

CITY OF ALBUQUERQUE



CITY OF ALBUQUERQUE PLANNING DEPARTMENT HYDROLOGY DEVELOPMENT SECTION

DEVELOPMENT REVIEW BOARD--SPEED MEMO

DRB CASE NO/PROJECT NO: 1003099

AGENDA ITEM NO: 1

SUBJECT:

SIA Extension

ACTION REQUESTED:

REV/CMT:0 APP:0 SIGN-OFF:0 EXTN:(x) AMEND:0

PO Box 1293

ENGINEERING COMMENTS:

The Hydrology Section has no objection to the extension request.

Albuquerque

NM 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APPROVED ; DENIED ; DEFERRED ; COMMENTS PROVIDED ; WITHDRAWN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
924-3986

DATE: April 16, 2008



OFFICIAL NOTICE OF DECISION

AMENDED

CITY OF ALBUQUERQUE
PLANNING DEPARTMENT
DEVELOPMENT REVIEW BOARD

April 16, 2008

1. Project# 1003099/#1002711
08DRB-70144 MAJOR - 1YR EXTENSION OF SUBDIVISION IMPROVEMENTS

MARK GOODWIN AND ASSOCIATES PA agent(s) for STV INVESTMENTS VII LLC request(s) the above action(s) for all or a portion of Lot(s) 7-12, 21-26, Tract(s) A, **NORTH ALBUQUERQUE ACRES/OAKLAND ESTATES**, zoned R-D, located BETWEEN EAGLE ROCK AVE NE AND OAKLAND AVE NE, WEST OF LOUISIANA BLVD NE containing approximately 10.6574 acre(s). (C-18)

At the April 16, 2008 Development Review Board meeting, the one year extension of the Subdivision Improvements Agreement was approved.

If you wish to appeal this decision, you must do so by May 1, 2008 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: Mark Goodwin & Associates, PA – P.O. Box 90606 – Albuquerque, NM 87199
Cc: STV Investment VII, LLC – 5111 San Mateo NE # A-1 – Albuquerque, NM 87109
Marilyn Maldonado
Scott Howell
File



OFFICIAL NOTICE OF DECISION

CITY OF ALBUQUERQUE
PLANNING DEPARTMENT
DEVELOPMENT REVIEW BOARD

April 16, 2008

1. Project# 1003099
08DRB-70144 MAJOR - 2YR EXTENSION OF SUBDIVISION IMPROVEMENTS

MARK GOODWIN AND ASSOCIATES PA agent(s) for STV INVESTMENTS VII LLC request(s) the above action(s) for all or a portion of Lot(s) 7-12, 21-26, Tract(s) A, **NORTH ALBUQUERQUE ACRES/OAKLAND ESTATES**, zoned R-D, located BETWEEN EAGLE ROCK AVE NE AND OAKLAND AVE NE, WEST OF LOUISIANA BLVD NE containing approximately 10.6574 acre(s). (C-18)

At the April 16, 2008 Development Review Board meeting, the one year extension of the Subdivision Improvements Agreement was approved.

If you wish to appeal this decision, you must do so by DATE MONTH YEAR, 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: Mark Goodwin & Associates, PA – P.O. Box 90606 – Albuquerque, NM 87199
Cc: STV Investment VII, LLC – 5111 San Mateo NE # A-1 – Albuquerque, NM 87109
Marilyn Maldonado
Scott Howell
File



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**DEVELOPMENT REVIEW BOARD
ACTION SHEET**

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

April 16, 2008 9:00AM

MEMBERS:

Jack Cloud, AICP, DRB Chairman, Planning Department

Angela Gomez, Administrative Assistant

**Kristal Metro, P.E., Transportation Development
Brad Bingham, P.E., Hydrology/Alt. 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# 1003099~~

**08DRB-70144 MAJOR - 2YR SUBD IMP
AGMT EXT (2YR SIA)**

MARK GOODWIN AND ASSOCIATES PA agent(s) for STV INVESTMENTS VII LLC request(s) the above action(s) for all or a portion of Lot(s) 7-12, 21-26, Tract(s) A, NORTH ALBUQUERQUE ACRES/OAKLAND ESTATES zoned R-D, located on EAGLE ROCK AVE BETWEEN SAN PEDRO BLVD AND LOUISIANA BLVD containing approximately 10.6574 acre(s). (C-18) THE ONE YEAR EXTENSION OF THE SUBDIVISION IMPROVEMENT AGREEMENT (SIA) WAS APPROVED.

2. Project# 1006822

**08DRB-70146 VACATION OF PUBLIC
RIGHT-OF-WAY
08DRB-70147 MINOR - PRELIMINARY/
FINAL PLAT APPROVAL**

SURVEYS SOUTHWEST LTD agent(s) for 2000 GOLD AVE LLC PHILLIP RABY PRINCIPAL request(s) the above action(s) for all or a portion of Lot(s) 1&2, Block(s) 76, TERRACE ADDITION, TOGETHER WITH VACATED PORTIONS OF TERRACE ST GOLD AV & BUENA VISTA DR zoned SU-2 / PR, located on GOLD AV SE BETWEEN TERRACE ST SE AND BUENA VISTA DR SE containing approximately 0.411 acre(s). (R-15) DEFERRED TO 4/30/08 AT THE AGENT'S REQUEST.

3. **Project # 1005070**
06DRB-01154 MAJOR-PRELIMINARY PLAT APPROVAL
06DRB-01156 MINOR-SIDEWALK WAIVER
06DRB-01155 MINOR-TEMP DEFER SDWK

SURV-TEK INC & WILSON & COMPANY agent(s) for THE TRAILS LLC request(s) the above action(s) for all or a portion of Tract(s) 8, **THE TRAILS, UNIT 2 (to be known as TAOS @ THE TRAILS, UNIT 2)** zoned SU-2-SRLL, located on WOODMONT AVE NW, between UNIVERSE BLVD NW and RAINBOW BLVD NW containing approximately 9 acre(s). (C-9) [Deferred from 9/6/06, 9/13/06, 9/27/06, 10/11/06, 10/25/06, 11/29/06, 12/20/06, 1/24/07, 4/18/07, 6/20/07, 7/18/07, 08/22/07 & 09/05/07 & 09/26/07 & 10/17/08]. **DEFERRED TO 5/14/08 AT THE AGENT'S REQUEST.**

4. **Project# 1006833**
08DRB-70108 VACATION OF PUBLIC EASEMENT
08DRB-70111 VACATION OF PRIVATE EASEMENT
08DRB-70112 MAJOR - PRELIMINARY PLAT APPROVAL

SURV-TEK INC agent(s) for TABET LUMBER CO request(s) the above/ referenced action(s) for all or a portion of Tracts S-1A and S-2A-2, **ATRISCO BUSINESS PARK, UNIT 2** (TBK as Tract(s) A & B, MERIDIAN BUSINESS PARK II) together with Tract S-2A-1, **ATRISCO BUSINESS PARK, UNIT 2** (TBK as UNSER TOWNE CROSSING) zoned IP, located on the east side of UNSER BLVD NW BETWEEN LOS VOLCANES RD NW AND INTERSTATE ROUTE 40 containing approximately 70.3629 acre(s). (J-9, J-10) [Deferred from 3/26/08 & 4/9/08] **DEFERRED TO 4/30/08 AT THE AGENT'S REQUEST.**

- 07DRB-70254 MAJOR - SDP FOR SUBDIVISION
07DRB-70255 MAJOR - SDP FOR BUILDING PERMIT

GEORGE RAINHART ARCHITECTS agent(s) for WEBER AND COMPANY request(s) the above action(s) for all or a portion of Tract(s) S2A2, S2A1 & S1A, **ATRISCO BUSINESS ADDITION (to be known as UNSER TOWNE CROSSING)** zoned IP, located on LOS VOLCANES NW BETWEEN UNSER BLVD NW AND GALATIN NW containing approximately 53 acre(s). (J-9 & J-10) [Deferred from 10/10/07, 11/14/07, 12/12/07, 1/30/08, 2/27/08, 3/26/08 & 4/9/08] **DEFERRED TO 4/30/08 AT THE AGENT'S REQUEST.**

5. **Project# 1003916**
 08DRB-70123 VACATION OF PUBLIC EASEMENT
 08DRB-70124 SIDEWALK WAIVER
 08DRB-70125 MINOR - TEMP DEFR SWDK CONST
 08DRB-70126 MAJOR - PRELIMINARY PLAT APPROVAL

ISAACSON AND ARFMAN PA agent(s) for DEL REY INVESTMENTS LLC request(s) the above action(s) for all or a portion of Block(s) 18 & 19, Tract A, Unit A, **NORTH ALBUQUERQUE ACRES** (TBK MONTERRA DEL REAY, UNITS 1-3), zoned SU-1/ PDA, located between SAN PEDRO DR NE and LOUISIANA BLVD NE, AND BETWEEN DERICKSON AVE NE and SANTA MONICA AVE NE containing approximately 63.3836 acre(s). (D-18) *[Deferred from 4/2/08 & 4/9/08]* **WITH THE SIGNING OF THE INFRASTRUCTURE LIST DATED 4/16/08 AND WITH AN APPROVED GRADING AND DRAINAGE PLAN ENGINEER STAMP DATED 4/13/08, THE PRELIMINARY PLAT WAS APPROVED SUBJECT TO 4FT DEDICATION ALONG SAN PEDRO PER TRANSPORTATION. CONDITION FOR FINAL PLAT PER ABCWUA ARE THAT UEC'S ARE PAID FOR EACH UNIT PLATTED, AND THE WATER BUDGET PROVIDED FOR SAID UNIT. 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. THE TEMPORARY DEFERRAL OF CONSTRUCTION OF SIDEWALKS ON THE INTERIOR STREETS WAS APPROVED AS SHOWN ON EXHIBIT C IN THE PLANNING FILE. THE SIDEWALK WAIVER WAS APPROVED AS SHOWN ON EXHIBIT C IN THE PLANNING FILE.**

08DRB-70152 EPC APPROVED SDP FOR SUBDIVISION

DEKKER PERICH SABATINI agent(s) for DEL RAY INVESTMENTS LLC request(s) the above action(s) for all or a portion of Block(s) 18 & 19, Tract(s) A, **NORTH ALBUQUERQUE ACRES Unit(s) A**, zoned SU-1 FOR MOBILE HOME PARK, located on DERICKSON BETWEEN SAN PEDRO AND LOUISIANA containing approximately 58.52 acre(s). (D-18) *[Deferred from 4/2/08 & 4/9/08]* **THE SITE DEVELOPMENT PLAN FOR SUBDIVISION WAS APPROVED WITH FINAL SIGN-OFF DELEGATED TO PLANNING FOR CASE PLANNERS INITIALS AND FOR 3 COPIES OF THE APPROVED SITE PLAN.**

6. **Project# 1004354**
 08DRB-70048 SITE DEVELOPMENT PLAN FOR BUILDING PERMIT

TIERRA WEST LLC agent(s) for MCDONALD'S CORPORATION request(s) the above action(s) for all or a portion of Lot 2, **KRANIA ADDITION**, zoned SU-2 PCA, located on the SE corner of 98TH ST NW AND VOLCANO RD NW containing approximately 1.1172 acre(s). (K-9) *[Deferred from 2/20/08, 3/5/08, 3/12/08, 3/19/08, 3/26/08 & 4/2/08.]* **DEFERRED TO 4/30/08 AT THE AGENT'S REQUEST.**

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

7. Project# 1006973

08DRB-70119 EPC APPROVED SDP FOR
BUILD PERMIT

08DRB-70120 EPC APPROVED SDP FOR
SUBDIVISION

CONSENSUS PLANNING agent(s) for MIDWEST PHILLIPS EDISON AND COMPANY request(s) the above action(s) for all or a portion of Lot(s) 19 A-1, **PARADISE NORTH** zoned SU-1 FOR C-1 USES, located on UNSER BLVD NW BETWEEN MCMAHON BLVD NW AND SUMMER REDGE NW containing approximately 3.6 acre(s). (A-11) *[Deferred from 3/12/08, 3/26/08 & 4/9/08]* **WITH THE SIGNING OF THE INFRASTRUCTURE LIST, THE SITE DEVELOPMENT PLAN FOR BUILDING PERMIT WAS APPROVED WITH FINAL SIGN-OFF DELEGATED TO CITY ENGINEER FOR THE SIA, AND TO PLANNING FOR CASE PLANNERS INITIALS AND 3 COPIES OF THE APPROVED SITE PLAN. THE SITE DEVELOPMENT PLAN FOR SUBDIVISION WAS APPROVED WITH FINAL SIGN-OFF DELEGATED TO PLANNING FOR CASE PLANNERS INITIALS.**

08DRB-70058 MINOR -
PRELIMINARY/FINAL PLAT APPROVAL

SURVEYS SOUTHWEST LTD agent(s) for THE PHILLIPS EDISON GROUP, LLC request(s) the above/ referenced action(s) for the Temporary Drainage Easement on Tract(s) 19A1, **PARADISE NORTH**, zoned SU-1/ C-1 USES, located on the northeast corner of UNSER BLVD NW AND MCMAHON BLVD NW containing approximately 3.6 acre(s). (A-11) *[Deferred from 4/9/08]* **WITH THE SIGNING OF THE INFRASTRUCTURE LIST DATED 4/16/08 THE PRELIMINARY/FINAL PLAT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO TRANSPORTATION FOR COMMENTS AND TO PLANNING FOR AMAFCA SIGNOFF, NM UTILITY SIGNOFF AND FOR ADJOINER REVISION. A COPY OF THE RECORDED PLAT MUST BE SUBMITTED TO PLANNING.**

8. Project# 1000163

08DRB-70167 EPC APPROVED SDP FOR
BUILD PERMIT

JAMES B CLARK MASTERWORKS ARCHITECTS INC agent(s) for MIKE WINKELJOHN request(s) the above action(s) for all or a portion of Lot(s) D, **LA CUEVA VILLAGE Unit(s) 1**, zoned C-2 (SC), located on CARMEL AVE NE BETWEEN WYOMING NE AND BARSTOW NE containing approximately 0.8864 acre(s). (C-19) **DEFERRED TO 4/23/08 AT THE AGENT'S REQUEST.**

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

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9. **Project# 1007214**
08DRB-70169 MINOR - PRELIMINARY/
FINAL PLAT APPROVAL

SURVEYS SOUTHWEST LTD agent(s) for KENDALL SYKES C/O: TERRY SYKES request(s) the above action(s) for all or a portion of Lot(s) L-4, **COLES INDUSTRIAL SUBD #2** zoned M-1, located on STANFORD DR NE BETWEEN CANDELARIA RD NE AND VASSAR NE containing approximately 0.267 acre(s). (H-16) **DEFERRED TO 4/30/08 AT THE AGENT'S REQUEST.**

10. **Project# 1006989**
08DRB-70150 MINOR - PRELIMINARY/
FINAL PLAT APPROVAL

CARTESIAN SURVEYS INC agent(s) for TIMOTHY AND CHRISTINE HELMICK request(s) the above action(s) for all or a portion of Lot(s) 16-A, Block(s) 16, **NORTH ALBUQUERQUE ACRES TRACT A, UNIT B** zoned SU-2 FOR I-P, located on SAN PEDRO DR AND ANAHEIM AVE containing approximately 0.9994 acre(s). (C-18) [Deferred from 4/2/08]. **DEFERRED TO 4/23/08 AT THE AGENT'S REQUEST.**

NO ACTION IS TAKEN ON THESE CASES:

APPLICANT - AGENT IS REQUIRED TO BE AT THE MEETING

11. **Project# 1007212**
08DRB-70166 SKETCH PLAT REVIEW AND
COMMENT

JULIAN GALLEGOS agent(s) for VIVIAN G BACA request(s) the above action(s) for all or a portion of Lot(s) 14, **ALVARADO GARDENS Unit(s) 2**, zoned RA-2, located on CAMPBELL RD NW BETWEEN RIO GRANDE BLVD NW AND RIO GRANDE RIVER containing approximately 1 acre(s). (G-12) **THE ABOVE ITEM WAS REVIEWED AND COMMENTS WERE GIVEN.**

12. **Project# 1007213**
08DRB-70168 SKETCH PLAT REVIEW AND
COMMENT

PULLMAN INVESTMENTS LLC agent(s) for CHRIS DIGREGORY request(s) the above action(s) for all or a portion of Lot(s) C, **SHELL 1** zoned R-2, located on RIO GRANDE SW BETWEEN CENTRAL SW AND WILLIS PL SW containing approximately 0.63 acre(s). (J-13) **THE ABOVE ITEM WAS REVIEWED AND COMMENTS WERE GIVEN.**

13. Other Matters: None

ADJOURNED: 10:40

DRB PUBLIC HEARING SIGN IN SHEETS

PROJECT #: 1003099 AGENDA# 1 DATE: 4/16/08

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: _____
15. Name: _____ Address: _____ Zip: _____
16. Name: _____ Address: _____ Zip: _____
17. Name: _____ Address: _____ Zip: _____

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

Meeting Date: March 28, 2008
Zone Atlas Page: C-18
Notification Radius: 100 Ft.

Project# 1003099
App#08DRB-70144

Cross Reference and Location: EAGLE ROCK AVE BETWEEN SAN PEDRO
BLVD AND LOUISIANA BLVD

Applicant: STV INVESTMENTS VII, LLC
5111 SAN MATEO NE #A-1
ALBUQUERQUE, NM 87109

Agent: MARK GOODWIN & ASSOCIATES PA
PO BOX 90606
ALBUQUERQUE, NM 87199

Special Instructions:

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

Date Mailed: MARCH 28, 2008
Signature: ERIN TREMLIN



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)
- APPEAL / PROTEST of...**
- Decision by: DRB, EPC, LUCC, Planning Director or Staff, ZHE, Zoning Board of Appeals

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

APPLICATION INFORMATION:

Professional/Agent (if any): Mark Goodwin & Associates, PA PHONE: 828-2200
 ADDRESS: PO Box 90606 FAX: 797-9539
 CITY: Albuquerque STATE NM ZIP 87199 E-MAIL: diana@goodwinengineers.com

APPLICANT: STV Investments VII, LLC PHONE: 338-2286
 ADDRESS: 5111 San Mateo NE, #A-1 FAX: 944-1232
 CITY: Albuquerque STATE NM ZIP 87109 E-MAIL: _____
 Proprietary interest in site: owner List all owners: _____

DESCRIPTION OF REQUEST: Oakland Estates - 2 Year Extension of Major Subdivision Improvements Agreement

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. 7-12, 21-26, Tr A Block: 27 Unit: B
 Subdiv/Addn/TBKA: North Albuquerque Acres / Oakland Estates
 Existing Zoning: R-D Proposed zoning: same MRGCD Map No _____
 Zone Atlas page(s): C-18 UPC Code: See Attached

CASE HISTORY:

List any current or prior case number that may be relevant to your application (Proj., App., DRB-, AX_Z_, V_, S_, etc.): 1003099, 1002711, 03EPC-00907, 03EPC-00908, 03EPC-00915

CASE INFORMATION:

Within city limits? Yes Within 1000FT of a landfill? No
 No. of existing lots: 12 No. of proposed lots: 18 Total area of site (acres): 10.6574
 LOCATION OF PROPERTY BY STREETS: On or Near: Eagle Rock Ave
 Between: San Pedro Blvd and Louisiana Blvd

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

SIGNATURE Mark Goodwin DATE 3/18/08
 for (Print) Diane Holzger, PE Applicant: Agent:

FOR OFFICIAL USE ONLY

Form revised 4/07

<input checked="" type="checkbox"/> INTERNAL ROUTING	Application case numbers	Action	S.F.	Fees
<input checked="" type="checkbox"/> All checklists are complete	<u>08DRB-70144</u>	<u>SiA</u>		<u>\$ 50.00</u>
<input checked="" type="checkbox"/> All fees have been collected		<u>CMF</u>		<u>\$ 20.00</u>
<input checked="" type="checkbox"/> All case #s are assigned		<u>ADK</u>		<u>\$ 75.00</u>
<input type="checkbox"/> AGIS copy has been sent				<u>\$</u>
<input checked="" type="checkbox"/> Case history #s are listed				<u>\$</u>
<input checked="" type="checkbox"/> Site is within 1000ft of a landfill				<u>\$</u>
<input type="checkbox"/> F.H.D.P. density bonus				<u>\$</u>
<input type="checkbox"/> F.H.D.P. fee rebate				<u>\$</u>
	Hearing date <u>April 16, 2008</u>			Total <u>\$ 145.00</u>

[Signature] 3/18/08
 Planner signature / date

Project # 1003099

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

A Bulk Land Varlance 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 (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.

for DIANE Hoelder
Applicant name (print)
Mark Swann 3/18/08
Applicant signature / date



Form revised October 2007

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

Application case numbers
DRB - 70144

Vandy 3/18/08
Planner signature / date
Project # 1003099

R e c	UPC CODE	OWNER	OWNER ADDRESS	OWNE R CITY	O W N E R S T A T E	OW N E R Z I P C O D E	PRO P E R T Y C L A S S	TAX D I S T R I C T	LEGAL
1	1018064 4204901 0510	AK MANAGEMENT INC	8815 DANCIN G EAGLE CT N E	ALBU QUER QUE	NM	8711 3	V	A1A	* 023 026TRA UB N ALBU AC
2	1018064 4354901 0511	EAGLE ROCK PROPERTIE S LLC	6705 EAGLE ROCK AVE NE	ALBU QUER QUE	NM	8711 3	C	A1A	* 022 026TRA UB N ALBU AC
3	1018064 4034901 0509	AK MANAGEMENT INC	8815 DANCIN G EAGLE CT N E	ALBU QUER QUE	NM	8711 3	V	A1A	* 024 026TRA UB N ALBU AC
4	1018064 3864901 0508	KASSAM MOHAMED & SHA MSHID TRUSTEE KASSAM RVT	13215 VELMA CT NE	ALBU QUER QUE	NM	8711 2	V	A1A	* 025 026TRA UB N ALBU AC
5	1018064 3724611 1618	FUJIMOTO CY H & WENDY S W	6605 GLENTU RRET WAY NE	ALBU QUER QUE	NM	8710 9	V	A1A	LT 2- P1 PLAT FOR OAKLAND ESTA TES SUBDIVISION CONT .114 8 AC
6	1018064 3674601 1617	TRAN MYLINH T	5204 ASHLEY WAY	SAN J OSE	CA	9513 5	V	A1A	LT 1- P1 PLAT FOR OAKLAND ESTA TES SUBDIVISION CONT .127 1 AC
7	1018064 4124611 1626	GREEN JAMES W & GAIL C	6709 GLENTU RRET WAY NE	ALBU QUER QUE	NM	8711 3	V	A1A	LT 10- P1 PLAT FOR OAKLAND ESTA TES SUBDIVISION CONT .103 3 AC
8	1018064 4084611 1625	DAO NHA D & HUONG T MA I VU	6705 GLENTU RRET WAY	ALBU QUER QUE	NM	8711 1	V	A1A	LT 9- P1 PLAT FOR OAKLAND ESTA TES SUBDIVISION CONT .103 3 AC
9	1018064 4034611 1624	NGUYEN PHONG T	667 TIMBERPI NE AVE	SUNN YVALE	CA	9408 6	V	A1A	LT 8- P1 PLAT FOR OAKLAND ESTA TES SUBDIVISION CONT .103 3 AC
10	1018064 3994611 1623	RAYLEE HOMES INC	PO BOX 1443	CORR ALES	NM	8704 8	V	A1A	LT 7- P1 PLAT FOR OAKLAND ESTA TES SUBDIVISION CONT .103 3 AC
11	1018064 3944611 1622	TANG CAM	6623 GLENTU RRET WAY NE	ALBU QUER QUE	NM	8711 1 25 23	V	A1A	LT 6- P1 PLAT FOR OAKLAND ESTA TES SUBDIVISION CONT .103 3 AC
12	1018064 3904611 1621	RAYLEE HOMES INC	PO BOX 1443	CORR ALES	NM	8704 8	V	A1A	LT 5- P1 PLAT FOR OAKLAND ESTA TES SUBDIVISION CONT .103 3 AC
13	1018064 3854611 1620	RAYLEE HOMES INC	PO BOX 1443	CORR ALES	NM	8704 8	V	A1A	LT 4- P1 PLAT FOR OAKLAND ESTA TES SUBDIVISION CONT .103 3 AC
14	1018064 3794611 1619	LOPEZ GILBERT & LAURA	6609 GLENTU RRET WAY NE	ALBU QUER QUE	NM	8711 3 25 23	V	A1A	LT 3- P1 PLAT FOR OAKLAND ESTA TES SUBDIVISION CONT .183 7 AC
15	1018064 4444481 1407	ZHAO RUJIAN	3365 EAST CA RDINAL WAY	CHAN DLER	AZ	8524 9	V	A1A	LT 54- P1 PLAT FOR OAKLAND ESTA TES SUBDIVISION CONT .147 4 AC
16	1018064 4334481 1406	ORTIZ KEVIN M & GERALDI NE J	6800 GLENTU RRET WAY NE	ALBU QUER QUE	NM	8711 3	R	A1A	LT 53- P1 PLAT FOR OAKLAND ESTA TES SUBDIVISION CONT .182 0 AC

17	1018064 4204481 1405	TRINH HAI & THUAN TRAN & SON TRINH	6712 GLENTU RRET WAY NE	ALBU QUER QUE	NM	8711 3	V	A1A	LT 52- P1 PLAT FOR OAKLAND ESTA TES SUBDIVISION CONT .182 0 AC
18	1018064 4084481 1404	LE XUAN SUE	6700 GLENTU RRET WAY NE	ALBU QUER QUE	NM	8711 3 25 24	V	A1A	LT 51- P1 PLAT FOR OAKLAND ESTA TES SUBDIVISION CONT .182 0 AC
19	1018064 3704371 1613	TRANCHI DANIEL DAO	9109 PALOMA LN	SPRIN GFIEL D	VA	2215 3	R	A1A	LT 45- P1 PLAT FOR OAKLAND ESTA TES SUBDIVISION CONT .112 0 AC
20	1018064 4594401 1640	SANCHEZ JOSEPH R	8912 LOCHNA GER LN NE	ALBU QUER QUE	NM	8711 3 25 20	R	A1A	LT 24- P1 PLAT FOR OAKLAND ESTA TES SUBDIVISION CONT .111 1 AC
21	1018064 3704411 1614	NGUYEN TRI DUC	8960 SCOTT ST	SPRIN GFIEL D	VA	2215 3	R	A1A	LT 46- P1 PLAT FOR OAKLAND ESTA TES SUBDIVISION CONT .111 1 AC
22	1018064 4454391 1408	CHAVEZ GILBERT J	6815 GLENLO CHY WAY NE	ALBU QUER QUE	NM	8711 3	V	A1A	LT 55- P1 PLAT FOR OAKLAND ESTA TES SUBDIVISION CONT .170 0 AC
23	1018064 4394391 1409	BRADEN TONY	31281 OAKHIL L WAY	HAYW ARD	CA	9454 4	V	A1A	LT 56- P1 PLAT FOR OAKLAND ESTA TES SUBDIVISION CONT .111 6 AC
24	1018064 4354391 1410	JOHNSON BRIAN P	2175 VISTA C T	LA VE RNE	CA	9175 0	R	A1A	LT 57- P1 PLAT FOR OAKLAND ESTA TES SUBDIVISION CONT .111 6 AC
25	1018064 4304391 1411	VAILLANCOURT BRIAN S & JULIA A	6801 GLENLO CHY WAY NE	ALBU QUER QUE	NM	8711 3	V	A1A	LT 58- P1 PLAT FOR OAKLAND ESTA TES SUBDIVISION CONT .111 6 AC
26	1018064 3404061 0329	AUTO PARTS INTERNATIO NAL INC	6114 OAKLAN D AVE NE	ALBU QUER QUE	NM	8711 3 20 16	C	A1A	LOTS 4, 5 & 6 BLK 28 TRACT A UNIT B NORTH ALBUQUERQ UE ACRES
27	1018064 3864061 0325	NASH FRANCES T LEGAL L IFE TENANT & NASH ROBE RT LAKE	6115 ALAMED A BLVD NE	ALBU QUER QUE	NM	8711 3	V	A1A	* 008 028TRACT A UNIT B NOR TH ALBUQUERQUE ACRES
28	1018064 3704061 0326	NASH FRANCES T LEGAL L IFE TENANT & NASH ROBE RT LAKE	6115 ALAMED A BLVD NE	ALBU QUER QUE	NM	8711 3	V	A1A	* 007 028TRACT A UNIT B NOR TH ALBUQUERQUE ACRES
29	1018064 3724611 1618	FUJIMOTO CY H & WENDY S W	6605 GLENTU RRET WAY NE	ALBU QUER QUE	NM	8710 9	V	A1A	LT 2- P1 PLAT FOR OAKLAND ESTA TES SUBDIVISION CONT .114 8 AC
30	1018064 3674601 1617	TRAN MYLINH T	5204 ASHLEY WAY	SAN J OSE	CA	9513 5	V	A1A	LT 1- P1 PLAT FOR OAKLAND ESTA TES SUBDIVISION CONT .127 1 AC
31	1018064 4124611 1626	GREEN JAMES W & GAIL C	6709 GLENTU RRET WAY NE	ALBU QUER QUE	NM	8711 3	V	A1A	LT 10- P1 PLAT FOR OAKLAND ESTA TES SUBDIVISION CONT .103 3 AC
32	1018064 4084611 1625	DAO NHA D & HUONG T MA I VU	6705 GLENTU RRET WAY	ALBU QUER QUE	NM	8711 1	V	A1A	LT 9- P1 PLAT FOR OAKLAND ESTA TES SUBDIVISION CONT .103 3 AC
33	1018064 4034611 1624	NGUYEN PHONG T	667 TIMBERPI NE AVE	SUNN YVALE	CA	9408 6	V	A1A	LT 8- P1 PLAT FOR OAKLAND ESTA TES SUBDIVISION CONT .103 3 AC

3 4	1018064 3994611 1623	RAYLEE HOMES INC	PO BOX 1443	CORR ALES	NM	8704 8	V	A1A	LT 7- P1 PLAT FOR OAKLAND ESTA TES SUBDIVISION CONT .103 3 AC
3 5	1018064 3944611 1622	TANG CAM	6623 GLENTU RRET WAY NE	ALBU QUER QUE	NM	8711 1 25 23	V	A1A	LT 6- P1 PLAT FOR OAKLAND ESTA TES SUBDIVISION CONT .103 3 AC
3 6	1018064 3904611 1621	RAYLEE HOMES INC	PO BOX 1443	CORR ALES	NM	8704 8	V	A1A	LT 5- P1 PLAT FOR OAKLAND ESTA TES SUBDIVISION CONT .103 3 AC
3 7	1018064 3854611 1620	RAYLEE HOMES INC	PO BOX 1443	CORR ALES	NM	8704 8	V	A1A	LT 4- P1 PLAT FOR OAKLAND ESTA TES SUBDIVISION CONT .103 3 AC
3 8	1018064 3794611 1619	LOPEZ GILBERT & LAURA	6609 GLENTU RRET WAY NE	ALBU QUER QUE	NM	8711 3 25 23	V	A1A	LT 3- P1 PLAT FOR OAKLAND ESTA TES SUBDIVISION CONT .183 7 AC
3 9	1018064 4444481 1407	ZHAO RUJIAN	3365 EAST CA RDINAL WAY	CHAN DLER	AZ	8524 9	V	A1A	LT 54- P1 PLAT FOR OAKLAND ESTA TES SUBDIVISION CONT .147 4 AC
4 0	1018064 4334481 1406	ORTIZ KEVIN M & GERALDI NE J	6800 GLENTU RRET WAY NE	ALBU QUER QUE	NM	8711 3	R	A1A	LT 53- P1 PLAT FOR OAKLAND ESTA TES SUBDIVISION CONT .182 0 AC
4 1	1018064 4204481 1405	TRINH HAI & THUAN TRAN & SON TRINH	6712 GLENTU RRET WAY NE	ALBU QUER QUE	NM	8711 3	V	A1A	LT 52- P1 PLAT FOR OAKLAND ESTA TES SUBDIVISION CONT .182 0 AC
4 2	1018064 4084481 1404	LE XUAN SUE	6700 GLENTU RRET WAY NE	ALBU QUER QUE	NM	8711 3 25 24	V	A1A	LT 51- P1 PLAT FOR OAKLAND ESTA TES SUBDIVISION CONT .182 0 AC
4 3	1018064 3704371 1613	TRANCHI DANIEL DAO	9109 PALOMA LN	SPRIN GFIEL D	VA	2215 3	R	A1A	LT 45- P1 PLAT FOR OAKLAND ESTA TES SUBDIVISION CONT .112 0 AC
4 4	1018064 4594401 1640	SANCHEZ JOSEPH R	8912 LOCHNA GER LN NE	ALBU QUER QUE	NM	8711 3 25 20	R	A1A	LT 24- P1 PLAT FOR OAKLAND ESTA TES SUBDIVISION CONT .111 1 AC
4 5	1018064 3704411 1614	NGUYEN TRI DUC	8960 SCOTT ST	SPRIN GFIEL D	VA	2215 3	R	A1A	LT 46- P1 PLAT FOR OAKLAND ESTA TES SUBDIVISION CONT .111 1 AC
4 6	1018064 4454391 1408	CHAVEZ GILBERT J	6815 GLENLO CHY WAY NE	ALBU QUER QUE	NM	8711 3	V	A1A	LT 55- P1 PLAT FOR OAKLAND ESTA TES SUBDIVISION CONT .170 0 AC
4 7	1018064 4394391 1409	BRADEN TONY	31281 OAKHIL L WAY	HAYW ARD	CA	9454 4	V	A1A	LT 56- P1 PLAT FOR OAKLAND ESTA TES SUBDIVISION CONT .111 6 AC
4 8	1018064 4354391 1410	JOHNSON BRIAN P	2175 VISTA C T	LA VE RNE	CA	9175 0	R	A1A	LT 57- P1 PLAT FOR OAKLAND ESTA TES SUBDIVISION CONT .111 6 AC
4 9	1018064 4304391 1411	VAILLANCOURT BRIAN S & JULIA A	6801 GLENLO CHY WAY NE	ALBU QUER QUE	NM	8711 3	V	A1A	LT 58- P1 PLAT FOR OAKLAND ESTA TES SUBDIVISION CONT .111 6 AC
5 0	1018064 4264391	AKHTAR SYEDMN	6723 GLENLO CHY WAY NE	ALBU QUER	NM	8711 1	V	A1A	LT 59- P1 PLAT FOR OAKLAND ESTA

	1412			QUE					TES SUBDIVISION CONT .111 6 AC
5 1	1018064 4464241 1645	RAYLEE HOMES INC	PO BOX 1443	CORR ALES	NM	8704 8	V	A1A	LT 29- P1 PLAT FOR OAKLAND ESTA TES SUBDIVISION CONT .109 1 AC
5 2	1018064 3844241 1609	SHI LINGZHI	6604 GLENLO CHY WAY NE	ALBU QUER QUE	NM	8711 3 25 28	R	A1A	LT 41- P1 PLAT FOR OAKLAND ESTA TES SUBDIVISION CONT .112 3 AC
5 3	1018064 4594241 1643	KESSACK BRIAN & KELLY M	8900 LOCHNA GER LN NE	ALBU QUER QUE	NM	8711 3	V	A1A	LT 27- P1 PLAT FOR OAKLAND ESTA TES SUBDIVISION CONT .224 8 AC
5 4	1018064 3724241 1611	DEHINDSA KEWAL S & BAL VIR K DHINDSA-KAUR	8901 LOCHSI DE LN NE	ALBU QUER QUE	NM	8711 3	V	A1A	LT 43- P1 PLAT FOR OAKLAND ESTA TES SUBDIVISION CONT .288 3 AC
5 5	1018064 4594311 1642	SANCHEZ BRENDA K	8904 LOCHNA GER LN NE	ALBU QUER QUE	NM	8711 3 25 20	V	A1A	LT 26- P1 PLAT FOR OAKLAND ESTA TES SUBDIVISION CONT .116 5 AC
5 6	1018064 3704311 1612	KASSAM FAIZEL	8905 LOCHSI DE LN NE	ALBU QUER QUE	NM	8711 3	R	A1A	LT 44- P1 PLAT FOR OAKLAND ESTA TES SUBDIVISION CONT .146 8 AC
5 7	1018064 4594361 1641	MOWZOUN SHERVIN	8908 LOCHNA GER LN NE	ALBU QUER QUE	NM	8711 3	R	A1A	LT 25- P1 PLAT FOR OAKLAND ESTA TES SUBDIVISION CONT .110 6 AC
5 8	1018064 4164531 1501	STV INVESTMENTS VII LLC	1015 TIJERAS AVE NW SUIT E 210	ALBU QUER QUE	NM	8710 2	V	A1A	TR A PLAT FOR OAKLAND ES TATES SUBDIVISION CONT 2. 3249 AC
5 9	1018064 4624601 1637	PRASANKUMAR ROHIT P & ANURADHA BAHL	6831 GLENTU RRET WAY NE	ALBU QUER QUE	NM	8711 3	V	A1A	LT 21- P1 PLAT FOR OAKLAND ESTA TES SUBDIVISION CONT .127 3 AC
6 0	1018064 4574611 1636	GRADY TAMELA R	6827 GLENTU RRET WAY NE	ALBU QUER QUE	NM	8711 3	V	A1A	LT 20- P1 PLAT FOR OAKLAND ESTA TES SUBDIVISION CONT .103 3 AC
6 1	1018064 4534611 1635	NEWELL JOHN	7814 NW 67T H ST	GIG H ARBO R	WA	9833 5	V	A1A	LT 19- P1 PLAT FOR OAKLAND ESTA TES SUBDIVISION CONT .103 3 AC
6 2	1018064 4484611 1634	JOHNSON RAYMOND & VIR GINIA	1112 DRAKE AVE	BURLI NGAM E	CA	9401 0	R	A1A	LT 18- P1 PLAT FOR OAKLAND ESTA TES SUBDIVISION CONT .103 3 AC
6 3	1018064 4444611 1633	FAUSEY JAMES M & MELIN DA A	GENERAL DELI VERY	KIRTL AND A FB	NM	8711 7	R	A1A	LT 17- P1 PLAT FOR OAKLAND ESTA TES SUBDIVISION CONT .103 3 AC
6 4	1018064 4394611 1632	MERZWEILER DUCK HEO	6809 GLENTU RRET WAY NE	ALBU QUER QUE	NM	8711 3	V	A1A	LT 16- P1 PLAT FOR OAKLAND ESTA TES SUBDIVISION CONT .103 3 AC
6 5	1018064 4354611 1631	PROUTY JOAN D	6805 GLENTU RRET WAY NE	ALBU QUER QUE	NM	8711 3	R	A1A	LT 15- P1 PLAT FOR OAKLAND ESTA TES SUBDIVISION CONT .103 3 AC
6 6	1018064 4304611 1630	STOBBE SUG JA	6801 GLENTU RRET WAY	ALBU QUER QUE	NM	8711 3	V	A1A	LT 14- P1 PLAT FOR OAKLAND ESTA TES SUBDIVISION CONT .103 3 AC

R e c	UPC CODE	OWNER	OWNER ADDRES S	OWN ER CITY	OW NE R S T A T E	OW NE R Z I P C O D E	PR OP ERT Y C L A S S	TA X D I S T R I C T	LEGAL
51	10180644 52490105 12	COLE SCOTT M	200 HER MOSA N E 210	ALBU QUE RQU E	NM	871 06	C	A1 A	* 021 026TRA UB N ALBU AC
51	10180644 43394103 11	PARKS COMPANY OF NEW MEXICO IN C	6501 WY OMING N E BLDG F330	ALBU QUE RQU E	NM	871 09	V	A1 A	LT 22-A BLK 28 PLAT OF LOT 22- A BLK 28 TR A UNIT B NORTH ALBUQUERQUE A CRES (BEING A REPLAT OF LOTS 11, 12, 21 & 2 2 BLK 28 TR A UNIT B NORTH ALBUQ ACRES) C ONT 3.3064 AC
51	10180644 69406103 20	RG REAL ESTATE L LC & CHRIS MARTI NEZ & TAMI MARTI NEZ	313 PER FECTO L OPEZ RD	COR RALE S	NM	870 48	V	A1 A	* 013 028TRACT A UNIT B NORTH ALBUQUERQ UE ACRES
51	10180643 53458117 06	BAUER & LOUCKS ENTERPRISES LLC	9320 SA N PEDRO DR NE	ALBU QUE RQU E	NM	871 13	C	A1 A	LT 6 BLK 27 TRACT A UNIT B NORTH ALBUQUE RQUE ACRES CONT .8864 AC
51	10180643 53436117 07	PERRY RALPH D & PERRY LLOYD C	2900 NO RTH BRIT AIN	IRVIN G	TX	750 62	V	A1 A	LT 27 BLK 27 TRACT A UNIT B NORTH ALBUQUE RQUE ACRES CONT .8864 AC
51	101806 446545 210435	JOHNSON ALFRE D	8919 OBSIDI AN ST NE	ALBUQ UERQU E	NM	871 13	R	A1 A	LOT 14 BLOCK 2 PLAT OF EAGLE ROCK ES TATES UNIT III CONT .0992 AC
51	101806 446544 710436	URBAN TROY B & VIVIAN P LIVING TRUST	10 CR 3560	FLORA VISTA	NM	874 15	R	A1 A	LOT 13 BLOCK 2 PLAT OF EAGLE ROCK ES TATES UNIT III CONT .0992 AC
51	101806 446544 310437	JENSEN VICTOR A JR & TAMERA B	8909 OBSIDI AN ST NE	ALBUQ UERQU E	NM	871 13	R	A1 A	LOT 12 BLOCK 2 PLAT OF EAGLE ROCK ES TATES UNIT III CONT .0992 AC
51	101806 446543 310439	EPLING TRUST	8901 OBSIDI AN ST NE	ALBUQ UERQU E	NM	871 13	R	A1 A	LOT 10 BLOCK 2 PLAT OF EAGLE ROCK ES TATES UNIT III CONT .1161 AC
51	101806 447242 710441	TAPIA DENNIS W AYNE & MARY SU SAN	6804 LIMEST ONE AVE NE	ALBUQ UERQU E	NM	871 13	R	A1 A	LOT 8- P1 BLOCK 2 PLAT OF EAGLE ROCK ESTAT ES UNIT III CONT .1109 AC
51	101806 447742 710442	VIDOTTO CARLE NE B	6900 LIMEST ONE AVE NE	ALBUQ UERQU E	NM	871 13	R	A1 A	LOT 7- P1 BLOCK 2 PLAT OF EAGLE ROCK ESTAT ES UNIT III CONT .0986 AC
51	101806 447944 510901	MCLAUGHLIN AL EXIS F	6901 LIMEST ONE AVE NE	ALBUQ UERQU E	NM	871 13	R	A1 A	LOT 12- P1 BLOCK 3 PLAT OF EAGLE ROCK ESTAT ES UNIT III CONT .1298 AC
51	101806 447845 410912	TORRES NICOLA S C	6900 SHALE AVE NE	ALBUQ UERQU E	NM	871 13	R	A1 A	LOT 1- P1 BLOCK 3 PLAT OF EAGLE ROCK ESTAT ES UNIT III CONT .1180 AC
51	101806 447946 811001	PEDROTTY DENN IS J & DONNA	7304 ONATE CT NE	ALBUQ UERQU E	NM	871 09	R	A1 A	LOT 1- P1 BLOCK 1 PLAT OF EAGLE ROCK ESTAT ES UNIT III CONT .1134 AC
51	101806 446543 810438	DONOHUE KARI	8905 OBSIDI AN ST NE	ALBUQ UERQU E	NM	871 13	R	A1 A	LOT 11 BLOCK 2 PLAT OF EAGLE ROCK ES TATES UNIT III CONT .1001 AC

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67	1018064 4264611 1629	CENTERWALL RYAN	913 SAN RAFAEL AVE NE	ALBUQUERQUE	NM	87109	R	A1A	LT 13-P1 PLAT FOR OAKLAND ESTATES SUBDIVISION CONT .1033 AC
68	1018064 4214611 1628	RAMPLEY SHAUNA	1609 VALENCIA DR NE	ALBUQUERQUE	NM	87110	V	A1A	LT 12-P1 PLAT FOR OAKLAND ESTATES SUBDIVISION CONT .1033 AC
69	1018064 4174611 1627	HERRERA PAUL P	6715 GLENTURRET WAY NE	ALBUQUERQUE	NM	871132525	V	A1A	LT 11-P1 PLAT FOR OAKLAND ESTATES SUBDIVISION CONT .1033 AC

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BRADEN TONY
31281 OAKHILL WAY
HAYWARD, CA 94544

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NGUYEN PHONG T
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SUNNYVALE, CA 94086

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101806446246011637
PRASANKUMAR ROHIT P &
ANURADHA BAHL
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AUTO PARTS INTERNATIONAL INC
6114 OAKLAND AVE NE
ALBUQUERQUE, NM 87113 2016

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CHAVEZ GILBERT J
6815 GLENLOCHY WAY NE
ALBUQUERQUE, NM 87113

OR CURRENT RESIDENT
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EAGLE ROCK PROPERTIES LLC
6705 EAGLE ROCK AVE NE
ALBUQUERQUE, NM 87113

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6827 GLENTURRET WAY NE
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LA VERNE, CA 91750

OR CURRENT RESIDENT
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TRUSTEE KASSAM RVT
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NASH FRANCES T LEGAL LIFE
TENANT & NASH ROBERT LAKE
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NGUYEN TRI DUC
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ALBUQUERQUE, NM 87110

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ALBUQUERQUE, NM 87113 2520

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STV INVESTMENTS VII LLC
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TRANCHI DANIEL DAO
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SPRINGFIELD, VA 22153

OR CURRENT RESIDENT
101806444444811407
ZHAO RUJIAN
3365 EAST CARDINAL WAY
CHANDLER, AZ 85249

Project#1003099
JEFF PETERSON
Nor Este NA
7800 EAGLE ROCK AVE NE
ALBUQUERQUE, NM 87111

OR CURRENT RESIDENT
101806447845410912
TORRES NICOLAS C
6900 SHALE AVE NE
ALBUQUERQUE, NM 87113

OR CURRENT RESIDENT
101806435345811706
BAUER & LOUCKS ENTERPRISES LLC
9320 SAN PEDRO DR NE
ALBUQUERQUE, NM 87113

OR CURRENT RESIDENT
101806446543310439
EPLING TRUST
8901 OBSIDIAN ST NE
ALBUQUERQUE, NM 87113

OR CURRENT RESIDENT
101806447944510901
MCLAUGHLIN ALEXIS F
6901 LIMESTONE AVE NE
ALBUQUERQUE, NM 87113

OR CURRENT RESIDENT
101806439946111623
RAYLEE HOMES INC
PO BOX 1443
CORRALES, NM 87048

OR CURRENT RESIDENT
101806438442411609
SHI LINGZHI
6604 GLENLOCHY WAY NE
ALBUQUERQUE, NM 87113 2528

OR CURRENT RESIDENT
101806439446111622
TANG CAM
6623 GLENTURRET WAY NE
ALBUQUERQUE, NM 87111 2523

OR CURRENT RESIDENT
101806442044811405
TRINH HAI & THUAN TRAN & SON
TRINH
6712 GLENTURRET WAY NE
ALBUQUERQUE, NM 87113

Project#1003099
STV INVESTMENTS VII LLC
5111 SAN MATEO NE # A-1
ALBUQUERQUE, NM 87109

Project#1003099
JOE YARDUMIAN
Nor Este NA
7801 RC GORMAN AVE NE
ALBUQUERQUE, NM 87122

OR CURRENT RESIDENT
101806446544710436
URBAN TROY B & VIVIAN P LIVING
TRUST
10 CR 3560
FLORA VISTA, NM 87415

OR CURRENT RESIDENT
101806445249010512
COLE SCOTT M
200 HERMOSA NE 210
ALBUQUERQUE, NM 87106

OR CURRENT RESIDENT
101806446544310437
JENSEN VICTOR A JR & TAMERA B
8909 OBSIDIAN ST NE
ALBUQUERQUE, NM 87113

OR CURRENT RESIDENT
101806444339410311
PARKS COMPANY OF NEW MEXICO
INC
6501 WYOMING NE BLDG F330
ALBUQUERQUE, NM 87109

OR CURRENT RESIDENT
101806445943111642
SANCHEZ BRENDA K
8904 LOCHNAGER LN NE
ALBUQUERQUE, NM 87113 2520

OR CURRENT RESIDENT
101806443046111630
STOBBE SUG JA
6801 GLENTURRET WAY
ALBUQUERQUE, NM 87113

OR CURRENT RESIDENT
101806436746011617
TRAN MYLINH T
5204 ASHLEY WAY
SAN JOSE, CA 95135

OR CURRENT RESIDENT
101806443043911411
VAILLANCOURT BRIAN S & JULIA A
6801 GLENLOCHY WAY NE
ALBUQUERQUE, NM 87113

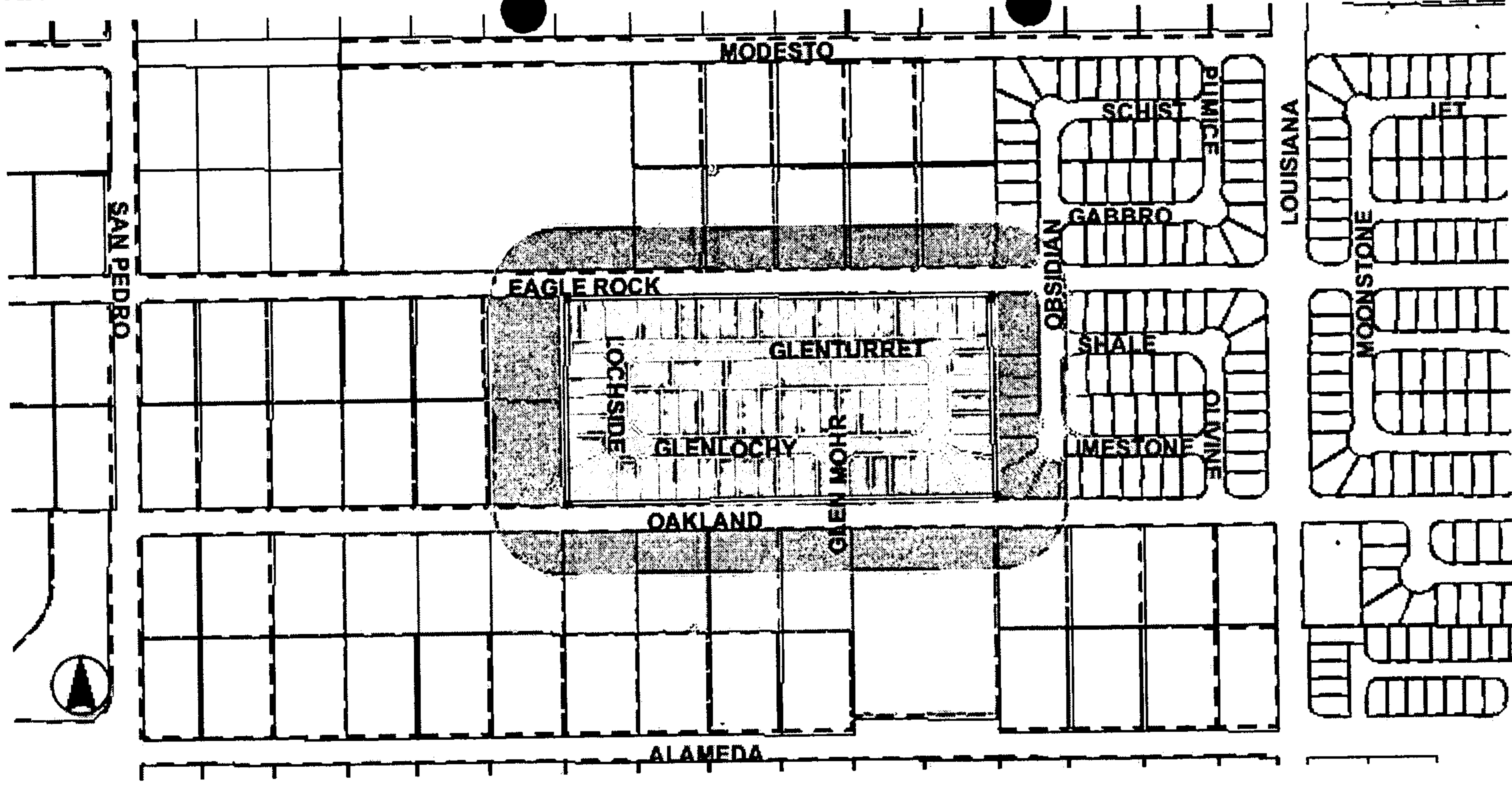
Project#1003099
MARK GOODWIN & ASSOCIATES PA
PO BOX 90606
ALBUQUERQUE, NM 87199

OR CURRENT RESIDENT
101806447742710442
VIDOTTO CARLENE B
6900 LIMESTONE AVE NE
ALBUQUERQUE, NM 87113

OR CURRENT RESIDENT
101806446543810438
DONOHUE KARI
8905 OBSIDIAN ST NE
ALBUQUERQUE, NM 87113

OR CURRENT RESIDENT
101806446545210435
JOHNSON ALFRED
8919 OBSIDIAN ST NE
ALBUQUERQUE, NM 87113

OR CURRENT RESIDENT
101806447946811001
PEDROTTY DENNIS J & DONNA
7304 ONATE CT NE
ALBUQUERQUE, NM 87109



OR CURRENT RESIDENT
101806435343611707
PERRY RALPH D & PERRY LLOYD C
2900 NORTH BRITAIN
IRVING, TX 75062

OR CURRENT RESIDENT
101806446940610320
RG REAL ESTATE LLC & CHRIS
MARTINEZ & TAMI MARTINEZ
313 PERFECTO LOPEZ RD
CORRALES, NM 87048

OR CURRENT RESIDENT
101806447242710441
TAPIA DENNIS WAYNE & MARY
SUSAN
6804 LIMESTONE AVE NE
ALBUQUERQUE, NM 87113



City of Albuquerque

P.O. Box 1293, Albuquerque, NM 87103

March 18, 2008

Lisa Anglada
 Mark Goodwin and Associates, PA
 P.O. Box 90606/87199
 Phone: 828-2200/Fax: 797-9539
 E-mail: lisa@goodwinengineers.com

Dear Lisa:

Thank you for your inquiry of March 18, 2008 requesting the names of **ALL Neighborhood and/or Homeowner Associations** who would be affected under the provisions of O-92 by your proposed project at **LOTS 7-12, 21-26, TRACT A, BLOCK 27, UNIT B** zone map **C-18**

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

NOR ESTE N.A. (NRE) "R"

***Jeff Peterson**

7800 Eagle Rock Ave. NE/87111 797-3477 (h)

Joe Yardumian

7801 R.C. Gorman Ave. NE/87122-2748 797-1851 (h)

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

Sincerely,

Stephani Winklepleck

Stephani Winklepleck
 Neighborhood Liaison
 OFFICE OF NEIGHBORHOOD COORDINATION
 Planning Department

planningrnaform(11/23/07)

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.

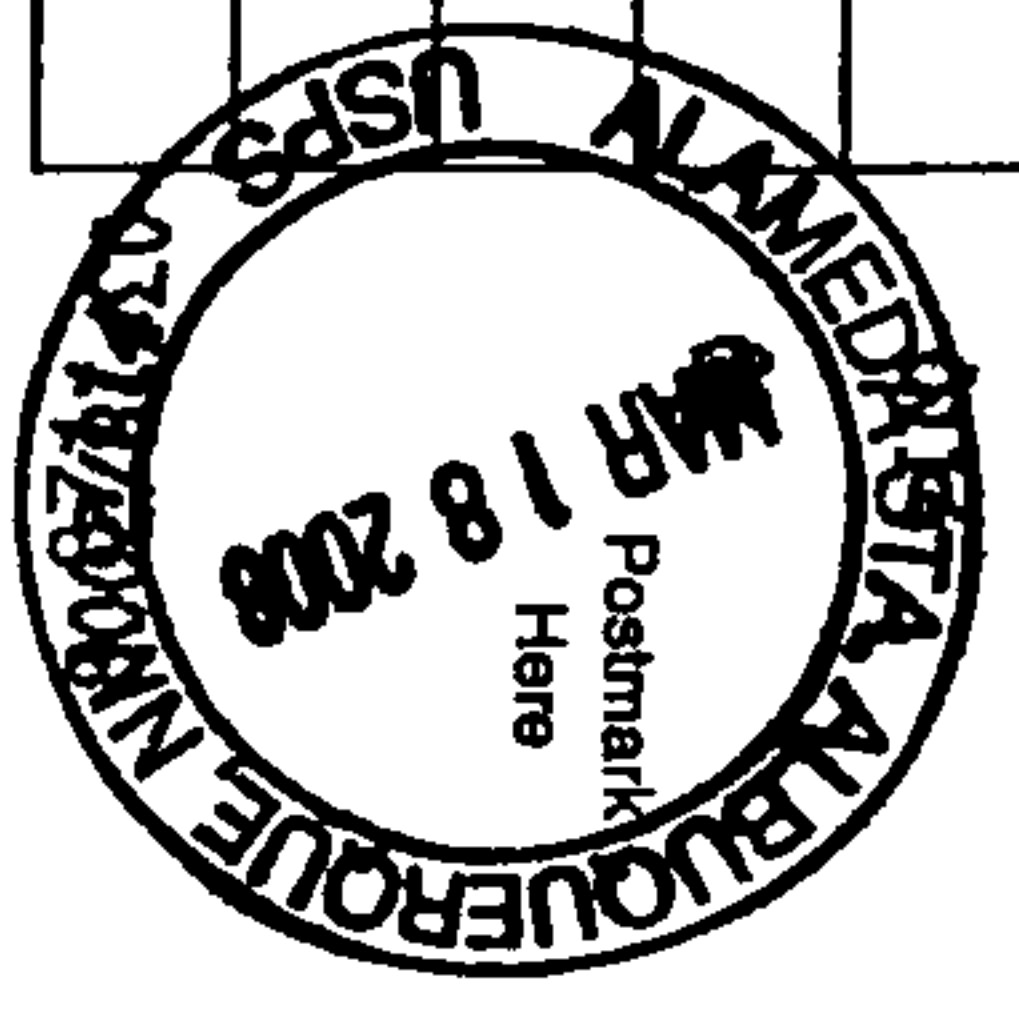
LETTERS MUST BE SENT TO BOTH CONTACTS OF EACH NEIGHBORHOOD AND/OR HOMEOWNER ASSOCIATION.

CERTIFIED MAIL RECEIPT
(Domestic Mail Only; No Insurance Coverage Provided)

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

ALBUQUERQUE NM 87111 AL USE

Postage	\$	\$0.41
Certified Fee		\$2.65
Return Receipt Fee (Endorsement Required)		\$2.15
Restricted Delivery Fee (Endorsement Required)		\$0.00
Total Postage & Fees	\$	\$5.21



Sent To: Mr. Jeff Peterson
 Street, Apt. No.: 7800 Eagle Rock Ave NE
 or PO Box No.:
 City, State, ZIP+4: ALB, NM 87111

PS Form 3800, August 2006 See Reverse for Instructions

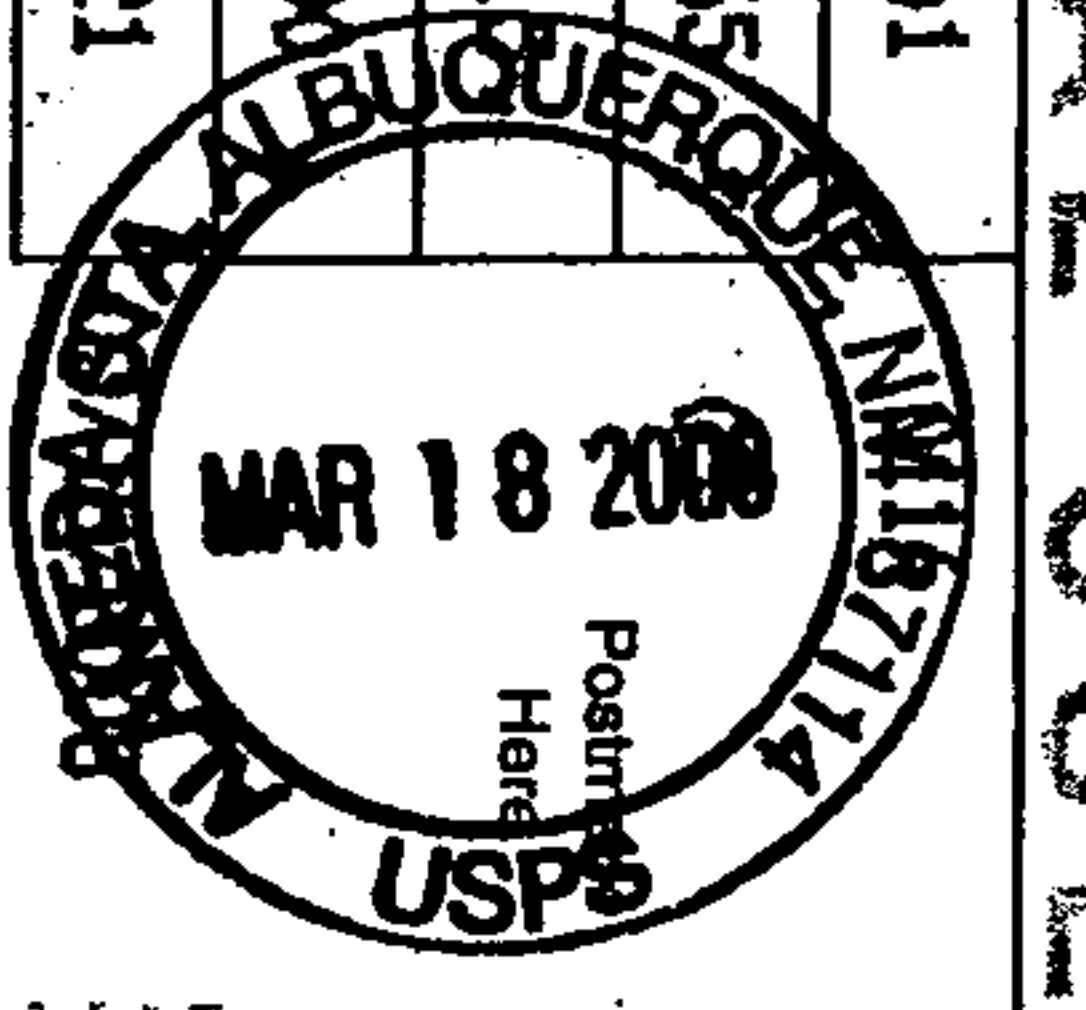
4205 7879 2000 0922 9002

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ALBUQUERQUE NM 87122 AL USE

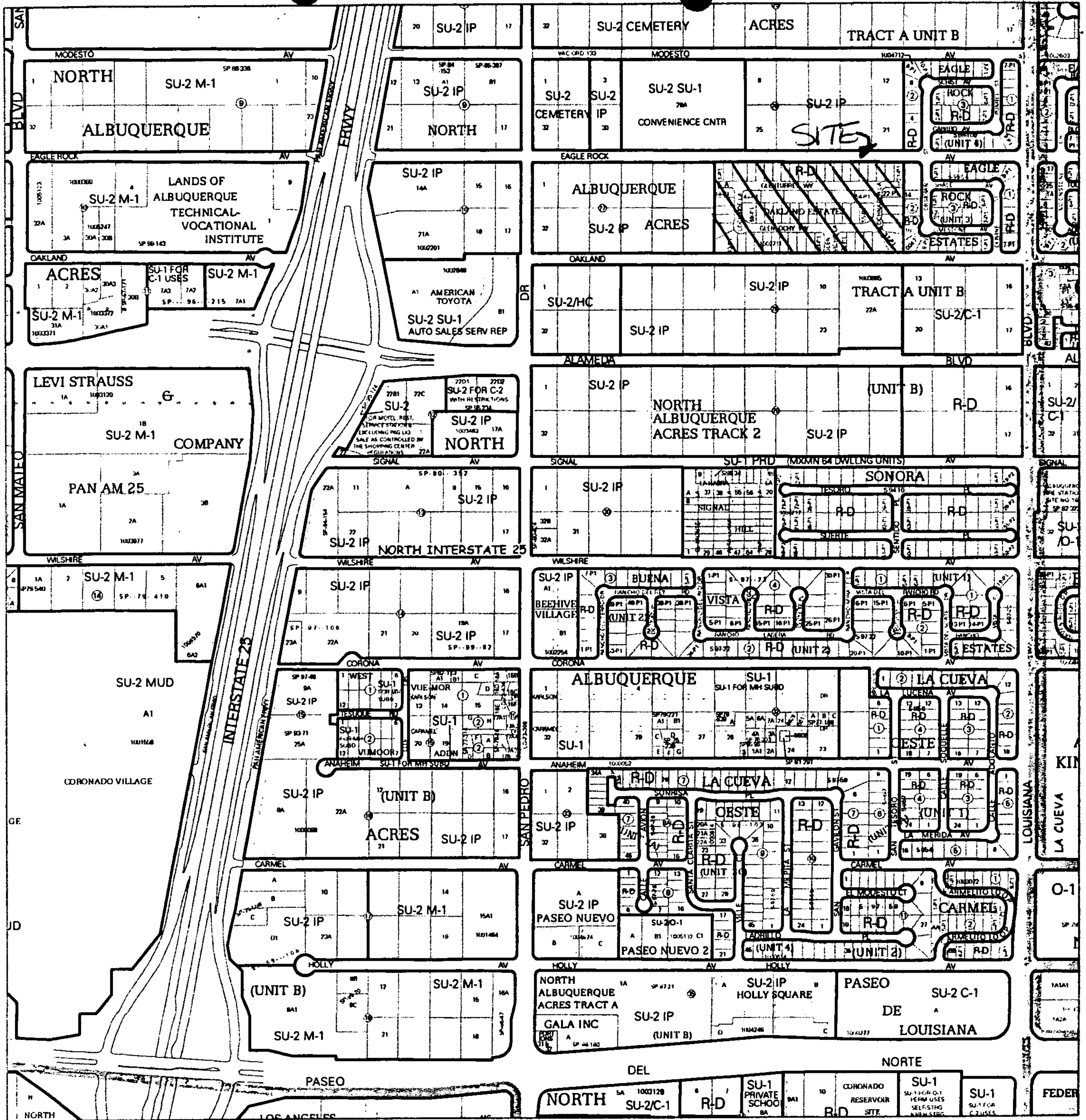
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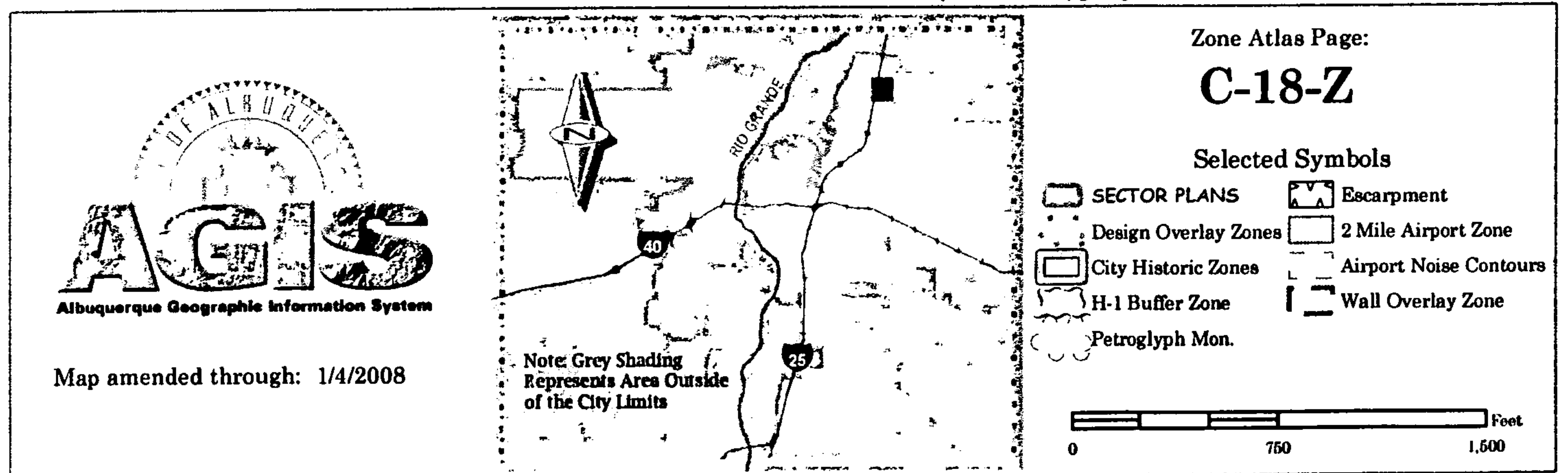
Sent To: Mr. Joe Yordunian
 Street, Apt. No.: 7801 R.C. Gorman Ave NE
 or PO Box No.:
 City, State, ZIP+4: ALB, NM 87122

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1805 7879 2000 0922 9002



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



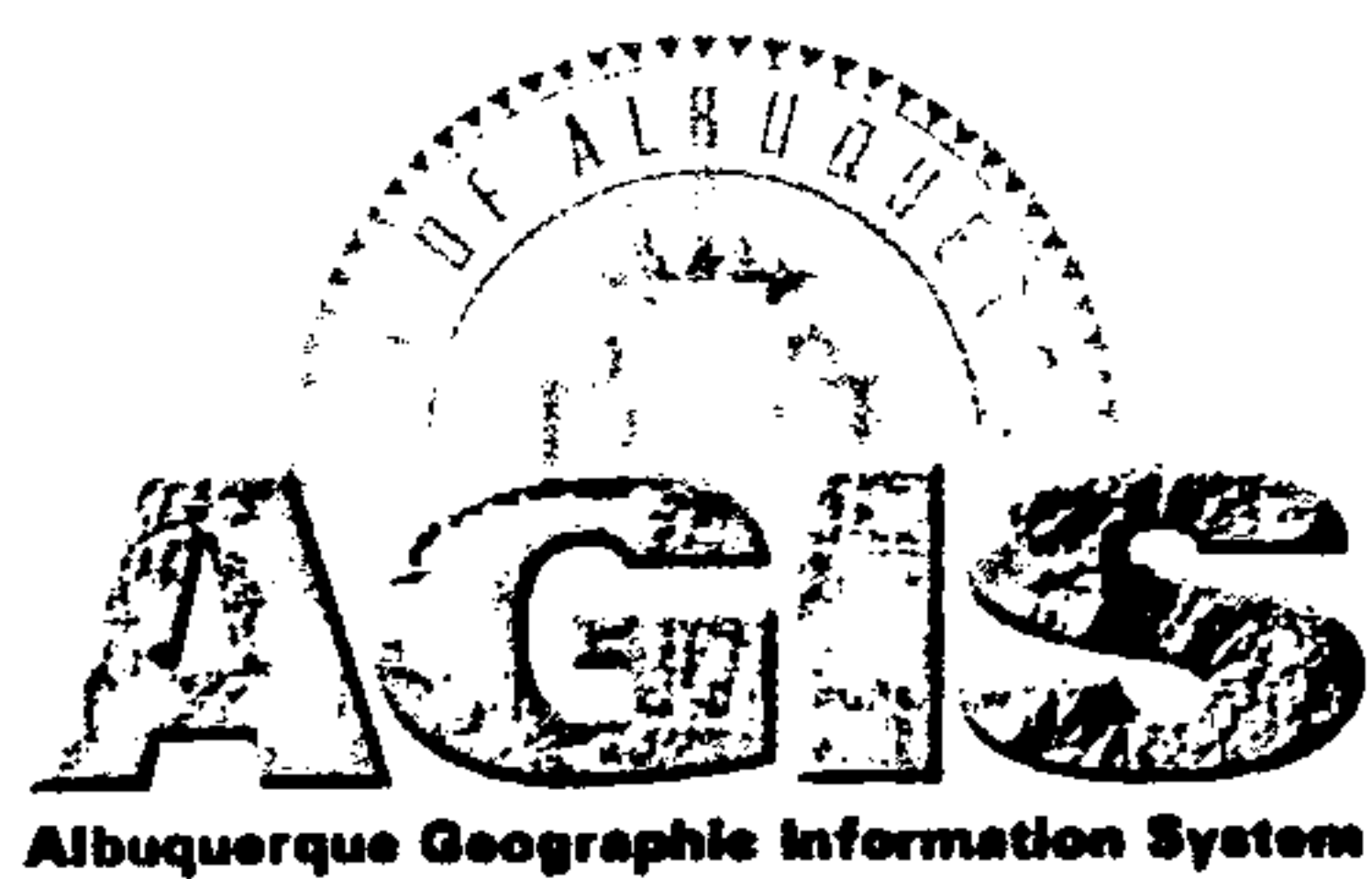
Zone Atlas Page:

C-18-Z

Selected Symbols

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

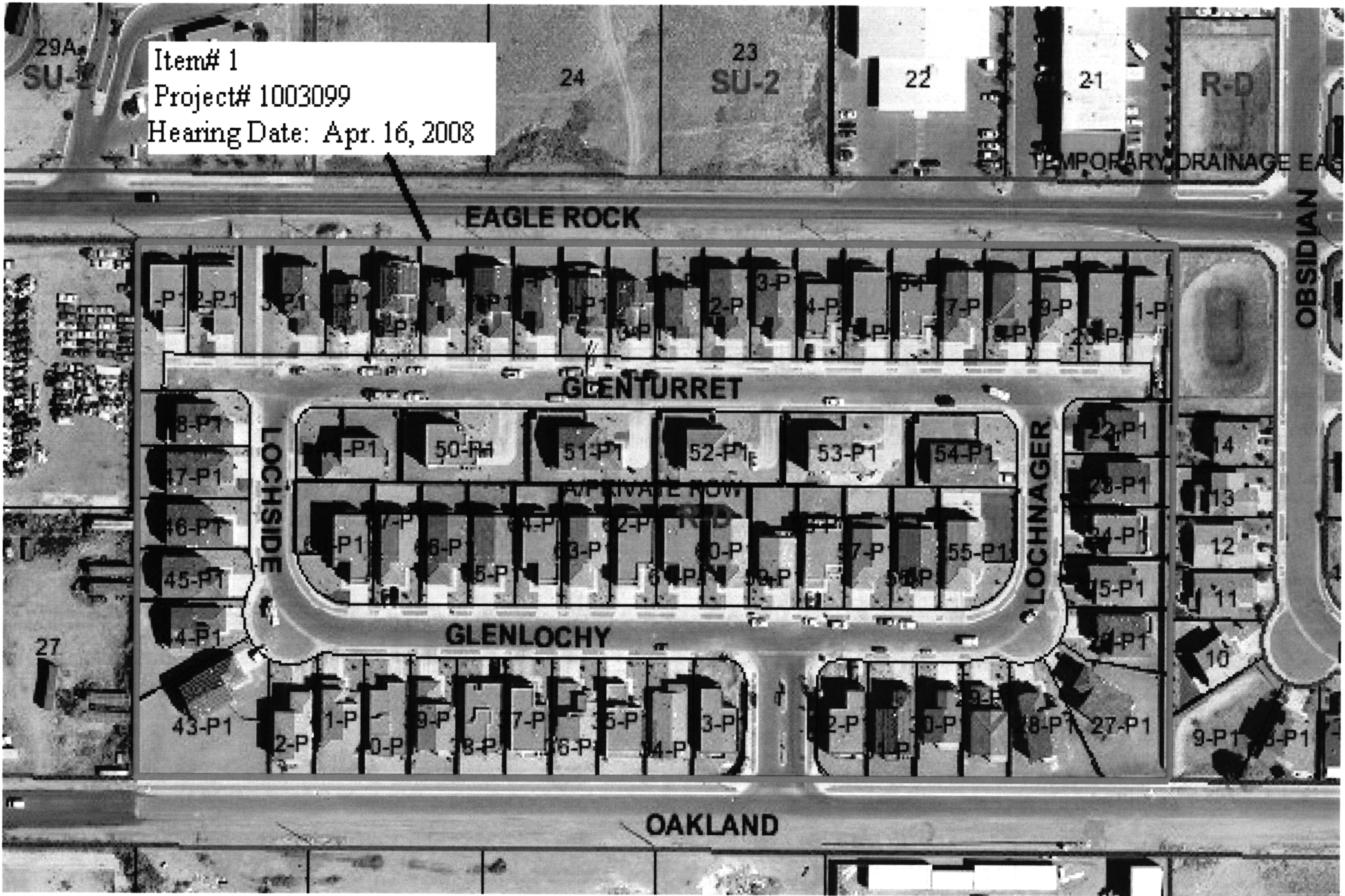
0 750 1,500 Feet



Map amended through: 1/4/2008

Note: Grey Shading Represents Area Outside of the City Limits

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101806439046111621
101806439446111622
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101806444846111634
101806445346111635
101806445746111636
101806446246011637



Item# 1
Project# 1003099
Hearing Date: Apr. 16, 2008

EAGLE ROCK

GLENTURRET

GLENLOCHY

OAKLAND

OBSIDIAN

TEMPORARY DRAINAGE EAST

29A
SU-2

24

23
SU-2

22

21

R-D

1-P

2-P

3-P

4-P

5-P

6-P

7-P

8-P

9-P

10-P

11-P

12-P

18-P1

19-P1

50-RH

51-P1

52-P1E

53-P1

54-P1

22-P1

14

17-P1

20-P1

21-P1

22-P1

23-P1

24-P1

25-P1

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27-P1

28-P1

13

16-PT

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1



CITY OF ALBUQUERQUE
 PLANNING DEPARTMENT
 DEVELOPMENT REVIEW BOARD

April 16, 2008

Project# 1003099

08DRB-70144 MAJOR - 2YR EXTENSION OF SUBDIVISION IMPROVEMENTS

MARK GOODWIN AND ASSOCIATES PA agent(s) for STV INVESTMENTS VII LLC request(s) the above action(s) for all or a portion of Lot(s) 7-12, 21-26, Tract(s) A, **NORTH ALBUQUERQUE ACRES/OAKLAND ESTATES**, zoned R-D, located BETWEEN EAGLE ROCK AVE NE AND OAKLAND AVE NE, WEST OF LOUISIANA BLVD NE containing approximately 10.6574 acre(s). (C-18)

AMAFCA	No comment.
COG	MRCOG staff have no comment on this proposal. For informational purposes, Eagle Rock Av and Oakland Av have a functional classification of urban local road.
TRANSIT	No comments received.
ZONING ENFORCEMENT	No Adverse comments.
NEIGHBORHOOD COORDINATION	Letters sent to: Nor Este NA (R)
APS	26, Tract A, is located between Eagle Rock Ave NE and Oakland Ave NE, west of Louisiana Blvd NE. The owner of the above property requests a 2 YR Extension of Subdivision Improvements for a development that consists of 68 existing single family homes. This development will not cause further adverse impacts to the APS district.
POLICE DEPARTMENT	No crime prevention or CPTED comments concerning proposed Major Subd. Improvement agreement at this time.
FIRE DEPARTMENT	No Adverse comments.
PNM ELECTRIC & GAS	No comments received.
COMCAST	No comments received.
QWEST	No comments received.
ENVIRONMENTAL HEALTH	No comments received.
M.R.G.C.D	No Adverse Comments.
OPEN SPACE DIVISION	Open Space has no adverse comments

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- 01
- 01
- 01

CITY ENGINEER

Hydrology requests a 1-year extension and urges the applicant to coordinate with the other developers on Eagle Rock to have one project.

TRANSPORTATION DEVELOPMENT

No adverse comments.

PARKS AND RECREATION

No objection.

ABCWUA

No objection to Extension request.

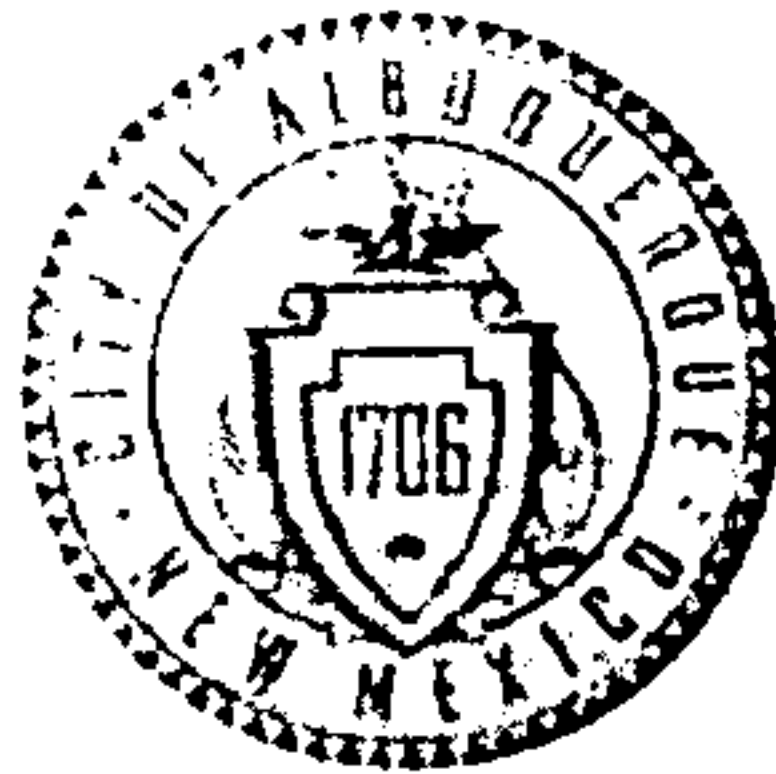
PLANNING DEPARTMENT

Planning refers to comments from affected agencies regarding the proposed extension.

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

Cc: Mark Goodwin & Associates, PA – P.O. Box 90606 0 Albuquerque, NM 87199

Cc: STV Investments VII, LLC – 5111 San Mateo NE # A-1 – Albuquerque, NM 87109



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

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Project# 1003099
08DRB-70144 MAJOR - 2YR EXTENSION
OF SUBDIVISION IMPROVEMENTS

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Project# 1006822
08DRB-70146 VACATION OF PUBLIC
RIGHT-OF-WAY
08DRB-70147 MINOR - PRELIMINARY/
FINAL PLAT APPROVAL

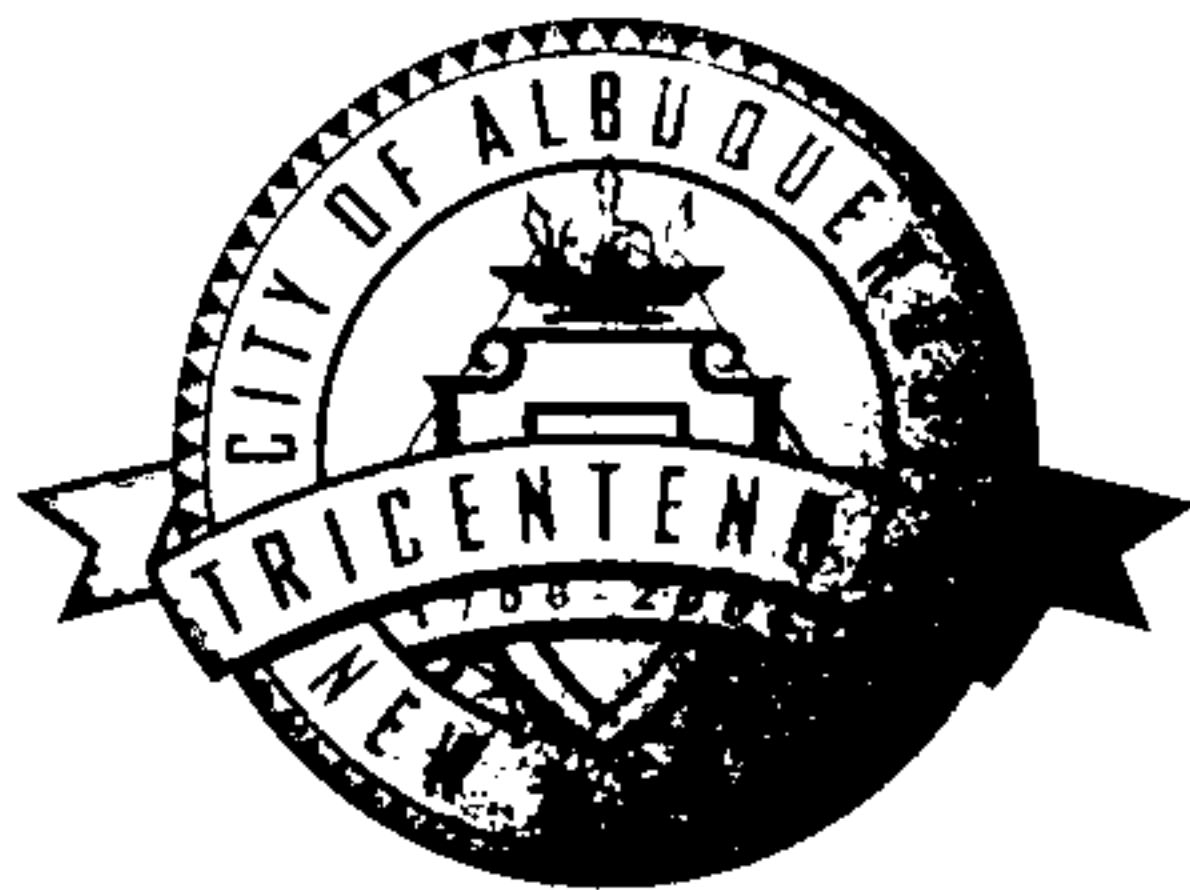
SURVEYS SOUTHWEST LTD agent(s) for 2000 GOLD AVE LLC request(s) the above action(s) for a portion of Terrace Street SE, Gold Avenue SE, and Buena Vista Drive SE, adjacent and together with Lot(s) 1&2, Block(s) 76, **TERRACE ADDITION**, zoned SU-2 / PR, located on the south side of GOLD AV SE BETWEEN TERRACE ST SE AND BUENA VISTA DR SE containing approximately .411 acre(s). (K-15)

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 Angela Gomez, 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.

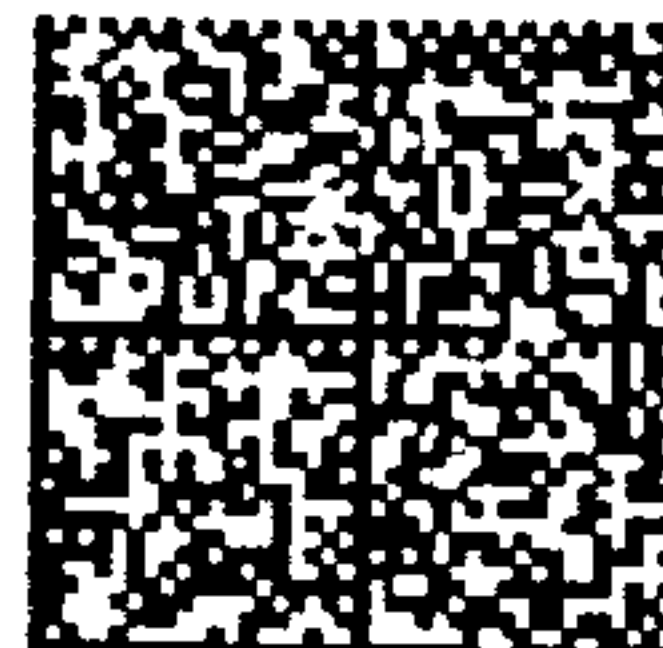

Jack Cloud, AICP, DRB Chair
Development Review Board

TO BE PUBLISHED IN THE ALBUQUERQUE JOURNAL MONDAY, APRIL 1, 2008.

CITY OF ALBUQUERQUE



Planning Department



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0004219022 MAR 28 2008
MAILED FROM ZIP CODE 87102

DRB

OR CURRENT RESIDENT
101806442646111629
CENTERWALL RYAN
913 SAN RAFAEL AVE NE
ALBUQUERQUE, NM 87109

NIXIE 871 CC 1 70 03/30/08

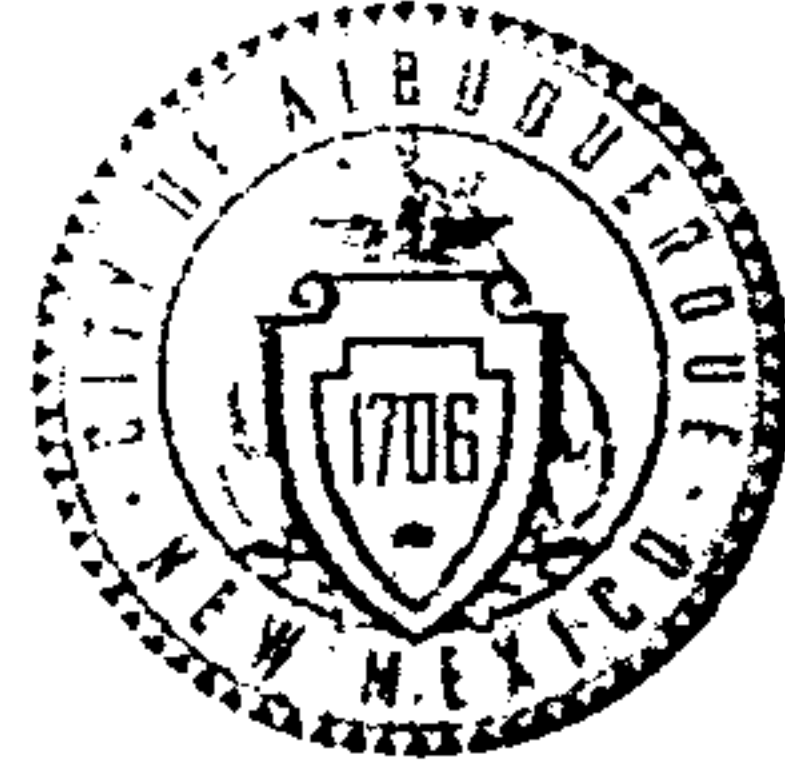
RETURN TO SENDER
ATTEMPTED - NOT KNOWN
UNABLE TO FORWARD

BC: 87103129393 *0968-06880-28-35

87103129393



P O Box 1293 Albuquerque, New Mexico 87103



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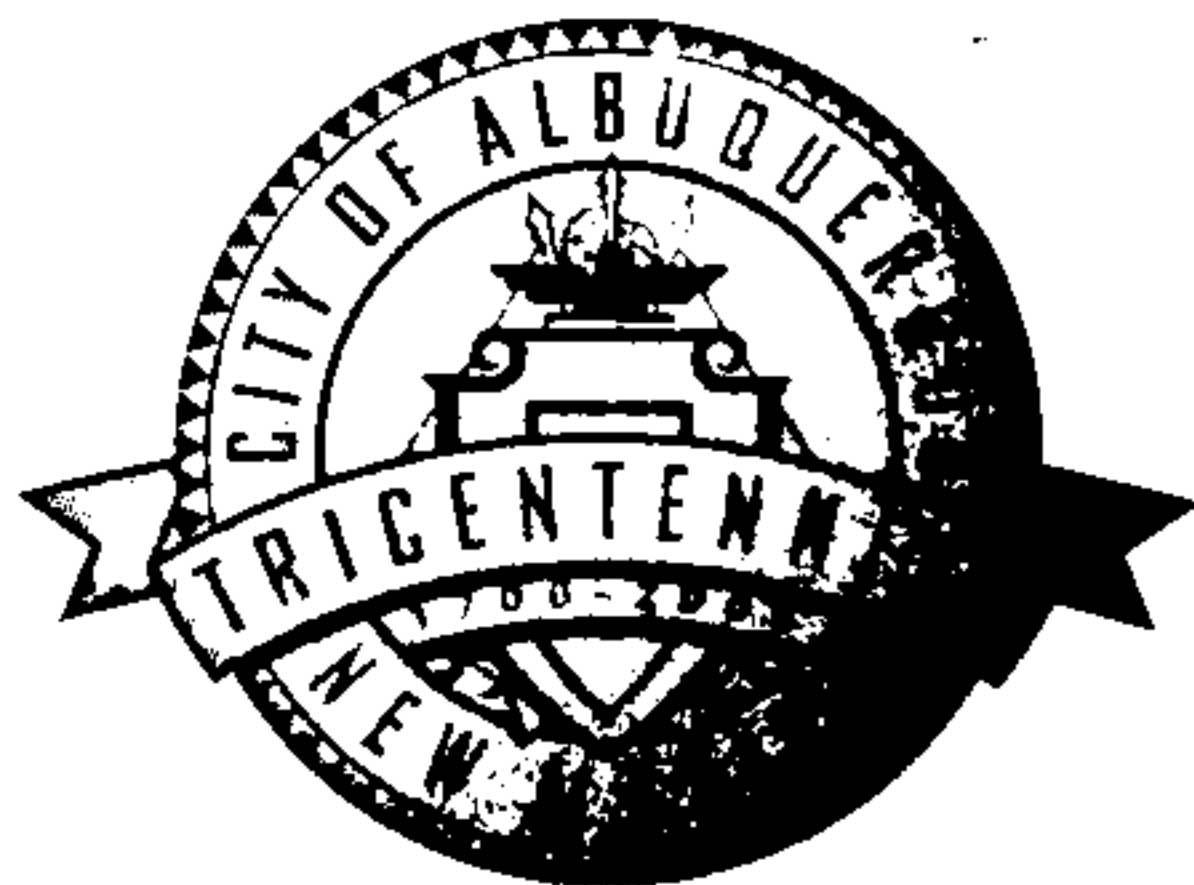
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CITY OF ALBUQUERQUE

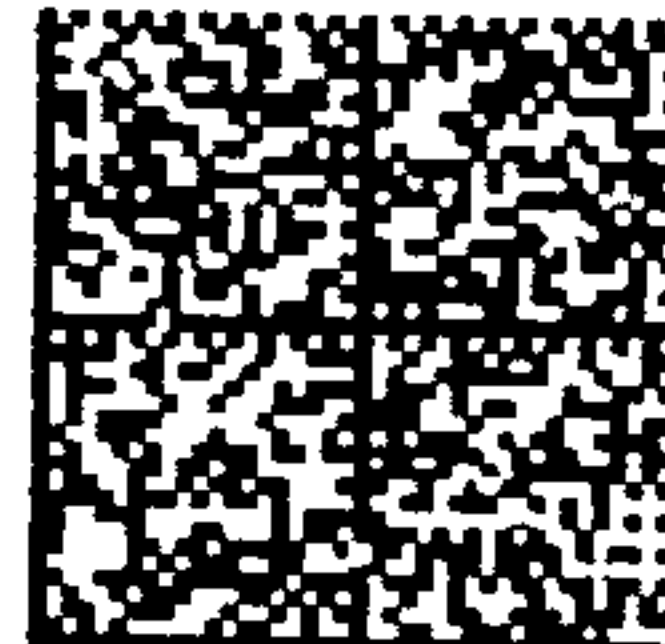


Planning Department

S

DRB

OR CURRENT RESIDENT
~~10180644483941031~~
PARKS COMPANY OF NEW MEXICO
INC
6501 WYOMING NE BLDG F330
ALBUQUERQUE, NM 87109



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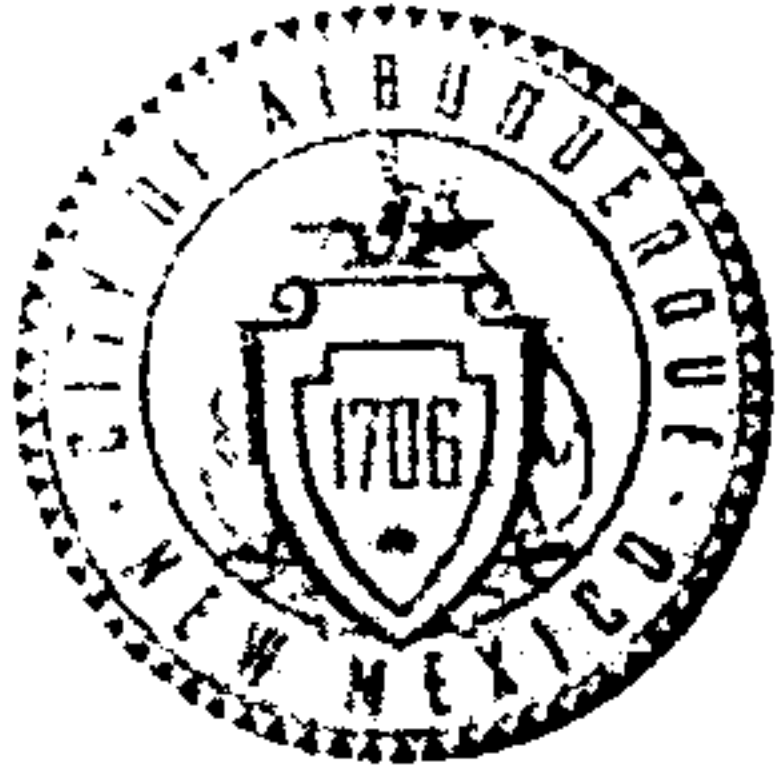
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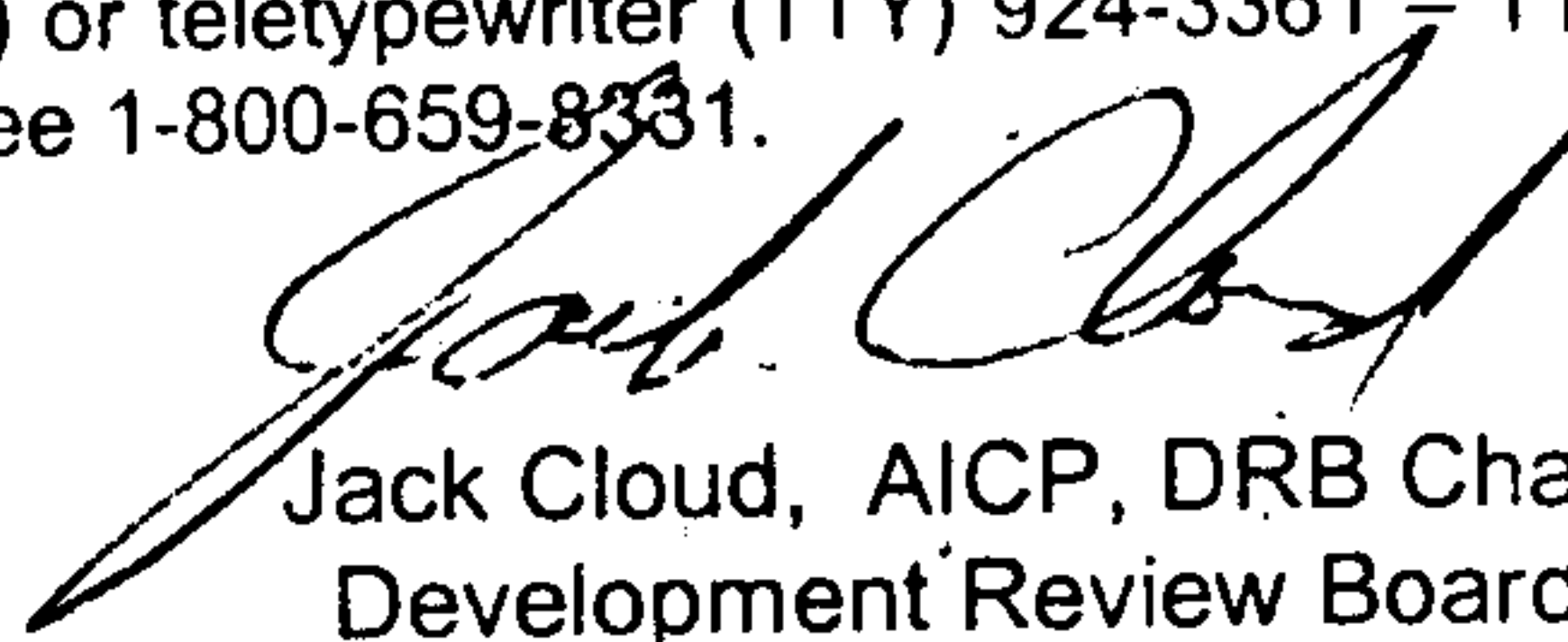
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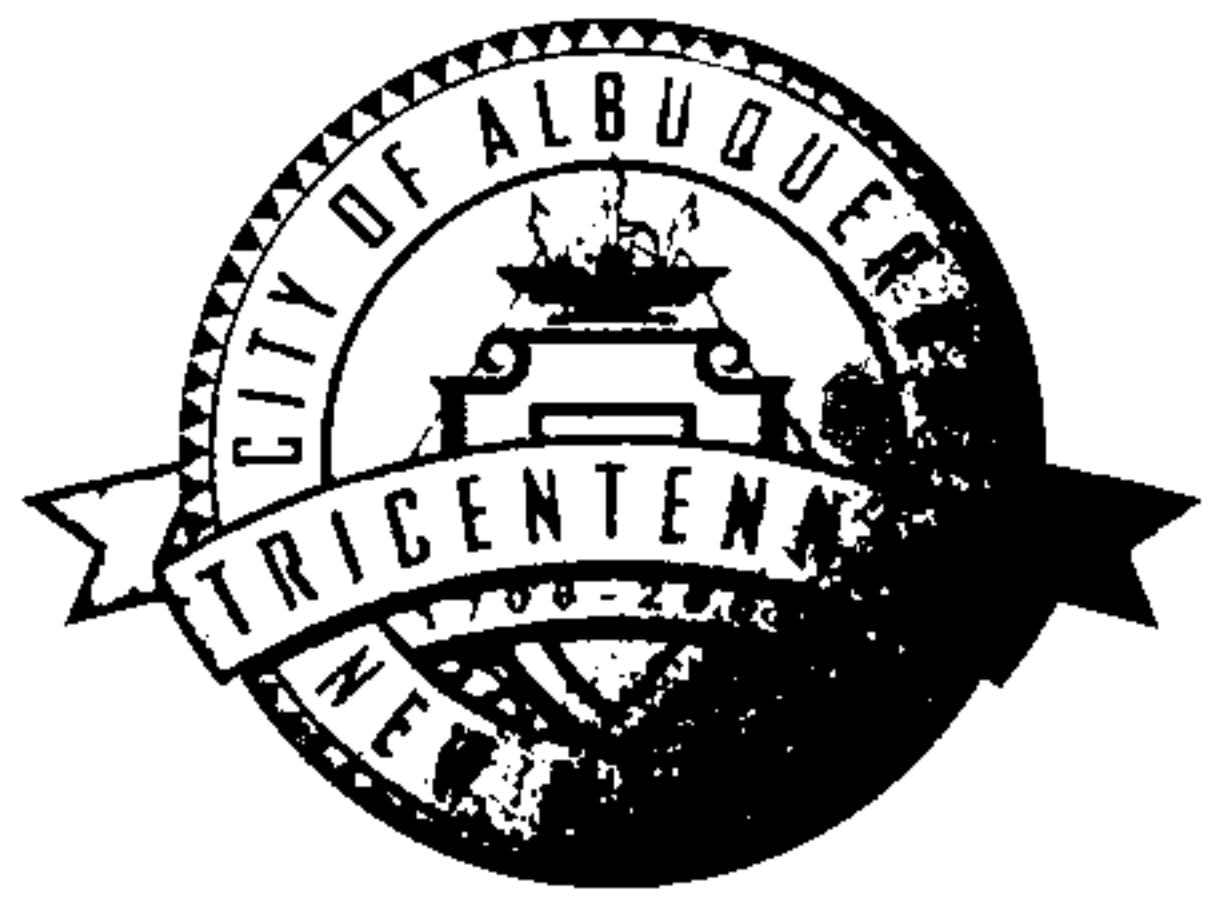
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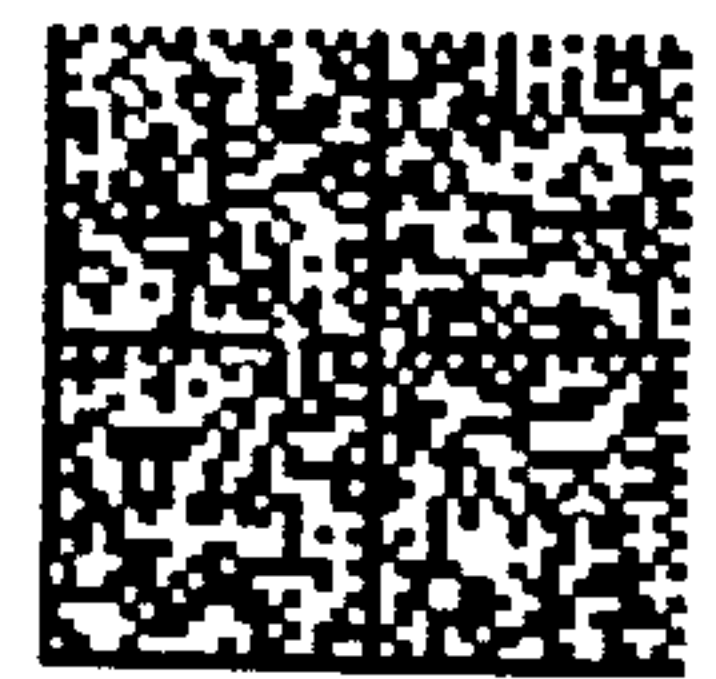

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871 129393



P O Box 1293 Albuquerque, New Mexico 87103

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

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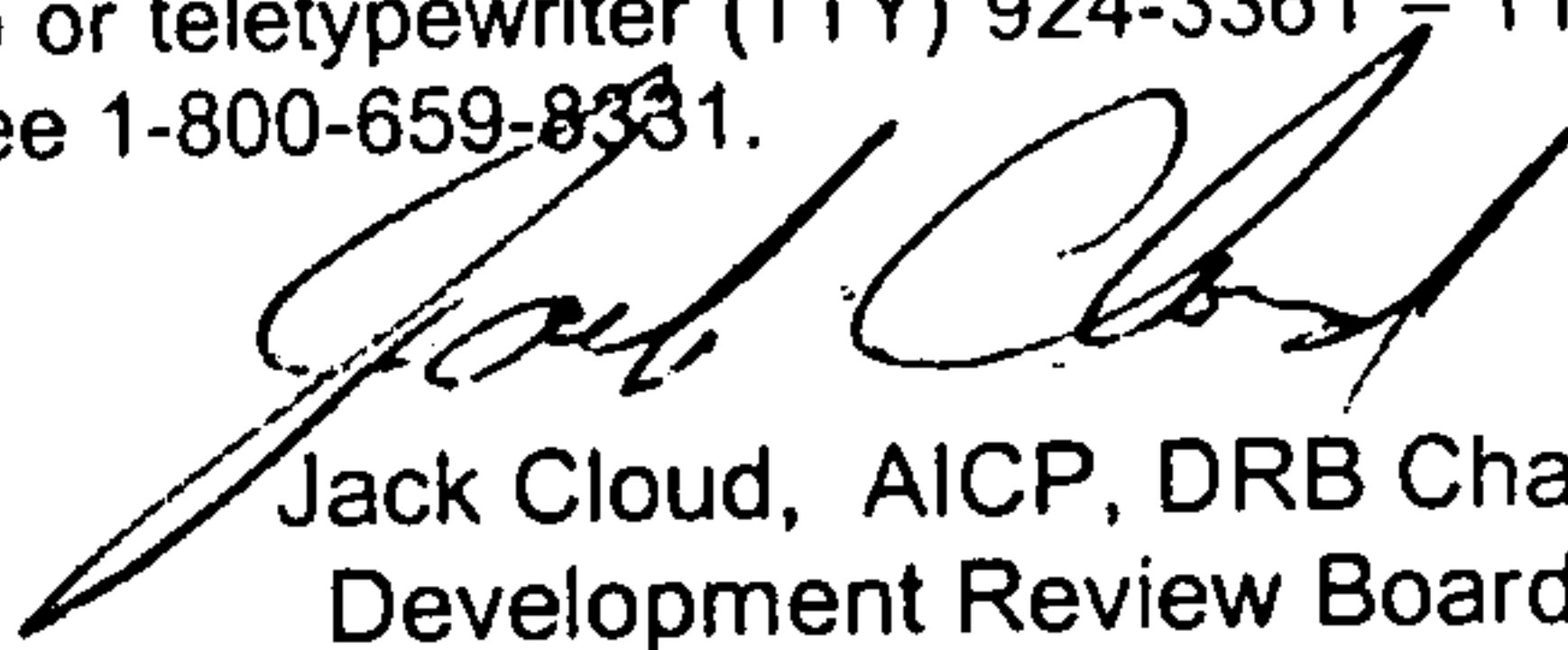
Project# 1003099
08DRB-70144 MAJOR - 2YR EXTENSION
OF SUBDIVISION IMPROVEMENTS

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Project# 1006822
08DRB-70146 VACATION OF PUBLIC
RIGHT-OF-WAY
08DRB-70147 MINOR - PRELIMINARY/
FINAL PLAT APPROVAL

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Jack Cloud, AICP, DRB Chair
Development Review Board

TO BE PUBLISHED IN THE ALBUQUERQUE JOURNAL MONDAY, APRIL 1, 2008.

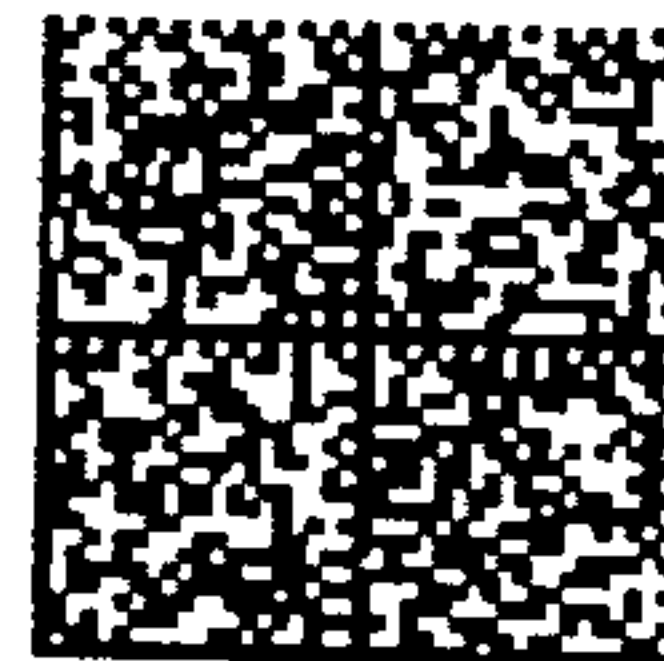
CITY OF ALBUQUERQUE



Planning Department

DRB

OR CURRENT RESIDENT
101806443946111632
MERZWEILER DUCK HEO
6809 GLENTURRET WAY NE
ALBUQUERQUE, NM 87113



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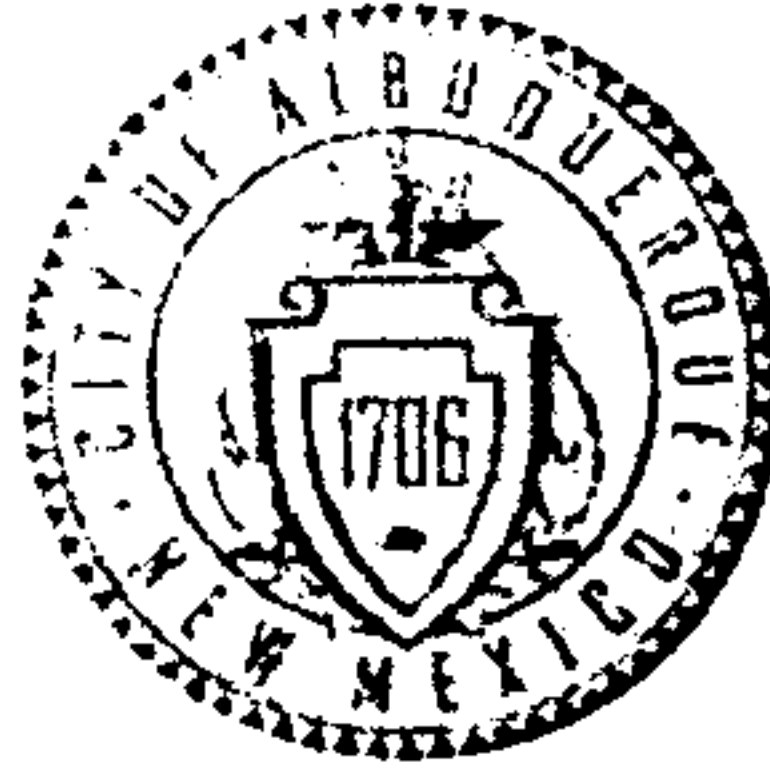
NIXIE 871 CE 1 70 03/30/08

RETURN TO SENDER
VACANT
UNABLE TO FORWARD

BC: 87103129393 *0968-06862-28-35

871138750305293





**PUBLIC HEARING--DEVELOPMENT REVIEW BOARD
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Project# 1003099

08DRB-70144 MAJOR - 2YR EXTENSION
OF SUBDIVISION IMPROVEMENTS

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Project# 1006822

08DRB-70146 VACATION OF PUBLIC
RIGHT-OF-WAY
08DRB-70147 MINOR - PRELIMINARY/
FINAL PLAT APPROVAL

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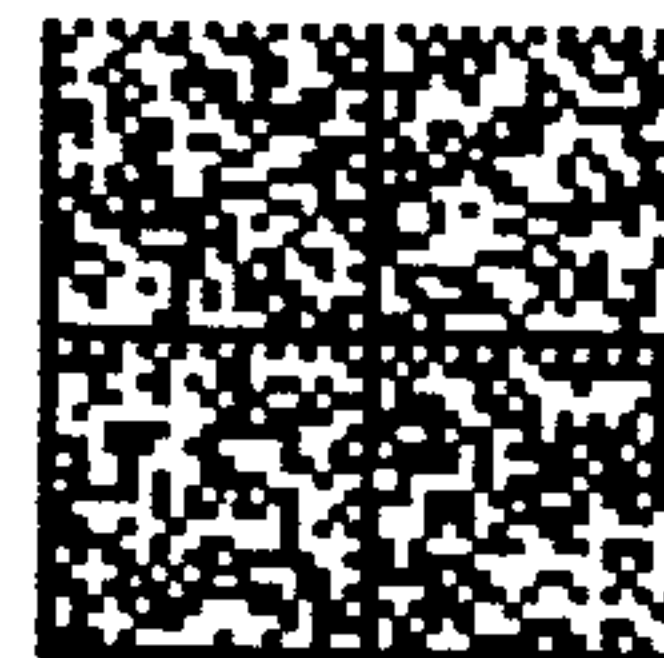

Jack Cloud, AICP, DRB Chair
Development Review Board

TO BE PUBLISHED IN THE ALBUQUERQUE JOURNAL MONDAY, APRIL 1, 2008.

CITY OF ALBUQUERQUE



Planning Department



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OR CURRENT RESIDENT
101806437242411611
DEHINDSA KEWAL S & BALVIR K
DHINDSA-KAUR
8901 LOCHSIDE LN NE
ALBUQUERQUE, NM 87113

DRB

NIXIE 871 CE 1 70 03/30/08

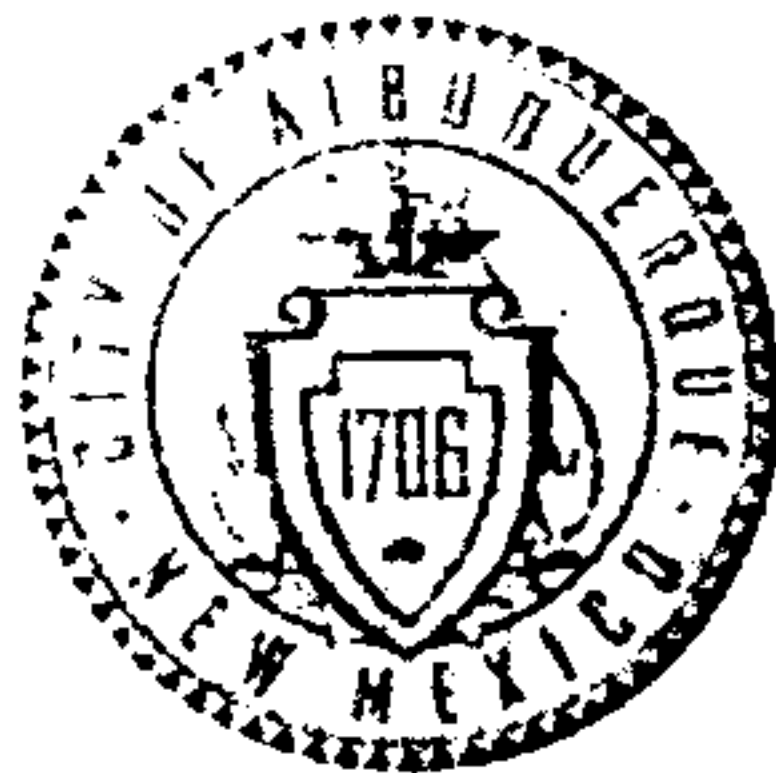
RETURN TO SENDER
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UNABLE TO FORWARD

BC: 87103129393 *0968-06879-28-35

871130750901293



P O Box 1293 Albuquerque, New Mexico 87103



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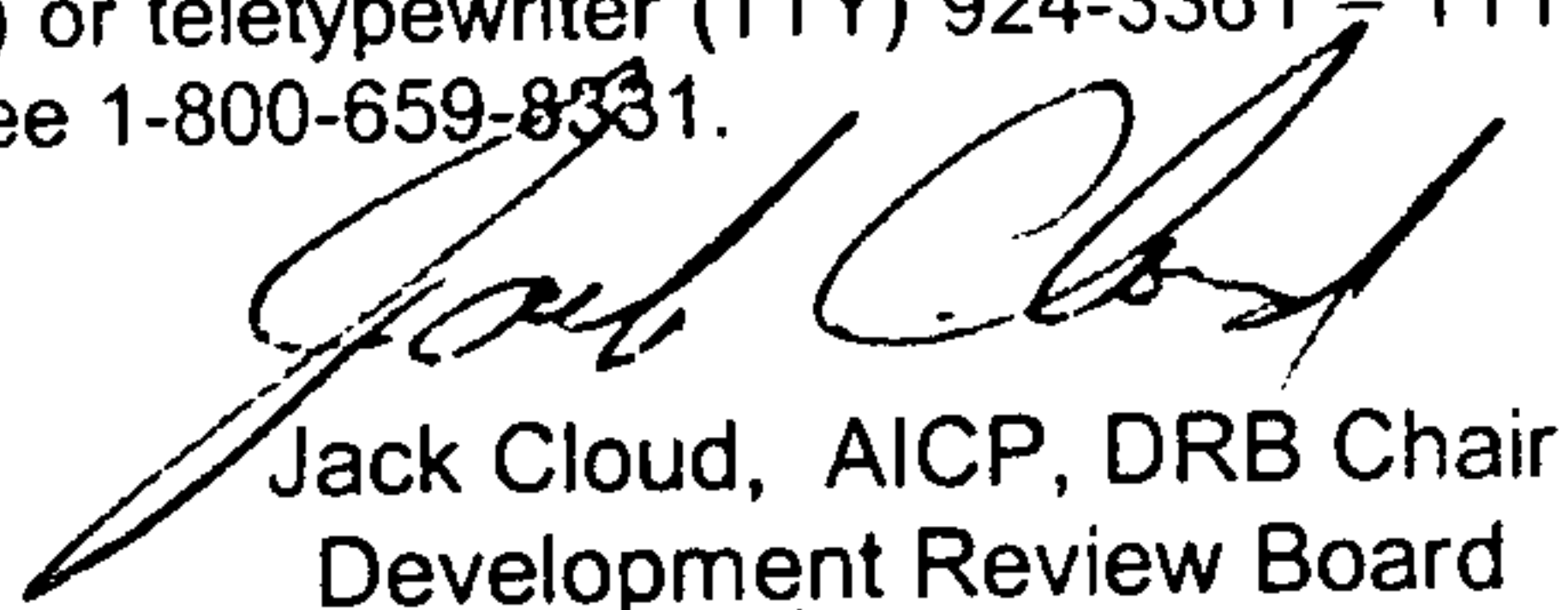
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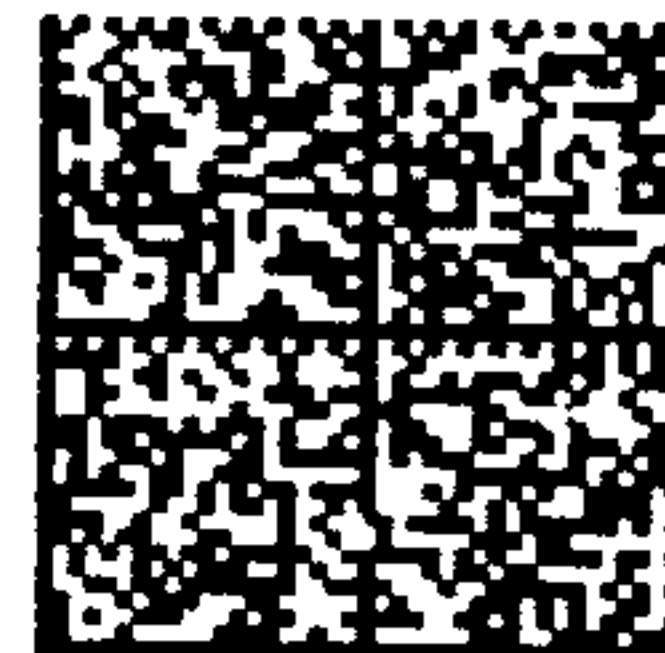

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Planning Department



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OR CURRENT RESIDENT
101806438640610325
NASH FRANCES T LEGAL LIFE
TENANT & NASH ROBERT LAKE
6115 ALAMEDA BLVD NE
ALBUQUERQUE, NM 87113

DRB

NIXIE 871 CE 1 70 03/30/08

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BC: 87103129393 *0968-06884-28-35

87113971050R293



P O Box 1293 Albuquerque, New Mexico 87103



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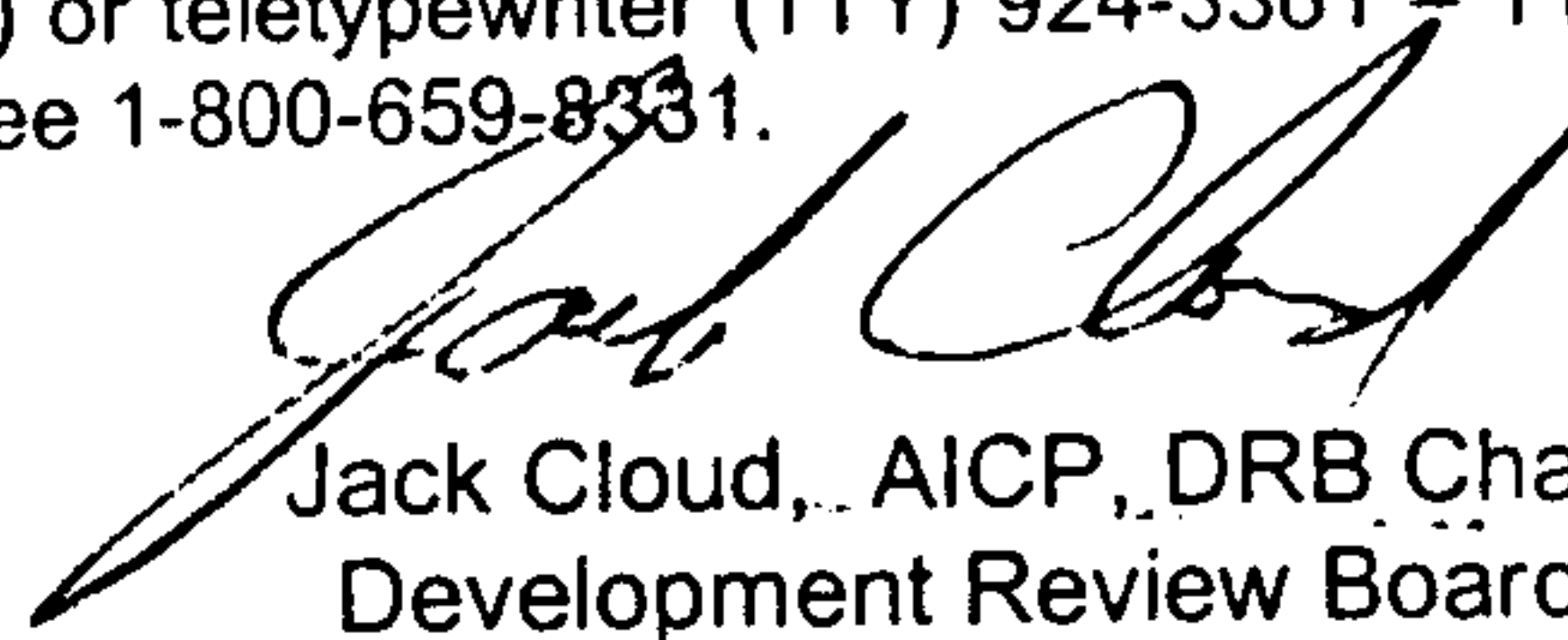
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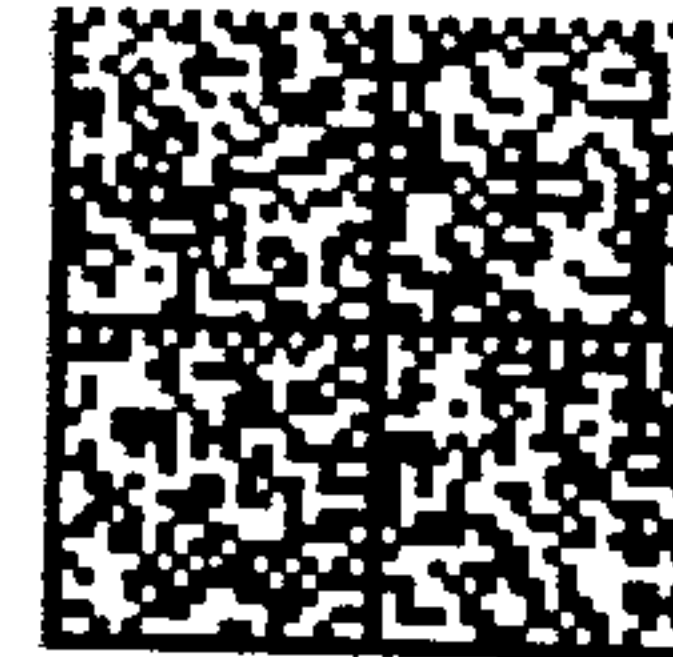

Jack Cloud, AICP, DRB Chair
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CITY OF ALBUQUERQUE



Planning Department



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OR CURRENT RESIDENT
101806434040610329
AUTO PARTS INTERNATIONAL INC
6114 OAKLAND AVE NE
ALBUQUERQUE, NM 87113 2016

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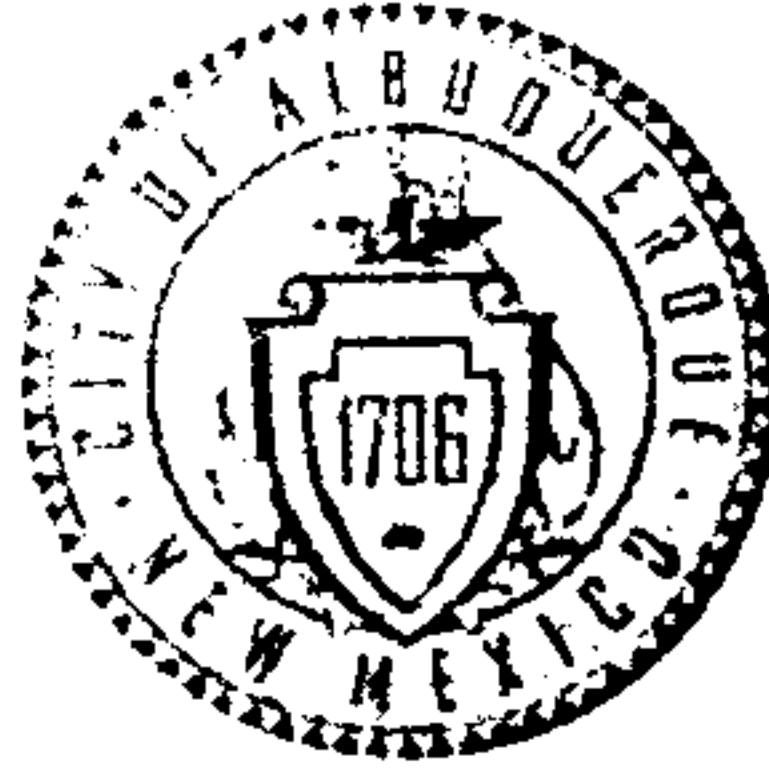
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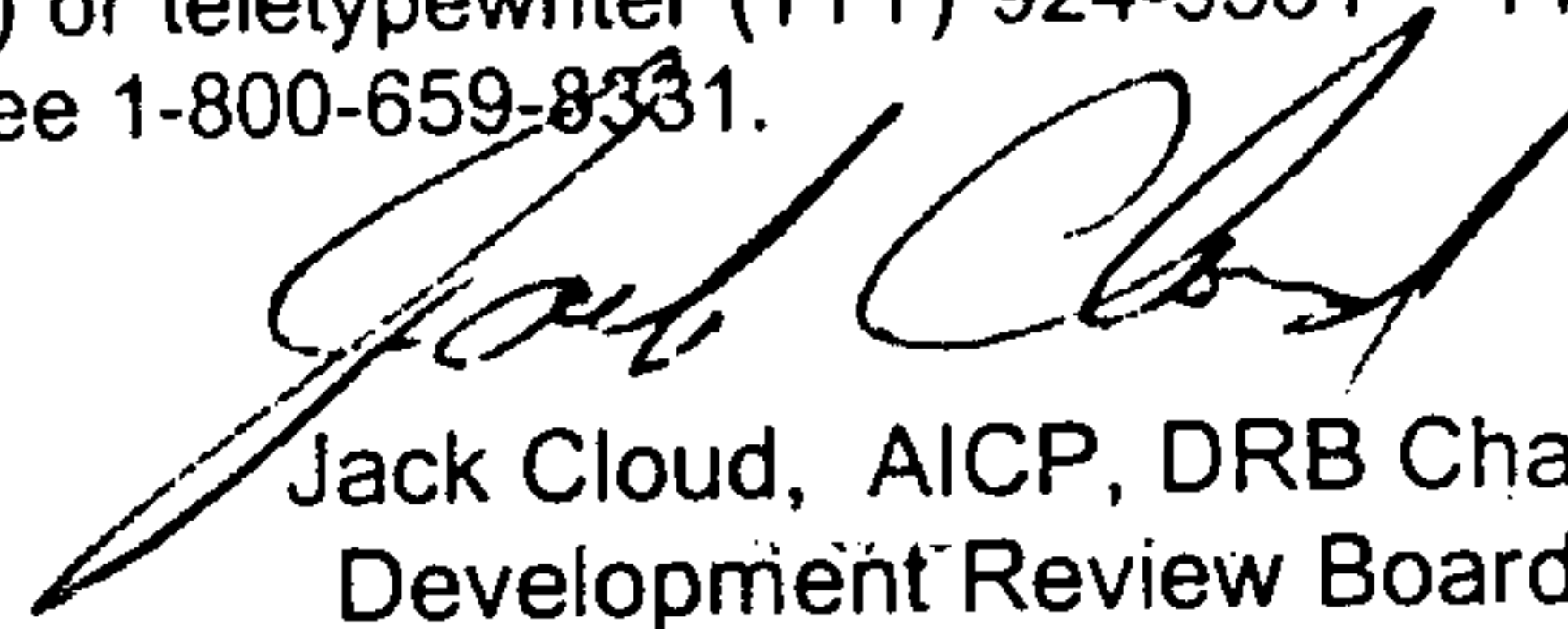
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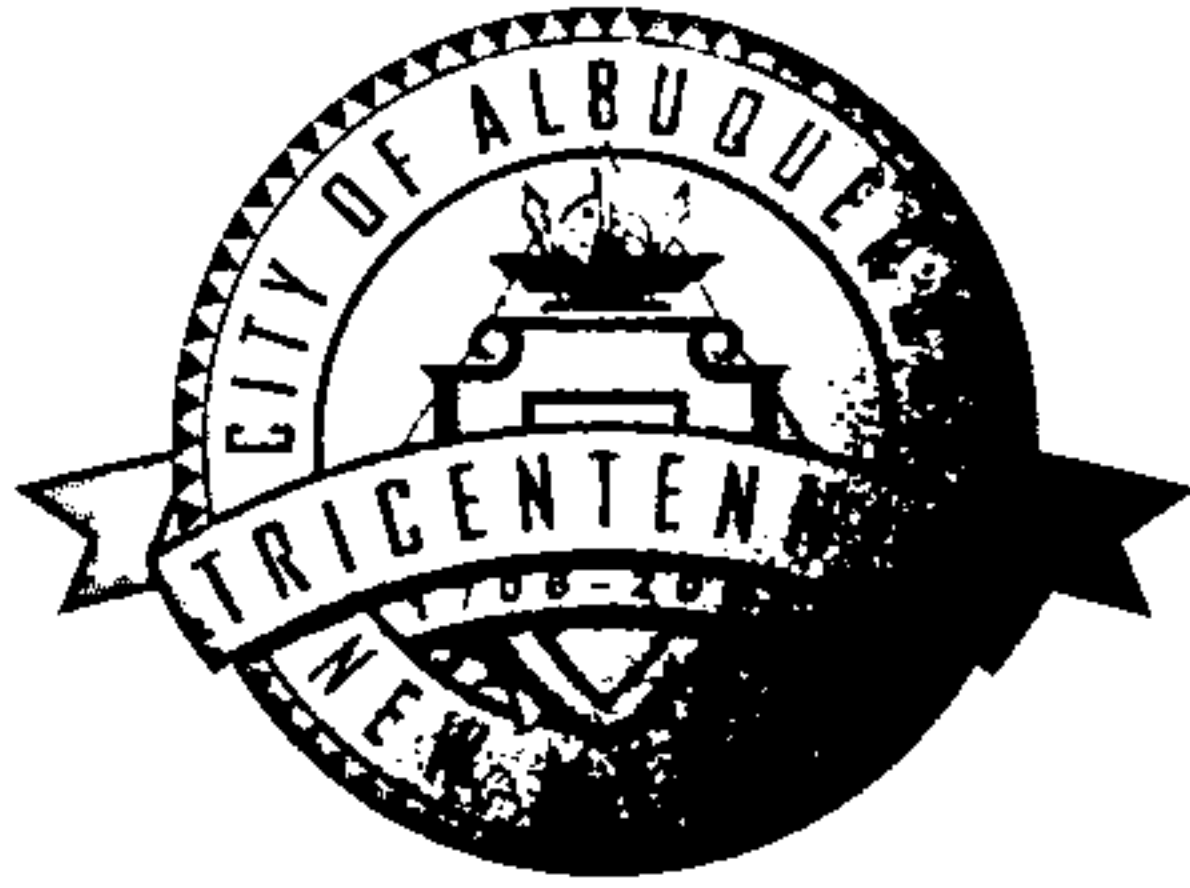
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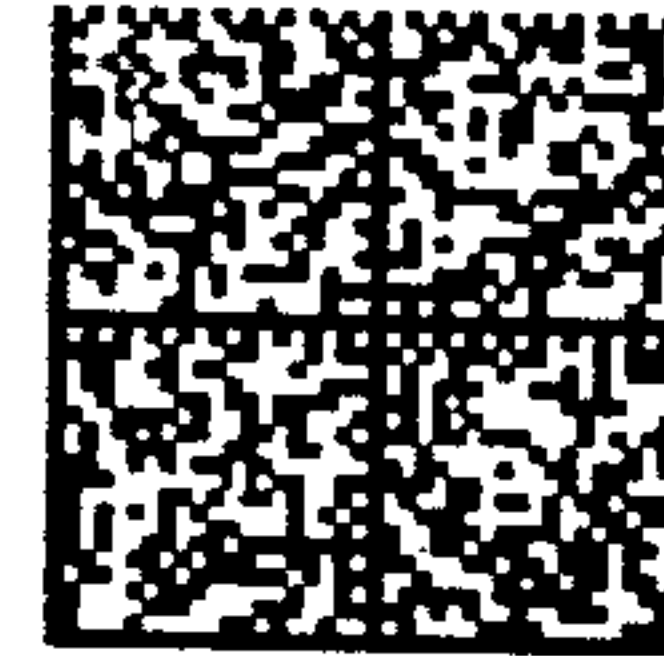

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Planning Department



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MAILED FROM ZIP CODE 87102

OR CURRENT RESIDENT
101806445746111636
GRADY TAMELA R
6827 GLENTURRET WAY NE
ALBUQUERQUE, NM 87113

DRB

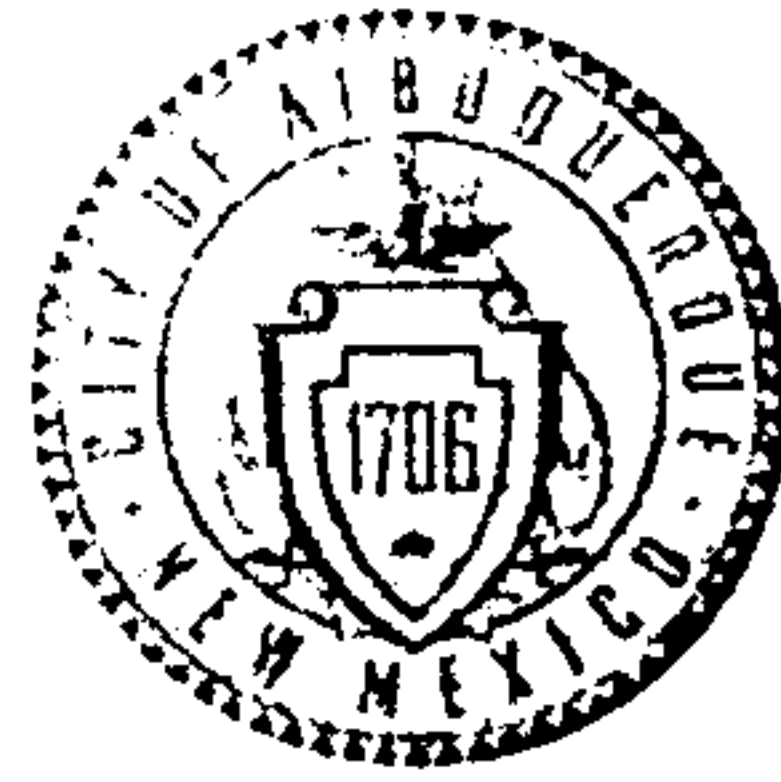
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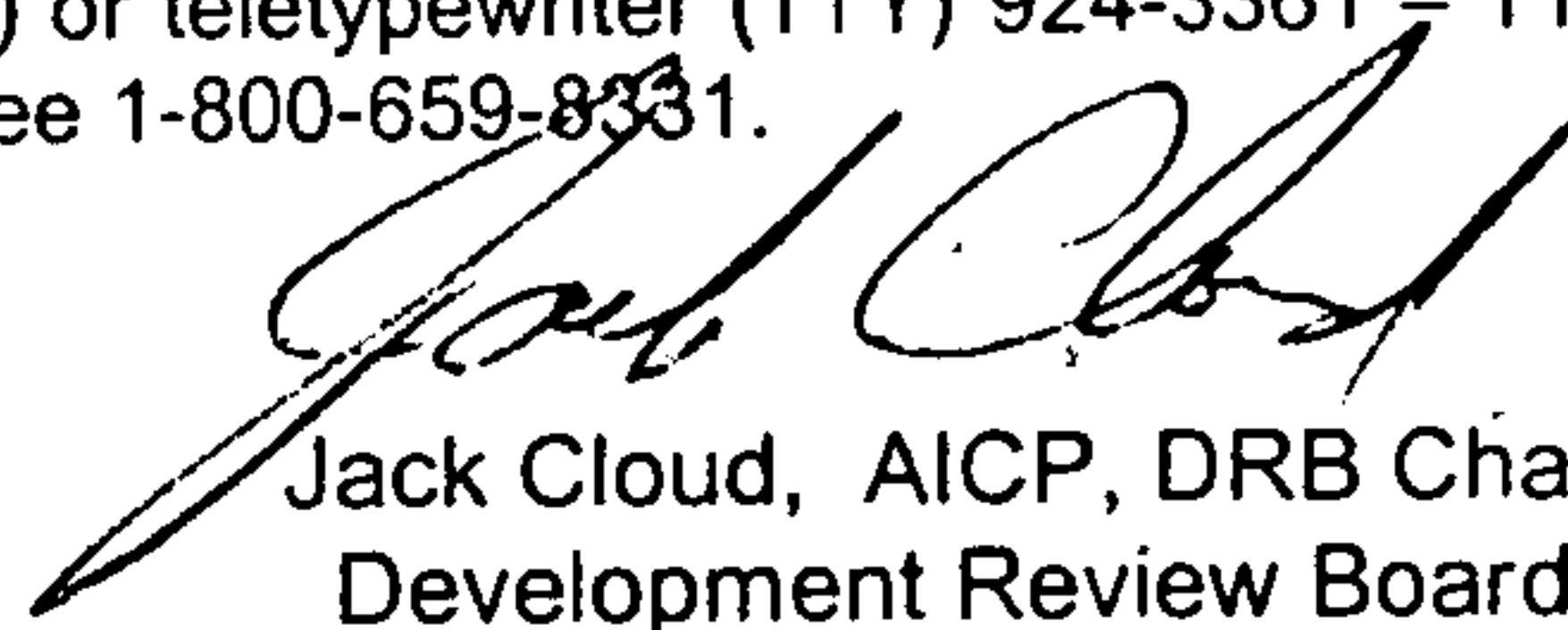
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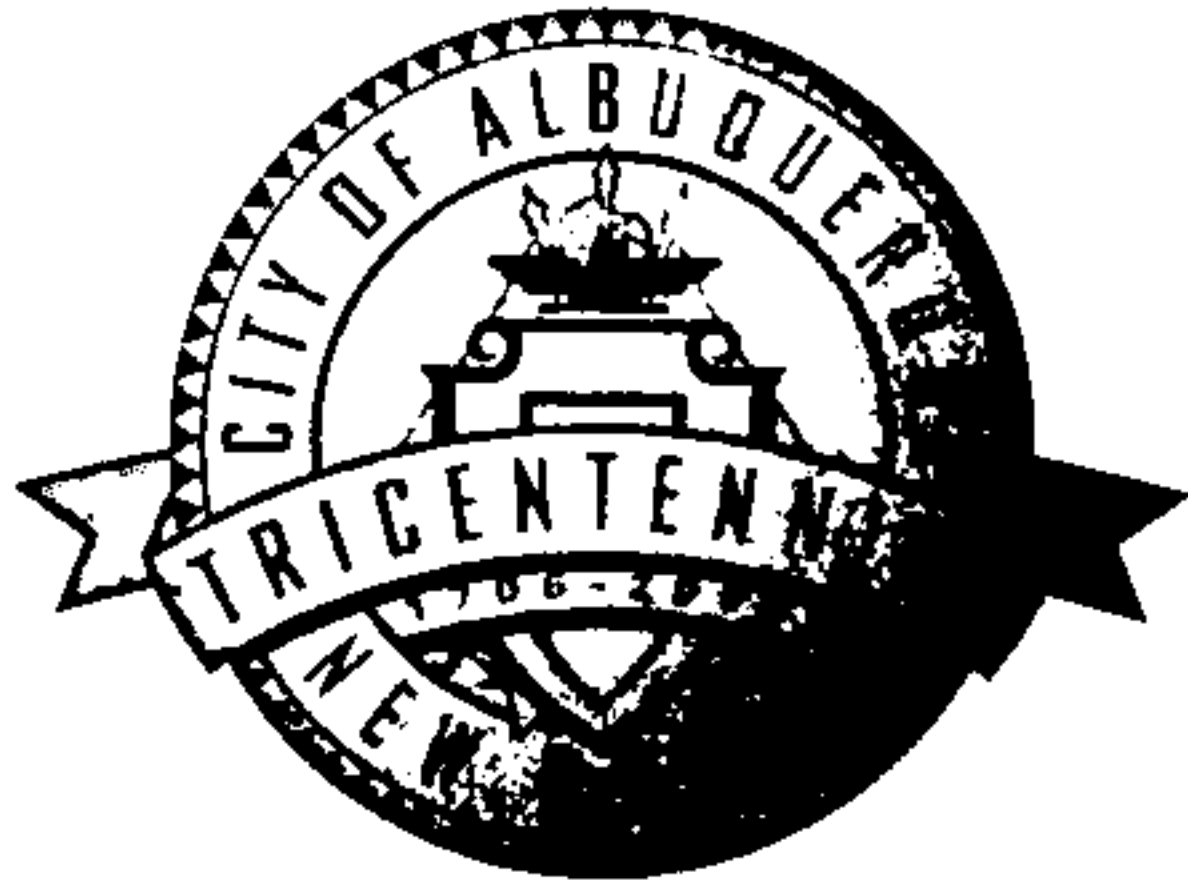
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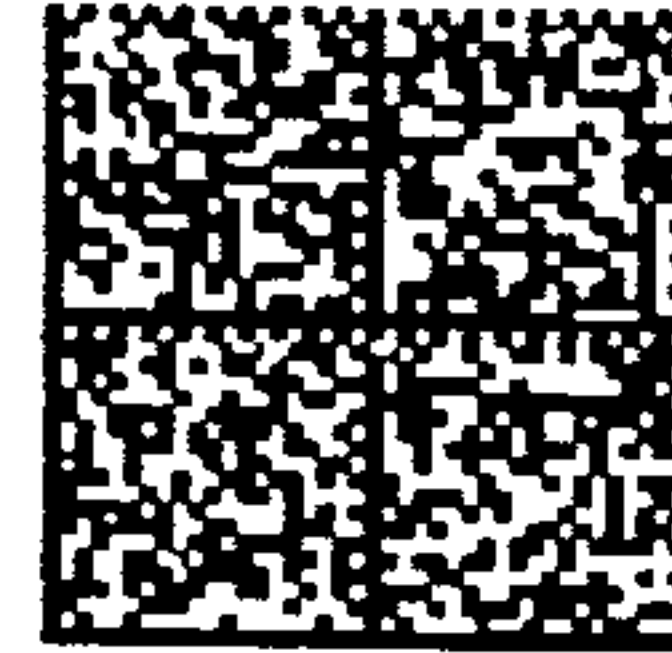
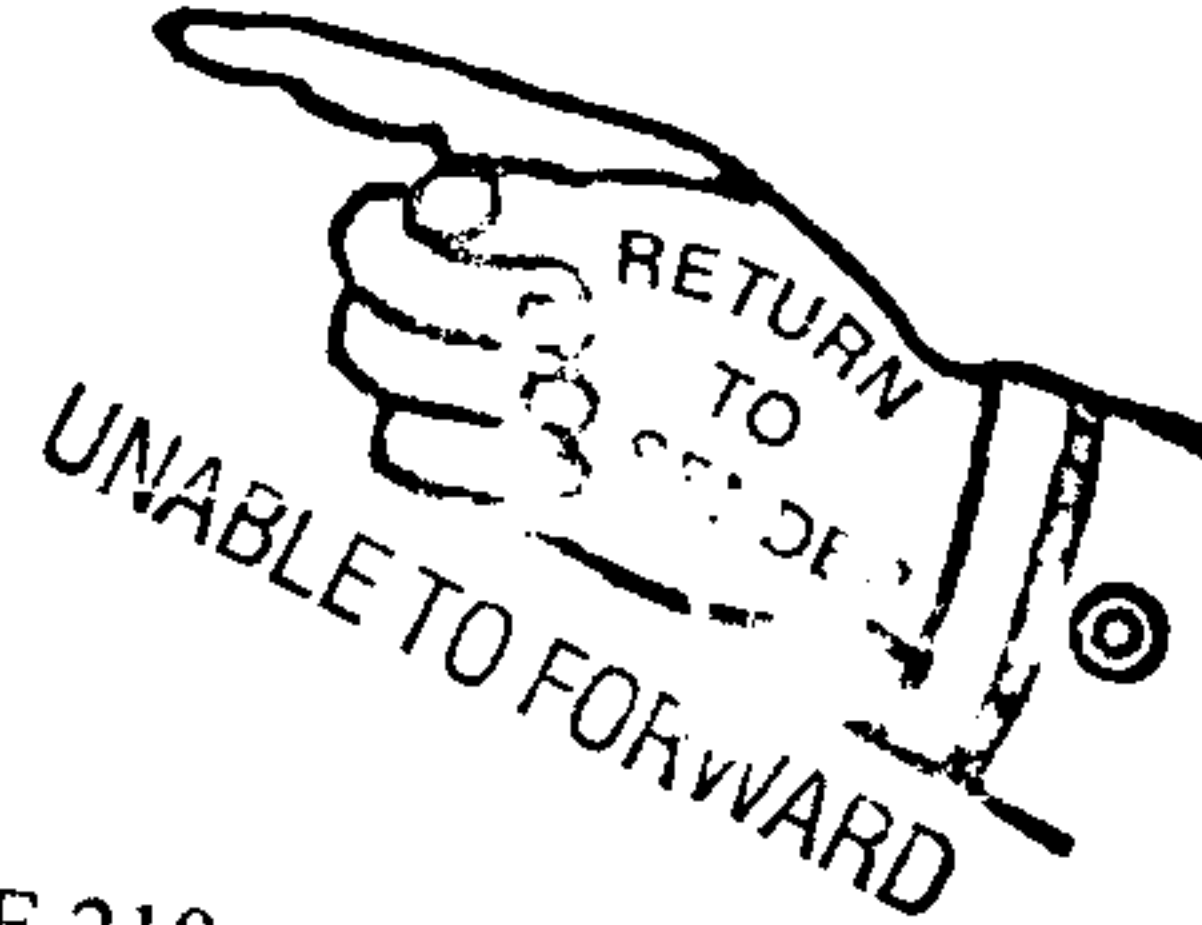
CITY OF ALBUQUERQUE



Planning Department

DRB

OR CURRENT RESIDENT
1018064416453 1501
STV INVESTMENTS VII LLC
1015 TIJERAS AVE NW SUITE 210
ALBUQUERQUE, NM 87102



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City of Albuquerque Planning Department
One Stop Shop - Development and Building Services

03/21/2008 Issued By: PLNABG

Permit Number: 2008 070 146

Category Code 910

Application Number: 08DRB-70146, Vacation Of Public Right-Of-Way

Address:

Location Description: GOLD AV SE BETWEEN TERRACE ST SE AND BUENA VISTA DR SE

Project Number: 1008822

Applicant

2000 Gold Ave Llc Phillip Raby Principal

Po Box 7897
Albuquerque NM 87194
232-3017

Agent / Contact

Surveys Southwest Ltd

Dan Graney

333 Lomas Blvd Ne

Albuquerque NM 87102

dmgraney@swsurvey.com

Application Fees

441018/4971000	Public Notification	\$75.00
441032/3424000	Conflict Mgmt Fee	\$20.00
441006/4983000	DRB Actions	\$900.00
TOTAL:		\$995.00

City Of Albuquerque
Treasury Division

3/21/2008 10:26AM LOC: ANN
WS# 007 TRANS# 0012
RECEIPT# 00076098-00096098
PERMIT# 2002070146 TRSMSP
Trans Amt \$1,210.00
APN Fee \$75.00
Conflict Manag. Fee \$20.00
DRB Actions \$900.00

Thank You

City of Albuquerque Planning Department

One Stop Shop - Development and Building Services

03/21/2008 Issued By: PLNABG

Permit Number: 2008 070 147

Category Code 910

Application Number: 08DRB-70147, Minor - Preliminary/ Final Plat Approval

Address:

Location Description: GOLD AV SE BETWEEN TERRACE ST SE AND BUENA VISTA DR SE

Project Number: 1006822

Applicant

2000 Gold Ave Llc Phillip Raby Principal

Po Box 7897

Albuquerque NM 87194

232-3017

Agent / Contact

Surveys Southwest Ltd

Dan Graney

333 Lomas Blvd Ne

Albuquerque NM 87102

dmgraney@swsurvey.com

Application Fees

441018/4971000	Public Notification	
441032/3424000	Conflict Mgmt Fee	
441006/4983000	DRB Actions	\$215.00
TOTAL:		\$215.00

City Of Albuquerque
Treasury Division

3/21/2008 10:26AM LOC: ANNX
WSH 007 TRANS# 0012
RECEIPT# 00096098-00096099
PERMIT# 2008070147 TRSMSP
Trans Amt \$1,210.00
DRB Actions \$215.00
CK \$1,210.00
CHANGE \$0.00

Thank You



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)
- APPEAL / PROTEST of...**
- Decision by: DRB, EPC, LUCC, Planning Director or Staff, ZHE, Zoning Board of Appeals

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

APPLICATION INFORMATION:

Professional/Agent (if any): Mark Goodwin & Associates, PA PHONE: 828-2200
 ADDRESS: PO Box 90606 FAX: 797-9539
 CITY: Albuquerque STATE NM ZIP 87199 E-MAIL: diana@goodwinengineers.com

APPLICANT: STV Investments VII, LLC PHONE: 338-2286
 ADDRESS: 5111 San Mateo NE, #A-1 FAX: 944-1232
 CITY: Albuquerque STATE NM ZIP 87109 E-MAIL: _____
 Proprietary interest in site: Owner List all owners: _____

DESCRIPTION OF REQUEST: Oakland Estates - 2 Year Extension of Major Subdivision Improvements Agreement

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. 7-12, 21-26, Tr A Block: 27 Unit: B
 Subdiv/Addn/TBKA: North Albuquerque Acres / Oakland Estates
 Existing Zoning: R-D Proposed zoning: same MRGCD Map No _____
 Zone Atlas page(s): C-18 UPC Code: See Attached

CASE HISTORY:

List any current or prior case number that may be relevant to your application (Proj., App., DRB-, AX, Z, V, S, etc.): 1003099, 1002711, 03EPC-00907, 03EPC-00908, 03EPC-00915

CASE INFORMATION:

Within city limits? Yes Within 1000FT of a landfill? No
 No. of existing lots: 12 No. of proposed lots: 18 Total area of site (acres): 10.6574
 LOCATION OF PROPERTY BY STREETS: On or Near: Eagle Rock Ave.
 Between: San Pedro Blvd. and Louisiana Blvd.

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

SIGNATURE Mark Goodwin DATE 3/18/08
 (Print) Diane Hoelger, PE 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>08DRB-70144</u>	<u>SiA</u>	_____	<u>\$ 50.00</u>
<input checked="" type="checkbox"/> All fees have been collected	_____	<u>CMF</u>	_____	<u>\$ 20.00</u>
<input checked="" type="checkbox"/> All case #s are assigned	_____	<u>ADK</u>	_____	<u>\$ 75.00</u>
<input type="checkbox"/> AGIS copy has been sent	_____	_____	_____	\$ _____
<input checked="" type="checkbox"/> Case history #s are listed	_____	_____	_____	\$ _____
<input type="checkbox"/> Site is within 1000ft of a landfill	_____	_____	_____	\$ _____
<input type="checkbox"/> F.H.D.P. density bonus	_____	_____	_____	Total
<input type="checkbox"/> F.H.D.P. fee rebate	_____	_____	_____	<u>\$ 145.00</u>

Hearing date April 16, 2008

[Signature] 3/18/08
 Planner signature / date

Project # 1003099

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 (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.

for DIANE Hoelber
 Applicant name (print)
Mark Swanson 3/18/08
 Applicant signature / date



Form revised October 2007

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

Application case numbers
 DRB - 70144

Ventura 3/18/08
 Planner signature / date
 Project # 1003099

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 APRIL 1, 2008 To APRIL 16, 2008

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.

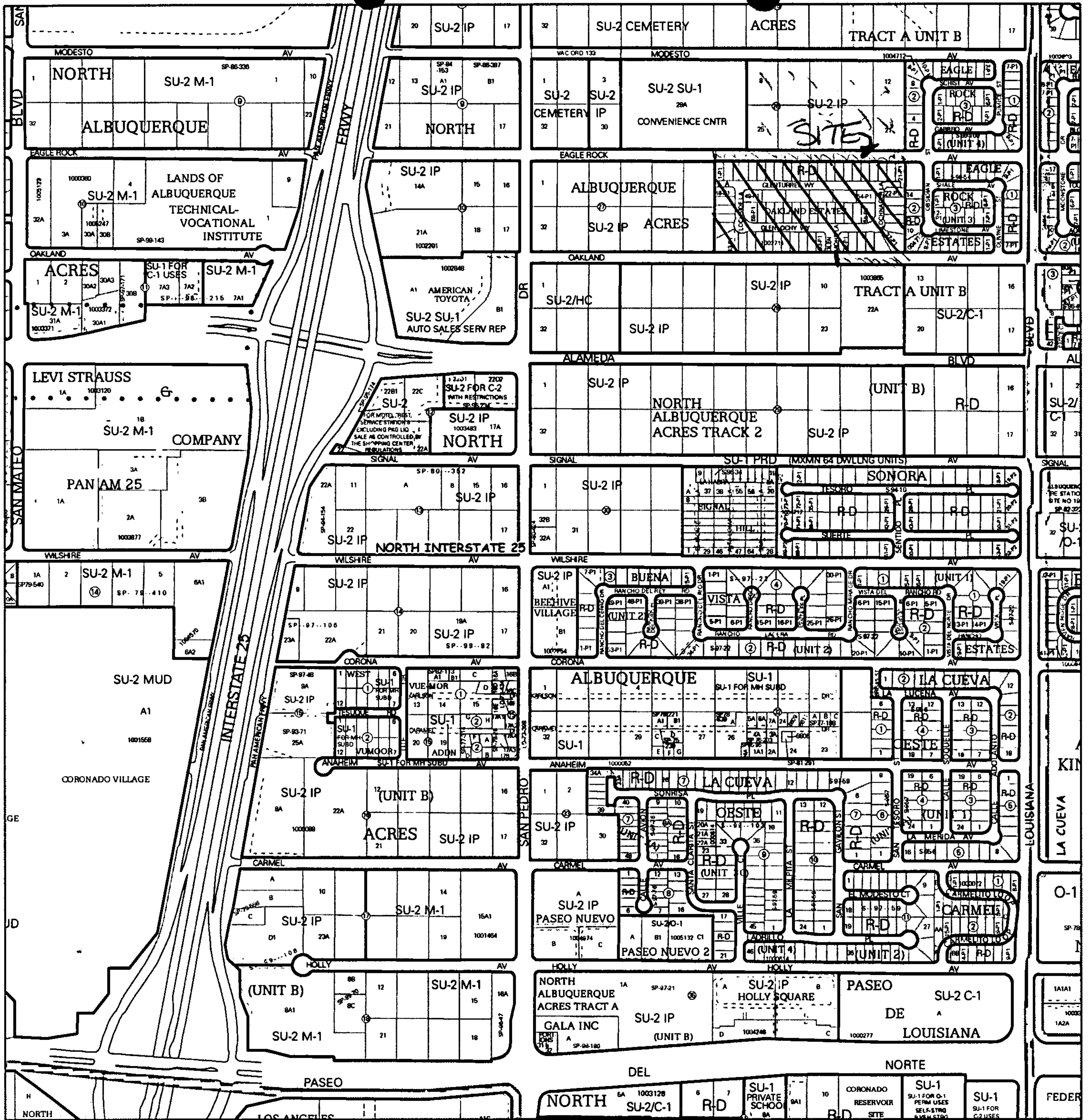
I have read this sheet and discussed it with the Development Services Front Counter Staff. I understand (A) my obligation to keep the sign(s) posted for (15) days and (B) where the sign(s) are to be located. I am being given a copy of this sheet.

Elizabeth M. [Signature] 3-18-08
(Applicant or Agent) (Date)


I issued 2 signs for this application, 03/18 Sandy Handley
(Date) (Staff Member)

DRB PROJECT NUMBER: 1003099

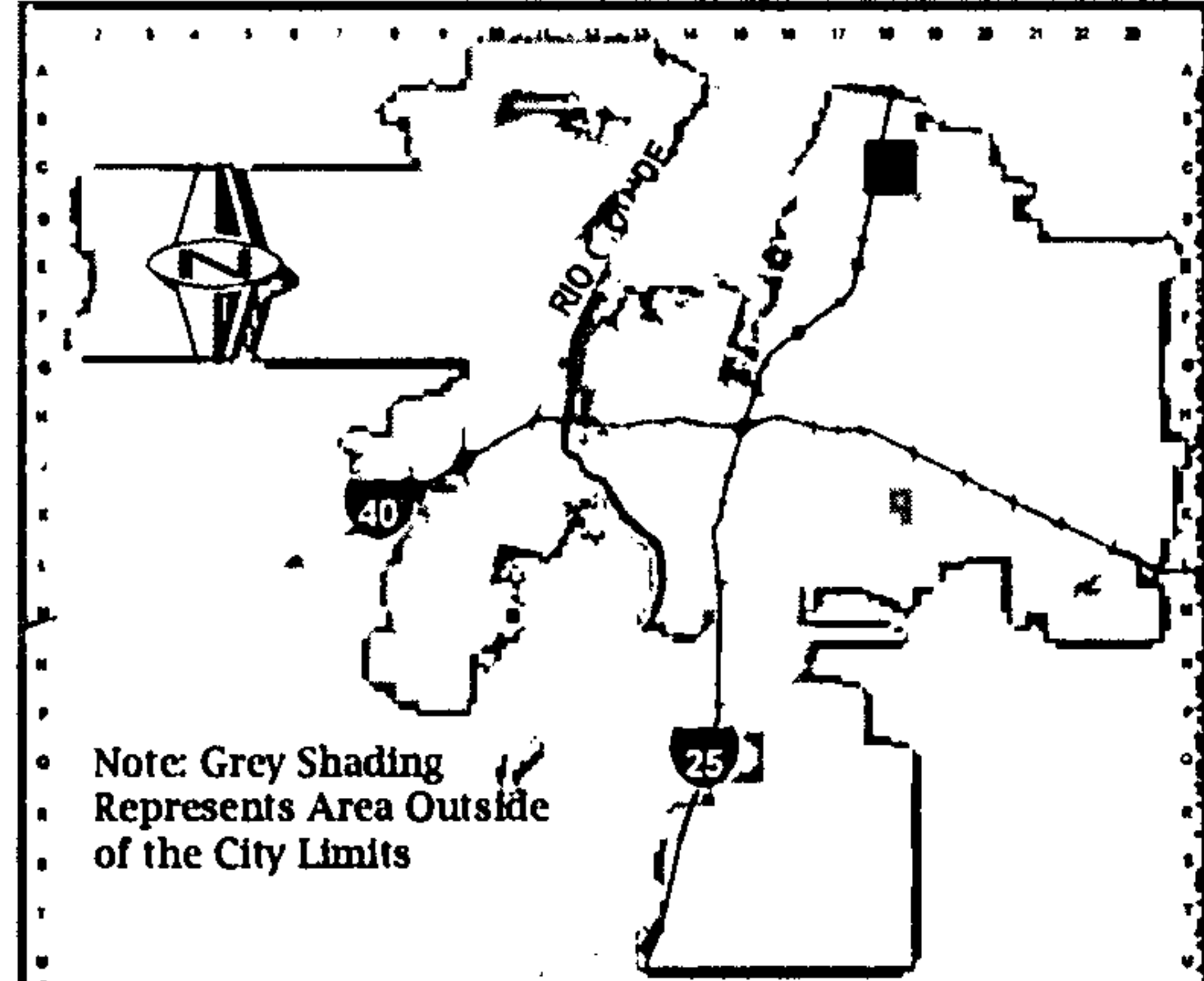
101806436746011617
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101806437946111619
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101806439046111621
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101806441246111626
101806441746111627
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101806442646111629
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101806445346111635
101806445746111636
101806446246011637



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



Map amended through: 1/4/2008



Note: Grey Shading Represents Area Outside of the City Limits

Zone Atlas Page:
C-18-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



D. Mark Goodwin & Associates, P.A.
Consulting Engineers

P.O. BOX 90606, ALBUQUERQUE, NM 87199
(505) 828-2200 FAX 797-9539

March 18, 2008

*Mr. Jack Cloud
DRB Chair
City of Albuquerque
PO Box 1293
Albuquerque, NM 87103*

Re: Oakland Estates - 1002711

Dear Mr. Cloud:

On behalf of our client, STV Investments VII, LLC., and the requirements of the DPM we are submitting the attached DRB application requesting a 2-year extension of the SIA.

The improvements financially guaranteed with this SIA have been deferred until such time as the surrounding area is developed. At this time, Eagle Rock Road improvements are being designed and approved through the City DRC process through the Eagle Rock Business Park project located on the north side of Eagle Rock Road.

Please contact our office if you have any questions or comments.

Sincerely,

MARK GOODWIN & ASSOCIATES, PA

*Diane Hoelzer, PE
Senior Vice President*

*DLH/sr
Attachments*



OFFICIAL NOTICE OF DECISION

CITY OF ALBUQUERQUE
PLANNING DEPARTMENT
DEVELOPMENT REVIEW BOARD

May 26, 2004

9. Project # 1002711
04DRB-00769 Minor-Sidewalk Waiver

MARK GOODWIN & ASSOCIATES, agent(s) for STV INVESTMENTS, LLC request(s) the above action(s) for all or a portion of Lot(s) 7-12 & 21-26, Block(s) 27, Tract(s) A, NORTH ALBUQUERQUE ACRES, UNIT B, (to be known as **OAKLAND ESTATES**, zoned R-D residential and related uses zone, developing area, located on EAGLE ROCK AVE NE, between SAN PEDRO BLVD NE and LOUISIANA BLVD NE containing approximately 11 acre(s). (Project #1003099 issued on this case in error) [REF: 03EPC-00907 & 8, 03EPC-00915] (C-18)

At the May 26, 2004, Development Review Board meeting, a sidewalk variance for waiver of sidewalks was approved as shown on Exhibit C in the Planning File.

If you wish to appeal this decision, you must do so by June 10, 2004 in the manner described below.

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

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


Sheran Matson, AICP, DRB Chair

cc: STV Investments LLC, 1015 Tijeras NW, Suite 210, 87102
Mark Goodwin & Associates, PA, PO Box 90606, 87199
Marilyn Maldonado, Planning Department, 4th Floor, Plaza del Sol Bldg.
Scott Howell, Property Management, Legal Dept./4th Flr, City/County Bldg
File



City of Albuquerque

P.O. Box 1293, Albuquerque, NM 87103

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.

March 18, 2008

Lisa Anglada
 Mark Goodwin and Associates, PA
 P.O. Box 90606/87199
 Phone: 828-2200/Fax: 797-9539
 E-mail: lisa@goodwinengineers.com

Dear Lisa:

Thank you for your inquiry of March 18, 2008 requesting the names of **ALL Neighborhood and/or Homeowner Associations** who would be affected under the provisions of O-92 by your proposed project at **LOTS 7-12, 21-26, TRACT A, BLOCK 27, UNIT B** zone map **C-18**

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

NOR ESTE N.A. (NRE) "R"

***Jeff Peterson**

7800 Eagle Rock Ave. NE/87111 797-3477 (h)

Joe Yardumian

7801 R.C. Gorman Ave. NE/87122-2748 797-1851 (h)

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

Sincerely,

Stephani Winklepleck

Stephani Winklepleck
 Neighborhood Liaison
 OFFICE OF NEIGHBORHOOD COORDINATION
 Planning Department

planningrnaform(11/23/07)

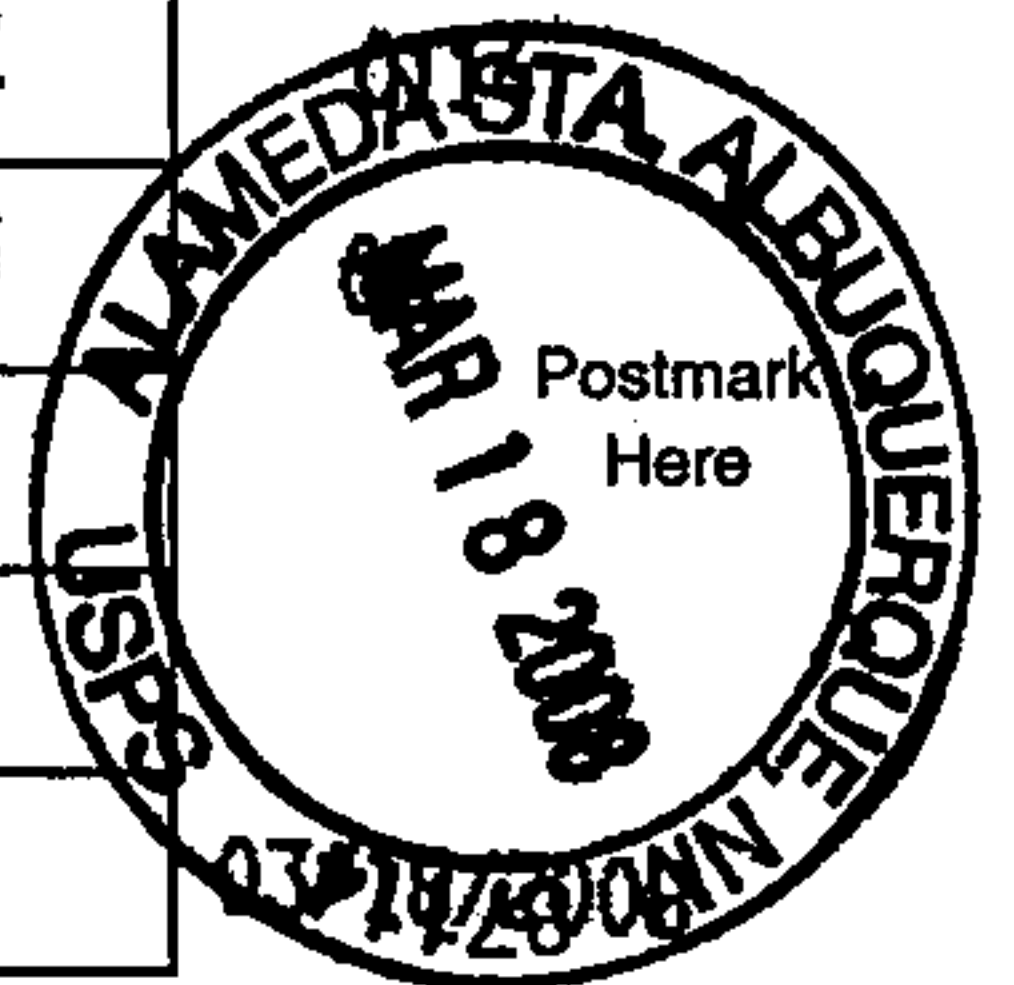
**LETTERS MUST BE SENT TO BOTH
 CONTACTS OF EACH
 NEIGHBORHOOD AND/OR
 HOMEOWNER ASSOCIATION.**

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

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

ALBUQUERQUE, NM 87111
OFFICIAL USE

Postage	\$	\$0.41
Certified Fee		\$2.65
Return Receipt Fee (Endorsement Required)		\$2.15
Restricted Delivery Fee (Endorsement Required)		\$0.00
Total Postage & Fees	\$	\$5.21



Sent To Mr. Jeff Peterson
 Apt. No.; 7800 Eagle Rock Ave NE
 Box No. Abq, NM 87111
 City, State, ZIP+4

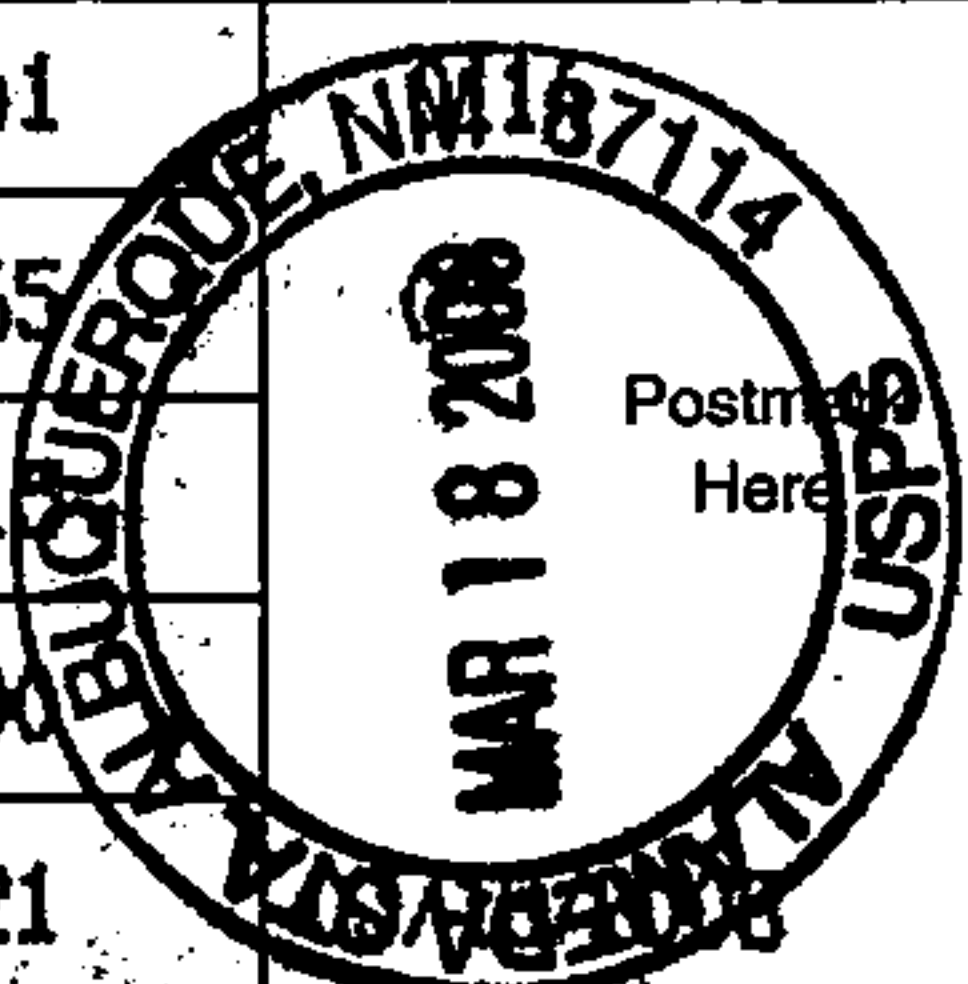
PS Form 3800, August 2006 See Reverse for Instructions

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

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

ALBUQUERQUE, NM 87122
OFFICIAL USE

Postage	\$	\$0.41
Certified Fee		\$2.65
Return Receipt Fee (Endorsement Required)		\$2.15
Restricted Delivery Fee (Endorsement Required)		\$0.00
Total Postage & Fees	\$	\$5.21

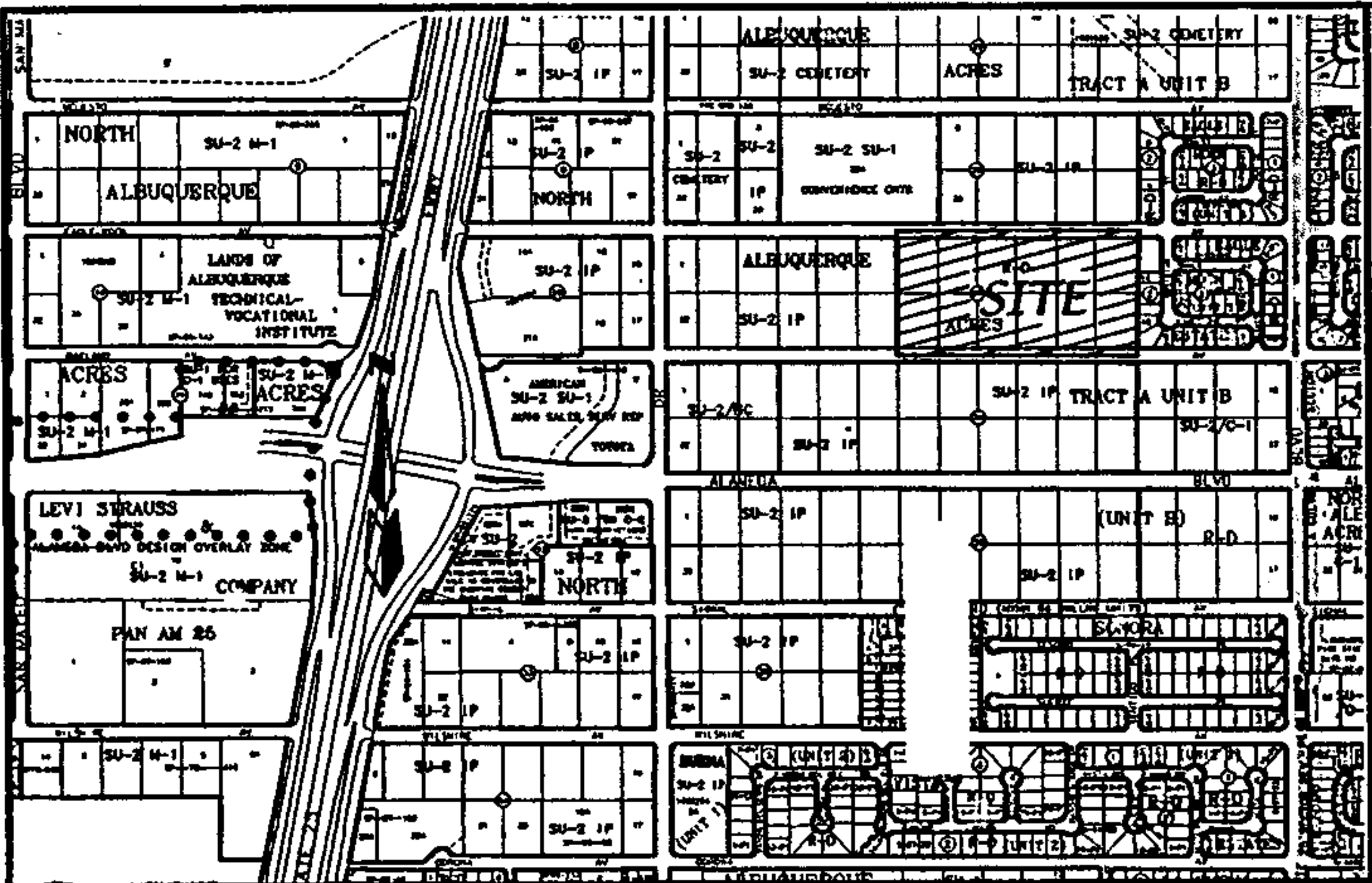


Sent To Mr. Joe Yardumian
 Street, Apt. No.; 7801 R.C. Gorman Ave NE
 or PO Box No. Abq, NM 87122
 City, State, ZIP+4

PS Form 3800, August 2006 See Reverse for Instructions

4 7 0 5 2 9 7 9 2 0 0 0 0 9 2 2 9 0 0 2

1 9 0 5 2 9 7 9 2 0 0 0 0 9 2 2 9 0 0 2



LEGAL DESCRIPTION (SEE SHEET 2)

NOTES (SEE SHEET 2)

PURPOSE OF PLAT

1. SUBDIVIDE 12 EXISTING LOTS INTO 68 RESIDENTIAL LOTS.
2. GRANT EASEMENTS AS SHOWN HEREON.
3. DEDICATE RIGHT-OF-WAY AS SHOWN HEREON.

PLAT FOR
OAKLAND ESTATES SUBDIVISION
 WITHIN THE
 ELENA GALLEGOS GRANT
 PROJECTED SECTION 13
 TOWNSHIP 11 NORTH, RANGE 3 EAST, NMPM
 CITY OF ALBUQUERQUE
 BERNALILLO COUNTY, NEW MEXICO
 JUNE, 2004

APPROVED AND ACCEPTED BY:

APPROVAL AND CONDITIONAL ACCEPTANCE as specified by the Albuquerque subdivision Ordinance, Chapter 14 Article 14 of the Revised Ordinances of Albuquerque, New Mexico, 1994.

Project Number: 1008711

Application Number: 04-01646

PLAT APPROVAL

Utility Approvals:

<u>Leonard D. Marks</u> PNM Electric Services	9-21-04 Date
<u>Leon D. Marks</u> PNM Gas Services	9-21-04 Date
<u>Dave R. Muller</u> Qwest	9-20-04 Date
<u>Rita Erickson</u> Comcast	9-7-04 Date

City Approvals:

<u>W.B. Hart</u> City Surveyor	9-7-04 Date
<u>N/A</u> Real Property Division	11/5/04 Date
<u>[Signature]</u> Traffic Engineering, Transportation Division	11-3-04 Date
<u>Nancy Dussini</u> Utilities Development	11/3/2004 Date
<u>Christine Dandora</u> Parks and Recreation Department	11/5/04 Date
<u>Bradley D. Bingham</u> AMAFCA	11/3/04 Date
<u>Bradley D. Bingham</u> City Engineer	11/3/04 Date
<u>Sheron Watson</u> DRB Chairperson, Planning Department	11/03/04 Date

SURVEYOR'S CERTIFICATION

"I, Timothy Aldrich, a duly qualified Registered Professional Land Surveyor under the laws of the State of New Mexico, do hereby certify that this plat and description were prepared by me or under my supervision, shows all easements as shown on the plat of record or made known to me by the owners and/or proprietors of the subdivision shown hereon, utility companies and other parties expressing an interest and meets the minimum requirements for monumentation and surveys of the Albuquerque Subdivision Ordinance, and further meets the Minimum Standards for Land Surveying in the State of New Mexico, and is true and correct to the best of my knowledge and belief."

Timothy Aldrich 08-31-04
 Timothy Aldrich, P.S. No. 7719
 Date



ALDRICH LAND SURVEYING

P.O. BOX 30701, ALBQ., N.M. 87190
 505-884-1990

2894156058
 81866-4
 Page: 1 of 5
 11/85/2894 81-28P
 R 27.89 BL-2894C Pg-332

Dwg: SHEET1.dwg	Drawn: STEPHEN	Checked: ALS	Sheet 1 of 5
Scale: N/A	Date: 06/23/04	Job: A03109	

LOCATION MAP ZONE ATLAS C-18-Z

SUBDIVISION DATA

Gross Acreage 12.1131 Ac.
 Zone Atlas No. C-18-Z
 No. of Existing Tracts/Lots 0 Tracts/12 Lots
 No. of Tracts/Lots created 1 Tract/68 Lots
 No. of Tracts/Lots eliminated 0 Tracts/12 lots
 Miles of full width streets created 0.25
 Street Area dedicated to the City of Albuquerque 1.3970 Ac.
 Date of Survey November, 2003
 Utility Control Location System Log Number 2003251394
 Zoning R-D

FREE CONSENT AND DEDICATION:

The subdivision hereon described is with the free consent and in accordance with the desires of the undersigned owner(s) and/or proprietor(s) thereof and said owner(s) and/or proprietor(s) do hereby dedicate all streets, public right-of-ways shown hereon to the City of Albuquerque in fee simple without warranty covenants and do hereby grant: all access, utility and drainage easements shown hereon including the right to construct, operate, inspect, and maintain facilities therein; and all public utility easements shown hereon for the common and joint use of gas, electrical power and communication services for buried distribution lines, conduits, and pipes for underground utilities where shown or indicated, and including the right of ingress and egress for construction and maintenance, and the right to trim interfering trees and shrubs. Said owner(s) and/or proprietor(s) do hereby consent to all of the foregoing and do hereby certify that this subdivision is their free act and deed. Said owners(s) warrant that they hold among them complete and indefeasible title to the land subdivided.

OWNER: STV Investments VII, LLC
 A New Mexico Limited Liability Company

BY: Tim McNaney 6/24/04
 Tim McNaney, Managing Member, STV Investments VII, LLC DATE

OWNER'S ACKNOWLEDGMENT

STATE OF NEW MEXICO SS
 COUNTY OF BERNALILLO

This instrument was acknowledged before me on June 24, 2004
 By Tim McNaney, Managing Member, STV Investments VII, LLC A New Mexico Limited Liability Company on behalf of said Company.

Beth Gonzales 10-08-07
 NOTARY PUBLIC OFFICIAL SEAL MY COMMISSION EXPIRES
 BETH GONZALES
 NOTARY PUBLIC-STATE OF NEW MEXICO
 My commission expires:

THIS IS TO CERTIFY THAT TAXES ARE CURRENT AND
 PAID ON UPC # See attachment
 PROPERTY OWNER OF RECORD:
Swan T. Mc
 BERNALILLO COUNTY TREASURER'S OFFICE
Swan T. Mc 11-05-04

LEGAL DESCRIPTION

A tract of land situate within the Elena Gallegos Grant, projected Section 13, Township 11 North, Range 3 East, New Mexico Principal Meridian, City of Albuquerque, Bernalillo County, New Mexico being all of LOTS 7 THRU 12 AND LOTS 21 THRU 26, BLOCK 27, TRACT A, UNIT B, NORTH ALBUQUERQUE ACRES as the same is shown and designated on said plat filed for record in the office of the County Clerk of Bernalillo County, New Mexico on April 24, 1936 in Volume D, Folio 130 and being more particularly described as follows:

BEGINNING at the northwest corner of the herein described tract said point being on the centerline of Eagle Rock Avenue N.E. from whence the Albuquerque Control Survey Monument "10-C18" bears N 63°18'20" W, 1074.30 feet;

THENCE along said centerline of Eagle Rock Avenue N.E. S 89°42'49" E, 990.97 feet to the north-east corner;

THENCE leaving said centerline of Eagle Rock Avenue N.E. S 00°12'38" W, 530.23 feet along a line common with the west line of BLOCK 2, EAGLE ROCK ESTATES, UNIT III as the same is shown and designated on said plat filed for record in the office of the County Clerk of Bernalillo County, New Mexico on May 13, 1999 in Book 99C, Page 118 to the southeast corner, said point being on the centerline of Oakland Avenue N.E.;

THENCE along said centerline of Oakland Avenue N.E. N 89°56'59" W, 991.65 feet to the southwest corner;

THENCE leaving said centerline of Oakland Avenue N.E. N 00°17'01" E, 534.32 feet along a line common with the east line of LOTS 27 AND 6, BLOCK 27, TRACT A, UNIT B, NORTH ALBUQUERQUE ACRES as the same is shown and designated on said plat filed for record in the office of the County Clerk of Bernalillo County, New Mexico on April 24, 1936 in Book D, Page 130 to the point of beginning and containing 12.1131 acres more or less.

NOTES

1. Bearings are New Mexico State Plane Grid Bearings (Central Zone).
2. Distances are ground distances.
3. Bearings and distances in parenthesis are record.
4. Basis of boundary is from the plat of record entitled:

PLAT FOR "NORTH ALBUQUERQUE ACRES, TRACT A, UNIT B", (04-24-36, D-130)

PLAT FOR "EAGLE ROCK ESTATES, UNIT III", (05-13-99, 99C-118)

all being records of Bernalillo County, New Mexico.

5. Field Survey: performed November, 2003.
6. Title Report(s): None provided.
7. Address of Property: None provided.
8. City of Albuquerque, New Mexico Zone: R-D
9. Utility Council Location System Log Number: 2003462966
10. Tract "A" is encumbered by a public drainage sanitary sewer and water line easement granted to the City of Albuquerque by this plat
11. Tract "A" is hereby conveyed in fee simple to the Oakland Estates Homeowners Association as Common Area for Private Street by this plat. A private access and private drainage easement is granted to each lot owner across Tract "A" by this plat. Maintenance and operation of the private streets shall be the responsibility of Oakland Estates Homeowners Association.
12. Total remaining open space requirements are met via the provision of detached open space per the provisions of Section 14-16-3-8(A) (3).

PLAT FOR
OAKLAND ESTATES SUBDIVISION
WITHIN THE
ELENA GALLEGOS GRANT
PROJECTED SECTION 13
TOWNSHIP 11 NORTH, RANGE 3 EAST, NMPM
CITY OF ALBUQUERQUE
BERNALILLO COUNTY, NEW MEXICO
JUNE, 2004

PUBLIC UTILITY EASEMENTS:

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

1. The PNM Electric Services Division 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 services.
2. The PNM Gas Services Division for installation, maintenance and services of natural gas lines, valves and other equipment and facilities reasonably necessary to provide natural gas.
3. Qwest for 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 installation, maintenance and service of such lines, cable and other related 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 easement, including sufficient working area space for electric transformers, with the right and privilege to trim and remove trees, shrubs or bushes which interfere with the purposes set forth herein. No building, sign, pool (above ground or subsurface), hot tub, concrete or wood pool decking, or other structure shall be erected or constructed on said easements, nor shall any well be drilled or operated thereon. Property owners shall be solely responsible for correcting any violations of National Electrical Safety Code caused by construction of pools, decking or any structures adjacent to within or near easements shown on this plat.

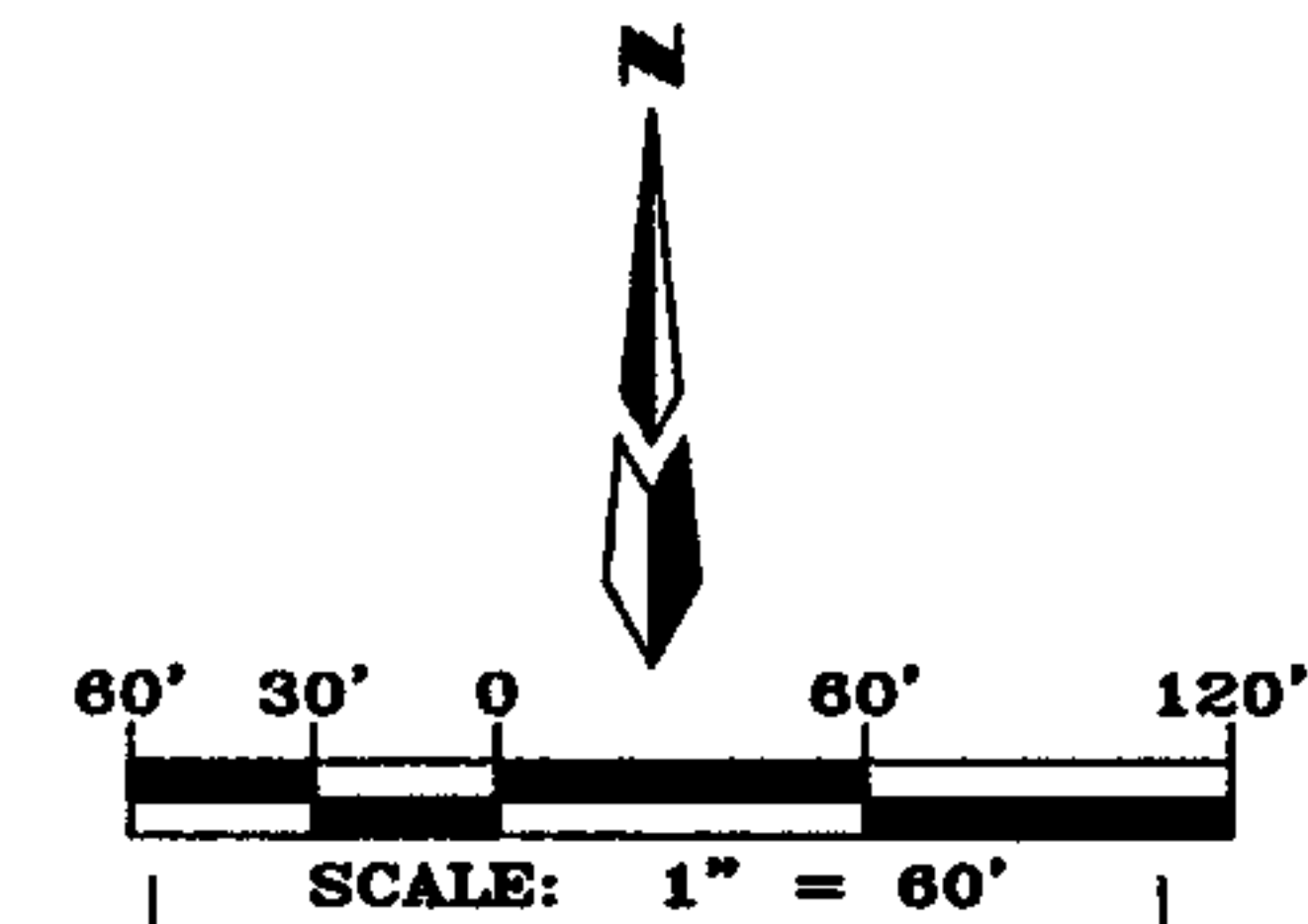
In approving this plat, the utility companies did not conduct a Title Search of the properties shown hereon. Consequently, the utility companies do not waive or release any easement or easement rights which may have been granted by prior plat, replat or other document and which are not shown on this plat. Easements for electric transformers/switchgears, as installed, shall extend ten feet (10') in front of transformer/switchgear doors and five feet (5') on each side.



P.O. BOX 30701, ALBQ., N.M. 87190
505-884-1990

Dwg: SHEET2.dwg	Drawn: STEPHEN	Checked: ALS	Sheet 2 of 5
Scale: N/A	Date: 09/15/04	Job: A03109	

PLAT FOR
OAKLAND ESTATES SUBDIVISION
 WITHIN THE
 ELENA GALLEGOS GRANT
 PROJECTED SECTION 13
 TOWNSHIP 11 NORTH, RANGE 3 EAST, NMPM
 CITY OF ALBUQUERQUE
 BERNALILLO COUNTY, NEW MEXICO
 JUNE, 2004



(HATCHED AREA)
 ADDITIONAL STREET RIGHT-OF-WAY
 DEDICATED TO THE CITY OF ALBUQUERQUE
 BY THIS PLAT WITHOUT WARRANTY COVENANTS.
 (1.3970 ACRES)

30' GATED EMERGENCY ACCESS,
 PUBLIC WATER, DRAINAGE AND
 SANITARY SEWER EASEMENT
 GRANTED WITH THIS PLAT

ACS MONUMENT
 "10-C18"
 Y=1524061.42
 X=402319.45
 G-G=0.9996613
 Δα=-00°11'18"
 CENTRAL ZONE
 (NAD 1927/SLD 1929)
 ELEVATION= 5219.410

NORTH ALBUQUERQUE ACRES
 TRACT A, UNIT B
 BLOCK 27
 (04-24-36, D-130)

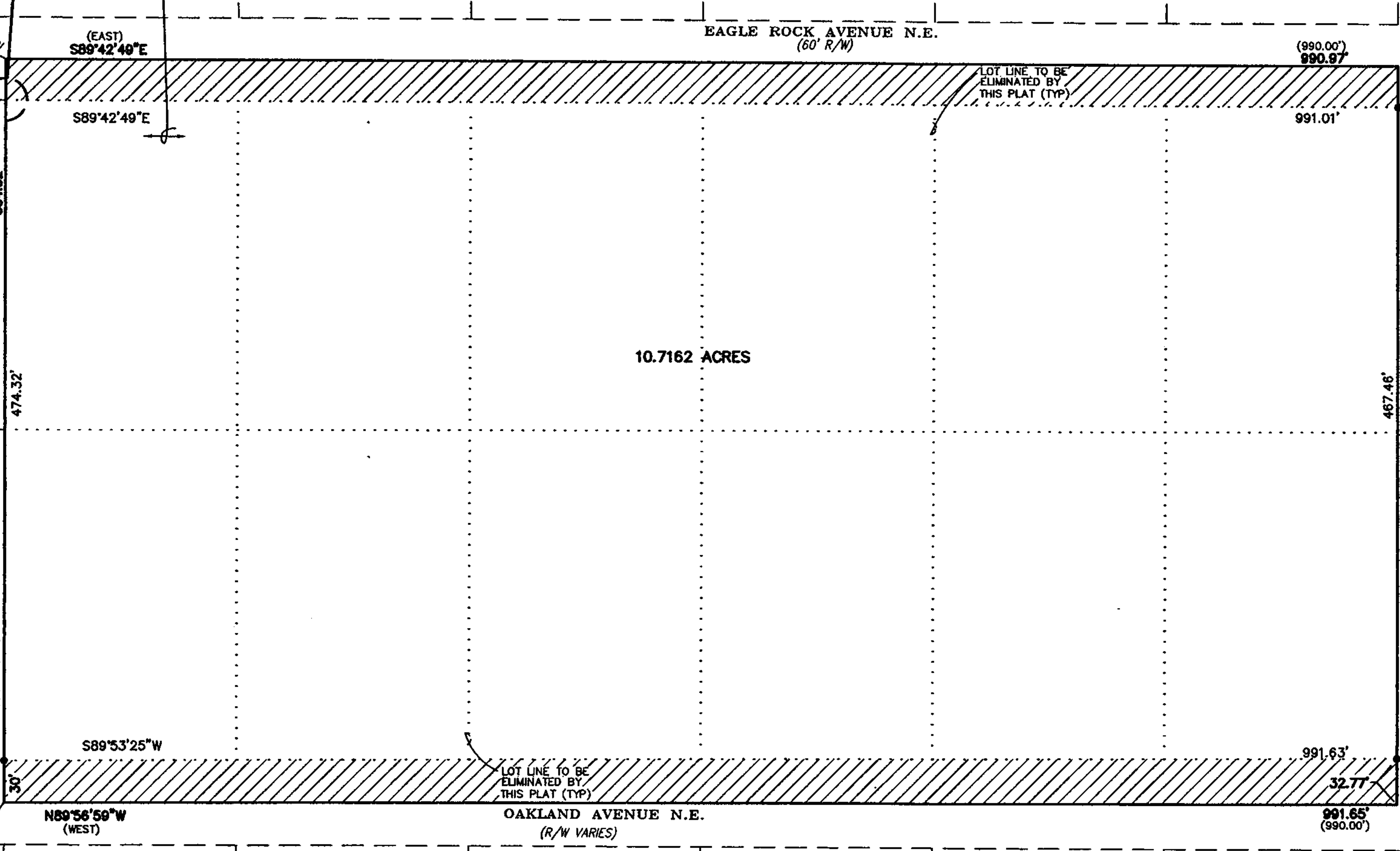
LOT 6

LOT 27

(NORTH)
 N00°17'01"E

60.00'
 S32°22'36"W
 1908.71'

ACS MONUMENT
 "9-C18"
 Y=1521435.09
 X=402255.61
 G-G=0.9996608
 Δα=-00°11'19"
 CENTRAL ZONE
 (NAD 1927/SLD 1929)
 ELEVATION= 5229.790



10.7162 ACRES

SET 5/8" REBAR WITH
 CAP "ALS LS 7719" (TYP)

TRACT
 B

EAGLE ROCK ESTATES, UNIT III
 BLOCK 2
 (05-13-99, 99C-118)

TRACT
 A

Stephen
 09-16-04

ALDRICH LAND SURVEYING
 P.O. BOX 30701, ALBUQ., N.M. 87190
 505-884-1990

2884156058
 0109098
 Page: 3 of 5
 11/05/2004 01:28P
 Bk-2884C Pg-352

Dwg: SHEET3.dwg	Drawn: STEPHEN.	Checked: ALS	Sheet 3 of 5
Scale: AS SHOWN	Date: 09/02/04	Job: A03109	

NOTE: CENTERLINE (IN LIEU OF R/W) MONUMENTATION IS TO BE INSTALLED AT ALL CENTERLINE P.C.'S, ANGLE POINTS AND STREET INTERSECTIONS AS SHOWN HEREON AND WILL CONSIST OF A FOUR INCH (4") ALUMINUM ALLOY CAP STAMPED "CITY OF ALBUQUERQUE," CENTERLINE MONUMENT, "DO NOT DISTURB," P.S. # 7719".

ADRICH LAND SURVEYING
 P.O. BOX 30701, ALBQ., N.M. 87190
 505-884-1990

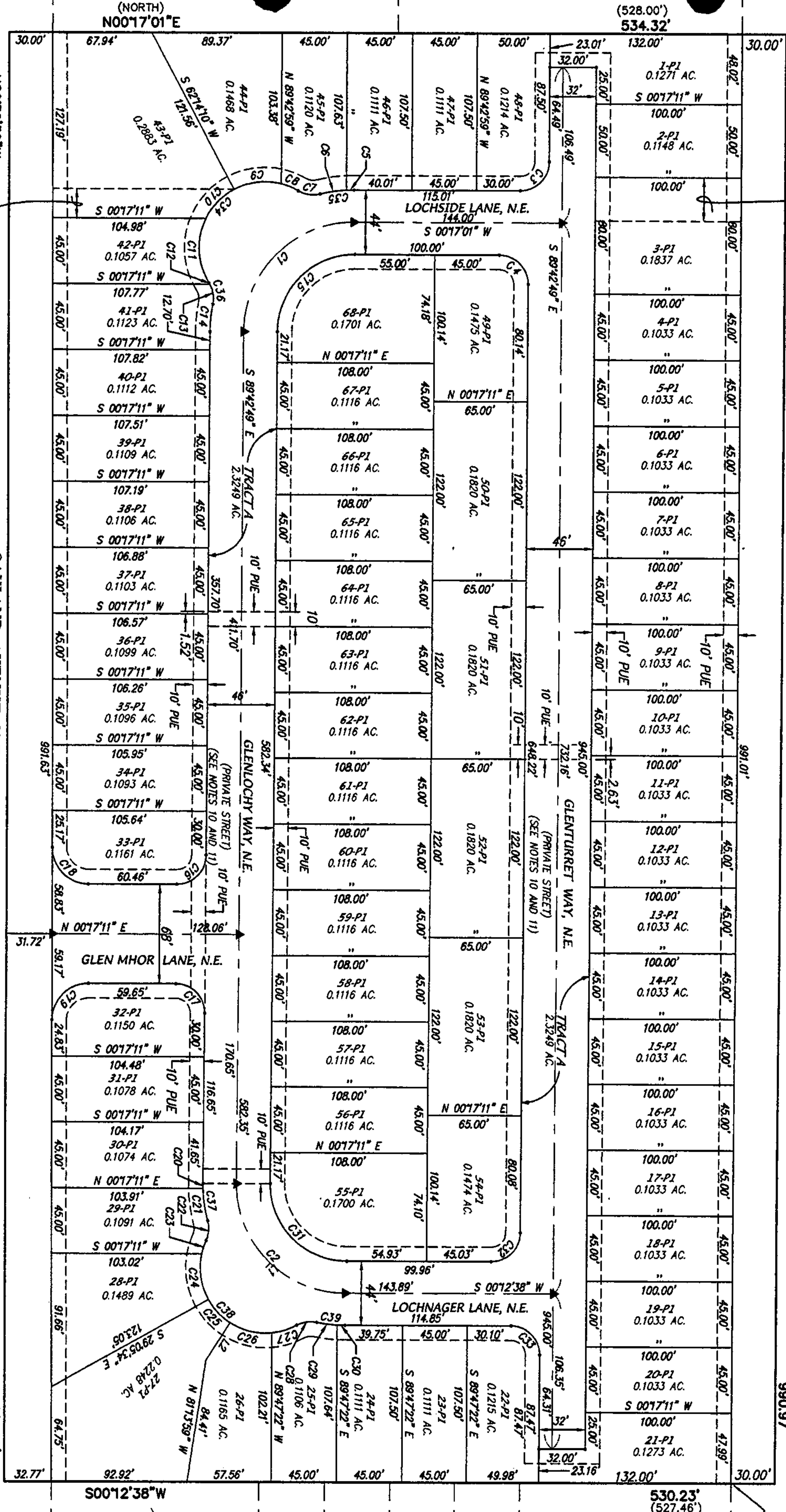
PLAT FOR OAKLAND ESTATES SUBDIVISION
 WITHIN THE ELENA GALLEGOS GRANT
 PROJECTED SECTION 13
 TOWNSHIP 11 NORTH, RANGE 3 EAST, NMRPM
 CITY OF ALBUQUERQUE
 BERNALILLO COUNTY, NEW MEXICO
 JUNE, 2004

30' GATED EMERGENCY ACCESS, PUBLIC WATER DRAINAGE AND SANITARY SEWER EASEMENT GRANTED TO THE CITY OF ALBUQUERQUE WITH THIS PLAT

ABBREVIATIONS
 10' PUE = PUBLIC UTILITY EASEMENTS GRANTED WITH THIS PLAT

EAGLE ROCK AVENUE N.E.
 (60' R/W)

(990.00')
 990.97'



N89°56'59" W (WEST)
 20' PUBLIC DRAINAGE EASEMENT GRANTED TO THE CITY OF ALBUQUERQUE BY THIS PLAT

OAKLAND AVENUE N.E.
 (R/W VARIES)

991.65'
 (990.00')

SET 5/8" REBAR WITH CAP "ALS LS 7719"

TRACT 10 11 12 13 14 TRACT
 EAGLE ROCK ESTATES, UNIT III
 BLOCK 2
 (05-13-99, 99C-118)



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 4 of 5
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A03\JOBS\A3109_oe\final plot\base.dwg (10-26-04) SPS

Dwg:	base.dwg	Drawn:	STEPHEN	Checked:	ALS
Scale:	AS SHOWN	Date:	10/26/04	Job:	A03109

PLAT FOR
OAKLAND ESTATES SUBDIVISION
 WITHIN THE
 ELENA GALLEGOS GRANT
 PROJECTED SECTION 13
 TOWNSHIP 11 NORTH, RANGE 3 EAST, NMPM
 CITY OF ALBUQUERQUE
 BERNALILLO COUNTY, NEW MEXICO
 JUNE, 2004

PUBLIC UTILITY EASEMENTS:

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

1. The PNM Electric Services Division 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 services.
2. The PNM Gas Services Division for installation, maintenance and services of natural gas lines, valves and other equipment and facilities reasonably necessary to provide natural gas.
3. Quest for 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 installation, maintenance and service of such lines, cable and other related 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 easement, including sufficient working area space for electric transformers, with the right and privilege to trim and remove trees, shrubs or bushes which interfere with the purposes set forth herein. No building, sign, pool (above ground or subsurface), hot tub, concrete or wood pool decking, or other structure shall be erected or constructed on said easements, nor shall any well be drilled or operated thereon. Property owners shall be solely responsible for correcting any violations of National Electrical Safety Code caused by construction of pools, decking or any structures adjacent to within or near easements shown on this plat.

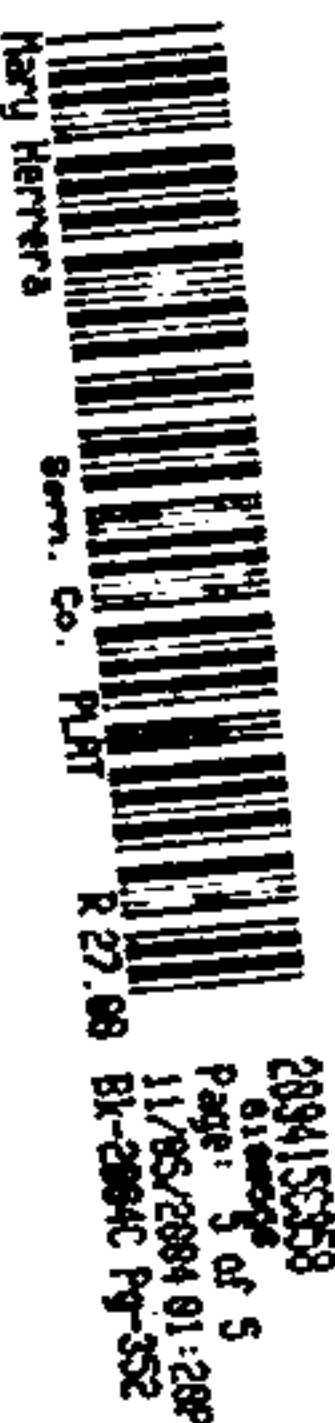
In approving this plat, the utility companies did not conduct a Title Search of the properties shown hereon. Consequently, the utility companies do not waive or release any easement or easement rights which may have been granted by prior plat, replat or other document and which are not shown on this plat. Easements for electric transformers/switchgear, as installed, shall extend ten feet (10') in front of transformer/switchgear doors and five feet (5') on each side.

CURVE TABLE

CURVE	LENGTH	RADIUS	DELTA	TANGENT	CH-BEARING	CH-DIST
C1	117.81	75.00	89°59'50"	75.00	S44°42'54"E	106.06
C2	117.91	75.00	90°04'33"	75.10	N45°14'54"E	106.14
C3	31.41	20.00	89°59'50"	20.00	N44°42'54"W	28.28
C4	31.42	20.00	90°00'10"	20.00	S45°17'06"W	28.28
C5	5.00	97.00	2°57'04"	2.50	S01°13'17"E	5.00
C6	18.57	97.00	10°58'18"	9.32	S08°09'12"E	18.55
C7	15.47	20.00	44°19'22"	8.15	N08°31'22"E	15.09
C8	12.71	45.00	16°11'05"	6.40	S22°35'33"W	12.67
C9	33.19	45.00	42°15'51"	17.39	S06°37'55"E	32.45
C10	28.15	45.00	35°50'15"	14.55	S45°40'58"E	27.69
C11	46.08	45.00	58°40'19"	25.29	N87°03'45"E	44.09
C12	1.14	20.00	3°15'36"	0.57	S59°21'23"W	1.14
C13	14.07	20.00	40°17'59"	7.34	S81°08'11"W	13.78
C14	18.81	98.00	11°00'00"	9.44	S84°12'49"E	18.79
C15	83.25	53.00	89°59'50"	53.00	S44°42'54"E	74.95
C16	31.42	20.00	90°00'00"	20.00	N44°42'49"W	28.28
C17	31.42	20.00	90°00'00"	20.00	S45°17'11"W	28.28
C18	39.10	25.00	89°36'14"	24.83	N45°05'18"E	35.32
C19	39.44	25.00	90°23'46"	25.17	S44°54'42"E	35.48
C20	3.35	97.00	1°58'45"	1.68	N89°17'48"E	3.35
C21	22.69	97.00	13°24'01"	11.40	N81°36'25"E	22.63
C22	13.78	20.00	39°28'45"	7.18	N85°21'13"W	13.51
C23	9.64	45.00	12°16'32"	4.84	S71°45'06"E	9.62
C24	32.36	45.00	41°12'11"	16.92	N81°30'32"E	31.67
C25	22.03	45.00	28°03'11"	11.24	N46°52'51"E	21.81
C26	29.95	45.00	38°07'43"	15.55	N13°47'24"E	29.40
C27	18.09	45.00	23°02'07"	9.17	N16°47'31"W	17.97
C28	14.00	20.00	40°06'55"	7.30	S08°15'07"E	13.72
C29	14.38	97.00	8°29'32"	7.20	N07°33'35"E	14.36
C30	5.25	97.00	3°06'11"	2.63	N01°45'43"E	5.25
C31	83.32	53.00	90°04'33"	53.07	N45°14'54"E	75.00
C32	31.39	20.00	89°55'27"	19.97	N44°45'06"W	28.27
C33	31.44	20.00	90°04'33"	20.03	S45°14'54"W	28.30
C34	120.13	45.00	152°57'30"	187.14	S45°47'40"E	87.51
C35	23.57	97.00	1°55'22"	11.84	S06°40'40"E	23.51
C36	15.21	20.00	43°33'35"	7.99	S79°30'23"W	14.84
C37	26.04	97.00	15°22'46"	13.10	N82°35'48"E	25.96
C38	112.07	45.00	142°41'44"	133.31	N43°02'17"E	85.27
C39	19.63	97.00	11°35'43"	9.85	N06°00'29"E	19.60

LINE TABLE

LINE	BEARING	DISTANCE
L1	N46°17'48"W	4.26
L2	S57°08'45"E	30.45



ALDRICH LAND SURVEYING
 P.O. BOX 30701, ALBQ., N.M. 87190
 505-884-1990

ORIGINAL

INFRASTRUCTURE LIST

EXHIBIT "A"

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

Oakland Estates

PROPOSED NAME OF PLAT AND/OR SITE DEVELOPMENT PLAN

Lots 7-12 & 21-26, block 27, Tract A, Unit B, North Albuquerque Acres

EXISTING LEGAL DESCRIPTION PRIOR TO PLATTING ACTION

① 8/6/04
② 8/24/04
③ 5/13/05
④ 1/19/05
04-00171

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

SIA Sequence #	COA DRC Project #	Size	Type of Improvement	Location	From	To	Private Inspector	City Inspector	City Cnst Engineer
		22' FF 4' *	Res Pvmnt Sidewalk (One Side) C & G (Both Sides)	Glenturret Way (Private)	West Boundary	Lochside Lane	/	/	/
		22' FF 4' *	Res Pvmnt Sidewalk (One Side) C & G (Both Sides)	Glenturret Way (Private)	② LOCHNAGE Lochside Lane	East Boundary	/	/	/
		28' FF 4' *	Res Pvmnt Sidewalk (Both Side) C & G (Both Sides)	Glenturret Way (Private)	Lochside Lane	Lochnager Lane	/	/	/
		28' FF 4' *	Res Pvmnt w/ Knuckles Sidewalk (Both Side) C & G (Both Sides)	Glenlochey Way (Private)	Lochside Lane	Lochnager Lane	/	/	/
		26' FF 4' *	Res Pvmnt Sidewalk (Both Side) C & G (Both Sides)	Lochside Lane (Private)	Glenturret Way	Glenlochey Way	/	/	/
		26' FF 4' *	Res Pvmnt Sidewalk (Both Side) C & G (Both Sides)	Lochnager Lane (Private)	Glenturret Way	Glenlochey Way	/	/	/
		20' 4' 4'	Res Pvmnt Temp, if required Sidewalk (South Side) C & G (South Side)	Eagle Rock Avenue (Public)	East Boundary	West Boundary	/	/	/

Project name:

Oakland Estates

ORIGINAL

SIA Sequence #	COA DRC Project #	Size	Type of Improvement	Location	From	To	Private Inspector	City Inspector	City Cnst Engineer
		20'	Res Pvmnt	Oakland Avenue	East Boundary	West Boundary	/	/	/
		4'	Temp, if required	(Public)					
		4'	Sidewalk (North Side)						
			C & G (North Side)						
		20'	Res Pvmnt Remove & Replace for Storm Drain Construction	Eagle Rock Avenue (Public)	San Pedro Blvd	East Boundary	/	/	/
		44'	Res Pvmnt	Glen Mhor Lane (Private)	Oakland Avenue	Glenlochey Way	/	/	/
		38' FF	Sidewalk (Both Side)						
		4' *	C & G (Both Sides)						
		10'	Gravel	Eagle Rock Avenue		Glenturret Way			
		6'	Valley Gutter	SIDEWALK					
WATER									
		6"	Water line	40' Easement	Eagle Rock Avenue	Glenturret Way	/	/	/
		6"	Water line	Glen Mohr Lane	Oakland Avenue	Glenlochey Way	/	/	/
		6"	Water line	Glenlochey Way	Lochside Lane	Lochnager Lane	/	/	/
		6"	Water line	Lochside Lane	Glenlochey Way	Glenturret Way	/	/	/
		6"/4"	Water line	Glenturret Way	West Boundary	East Boundary	/	/	/
		6"	Water line	Lochnager Lane	Glenlochey Way	Glenturret Way	/	/	/
		8"	Water line	Oakland Avenue	East Boundary Line	West Boundary Line			
SANITARY SEWER									
		8"	SAS	40' Easement	Eagle Rock Avenue	Glenturret Way	/	/	/
		8"	SAS	Glenturret Street	West Boundary	East Boundary	/	/	/
		8"	SAS	Glenlochey Street	Lochside Lane	Lochnager Lane	/	/	/
		8"	SAS	Lochside Drive	Glenturret Way	Glenlochey Way	/	/	/
		8"	SAS	Lochnager Drive	Glenturret Way	Glenlochey Way	/	/	/
		8"	SAS	Oakland Avenue	East Boundary Line	West Boundary Line			

~~PUBLIC STREET~~
30' Emergency Access Easmt
~~Easement~~
Private pedestrian access easement LOT 3

ORIGINAL

Project name: Oakland Estates

SIA Sequence #	COA DRC Project #

Size	Type of Improvement	Location	From	To
54"-48"-60"	Storm Drain	Eagle Rock Avenue	San Pedro Blvd	EMER ACCESS East Boundary
42"-36"-30"	Storm Drain	EAGLE ROCK	EMER ACC ESMT	East IP
42"-36"-30"	Storm Drain	Easement / Lochside Lane	Eagle Rock Avenue	Oakland Avenue
36"-24"	Storm Drain	Oakland Avenue	Easement	Eastern Terminus

Removed per Cost Allocation plan

Private Inspector	City Inspector	City Cnst Engineer

- * Sidewalks to be deferred
- ** ~~Oakland Avenue Storm Drain to be deferred~~ EAGLE ROCK ST TO BE DEFERRED ^{to Review} 3
- 1 Storm Drain to include manholes and drop inlets A
- 2 Engineer's Certification for Grading & Drainage per DPM including perimeter walls as shown on Grading Plan for release of SIA and Financial Guarantees
- 3 Water infrastructure to include valves, fittings, valve boxes, and fire hydrants
- 4 Sanitary Sewer to include manholes and service connections
- 5. Glen Moor street width to be determined at DRC

AGENT / OWNER

J. Scott Davis
NAME (print)

MARK GOODWIN & ASSOCIATES
FIRM

Scott Davis 3/9/04
SIGNATURE - date

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

DEVELOPMENT REVIEW BOARD MEMBER APPROVALS

Sheran Matson 3/10/04 DRB CHAIR - date
Christina Sandoral 3/10/04 PARKS & GENERAL SERVICES - date
Mike [Signature] 3/10/04 TRANSPORTATION DEVELOPMENT - date
Roger [Signature] 3/10/04 UTILITY DEVELOPMENT - date
Brad J. Bihan 3/10/04 CITY ENGINEER - date

DESIGN REVIEW COMMITTEE REVISIONS

REVISION	DATE	DRC CHAIR	USER DEPARTMENT	AGENT / OWNER
1	3/10/04	<i>[Signature]</i>	<i>Brad Bihan 1st [Signature]</i>	<i>[Signature]</i>
2	8/24/04	<i>[Signature]</i>	<i>[Signature]</i>	<i>[Signature]</i>
3	5/13/05	<i>[Signature]</i>	<i>Brad Bihan</i>	<i>[Signature]</i>
4	1/19/05	<i>[Signature]</i>	<i>Brad Bihan</i>	<i>[Signature]</i>