or a portion of Tract(s) B-1, C-1 & D-1, Lot(s) 6-A-1, **ALBUQUERQUE WEST, UNIT 1**, zoned SU-1 PDA TO INCLUDE C-3 USES, located on NUNZIO AVE NW, between PARADISE BLVD NW and EAGLE RANCH RD NW containing approximately 27 acre(s). [REF: DRB-94-132, DRB-94-512, Z-83-89, 04DRB00751, 04DRB00752, 04DRB00753] (C-12) **VACATIONS WERE APPROVED AS SHOWN ON EXHIBIT B IN THE PLANNING FILE. PRELIMINARY PLAT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO PLANNING FOR PROPERTY MANAGEMENT SIGNATURE AND 15-DAY APPEAL PERIOD.**

4. **Project # 1003655**
05DRB-00661 Major-Vacation of
Public Easements
05DRB-00660 Major-Vacation of Pub
Right-of-Way
05DRB-00659 Major-Preliminary Plat
Approval
05DRB-00663 Minor-Temp Defer
SDWK

DAVID A AUBE agent(s) for ADIL RIZVI request(s) the above action(s) for all or a portion of Lot(s) 15, 16, 17 and a portion of 18, Block(s) 1, Tract(s) 2, **NORTH ALBUQUERQUE ACRES, UNIT 3**, (to be known as **LA VISTA @ DESERT RIDGE TRAILS**) zoned R-D, located on WYOMING NE, between EAGLE ROCK NE and MODESTO NE containing approximately 3 acre(s). [REF: 04DRB01373] [Deferred from 5/11/05 & 5/18/05] (C-19) **THE VACATION OF PUBLIC**

05DRB-00662 Minor-Sidewalk Waiver

EASEMENTS WAS APPROVED AS SHOWN ON EXHIBIT B IN THE PLANNING FILE. THE VACATION OF PUBLIC R/W WAS WITHDRAWN AT THE AGENT'S REQUEST. WITH THE SIGNING OF THE INFRASTRUCTURE LIST DATED 5/25/05 AND APPROVAL OF THE GRADING PLAN ENGINEER STAMP DATED 5/23/05 THE PRELIMINARY PLAT WAS APPROVED WITH CONDITION: NEED TO APPLY FOR A SUBDIVISION DESIGN VARIANCE FOR THE LENGTH OF THE CUL-DE-SAC. THE TEMPORARY DEFERRAL OF CONSTRUCTION OF SIDEWALKS ON THE INTERIOR STREETS WAS APPROVED AS SHOWN ON EXHIBIT C IN THE PLANNING FILE. A SIDEWALK VARIANCE FOR WAIVER OF SIDEWALK WAS APPROVED AS SHOWN ON EXHIBIT C IN THE PLANNING FILE.

5. **Project # 1003856**

05DRB-00721 Major-Preliminary Plat Approval

05DRB-00722 Minor-Subd Design (DPM) Variance

05DRB-00723 Minor-Temp Defer SDWK

COMMUNITY SCIENCES CORP agent(s) for MICHAEL'S HOMES request(s) the above action(s) for all or a portion of Tract(s) 8B1A1 & 10A2A, M.R.G.C.D MAP 52 (DON FELIPE #2) (to be known as **IZABEL SUBDIVISION**) zoned RA-2, located on WEST GLEN SW, between METZGAR SW and WEST LEA SW containing approximately 9 acre(s). [REF: 04DRB0969] [*Deferred from 5/25/05*] (Q-10) **DEFERRED AT THE AGENT'S REQUEST TO 6/8/05.**

05DRB-00827 Minor-SiteDev Plan Subd

COMMUNITY SCIENCES CORP agent(s) for MICHAEL'S HOMES request(s) the above action(s) for all or a portion of Tract(s) 8-B-1-A-1 & 10-A-2-A, MRGCD MAP 52 (DON FELIPE #2) (to be known as **IZABEL SUBDIVISION**), zoned RA-2, located on WEST GLEN SW, between METZGAR SW and WEST LEA SW containing approximately 9 acre(s). [REF: 04DRB0969] [*Deferred from 5/25/05*] (Q-10) **DEFERRED AT THE AGENT'S REQUEST TO 6/8/05.**

6. **Project # 1004073**
05DRB-00514 Major-Preliminary Plat Approval
05DRB-00515 Major-Vacation of Public Easements
05DRB-00516 Minor-Subd Design (DPM) Variance
05DRB-00517 Minor-Sidewalk Waiver
05DRB-00518 Minor-Temp Defer SDWK

MARK GOODWIN & ASSOCIATES, PA agent(s) for JTH, LLC request(s) the above action(s) for all or a portion of Lot(s) 5, **JUAN TABO HILLS, UNIT 1**, zoned R-D, located on JUAN TABO BLVD NE, between EUBANK BLVD SE and FOUR HILLS RD SE containing approximately 102 acre(s). *[Deferred from 4/20/05 & 5/18/05]* (M-21/M-22) **WITH THE SIGNING OF THE INFRASTRUCTURE LIST DATED 5/25/05 AND APPROVAL OF THE GRADING PLAN ENGINEER STAMP DATED 5/12/05 THE PRELIMINARY PLAT WAS APPROVED WITH CONDITION OF FINAL PLAT: A REPLAT OF TRACT 1 SHALL BE DONE GRANTING THE NECESSARY EASEMENTS AND RIGHTS-OF-WAY. THE VACATION WAS APPROVED AS SHOWN ON EXHIBIT B IN THE PLANNING FILE. A SUBDIVISION DESIGN VARIANCE FROM MINIMUM DPM DESIGN STANDARDS WAS APPROVED AS INDICATED ON EXHIBIT C IN THE PLANNING FILE. A SIDEWALK VARIANCE FOR WAIVER OF SIDEWALKS WAS APPROVED AS SHOWN ON EXHIBIT C IN THE PLANNING FILE. THE TEMPORARY DEFERRAL OF CONSTRUCTION OF SIDEWALKS ON THE INTERIOR STREETS WAS APPROVED AS SHOWN ON EXHIBIT C IN THE PLANNING FILE.**

05DRB-00781 Minor-SiteDev Plan Subd

MARK GOODWIN & ASSOCIATES PA agent(s) for JTH LLC request(s) the above action(s) for all or a portion of Tract(s) 5, **JUAN TABO HILLS**, zoned RD, located on JUAN TABO BLVD NE, between EUBANK BLVD SE and FOUR HILLS RD SE containing approximately 102 acre(s). *[Deferred from 5/18/05]*(M-21) **SITE PLAN FOR SUBDIVISION WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO PLANNING FOR DESIGN REQUIREMENTS ON THE PLAN.**

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

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

7. **Project # 1001740**
05DRB-00823 Minor-SiteDev Plan
BldPermit/EPC

CONTROLLED AIR INCORPORATED agent(s) for SUJEY THAKUR request(s) the above action(s) for all or a portion of Lot(s) A, Block(s) 31-B, **BRENTWOOD HILLS**, zoned SU-1 FOR C-1, R-1 USES, located on CANDELARIA RD NE, between CHELWOOD BLVD NE and containing approximately 3 acre(s). [REF: 04EPC-01838] [David Stallworth, EPC Case Planner] (H-22) **SITE PLAN FOR BUILDING PERMIT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO UTILITIES DEVELOPMENT FOR A REVISED UTILITY PLAN AND TO PLANNING FOR EPC CASE PLANNERS COMMENTS AND 3 COPIES OF THE SITE PLAN.**

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

8. **Project # 1003369**
05DRB-00826 Minor-Extension of
Preliminary Plat

ADIL RIZVI request(s) the above action(s) for all or a portion of Lot(s) 6 & 7, Block(s) 16, Tract(s) 3, **VINTER COURT SUBDIVISION, UNIT 3**, zoned R-D, located on WILSHIRE NE, between VENTURA NE and CORONA NE containing approximately 2 acre(s). [REF: 04DRB00511, 04DRB00513, 04DRB00519, 04DRB00514] (C-20) **A ONE-YEAR EXTENSION OF THE PRELIMINARY PLAT WAS APPROVED.**

9. **Project # 1003087**
05DRB-00828 Major-Final Plat
Approval

PRECISION SURVEYS INC agent(s) for WESTLAND DEVELOPMENT CO INC request(s) the above action(s) for all or a portion of Tract(s) A, WESTLAND NORTH (to be known as **WATERSHED SUBDIVISION**) zoned SU-2, located on ARROYO VISTA BLVD NW and TIERRA PENTADA ST NW and containing approximately 531 acre(s). (J-7, J-8, H-7,

H-8 & H-9) FINAL PLAT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO UTILITIES DEVELOPMENT FOR RESTRICTIVE EASEMENT LANGUAGE ADDED TO SHEET 11 FOR LOTS 27 AND 28 AND TO PLANNING FOR AMAFCA'S SIGNATURE AND BULK LAND PLAT VARIANCE LANGUAGE AND AGIS DXF FILE.

10. **Project # 1000464**
05DRB-00820 Major-Final Plat
Approval

TIERRA WEST LLC agent(s) for WAL-MART STORES EAST LP request(s) the above action(s) for all or a portion of Tract(s) H-6A1A-1 & H-6A1A-2, **RIVERVIEW PARCELS**, zoned SU-1 IP USES W/EXCEPTIONS, located on GOLF COURSE RD NW, between PASEO DEL NORTE NW and SHELLEY ROSE DR NW containing approximately 7 acre(s). [REF: 04DRB01729] (C-12) FINAL PLAT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO CITY ENGINEER FOR QUIT-CLAIM AMAFCA EASEMENT REFERENCED ON THE PLAT AND AMAFCA'S SIGNATURE AND TO PLANNING FOR A COPY OF THE AA APPROVAL LETTER.

11. **Project # 1002397**
05DRB-00821 Minor-Prelim&Final Plat
Approval

TIERRA WEST LLC agent(s) for JIM W SHULL & CHRISTEN SHULL request(s) the above action(s) for all or a portion of Lot(s) 5-A & 6-A, **BOSQUE PLAZA**, zoned C-1 (S-C), located on COORS BLVD NW, between LA ORILLA RD NW and RIVERSIDE PLAZA LN NW containing approximately 2 acre(s). [REF: 04DRB01784] (E-12) PRELIMINARY AND FINAL PLAT APPROVED AND SIGNED OFF BY THE BOARD.

12. **Project # 1003672**
05DRB-00704 Minor-Prelim&Final Plat
Approval
05DRB-00705 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) 6 & 7, Block(s) 3, Tract(s) 3, NORTH ALBUQUERQUE ACRES, UNIT 3, (to be known as **ESTRADA COURT**) 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: 04DRB01423] (*Deferred from 5/4/05 & 5/18/05 & 5/25/05*) (C-20) **DEFERRED AT THE AGENT'S REQUEST TO 6/8/05.**

13. **Project # 1003738**
05DRB-00824 Minor-Prelim&Final Plat
Approval

SURVEYS SOUTHWEST LTD agent(s) for TOM WELCH request(s) the above action(s) for all or a portion of Tract(s) A, Block(s) 13, **TIJERAS PLACE ADDITION**, zoned C-1 & O-1, located on SAN MATEO BLVD NE, between COPPER AVE NE and ORTIZ DR NE containing approximately 1 acre(s). [REF: 04ZHE01621] (K-18) **PRELIMINARY PLAT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO TRANSPORTATION DEVELOPMENT FOR A 4 FOOT RIGHT-OF-WAY EASEMENT ALONG TRACT A-1.**

14. **Project # 1004145**
05DRB-00825 Minor-Prelim&Final Plat
Approval

SURVEYS SOUTHWEST LTD agent(s) for JUNCTION PARTNER II, JIM PERNER request(s) the above action(s) for all or a portion of Lot(s) 19-A-1-B, **MONTGOMERY BUSINESS PARK**, zoned SU-1 PRD, located on LAGRIMA DE ORO NE, between MONTGOMERY BLVD NE and MONTGOMERY PARKWAY LOOP NE containing approximately 2 acre(s). [REF: V-86-102, Z-87-107, Z-78-69-12, DRB-97-410, 05AA00679] (F-21) **PRELIMINARY PLAT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO UTILITIES DEVELOPMENT TO APPLY FOR A NEW WATER/SEWER ACCOUNT**

**FOR LOTS AND GET TAPPING PERMITS,
RECOMMEND CHANGING ADDRESS ALSO.**

15. **Project # 1004183**
05DRB-00809 Minor-Prelim&Final Plat
Approval

SURVEYS SOUTHWEST LTD agent(s) for LAURIE HICKS request(s) the above action(s) for all or a portion of Lot(s) B, Block(s) 7, **PERFECTO, MARIANO & JESUS ARMIJO ADDITION**, zoned SU-2, located on 8TH STREET NW and MARQUETTE AVE NW and containing approximately 1 acre(s). [REF: ZA-85-456] [*Deferred from 5/25/05*] (J-14) **DEFERRED AT THE AGENT'S REQUEST TO 6/1/05.**

16. **Project # 1001763**
04DRB-01136 Minor- Final Plat
Approval

SURVEYS SOUTHWEST LTD agent(s) for J. HOWARD MOCK, LAVA PARTNERS request(s) the above action(s) for all or a portion of Tract(s) C-1, **ALBUQUERQUE WEST**, zoned SU-1 FOR C-1 PERMISSIVE USES, located on 57TH ST NW, between QUAIL RD NW and OURAY RD NW containing approximately 2 acre(s). [REF:DRB-96-279, 02DRB00308, 309, 02DRB00856] (*Indef. Deferred from 7/28/04 & Final plat indef deferred 1/19/05 for the SIA*) (H-11) **FINAL PLAT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO UTILITIES DEVELOPMENT FOR OFFSITE SEWER EASEMENT.**

17. **Project # 1003759**
05DRB-00294 Minor-Prelim&Final Plat
Approval

SURVEYS SOUTHWEST LTD agent(s) for KEN BALIZER request(s) the above action(s) for all or a portion of Tract(s) 173A and 174, MRGCD MAP 31, (to be known as **LANDS OF KEN BALIZER**, zoned

RA-2, located on ARCADIAN TR NW, between CALLE LOS VECINOS NW and SAN ISIDRO ST NW containing approximately 1 acre(s). [REF: 04DRB01702] (*Preliminary & Final Indef Deferred 2/23/05*) (G-13) **INDEFINITELY DEFERRED AT THE AGENT'S REQUEST.**

18. **Project # 1002758**
05DRB-00816 Minor-Prelim&Final Plat
Approval

WILKS CO agent(s) for NEW MEXICO KWIK LUBE LLC request(s) the above action(s) for all or a portion of Tract(s) 40, Block(s) 6, **CASA GRANDE ESTATES, UNIT 1**, zoned C-1, located on CANDELARIA RD NE, between TRAMWAY NE and CHELWOOD NE containing approximately 1 acre(s). [REF: DRB-97-146, 03ZHE01015, 03BOA01694, 03BOA02119] (H-23) **PRELIMINARY PLAT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO UTILITIES DEVELOPMENT TO SHOW ADJACENT OFFSITE EASEMENT ALONG WEST PROPERTY LINE FOR EXISTING WATERLINE 24 FEET WIDE ACCESS EASEMENT MUST BE LABELED "PRIVATE" NOT "PUBLIC" FOR WATER/SEWER SERVICES. NEED BENEFICIARIES AND MAINTENANCE NOTE AND TRANSPORTATION DEVELOPMENT FOR MAINTENANCE AND BENEFICIARY NOTE FOR EASEMENT, DISTANCE FROM FACE OF CURB TO PROPERTY LINE WIDTH AND LOCATION OF SIDEWALK.**

19. **Project # 1004185**
05DRB-00817 Minor-Prelim&Final Plat
Approval

WILKS CO agent(s) for UNITED SOUTH BROADWAY CORPORATION, request(s) the above action(s) for all or a portion of Lot(s) 5 & 6, Block(s) 37, **EASTERN ADDITION**, zoned SU-2 NCR, located on EDITH BLVD SE, between AVENIDA CESAR CHAVEZ SE and TRUMBULL AVE SE containing approximately 1 acre(s). (L-14) **PRELIMINARY AND**

**FINAL PLAT APPROVED AND SIGNED OFF BY
THE BOARD.**

20. **Project # 1004186**
05DRB-00815 Minor-Prelim&Final Plat
Approval

WILKS CO agent(s) for PAT ARAGON request(s) the above action(s) for all or a portion of Lot(s) 1-2, Block(s) 7, **JOHN BARON BURG PARK**, zoned R-1, located on 20TH STREET NW, between ASPEN AVE NW and I-40 containing approximately 1 acre(s). (H-13) **PRELIMINARY AND FINAL PLAT APPROVED AND SIGNED OFF BY THE BOARD.**

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

THERE ARE NO SKETCH PLATS THIS WEEK . . .

21. Approval of the Development Review Board Minutes for May 11, 2005. **DRB MINUTES FOR MAY 11, 2005 WERE APPROVED BY THE BOARD.**

ADJOURNED: 11:30 A.M.

**CITY OF ALBUQUERQUE
PLANNING DEPARTMENT
May 25, 2005
DRB Comments**

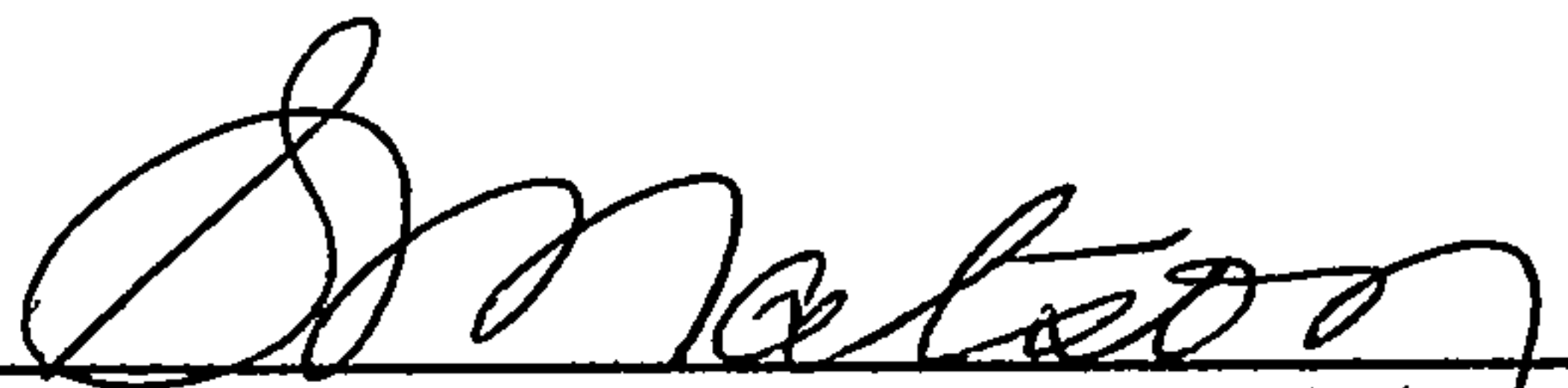
ITEM # 18

PROJECT # 1002758 APPLICATION # 05-00816

RE: Tract 40, Block 6, Casa Grande Estates, Unit 1/minor plat

No objection to the requested re-plat. Planning will record the plat.

AGIS dxf approval is required.



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

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

DEVELOPMENT REVIEW BOARD--SPEED MEMO

DRB CASE NO/PROJECT NO: 1002758

AGENDA ITEM NO: 18

SUBJECT:

Final Plat
Preliminary Plat

ACTION REQUESTED:

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

ENGINEERING COMMENTS:

No adverse comments.

RESOLUTION:

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

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

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

FOR:

SIGNED: Bradley L. Bingham
City Engineer/AMAFCA Designee

DATE: May 25, 2005

#18

2758

DXF Electronic Approval Form

DRB Project Case #: 1002758

Subdivision Name: CASA GRANDE ESTATES UNIT 1 LOTS 40A & 40B BLK 6

Surveyor: ANTHONY L HARRIS

Contact Person: JIM WILKES

Contact Information:

DXF Received: 5/23/2005

Hard Copy Received: 5/23/2005

Coordinate System: Ground rotated to NMSP Grid

Chris J. Hill
Approved

5/23/05
Date

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

AGIS Use Only
Copied fc 2758 to agiscov on 5/23/2005 Contact person notified on 5/23/2005

City of Albuquerque



DEVELOPMENT/ PLAN REVIEW APPLICATION

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

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

APPLICANT INFORMATION:

NAME: New Mexico Kwik Lube Lube PHONE: (435) 680-3316
 ADDRESS: P.O. Box 418 FAX: _____
 CITY: Santa Clara STATE Utah ZIP 84185 E-MAIL: _____
 Proprietary interest in site: Owner
 AGENT (if any): Wilks Co. PHONE: 888-3066
 ADDRESS: P.O. Box 10097 FAX: _____
 CITY: Albuquerque STATE NM ZIP 87184 E-MAIL: _____

DESCRIPTION OF REQUEST: Preliminary/Final To Divide lot 40 into 2 lots and grant any easements as shown.

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. 40 Block: 6 Unit: 1
 Subdiv. / Addn. Casa Grande Estates
 Current Zoning: C-1 Proposed zoning: C-1
 Zone Atlas page(s): H-23 No. of existing lots: 1 No. of proposed lots: 2
 Total area of site (acres): 0.9165 Density if applicable: dwellings per gross acre: _____ dwellings per net acre: _____
 Within city limits? Yes. No but site is within 5 miles of the city limits.) Within 1000FT of a landfill? No
 UPC No. 1 023 060 030 020 301 02 MRGCD Map No. _____
 LOCATION OF PROPERTY BY STREETS: On or Near: 12701 Candelaria Rd NE
 Between: Tramway and Chelwood

CASE HISTORY:

List any current or prior case number that may be relevant to your application (Proj., App., DRB, AX, Z, V, S, etc.): DRB 97-146
100 2758 (24) 1000065 032 HE 01015, 032 BOA 01694, 032 BOA 02119

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

SIGNATURE Jim Wilks DATE 5/16/05
 (Print) (Wilks Co) Jim Wilks Applicant Agent

FOR OFFICIAL USE ONLY

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

| Application case numbers | Action | S.F. | Fees |
|-----------------------------|------------|------------|------------------------|
| <u>05DRB-00816</u> | <u>PCF</u> | <u>SC3</u> | <u>\$ 285.00</u> |
| _____ | <u>QMF</u> | _____ | <u>\$ 20.00</u> |
| _____ | _____ | _____ | \$ _____ |
| _____ | _____ | _____ | \$ _____ |
| _____ | _____ | _____ | \$ _____ |
| Hearing date <u>5-25-05</u> | | | Total <u>\$ 305.00</u> |

5-16-05 Project # 100 2758

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

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 LATEST Official D.R.B. Notice of approval for Preliminary Plat Extension request
 - ___ Any original and/or related file numbers are listed on the cover application
- Extensions are not reviewed through internal routing.**
Extension of preliminary plat approval expires after one year.

MAJOR SUBDIVISION FINAL PLAT APPROVAL

Your attendance is required.

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

MINOR SUBDIVISION PRELIMINARY / FINAL PLAT APPROVAL

Your attendance is required.

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

AMENDMENT TO PRELIMINARY PLAT (with minor changes)

Your attendance is required.

AMENDMENT TO INFRASTRUCTURE LIST (with minor changes)

AMENDMENT TO GRADING PLAN (with minor changes)

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

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

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

Jim Wilks (Wilks Co.) Agent
Applicant name (print)
Jim Wilks 5/16/05
Applicant signature / date



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

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

Application case numbers
OSDRB -00816

[Signature] 5/16/05
Planner signature / date
Project # 1002758

WILKS COMPANY
P.O. BOX 10097
ALBUQUERQUE, NM 87184

Phone or FAX (505) 888 3066

May 16, 2005

TO: DEVELOPMENT REVIEW BOARD; CITY OF ALBUQUERQUE

REFERENCE: Plat of Lots 40-A and 40-B, Block 6, Unit 1, Casa Grande Estates

SUBJECT: Letter of plat request description.

This plat request is to divide Lot 40 into 2 Lots and grant any easements as shown.

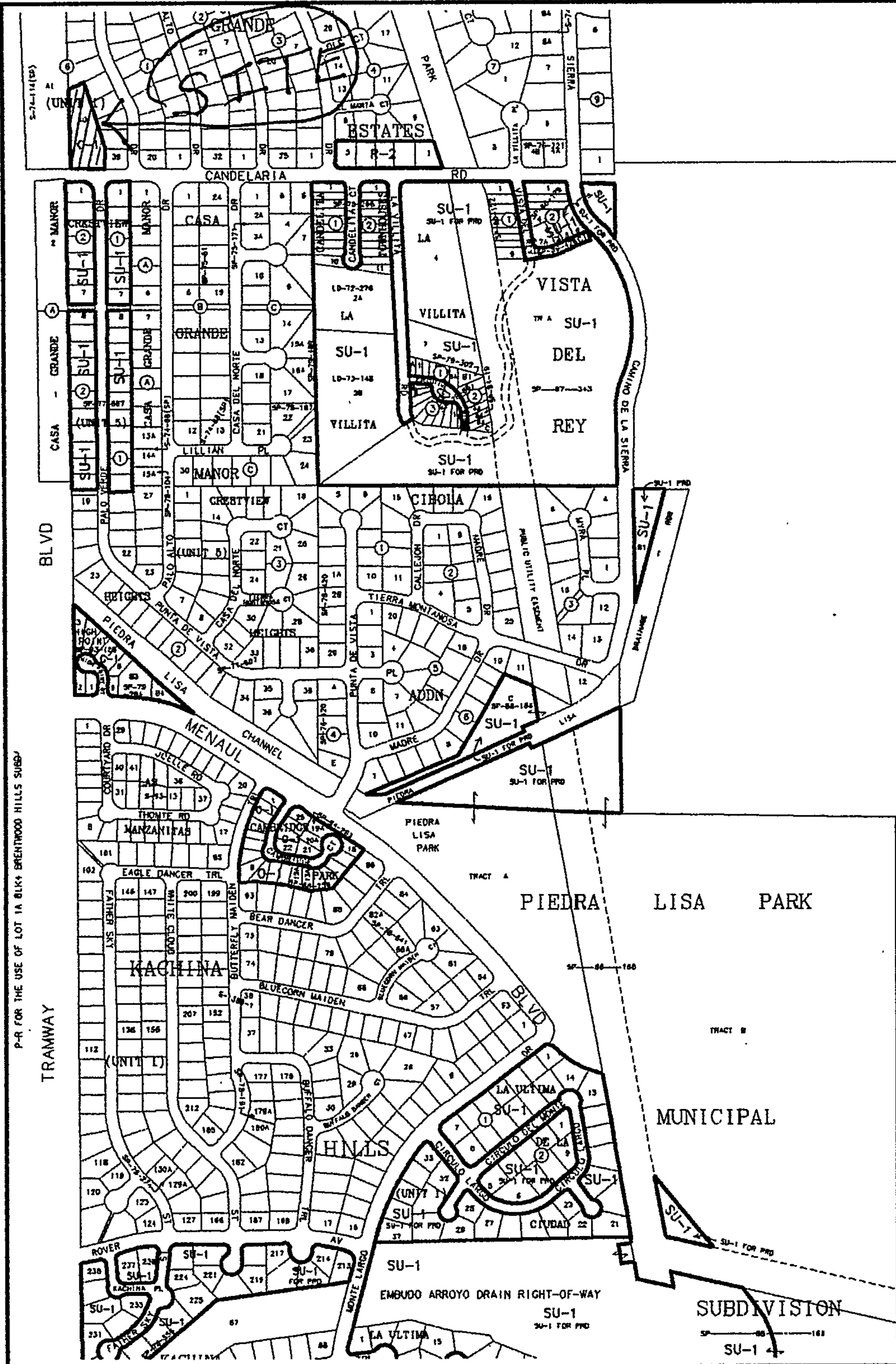
5-2-05
Date

John C. Wilke
Owner

I, the undersigned owner of subject property hereby designate WILKS COMPANY to be my authorized representative agent for the processing and recording of planning, zoning or appeals actions on this property.

Subject Property: Lot 40, Block 6, Unit No. 2
Costco Great Lakes, Albany, N.Y.

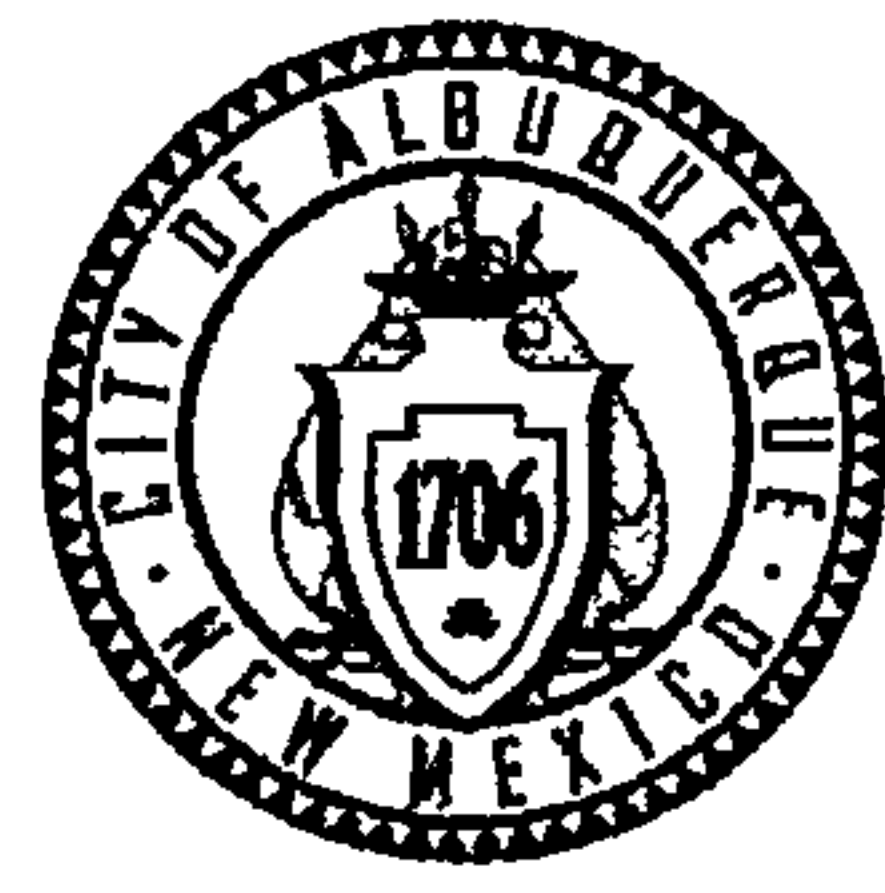
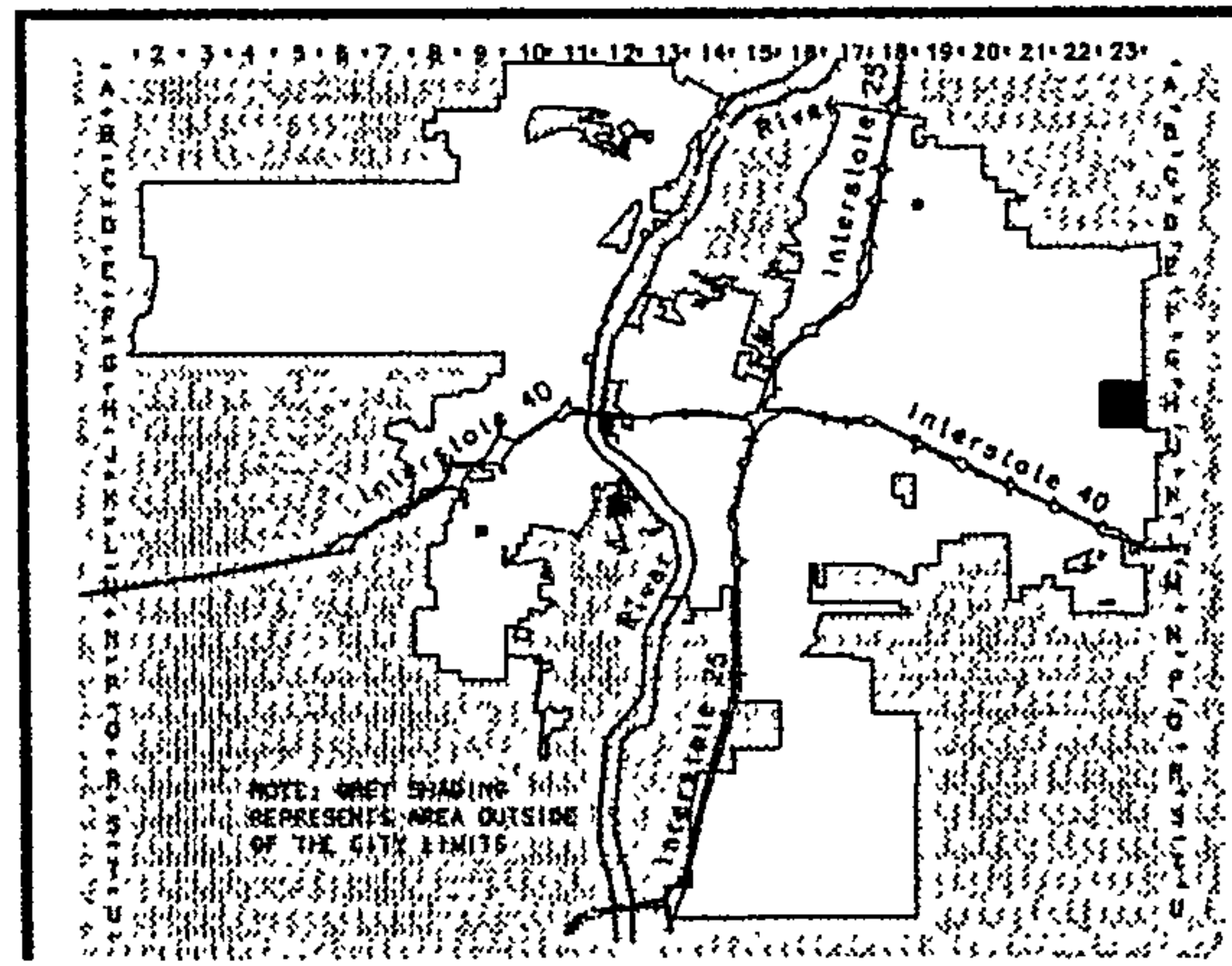
LETTER OF AUTHORIZATION



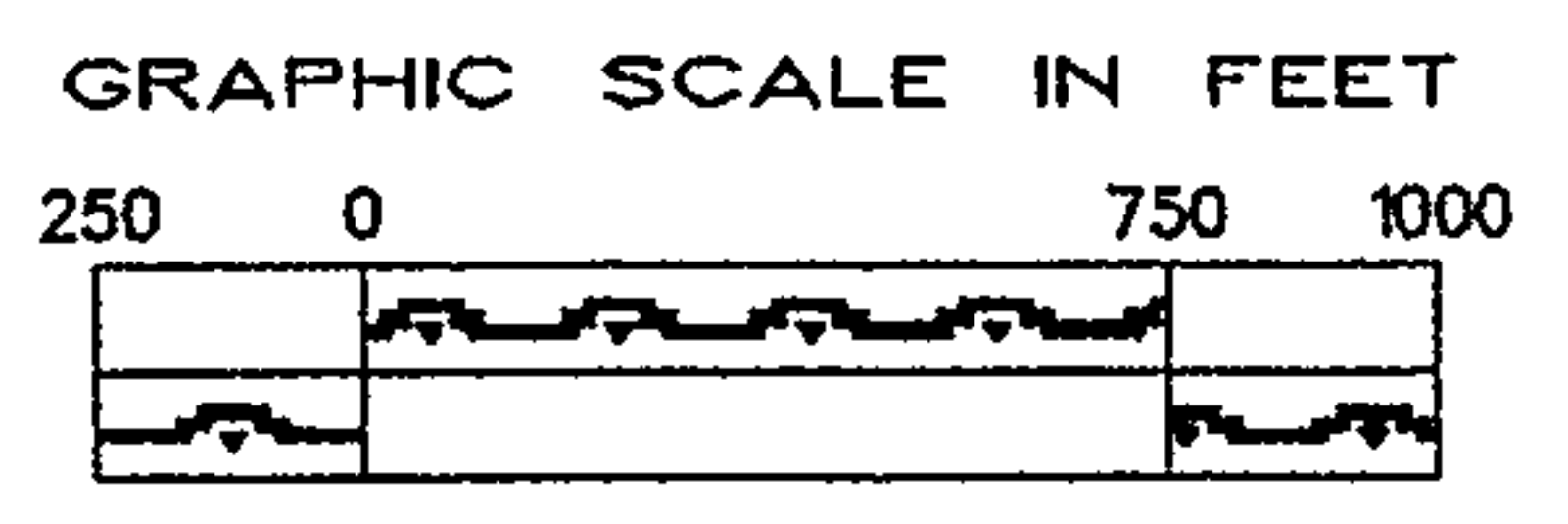
UNPLATTED
CITY OF ALBUQUERQUE

P-R FOR THE USE OF LOT 1A BLK 4 BRENTWOOD HILLS SUBD

TRAMWAY



Albuquerque Geographic Information System
PLANNING DEPARTMENT
© Copyright 2004



Zone Atlas Page

H-23-Z

Map Amended through February 03, 2004

WARRANTY DEED

Covered Wagon Trading Co., LLC, a New Mexico limited liability company,

for consideration paid, grant to

New Mexico Kwik Lube LLC, a New Mexico limited liability company,

whose address is P.O. Box 418 - Santa Clara, Utah 84765 (Property Address: 12701 Candelaria N.E., Albuquerque, NM 87112) the following described real estate in Bernalillo County, New Mexico:

Lot numbered Forty (40) in Block numbered Six (6) of Unit No. 1 Casa Grande Estates, an addition filed in the City of Albuquerque, New Mexico, as the same is shown and designated on the plat of said addition, filed in the Office of the County Clerk of Bernalillo County, New Mexico, on November 6, 1999, in Plat Book D4C, folio 50; LESS AND EXCEPTING that portion of said premises conveyed to the City of Albuquerque, in Warranty Deed, filed December 9, 1981, in Book D154A, page 68, as Document No. 8163821.

with warranty covenants.

SUBJECT TO Patent, reservations, restrictions, and easements of record and to taxes for the year 2004, and subsequent years.

Witness it's hand and seal this 29th day of April, 2004

Covered Wagon Trading Co., LLC, a New Mexico limited liability company,

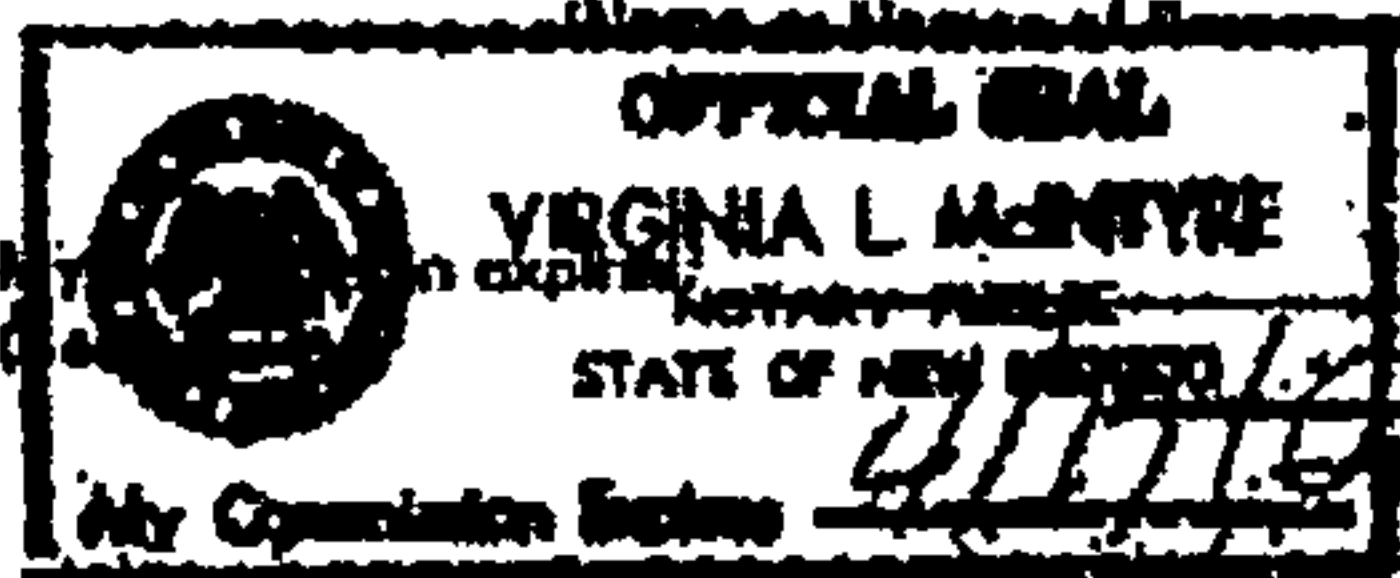
By: William C. Wade
William C. Wade, Member

ACKNOWLEDGMENT FOR NATURAL PERSONS

STATE OF NEW MEXICO

COUNTY OF

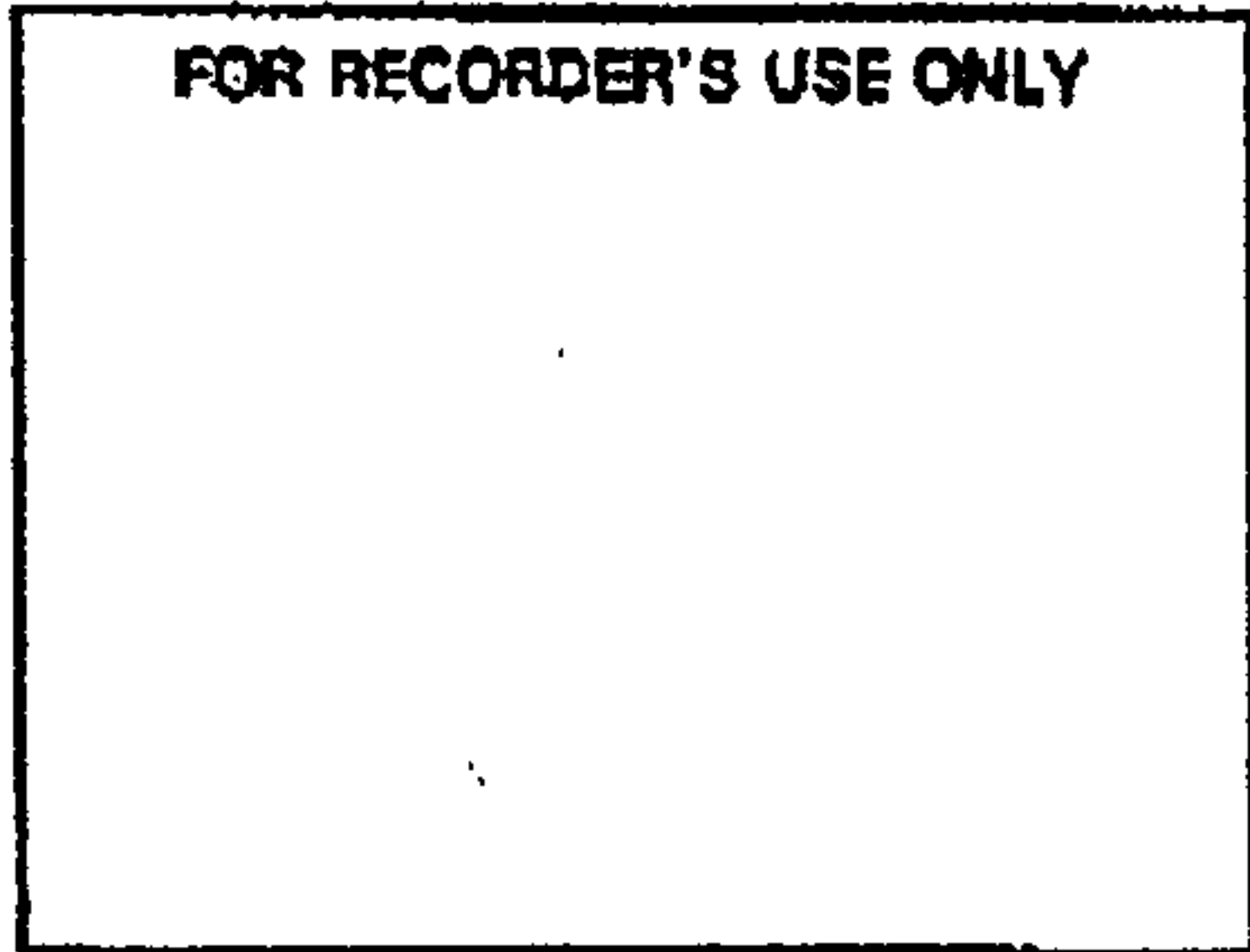
This instrument was acknowledged before me on April, 2004,
by Covered Wagon Trading Co., LLC, a New Mexico limited liability company by William C. Wade, Member



Persons Acknowledging
[Signature]
Notary Public

ACKNOWLEDGEMENT FOR CORPORATION STATE OF NEW MEXICO

COUNTY OF Bernalillo



This instrument was acknowledged before me _____
by _____
(Name of Officer)
of _____
(Title of Officer) (Name of Corporation Acknowledging)
a _____ corporation, on behalf of said corporation.
(State of Incorporation)
My commission expires: _____
(See) _____
Notary Public

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

PAID RECEIPT

APPLICANT NAME N. Mexico Kwik Lube
 AGENT WIKS Co
 ADDRESS _____
 PROJECT & APP # 1002758/05 DRB 00816
 PROJECT NAME Casa Grande Estate

\$ 20.00 441032/3424000 Conflict Management Fee
 \$ 285.00 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
 \$ 305.00 TOTAL AMOUNT DUE

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

5/16/05
 RECEIPT # 040514 WSH
 ACCOUNT 1032
 ACTIVITY 5424000
 TRANS AMT
 J24 Misc

NEW MEXICO KWIK LUBE, INC.

7849 TRAMWAY BLVD. N.E.
 ALBUQUERQUE, NM 87122
 (505) 821-9090

| DATE | INVOICE | AMOUNT |
|------|---------|--------|
| 4.5 | | 305 |
| | | |
| | | |
| | | |

95-219/1070

1035

City of Albuquerque
 Treasury Division

DATE: 4.5.05
 TO THE ORDER OF: City of Albuquerque
 \$20.00
 TRSLJA
 LDI: AINX
 WSH 001

DESCRIPTION: CASH
 RECEIPT# 00040515 W5
 ACCOUNT 441006
 Activity 4983000
 Trans Amt \$305.00
 J24 Misc \$285.00
 CK \$305.00
 CHECK NO. 103510
 CHECK AMOUNT \$ 305.00

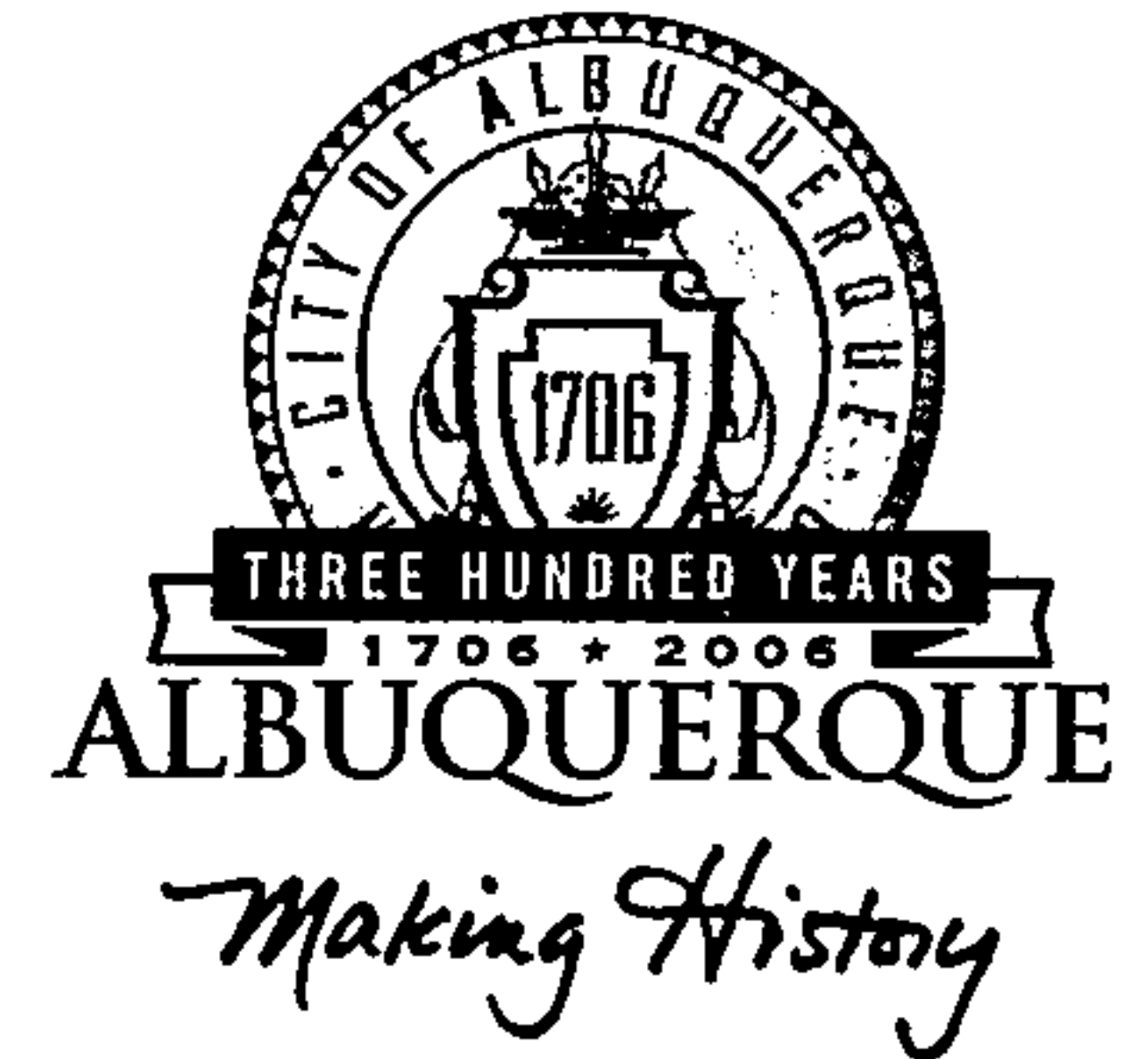
WELLS FARGO BANK, N.A.
 WWW.WELLSFARGO.COM

001035 10700219218071030700

CITY OF ALBUQUERQUE

Department of Municipal Development

John R. Castillo, P.E., Director



DRB file
(S. Matson)

October 5, 2006

Laurie Moye
Coordinator of Regulatory Projects and Public Participation
Public Service Company of New Mexico
Alvarado Square
Albuquerque, NM 87158-0600

RE: OVERHEAD POWER POLE INSTALLATION AT CANDELARIA AND TRAMWAY BLVD.

Dear Laurie:

As we discussed, PNM recently installed several new overhead three-phase distribution power poles to serve two new commercial businesses. These poles are located with lots 40-A and 40-B, Block 6, Unit 1, Casa Grande Estates; platted on August 18, 2005. This plat created two separate parcels from one previous lot 40 established with the filing of the Corrected Plat, Unit One, Casa Grande Estates on November 6, 1969. There were no known previous existing overhead power poles or other overhead utilities within the limits of this plat. Unless a variance was granted, this violates the City's Subdivision Ordinance, 14-14-4-8 (B), which states: "New electrical three phase distribution lines carrying above 12 kilovolts (kV), but less than 40 kilovolts (kV) shall be installed underground within subdivisions which have underground distribution lines, unless a variance is granted."

The City Engineer, Richard Dourte, is currently withholding the Certificate of Occupancy for the new buildings currently being constructed upon these two lots pending resolution of this issue.

Sincerely,

Joe D. Luehring, P.E., Manager
Construction Services Division
Department of Municipal Development

JDL/njt

C: John R. Castillo, Director, DMD
Kevin Curran, Assistant City Attorney, Legal Department
Richard Duarte, City Engineer, Planning Department

P.O. Box 1293

Albuquerque

New Mexico 87103

www.cabq.gov