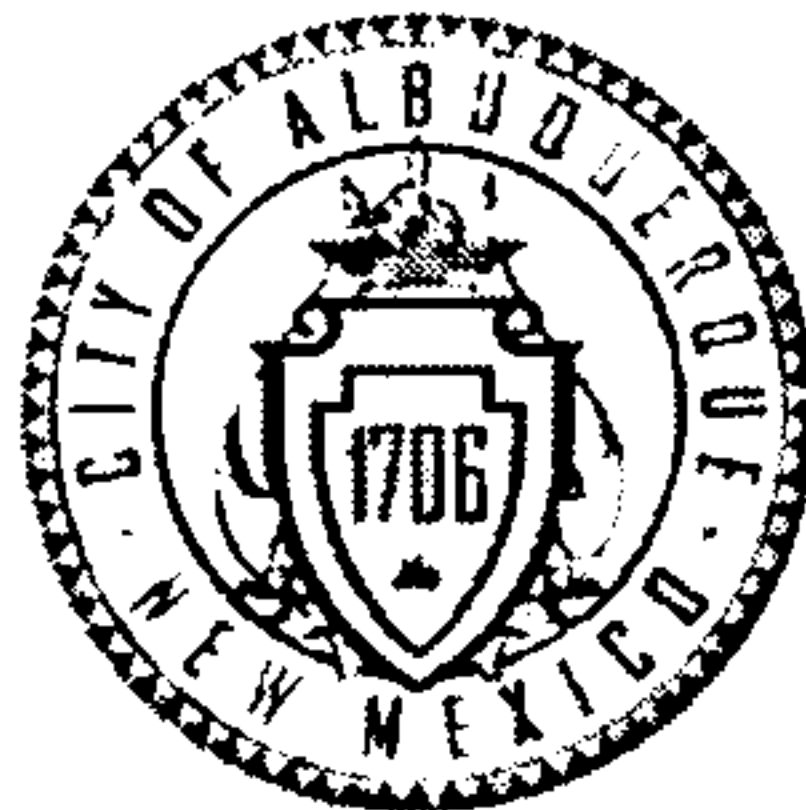




**DEVELOPMENT REVIEW BOARD
AGENDA**

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

**April 8, 2009
MEMBERS:**

**Jack Cloud, AICP, DRB Chairman, Planning Department
Angela Gomez, Administrative Assistant**

**Kristal Metro, P.E. , Transportation Development Roger Green, P.E., Albuquerque/ Bernalillo Co.WUA
Brad Bingham, P.E., Hydrology/ Alternate City Engineer Christina Sandoval, Parks/Municipal Development**

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

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

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

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

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

CASES WHICH REQUIRE PUBLIC NOTIFICATION

MAJOR SUBDIVISIONS, VACATIONS, SIA EXTENSIONS AND SITE DEVELOPMENT PLANS

1. ~~Project#-1003123~~
09DRB-70109 MAJOR - 2YEAR
EXTENSION OF SUBDIVISION
IMPROVEMENTS (2YR SIA)
KPM LLC request(s) the referenced/ above action(s) for all
or a portion of Tracts 1 & 2, **LANDS OF DEVEREUX &
WATSON**, zoned S-M1, located on the west side of 5TH
ST NW between ASPEN AVE NW AND HAINES AVE
NW containing approximately 1.4 acre(s). (H-14)



OFFICIAL NOTICE OF DECISION

CITY OF ALBUQUERQUE
PLANNING DEPARTMENT
DEVELOPMENT REVIEW BOARD

April 8, 2009

Project# 1003123

09DRB-70109 MAJOR - 2YEAR EXTENSION OF SUBDIVISION IMPROVEMENTS
(2YR SIA)

KPM LLC request(s) the referenced/ above action(s) for all or a portion of Tracts 1 & 2, **LANDS OF DEVEREUX & WATSON**, zoned S-M1, located on the west side of 5TH ST NW between ASPEN AVE NW AND HAINES AVE NW containing approximately 1.4 acre(s). (H-14)

At the April 8, 2009 Development Review Board meeting, the 2 year extension of the Subdivision Improvements Agreement was approved.

If you wish to appeal this decision, you must do so by April 23, 2009 in the manner described below.

Appeal is to the Land Use Hearing Officer. Any person aggrieved with any determination of the Development Review Board may file an appeal on the Planning Department form, to the Planning Department, within 15 days of the Development Review Board's decision. The date the determination in question is issued is not included in the 15-day period for filing an appeal.

If the fifteenth day falls on a Saturday, Sunday or holiday as listed in the Merit System Ordinance, the next working day is considered as the deadline for filing the appeal. Such appeal shall be heard within 60 days of its filing.

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



Jack Cloud, AICP, DRB Chair

Cc: KPM LLC – Jerry Miller – P.O. Box 7553 – Albuquerque, NM 87194
Marilyn Maldonado
File



**CITY OF ALBUQUERQUE
PLANNING DEPARTMENT
HYDROLOGY DEVELOPMENT SECTION**

DEVELOPMENT REVIEW BOARD--SPEED MEMO

DRB CASE NO/PROJECT NO: 1003123

AGENDA ITEM NO: 1

SUBJECT:

SIA Extension

ACTION REQUESTED:

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

PO Box 1293

ENGINEERING COMMENTS:

The Hydrology Section has no objection to the extension request.

Albuquerque

NM 87103

RESOLUTION: 2-xv

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

www.cabq.gov

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

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

FOR:

SIGNED: Bradley L. Bingham
City Engineer/AMAFCA Designee
924-3986

DATE: April 8, 2009

DRB PUBLIC HEARING SIGN IN SHEETS

PROJECT #: 1003123 AGENDA# 1 DATE: 4/8/09

- 1. Name: _____ Address: _____ Zip: _____
- 2. Name: _____ Address: _____ Zip: _____
- 3. Name: _____ Address: _____ Zip: _____
- 4. Name: _____ Address: _____ Zip: _____
- 5. Name: _____ Address: _____ Zip: _____
- 6. Name: _____ Address: _____ Zip: _____
- 7. Name: _____ Address: _____ Zip: _____
- 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 U D
DEVELOPMENT REVIEW BOARD

April 8, 2009

Project# 1003123

**09DRB-70109 MAJOR - 2YEAR EXTENSION OF SUBDIVISION IMPROVEMENTS
(2YR SIA)**

KPM LLC request(s) the referenced/ above action(s) for all or a portion of Tracts 1 & 2, **LANDS OF DEVEREUX & WATSON**, zoned S-M1, located on the west side of 5TH ST NW between ASPEN AVE NW AND HAINES AVE NW containing approximately 1.4 acre(s). (H-14)

AMAFCA

No comment.

COG

MRCOG staff has no comment on the proposed development.

5th St has a functional classification of urban minor arterial.

TRANSIT

Project # 1003123

09DRB-70109

**MAJOR-2YEAR EXTENSION OF SUBDIVISION IMPROVEMENTS
(2YR SIA)**

Adjacent and nearby routes	Routes #8- Menaul, #92-Taylor Ranch Express, #93-Academy, and #94-Unser Express pass the site Northbound on 5 th street.
Adjacent bus stops	Two bus stops located on the east side of the 5 th street, across from the site close to north and south ends of the property, serving the above-mentioned routes.
Site plan requirements	None.
Large site TDM suggestions	None.
Other information	None.

ZONING ENFORCEMENT

No comment

NEIGHBORHOOD COORDINATION

Letters sent to: North Fourth Camino Real Merchants Assoc. (R), Wells Park NA (R), Sawmill Community Land Trust

APS

Lands of Devereux and Watson, Tracts 1 and 2, is located on 5th St NW between Aspen Ave NW and Haines Ave NW. The owner of the above property requests a 2 Year Extension of Subdivision Improvements Agreement for a development that will consist of multi-family residential units. This will impact Reginald Chavez Elementary School, Washington Middle School, and Albuquerque High School. Currently, all three schools have excess capacity.

Loc No	School	2008-09 40th Day	2008-09 Capacity	Space Available
330	R. Chavez	352	495	143
465	Washington	554	763	209

590	Albuquerque	1,792	2,100	308	
POLICE DEPARTMENT No comment.					
FIRE DEPARTMENT No comment.					
PNM ELECTRIC & GAS No comment.					
COMCAST No comment.					
QWEST See file for informational comment.					
ENVIRONMENTAL HEALTH No comment.					
M.R.G.C.D No Adverse Comments					
OPEN SPACE DIVISION Open Space has no adverse comments					
CITY ENGINEER The Hydrology section has no objection to the extension request.					
TRANSPORTATION DEVELOPMENT No adverse comments.					
PARKS AND RECREATION No objection					
ABCWUA No objection					
PLANNING DEPARTMENT Refer to comments from affected agencies and any public hearing comments regarding proposed extension.					

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



400 Tijeras NW
Station 520
Albuquerque, NM 87102

March 25, 2009

Ms. ~~Angela~~ Gomez-Administrative Assistant
Plaza Del Sol
600 Second St. NW
Planning Dept.-Development Services
Albuquerque, NM 87102

Subject: Case Number(s) Project #1003123, Appl #09DRB-70109

Dear Ms Gomez:

Concerning the subject case number(s), Qwest has no adverse comments at this time provided all utility easement rights are maintained. Prior to any final plat approval, we will need a copy for review.

Sincerely,

A handwritten signature in cursive script that reads "Michele Ramirez".

Michele Ramirez
Qwest Corporation

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

Meeting Date: April 8, 2009
Zone Atlas Page: H-14
Notification Radius: 100 Ft.

Project# 1003123
App# 09DRB-70109

Cross Reference and Location: 5TH ST NW BETWEEN ASPEN AVE NW AND
HAINES AVE NW

Applicant: JERRY MILLER
KPM LLC
PO BOX 7553
ALBUQUERQUE, NM 87194

Agent: SAME

Special Instructions:

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

Date Mailed: MARCH 20, 2009
Signature: ERIN TREMLIN

Supplemental form

S Z ZONING & PLANNING

V _____ Annexation
_____ County Submittal
_____ EPC Submittal
_____ Zone Map Amendment (Establish or Change Zoning)

P _____ 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)

P _____ **Sector Plan (Phase I, II, III)**

_____ Amendment to Sector, Area, Facility or
 Comprehensive Plan
 _____ Text Amendment (Zoning Code/Sub Regs)
 _____ Street Name Change (Local & Collector)

L A APPEAL / PROTEST of...

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

Project # 003123

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

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

☐ **MAJOR SUBDIVISION PRELIMINARY PLAT APPROVAL (DRB13)**

- ☐ 5 Acres or more: Certificate of No Effect or Approval
- ☐ Proposed Preliminary Plat including the Grading Plan (folded to fit into an 8.5" by 14" pocket) **24 copies**
- ☐ Proposed Infrastructure List
- ☐ Signed Preliminary Pre-Development Facilities Fee Agreement for **Residential** development only
- ☐ Design elevations & cross sections of perimeter walls **3 copies** (11" x 17" maximum)
- ☐ Zone Atlas map with the entire property(ies) clearly outlined
- ☐ Letter briefly describing, explaining, and justifying the request
- ☐ Property owner's and City Surveyor's signature on the proposed plat
- ☐ FORM DRWS Drainage Report, Water & Sewer availability statement filing information
- ☐ Office of Community & Neighborhood Coordination inquiry response, notifying letter, certified mail receipts
- ☐ Sign Posting Agreement
- ☐ **Signed** Pre-Annexation Agreement if Annexation required.
- ☐ TIS/AQIA Traffic Impact Study / Air Quality Impact Assessment form
- ☐ Fee (see schedule)
- ☐ List any original and/or related file numbers on the cover application

Preliminary plat approval expires after one year.

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

☐ **MAJOR SUBDIVISION AMENDMENT TO PRELIMINARY PLAT (DRB11) (with significant changes)**

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

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

Amended preliminary plat approval expires after one year.

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

☐ **MAJOR SUBDIVISION IMPROVEMENTS AGREEMENT EXTENSION (DRB09)**

(Temporary sidewalk deferral extension use FORM-V)

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

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

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

Terry Miller for KPM LLC
Applicant name (print)
T Miller
Applicant signature / date
3-11-09



Form revised October 2007

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

Application case numbers
CDRB3 - 70109

Sandy Handley 03/13/09
Planner signature / date
Project # 1003123

R e c	UPC CODE	OWNER	OWNER ADDRE SS	OWN ER CITY	OWN ER ST ATE	OWN ER ZI PC ODE	PR OP ER TY CL AS S	TA X DI ST RI CT	LEGAL	AC RE S
1	101405 917400 530408	CITY OF ALBUQUER QUE	PO BOX 1293	ALB UQU ERQ UE	N M	87 10 3	V	A1 AM	*2 REPL OF BLKS 1&2 LEMBKE TR A SUBD OF T R 77A MAP 36 MRGCD	0.2 386 312 4
2	101405 819652 524303	LOVELESS & JARAM ILLO	1710 SI XTH ST NW	ALB UQU ERQ UE	N M	87 10 7	C	A1 AM	W 54FT LT 8 & W 54FT OF N 15FT LT 9 BLK 3 IVE S ADD & MAP 36TR 77B2B & W P	0.0 667 907 5
3	101405 921203 230901	KAPURANIS FRANK & MATIA KAPURANI S TOM & SOFIA	8691 E BRIARW OOD BL V	ENG LEW OOD	C O	80 11 2	C	A1 AM	TR A - CRYSTAL ADD'N CONT 1.018 AC M/L	1.0 222 682 7
4	101405 821651 024306	GARCIA LARRY & C HRISTINE M	4713 TR AILS EN D NW	ALB UQU ERQ UE	N M	87 12 0	C	A1 AM	* 006 003IVES ADD L 6 & 7	0.1 572 131 9
5	101405 819751 824302	CHARLES BOMBAC H & CO REALTORS C/O JOANNA SALAZ AR	3004 C ORONA DR NW	ALB UQU ERQ UE	N M	87 12 0	R	A1 AM	W 71 FT OF THE S 10 FT OF LOT 9 AND W 71 FT OF LOT 10 ANDTHE W 71 FT OF THE N 5 FT OF LOT 11 BLOCK 3 IVES ADDITIONCONT .1205 AC	0.0 677 907
6	101405 922001 530505	KPM LLC	PO BOX 7553	ALB UQU ERQ UE	N M	87 19 4	C	A1 AM	TR 1 PLAT OF TRACTS 1 & 2 LANDS OF DEVER EUX & WATSONCONT .3217 AC	0.3 218 993 1
7	101405 921200 430504	KPM LLC	1719 5T H ST N W	ALB UQU ERQ UE	N M	87 10 2	C	A1 AM	TR 2 PLAT OF TRACTS 1 & 2 LANDS OF DEVER EUX & WATSONCONT 1.1014 AC	1.0 751 313 7
8	101405 817653 424209	CITY OF ALBUQUER QUE	PO BOX 1293	ALB UQU ERQ UE	N M	87 10 3	C	A1 AM	*3 REPLAT OF BLKS 1&2 LEMBKE TRACT A SUB D OF TR 77-A MRGCD MAP 36	0.7 241 745 3
9	101405 824552 724402	CITY OF ALBUQUER QUE REAL ESTATE OFFICE	PO BOX 1293	ALB UQU ERQ UE	N M	87 10 3	C	A1 AM	LTS 1 THRU 15 & ALLEY BLK 1 IVES ADDN & 11 FT DITCH EASEMENTNORTH OF &	3.3 996 543 7
10	101405 917601 430409	CITY OF ALBUQUER QUE	PO BOX 1293	ALB UQU ERQ UE	N M	87 10 3	C	A1 AM	*1 REPLAT OF BLKS 1&2 LEMBKE TR A SUBD O F TR 77A MRGCD MAP 36 AVE NW	0.7 786 782 3
11	101405 820152 924305	WARREN MICHAEL J ETUX	100 MA RIA CIR NW	ALB UQU ERQ UE	N M	87 11 4	V	A1 AM	MAP 36 TR A CONT 1.037 AC	1.0 318 135 7
12	101405 923803 031002	SAN RIO VENTURES LLC	420 HAI NES AV E NW	ALB UQU ERQ UE	N M	87 10 2	C	A1 AM	TR 72- A MRGCD MAP #36 (AKA WLY POR OF TR 72) C ONT 0.3433 AC	0.3 516 352 7
13	101405 821651 824308	CITY OF ALBUQUER QUE	PO BOX 1293	ALB UQU ERQ UE	N M	87 10 3	V	A1 AM	* 001 003IVES ADD L 1 TO 5	0.3 586 121 1

OR CURRENT RESIDENT
101405819751824302
CHARLES BOMBACH & CO
REALTORS C/O JOANNA SALAZAR
3004 CORONA DR NW
ALBUQUERQUE, NM 87120

OR CURRENT RESIDENT
101405922001530505
KPM LLC
PO BOX 7553
ALBUQUERQUE, NM 87194

OR CURRENT RESIDENT
101405820152924305
WARREN MICHAEL J ETUX
100 MARIA CIR NW
ALBUQUERQUE, NM 87114

Project# 1003123
PAT HOPKINS
3826 4TH ST NW
ALBUQUERQUE, NM 87107

Project# 1003123
CONNIE CHAVEZ
904 19TH ST NW
ALBUQUERQUE, NM 87104

OR CURRENT RESIDENT
101405821651024306
GARCIA LARRY & CHRISTINE M
4713 TRAILS END NW
ALBUQUERQUE, NM 87120

OR CURRENT RESIDENT
101405819652524303
LOVELESS & JARAMILLO
1710 SIXTH ST NW
ALBUQUERQUE, NM 87107

Project# 1003123
JERRY MILLER
KPM LLC
PO BOX 7553
ALBUQUERQUE, NM 87194

Project# 1003123
FRED SAIS
1508 LOS TOMASES NW
ALBUQUERQUE, NM 87102

Project# 1003123
VINCENTE M QUEVEDO
904 19TH ST NW
ALBUQUERQUE, NM 87104

OR CURRENT RESIDENT
101405921203230901
KAPURANIS FRANK & MATIA
KAPURANIS TOM & SOFIA
8691 E BRIARWOOD BLV
ENGLEWOOD, CO 80112

OR CURRENT RESIDENT
101405923803031002
SAN RIO VENTURES LLC
420 HAINES AVE NW
ALBUQUERQUE, NM 87102

Project# 1003123
SCOT STEINBERG
3906 4TH ST NW
ALBUQUERQUE, NM 87107

Project# 1003123
MARK CLAYBURGH
1310 5TH ST NW
ALBUQUERQUE, NM 87102



City of Albuquerque

P.O. Box 1293, Albuquerque, NM 87103

March 12, 2009

Jerry Miller
KPM, LLC
P.O. Box 7553/87194
Phone: 505-463-5824

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

Dear Jerry:

Thank you for your inquiry of March 12, 2009 requesting the names of **ALL Neighborhood and/or Homeowner Associations** who would be affected under the provisions of O-92 by your proposed project at **(DRB SUBMITTAL) - TRACT 1 AND 2, LANDS OF DEVERAUZ AND WATSON, LOCATED ON 1715 5TH STREET NW, BETWEEN ASPEN NW AND HAYNES NW Zone Map: H-14.**

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

SEE ATTACHED FOR NEIGHBORHOOD AND/OR HOMEOWNER INFORMATION FOR THIS DRB SUBMITTAL - siw

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

Sincerely,

Stephani Winklepleck

Stephani Winklepleck

Neighborhood Liaison

OFFICE OF NEIGHBORHOOD COORDINATION

Planning Department

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

planningrnaform(05/22/08)

!!!Notice to Applicants!!!

SUGGESTED INFORMATION FOR NEIGHBORHOOD NOTIFICATION LETTERS

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

WE RECOMMEND THAT THE NOTIFICATION LETTER INCLUDE THE FOLLOWING INFORMATION:

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

Information from the Office of Neighborhood Coordination

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

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

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

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

Thank you for your cooperation on this matter.

(below this line for ONC use only)

Date of Inquiry: **03/12/09** Time Entered: **3:55 p.m.** ONC Rep. Initials: **siw**

Jerry Miller
KPM, LLC
P.O. Box 7553/87194
Phone: 505-463-5824
Zone Map: H-14

NORTH FOURTH CAMINO REAL MERCHANTS ASSOC. INC. (NFC) "R"

***Scot Steinberg**

3906 4th St. NW/87107 344-1777 (w)

Pat Hopkins

3826 4th St. NW/87107 344-1631 (w)

WELLS PARK N.A. (WPK) "R"

***Fred Sais**

1508 Los Tomases NW/87102 242-8457 (h)

Mark Clayburgh

1310 5th St. NW/87102 242-6278 (h)

SAWMILL COMMUNITY LAND TRUST (SCL)

Connie Chavez

904 19th St. NW/87104 764-0359 (o)

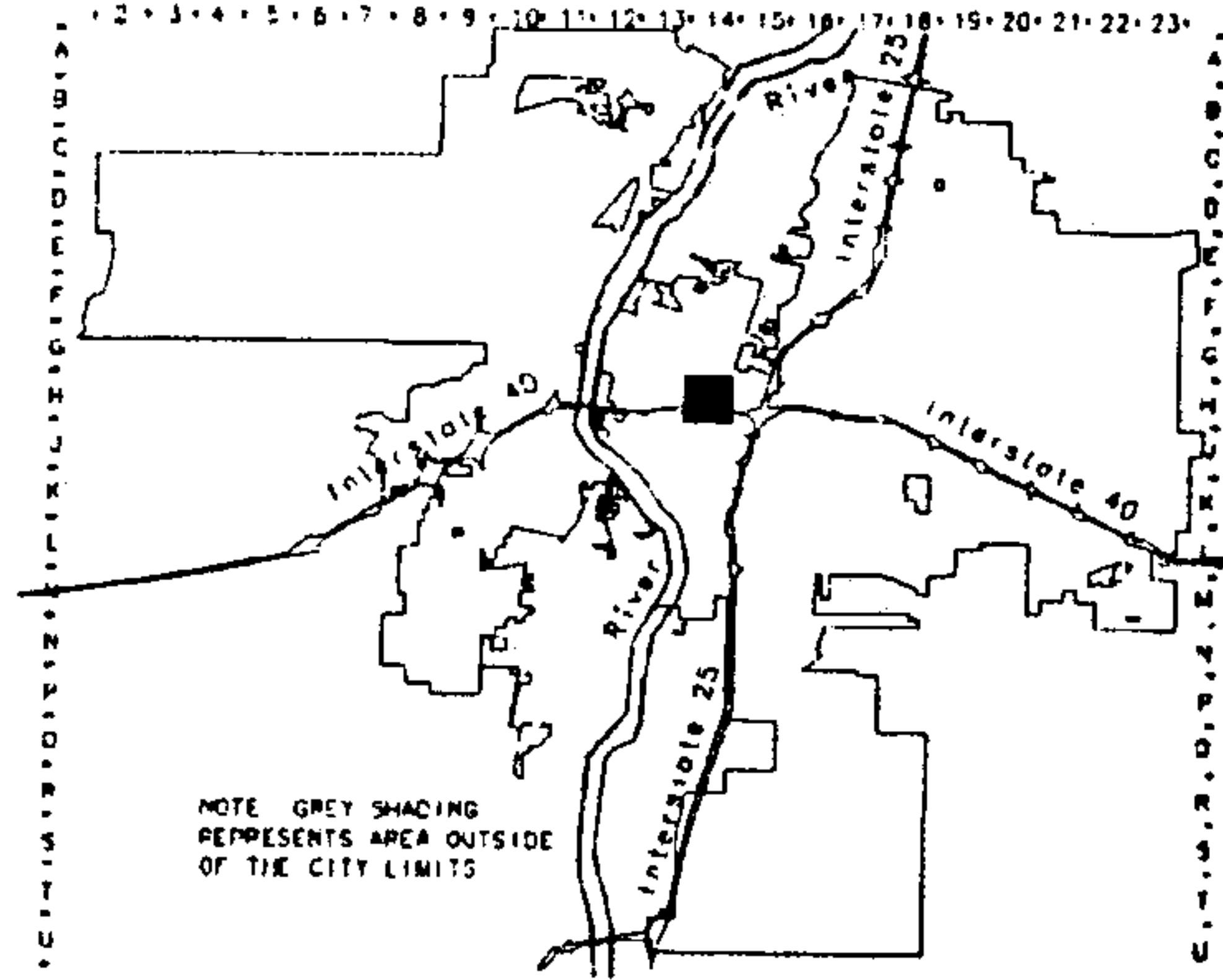
Vicente M. Quevedo

904 19th St. NW/87104 764-0359 (o)

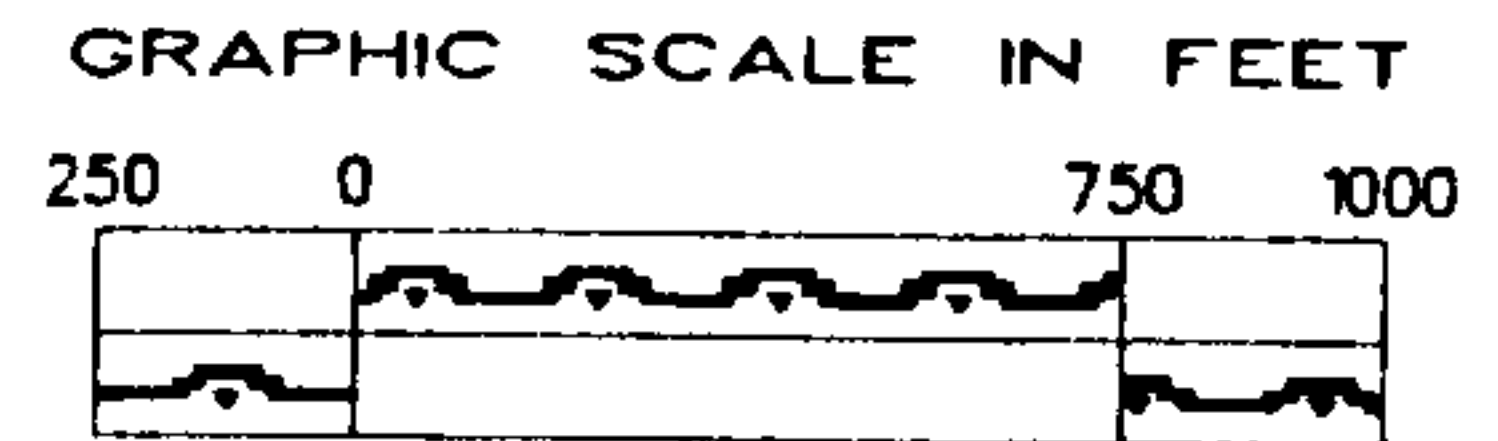


Jerry W. Miller
Managing Partner
KPM LLC
505-463-5824





Albuquerque **G**eographic **I**nformation **S**ystem
PLANNING DEPARTMENT
 © Copyright 2003



Zone Atlas Page

H-14-Z

Map Amended through November 01, 2003

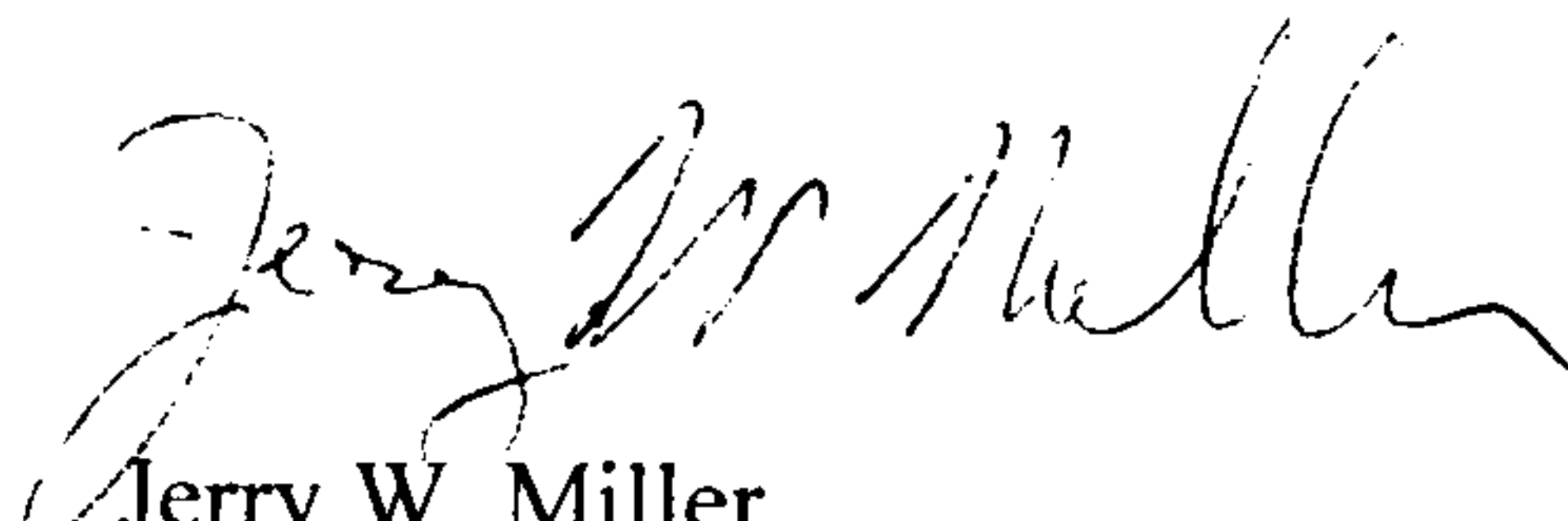
KPM LLC
2525 Carson NW
Albuquerque, NM 87104
505-463-5824

Development Review Board
City of Albuquerque

Dir Sirs:

Due to the economic downturn, we have abandoned plans to build condominiums at the 5th St. location for the time being. We are continuing with the current use of artist workspace. We are also contemplating un-subdividing the property since we now own both properties if this would eliminate our financial burden of the waterline improvement. We are still working with the Sawmill / Wells Park infrastructure committee to secure funds for this improvement and the water line upgrade is part of the Sawmill / Wells Park Metropolitan Redevelopment Plan as approved by City Council. We are working with Councilor O'Malley's office on this item and believe that funds may be available soon for this work. For these reasons we are requesting a one year extension, or termination of the SIA agreement.

Respectfully,



Jerry W. Miller
VP KPM LLC



OFFICIAL NOTICE OF DECISION

CITY OF ALBUQUERQUE
PLANNING DEPARTMENT
DEVELOPMENT REVIEW BOARD

March 28, 2007

1. **Project # 1003123**
07DRB-00254 Major-Two Year SIA

KPM LLC request(s) the above action(s) for all or any portion of Tract(s) 1 & 2, **LANDS OF DEVEREUX & WATSON** and Tract(s) 77-6-1, **M.R.G.C.D. MAP #37**, zoned S-M1 located on 5TH ST NW between ASPEN AVE NW and HAINES AVE NW containing approximately 1 acre(s). (H-14)

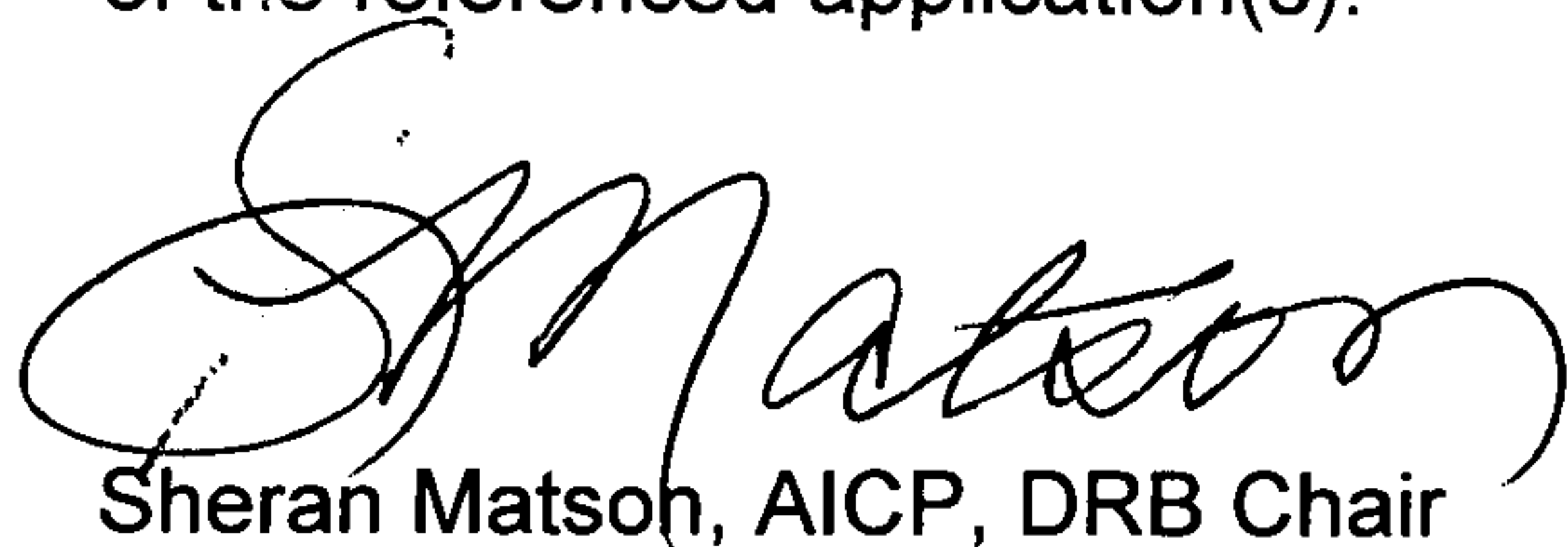
At the March 28, 2007, Development Review Board meeting, a two-year extension of the Subdivision Improvements Agreement was approved.

If you wish to appeal this decision, you must do so by April 12, 2007, in the manner described below.

Appeal is to the Land Use Hearing Officer. Any person aggrieved with any determination of the Development Review Board may file an appeal on the Planning Department form, to the Planning Department, within 15 days of the Development Review Board's decision. The date the determination in question is issued is not included in the 15-day period for filing an appeal.

If the fifteenth day falls on a Saturday, Sunday or holiday as listed in the Merit System Ordinance, the next working day is considered as the deadline for filing the appeal. Such appeal shall be heard within 60 days of its filing.

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



Sheran Matson, AICP, DRB Chair

Cc: KPM LLC, Jerry Miller, P.O. Box 7553, 87194
Marilyn Maldonado, Planning Department, 4th Floor, Plaza del Sol Bldg.
File

DRB PUBLIC HEARING SIGN IN SHEETS

CASE NUMBER: 1003123 AGENDA#: 1 DATE: 03/28/07

1. Name: Terry Miller Address: 1715 5th L NW Zip: 87102

2. Name: Ken Krause Address: 2525 Carson NW Zip: 87104

3. Name: _____ Address: _____ Zip: _____

4. Name: _____ Address: _____ Zip: _____

5. Name: _____ Address: _____ Zip: _____

6. Name: _____ Address: _____ Zip: _____

7. Name: _____ Address: _____ Zip: _____

8. Name: _____ Address: _____ Zip: _____

9. Name: _____ Address: _____ Zip: _____

10. Name: _____ Address: _____ Zip: _____

11. Name: _____ Address: _____ Zip: _____

12. Name: _____ Address: _____ Zip: _____

13. Name: _____ Address: _____ Zip: _____

14. Name: _____ Address: _____ Zip: _____

CITY OF ALBUQUERQUE



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

DEVELOPMENT REVIEW BOARD – SPEED MEMO

DRB CASE NO/PROJECT NO: 1003123

AGENDA ITEM NO: 1

SUBJECT:

SIA – Two Year

ACTION REQUESTED:

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

ENGINEERING COMMENTS:

No adverse comments.

P.O. Box 1293

Albuquerque

New Mexico 87103

www.cabq.gov

RESOLUTION: 2-yr

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

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

SIGNED: Bradley L. Bingham
City Engineer / AMAFCA Designee

DATE: MARCH 28, 2007



CITY OF ALBUQUERQUE
PLANNING DEPARTMENT
DEVELOPMENT REVIEW BOARD

March 28, 2007

Project # 1003123
07DRB-00254 Major-Two Year SIA

KPM LLC request(s) the above action(s) for all or any portion of Tract(s) 1 & 2, **LANDS OF DEVEREUX & WATSON** and Tract(s) 77-6-1, **M.R.G.C.D. MAP #37**, zoned S-M1 located on 5TH ST NW between ASPEN AVE NW and HAINES AVE NW containing approximately 1 acre(s). (H-14)

AMAFCA No adverse comments.

COG No adverse comments.

Transit No comments received.

Zoning Enforcement No adverse comments.

Neighborhood Coordination

Letter(s) sent to North Fourth Camino Real Merchants Assoc. (R) and Wells Park NA (R).

APS The requested SIA extension for Tracts 1 & 2, **Lands of Devereux & Watson** (5th St NW and Haines Ave NW), zoned S-M1, will have no adverse impacts to the APS district.

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

Fire Department No adverse comments.

PNM Electric & Gas No adverse comments.

Comcast No comments received.

QWEST No comments received.

Environmental Health No comments received.

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

Open Space Division Open Space has no adverse comments.

City Engineer

The Hydrology section has no objection to the extension request.

Transportation Development

Defer to Utilities. Are the buildings occupied?

Parks & Recreation

No objection.

Utilities Development

No objection to Extension request.

Planning Department

No objection to the 2 year extension. Defer to Water Utilities.

Impact Fee Administrator

No comments regarding the SIA extension.

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

Cc: KPM LLC, Jerry Miller, P.O. Box 7553, 87194



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

Notice is hereby given that the Development Review Board, City of Albuquerque, will hold a public hearing in the **Plaza del Sol Hearing Room, Basement, Plaza del Sol Building, 600 2nd St NW**, on **Wednesday, March 28, 2007**, beginning at **9:00 a.m.** for the purpose of considering the following:

Project #~1003123 -
07DRB-00254 Major-Two Year SIA

KPM LLC request(s) the above action(s) for all or any portion of Tract(s) 1 & 2, **LANDS OF DEVEREUX & WATSON** and Tract(s) 77-6-1, **M.R.G.C.D. MAP #37**, zoned S-M1 located on 5TH ST NW between ASPEN AVE NW and HAINES AVE NW containing approximately 1 acre(s). (H-14)

Project # 1003717
07DRB-00236 Major-Vacation of Public Easements

GREG RILEY agent(s) for ERIC C. JOHNSON request(s) the above action(s) for all or any portion of Lot(s) 6, Block(s) 38, **EASTERN ADDITION**, zoned SU-2/NCR located on CESAR CHAVEZ SE between BROADWAY SE and ARNO SE containing approximately 1 acre(s). [REF: 04DRB-01565] (L-14)

Project # 1001278
07DRB-00242 Major-Bulk Land Variance
07DRB-00243 Minor-Prelim&Final Plat Approval

SURV-TEK INC agent(s) for PAT & LILLIE MILLIGAN request(s) the above action(s) for Tract 94, Town of Atrisco Grant, Unit 6, Lots A, B and a portion of C & D, Gonzales Family Lands, Tract H, Coors Plaza (to be known as **COORS TOWNE CENTER**) zoned SU-1 FOR C-2 PERMISSIVE USES, located on COORS BLVD SW, between CENTRAL AVE SW and BRIDGE BLVD SW containing approximately 17 acre(s). [REF: 01EPC00747, 00748, 00749, 00750, 07DRB00150, 07DRB00151] (K-10)

Project # 1002984
07DRB-00238 Major-Vacation of Pub Right-of-Way

SANDRA LEVINSON & HAROLD GILL request(s) the above action(s) for all or any portion of Lot(s) 6, Block(s) 7, **VOLCANO CLIFFS, UNIT 2**, zoned R-1 located on KIBO DR NW between RIMROCK DR NW and SHIPROCK CT NW containing approximately 1 acre(s). (E-10)

Project # 1003445
07DRB-00261 Major-Vacation of Public Easements

BOHANNAN HUSTON INC agent(s) for FOUNTAIN HILLS PLAZA LLC request(s) the above action(s) for Tract(s) B-1-A, C-1-A, D-1-A & Lot(s) 6-A-1-A, A and 10-A-2, Block(s) D, Unit 1, ALBUQUERQUE WEST, **FOUNTAIN HILLS** and Tract(s) B, RICHLAND HILLS, UNIT 1, **FIRST BAPTIST CHURCH**, zoned SU-1 FOR IP USES W/EXCEPTIONS & PDA TO INCLUDE C-3 USES, located on NUNZIO AVE NW between PARADISE BLVD NW and PASEO DEL NORTE NW containing approximately 22 acre(s). [REF: 04DRB00750] (C-12)

SEE PAGE 2 . . .



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

PAGE 2

Project # 1005133

07DRB-00260 Major-Vacation of Public
Easements

BOHANNAN HUSTON INC agent(s) for VT INC., A
MISSOURI CORPORATION request(s) the above action(s)
for all or any portion of Tract(s) N-1-B-2, **SEVEN BAR
RANCH**, zoned SU-1 FOR AP located on COORS BLVD
BYPASS NW between EAGLE RANCH RD NW and
COORS BLVD NW containing approximately 18 acre(s).
(B-13)

Project # 1005185

07DRB-00262 Major-Preliminary Plat Approval

ISAACSON & ARFMAN PA agent(s) for W INVESTMENTS
LLC request(s) the above action(s) for all or any portion of
Lot(s) 2-A-1, LAND OF EDMUND I RADY (to be known as
VILLA LOMA ESTATES) zoned SU1-PRD located on
MONTGOMERY BLVD NE between TRAMWAY BLVD NE
and SHILOH PL NE containing approximately 3 acre(s).
[REF: 06EPC01435, 06EPC01436] (F-22)

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

Sheran Matson, AICP, DRB Chair
Development Review Board

TO BE PUBLISHED IN THE ALBUQUERQUE JOURNAL MONDAY, MARCH 12, 2007.

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

Meeting Date: March 28, 2007
Zone Atlas Page: H-14
Notification Radius: 100 Ft.

Project# 1003123
App#07DRB-00254

Cross Reference and Location: 5TH ST NW BETWEEN ASPEN AVE NW AND
HAINES AVE NW

Applicant: JERRY MILLER
KPM LLC
P.O. BOX 7553
ALBUQUERQUE, NM 87194

Agent:

Special Instructions:

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

Date Mailed: MARCH 9, 2007
Signature: ERIN TREMLIN

City of Albuquerque



DEVELOPMENT/ PLAN REVIEW APPLICATION

SUBDIVISION

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

SITE DEVELOPMENT PLAN

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

STORM DRAINAGE

- ☐ Storm Drainage Cost Allocation Plan

Supplemental form

S Z ZONING & PLANNING

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

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

APPLICANT INFORMATION:

NAME: KPM LLC Terry Miller PHONE: 505-463-5824
 ADDRESS: PO Box 7553 FAX: _____
 CITY: Albuquerque STATE NM ZIP 87194 E-MAIL: Termiller1@hotmail.com
 Proprietary interest in site: _____ List all owners: KPM LLC
 AGENT (if any): _____ PHONE: _____
 ADDRESS: _____ FAX: _____
 CITY: _____ STATE _____ ZIP _____ E-MAIL: _____

DESCRIPTION OF REQUEST: 2 year SIA extension

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

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

Lot or Tract No. Tract 1 & 2 Lands of Devereux & Watson Block: _____ Unit: _____
 Subdiv. / Addn. TR 77-6-1 MRGCD Map #37
 Current Zoning: S-M1 Proposed zoning: _____
 Zone Atlas page(s): H-14-2 No. of existing lots: _____ No. of proposed lots: _____
 Total area of site (acres): 1.3864 Density if applicable: dwellings per gross acre: _____ dwellings per net acre: _____
 Within city limits? ☒ Yes. No ☐, but site is within 5 miles of the city limits.) Within 1000FT of a landfill? NO
 UPC No. 101405921200430504 MRGCD Map No. 37
 LOCATION OF PROPERTY BY STREETS: On or Near: 5th ST. NW
 Between: Aspen Ave NW and Haines Ave NW

CASE HISTORY:

List any current or prior case number that may be relevant to your application (Proj., App., DRB, AX, Z, V, S, etc.): Proj 1003123
03-DRB 02044 04DRB-00347 04-DRB-00348

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

SIGNATURE Terry Miller DATE 3-1-07
 (Print) Terry W. Miller _____ Applicant _____ Agent

FOR OFFICIAL USE ONLY

Form revised 4/04

INTERNAL ROUTING

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

Application case numbers

07DRB-00254

Action

SIA
CMF
ADU

S.F.

52

Fees

\$ 50.00
 \$ 20.00
 \$ 75.00
 \$ _____
 \$ _____
 Total \$ 145.00

Hearing date 03-28-07

3-1-07 Josh Wilkey
 Planner signature / date

Project # 1003123

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

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

MAJOR SUBDIVISION PRELIMINARY PLAT APPROVAL

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

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

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

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

MAJOR SUBDIVISION EXTENSION OF SUBDIVISION IMPROVEMENTS AGREEMENT
(Temporary sidewalk deferral uses FORM-V)

- 1 copy of each of the following items
- X Zone Atlas map with the entire property(ies) precisely and clearly outlined and crosshatched (to be photocopied)
- X Letter briefly describing, explaining, and justifying the request
- X Plat or plan reduced to 8.5" x 11"
- X Official D.R.B. Notice of the original approval
- X Approved Infrastructure List. If not applicable, please initial. _____
- X N/A Previous SIA extension notice, if one has been issued. If not applicable, please initial. _____
- X Office of Community & Neighborhood Coordination inquiry response, notifying letter, certified mail receipts
- X Sign Posting Agreement
- X Any original and/or related file numbers are listed on the cover application
- X Fee (see schedule) 145 credit card

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

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

Terry W. Miller for KPM LLC
Applicant name (print)
Feb 22, 07
Applicant signature / date



Form revised 11/04

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

Application case numbers
07DRB - - 00254

3-1-07
Planner signature / date
Project # 1003123

R e c	UPC CODE	OWNER	OWNER ADDRESS	OWN ER CITY	O W N E R S T A T E	O W N E R Z I P C O D E	P R O P E R T Y C L A S S	T A X D I S T R I C T	LEGAL
1	101405 917400 530408	CITY OF ALBUQUER QUE	PO BOX 12 93	ALB UQU ERQ UE	N M	871 03 129 3	V	A1 AM	*2 REPL OF BLKS 1&2 LEMBKE TR A SUBD OF T R 77A MAP 36 MRGCD
2	101405 821651 024306	GARCIA LARRY & C HRISTINE M	4713 TRAI LS END N W	ALB UQU ERQ UE	N M	871 20	C	A1 AM	* 006 003IVES ADD L 6 & 7
3	101405 819652 524303	LOVELESS & JARAM ILLO	1710 SIXT H ST NW	ALB UQU ERQ UE	N M	871 07	C	A1 AM	W 54FT LT 8 & W 54FT OF N 15FT LT 9 BLK 3 IVE S ADD & MAP 36 TR 77B2B & W P
4	101405 819751 824302	CHARLES BOMBAC H & CO REALTORS C/O JOANNA SALAZ AR	3004 COR ONA DR N W	ALB UQU ERQ UE	N M	871 20	R	A1 AM	W 71 FT OF THE S 10 FT OF LOT 9 AND W 71 FT OF LOT 10 AND THE W 71 FT OF THE N 5 FT OF LOT 11 BLOCK 3 IVES ADDITION CONT .1205 AC
5	101405 820949 923813	RITTER KIMBERLY MONET	136 W 226 PL	CAR SON	C A	907 45 371 3	R	A1 AM	004IVES ADD W 47FT OF LOTS 1X2
6	101405 821649 923812	RITTER KIMBERLY MONET	136 W 226 PL	CAR SON	C A	907 45 371 3	R	A1 AM	004IVES ADD E 95FT OF LOTS 1X2
7	101405 921200 430504	KPM LLC	1719 5TH ST NW	ALB UQU ERQ UE	N M	871 02	C	A1 AM	TR 2 PLAT OF TRACTS 1 & 2 LANDS OF DEVERE UX & WATSON CONT 1.1014 AC
8	101405 818052 024207	STONE VADA E TRU STEE STONE LIVING TRUST	3901 INDI AN SCHOO L RD NE 2 09	ALB UQU ERQ UE	N M	871 10 128 8	V	A1 AM	* 003 005IVES ADD L 3 & 4
9	101405 922001 530505	KPM LLC	PO BOX 75 53	ALB UQU ERQ UE	N M	871 94	C	A1 AM	TR 1 PLAT OF TRACTS 1 & 2 LANDS OF DEVERE UX & WATSON CONT .3217 AC
10	101405 921203 230901	KAPURANIS FRANK & MATIA KAPURANI S TOM & SOFIA	8691 E BRI ARWOOD B LV	ENG LEW OOD	C O	801 12	C	A1 AM	TR A - CRYSTAL ADD'N CONT 1.018 AC M/L
11	101405 821149 523811	SANDOVAL BEATRI CE G	2904 19TH ST NW	ALB UQU ERQ UE	N M	871 04 240 8	R	A1 AM	* 003 004IVES ADD L 3 & 4
12	101405 818551 924208	STONE VADA E TRU STEE STONE LIVING TRUST	3901 INDI AN SCHOO L RD NE 2 09	ALB UQU ERQ UE	N M	871 10 128 8	V	A1 AM	* 001 005IVES ADD L 1 & 2
13	101405 817653 424209	CITY OF ALBUQUER QUE	PO BOX 12 93	ALB UQU ERQ UE	N M	871 03 129 3	C	A1 AM	*3 REPLAT OF BLKS 1&2 LEMBKE TRACT A SUB D OF TR 77-A MRGCD M AP 36
14	101405 819850 123814	KENNEDY ANTHONY & NANCY	1401 ROLL ING ROCK PL SW	ALB UQU ERQ UE	N M	871 21	R	A1 AM	LOTS 15 & 16 BLK 4 IVES ADD'N
15	101405 817850 423714	GONZALEZ SAMUEL EDUARDO	1619 6TH ST NW	ALB UQU ERQ	N M	871 02	R	A1 AM	* 001 006IVES ADD E 124FT L 1&2

				UE					
16	101405 917203 830806	DAVIDSON CARL B JR & SANDRA	1803 6TH ST NW	ALB UQU ERQ UE	N M	871 02	C	A1 AM	MAP 36 TR 52A1A2 X 52A1BX TR 71
17	101405 824552 724402	CITY OF ALBUQUERQUE REAL ESTATE OFFICE	PO BOX 12 93	ALB UQU ERQ UE	N M	871 03 129 3	C	A1 AM	LTS 1 THRU 15 & ALLEY BLK 1 IVES ADDN & 11 FT DITCH EASEMENT NORTH OF &
18	101405 923803 031002	SAN RIO VENTURES LLC	420 HAINE S AVE NW	ALB UQU ERQ UE	N M	871 02	C	A1 AM	TR 72- A MRGCD MAP #36 (AKA WLY POR OF TR 72) CONT 0.3433 AC
19	101405 821651 824308	CITY OF ALBUQUERQUE	PO BOX 12 93	ALB UQU ERQ UE	N M	871 03 129 3	V	A1 AM	* 001 003IVES ADD L 1 TO 5
20	101405 917601 430409	CITY OF ALBUQUERQUE	PO BOX 12 93	ALB UQU ERQ UE	N M	871 03 129 3	C	A1 AM	*1 REPLAT OF BLKS 1&2 LEMBKE TR A SUBD OF TR 77A MRGCD MAP 3 6 AVE NW
21	101405 820152 924305	WARREN MICHAEL J ETUX	100 MARIA CIR NW	ALB UQU ERQ UE	N M	871 14 242 4	V	A1 AM	MAP 36 TR A CONT 1.037 AC
22	101405 819749 723815	BACA JUANITA IDA	4313 NICO LE CT SW	ALB UQU ERQ UE	N M	871 05	R	A1 AM	* 017 004IVES ADD L 17 & 18

Or Current Resident
BACA JUANITA IDA
4313 NICOLE CT SW
ALBUQUERQUE, NM 87105

Or Current Resident
GARCIA LARRY & CHRISTINE M
4713 TRAILS END NW
ALBUQUERQUE, NM 87120

Or Current Resident
KENNEDY ANTHONY & NANCY
1401 ROLLING ROCK PL SW
ALBUQUERQUE, NM 87121

Or Current Resident
RITTER KIMBERLY MONET
136 W 226 PL
CARSON, CA 90745 3713

Or Current Resident
STONE VADA E TRUSTEE STONE
LIVING TRUST
3901 INDIAN SCHOOL RD NE 209
ALBUQUERQUE, NM 87110 1288

Project# 1003123
SCOTT STEINBERG
North Forth Camino Real Merch. Inc.
3906 4TH ST NW
ALBUQUERQUE, NM 87107

Project# 1003123
MARK CLAYBURGH
Wells Park N.A.
1310 5TH ST NW
ALBUQUERQUE, NM87102

Or Current Resident
CHARLES BOMBACH & CO
REALTORS C/O JOANNA SALAZAR
3004 CORONA DR NW
ALBUQUERQUE, NM 87120

Or Current Resident
GONZALEZ SAMUEL EDUARDO
1619 6TH ST NW
ALBUQUERQUE, NM 87102

Or Current Resident
KPM LLC
1719 5TH ST NW
ALBUQUERQUE, NM 87102

Or Current Resident
SAN RIO VENTURES LLC
420 HAINES AVE NW
ALBUQUERQUE, NM 87102

Or Current Resident
WARREN MICHAEL J ETUX
100 MARIA CIR NW
ALBUQUERQUE, NM 87114 2424

Project# 1003123
PAT HOPKINS
North Forth Camino Real Merch. Inc.
3826 4TH ST NW
ALBUQUERQUE, NM 87107

Or Current Resident
DAVIDSON CARL B JR & SANDRA
1803 6TH ST NW
ALBUQUERQUE, NM 87102

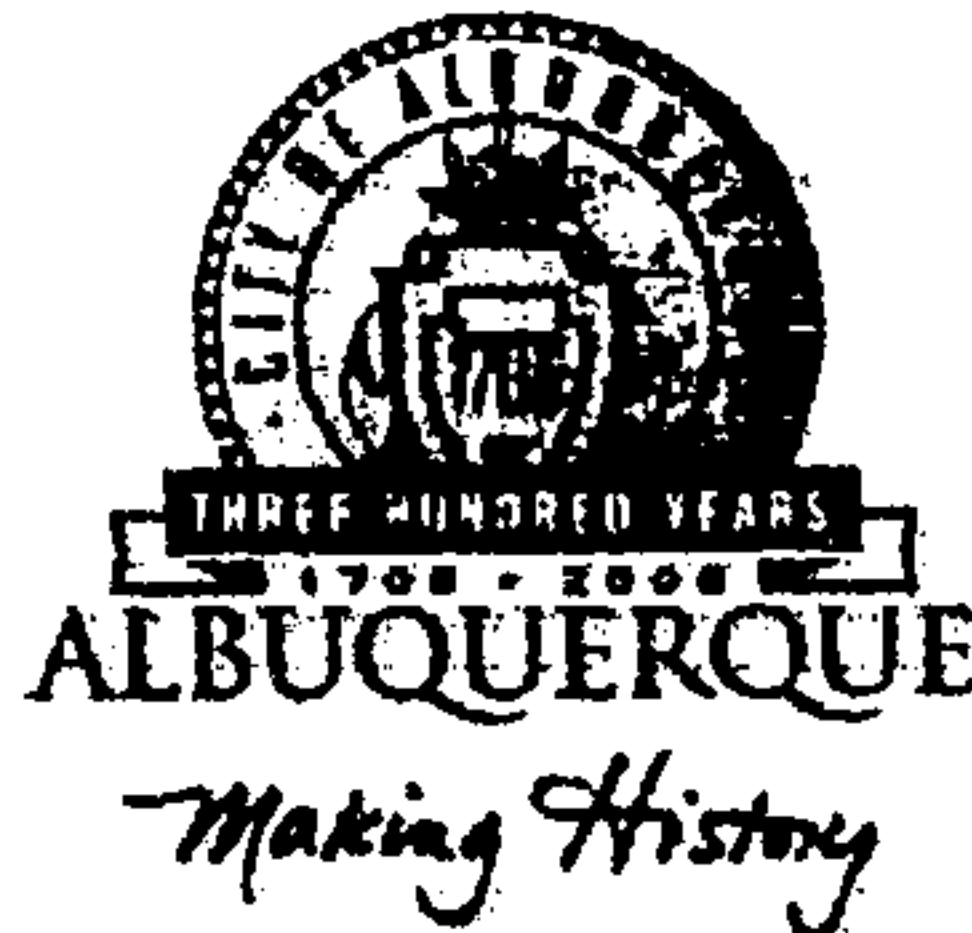
Or Current Resident
KAPURANIS FRANK & MATIA
KAPURANIS TOM & SOFIA
8691 E BRIARWOOD BLV
ENGLEWOOD, CO 80112

Or Current Resident
LOVELESS & JARAMILLO
1710 SIXTH ST NW
ALBUQUERQUE, NM 87107

Or Current Resident
SANDOVAL BEATRICE G
2904 19TH ST NW
ALBUQUERQUE, NM 87104 2408

Project# 1003123
JERRY MILLER
KPM LLC
P.O. BOX 7553
ALBUQUERQUE, NM 87194

Project# 1003123
FRED SAIS
Wells Park N.A.
1508 LOS TOMASES NW
ALBUQUERQUE, NM 87102



City of Albuquerque

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

Date: February 27, 07

TO CONTACT NAME: Serry W Miller
COMPANY/AGENCY: KPM LLC
ADDRESS/ZIP: P.O. BOX 7553 - 87194
PHONE/FAX #: 463-5824

Thank you for your inquiry of 2-27-07 (date) requesting the names of **Recognized**

Neighborhood Associations who would be affected under the provisions of O-92 by your proposed project at: Tracts 1+2 Land of Devereux & Watson

Tract 77B located on 1715 + 1719 5th St NW between Asper + Haynes
zone map page(s) 4-14

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

North Fourth Camino Real Merchants - Wells Park N.A.
Neighborhood Association Assoc. Inc.

Contacts: Scott Steinberg
3906 4th St - NW / 87107
344-1777 (w)
PAT HOPKINS
3826 4th St. NW / 87107
344-1631 (w)

Neighborhood Association
Contacts: Fred Sais
1508 Los Tomases NW / 87102
242-8457 (h)
Mark Clayburgh
1310 5th St. NW / 87102
242-6278 (h)

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

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

Sincerely,

Dolaine S. Carmona
OFFICE OF NEIGHBORHOOD COORDINATION

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

Factory on 5th Art Space
KPM LLC.
PO Box 7553
Albuquerque, NM 87194
505-463-5824

Wells Park Neighborhood Association North Fourth Camino Real Merchants Assoc. Inc.
Mr. Fred Sais Mr. Scott Steinberg
Mr. Mark Clayburgh Mr. Pat Hobkins

RE: 1715 5th St. NW TR 77-b-1 Lands of Devereux MRGCD Map #37 Zone Map H-14 Old Lemke Construction Co Warehouse between Aspen and Haynes on 5th St. Loft Project

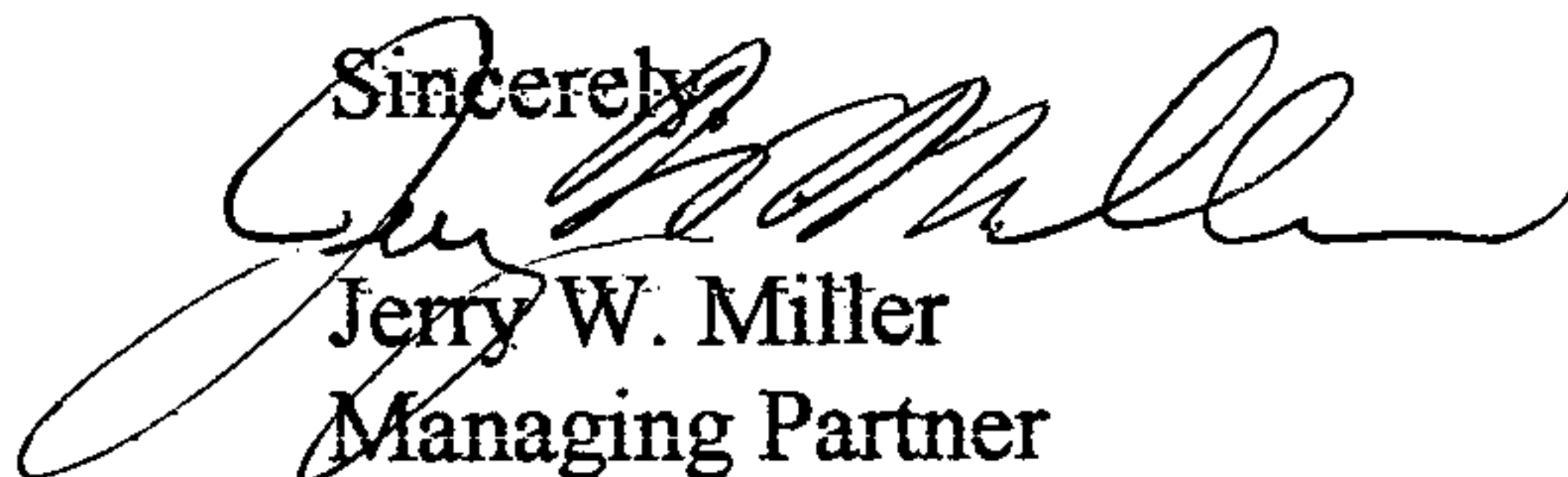
Dear Mark, Fred, Scott and Pat

This letter is to notify you that we are applying for an extension of our subdivision improvement agreement with the Development Review Board to improve the waterline in 5th St. between Aspen and Haynes which expires at the end of March.

We are working diligently on the project and had hoped to start construction in Oct. of 06, but due to higher than expected building costs we have had to redesign some elements of our project, causing a delay. Unfortunately, we do not believe we can complete the water line project by the March 22, 2007 deadline. We are working on design changes and have also been working with the Sawmill/Wells Park Metropolitan Redevelopment Plan Committee as well as the Water Authority to implement the waterline upgrade.

If you have questions or comments please give me a call at 505-463-5824.

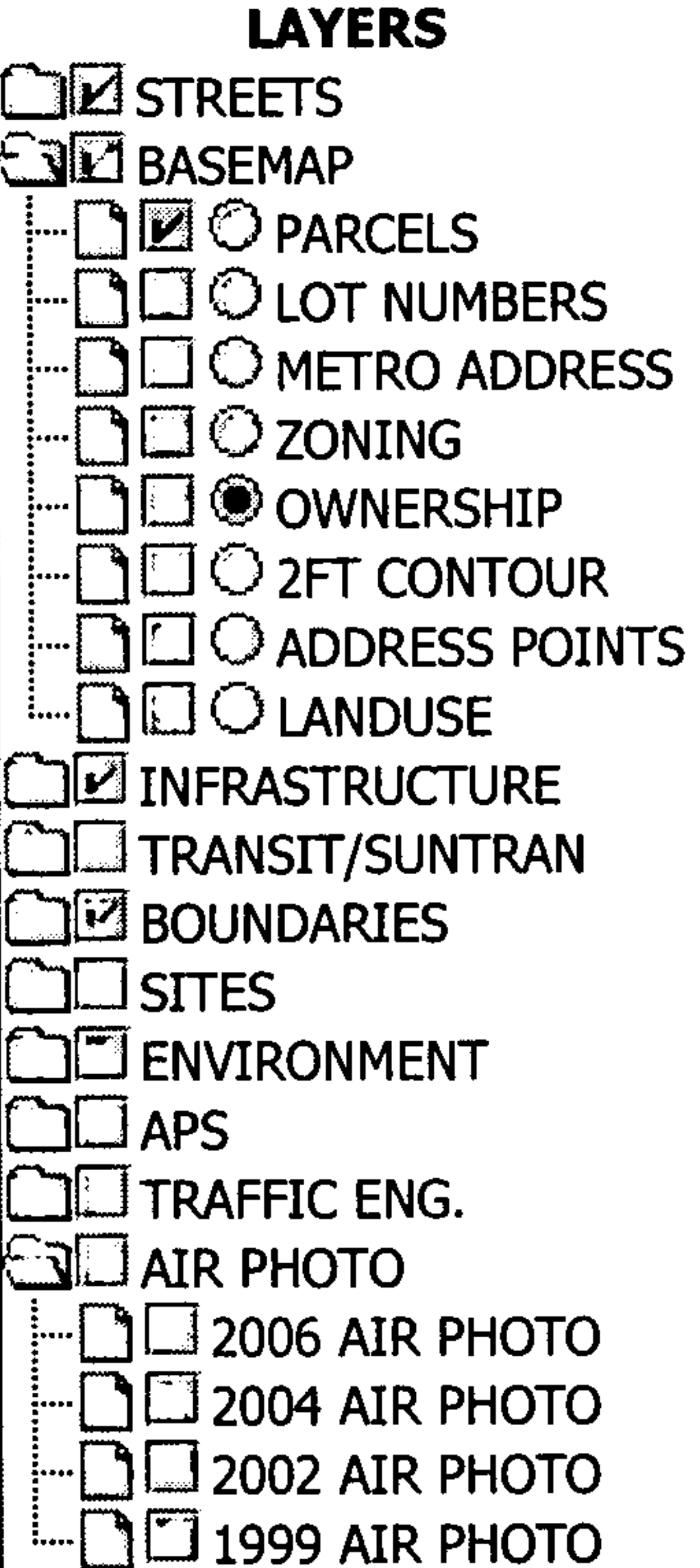
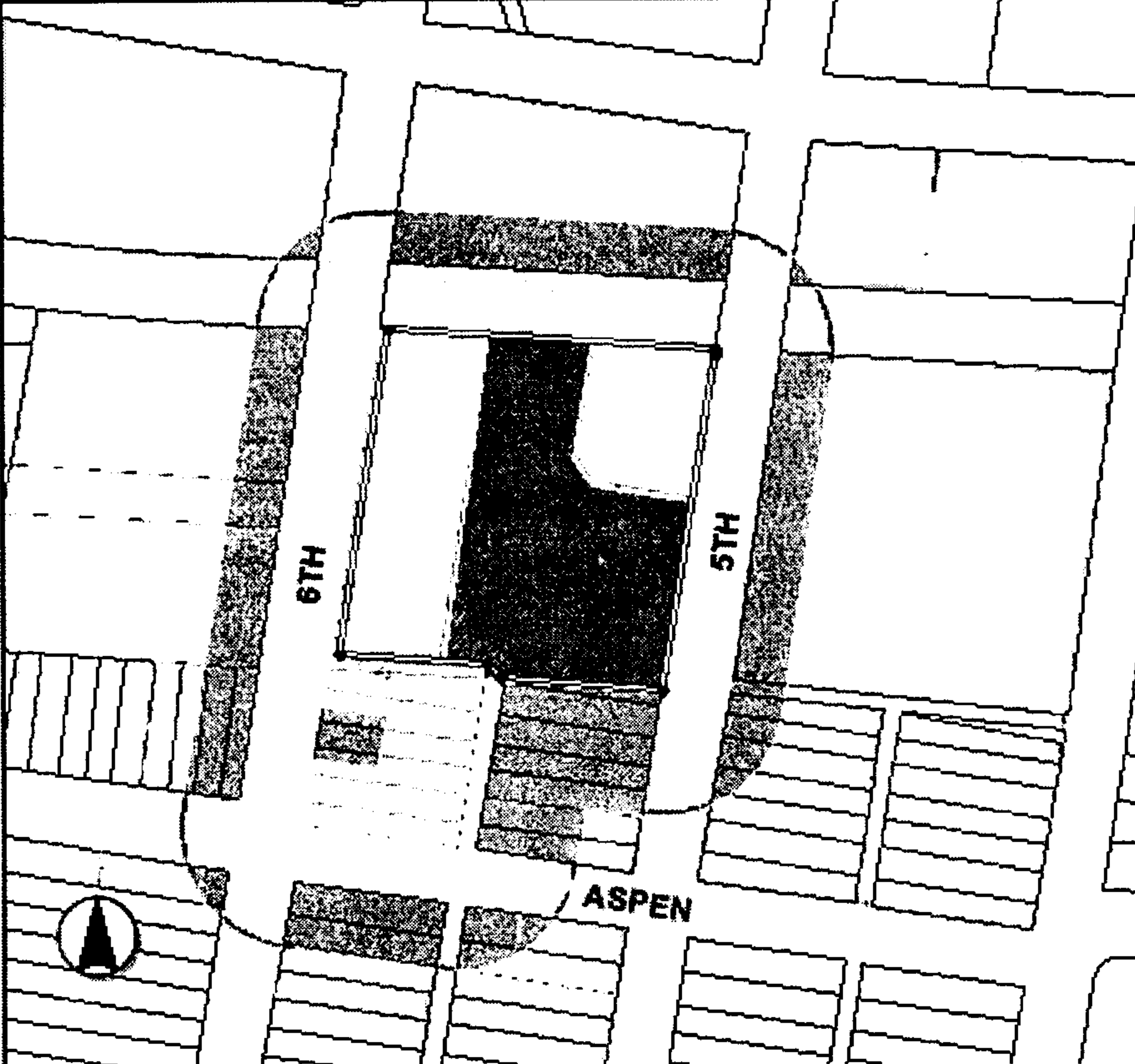
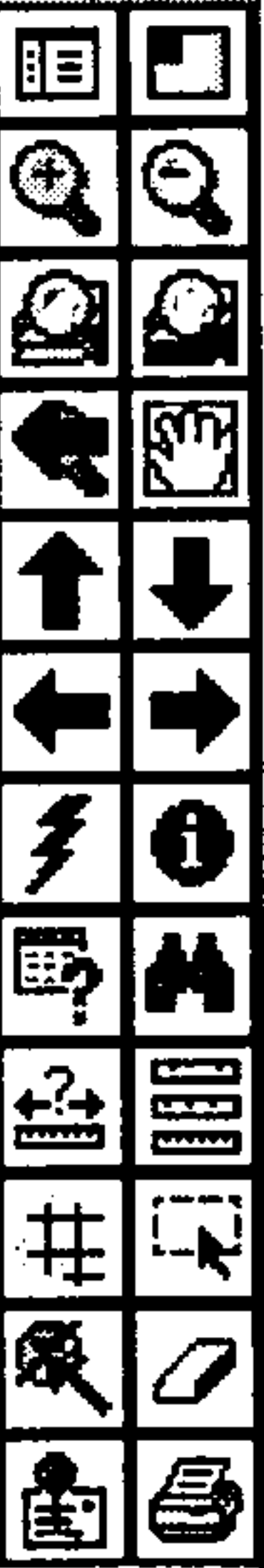
Sincerely,



Jerry W. Miller
Managing Partner
KPM LLC
505-463-5824

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

ALBUQUERQUE GIS DATA WEBSITE



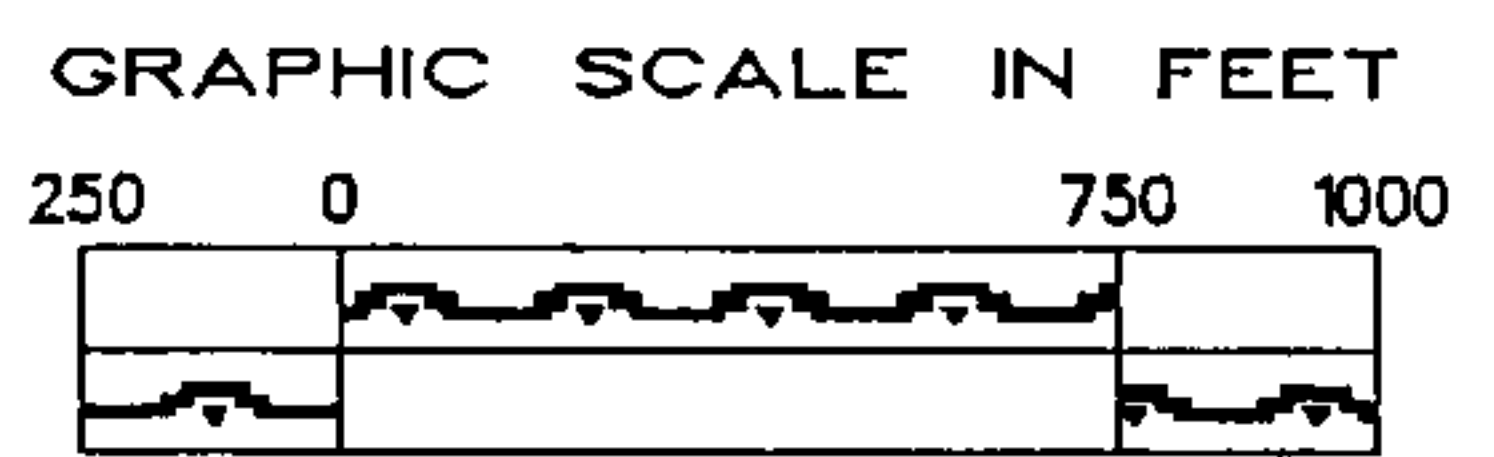
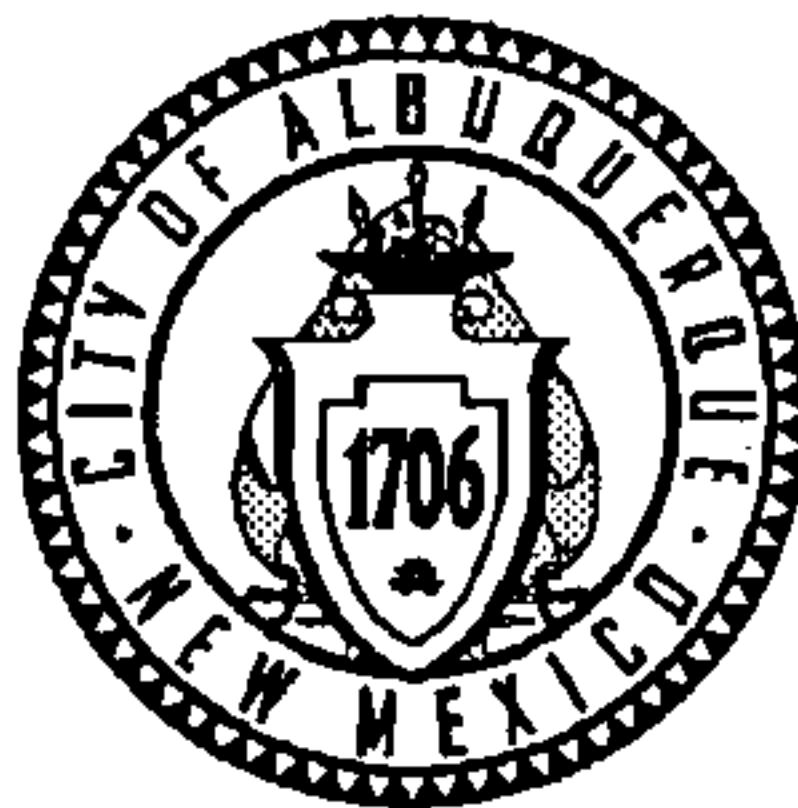
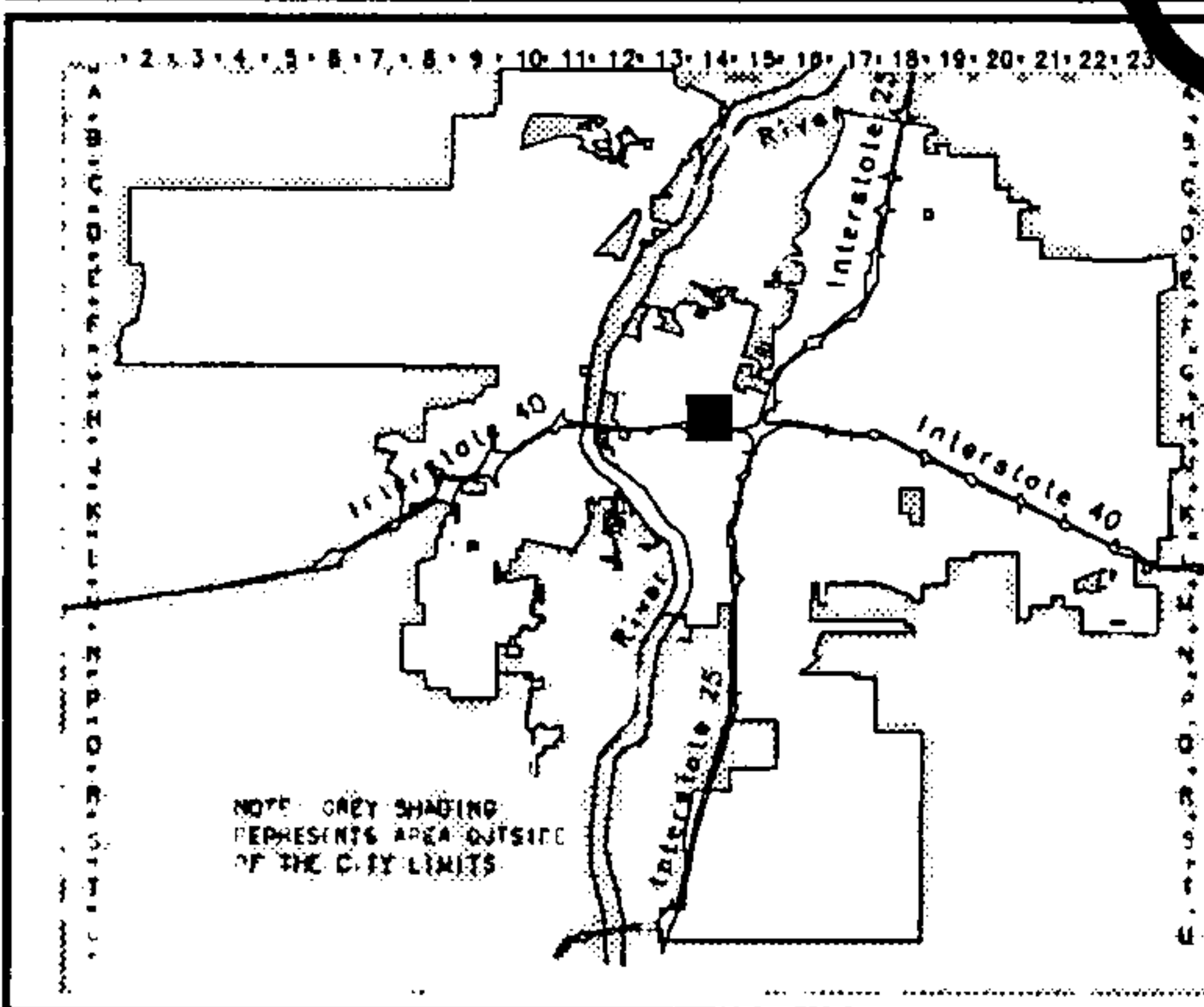
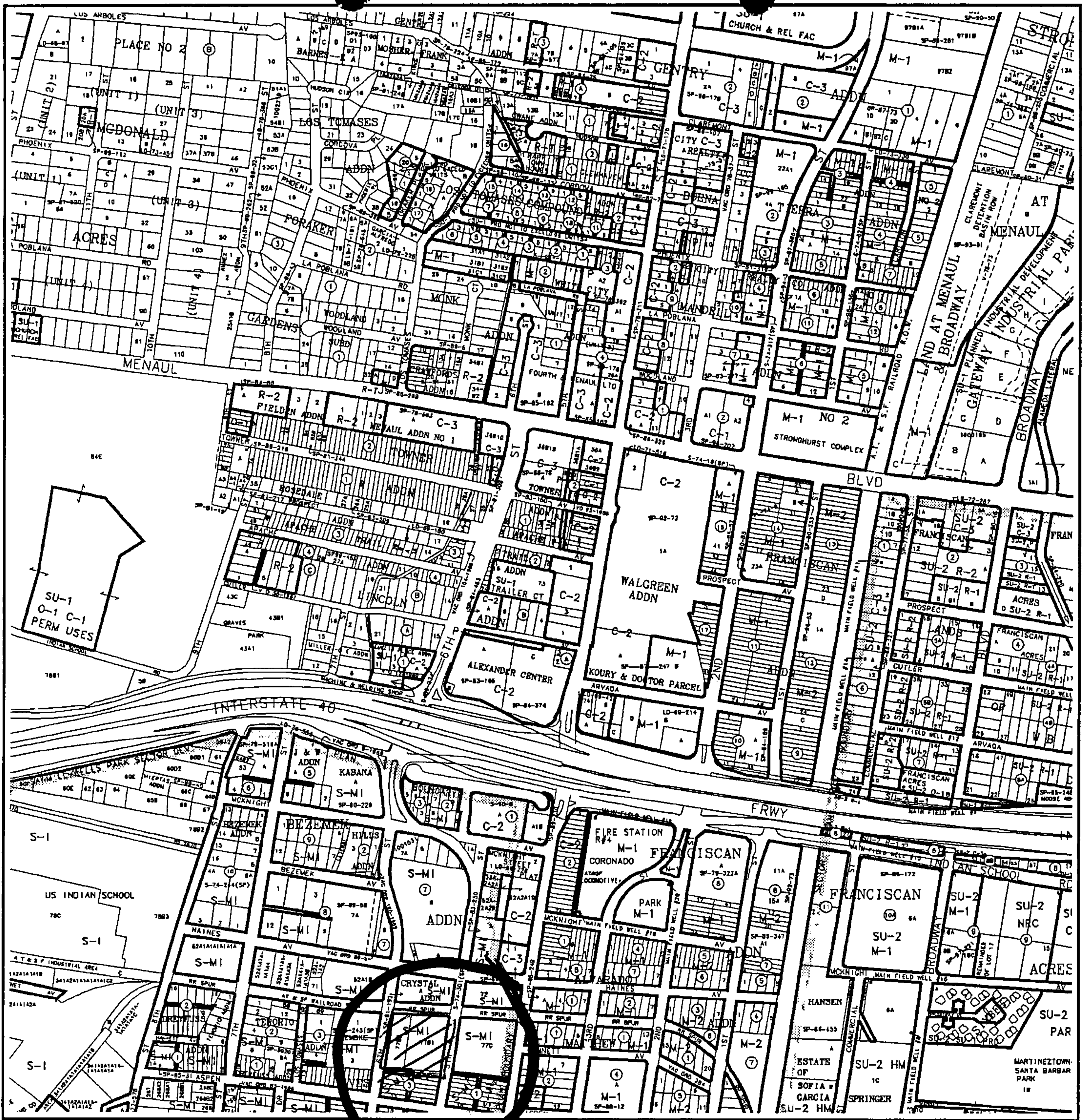
Refresh Map
☒ Auto Refresh

Help:

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

OWNERSHIP		
Rec	UPC CODE	OWNER
1	101405917400530408	CITY OF ALBUQUERQUE
2	101405821651024306	GARCIA LARRY & CHRISTINE M
3	101405910652524202	LOVELESS, J. JARAMILLO

[Pan](#) [SEARCH](#) [REFRESH](#) [HELP](#) [INDEX PAGE](#)
[CONTACT](#)



Zone Atlas Page

H-14-Z

Map Amended through November 01, 2003

Albuquerque Geographic Information System
PLANNING DEPARTMENT
© Copyright 2003

5th St between Aspen & Haynes

KPM LLC.
PO Box 7553
Albuquerque, NM 87194
505-463-5824

February 27, 2007

Dear Sirs,

We hereby request an extension for our Subdivision Improvement Agreement for TM 2 years .
We are working diligently on the project and had hoped to start construction last Oct..
Unfortunately, building costs came in much higher than expected and we were forced to
review our design. We do not believe we can complete the water line project by the
March 22, 2007 deadline due to this delay. In addition we have been working with
Councilwoman Debbie O'Malley's office on possible funding for infill projects from
government sources.

We greatly appreciate your consideration in this matter.

Sincerely,

Jerry W. Miller
Managing Partner
KPM LLC
505-463-5824



NOTIFICATION OF HEARING for the DEVELOPMENT REVIEW BOARD

March 22, 2007

TO: Fred Sais and Mark Clayburgh, Wells Park Neigh. Assoc.
Scott Steinberg and Pat Hopkins, North Fourth Camino Real Merchants Assoc.

This letter will serve as your notification from the City of Albuquerque, under provisions of 0-92 pertaining to a request for: *Major Two Year Subdivision Improvement Agreement for water line project.*

Proposed by: KPM, LLC at 505-463-5824
Agent for: KPM, LLC

For property located: On or near Fifth Street NW between Aspen Avenue NW and Haines Avenue NW.

P.O. Box 1293

The case number(s) assigned is: 07DRB-00254, Project # 1003123.

City Planning accepted application for this request on **March 1, 2007.**

Albuquerque

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

New Mexico 87103

Please be advised that this application is scheduled for a hearing before the Development Review Board (DRB) at **9 a.m. on Wednesday, March 28, 2007** in the **Planning Hearing Room, Room 160, Plaza Del Sol Building, 600 Second St. NW.**

www.cabq.gov

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

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

Sincerely,

Stephani I. Winklepleck

Stephani I. Winklepleck

Neighborhood Program Coordinator

OFFICE OF NEIGHBORHOOD COORDINATION

PLANNING DEPARTMENT

**cc: Claire Senova, DRB
Administrative Assistant**



OFFICIAL NOTICE OF DECISION

CITY OF ALBUQUERQUE
PLANNING DEPARTMENT
DEVELOPMENT REVIEW BOARD

February 22, 2006

1. Project # 1003123
06DRB-00106 Major-Two Year SIA

KPM LLC, JERRY MILLER, request(s) the above action(s) for all or a portion of Tract(s) 77-B-1, **LANDS OF DEVEREUX & WATSON**, zoned S-MI, located on 5TH ST NW, between ASPEN AVE NW and HAINES AVE NW containing approximately 2 acre(s). [REF: 03DRB02044, 04DRB00347, 04DRB00348] (H-14)

At the February 22, 2006, Development Review Board meeting, a one-year extension of the Subdivision Improvements Agreement was approved.

If you wish to appeal this decision, you must do so by March 9, 2006, in the manner described below.

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

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

Sheran Matson, AICP, DRB Chair

Cc: KPM LLC, P.O. Box 7553, 87194

Jerry Miller, KPM LLC, 1715 5th St NW, 87194

Marilyn Maldonado, Planning Department, 4th Floor, Plaza del Sol Bldg.

File

DRB PUBLIC HEARING SIGN IN SHEETS

CASE NUMBER: 1003123 AGENDA#: 1 DATE: 2/22/06

1. Name: Jerry Miller Address: 1715 5th St Zip: 87102

2. Name: KEVIN KRAUSE Address: 25 J SCARSON Zip: 87104

3. Name: _____ Address: _____ Zip: _____

4. Name: _____ Address: _____ Zip: _____

5. Name: _____ Address: _____ Zip: _____

6. Name: _____ Address: _____ Zip: _____

7. Name: _____ Address: _____ Zip: _____

8. Name: _____ Address: _____ Zip: _____

9. Name: _____ Address: _____ Zip: _____

10. Name: _____ Address: _____ Zip: _____

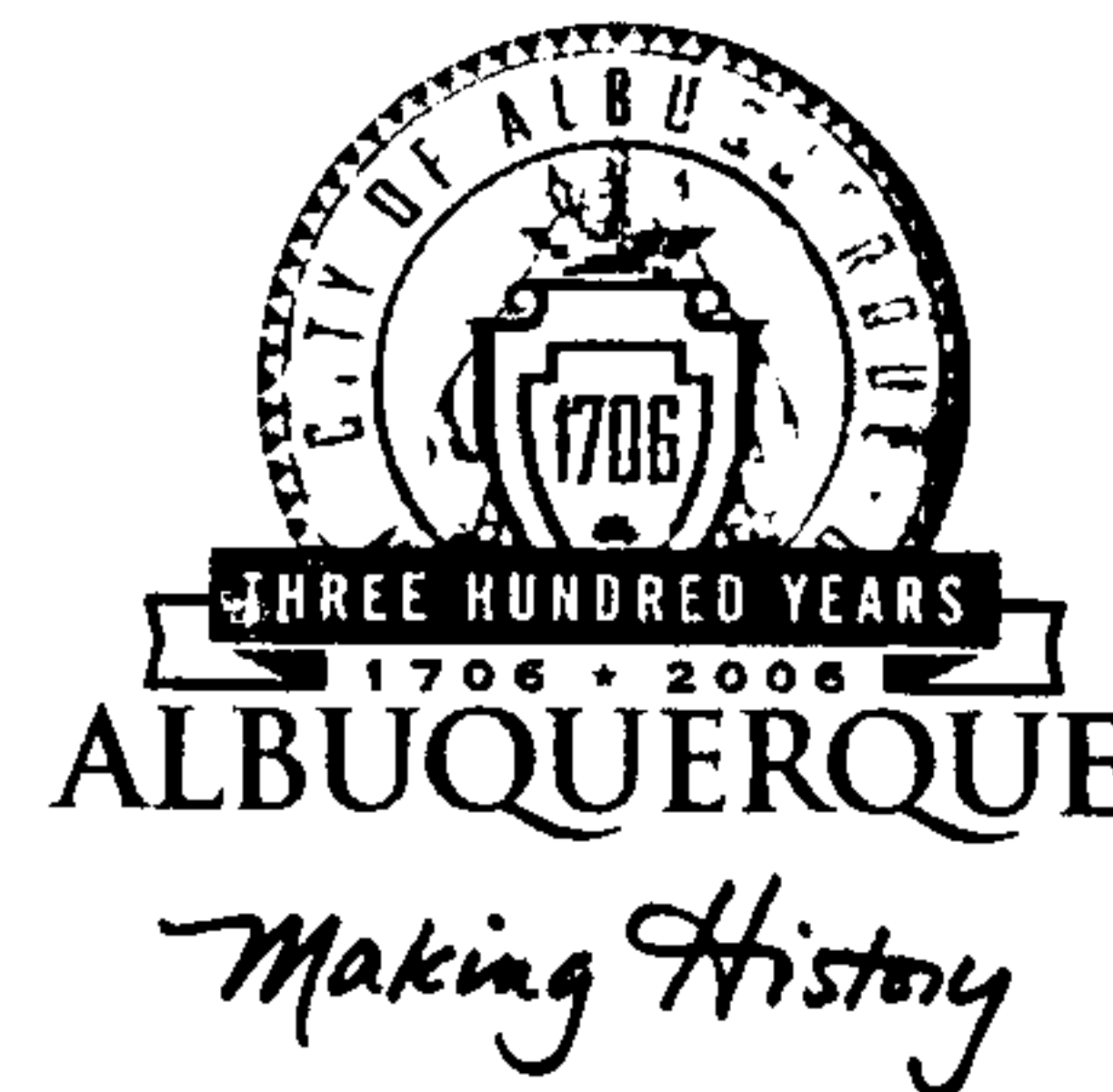
11. Name: _____ Address: _____ Zip: _____

12. Name: _____ Address: _____ Zip: _____

13. Name: _____ Address: _____ Zip: _____

14. Name: _____ Address: _____ Zip: _____

CITY OF ALBUQUERQUE



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

DEVELOPMENT REVIEW BOARD--SPEED MEMO

DRB CASE NO/PROJECT NO: 1003123

AGENDA ITEM NO: 1

SUBJECT:

SIA Extension

ACTION REQUESTED:

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

P.O. Box 1293

ENGINEERING COMMENTS:

The Hydrology Section has no objection to the extension request.

Albuquerque

New Mexico 87103

RESOLUTION:

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

www.cabq.gov

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

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

FOR:

SIGNED: Bradley L. Bingham
City Engineer/AMAFCA Designee

DATE: February 22, 2006



CITY OF ALBUQUERQUE
PLANNING DEPARTMENT
DEVELOPMENT REVIEW BOARD

February 22, 2006

Project # 1003123
06DRB-00106 Major-Two Year SIA

KPM LLC, JERRY MILLER, request(s) the above action(s) for all or a portion of Tract(s) 77-B-1, **LANDS OF DEVEREUX & WATSON**, zoned S-MI, located on 5TH ST NW, between ASPEN AVE NW and HAINES AVE NW containing approximately 2 acre(s). [REF: 03DRB02044, 04DRB00347, 04DRB00348] (H-14)

AMAFCA	No adverse comments.
COG	No adverse comments.
Transit	No adverse comments.
Zoning Enforcement	No adverse comments.
Neighborhood Coordination	Letter sent to Wells Park NA (R).
APS	No adverse comments.
Police Department	

A review of the following DRB case(s) indicates the following problems or crime may occur or that the following concerns may need to be evaluated or addressed on this site or in this area. These comments do not indicate that a thorough CPTED evaluation has been done, or that other criminal activities may not occur. Traffic Volume: more vehicles in area, Traffic control devices: more vehicles to control, Burglaries: more homes, Speeding Violations: more traffic at peak hours. Lighting issues: need for improved lighting for larger area. Maintenance of landscaping: need for expanded coverage. Alarm response i.e. false alarms, etc. more homes more alarms.

Fire Department	No adverse comments.
PNM Electric & Gas	No adverse comments.
Comcast	No comments received.
QWEST	No comments received.

Environmental Health

No comments received.

M.R.G.C.D.

No comments received.

Open Space Division

No adverse comments.

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

Transportation Development

Defer to Utilities.

Parks & Recreation

Defer to ABCWUA.

Utilities Development

No adverse comments.

Planning Department

No objection to the requested one year extension. Defer to Water Utilities.

Impact Fee Administrator

No comments on the proposed two year SIA.

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

cc: KPM LLC, Jerry Miller, P.O. Box 7553, 87194

Jerry Miller, KPM LLC, 1715 5th St NW, 87194



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

Notice is hereby given that the Development Review Board, City of Albuquerque, will hold a public hearing in the **Plaza del Sol Hearing Room, Basement, Plaza del Sol Building, 600 2nd St NW**, on **Wednesday, February 22, 2006**, beginning at **9:00 a.m.** for the purpose of considering the following:

Project # 1003123
06DRB-00106 Major-Two Year SIA

KPM LLC, JERRY MILLER, request(s) the above action(s) for all or a portion of Tract(s) 77-B-1, **LANDS OF DEVEREUX & WATSON**, zoned S-MI, located on 5TH ST NW, between ASPEN AVE NW and HAINES AVE NW containing approximately 2 acre(s). [REF: 03DRB02044, 04DRB00347, 04DRB00348] (H-14)

Project # 1001164
06DRB-00114 Major-Vacation of Public Easements

BOHANNAN HUSTON INC agent(s) for HUNT UPTOWN DEVELOPMENT LLC request(s) the above action(s) for all or a portion of Tract(s) B-1 & B-2, **ST PIUS X SUBDIVISION**, zoned SU-3, R-2, O-1, located on UPTOWN LOOP RD NE, between ARVADA AVE NE and INDIAN SCHOOL RD NE containing approximately 9 acre(s). [REF: 01DRB00450] (H-19)

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


for Sheran Matson, AICP, DRB Chair
Development Review Board

TO BE PUBLISHED IN THE ALBUQUERQUE JOURNAL MONDAY, FEBRUARY 6, 2006.

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

Meeting Date: FEBRUARY 22, 2006
Zone Atlas Page: H-14-Z
Notification Radius: 100 Ft.

Project# 1003123
App#06DRB-00106

Cross Reference and Location: 5H ST NW BETWEEN ASPEN AVE NW AND
HAINES AVE NW

Applicant: KPM LLC (JERRY MILLER)
Address: PO BOX 7553
ALBUQUERQUE, NM 87194

Agent: JERRY MILLER KPM LLC
1715 5TH ST NW
ALBUQUERQUE, NM 87194

Special Instructions:

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

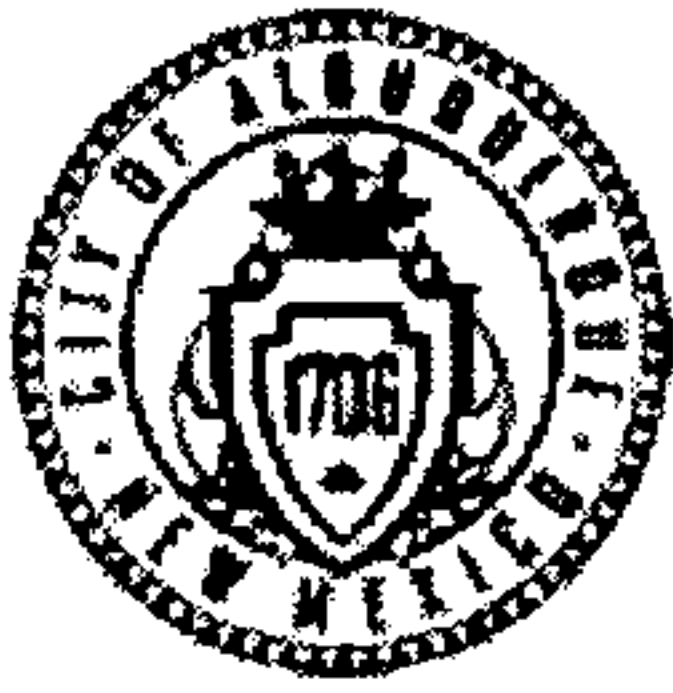
Date Mailed: FEBRUARY 3, 2006
Signature: YVONNE SAAVEDRA

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

Project# 1003123
Application# _____

PAGE 1 OF 1

Zone Atlas Page #	Zone Atlas #	Grid Location	Parcel Sequence	Name & Address
H-14	1014059	212-004	305-04	✓
	1014058	201-529	243-05	✓
	1014059	220-015	305-05	✓
	1014058	216-518	243-08	✓ COA
		216-510	06	✓
		216-499	238-12	✓ Dup
		209-499	13	✓ Dup ²
		198-501	14	✓
		196-525	243-03	✓
		197-518	02	✓
		185-519	242-08	✓
		176-534	09	✓ COA
	1014059	174-005	304-08	✓ COA
		176-014	09	✓
		172-038	308-06	✓
		212-032	309-01	✓
		238-030	310-02	✓
		252-028	01	✓
	1014058	245-527	244-02	✓ COA
		180-520	242-07	✓



mainframe@coa1mp3.ca
bq.gov
01/30/2006 01:30 PM

To
cc
bcc
Subject

1 R E C O R D S W I T H L A B E L S PAGE
1
01014059 *** THIS UPC CODE HAS NO MASTER RECORD ON FILE
0101405921200430504 LEGAL: TR 2 PLA T OF TRACTS 1 & 2 LANDS OF DEVEREUX &
WATS LAND USE:
PROPERTY ADDR: 00000 5TH
OWNER NAME: KPM LLC
OWNER ADDR: 01719 5TH ST NW
ALBUQUERQUE NM 87102
0101405820152924305 LEGAL: MAP 36 T R A CONT 1.037 AC
LAND USE:
PROPERTY ADDR: 00000 6TH
OWNER NAME: WARREN MICHAEL J ETUX
OWNER ADDR: 00100 MARIA CI NW
ALBUQUERQUE NM 87102
0101405922001530505 LEGAL: TR 1 PLA T OF TRACTS 1 & 2 LANDS OF DEVEREUX &
WATS LAND USE:
PROPERTY ADDR: 00000 5TH
OWNER NAME: WATSON STEFAN & DEVEREUX EILEE
OWNER ADDR: 1719 5TH ST NW
ALBUQUERQUE NM 87194
0101405821651824308 LEGAL: 001 003I VES ADD L 1 TO 5
LAND USE:
PROPERTY ADDR: 00000 5TH
OWNER NAME: CITY OF ALBUQUERQUE
OWNER ADDR: PO BOX 1293
ALBUQUERQUE NM 87103
0101405821651024306 LEGAL: 006 003I VES ADD L 6 & 7
LAND USE:
PROPERTY ADDR: 00000 5TH
OWNER NAME: GARCIA LARRY & CHRISTINE M
OWNER ADDR: 04713 TRAILS END NW
ALBUQUERQUE NM 87120
0101405821649923812 LEGAL: 004I VES ADD E 95FT OF LOTS 1X2
LAND USE:
PROPERTY ADDR: 00000 5TH
OWNER NAME: RITTER KIMBERLY MONET
OWNER ADDR: 00136 W 226 PL
CARSON CA 90745
0101405820949923813 LEGAL: 004I VES ADD W 47FT OF LOTS 1X2
LAND USE:
PROPERTY ADDR: 00000 ASPEN
OWNER NAME: RITTER KIMBERLY MONET
OWNER ADDR: 00136 W 226 PL
CARSON CA 90745
0101405819850123814 LEGAL: LOTS 15 & 16 BLK 4 IVES ADD'N
LAND USE:
PROPERTY ADDR: 00000 6TH
OWNER NAME: KENNEDY ANTHONY & NANCY
OWNER ADDR: 01401 ROLLING ROCK PL SW
ALBUQUERQUE NM 87121

PAGE 2

0101405819652524303	LEGAL: W 54 FT L T 8 & W 54FT OF N 15FT LT 9 BLK 3 IVES
ADD LAND USE:	
	PROPERTY ADDR: 00000 6TH
	OWNER NAME: LOVELESS & JARAMILLO
	OWNER ADDR: 01710 SIXTH ST NW
ALBUQUERQUE NM	87107
0101405819751824302	LEGAL: W 71 FT OF THE S 10 FT OF LOT 9 AND W 71 FT OF
LOT LAND USE:	
	PROPERTY ADDR: 00000 6TH
	OWNER NAME: CHARLES BOMBACH & CO REALTORS
	OWNER ADDR: 03004 CORONA DR NW
ALBUQUERQUE NM	87120
0101405818551924208	LEGAL: 001 005I VES ADD L 1 & 2
LAND USE:	
	PROPERTY ADDR: 00000 ASPEN
	OWNER NAME: STONE VADA E TRUSTEE STONE LIV
	OWNER ADDR: 03901 INDIAN SCHOOL RD NE
ALBUQUERQUE NM	87110
0101405817653424209	LEGAL: 3 RE PLAT OF BLKS 1&2 LEMBKE TRACT A SUBD OF TR
77- LAND USE:	
	PROPERTY ADDR: 00000 6TH
	OWNER NAME: CITY OF ALBUQUERQUE
	OWNER ADDR: PO BOX 1293
ALBUQUERQUE NM	87103
0101405917400530408	LEGAL: 2 RE PL O F BLKS 1&2 LEMBKE TR A SUBD OF TR 77A
MAP LAND USE:	
	PROPERTY ADDR: 00000 6TH
	OWNER NAME: CITY OF ALBUQUERQUE
	OWNER ADDR: PO BOX 1293
ALBUQUERQUE NM	87103
0101405917601430409	LEGAL: 1 RE PLAT OF BLKS 1&2 LEMBKE TR A SUBD OF TR 77A
MR LAND USE:	
	PROPERTY ADDR: 00000 6TH
	OWNER NAME: CITY OF ALBUQUERQUE
	OWNER ADDR: PO BOX 1293
ALBUQUERQUE NM	87103
0101405921203230901	LEGAL: TR A - C RYSTAL ADD'N CONT 1.018 AC M/L
LAND USE:	
	PROPERTY ADDR: 00000 HAINES
	OWNER NAME: KAPURANIS FRANK & MATIA
	OWNER ADDR: 08691 E BRIARWOOD BL
ENGLEWOOD CO	80112
0101405923803031002	LEGAL: TR 7 2-A MRGCD MAP #36 (AKA WLY POR OF TR 72)
CONT LAND USE:	
	PROPERTY ADDR: 00000 HAINES
	OWNER NAME: SAN RIO VENTURES LLC
	OWNER ADDR: 00420 HAINES AV NW
ALBUQUERQUE NM	87102
0101405925202831001	LEGAL: TR 7 2-B MRGCD MAP #36 (AKA TR 72 EXC WLY POR)
CONT LAND USE:	
	PROPERTY ADDR: 00000 4TH
	OWNER NAME: TADAY STEPHEN T JR & THERESA A
	OWNER ADDR: PO BOX
CORRALES NM	87048

PAGE 3

0101405824552724402 LEGAL: LTS 1 TH RU 15 & ALLEY BLK 1 IVES ADDN & 11 FT
DITC LAND USE:

PROPERTY ADDR: 00000 4TH
OWNER NAME: CITY OF ALBUQUERQUE
OWNER ADDR: PO BOX 1293

ALBUQUERQUE NM 87103

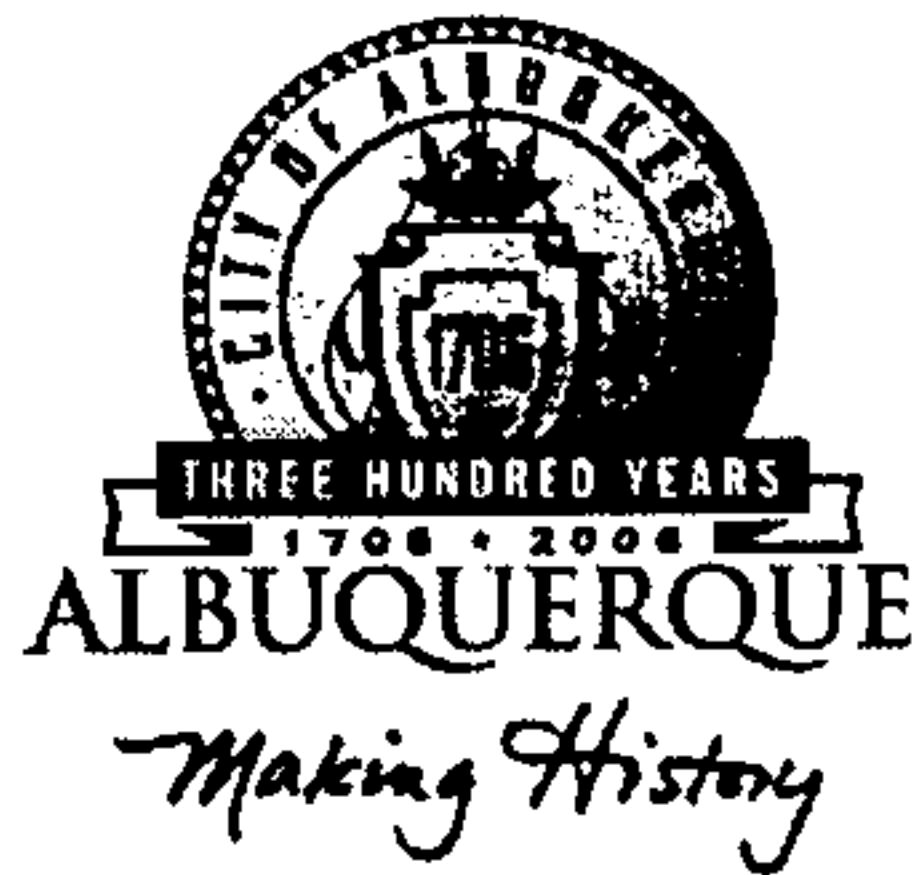
0101405818052024207 LEGAL: 003 005I VES ADD L 3 & 4
LAND USE:

PROPERTY ADDR: 00000 ASPEN
OWNER NAME: STONE VADA E TRUSTEE STONE LIV
OWNER ADDR: 03901 INDIAN SCHOOL RD NE

ALBUQUERQUE NM 87110

.
QUIT

101405922001530505	LEGAL: TR 1 PLAT OF TRACTS 1 & 2 LANDS OF DEVEREUX 3217 AC PROPERTY ADDR: 1719 5 TH ST NW OWNERS NAME: WATSON STEFAN & DEVEREUX EILEE OWNERS ADDR: 1719 5 TH ST NW ALBUQUERQUE, NM 87102
101405821651824308	LEGAL: * 001 003 IVES ADD L 1 TO 5 PROPERTY ADDR: 5 TH ST NW OWNERS NAME: CITY OF ALBUQUEQUE OWNERS ADDR: PO BOX 1293 ALBUQUERQUE, NM 87103
101405817653424209	LEGAL: *3 REPLAT OF BLKS 1 & 2 LEMBKE TRACT A SUBD OF MAP 36 PROPERTY ADDR: 1717 6 TH ST NW OWNERS NAME: CITY OF ALBUQUEQUE OWNERS ADDR: PO BOX 1293 ALBUQUERQUE, NM 87103
101405917400530408	LEGAL: *2 REPL OF BLKS 1 & 2 LEMBKE TR A SUBD OF TR 7 PROPERTY ADDR: 1717 6 TH ST NW OWNERS NAME: CITY OF ALBUQUEQUE OWNERS ADDR: PO BOX 1293 ALBUQUERQUE, NM 87103
101405917601430409	LEGAL: *1 REPLAT OF BLKS 1 & 2 LEMBKE T R A SUBD OF TR 36 AVE NW PROPERTY ADDR: 1717 6 TH ST NW OWNERS NAME: CITY OF ALBUQUEQUE OWNERS ADDR: PO BOX 1293 ALBUQUERQUE, NM 87103
101405925202831001	LEGAL: TR 72-B MRGCD MAP # 36 (AKA TR 72 EXC WLY POR C PROPERTY ADDR: 1815 4 TH ST NW OWNERS NAME: TADAY STEPHEN T JR & THERESA A OWNERS ADDR: PO BOX 2064 CORRALES, NM 87048
101405824552724402	LEGAL: LOTS 1 THRU 15 & ALE BLK 1 IVES ADD & 11 FT NORTH OF PROPERTY ADDR: 1804 4 TH ST NW OWNERS NAME: CITY OF ALBUQUEQUE OWNERS ADDR: PO BOX 1293 ALBUQUERQUE, NM 87103



City of Albuquerque

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

Date: 1-23-06

TO CONTACT NAME: Jerry W. Miller
COMPANY/AGENCY: KPM LLC
ADDRESS/ZIP: P.O. Box 7553 Albuquerque, N.M. 87194
PHONE/FAX #: 505-463-5824

Thank you for your inquiry of 1-23-06 (date) requesting the names of **Recognized**

Neighborhood Associations who would be affected under the provisions of O-92 by your proposed project at Lands of Devereux TR 77-6-1

@ 1715 5TH Street NW
zone map page(s) H-14.

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

Wells Park NA
Neighborhood Association
Contacts: Fred SAIS
1508 Los Tomasos NW 87102
242-8457
Mark Clayburgh
1310 5TH Street NW 87102
242-6278

Neighborhood Association

Contacts: _____

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

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

Sincerely,

Don Heuter
OFFICE OF NEIGHBORHOOD COORDINATION

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

NOTICE TO APPLICANTS

SUGGESTED INFORMATION FOR NEIGHBORHOOD NOTIFICATION LETTERS

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

WE RECOMMEND THAT THE NOTIFICATION LETTER INCLUDE THE FOLLOWING INFORMATION:

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

(Below this line for ONC use only)

Date of Inquiry: 1-23-06 Time Entered: 3:15 ONC Rep. Initials: Jan

Project # 1003123

KPM LLC (JERRY MILLER)
PO BOX 7553
ALBUQUERQUE, NM 87194

Project # 1003123
MARK CLAYBURGH
Wells Park N.A.
1310 5th STREET NW
ALBUQUERQUE, NM 87102

101405922001530505

WATSON STEFAN & DEVEREUX EILEE
1719 5TH ST NW
ALBUQUERQUE, NM 87102

101405819850123814

KENNEDY ANTHONY & NANCY
1401 ROLLING ROCK PL SW
ALBUQUERQUE NM 87121

101405818551924208

STONE VADA E TRUSTEE STONE LI
3901 INDIAN SCHOOL RD NE
ALBUQUERQUE NM 87110

101405925202831001

TADAY STEPHEN T JR & THERESA
PO BOX 2064
CORRALES, NM 87048

Project # 1003123

JERRY MILLER KPM LLC
1715 5TH ST NW
ALBUQUERQUE, NM 87194

101405921200430504

KPM LLC
1719 5TH ST NW
ALBUQUERQUE NM 87102

101405821651024306

GARCIA LARRY & CHRISTINE M
4713 TRAILS END NW
ALBUQUERQUE NM 87120

101405819652524303

LOVELESS & JARAMILLO
1710 SIXTH ST NW
ALBUQUERQUE NM 87107

101405921203230901

KAPURANIS FRANK & MATIA
8691 E BRIARWOOD BL
ENGLEWOOD CO 80112

101405818052024207

STONE VADA E TRUSTEE STONE LI
3901 INDIAN SCHOOL RD NE
ALBUQUERQUE NM 87110

Project # 1003123
FRED SAIS
Wells Park N.A.
1508 LOS TAMASES NW
ALBUQUERQUE, NM 87102

101405820152924305

WARREN MICHAEL J ETUX
100 MARIA CI NW
ALBUQUERQUE NM 87114

101405821649923812

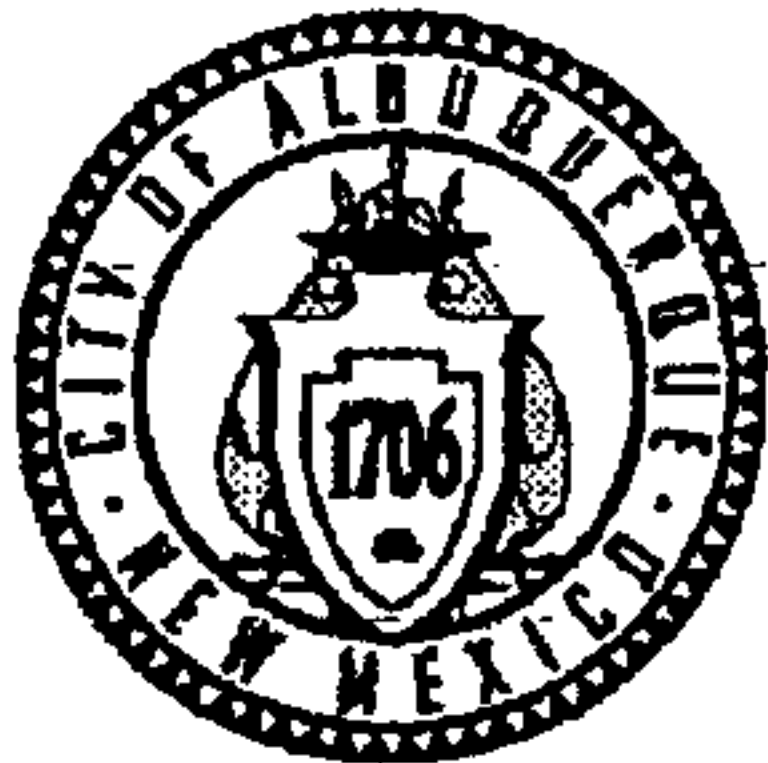
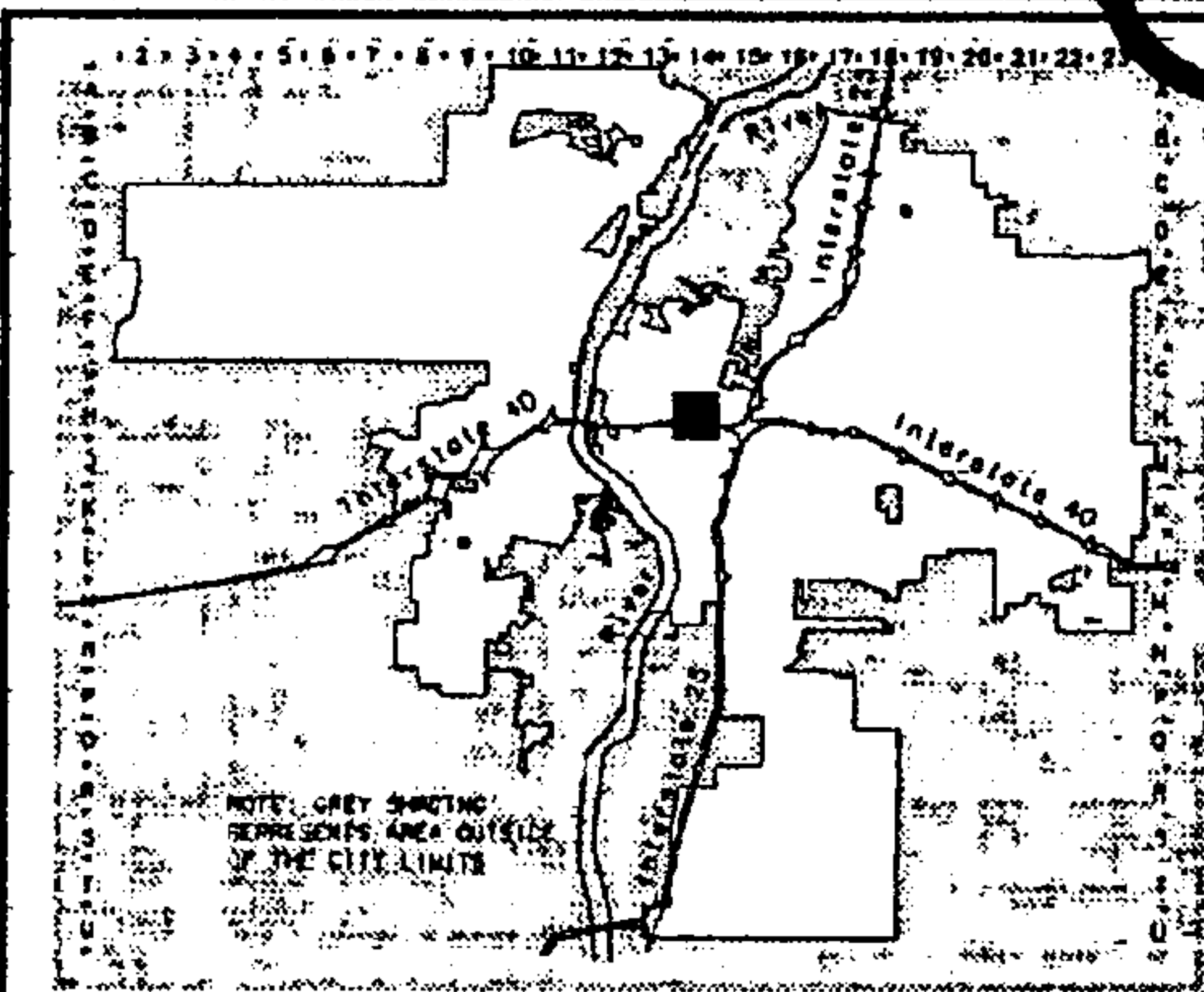
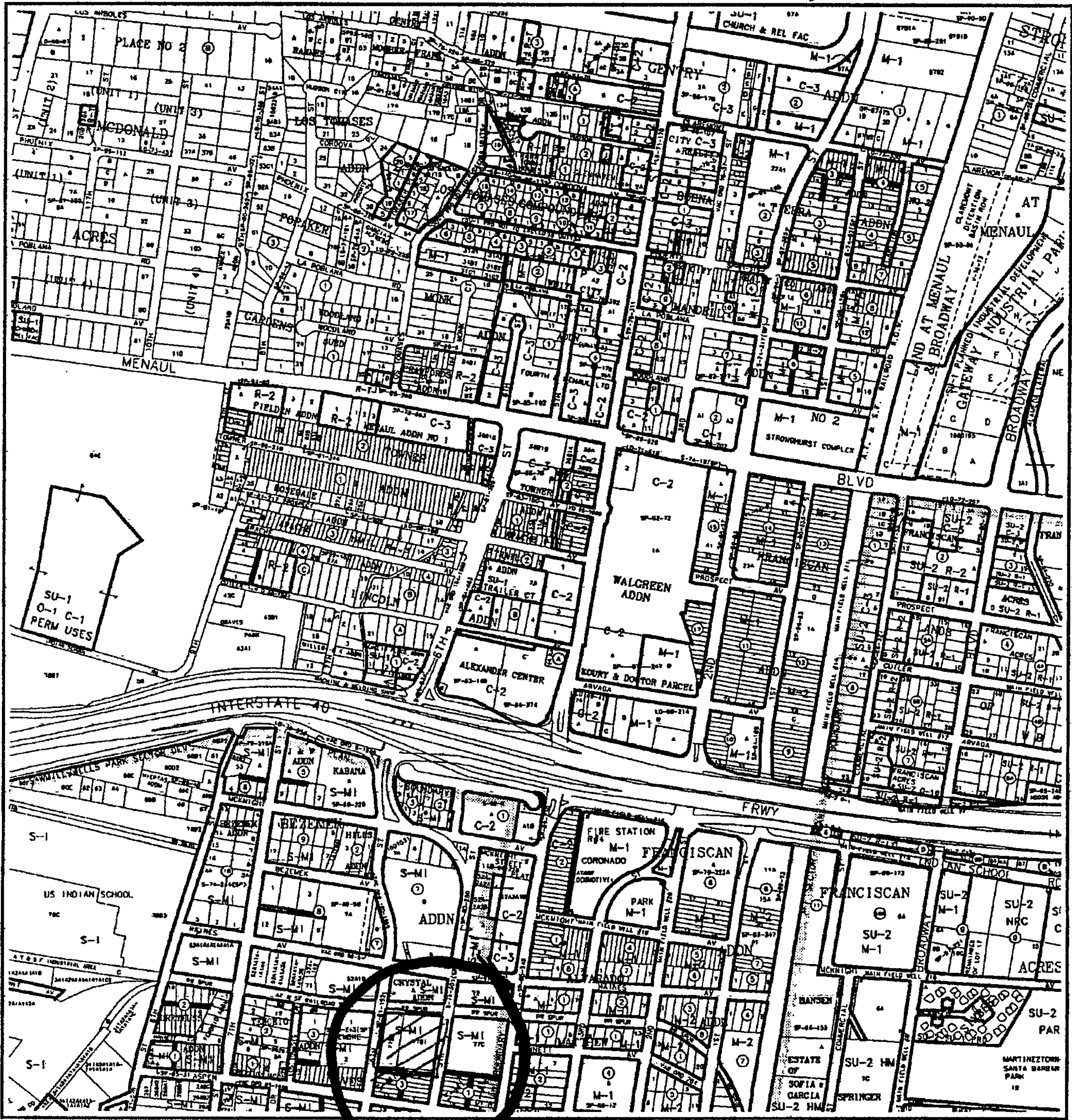
RITTER KIMBERLY MONET
136 W 226 PL
CARSON CA 90745

101405819751824302

CHARLES BOMBACH & CO REALTORS
3004 CORONA DR NW
ALBUQUERQUE NM 87120

101405923803031002

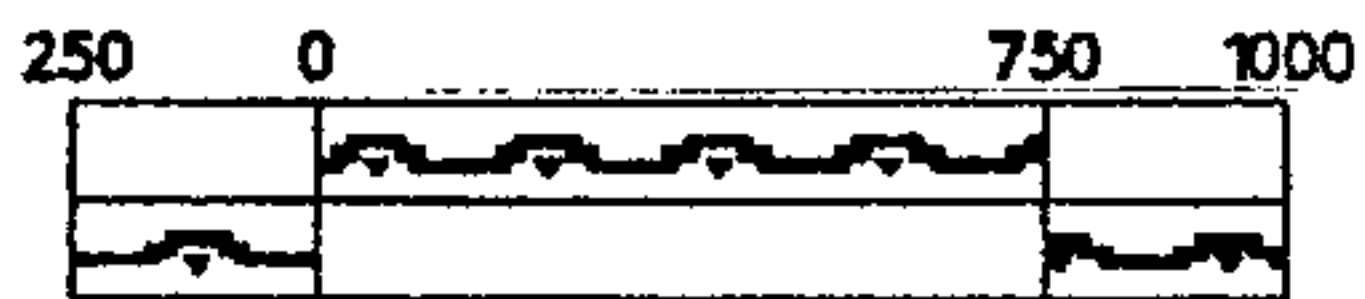
SAN RIO VENTURES LLC
420 HAINES AV NW
ALBUQUERQUE NM 87102



A G I S
 Geographic Information System
 PLANNING DEPARTMENT

© Copyright 2003

GRAPHIC SCALE IN FEET



Zone Atlas Page

H-14-Z

Map Amended through November 01, 2003

KPM LLC.
PO Box 7553
Albuquerque, NM 87194
505-463-5824

Dear Sirs,

We hereby request an extension for our Subdivision Improvement Agreement for 1 year. We are working diligently on the project and hope to start construction in April. Unfortunately we do not believe we can complete the water line project by the March 22, 2006 deadline. We were forced to change architects when our architect closed his office. This created a delay. In addition we have been working with Councilwoman Debbie O'Malley's office on possible funding for infill projects from government sources.

We greatly appreciate your consideration in this matter.

Sincerely,

Jerry W. Miller
Managing Partner
KPM LLC
505-463-5824

NOTIFICATION OF HEARING for the DEVELOPMENT REVIEW BOARD

February 2, 2006

TO: Fred Sais and Mark Clayburgh, Wells Park NA

This letter will serve as your notification from the City of Albuquerque, under provisions of 0-92 pertaining to a request for: **Requests the following for approximately two (2) acre(s): Major Two Year Subdivision Improvement Agreement to improve the waterline at the Old Lemke Construction Company Warehouse, north of Aspen on Fifth Street NW.**

Proposed by: **KPM, LLC.**

Agent for: **Jerry Miller**

P.O. Box 1293

For property located: **On or near Fifth Street NW between Aspen Avenue NW and Haines Avenue NW.**

Albuquerque

The case number(s) assigned is: **06DRB- 00106, Project # 1003123.**

City Planning accepted application for this request on **January 24, 2006.**

New Mexico 87103

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

www.cabq.gov

Please be advised that this application is scheduled for a hearing before the Development Review Board (DRB) at **9 a.m. on Wednesday, February 22, 2006** in the **Planning Hearing Room, Lower Level, Plaza Del Sol Building, 600 Second St. NW.**

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

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

Sincerely,

Stephani J. Winklepleck

Stephani I. Winklepleck

Neighborhood Program Coordinator

OFFICE OF NEIGHBORHOOD COORDINATION

PLANNING DEPARTMENT

**cc: Claire Senova, DRB
Administrative Assistant**



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

Notice is hereby given that the Development Review Board, City of Albuquerque, will hold a public hearing in the **Plaza del Sol Hearing Room, Basement, Plaza del Sol Building, 600 2nd St NW**, on **Wednesday, March 28, 2007**, beginning at **9:00 a.m.** for the purpose of considering the following:

Project # 1003123

07DRB-00254 Major-Two Year SIA

KPM LLC request(s) the above action(s) for all or any portion of Tract(s) 1 & 2, **LANDS OF DEVEREUX & WATSON** and Tract(s) 77-6-1, **M.R.G.C.D. MAP #37**, zoned S-M1 located on 5TH ST NW between ASPEN AVE NW and HAINES AVE NW containing approximately 1 acre(s). (H-14)

Project # 1003717

07DRB-00236 Major-Vacation of Public Easements

GREG RILEY agent(s) for ERIC C. JOHNSON request(s) the above action(s) for all or any portion of Lot(s) 6, Block(s) 38, **EASTERN ADDITION**, zoned SU-2/NCR located on CESAR CHAVEZ SE between BROADWAY SE and ARNO SE containing approximately 1 acre(s). [REF: 04DRB-01565] (L-14)

Project # 1001278

07DRB-00242 Major-Bulk Land Variance
07DRB-00243 Minor-Prelim&Final Plat Approval

SURV-TEK INC agent(s) for PAT & LILLIE MILLIGAN request(s) the above action(s) for Tract 94, Town of Atrisco Grant, Unit 6, Lots A, B and a portion of C & D, Gonzales Family Lands, Tract H, Coors Plaza (to be known as **COORS TOWNE CENTER**) zoned SU-1 FOR C-2 PERMISSIVE USES, located on COORS BLVD SW, between CENTRAL AVE SW and BRIDGE BLVD SW containing approximately 17 acre(s). [REF: 01EPC00747, 00748, 00749, 00750, 07DRB00150, 07DRB00151] (K-10)

Project # 1002984

07DRB-00238 Major-Vacation of Pub Right-of-Way

SANDRA LEVINSON & HAROLD GILL request(s) the above action(s) for all or any portion of Lot(s) 6, Block(s) 7, **VOLCANO CLIFFS, UNIT 2**, zoned R-1 located on KIBO DR NW between RIMROCK DR NW and SHIPROCK CT NW containing approximately 1 acre(s). (E-10)

Project # 1003445

07DRB-00261 Major-Vacation of Public Easements

BOHANNAN HUSTON INC agent(s) for FOUNTAIN HILLS PLAZA LLC request(s) the above action(s) for Tract(s) B-1-A, C-1-A, D-1-A & Lot(s) 6-A-1-A, A and 10-A-2, Block(s) D, Unit 1, ALBUQUERQUE WEST, **FOUNTAIN HILLS** and Tract(s) B, RICHLAND-HILLS, UNIT 1, **FIRST BAPTIST CHURCH**, zoned SU-1 FOR IP USES W/EXCEPTIONS & PDA TO INCLUDE C-3 USES, located on NUNZIO AVE NW between PARADISE BLVD NW and PASEO DEL NORTE NW containing approximately 22 acre(s). [REF: 04DRB00750] (C-12)



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

PAGE 2

Project # 1005133
07DRB-00260 Major-Vacation of Public
Easements

BOHANNAN HUSTON INC agent(s) for VT INC., A MISSOURI CORPORATION request(s) the above action(s) for all or any portion of Tract(s) N-1-B-2, **SEVEN BAR RANCH**, zoned SU-1 FOR AP located on COORS BLVD BYPASS NW between EAGLE RANCH RD NW and COORS BLVD NW containing approximately 18 acre(s). (B-13)

Project # 1005185
07DRB-00262 Major-Preliminary Plat Approval

ISAACSON & ARFMAN PA agent(s) for W INVESTMENTS LLC request(s) the above action(s) for all or any portion of Lot(s) 2-A-1, LAND OF EDMUND I RADY (to be known as **VILLA LOMA ESTATES**) zoned SU1-PRD located on MONTGOMERY BLVD NE between TRAMWAY BLVD NE and SHILOH PL NE containing approximately 3 acre(s). [REF: 06EPC01435, 06EPC01436] (F-22)

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

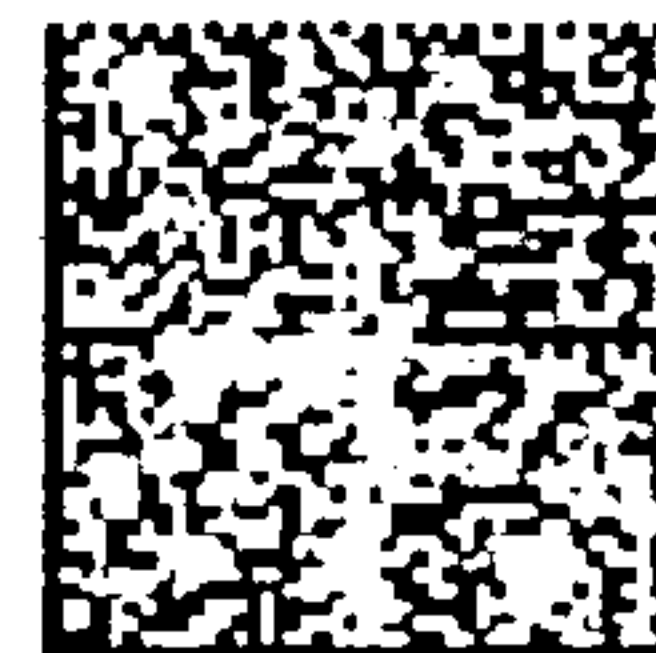
Sheran Matson, AICP, DRB Chair
Development Review Board

TO BE PUBLISHED IN THE ALBUQUERQUE JOURNAL MONDAY, MARCH 12, 2007.



Planning Department

CITY OF ALBUQUERQUE



UNITED STATES POSTAGE
\$ 00.39⁰
C2 1M
0C04219C22 MAR 09 2007
MAILED FROM ZIP CODE 87102

DRB

Or Current Resident
SANDOVAL BEATRICE G
2904 19TH ST NW
ALBUQUERQUE, NM 87104 2408

Or Current Resident

NIXIE 871 1 10 03/27/07

RETURN TO SENDER
NOT DELIVERABLE AS ADDRESSED
UNABLE TO FORWARD

BC: 87103129393 *0768-23479-09-36

27 0309021000



P O Box 1293 Albuquerque, New Mexico 87103



Supplemental Form (SF)

SUBDIVISION

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

SITE DEVELOPMENT PLAN

- ☒ for Subdivision
☒ for Building Permit
☐ Administrative Amendment (AA)
☐ Administrative Approval (DRT, URT, etc.)
☐ IP Master Development Plan
☐ Cert. of Appropriateness (LUCC)

STORM DRAINAGE (Form D)

- ☐ Storm Drainage Cost Allocation Plan

S

Z

ZONING & PLANNING

V

P

D

L

A

Annexation

☒ Zone Map Amendment (Establish or Change Zoning, includes Zoning within Sector Development Plans)
☐ Adoption of Rank 2 or 3 Plan or similar
☐ Text Amendment to Adopted Rank 1, 2 or 3 Plan(s), Zoning Code, or Subd. Regulations

Street Name Change (Local & Collector)

APPEAL / PROTEST of...

☐ Decision by: DRB, EPC, LUCC, Planning Director, ZEO, ZHE, Board of Appeals, other

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): See applicant PHONE: 505 463 5824
 ADDRESS: 1715 5th St NW FAX: _____
 CITY: Albuquerque STATE NM ZIP 87102 E-MAIL: Jermiller1@hotmail.com
 APPLICANT: KPM LLC Jerry Miller PHONE: 505-463-5824
 ADDRESS: 1715 5th St NW FAX: _____
 CITY: Albuquerque STATE NM ZIP 87102 E-MAIL: Jermiller1@hotmail.com
 Proprietary interest in site: _____ List all owners: Jerry Miller, Ken Krause, Stephan Protzen

DESCRIPTION OF REQUEST: DRB Final approval on
case # 1003123 / EPC-40056 + 15 EPC-40060

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. 2 Block: 0000 Unit: _____

Subdiv/Addn/TBKA: Devereux + Watson

Existing Zoning: S-M1 Proposed zoning: 542/sml SML w/on premise consumption of Alcoholic Beverage MRGCD Map No. _____

Zone Atlas page(s): H-14-Z UPC Code: 10140592120 0430504

CASE HISTORY:

List any current or prior case number that may be relevant to your application (Proj., App., DRB-, AX_Z_, V_, S_, etc.):
#1003123 / 15 EPC-40056 + 15 EPC-40060

CASE INFORMATION:

Within city limits? ☒ Yes

Within 1000FT of a landfill? No

No. of existing lots: 1 No. of proposed lots: 1 Total site area (acres): 1.1

LOCATION OF PROPERTY BY STREETS: On or Near: 5th NW (1715)

Between: Aspen and Haynes

Check if project was previously reviewed by: Sketch Plat/Plan ☐ or Pre-application Review Team(PRT) ☒ Review Date: 7-14-5

SIGNATURE

DATE 12/15/2015

(Print Name) Jerry Miller

Applicant: ☒ Agent: ☐

FOR OFFICIAL USE ONLY

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

Application case numbers

15DRB - 70463

Action

3BP

CMF

S.F.

Fees

\$ 0

\$ 20.00

\$ _____

\$ _____

\$ _____

\$ _____

Total

\$ 20.00

Hearing date December 23, 2015

12-15-15
 Staff signature & Date

Project # 1003123

Revised: 11/2014

FORM P(3): SITE PLAN REVIEW - D.R.B. MEETING (UNADVERTISED)

☐ **SKETCH PLAT REVIEW AND COMMENT (DRB22)**

Maximum Size: 24" x 36"

- ☐ Scaled site sketch and related drawings showing proposed land use including structures, parking, Bldg. setbacks, adjacent rights-of-way and street improvements, etc. (folded to fit into an 8.5" by 14" pocket) **6 copies**.
- ☐ Zone Atlas map with the entire property(ies) clearly outlined
- ☐ Letter briefly describing, explaining, and justifying the request
- ☐ List any original and/or related file numbers on the cover application

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

☐ **SITE DEVELOPMENT PLAN FOR SUBDIVISION (DRB18)**

Maximum Size: 24" x 36"

- ☐ 5 Acres or more & zoned SU-1, IP, SU-2, PC, or Shopping Center: Certificate of No Effect or Approval
- ☐ Scaled site plan and related drawings (folded to fit into an 8.5" by 14" pocket) **6 copies**
- ☐ Zone Atlas map with the entire property(ies) clearly outlined
- ☐ Letter briefly describing, explaining, and justifying the request
- ☐ Letter of authorization from the property owner if application is submitted by an agent
- ☐ Copy of the document delegating approval authority to the DRB
- ☐ Completed Site Plan for Subdivision Checklist
- ☐ Infrastructure List, if relevant to the site plan
- ☐ Fee (see schedule)
- ☐ List any original and/or related file numbers on the cover application

Meetings are approximately 8 DAYS after the Tuesday noon filing deadline. **Bring the original to the meeting. Your attendance is required.**

☐ **SITE DEVELOPMENT PLAN FOR BUILDING PERMIT (DRB17)**

Maximum Size: 24" x 36"

- ☐ 5 Acres or more & zoned SU-1, IP, SU-2, PC, or Shopping Center: Certificate of No Effect or Approval
- ☐ Site plan and related drawings (folded to fit into an 8.5" by 14" pocket) **6 copies**
- ☐ Site Plan for Subdivision, if applicable, previously approved or simultaneously submitted. **6 copies**.
- ☐ Solid Waste Management Department signature on Site Plan
- ☐ Zone Atlas map with the entire property(ies) clearly outlined
- ☐ Letter briefly describing, explaining, and justifying the request
- ☐ Letter of authorization from the property owner if application is submitted by an agent
- ☐ Copy of the document delegating approval authority to the DRB
- ☐ Infrastructure List, if relevant to the site plan
- ☐ Completed Site Plan for Building Permit Checklist
- ☐ Copy of Site Plan with Fire Marshal's stamp
- ☐ Fee (see schedule)
- ☐ List any original and/or related file numbers on the cover application

Meetings are approximately 8 DAYS after the Tuesday noon filing deadline. **Bring the original to the meeting. Your attendance is required.**

☐ **AMENDED SITE DEVELOPMENT PLAN FOR BUILDING PERMIT (DRB01)** **Maximum Size: 24" x 36"**

☐ **AMENDED SITE DEVELOPMENT PLAN FOR SUBDIVISION (DRB02)** **Maximum Size: 24" x 36"**

- ☐ Proposed amended Site Plan (folded to fit into an 8.5" by 14" pocket) **6 copies**
- ☐ DRB signed Site Plan being amended (folded to fit into an 8.5" by 14" pocket) **6 copies**
- ☐ Zone Atlas map with the entire property(ies) clearly outlined
- ☐ Letter briefly describing, explaining, and justifying the request
- ☐ Letter of authorization from the property owner if application is submitted by an agent
- ☐ Infrastructure List, if relevant to the site plan
- ☐ Completed Site Plan for Building Permit Checklist (not required for amendment of SDP for Subdivision)
- ☐ Fee (see schedule)
- ☐ List any original and/or related file numbers on the cover application

Meetings are approximately 8 DAYS after the Tuesday noon filing deadline. **Bring the original to the meeting. Your attendance is required.**

☒ **FINAL SIGN-OFF FOR EPC APPROVED SDP FOR BUILDING PERMIT (DRB05)**

☐ **FINAL SIGN-OFF FOR EPC APPROVED SDP FOR SUBDIVISION (DRB06)**

- ☐ 5 Acres or more & zoned SU-1, IP, SU-2, PC, or Shopping Center: Certificate of No Effect or Approval
- ☒ Site plan and related drawings (folded to fit into an 8.5" by 14" pocket) **6 copies**
- ☒ Approved Grading and Drainage Plan (folded to fit into an 8.5" by 14" pocket) **6 copies**
- ☒ Solid Waste Management Department signature on Site Plan for Building Permit
- ☒ Zone Atlas map with the entire property(ies) clearly outlined
- ☒ Letter carefully explaining how each EPC condition has been met **and** a copy of the EPC Notification of Decision
- ☐ Infrastructure List, if relevant to the site plan
- ☒ Copy of Site Plan with Fire Marshal's stamp (not required for SDP for Subdivision)
- ☒ List any original and/or related file numbers on the cover application

Meetings are approximately 8 DAYS after the Tuesday noon filing deadline. **Bring the original to the meeting. 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.

Terry Miller
Applicant name (print)
Terry Miller 12/15/15
Applicant signature / date

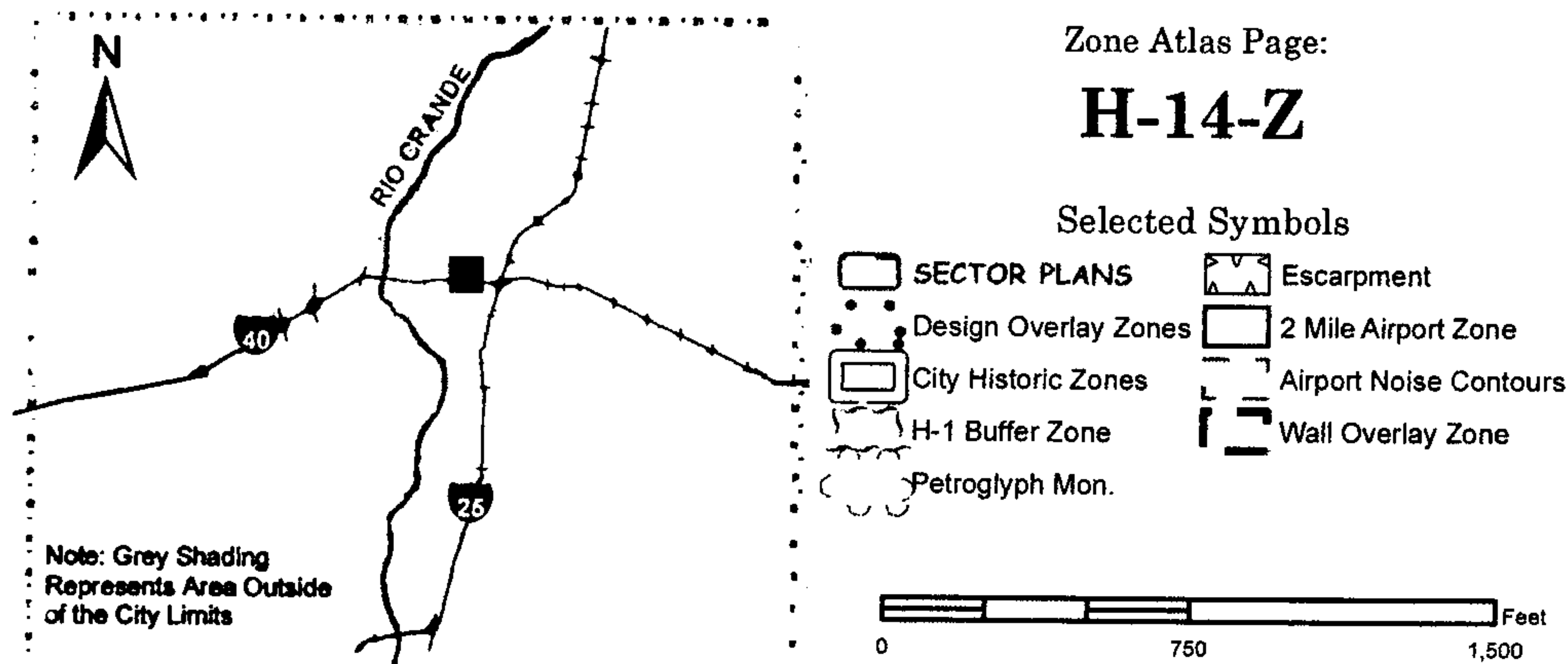
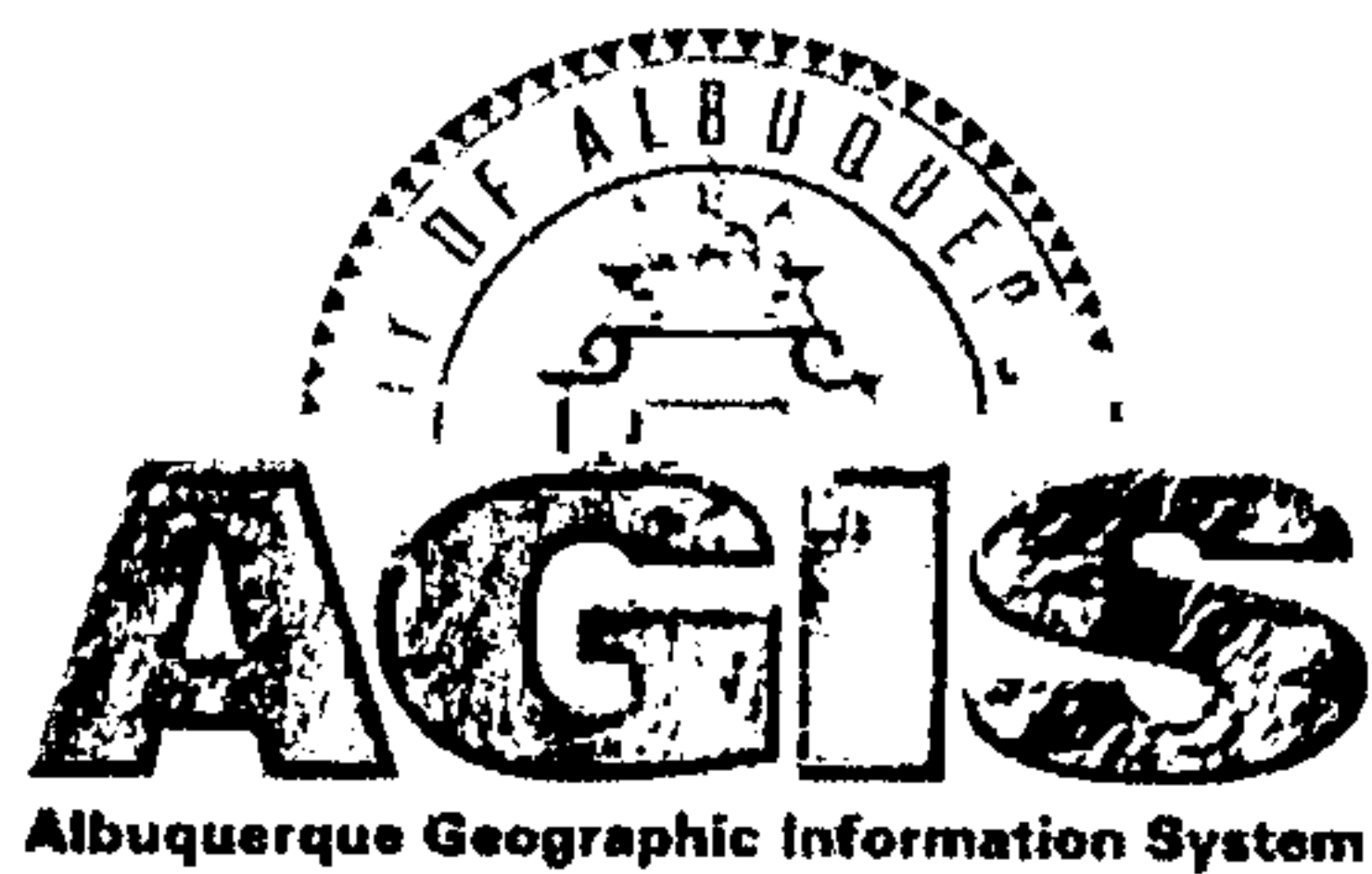


Form revised October 2007

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

Application case numbers
15DRB - 70463

Vej 12-15-15
Planner signature / date
Project # 1003123



KPM LLC
1715 5th St. NW
Albuquerque, NM 87102

December 14, 2015

Jack Cloud - Chairman
Development Review Board
City of Albuquerque

Dear Sir,

R.E. Case # 1003123 / 15EPC-40056 and 15EPC - 40060

This letter is to confirm that the following conditions of approval of “15 EPC-40056 and 15EPC-40060 As Built Site Development Plan for Building Permit” have been met.

Condition of Approval – 15EPC-40056 – Sector Development Plan Map Amendment:

1. The zone map amendment does not become effective until the accompanying site development plan is approved by the DRB, pursuant to 14-16-4-1(C)(16) of the Zoning Code. If such requirement is not met within six months after the date of EPC approval, the zone map amendment is void. The Planning Director may extend this time limit up to an additional six months upon request by the applicant.

Applicant Response: EPC voted to approve on November 12, 2015. We will submit the amended site plan for approval at the Dec. 23 DRB meeting.

Conditions of Approval – 15EPC-40060 - Site Development Plan for Building Permit

1. The EPC delegates final sign-off authority of this site development plan to the Development Review Board (DRB). The DRB is responsible for ensuring that all EPC Conditions have been satisfied and that other applicable City requirements have been met. A letter shall accompany the submittal, specifying all modifications that have been made to the site plan since the EPC hearing, including how the site plan has been modified to meet each of the EPC conditions. Unauthorized changes to this site plan, including before or after DRB final sign-off, may result in forfeiture of approvals.

Applicant Response: This letter specifies all modifications that have been made to the site plan and details how the conditions have been met.

2. Prior to final approval, the applicant shall meet with the Staff planner to ensure that conditions of approval are met. Evidence of this meeting shall be provided at the time of application.

Applicant Response: We have met with Vicente Quevedo from the Albuquerque Planning Dept. on Dec. 11, 2015.

3. Sheet A-081 shall be revised to include a DRB signature block.

Applicants Response: Sheet A-081 has been revised to include a DRB signature block.

4. The vicinity maps shown on Sheet A-082 shall be moved to Sheet A-081.

Applicants Response: The vicinity maps shown on Sheet A-082 have been moved to Sheet A-081.

5. All existing chain link fencing shall be identified with a symbol on Sheet A-081 and be listed under the Code Data notation section of the plan.

Applicants Response: All existing chain link fencing has been identified with a symbol on Sheet A-081 and been listed under the Code Data notation section of the plan.

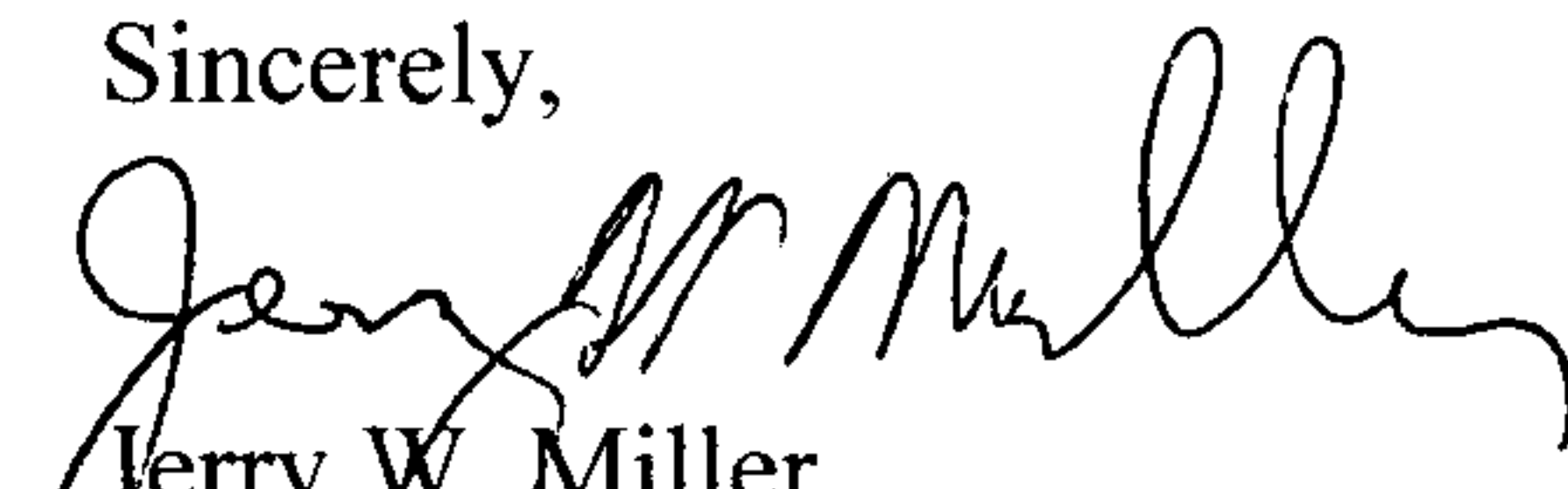
6. A note shall be added to the Code Data notation section of Sheet A-801 stating that all site lighting shall conform to the requirements contained in Section §14-16-3-9 (Area Lighting Regulations) of the City Zoning Code.

Applicants Response: A note has been added to the Code Data notation section of Sheet A-801 stating that all site lighting shall conform to the requirements contained in Section §14-16-3-9 (Area Lighting Regulations) of the City Zoning Code.

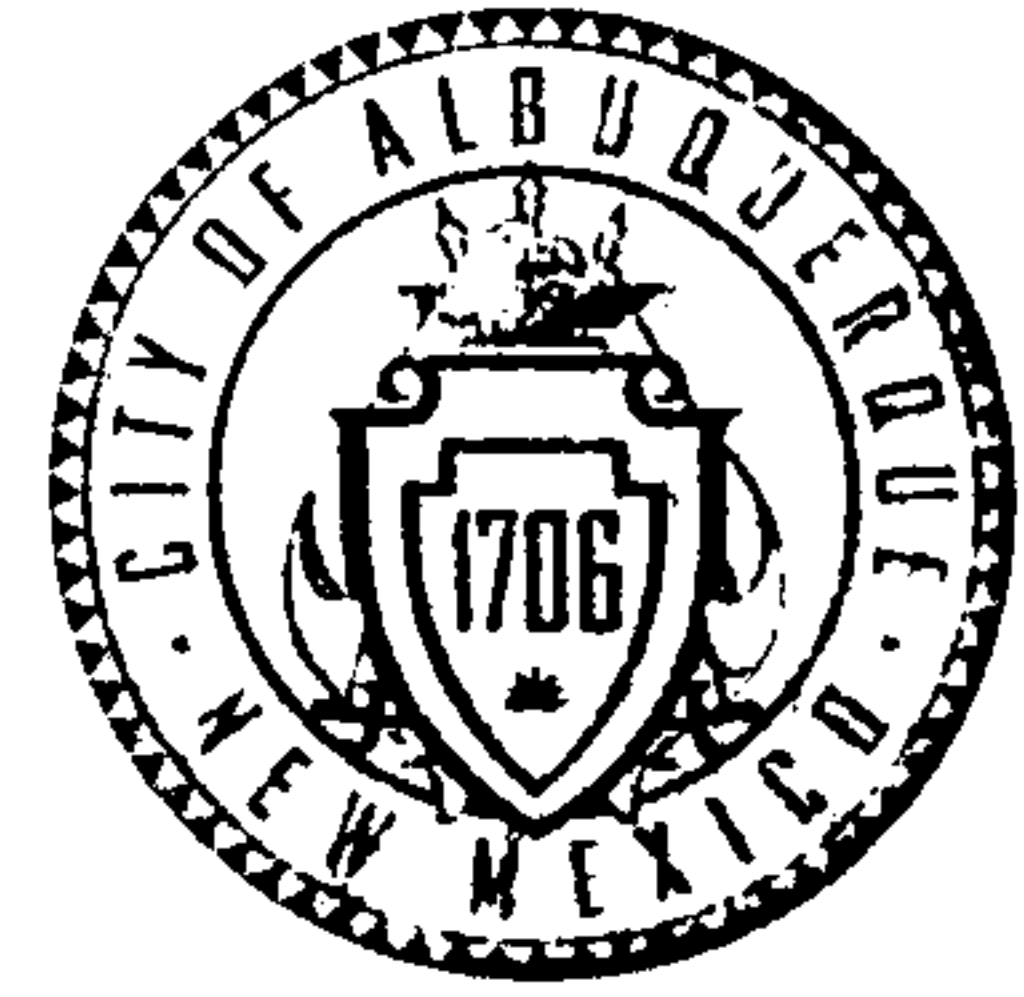
7. In addition, at the request of the Fire Marshal's Office, we have added a vicinity map showing hydrant locations and text indicating "Existing Building: no changes for zone change only" to Sheet A-801.

Thank you for your consideration.

Sincerely,


Jerry W. Miller
KPM LLC
505-463-5824

CITY OF ALBUQUERQUE



PLANNING DEPARTMENT
URBAN DESIGN & DEVELOPMENT DIVISION
600 2nd Street NW, 3rd Floor, 87102
P.O. Box 1293, Albuquerque, NM 87103
Office (505) 924-3860 Fax (505) 924-3339

OFFICIAL NOTIFICATION OF DECISION

November 13, 2015

KPM LLC
Attn: Jerry Miller
1715 5th St. NW
Albuquerque, NM 87102

Project# 1003123
15EPC-40056 Sector Development Plan Map Amendment
(Zone Change)
15EPC-40060 Site Development Plan for Building Permit

LEGAL DESCRIPTION:

For all or a portion of Tract 2, Plat of Tracts 1 & 2 Lands of Devereux & Watson, zoned SU-2 S-MI to SU-2/SU-1 S-MI to include beer and wine in association with restaurant or taproom, located on 5th Street NW, between Aspen NW, and Haynes NW, containing approximately 1.10 acres. (H-14)

Staff Planner: Vicente Quevedo

PO Box 1293

On November 12, 2015, the Environmental Planning Commission (EPC) voted to APPROVE Project #1003123/15EPC-40056, a Sector Development Plan Map Amendment (Zone Change) and 15EPC-40060 Site Development Plan for Building Permit, based on the following findings and subject to the following conditions of approval:

FINDINGS - 15EPC-40056 – Sector Development Plan Map Amendment:

1. This request is for a sector development plan map amendment (zone change) to the Sawmill/Wells Park Sector Development Plan (SWPSDP) for Tract 2, Plat of Tracts 1 & 2, Lands of Devereux & Watson, an approximately 1.10 acre site located on 5th Street NW, between Aspen Ave. NW, and Haynes Ave. NW).
2. The sector development plan map amendment (zone change) request is for a change from SU/2/S-MI (Sawmill Mixed Industrial) to SU-2/SU-1 for S-MI and On-Premise Consumption of Alcoholic Beverages and amend the SWPSDP to reflect this change.
3. The sector development plan map amendment (zone change) request is accompanied by a site development plan for building permit (15EPC-40060) as required pursuant to the SU-1 Zone, §14-16-2-22.

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4. Because the subject site is not greater than 10 acres, the Environmental Planning Commission (EPC) is the approval authority per section 14-16-4-1 of the City Zoning Code. The subject request is not required to be transmitted to the City Council. This is a quasi-judicial matter.
5. The Albuquerque/Bernalillo County Comprehensive Plan, the Sawmill/Wells Park Sector Development Plan (SWPSDP), the Sawmill/Wells Park Community MRA Plan and the City of Albuquerque Zoning Code are incorporated herein by reference and made part of the record for all purposes.
6. The sector development plan map amendment (zone change) request furthers the following applicable Comprehensive Plan policies:

- A. Policy II.B.6.a.: New public, cultural, and arts facilities should be located in the Central Urban Area and existing facilities preserved.

Staff agrees that approval of the requested Zone Change request will contribute to preserving an existing art space facility in the Sawmill/Wells Park area and thereby provide opportunities for new public, cultural and art events. The request furthers Policy II.B.6.a.

- B. Policy II.B.5.d.: The location, intensity, and design of new development shall respect existing neighborhood values, natural environmental conditions and carrying capacities, scenic resources, and resources of other social, cultural, and recreational concern.

The uses surrounding the existing building are compatible with the use proposed with this application. Staff agrees that the location and intensity of the proposed use respects existing neighborhood values by creating a space for residents to convene for recreational and cultural purposes. The request furthers Policy II.B.5.d.

- C. Policy II.B.5.i.: Employment and service uses shall be located to complement residential areas and shall be sited to minimize adverse effects of noise, lighting, pollution, and traffic on residential environments.

The potential employment opportunities associated with the proposed use will complement existing residential uses in the area. Staff agrees that any adverse effects associated with the proposed use will be minimal given the surrounding manufacturing and industrial uses. Therefore, request furthers Policy II.B.5.i.

- D. Policy II.B.5.o.: Redevelopment and rehabilitation of older neighborhoods in the Established Urban Area shall be continued and strengthened.

Staff agrees that the proposed use will continue and strengthen rehabilitation of the historic Sawmill/Wells Park neighborhood as well as provide potential employment opportunities for the surrounding area. Therefore, request furthers Policy II.B.5.o.

- E. Policy II.B.5.p.: Cost effective redevelopment techniques shall be developed and utilized.

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Staff agrees that the proposed use will continue to enhance the applicants ability to continue to implement cost effective redevelopment techniques that will in turn contribute to providing opportunities for new public, cultural and art events in the Sawmill/Wells Park area. The request furthers Policy II.B.5.p.

- F. Policy II.D.6.b.: Development of local business enterprises as well as the recruitment of outside firms shall be emphasized.

The request furthers Policy II.D.6.b.-local business and recruitment, because it would contribute to the on-going development and growth of a local business.

- G. Policy II.D.6.d.: Tourism shall be promoted.

Staff agrees that the Factory on 5th Art Space and Kosmos Restaurant promotes tourism in the Sawmill/Wells Park area by creating a destination for cultural events and the arts. The request furthers Policy II.D.6.d.

7. The sector development plan map amendment (zone change) request furthers the following applicable Sawmill/Wells Park Sector Development Plan (SWPSDP) policies:

- A. Area Character and History Conservation Issues and Analysis 4 (Pg. 17): Several old buildings have been allowed to deteriorate. Old buildings left to deteriorate can become too expensive to fix and people often do not know how to get loans to fix them. If buildings are condemned, their removal contributes to the decline of neighborhood identity.

Staff agrees that the reutilization of an older significant industrial building will prevent the decline of neighborhood identity within the Plan area. The proposal furthers action plan item 4 as outlined in the sector development plan.

- B. Area Character and History Conservation Action Plan 6 (Pg. 19): Preserve significant buildings that define the character of area streets, particularly Mountain Road.

The proposed use will contribute to preserving a significant and older industrial building which defines the urban character of the Wells Park Neighborhood which still maintains a mixed industrial character. The proposal furthers action plan item 6 as outlined in the sector development plan.

- C. Overall Economic Development Strategy (Pg. 33): Healthy growth of industrial and commercial businesses will provide employment opportunities for residents, while enlarged, strengthened and protected residential neighborhoods will benefit commercial activities by providing a stable environment.

Staff agrees that by providing an opportunity for the healthy growth of commercial businesses in the area will provide employment opportunities for residents. The proposal furthers the overall economic development strategy as outlined in the sector development plan.

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8. The sector development plan map amendment (zone change) request furthers the following Redevelopment Plan Goals of the Sawmill/Wells Park Community MRA Plan:

- A. Redevelopment Plan Goal E (Pg. 23): Develop commercial and industrial space that benefits the community with job creation and needed services.

The addition of the proposed use to a recently redeveloped commercial and industrial space will further contribute to the Factory on 5th's ability to benefit the community with job creation and needed services. The request furthers MRA Redevelopment Plan Goal E.

- B. Redevelopment Plan Goal F (Pg. 23): Blend the "old" and "new" into one unified neighborhood.

The request further contributes to blending a new and growing local business located within an older significant building within the Sawmill/Wells Park area which serves to unify the neighborhood. Therefore, the request furthers MRA Redevelopment Plan Goal F.

- C. Redevelopment Plan Goal O (Pg.23): Develop local recreational services for people living and working in and near the Sawmill Area.

Staff agrees that the request is generally contributes to developing a local recreational service for people living and working in and near the Sawmill/Wells Park Area. Therefore, the request generally furthers MRA Redevelopment Plan Goal O.

9. The applicant has adequately justified the sector development plan map amendment (zone change) request pursuant to Resolution 270-1980:

- A. Consistency with the City's health, safety, morals and general welfare is shown by demonstrating that a request furthers a preponderance of applicable Goals and policies from the Comprehensive Plan and other applicable plans, which the applicant has done in the response to Section C. It's also important to note that the proposed zone change is limited to specified uses and will be site plan controlled. The response to Section A is sufficient.
- B. The requested sector development plan map amendment does not remove or change the existing permissive uses under the S-MI zone and only adds a use that is associated with an existing permissive use thereby stability of land use is maintained with this request. The response to Section 1.B is sufficient.
- C. Refer to Applicable Ordinances, Plans and Policies section contained within Findings 6 – 9 above. The test under Section C is whether or not there is "significant conflict" with an adopted element of the Comprehensive Plan or other City master plan such as a sector development plan. Staff finds no significant conflict with either.

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- D. Staff agrees that the applicant has demonstrated that the site is more advantageous to the community as articulated in the Comprehensive Plan (see section C). Since one of the key goals of the MRA designation is to correct conditions in neighborhoods within a municipality which “substantially inflict or arrest the sound and orderly development” within the City, this in turn demonstrates a public need for additional art and cultural gathering spaces thus making it more advantageous to the community. The response to Section D is sufficient.
 - E. Staff agrees that the proposed uses are less intense than the industrial and warehouse uses that are permissive under the current S-MI zone. The SU-1 designation also requires the future uses to be governed by an approved site development plan for building permit which the applicant has submitted with this application. The site development plan will also serve to ensure that none of the uses on the site are harmful to adjacent property. The response to Section E is sufficient.
 - F. The request would not require major or un-programmed capital expenditures by the City. The response to Section F is sufficient.
 - G. Staff agrees that the cost of land and other economic considerations are not the sole determining factor for the request. The response to Section G is sufficient.
 - H. Staff agrees that the subject site’s location on a major street is not being used, in itself, as justification for the zone change. The response to Section H is sufficient.
 - I. The SU-1 zone creates a spot zone by definition; however, the applicant has demonstrated in the response to Section C that the proposed change would facilitate realization of the Comprehensive Plan, Sector Plan, and MRA Plan. The response to Section I is sufficient.
 - J. Staff agrees that the request would not result in a strip zone. The subject site does not constitute a “strip of land along a street”. The response to Section J is sufficient.
10. The Wells Park Neighborhood Association, Sawmill Community Land Trust and The North Valley Coalition were all notified of this request. Staff received a letter of support from the Wells Park Neighborhood Association. There is no known neighborhood opposition to this request.

CONDITION OF APPROVAL - 15EPC-40056 - Sector Development Plan Map Amendment:

- 1. The zone map amendment does not become effective until the accompanying site development plan is approved by the DRB, pursuant to §14-16-4-1(C)(16) of the Zoning Code. If such requirement is not met within six months after the date of EPC approval, the zone map

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amendment is void. The Planning Director may extend this time limit up to an additional six months upon request by the applicant.

FINDINGS -15EPC-40060 – As Built Site Development Plan for Building Permit:

1. The request is for an as-built site development plan for building permit for Tract 2, Plat of Tracts 1 & 2, Lands of Devereux & Watson, an approximately 1.10 acre site located on 5th Street NW, between Aspen Ave. NW, and Haynes Ave. NW).
2. The request is accompanied by a sector development plan map amendment (zone change) request (15EPC-40056). The sector development plan map amendment request is justified pursuant to R270-1980.
3. The Albuquerque/Bernalillo County Comprehensive Plan, the Sawmill/Wells Park Sector Development Plan (SWPSDP) and the City of Albuquerque Zoning Code are incorporated herein by reference and made part of the record for all purposes.
4. The request furthers the following relevant Comprehensive Plan policies:

- A. Policy II.B.6.a.: New public, cultural, and arts facilities should be located in the Central Urban Area and existing facilities preserved.

Staff agrees that approval of the requested Zone Change request will contribute to preserving an existing art space facility in the Sawmill/Wells Park area and thereby provide opportunities for new public, cultural and art events. The request furthers Policy II.B.6.a.

- B. Policy II.B.5.d.: The location, intensity, and design of new development shall respect existing neighborhood values, natural environmental conditions and carrying capacities, scenic resources, and resources of other social, cultural, and recreational concern.

The uses surrounding the existing building are compatible with the use proposed with this application. Staff agrees that the location and intensity of the proposed use respects existing neighborhood values by creating a space for residents to convene for recreational and cultural purposes. The request furthers Policy II.B.5.d.

- C. Policy II.B.5.i.: Employment and service uses shall be located to complement residential areas and shall be sited to minimize adverse effects of noise, lighting, pollution, and traffic on residential environments.

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The potential employment opportunities associated with the proposed use will complement existing residential uses in the area. Staff agrees that any adverse effects associated with the proposed use will be minimal given the surrounding manufacturing and industrial uses. Therefore, request furthers Policy II.B.5i.

- D. Policy II.B.5.o.: Redevelopment and rehabilitation of older neighborhoods in the Established Urban Area shall be continued and strengthened.

Staff agrees that the proposed use will continue and strengthen rehabilitation of the historic Sawmill/Wells Park neighborhood as well as provide potential employment opportunities for the surrounding area. Therefore, request furthers Policy II.B.5.o.

- E. Policy II.B.5.p.: Cost effective redevelopment techniques shall be developed and utilized.

Staff agrees that the proposed use will continue to enhance the applicants ability to continue to implement cost effective redevelopment techniques that will in turn contribute to providing opportunities for new public, cultural and art events in the Sawmill/Wells Park area. The request furthers Policy II.B.5.p.

- F. Policy II.D.6.b.: Development of local business enterprises as well as the recruitment of outside firms shall be emphasized.

The request furthers Policy II.D.6.b.-local business and recruitment, because it would contribute to the on-going development and growth of a local business.

- G. Policy II.D.6.d.: Tourism shall be promoted.

Staff agrees that the Factory on 5th Art Space and Kosmos Restaurant promotes tourism in the Sawmill/Wells Park area by creating a destination for cultural events and the arts. The request furthers Policy II.D.6.d.

5. The as-built site development plan for building permit request furthers the following applicable Sawmill/Wells Park Sector Development Plan (SWPSDP) policies:

- A. Area Character and History Conservation Issues and Analysis 4 (Pg. 17): Several old buildings have been allowed to deteriorate. Old buildings left to deteriorate can become too expensive to fix and people often do not know how to get loans to fix them. If buildings are condemned, their removal contributes to the decline of neighborhood identity.

Staff agrees that the reutilization of an older significant industrial building will prevent the decline of neighborhood identity within the Plan area. The proposal furthers action plan item 4 as outlined in the sector development plan.

- B. Area Character and History Conservation Action Plan 6 (Pg. 19): Preserve significant buildings that define the character of area streets, particularly Mountain Road.

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The proposed use will contribute to preserving a significant and older industrial building which defines the urban character of the Wells Park Neighborhood which still maintains a mixed industrial character. The proposal furthers action plan item 6 as outlined in the sector development plan.

- C. Overall Economic Development Strategy (Pg. 33): Healthy growth of industrial and commercial businesses will provide employment opportunities for residents, while enlarged, strengthened and protected residential neighborhoods will benefit commercial activities by providing a stable environment.

Staff agrees that by providing an opportunity for the healthy growth of commercial businesses in the area will provide employment opportunities for residents. The proposal furthers the overall economic development strategy as outlined in the sector development plan.

6. The as-built site development plan for building permit request furthers the following Redevelopment Plan Goals of the Sawmill/Wells Park Community MRA Plan:

- A. Redevelopment Plan Goal E (Pg. 23): Develop commercial and industrial space that benefits the community with job creation and needed services.

The addition of the proposed use to a recently redeveloped commercial and industrial space will further contribute to the Factory on 5th's ability to benefit the community with job creation and needed services. The request furthers MRA Redevelopment Plan Goal E.

- B. Redevelopment Plan Goal F (Pg. 23): Blend the "old" and "new" into one unified neighborhood.

The request further contributes to blending a new and growing local business located within an older significant building within the Sawmill/Wells Park area which serves to unify the neighborhood. Therefore, the request furthers MRA Redevelopment Plan Goal F.

- C. Redevelopment Plan Goal O (Pg.23): Develop local recreational services for people living and working in and near the Sawmill Area.

Staff agrees that the request is generally contributes to developing a local recreational service for people living and working in and near the Sawmill/Wells Park Area. Therefore, the request generally furthers MRA Redevelopment Plan Goal O.

7. The Wells Park Neighborhood Association, Sawmill Community Land Trust and The North Valley Coalition were all notified of this request. Staff received a letter of support from the Wells Park Neighborhood Association. There is no known neighborhood opposition to this request.

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CONDITIONS OF APPROVAL-15EPC-40060 - As Built Site Development Plan for Building Permit:

1. The EPC delegates final sign-off authority of this site development plan to the Development Review Board (DRB). The DRB is responsible for ensuring that all EPC Conditions have been satisfied and that other applicable City requirements have been met. A letter shall accompany the submittal, specifying all modifications that have been made to the site plan since the EPC hearing, including how the site plan has been modified to meet each of the EPC conditions. Unauthorized changes to this site plan, including before or after DRB final sign-off, may result in forfeiture of approvals.
2. Prior to final approval, the applicant shall meet with the Staff planner to ensure that conditions of approval are met. Evidence of this meeting shall be provided at the time of application.
3. Sheet A-081 shall be revised to include a DRB signature block.
4. The vicinity maps shown on Sheet A-082 shall be moved to Sheet A-081.
5. All existing chain link fencing shall be identified with a symbol on Sheet A-081 and be listed under the Code Data notation section of the plan.
6. A note shall be added to the Code Data notation section of Sheet A-801 stating that all site lighting shall conform to the requirements contained in Section §14-16-3-9 (Area Lighting Regulations) of the City Zoning Code.

APPEAL: If you wish to appeal this decision, you must do so within 15 days of the EPC's decision or by **NOVEMBER 30, 2015**. The date of the EPC's decision is not included in the 15-day period for filing an appeal, and if the 15th day falls on a Saturday, Sunday or Holiday, the next working day is considered as the deadline for filing the appeal.

For more information regarding the appeal process, please refer to Section 14-16-4-4 of the Zoning Code. A Non-Refundable filing fee will be calculated at the Land Development Coordination Counter and is required at the time the appeal is filed. It is not possible to appeal EPC Recommendations to City Council; rather, a formal protest of the EPC's Recommendation can be filed within the 15 day period following the EPC's decision.

You will receive notification if any person files an appeal. If there is no appeal, you can receive Building Permits at any time after the appeal deadline quoted above, provided all conditions imposed at the time of approval have been met. Successful applicants are reminded that other regulations of the City Zoning Code must be complied with, even after approval of the referenced application(s).

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ZONE MAP AMENDMENTS: Pursuant to Zoning Code Section 14-16-4-1(C)(16), a change to the zone map does not become official until the Certification of Zoning (CZ) is sent to the applicant and any other person who requests it. Such certification shall be signed by the Planning Director after appeal possibilities have been concluded and after all requirements prerequisite to this certification are met. If such requirements are not met within six months after the date of final City approval, the approval is void. The Planning Director may extend this time limit up to an additional six months.

SITE DEVELOPMENT PLANS: Pursuant to Zoning Code Section 14-16-3-11(C)(1), if less than one-half of the approved square footage of a site development plan has been built or less than one-half of the site has been developed, the plan for the undeveloped areas shall terminate automatically seven years after adoption or major amendment of the plan: within six months prior to the seven-year deadline, the property owners shall request in writing through the Planning Director that the Planning Commission extend the plan's life an additional five years. Additional design details will be required as a project proceeds through the Development Review Board and through the plan check of Building Permit submittals for construction. Planning staff may consider minor, reasonable changes that are consistent with an approved Site Development Plan so long as they can be shown to be in conformance with the original, approved intent.

DEFERRAL FEES: Pursuant to Zoning Code Section 14-16-4-1(B), deferral at the request of the applicant is subject to a \$110.00 fee per case.

Sincerely,


for Suzanne Lubar
Planning Director

SL/VQ

cc: KPM LLC, Jerry Miller, 1715 5th St. NW, ABQ, NM 87102
Mark Horst, Wells Park NA, 1114 7th St NW, ABQ, NM 87102
Wade Patterson, Sawmill Community Land Trust, P.O. Box 25181, ABQ, NM 87125
Annette Montoya, Sawmill Community Land Trust, P.O. Box 25181, ABQ, NM 87125
Kyle Silber, North Valley Coalition, P.O. Box 70232, ABQ, NM 87197
Doyle Kimbrough, North Valley Coalition, 2327 Campbell Rd NW, ABQ, NM 87104
Mark Canon, 304 Bel Vedere Ln NE, Albuquerque, NM 87102
Peri Pakro, 614 17th St. NW, ABQ, NM 87104

PROJECT#
1003123

December 23.2015

SEP

3rd FIGURE 18

EXTENSION AGREEMENT
Procedure "B"
PROJECT NO. 736681

This Agreement made this 7th day of May, 2008, by and between the City of Albuquerque, New Mexico, a municipal corporation ("City") and (name of developer/subdivider:) KPM LLC ("Developer"), whose address is PO Box 7553 Albuquerque NM 87194 and whose telephone number is 463-5824 is made in Albuquerque, New Mexico and is entered into as of the date of final execution of this Agreement.

WHEREAS, the City and the Developer entered into an Agreement on the 7 day of May 04, which was recorded in the office of the Clerk of Bernalillo County, New Mexico on 5/10/04, at Book Misc. A77, pages 3005 through 3005, ("Earlier Agreement"), by which the Developer agreed to complete the construction of certain infrastructure improvements on or before the 26 day of Mar 06; and

WHEREAS, the Earlier Agreement was amended by an Extension Agreement dated 2 May 07 recorded 5-4-07, in Book Misc. A136, pages 6356 through 6356, records of Bernalillo County, New Mexico, extending the construction deadline to 7 May 08; and

WHEREAS, it appears that the Developer will be unable to complete construction of the improvements by the deadline specified in the Agreement; and

WHEREAS, the City is willing to grant Developer an extension of time in which to complete construction of all or part of the improvements, provided the Developer posts an acceptable financial guaranty, as required by the City's Subdivision Ordinance and the Development Process Manual; and

WHEREAS, the Developer is able to provide the required financial guaranty;

NOW THEREFORE in consideration of the above and the mutual promises contained herein, the parties agree:

1. The required completion date for construction of the improvements, as set forth in the attached Exhibit A, is extended (Complete either A or B:)

A. for all improvements, the 7 day of May, 2009.

B. on portions of the improvements as follows:
IMPROVEMENTS COMPLETION DATE

_____	_____
_____	_____
_____	_____

2: With this Extension Agreement, Developer has provided the City with the following financial guaranty:

Type of Financial Guaranty: Amendment 3 Irrevocable Letter of Credit # 20091
Amount: \$ 42994.08 Name of Financial Institution or Surety
providing Guaranty: Los Alamos Natl. Bank
Date City first able to call Guaranty (Construction Completion
Deadline): May 7 2009
If Guaranty other than a Bond, last day City able to call Guaranty
is: July 7 2009
Additional information: _____

3. The parties agree that all terms and conditions of the Earlier Agreement not in conflict with this Extension Agreement shall remain valid, in force, and binding upon the parties. By executing this Agreement, the parties only intention is to extend the construction completion deadline established in the Earlier Agreement and establish a revised financial guaranty for the benefit of the City.

Executed on the date stated in the first paragraph of this Agreement.

DEVELOPER: KPM LLC

By (Signature): [Signature]
Name: James M. Miller
Title: CFO - Managing partner
Dated: Apr 21, 08

CITY OF ALBUQUERQUE:

[Signature]
City Engineer

Dated: 5-07-08

He 5/7/08

[Signature]
5-6-08

DEVELOPER'S NOTARY

STATE OF New Mexico
COUNTY OF Bernalillo) ss.

This instrument was acknowledged before me on 21st day of April,
2008 by (name of person:) Jerry W. Miller, (title or
capacity, for instance, "President" or "Owner") CFO-Managing Partner
of (Developer:) KRM, LLC

My Commission Expires:

05-05-2008



OFFICIAL SEAL

LENORA MARIE BEGAY

NOTARY PUBLIC-STATE OF NEW MEXICO

My commission expires: 05-05-2008

Lenora Marie Begay
Notary Public

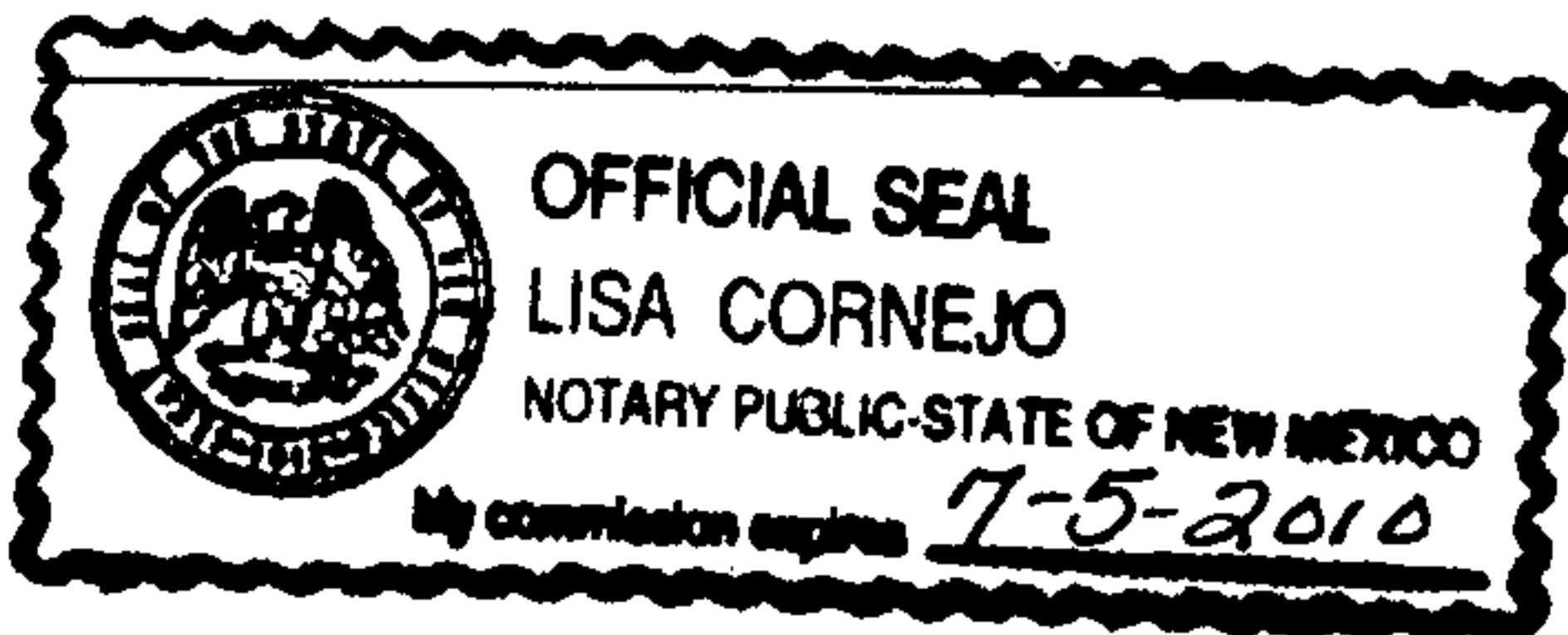
CITY'S NOTARY

STATE OF New Mexico
COUNTY OF Bernalillo) ss.

This instrument was acknowledged before me on 7 day of May,
2008 by Richard N. Quate, City Engineer of the City of
Albuquerque, a municipal corporation, on behalf of said corporation.

Lisa Cornejo
Notary Public

My Commission Expires:



OFFICE
APR 23 11 09:24

AMENDMENT NO. 3
IRREVOCABLE LETTER OF CREDIT #20091

April 25, 2008

City of Albuquerque
Mr. Jay J. Czar
Chief Administrative Officer
P.O. Box 1293
Albuquerque, New Mexico 87103-1293

Re: Irrevocable Letter of Credit #20091
Dated April 16, 2004: KPM, LLC, a New Mexico Limited Liability Company
Project Name: Lands of Devereux & Watson
Project No: 736681

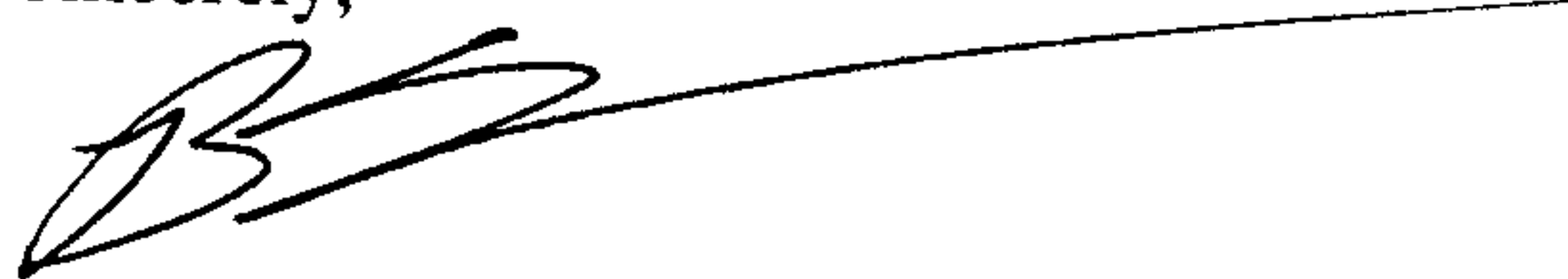
Dear Mr. Czar:

We hereby amend the referenced Irrevocable Letter of Credit in the following manner:

The expiration date shall be extended to July 7, 2009.

All other terms and conditions of the Irrevocable Letter of Credit shall remain unchanged.

Sincerely,



Brian McKelvey, Commercial Loan Officer

BM/JAS



**Los Alamos
National Bank**

Creating a better way.

LOS ALAMOS
P 505.662.5171
1200 Trinity Drive
Los Alamos, NM 87544

WHITE ROCK
P 505.672.3853
77 Rover Blvd.
White Rock, NM 87544

SANTA FE
P 505.988.3200
2009 Galisteo St.
Santa Fe, NM 87505

SANTA FE DOWNTOWN
P 505.954.5400
301 Griffin St.
Santa Fe, NM 87501

No. of Lots: 2
Nearest Major Streets
Interstate 40 & 6th Street

FIGURE 12

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

**AGREEMENT TO CONSTRUCT
PUBLIC AND/OR PRIVATE SUBDIVISION IMPROVEMENTS**

THIS AGREEMENT is made this 7th day of May, 2004, by and between the City of Albuquerque, New Mexico ("City"), a municipal corporation, whose address is P. O. Box 1293 (One Civic Plaza), Albuquerque, New Mexico 87103, and KPM, L.L.C.

("Subdivider"), a [state the type of business entity, for instance, "New Mexico corporation," "general partnership," "joint venture," "individual," etc.:] NM Limited Liability Co., whose address is P.O. Box 7553, Albuquerque, NM 87194 and whose telephone number is 463-5824, is made in Albuquerque, New Mexico, and is entered into as of the date of final execution of this Agreement.

1. Recital. The Subdivider is developing certain lands within the City of Albuquerque, Bernalillo County, New Mexico, known as [existing legal description:] Tract 77B1, MRGCD Map No. 36, recorded on _____ in the records of the Bernalillo County Clerk at Book _____, pages _____ through _____ (the "Subdivision"). The Subdivider certifies that the Subdivision is owned by [state the name of the present real property owner exactly as shown on the real estate document conveying title in the Subdivision to the present owner:] Eileen Devereux & Stefan Watson ("Owner").

The Subdivider has submitted and the City has approved a preliminary plat or Site Development Plan identified as Tracts 1 & 2, Lands of Devereux & Watson describing Subdivider's Property.

As a result of the development of the Subdivision, the Subdivision Ordinance ("S.O.") and/or the Zoning Code, Section 14-16-3-11, require the Subdivider, at no cost to the City, to install certain public and/or private Improvements, which are reasonably related to the development of the Subdivision, or to financially guarantee the construction of the public and/or private improvements as a prerequisite to approval of the final plat of, or the Site Development Plan for the Subdivision.

2. Improvements and Construction Deadline. The Subdivider agrees to install and complete the public and/or private improvements described Exhibit A, the required infrastructure listing ("Improvements"), to the satisfaction of the City, on or before the 26th day of March, 2006 ("Construction Completion Deadline"), at no cost to the City. The Improvements are shown in greater detail on the Subdivider's proposed and approved plans, which have been filed with the City Engineer and are identified as Project No. 736681.

Note: To compute the Construction Completion Deadline: If a final plat will be filed after Subdivider meets the requirements of this Agreement, the Construction Completion Deadline can be no later than two years after execution of this Agreement. (See Subdivision Ordinance Section 14-14-3.) If a final plat will not be filed pursuant to this Agreement, the Construction Completion Deadline can be no later than one year after approval of the preliminary plat by the Development Review Board ("DRB"), unless



the DRB grants an extension, not to exceed one additional year per extension, and the Subdivider processes an amendment to the Agreement. (See Subdivision Ordinance Section 14-14-3.) If this Agreement, with any amendments does not utilize the maximum time allowed for completion of construction, the Subdivider may obtain an extension of the Construction Completion Deadline if Subdivider shows adequate reason for the extension.

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

A. The Subdivider causes to be submitted all documents, and meets all requirements listed in Development Process Manual, Volume 1, Chapter 5, Work Order Process, and figure 1, including submitting a Certificate of Insurance in a form acceptable to the City. The certificate must establish that the Subdivider has procured or has caused to be procured public liability insurance in the amount of not less than One Million Dollars (\$1,000,000) combined single limit for accidents or occurrences which cause bodily injury, death or property damage as a result of any condition of the Subdivision, the Improvements or the Subdivider's construction activities within, or related to the Subdivision. The insurance policy must name the City of Albuquerque, its employees and elected officials, as their interest may appear, as additional insured. The Subdivider must maintain the insurance until the City accepts the public Improvements and/or approves the private Improvements. The cancellation provision must provide that, if the policy is either canceled prior to the expiration date of the policy or is materially changed or not renewed, the issuing company will mail 30 days written notice to the City, attention City Engineer.

B. The Subdivider complies with all applicable laws, ordinances and regulations, including, but not limited to the City Excavation Ordinance and Sidewalk Ordinance, and pays the following required engineering, staking, testing fees, and other related City fees and County Clerk recording fees:

<u>Type of Fee</u>	<u>Amount</u>
<u>Engineering Fee</u>	<u>3.25% of actual construction cost</u>
<u>Excavation And Sidewalk Ordinance, Street Restoration Fees</u>	<u>As required per City-approved estimate. (Figure 7)</u>

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

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

A. Construction Surveying. Construction surveying for the construction of the public Improvements shall be performed by Surveys Southwest, Ltd., and construction surveying of the private Improvements shall be performed by Surveys Southwest, Ltd.. If the construction surveying is performed by an entity other than the City, the City may monitor the construction surveying and the Subdivider shall ensure that the construction surveying entity provides all construction surveying field notes, plats, reports and related data to the City which the City requires for review. Record drawings shall be provided by the entity performing the survey. The Subdivider shall pay the City a reasonable fee for any construction surveying performed by the City.

B. Construction Inspection Methods. Inspection of the construction of the public Improvements shall be performed by Isaacson & Arfman, P.A., and inspection of the private Improvements shall be performed by Isaacson & Arfman, P.A., both New Mexico Registered Professional Engineers. If the inspection is performed by an entity other than the City, the City may monitor the inspection and the City shall



shall ensure that the inspecting entity provides all inspection results, reports and related data to the City which the City requires for review. The City retains the right to perform its own general overall inspection of the construction project at any time prior to final acceptance of the Improvements, if deemed necessary or advisable by the City Engineer. The Subdivider shall pay the City a reasonable fee for the level of inspection performed by the City.

C. Field Testing. Field testing of the construction of the public Improvements shall be performed by Vinyard & Associates, Inc., and field testing of the private Improvements shall be performed by Vinyard & Associates, Inc., both certified testing laboratories under the supervision of a New Mexico Registered Professional Engineer, in accordance with the current City of Albuquerque Standard Specifications for Public Works Construction. If any field testing is performed by an entity other than the City, the City may monitor the field testing and the Subdivider shall ensure that the field testing entity provides all field testing results, reports and related data to the City which the City requires for review. The Subdivider shall pay the City a reasonable fee for any field testing performed by the City.

D. Additional Testing. The City retains the right to perform all additional testing which the City Engineer deems is necessary or advisable, and the Subdivider shall pay the City a reasonable fee therefor.

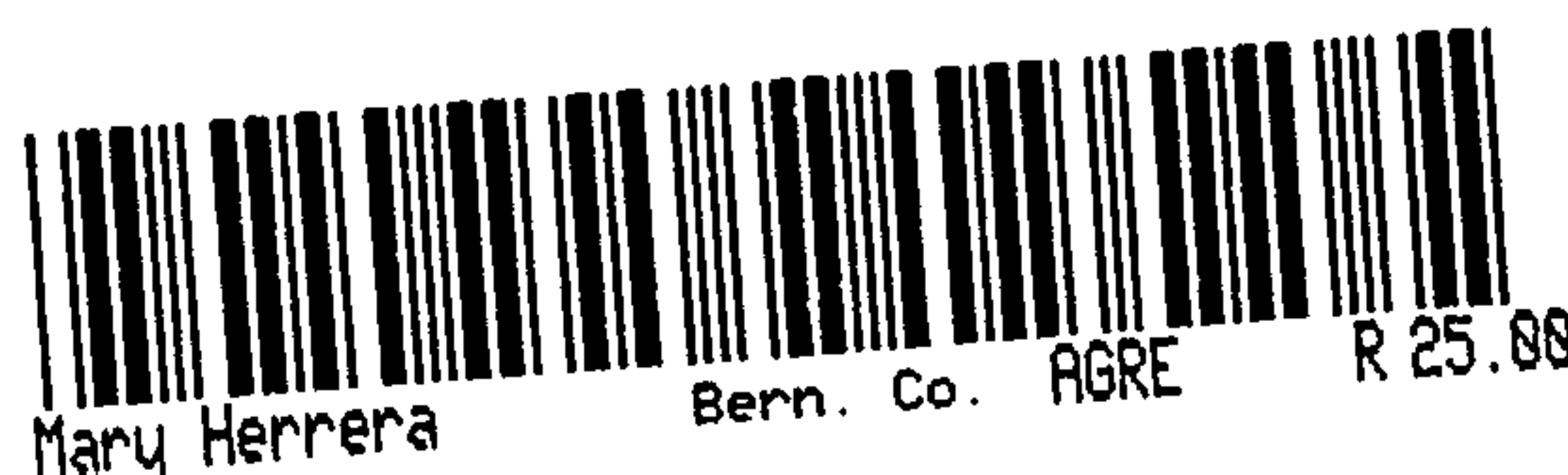
5. Financial Guaranty. If final plat approval is not requested prior to construction of the Subdivision, a financial guaranty is not required. If final plat approval is requested, the Subdivider must provide the City with a financial guaranty in an amount of not less than 125% of the estimated cost of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

To meet the Subdivision Ordinance requirements, the Subdivider has acquired or is able to acquire the following "Financial Guaranty:"

Type of Financial Guaranty: Letter of Credit No. 20091
Amount: \$ 42,994.08 Name of Financial Institution or Surety _____
Date City first able to call Guaranty: March 26, 2006
[Construction Completion Deadline]: March 26 2006
If Guaranty other than a Bond, last day City able to call Guaranty is:
May 26, 2006
Additional information: *Los Alamos National Bank

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

7. Completion, Acceptance and Termination. When the City receives Subdivider's final acceptance package, the City shall review it for completeness and accuracy. (See DPM Volume 1, Chapter 5, Work Order Process, Step 9.) If the package is acceptable, the City shall approve the package and issue a Certificate of Completion and Acceptance for the public Improvements and a Certificate of Completion for the private Improvements. Thereafter, the Subdivider's obligations to the City pursuant to this Agreement shall terminate, with the exception of the bond or other guarantee which the Subdivider has provided to assure the materials and workmanship, as required by the Subdivision Ordinance. After the City approves the final acceptance package, the City will promptly release this Agreement and the Financial Guaranty.



8. Conveyance of Property Rights. When the Improvements are completed, if the City does not own the real property upon or in which the public Improvements are constructed, the Subdivider will convey to the City all real and personal property rights which the City deems reasonably necessary, and all public Improvements, free and clear of all claims, encumbrances and liens before the City will accept the public Improvements. Conveyance may be made by appropriate dedication on the final plat of the Subdivision.

9. Reduction of Financial Guaranty Upon Partial Completion. The Subdivider shall be entitled to a reduction of the Financial Guaranty as a result of completing construction of part of the Improvements if the following conditions are met:

A. Loan Reserve Financial Guaranty. If a loan reserve letter was provided as the Financial Guaranty, the Subdivider must follow the procedures and meet the requirements detailed in the Development Process Manual, Volume 1, Chapter 5.

B. Non-Loan Reserve Financial Guaranty. If a Financial Guarantee other than a loan reserve letter has been provided, the completed Improvements must be free-standing, functionally independent of any Improvements which have not yet been completed and completed in substantial compliance with the approved construction plans, as determined by City on-site inspection in order to qualify for a Financial Guaranty reduction. If the Improvements which have been completed meet all City requirements, the City Engineer will estimate the cost of completing the remaining Improvements. Thereafter, the subdivider must submit the following documents to the City for review and approval:

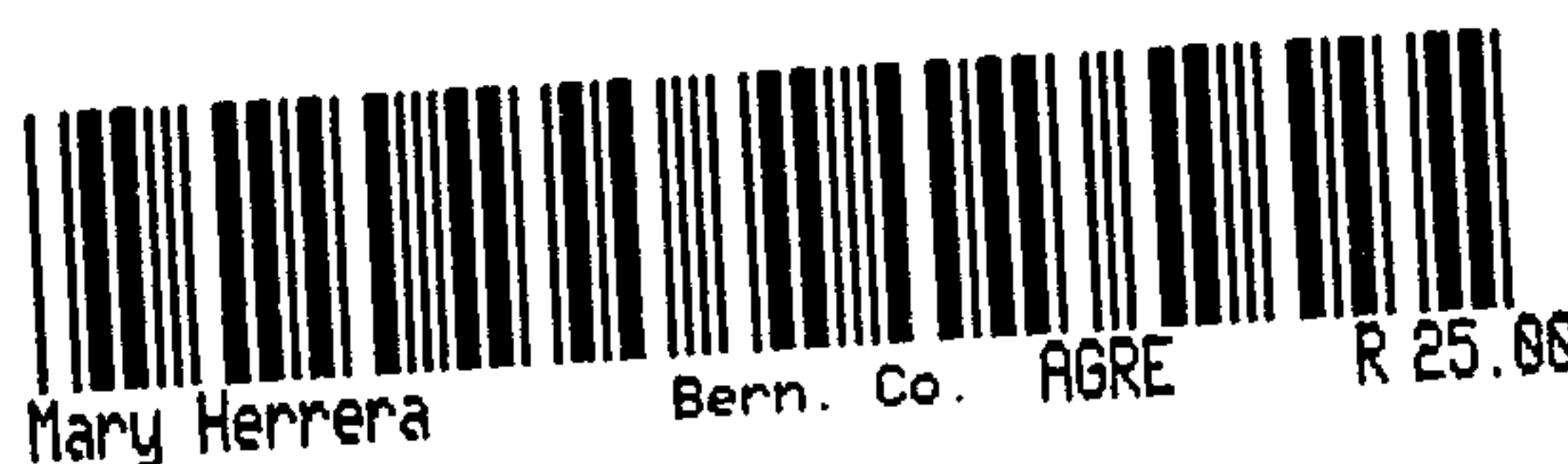
(1) A revised Financial Guaranty in an amount of not less than 125% of the cost of completing the remaining Improvements, as estimated by the City;

(2) A bond or other instrument acceptable to the City, which guarantees the completed Improvements against defective materials and workmanship for the period required by the Subdivision Ordinance.

(3) Conveyance of real and personal property rights which meet the requirements of section 8 of this Agreement.

After the City receives and approves the required documents, the City shall issue a Partial Certificate of Completion and Acceptance for the completed public Improvements and a Certificate of Partial Completion for the completed private Improvements.

10. Indemnification. Until the Improvements are accepted by the City, the Subdivider shall be solely responsible for maintaining the premises upon which the Improvements are being constructed in a safe condition. The Subdivider agrees to defend, indemnify and hold harmless the City and its officials, agents and employees from any claims, actions, suits or other proceedings arising from or out of the negligent acts or omissions of the Subdivider, its agents, representatives, contractors or subcontractors or arising from the failure of the Subdivider, its agents, representatives, contractors or subcontractors to perform any act or duty required of the Subdivider herein; provided, however, to the extent, if at all, Section 56-7-1 NMSA 1978 is applicable to this Agreement, this Agreement to indemnify will not extend to liability, claims, damages, losses or expenses, including attorney fees, arising out of (1) the preparation or approval of maps, drawings, opinions, reports, surveys, change orders, designs or specifications by the indemnitee, or the agents or employees of the indemnitee; or (2) the giving of or the failure to give directions or instructions by the indemnitee, where such giving or failure to give directions or instructions is the primary cause of bodily injury to persons or damage to property. The indemnification required hereunder shall not be limited as a result of the specifications of any applicable insurance coverage. Nothing herein is intended to impair any right or immunity under the laws of the State of New Mexico.



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

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

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

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

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

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

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

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

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

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

21. Authority to Execute. If the Subdivider signing below is not the Owner of the Subdivision, the Owner must execute the Power of Attorney below.



Executed on the date stated in the first paragraph of this Agreement.

SUBDIVIDER: KPM, L.L.C.

By [Signature]: Jerry W. Miller
Name: Jerry W. Miller
Title: Managing Partner
Dated: 4/27/04

CITY OF ALBUQUERQUE

City Engineer

Dated: 5-07-04

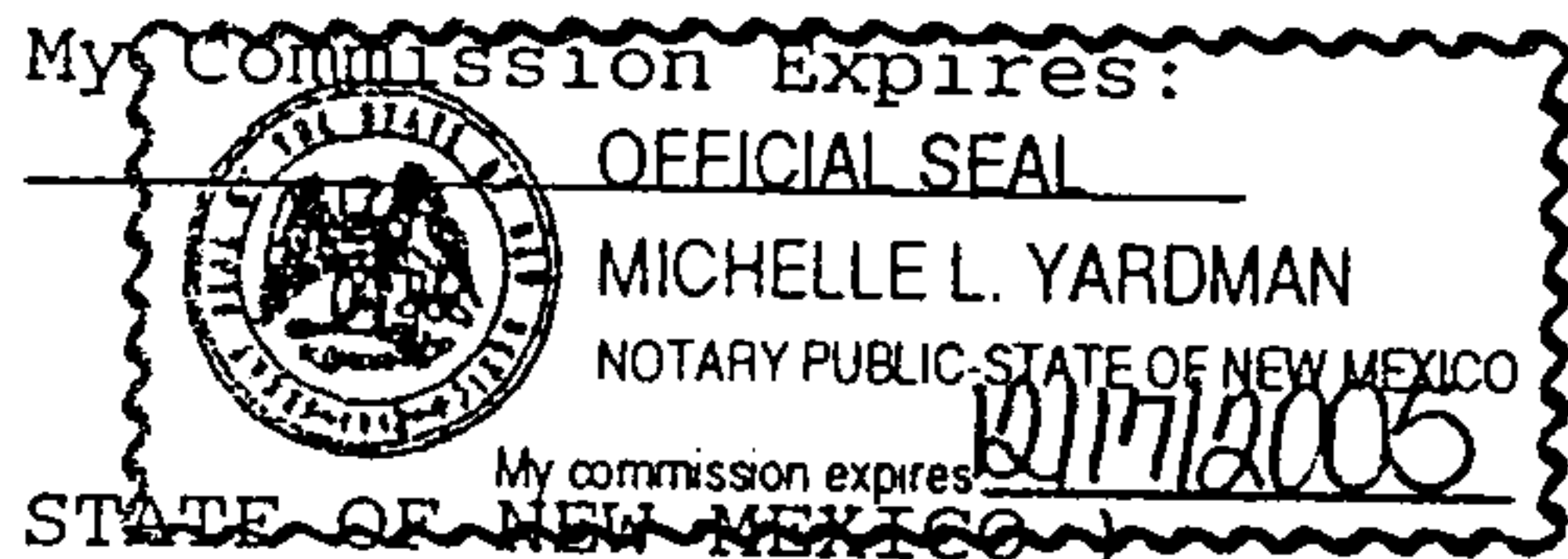
4/30/04 KF Skeloch

STATE OF New Mexico
COUNTY OF Bernalillo ss.

SUBDIVIDER'S NOTARY

This instrument was acknowledged before me on 27th day of April, 2004 by [name of person:] Jerry W. Miller, [title of capacity, for instance, "President" or "Owner":] _____ of [Subdivider:] _____

Michelle L. Yardman
Notary Public



CITY'S NOTARY

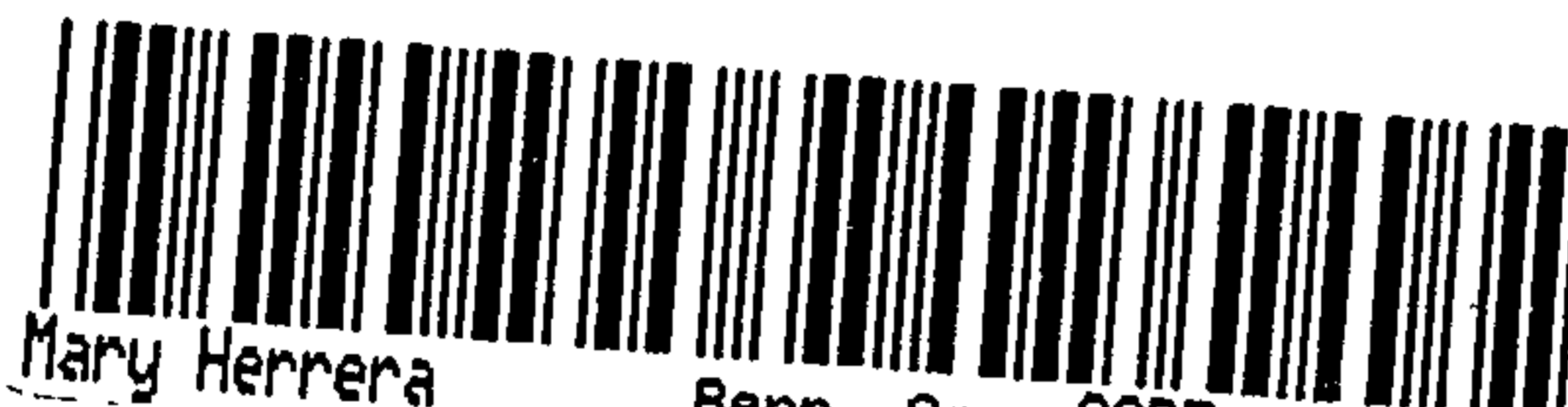
COUNTY OF BERNALILLO)

This instrument was acknowledged before me on 7th day of May, 2004 by Richard Sourte, City Engineer of the City of Albuquerque, a municipal corporation, on behalf of said corporation.

Doria A. Saavedra
Notary Public

My Commission Expires:
11-25-2007

EXHIBIT A AND POWER OF ATTORNEY ATTACHED





OFFICIAL NOTICE OF DECISION

CITY OF ALBUQUERQUE
PLANNING DEPARTMENT
DEVELOPMENT REVIEW BOARD

March 28, 2007

1. **Project # 1003123**
07DRB-00254 Major-Two Year SIA

KPM LLC request(s) the above action(s) for all or any portion of Tract(s) 1 & 2, **LANDS OF DEVEREUX & WATSON** and Tract(s) 77-6-1, **M.R.G.C.D. MAP #37**, zoned S-M1 located on 5TH ST NW between ASPEN AVE NW and HAINES AVE NW containing approximately 1 acre(s). (H-14)

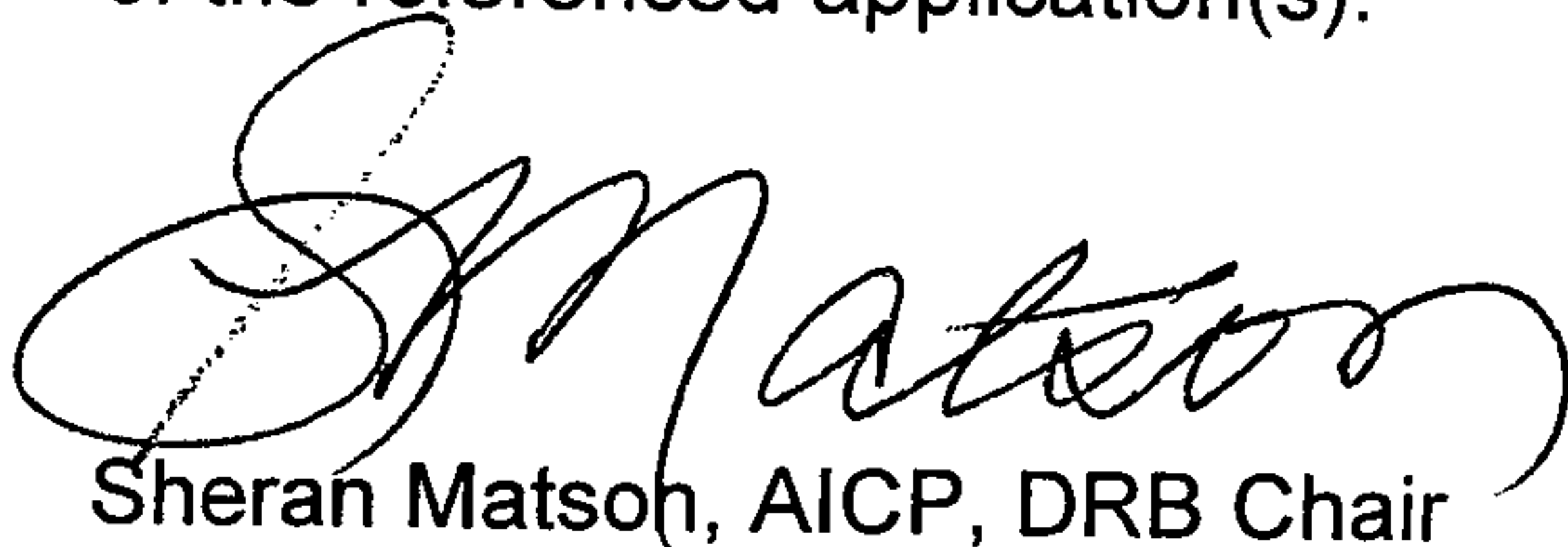
At the March 28, 2007, Development Review Board meeting, a two-year extension of the Subdivision Improvements Agreement was approved.

If you wish to appeal this decision, you must do so by April 12, 2007, in the manner described below.

Appeal is to the Land Use Hearing Officer. Any person aggrieved with any determination of the Development Review Board may file an appeal on the Planning Department form, to the Planning Department, within 15 days of the Development Review Board's decision. The date the determination in question is issued is not included in the 15-day period for filing an appeal.

If the fifteenth day falls on a Saturday, Sunday or holiday as listed in the Merit System Ordinance, the next working day is considered as the deadline for filing the appeal. Such appeal shall be heard within 60 days of its filing.

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



Sheran Matson, AICP, DRB Chair

Cc: KPM LLC, Jerry Miller, P.O. Box 7553, 87194
Marilyn Maldonado, Planning Department, 4th Floor, Plaza del Sol Bldg.
File

Factory on 5th Art Space
KPM LLC.
PO Box 7553
Albuquerque, NM 87194
505-463-5824

Wells Park Neighborhood Association North Fourth Camino Real Merchants Assoc. Inc.
Mr. Fred Sais Mr. Scott Steinberg
Mr. Mark Clayburgh Mr. Pat Hobkins

Sawmill Community Land Trust
Connie Chavez
Vicente M. Quevedo

RE: 1715 5th. St. NW TR 77-b-1 Lands of Devereux MRGCD Map #37 Zone Map H-14 Old Lemke Construction Co Warehouse between Aspen and Haynes on 5th St. Loft Project

Dear Mark, Fred, Scott, Pat, Connie and Vicente

This letter is to notify you that we are applying for an extension of our subdivision improvement agreement with the Development Review Board to improve the waterline in 5th St. between Aspen and Haynes which expires at the end of March.

We have been working with the Sawmill/Wells Park Metropolitan Redevelopment Plan Committee, the Sawmill / Wells Park Infrastructure Committee, the Water Authority, and Debbie O'Malley's office to implement the waterline upgrade, but the funds are not yet available and we will not be able to meet the April deadline. There is a very good chance that funding will be available shortly to help us implement this project and others as part of the Sawmill/Wells Park Metropolitan Redevelopment Plan. We appreciate your patience in this matter.

If you have questions or comments please give me a call at 505-463-5824.

Sincerely,

Jerry W. Miller
Managing Partner
KPM LLC
505-463-5824

Jerry Miller
KPM, LLC
P.O. Box 7553/87194
Phone: 505-463-5824
Zone Map: H-14

NORTH FOURTH CAMINO REAL MERCHANTS ASSOC. INC. (NFC) "R"

***Scot Steinberg**

3906 4th St. NW/87107 344-1777 (w)

Pat Hopkins

3826 4th St. NW/87107 344-1631 (w)

WELLS PARK N.A. (WPK) "R"

***Fred Sais**

1508 Los Tomases NW/87102 242-8457 (h)

Mark Clayburgh

1310 5th St. NW/87102 242-6278 (h)

SAWMILL COMMUNITY LAND TRUST (SCL)

Connie Chavez

904 19th St. NW/87104 764-0359 (o)

Vicente M. Quevedo

904 19th St. NW/87104 764-0359 (o)



Supplemental form

SUBDIVISION

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

SITE DEVELOPMENT PLAN

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

STORM DRAINAGE

- ☐ Storm Drainage Cost Allocation Plan

S

Z

ZONING & PLANNING

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

V

P

L

A

APPEAL / PROTEST of...

D

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

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

APPLICANT INFORMATION:

Professional/Agent (if any): KPM LLC (Terry Miller) PHONE: 505 463-5824

ADDRESS: PO Box 7553 FAX: _____

CITY: Albuquerque STATE NM ZIP 87194 E-MAIL: Termiller2@Hotmail.com

APPLICANT: Same PHONE: _____

ADDRESS: _____ FAX: _____

CITY: _____ STATE _____ ZIP _____ E-MAIL: _____

Proprietary interest in site: _____ List all owners: KPM LLC

DESCRIPTION OF REQUEST:

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

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

Lot or Tract No. Tract 102 Lands of Alvarez & Watson Block: _____ Unit: _____

Subdiv/Addn/TBKA: TR 77-B-1 MRGCD Map #37

Existing Zoning: S-M-1 Proposed zoning: _____

Zone Atlas page(s): H-14-2 UPC Code: 101405 9212 0043 0504 MRGCD Map No 37

CASE HISTORY:

List any current or prior case number that may be relevant to your application (Proj., App., DRB-, AX-, Z-, V-, S-, etc.): Proj 1003123

03-DRB 02044 04 DRB -00347 04 DRB -00348

CASE INFORMATION:

Within city limits? ☒ Yes Within 1000FT of a landfill? ☐

No. of existing lots: _____ No. of proposed lots: _____ Total area of site (acres): 1.3864

LOCATION OF PROPERTY BY STREETS: On or Near: 5th ST. NW

Between: ASPEN AVE NW and HAINES AVE NW

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

SIGNATURE Terry W. Miller DATE 3-8-09

(Print) Terry W. Miller Applicant: ☐ Agent: ☐

FOR OFFICIAL USE ONLY

Form revised 4/07

☐ INTERNAL ROUTING

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

Application case numbers

09 DRB - 70109

Action

SIA

ADV

CMF

S.F.

5(2)

Fees

\$ 50.00

\$ 75.00

\$ 20.00

\$ _____

\$ _____

Total

\$ 145.00

Hearing date 04/08/09

Landy Handley 03/13/09
 Planner signature / date

Project # 1003123

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

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

MAJOR SUBDIVISION PRELIMINARY PLAT APPROVAL (DRB13)

- 5 Acres or more: Certificate of No Effect or Approval
- Proposed Preliminary Plat including the Grading Plan (folded to fit into an 8.5" by 14" pocket) 24 copies
- Proposed Infrastructure List
- Signed Preliminary Pre-Development Facilities Fee Agreement for Residential development only
- Design elevations & cross sections of perimeter walls 3 copies (11" x 17" maximum)
- Zone Atlas map with the entire property(ies) clearly outlined
- Letter briefly describing, explaining, and justifying the request
- Property owner's and City Surveyor's signature on the proposed plat
- FORM DRWS Drainage Report, Water & Sewer availability statement filing information
- Office of Community & Neighborhood Coordination inquiry response, notifying letter, certified mail receipts
- Sign Posting Agreement
- Signed Pre-Annexation Agreement if Annexation required.
- TIS/AQIA Traffic Impact Study / Air Quality Impact Assessment form
- Fee (see schedule)
- List any original and/or related file numbers on the cover application

Preliminary plat approval expires after one year. -
DRB Public hearings are approximately 30 DAYS after the filing deadline. Your attendance is required.

MAJOR SUBDIVISION AMENDMENT TO PRELIMINARY PLAT (DRB11) (with significant changes)

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

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

Amended preliminary plat approval expires after one year.
DRB Public hearings are approximately 30 DAYS after the filing deadline. Your attendance is required.

MAJOR SUBDIVISION IMPROVEMENTS AGREEMENT EXTENSION (DRB09)

- (Temporary sidewalk deferral extension use FORM-V)
- Zone Atlas map with the entire property(ies) clearly outlined
 - Letter briefly describing, explaining, and justifying the request
 - Plat or plan reduced to 8.5" x 11"
 - Official D.R.B. Notice of the original approval
 - Approved Infrastructure List. If not applicable, please initial. _____
 - Previous SIA extension notice, if one has been issued. If not applicable, please initial. _____
 - Office of Community & Neighborhood Coordination inquiry response, notifying letter, certified mail receipts
 - Sign Posting Agreement
 - List any original and/or related file numbers on the cover application
 - Fee (see schedule)

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

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

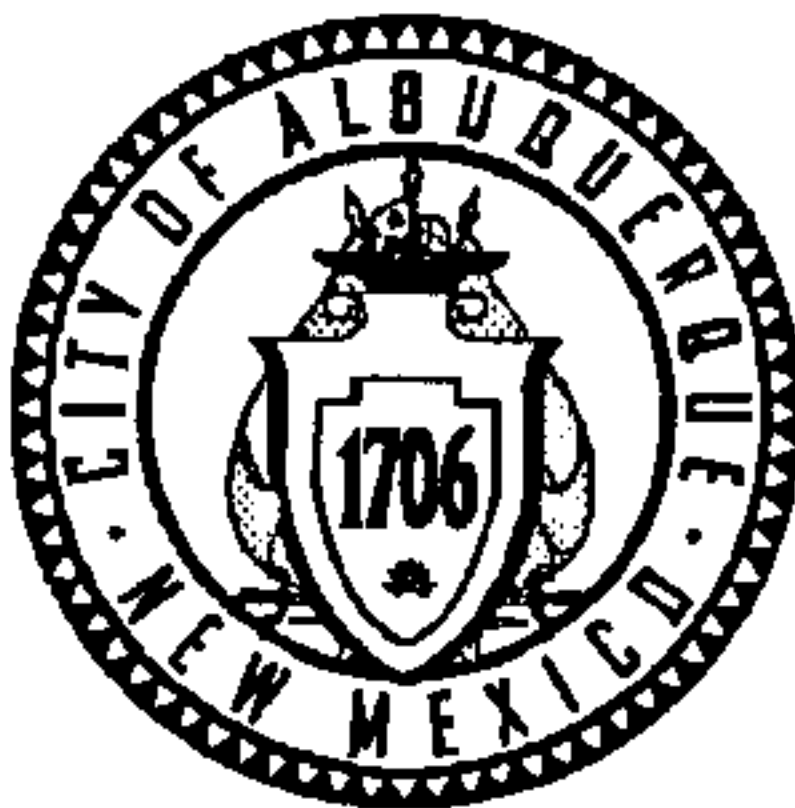
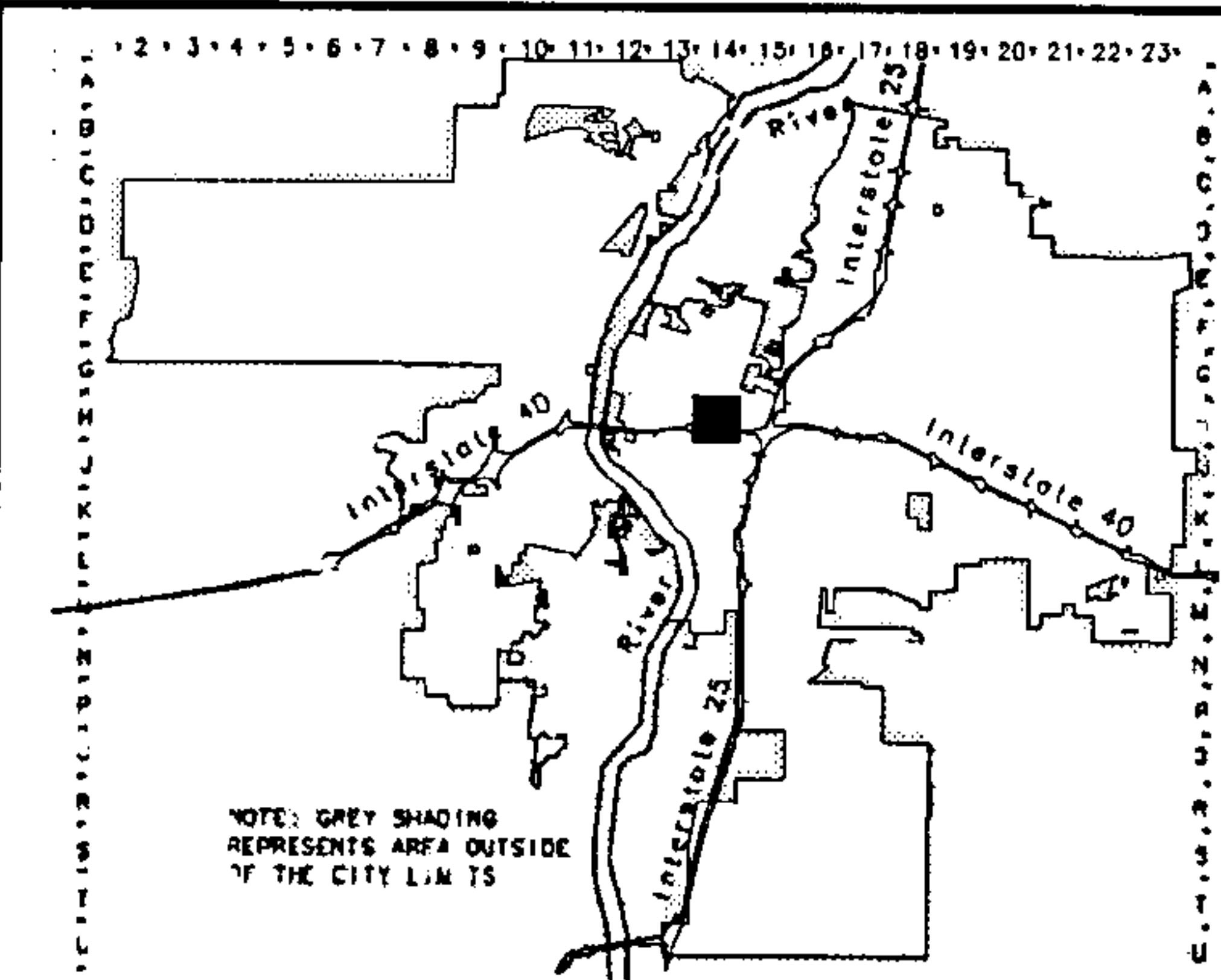
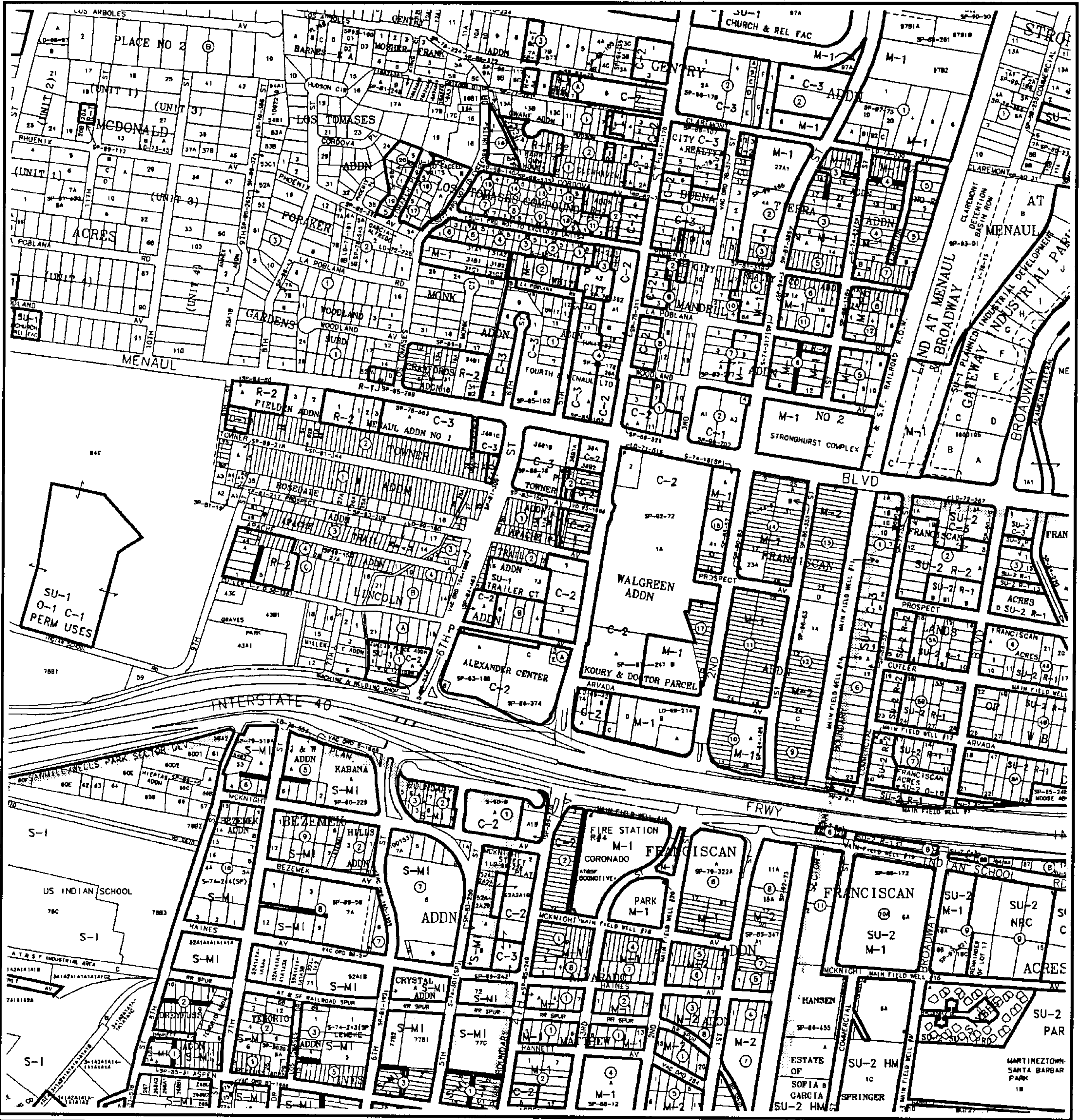
Jerry Miller for KPM LLC
Applicant name (print)
J Miller 3-11-09
Applicant signature / date



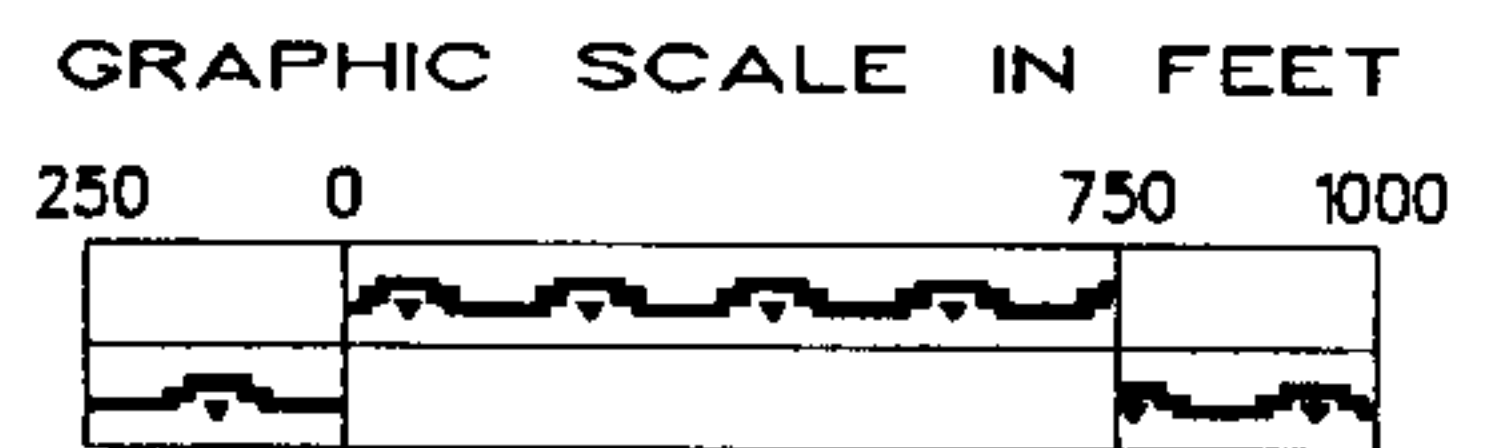
- Checklists complete
- Fees collected
- Case #s assigned
- Related #s listed

Application case numbers
09DRB - 70109

Form revised October 2007
Sandy Handley 03/13/09
Planner signature / date
Project # 1003123



Albuquerque **G**eographic **I**nformation **S**ystem
PLANNING DEPARTMENT
 © Copyright 2003



Zone Atlas Page

H-14-Z

Map Amended through November 01, 2003

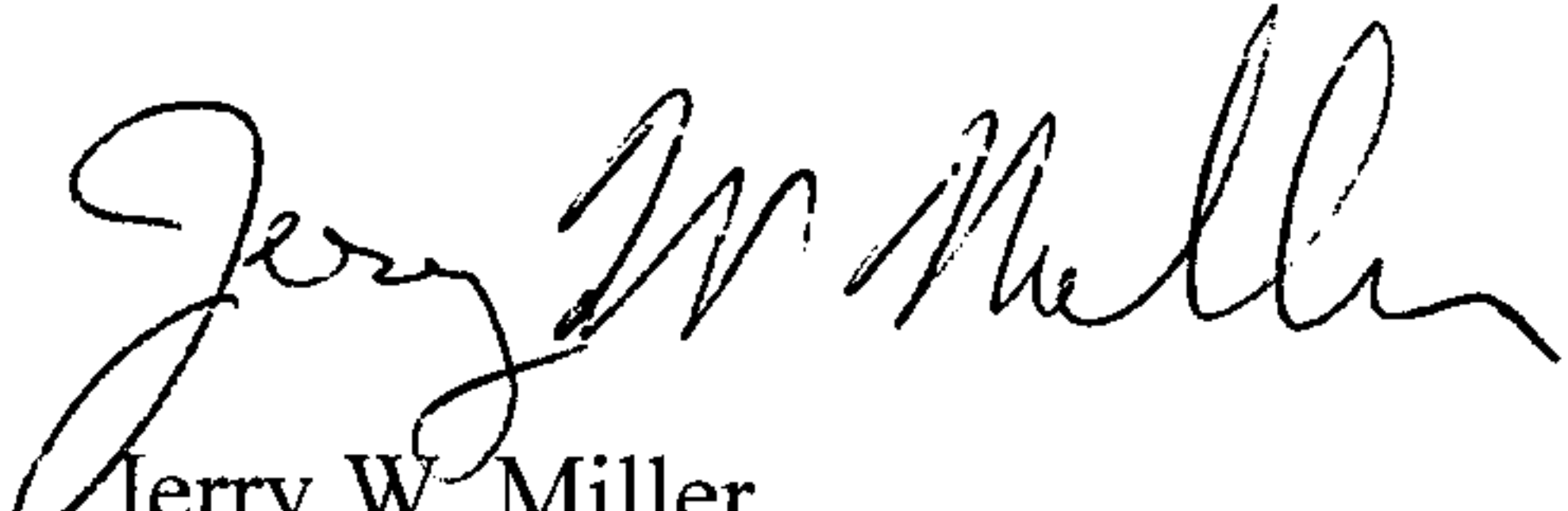
KPM LLC
2525 Carson NW
Albuquerque, NM 87104
505-463-5824

Development Review Board
City of Albuquerque

Dir Sirs:

Due to the economic downturn, we have abandoned plans to build condominiums at the 5th St. location for the time being. We are continuing with the current use of artist workspace. We are also contemplating un-subdividing the property since we now own both properties if this would eliminate our financial burden of the waterline improvement. We are still working with the Sawmill / Wells Park infrastructure committee to secure funds for this improvement and the water line upgrade is part of the Sawmill / Wells Park Metropolitan Redevelopment Plan as approved by City Council. We are working with Councilor O'Malley's office on this item and believe that funds may be available soon for this work. For these reasons we are requesting a one year extension, or termination of the SIA agreement.

Respectfully,



Jerry W. Miller
VP KPM LLC



OFFICIAL NOTICE OF DECISION

CITY OF ALBUQUERQUE
PLANNING DEPARTMENT
DEVELOPMENT REVIEW BOARD

March 28, 2007

1. **Project # 1003123**
07DRB-00254 Major-Two Year SIA

KPM LLC request(s) the above action(s) for all or any portion of Tract(s) 1 & 2, **LANDS OF DEVEREUX & WATSON** and Tract(s) 77-6-1, **M.R.G.C.D. MAP #37**, zoned S-M1 located on 5TH ST NW between ASPEN AVE NW and HAINES AVE NW containing approximately 1 acre(s). (H-14)

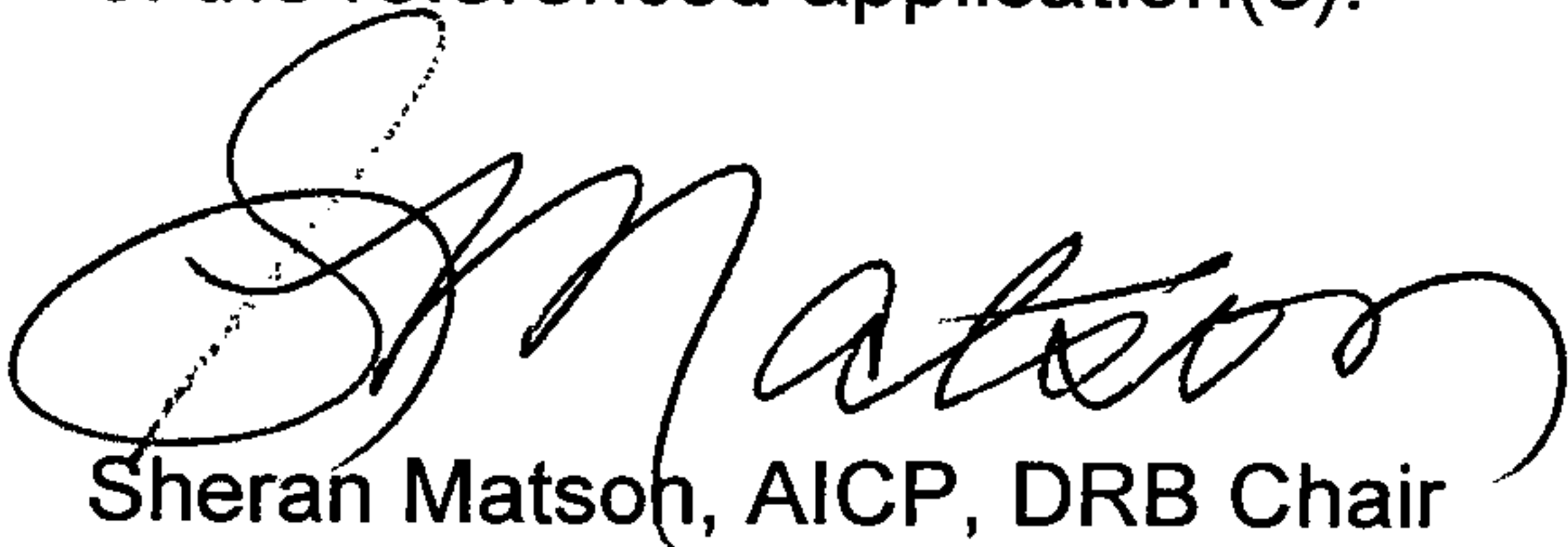
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If you wish to appeal this decision, you must do so by April 12, 2007, in the manner described below.

Appeal is to the Land Use Hearing Officer. Any person aggrieved with any determination of the Development Review Board may file an appeal on the Planning Department form, to the Planning Department, within 15 days of the Development Review Board's decision. The date the determination in question is issued is not included in the 15-day period for filing an appeal.

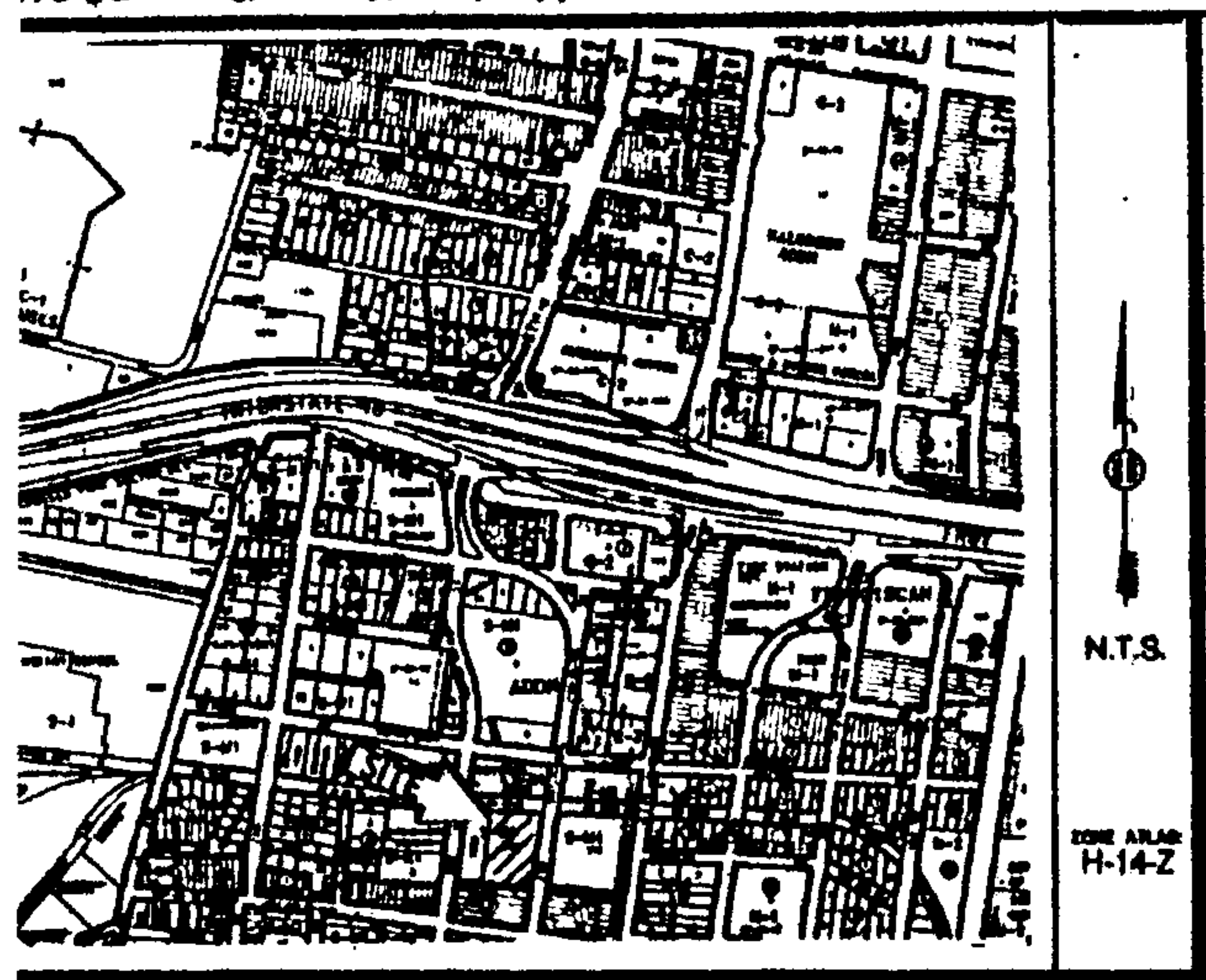
If the fifteenth day falls on a Saturday, Sunday or holiday as listed in the Merit System Ordinance, the next working day is considered as the deadline for filing the appeal. Such appeal shall be heard within 60 days of its filing.

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



Sheran Matson, AICP, DRB Chair

Cc: KPM LLC, Jerry Miller, P.O. Box 7553, 87194
Marilyn Maldonado, Planning Department, 4th Floor, Plaza del Sol Bldg.
File



Vicinity Map

LEGAL DESCRIPTION

A certain tract of land being and comprised of Tract 77B1 as shown on the Middle Rio Grande Conservancy District Property Map No. 36 within Sec. 8, T.10N, R.3E N.M.P.M. Bernalillo County, New Mexico TOGETHER WITH a 10' Private Ditch and being more particularly described as follows:
 BEGINNING at the northwest corner of said tract, being a point on the South right-of-way of the A.T. & B.N. Railroad Spur whence City ACS Station 17-J14 bears S 21° 35' 46" W, 4276.88 feet distant; thence from said point of beginning S 85° 38' 58" E, 201.63 feet along said South right-of-way to the northeast corner, being a point on the West right-of-way of Fifth Street N.W.; thence S 08° 08' 34" W, 312.86 feet along said right-of-way to the southeast corner; thence leaving said right-of-way N 55° 38' 58" W, 158.53 feet; thence N 08° 08' 34" E, 10.03 feet; thence N 85° 38' 58" W, 42.77 feet to the southwest corner; thence N 08° 08' 34" E, 299.28 feet to the point of beginning and containing 1.4231 acres, more or less.

FREE CONSENT

THE UNDERSIGNED OWNER(S) AND PROPRIETOR(S) OF THE PROPERTY DESCRIBED HEREON DO HEREBY CONSENT TO THE PLATTING OF SAID PROPERTY AS SHOWN HEREON AND THE SAME IS WITH THE FREE CONSENT AND IN ACCORDANCE WITH THEIR DESIRES AND DO HEREBY REPRESENT THAT THE UNDERSIGNED INDIVIDUALS ARE AUTHORIZED TO SO ACT AND DO HEREBY GRANT ADDITIONAL EASEMENT(S) AS SHOWN.

OWNER(S) SIGNATURE: [Signature] DATE: 3/12/04
 OWNER(S) PRINT NAME: ELLEN DEVEREUX & STEFAN WATSON
 ADDRESS: 1719 5TH NW TRACT: _____
 ACKNOWLEDGMENT
 STATE OF NEW MEXICO)
) SS
 COUNTY OF BERNALILLO)
 THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 12 DAY OF MARCH, 2004.
 BY: ELLEN DEVEREUX & STEFAN WATSON
 MY COMMISSION EXPIRES: 10/01/05 Sam Amato
 NOTARY PUBLIC

DISCLOSURE STATEMENT

THE PURPOSE OF THIS PLAT IS TO DIVIDE ONE (1) EXISTING TRACT INTO TWO (2) NEW TRACTS OF LAND.

CITY APPROVALS: PROJECT NO.: 1003123 APPLICATION NO. 04DRB 003

[Signature] DATE: 3/12/04
 CITY SURVEYOR

TRAFFIC ENGINEERING DATE: _____

PARKS & RECREATION DEPARTMENT DATE: _____

UTILITIES DEVELOPMENT DATE: _____

A.M.A.F.C.A. DATE: _____

CITY ENGINEER DATE: _____

DRB CHAIRPERSON, PLANNING DEPARTMENT DATE: _____

DIVISION DATA / NOTES

LAT WAS COMPILED USING EXISTING RECORD DATA & ACTUAL FIELD SURVEY.

BEARINGS ARE NEW MEXICO STATE PLANE GRID BEARINGS, CENTRAL ZONE, 1927, AND ARE BASED ON ACS CONTROL MONUMENTS 12-J13 AND 17-J14, AS SHOWN HEREON.

DISTANCES ARE GROUND DISTANCES.

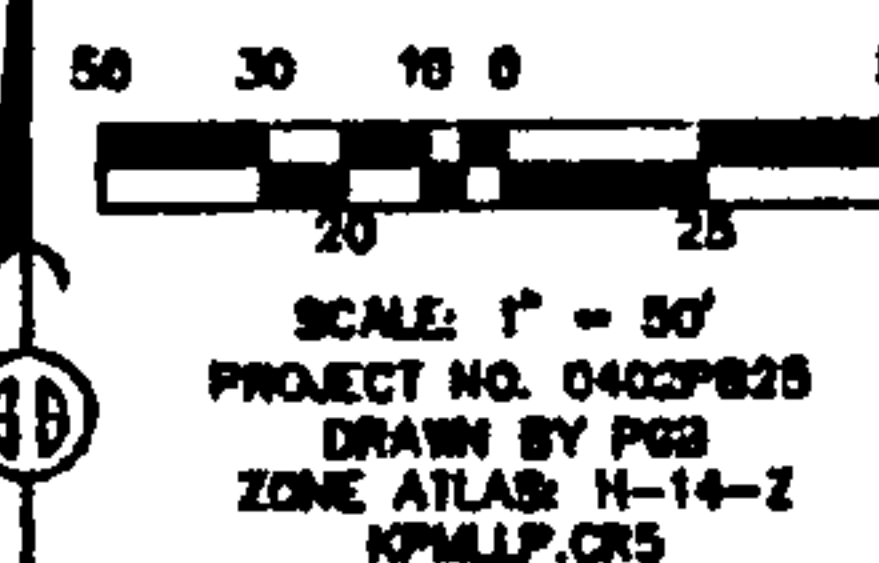
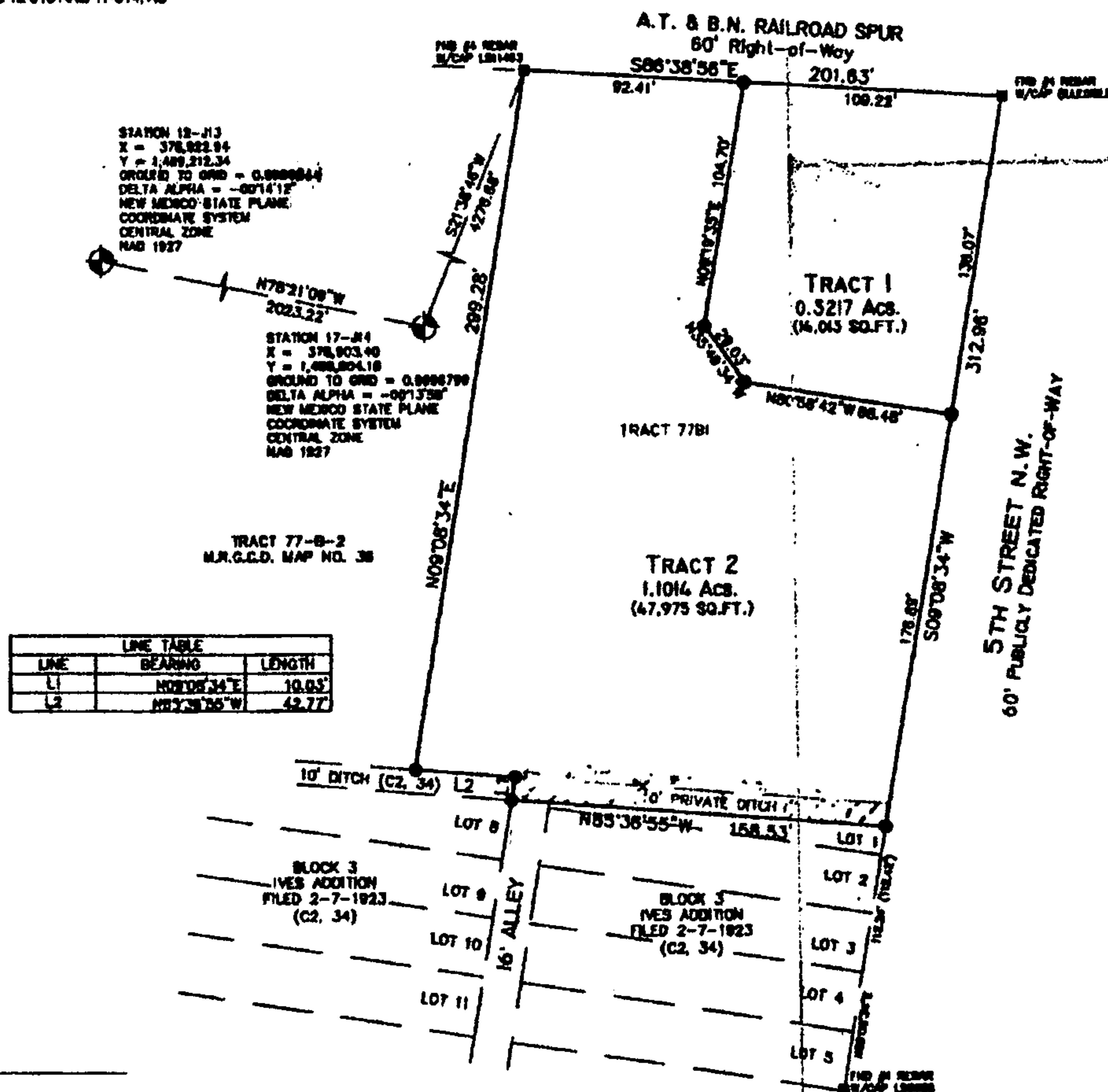
LAT SHOWS ALL EASEMENTS OF RECORD.

GROSS AREA: 1.4231 ACRES

NUMBER OF EXISTING TRACTS: 1

NUMBER OF TRACTS CREATED: 2

SUBJECT PROPERTY IS ZONED S-M1



SURVEYOR'S CERTIFICATION

I, Gary E. Grisho, 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.

[Signature] DATE: March 11, 2004
 Gary E. Grisho
 New Mexico Professional Surveyor, 8006



SURVEYS SOUTHWEST LTD.

333 LOMAS BLVD., N.E.
 ALBUQUERQUE, NEW MEXICO
 PHONE: (505) 998-0303
 FAX: (505) 998-0306

IS TO CERTIFY THAT TAXES ARE CURRENT & PAID ON
 E:
 ERTY OWNER OF RECORD:

Factory on 5th Art Space
KPM LLC.
PO Box 7553
Albuquerque, NM 87194
505-463-5824

Wells Park Neighborhood Association North Fourth Camino Real Merchants Assoc. Inc.
Mr. Fred Sais Mr. Scott Steinberg
Mr. Mark Clayburgh Mr. Pat Hobkins

Sawmill Community Land Trust
Connie Chavez
Vicente M. Quevedo

RE: 1715 5th. St. NW TR 77-b-1 Lands of Devereux MRGCD Map #37 Zone Map H-14 Old Lemke Construction Co Warehouse between Aspen and Haynes on 5th St. Loft Project

Dear Mark, Fred, Scott, Pat, Connie and Vicente

This letter is to notify you that we are applying for an extension of our subdivision improvement agreement with the Development Revue Board to improve the waterline in 5th St. between Aspen and Haynes which expires at the end of March.

We have been working with the Sawmill/Wells Park Metropolitan Redevelopment Plan Committee, the Sawmill / Wells Park Infrastructure Committee, the Water Authority, and Debbie O'Malley's office to implement the waterline upgrade, but the funds are not yet available and we will not be able to meet the April deadline. There is a very good chance that funding will be available shortly to help us implement this project and others as part of the Sawmill/Wells Park Metropolitan Redevelopment Plan. We appreciate your patience in this matter.

If you have questions or comments please give me a call at 505-463-5824.

Sincerely,

Jerry W. Miller
Managing Partner
KPM LLC
505-463-5824

Jerry Miller
KPM, LLC
P.O. Box 7553/87194
Phone: 505-463-5824
Zone Map: H-14

NORTH FOURTH CAMINO REAL MERCHANTS ASSOC. INC. (NFC) "R"

***Scot Steinberg**

3906 4th St. NW/87107 344-1777 (w)

Pat Hopkins

3826 4th St. NW/87107 344-1631 (w)

WELLS PARK N.A. (WPK) "R"

***Fred Sais**

1508 Los Tomases NW/87102 242-8457 (h)

Mark Clayburgh

1310 5th St. NW/87102 242-6278 (h)

SAWMILL COMMUNITY LAND TRUST (SCL)

Connie Chavez

904 19th St. NW/87104 764-0359 (o)

Vicente M. Quevedo

904 19th St. NW/87104 764-0359 (o)

!!!Notice to Applicants!!!

SUGGESTED INFORMATION FOR NEIGHBORHOOD NOTIFICATION LETTERS

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

WE RECOMMEND THAT THE NOTIFICATION LETTER INCLUDE THE FOLLOWING INFORMATION:

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

Information from the Office of Neighborhood Coordination

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

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

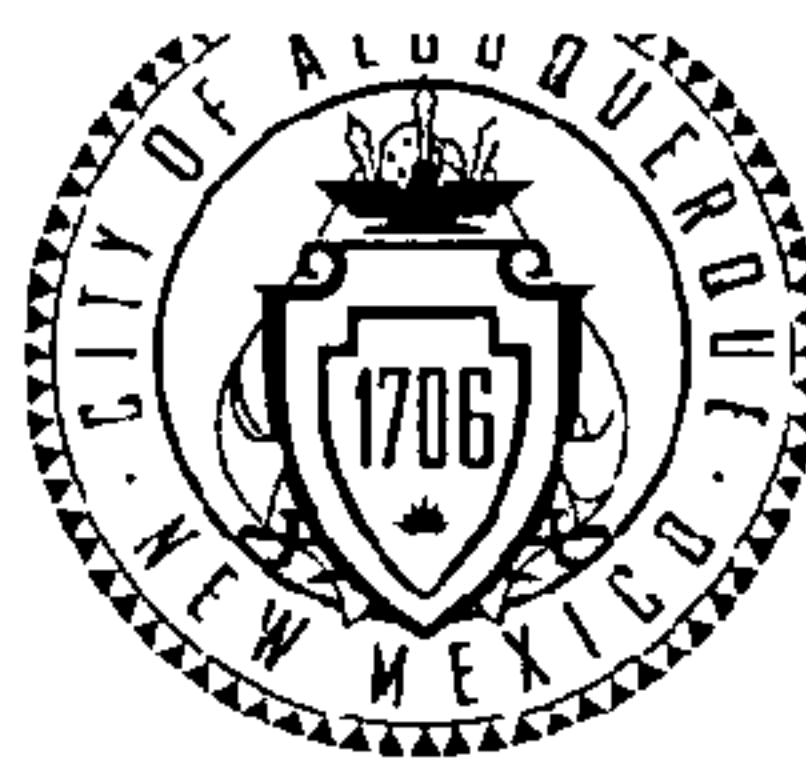
Just a reminder - Our ONC "Official" Letter is only valid for a one (1) month period and if you haven't submitted your application by this date, you will need to get an updated letter from our office.

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

Thank you for your cooperation on this matter.

(below this line for ONC use only)

Date of Inquiry: **03/12/09** Time Entered: **3:55 p.m.** ONC Rep. Initials: **siw**



City of Albuquerque

P.O. Box 1293, Albuquerque, NM 87103

March 12, 2009

Jerry Miller
KPM, LLC
P.O. Box 7553/87194
Phone: 505-463-5824

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

Dear Jerry:

Thank you for your inquiry of March 12, 2009 requesting the names of **ALL Neighborhood and/or Homeowner Associations** who would be affected under the provisions of O-92 by your proposed project at **(DRB SUBMITTAL) - TRACT 1 AND 2, LANDS OF DEVERAUZ AND WATSON, LOCATED ON 1715 5TH STREET NW, BETWEEN ASPEN NW AND HAYNES NW** Zone Map: H-14.

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

SEE ATTACHED FOR NEIGHBORHOOD AND/OR HOMEOWNER INFORMATION FOR THIS DRB SUBMITTAL - siw

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

Sincerely,

Stephani Winklepleck

Stephani Winklepleck

Neighborhood Liaison

OFFICE OF NEIGHBORHOOD COORDINATION

Planning Department

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

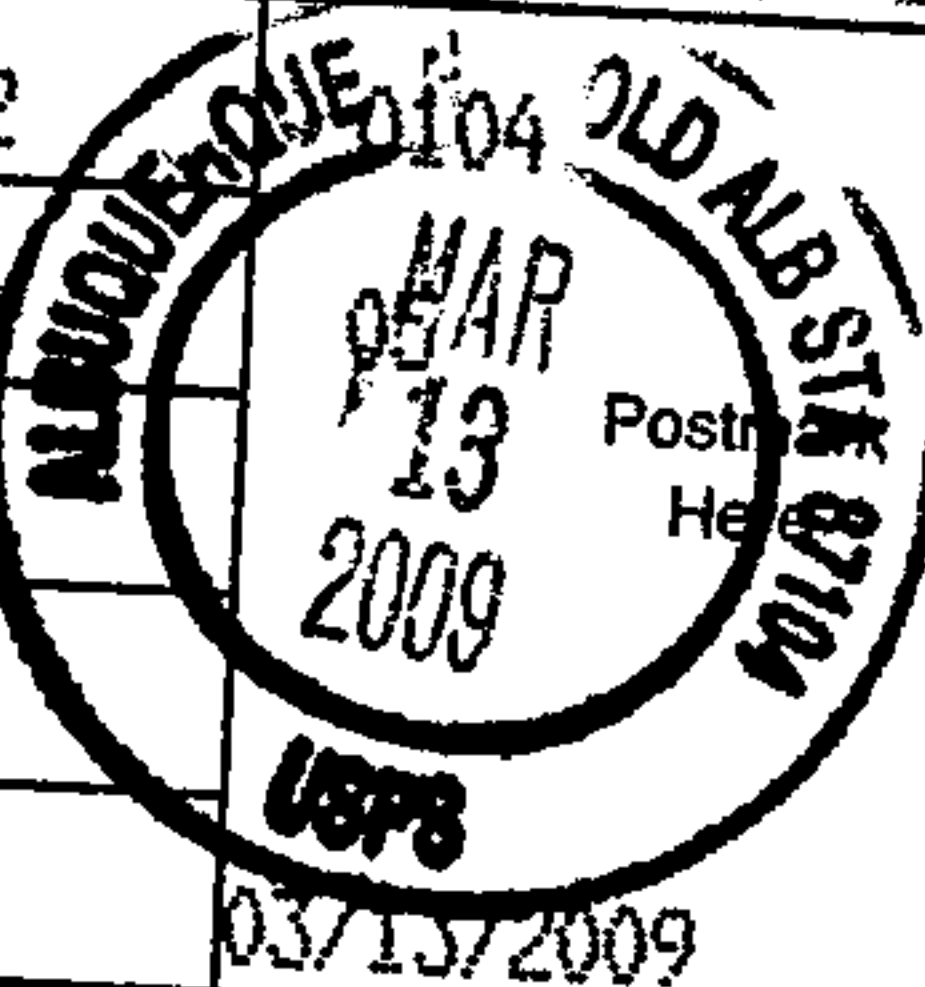
planningrnaform(05/22/08)

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

ALBUQUERQUE NM 87102 **OFFICIAL USE**

Postage	\$	\$0.42
Certified Fee		\$2.70
Return Receipt Fee (Endorsement Required)		\$2.20
Restricted Delivery Fee (Endorsement Required)		\$0.00
Total Postage & Fees	\$	\$5.32



Sent To
Street, Apt. No., or PO Box No. Fred Sais
1508 Los Tomases
City, State, ZIP+4 Albuquerque NM 87102

PS Form 3800, August 2006

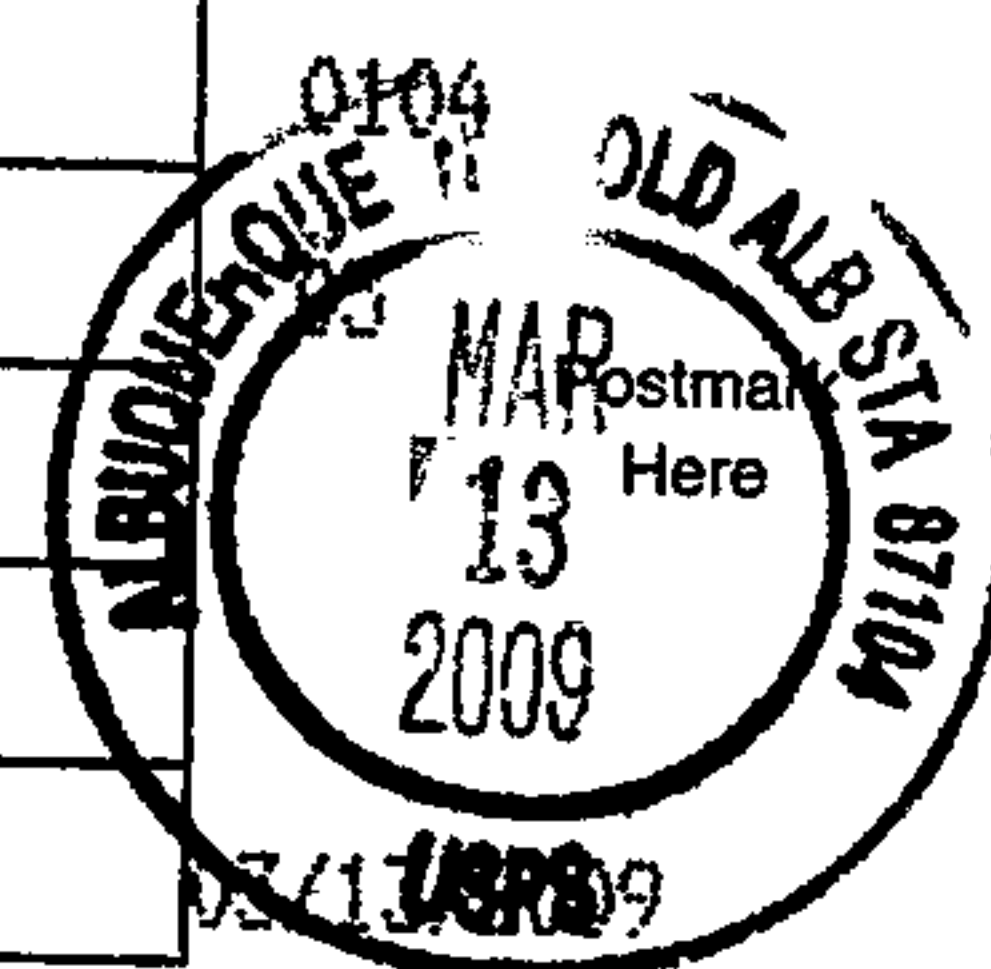
See Reverse for Instructions

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

ALBUQUERQUE NM 87102 **OFFICIAL USE**

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Certified Fee		\$2.70
Return Receipt Fee (Endorsement Required)		\$2.20
Restricted Delivery Fee (Endorsement Required)		\$0.00
Total Postage & Fees	\$	\$5.32



Sent To
Street, Apt. No., or PO Box No. Marks Clayburgh
1310 5th St NW
City, State, ZIP+4 Albuquerque NM 87102

PS Form 3800, August 2006

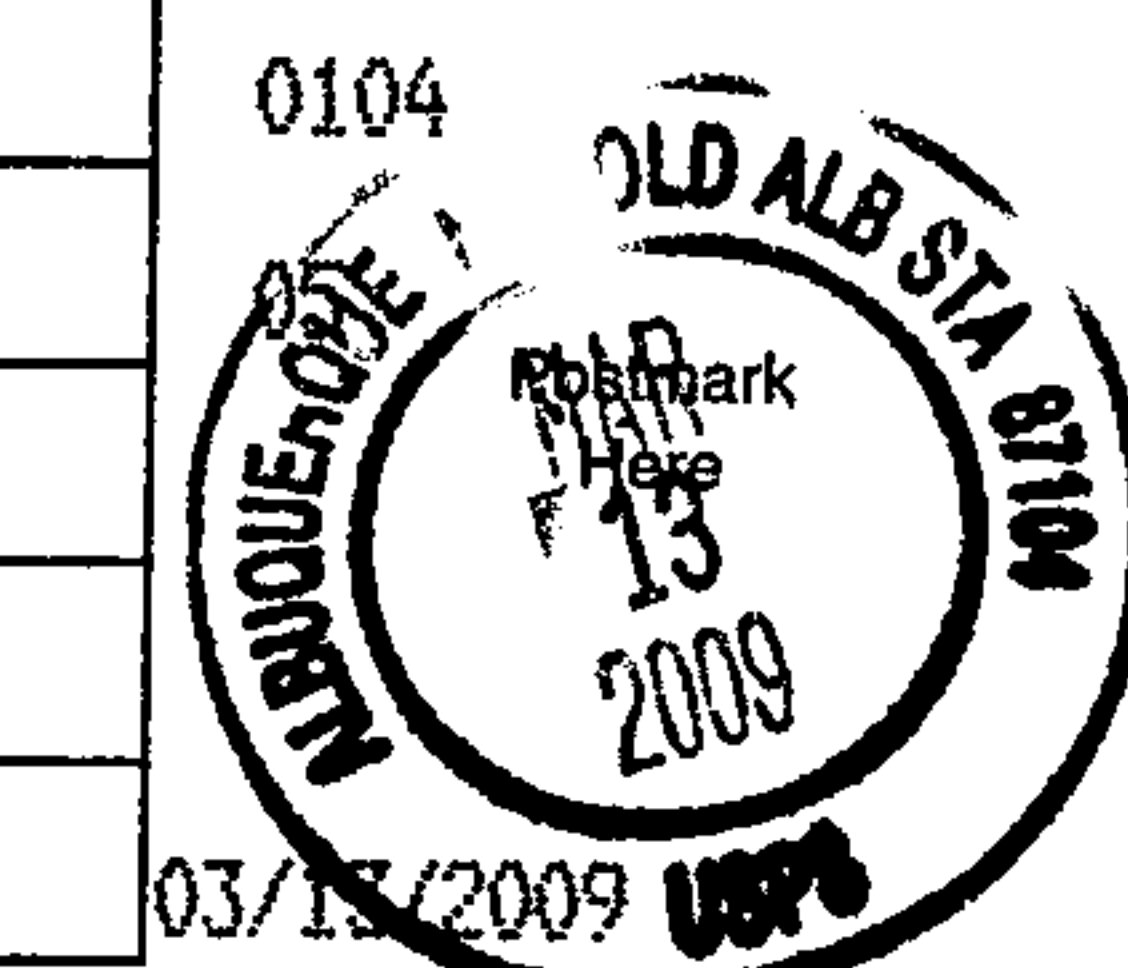
See Reverse for Instructions

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ALBUQUERQUE NM 87104 **OFFICIAL USE**

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Certified Fee		\$2.70
Return Receipt Fee (Endorsement Required)		\$2.20
Restricted Delivery Fee (Endorsement Required)		\$0.00
Total Postage & Fees	\$	\$5.32



Sent To
Street, Apt. No., or PO Box No. Vicente Quereda
904 19th St NW
City, State, ZIP+4 Alb NM 87104

PS Form 3800, August 2006

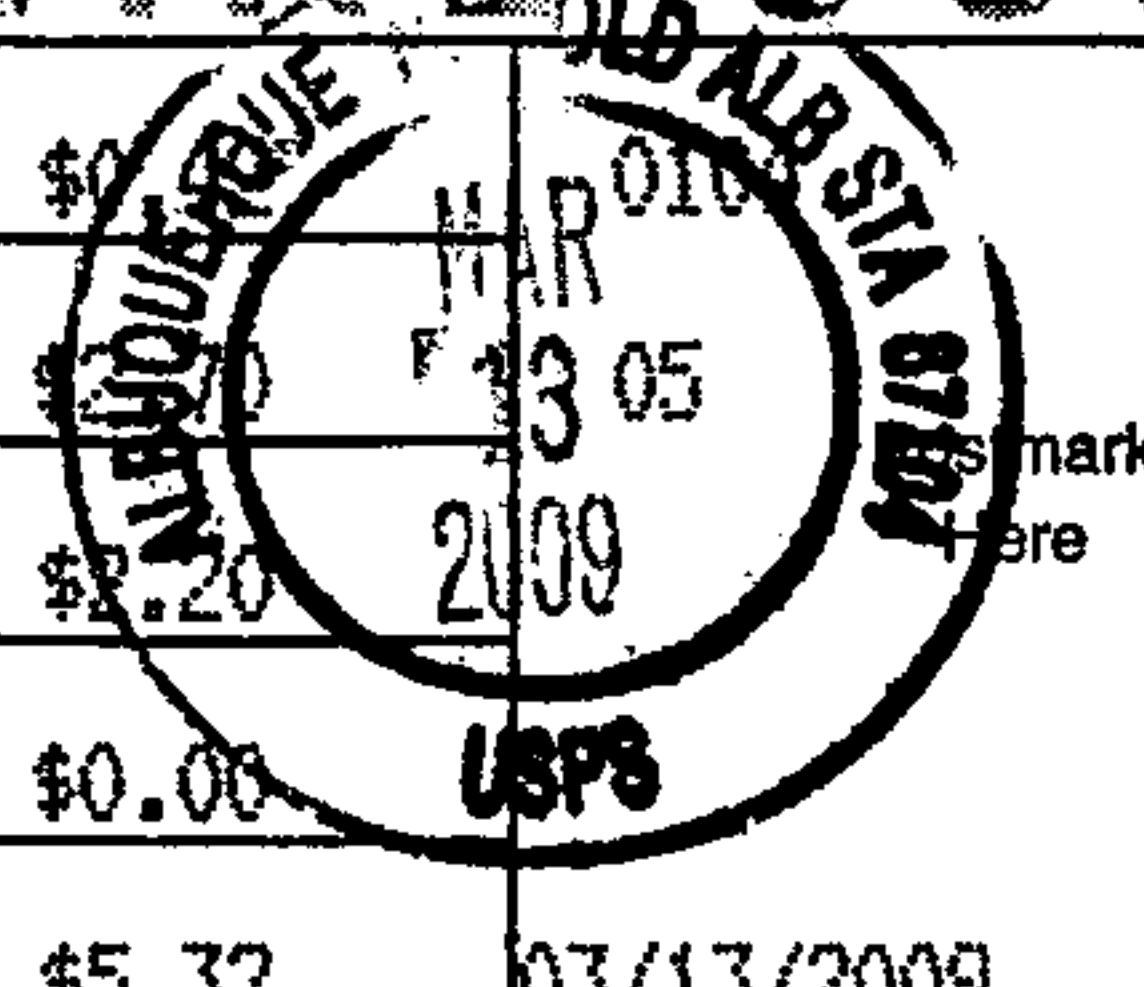
See Reverse for Instructions

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ALBUQUERQUE NM 87104 **OFFICIAL USE**

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Certified Fee		\$2.70
Return Receipt Fee (Endorsement Required)		\$2.20
Restricted Delivery Fee (Endorsement Required)		\$0.00
Total Postage & Fees	\$	\$5.32



Sent To
Street, Apt. No., or PO Box No. Connie Chavez
904 19th St NW
City, State, ZIP+4 Albuquerque NM 87104

PS Form 3800, August 2006

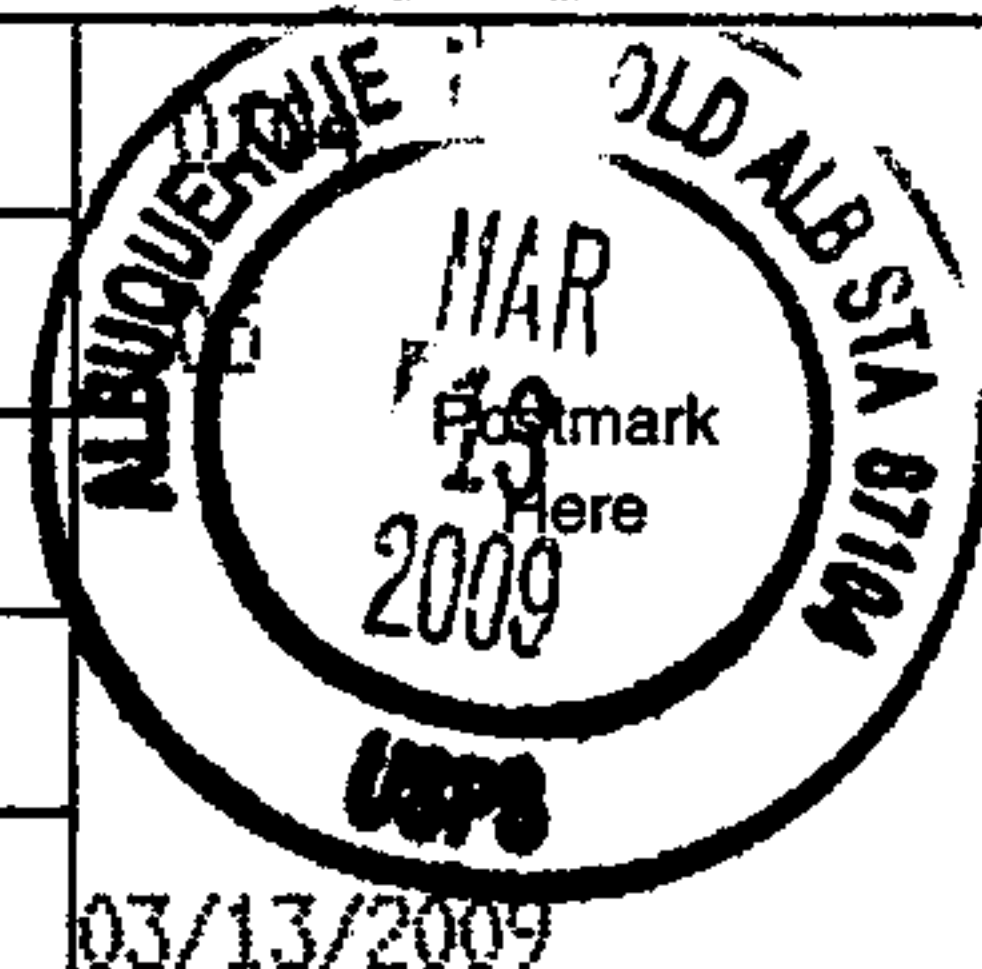
See Reverse for Instructions

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

ALBUQUERQUE NM 87107 **OFFICIAL USE**

Postage	\$	\$0.42
Certified Fee		\$2.70
Return Receipt Fee (Endorsement Required)		\$2.20
Restricted Delivery Fee (Endorsement Required)		\$0.00
Total Postage & Fees	\$	\$5.32



Sent To
Street, Apt. No., or PO Box No. Pat Hopkins
3906 4th St NW
City, State, ZIP+4 Albuquerque NM 87107

PS Form 3800, August 2006

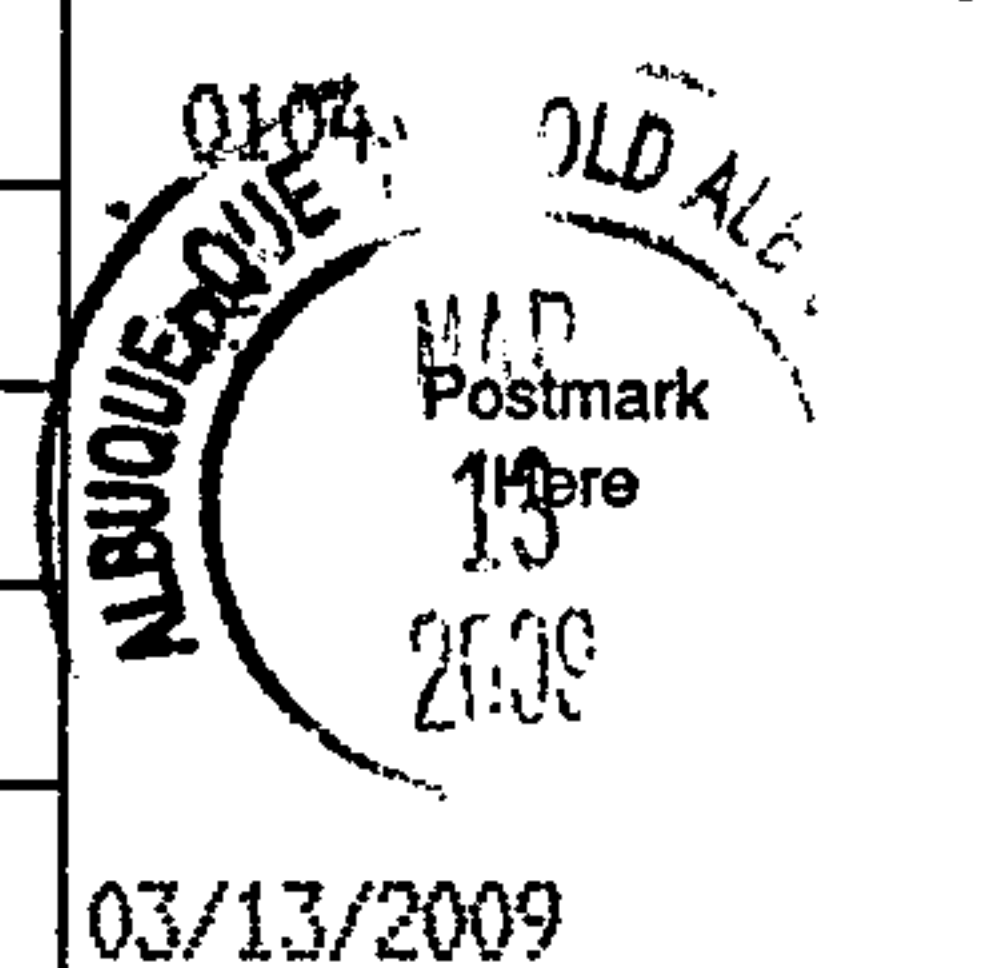
See Reverse for Instructions

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

ALBUQUERQUE NM 87107 **OFFICIAL USE**

Postage	\$	\$0.42
Certified Fee		\$2.70
Return Receipt Fee (Endorsement Required)		\$2.20
Restricted Delivery Fee (Endorsement Required)		\$0.00
Total Postage & Fees	\$	\$5.32



Sent To
Street, Apt. No., or PO Box No. Scott Steinberg
3906 4th St NW
City, State, ZIP+4 Albuquerque NM 87107

PS Form 3800, August 2006

See Reverse for Instructions

INFRASTRUCTURE LIST

EXHIBIT "A"

TO SUBDIVISION IMPROVEMENTS AGREEMENT

DEVELOPMENT REVIEW BOARD (D.R.B.) REQUIRED INFRASTRUCTURE LIST

PROPOSED NAME OF PLAT AND/OR SITE DEVELOPMENT PLAN

EXISTING LEGAL DESCRIPTION PRIOR TO PLATTING ACTION

ORIGINAL

TRACTS 1 & 2, LANDS OF DEVEREUX & WATSON
TRACT 77B1 TOGETHER W/ A 10' PRIVATE DITCH, M.R.G.C.D. MAP 3U

Date Submitted: 3/24/04
Date Site Plan Approved: N/A
Date Preliminary Plat Approved: 3/24/04
Date Preliminary Plat Expires: 3/24/05
DRB Project No.: 1003123
DRB Application No.: 04DRB-00347
04DRB-00348

revised
4/13/04

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 Enst Engineer
		8"	PUBLIC WATER LINE	FROM FIRE HYDRANT ON 5 TH ST NW (EXISTING DEAD END LINE) PAST PROPERTY TO HAINES STREET R.O.W.			/	/	/
				INCLUDES ALL VALVE, HYDRANTS & RELATED APPURTENANCES			/	/	/
		△	OR (ALTERNATIVE)				/	/	/
		△ 10"	Public Water Line	5 TH ST	Aspen	N. P/L	/	/	/
			ABANDON EXISTING 5" ST. Line and Transfer Services.				/	/	/
							/	/	/
							/	/	/
							/	/	/
							/	/	/
							/	/	/

ORIGINAL

SIA Sequence #	COA DRC Project #	Size	Type of Improvement	Location	From	To	Private Inspector	City Inspector	City Cnst Engineer
							/	/	/
							/	/	/
							/	/	/
							/	/	/

NOTES

1 _____

2 _____

3 _____



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6076666
Page: 8 of 9
05/10/2004 10:55A
Bk-A77 Pg-3005

AGENT / OWNER

DEVELOPMENT REVIEW BOARD MEMBER APPROVALS

Dan Graney
NAME (print)

Gerry Nelson
DRB CHAIR - date 3/24/04

Christina Sandoral 3/24/04
PARKS & GENERAL SERVICES - date

Surveys Southwest, Ltd
FIRM

John S. 3-24-04
TRANSPORTATION DEVELOPMENT - date

AMAFCA - date

Dan Graney 3-23-04
SIGNATURE - date

Roger Sheen 3/24/04
UTILITY DEVELOPMENT - date

- date

MAXIMUM TIME ALLOWED TO CONSTRUCT
THE IMPROVEMENTS WITHOUT A DRB

Paul Cook 3-24-04
CITY ENGINEER - date

- date

EXTENSION: _____

DESIGN REVIEW COMMITTEE REVISIONS

REVISION	DATE	DRC CHAIR	USER DEPARTMENT	AGENT/OWNER
1	4/13/04	<u>[Signature]</u>	<u>Roger Sheen</u>	<u>Gerry Nelson</u> KPMH (Purchaser)

FINANCIAL GUARANTY AMOUNT

04/13/2004

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

Project Description:

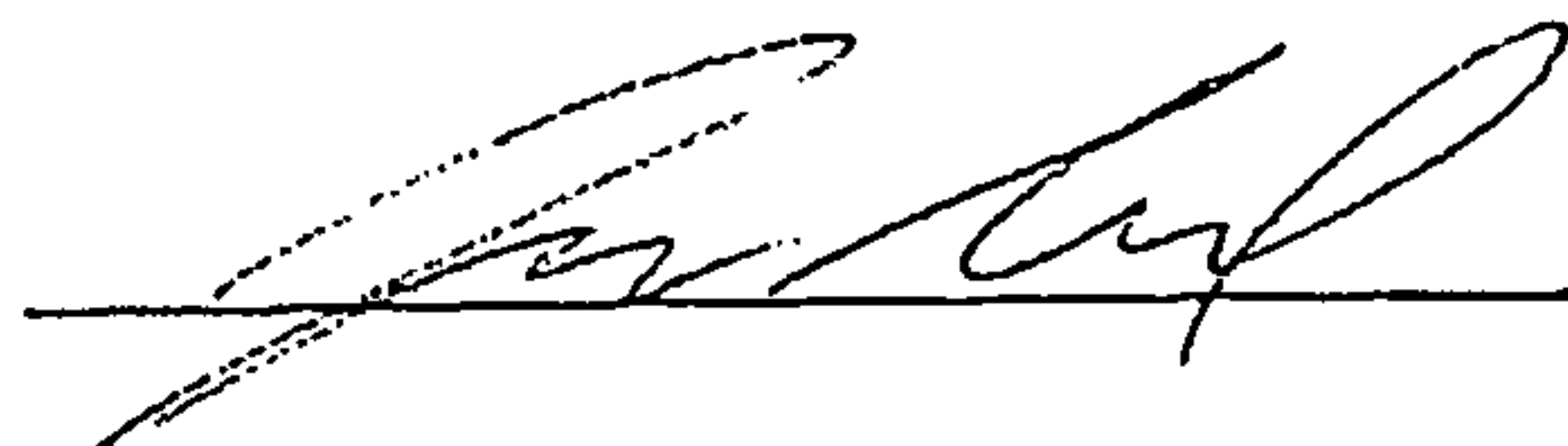
Project ID #: 736681, Lands of Devereux & Watson, WL. Exten., Phase/U

Requested By: Scott McGee, PE w/ Isaacson & Arfman, P. A.

Approved estimate amount:		\$25,556.93
Contingency Amount:	15.00%	\$3,833.54
Subtotal:		\$29,390.47
NMGRT	5.8125%	\$1,708.32
Subtotal:		\$31,098.79
Engineering Fee	6.60%	\$2,052.52
Testing Fee	4.00%	\$1,243.95
Subtotal:		\$34,395.26
FINANCIAL GUARANTY RATE		1.25
Retainage Amount:		\$0.00
TOTAL FINANCIAL GUARANTY REQUIRED		<u>\$42,994.08</u>

APPROVAL:

DATE:



4-13-2004

Notes:



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Page: 9 of 9
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Bk-A77 Pg-3005

POWER OF ATTORNEY

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

STATE OF New Mexico)
COUNTY OF Bernalillo) ss.

[State name of present real property owner exactly as shown on the real estate document conveying title in the Subdivision to the present owner:]

Eileen Devereux & Stefan Watson ("Owner"), of [address:] 1719 5th St. NW
[City:] Albuquerque, [state:] NM [zip code:] 87102, hereby makes, constitutes and appoints [name of subdivider:] KPM, L.L.C. ("Subdivider") as my true and lawful attorney in fact, for me and in my name, place and stead, giving unto the Subdivider full power to do and perform all and every act that I may legally do through an attorney in fact, and every proper power necessary to meet the City of Albuquerque's ("City") subdivision requirements regarding the real estate owned by me and described in Section 1 of the Subdivision Improvements Agreement ("Agreement") above, including executing the Agreement and related documents required by the City, with full power of substitution and revocation, hereby ratifying and affirming what the Subdivider lawfully does or causes to be done by virtue of the power herein conferred upon the Subdivider.

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

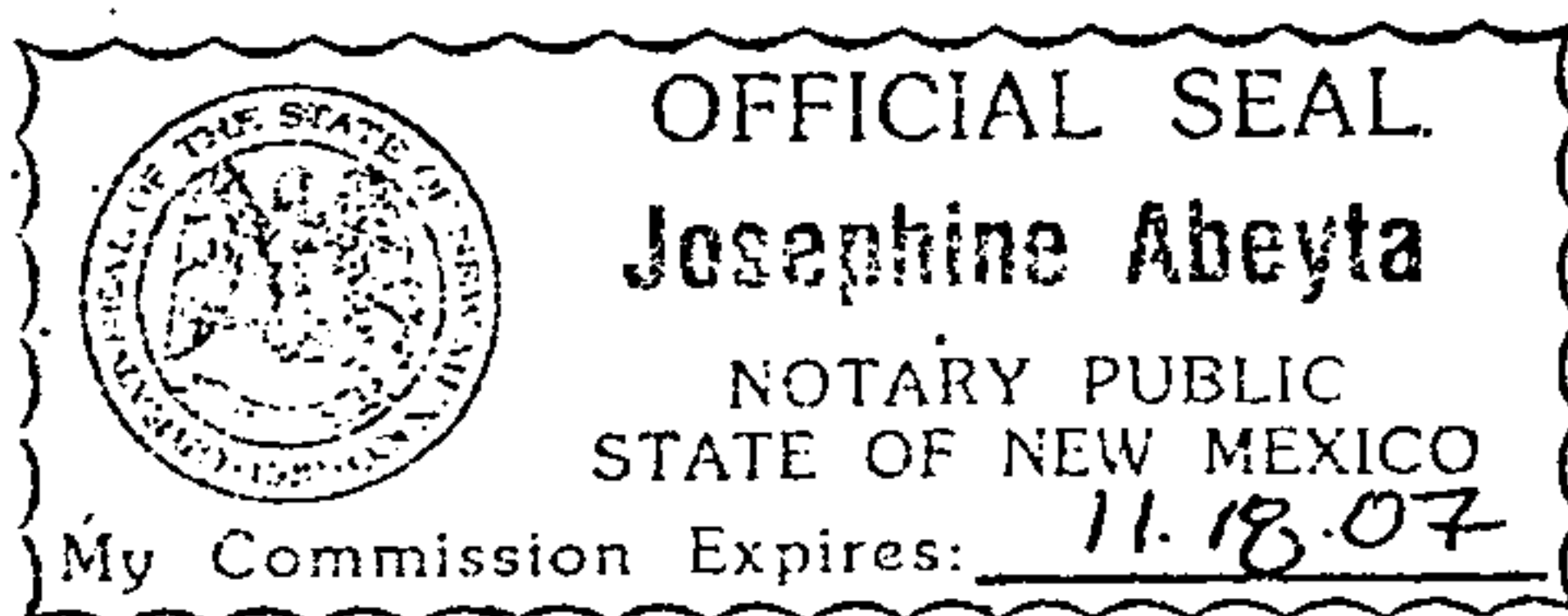
NOTE: Alternate wording may be acceptable, but must be submitted to the City Legal Department for review and approval before the final contract package is submitted to the City for review. The City may require evidence of ownership and/or authority to execute the Power of Attorney, if the Owner is not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

OWNER Eileen Devereux
By [signature:] [Signature]
Name: Eileen Devereux & Stefan Watson
Title: Owners
Dated: 4/28/04

The foregoing Power of Attorney was acknowledged before me this 28 day of April, 2004 by [name of person:] _____, [title or capacity, for instance "President":] _____ of [Owner:] _____ on behalf of the Owner.

My Commission Expires: 11.18.2007

[Signature]
Notary Public



2004063177
6076667
Page: 1 of 1
05/10/2004 10:55A
BK-A77 Pg-3006

SIGN POSTING AGREEMENT

REQUIREMENTS

POSTING SIGNS ANNOUNCING PUBLIC HEARINGS

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

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

1. LOCATION

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

2. NUMBER

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

3. PHYSICAL POSTING

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

4. TIME

Signs must be posted from MARCH 24, 2009 to APRIL 8, 2009

5. REMOVAL

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

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

Jerry W. Miller (KPM LLC) 3-13-09
(Applicant or Agent) (Date)

I issued 1 signs for this application, 03/13/09 Sandy Handley
(Date) (Staff Member)

DRB PROJECT NUMBER: 1003123

City of Albuquerque



DEVELOPMENT/ PLAN REVIEW APPLICATION

SUBDIVISION

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

SITE DEVELOPMENT PLAN

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

STORM DRAINAGE

- ☐ Storm Drainage Cost Allocation Plan

Supplemental form

S Z ZONING & PLANNING

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

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

APPLICANT INFORMATION:

NAME: KPM LLC Terry Miller PHONE: 505-463-5824
 ADDRESS: PO Box 7553 FAX: _____
 CITY: Albuquerque STATE NM ZIP 87194 E-MAIL: Termiller1@hotmail.com
 Proprietary interest in site: _____ List all owners: KPM LLC
 AGENT (if any): _____ PHONE: _____
 ADDRESS: _____ FAX: _____
 CITY: _____ STATE _____ ZIP _____ E-MAIL: _____

DESCRIPTION OF REQUEST: 2 year SIA extension

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

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

Lot or Tract No. Tract 182 Lands of Devereux & Watson Block: _____ Unit: _____
TR 77-6-1
 Subdiv. / Addn. MR GCD Map #37
 Current Zoning: S-M1 Proposed zoning: _____
 Zone Atlas page(s): H-14-2 No. of existing lots: _____ No. of proposed lots: _____
 Total area of site (acres): 1.3864 Density if applicable: dwellings per gross acre: _____ dwellings per net acre: _____
 Within city limits? ☒ Yes. No ☐, but site is within 5 miles of the city limits.) Within 1000FT of a landfill? NO
 UPC No. 101405921200430504 MRGCD Map No. 37
 LOCATION OF PROPERTY BY STREETS: On or Near: 5th ST NW
 Between: Aspen Ave NW and Haines Ave NW

CASE HISTORY:

List any current or prior case number that may be relevant to your application (Proj., App., DRB-, AX_Z_, V_, S_, etc.): Proj 1003123
03-DRB 02044 04 DRB-00347 04-DRB-00348

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

SIGNATURE Terry W. Miller DATE 3-1-07
 (Print) Terry W. Miller _____ Applicant _____ Agent

FOR OFFICIAL USE ONLY

Form revised 4/04

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

Application case numbers

07DRB-00254

Action

SIA

S.F.

52

Fees

\$ 50.00

CME

\$ 20.00

ADU

\$ 75.00

\$ _____

\$ _____

Total

\$ 145.00

Hearing date 03-28-07

3-1-07 [Signature]
 Planner signature / date

Project # 1003123

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

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

MAJOR SUBDIVISION PRELIMINARY PLAT APPROVAL

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

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

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

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

MAJOR SUBDIVISION EXTENSION OF SUBDIVISION IMPROVEMENTS AGREEMENT
(Temporary sidewalk deferral uses FORM-V)

- 1 copy of each of the following items
- Zone Atlas map with the entire property(ies) precisely and clearly outlined and crosshatched (to be photocopied)
- Letter briefly describing, explaining, and justifying the request
- Plat or plan reduced to 8.5" x 11"
- Official D.R.B. Notice of the original approval
- Approved Infrastructure List. If not applicable, please initial.
- N/A Previous SIA extension notice, if one has been issued. If not applicable, please initial.
- Office of Community & Neighborhood Coordination inquiry response, notifying letter, certified mail receipts
- Sign Posting Agreement
- Any original and/or related file numbers are listed on the cover application
- Fee (see schedule) 145 credit card

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

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

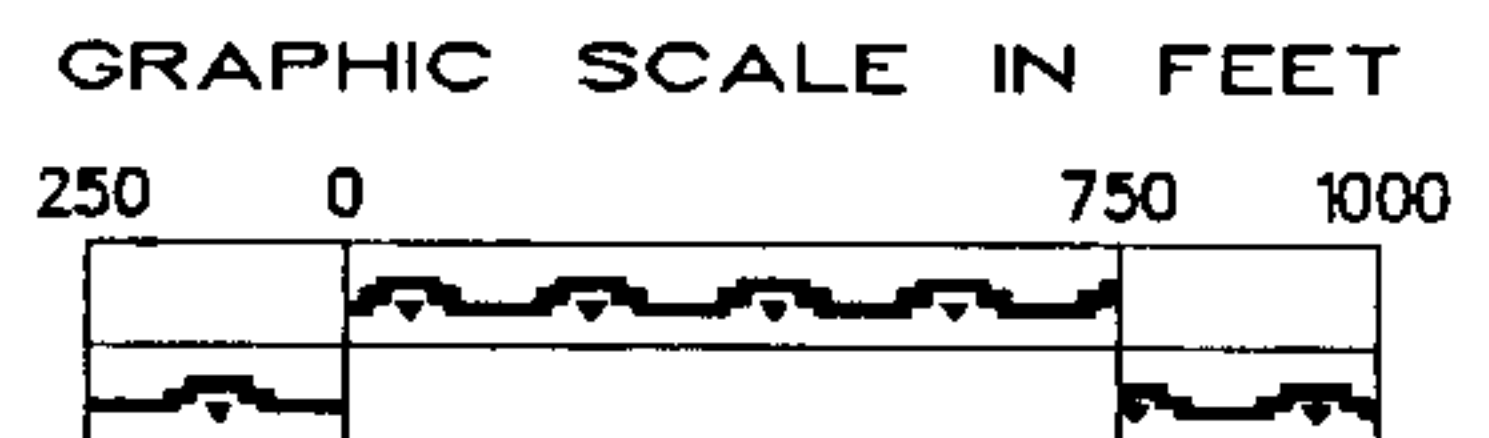
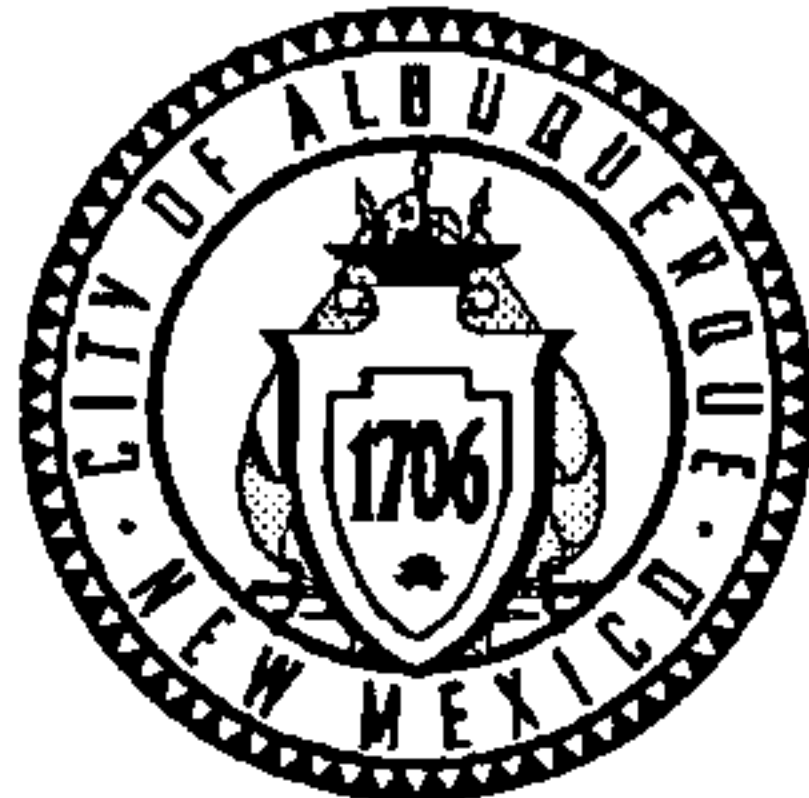
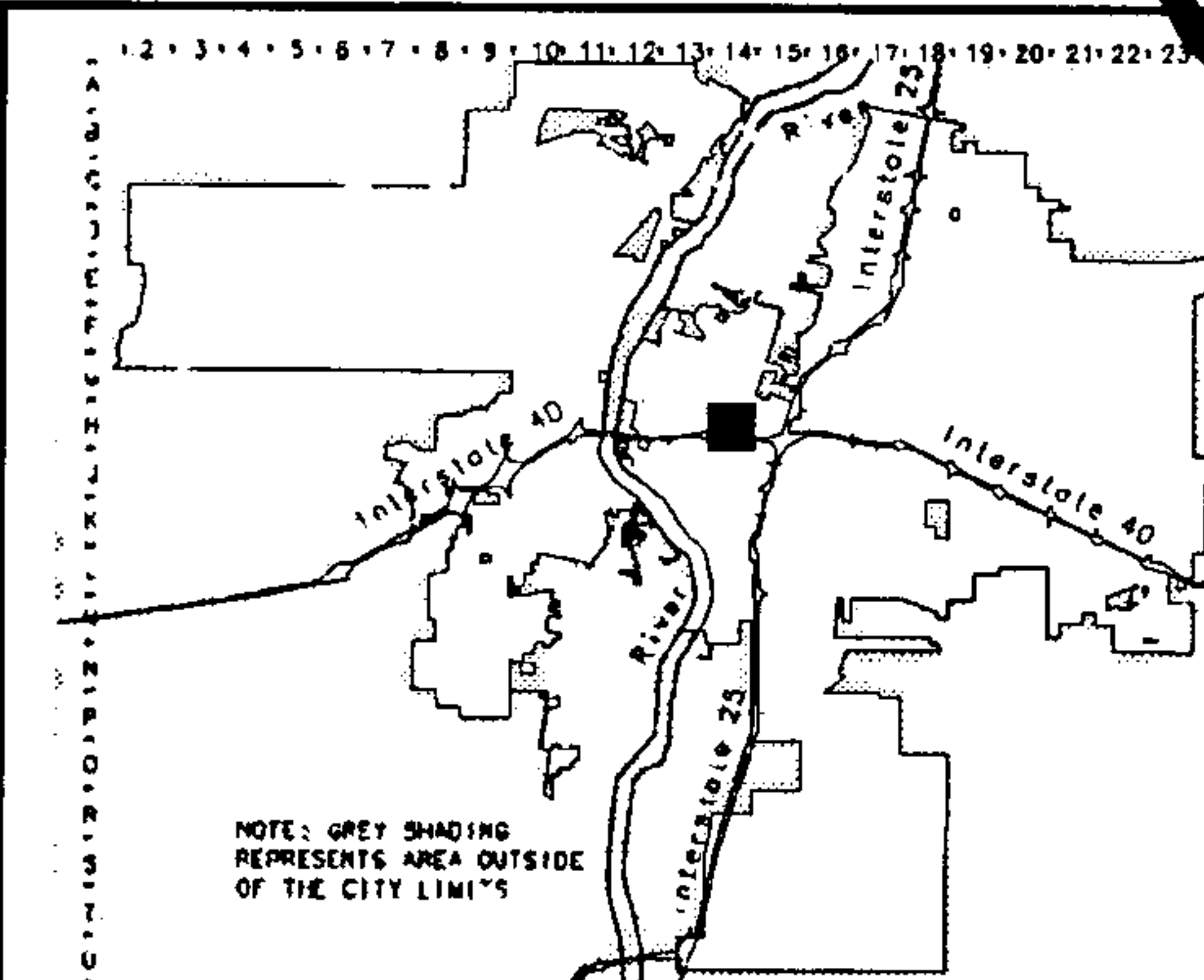
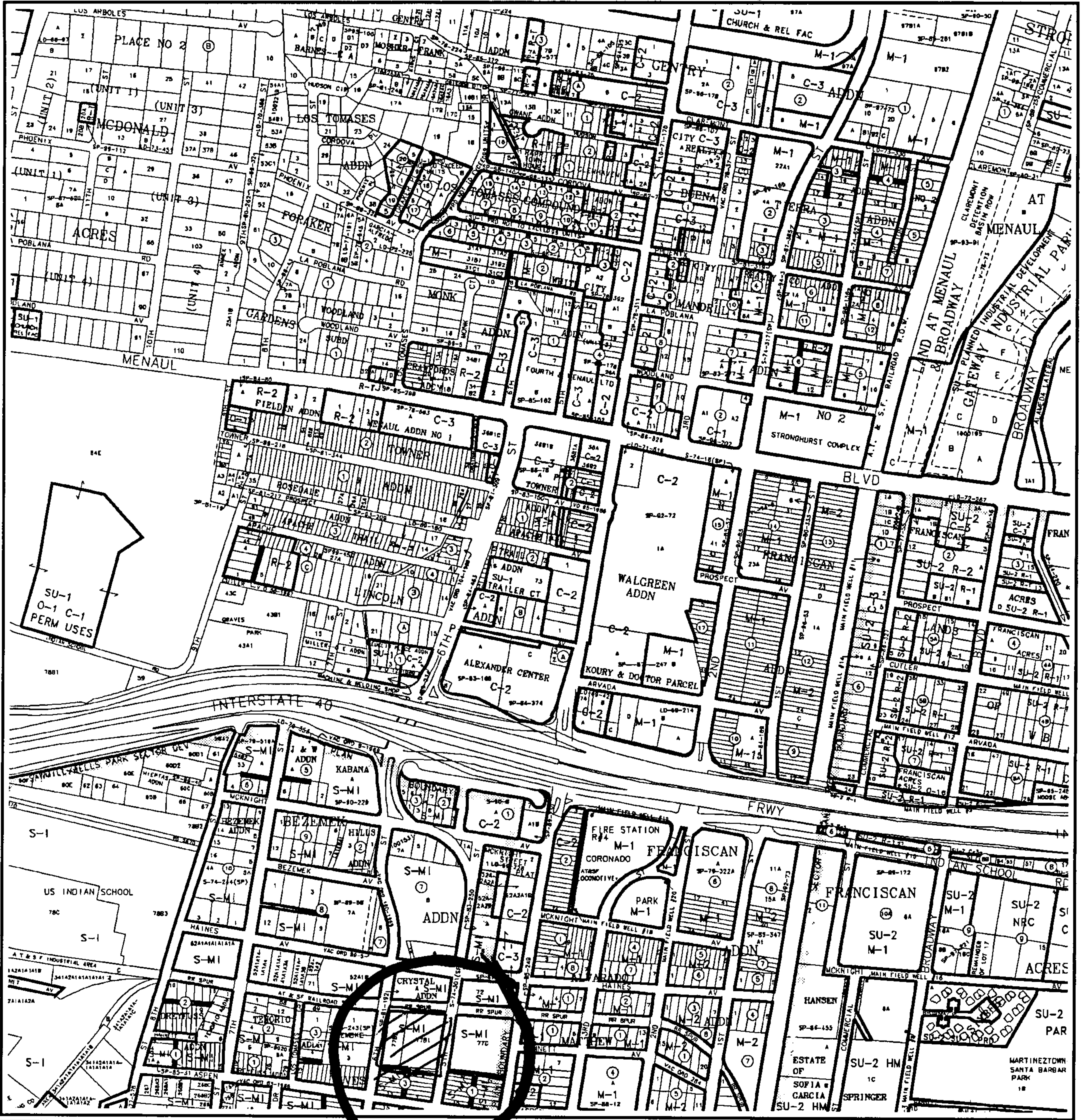
Terry W. Miller for KPM LLC
Applicant name (print)
Feb 27, 07
Applicant signature / date



Form revised 11/04

- Checklists complete
- Fees collected 07DRB - 00254
- Case #s assigned
- Related #s listed

3-1-07
Planner signature / date
Project # 1003123



Zone Atlas Page

H-14-Z

Map Amended through November 01, 2003

Albuquerque Geographic Information System
PLANNING DEPARTMENT

© Copyright 2003

5th St between Aspen & Haynes

KPM LLC.
PO Box 7553
Albuquerque, NM 87194
505-463-5824

February 27, 2007

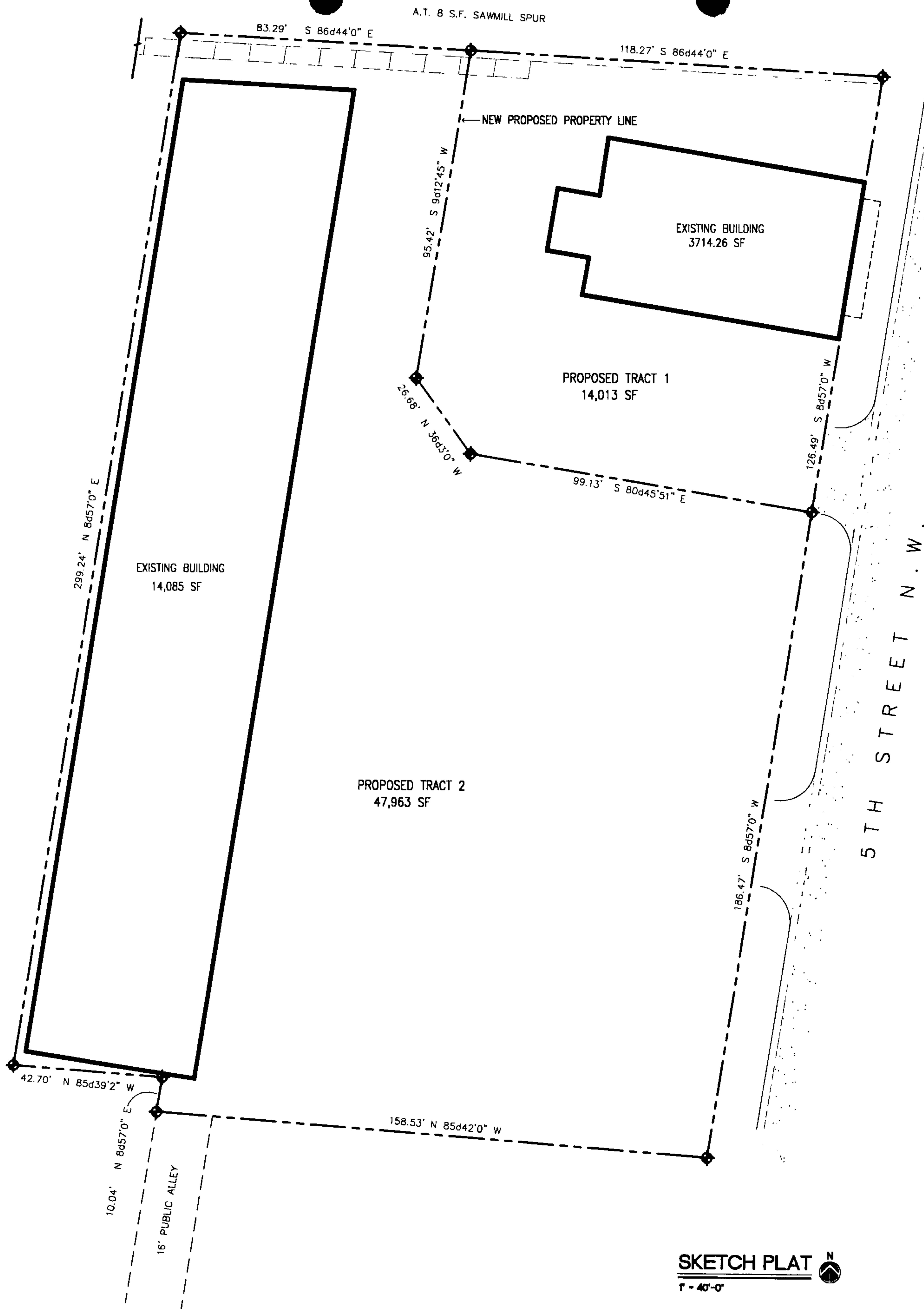
Dear Sirs,

We hereby request an extension for our Subdivision Improvement Agreement for ^{JM} 2 years .
We are working diligently on the project and had hoped to start construction last Oct..
Unfortunately, building costs came in much higher than expected and we were forced to
review our design. We do not believe we can complete the water line project by the
March 22, 2007 deadline due to this delay. In addition we have been working with
Councilwoman Debbie O'Malley's office on possible funding for infill projects from
government sources.

We greatly appreciate your consideration in this matter.

Sincerely,

Jerry W. Miller
Managing Partner
KPM LLC
505-463-5824





OFFICIAL NOTICE OF DECISION

CITY OF ALBUQUERQUE
PLANNING DEPARTMENT
DEVELOPMENT REVIEW BOARD

February 22, 2006

1. **Project # 1003123**
06DRB-00106 Major-Two Year SIA

KPM LLC, JERRY MILLER, request(s) the above action(s) for all or a portion of Tract(s) 77-B-1, **LANDS OF DEVEREUX & WATSON**, zoned S-MI, located on 5TH ST NW, between ASPEN AVE NW and HAINES AVE NW containing approximately 2 acre(s). [REF: 03DRB02044, 04DRB00347, 04DRB00348] (H-14)

At the February 22, 2006, Development Review Board meeting, a one-year extension of the Subdivision Improvements Agreement was approved.

If you wish to appeal this decision, you must do so by March 9, 2006, in the manner described below.

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

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

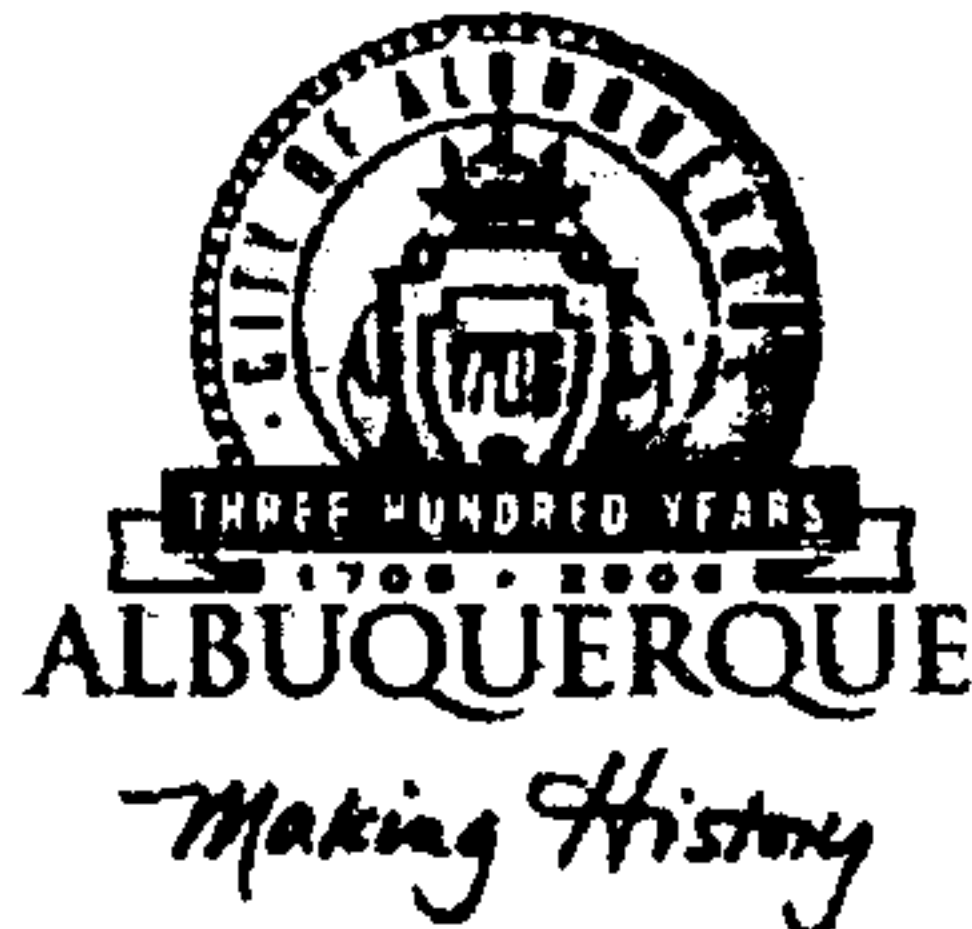
Sheran Matson, AICP, DRB Chair

Cc: KPM LLC, P.O. Box 7553, 87194

Jerry Miller, KPM LLC, 1715 5th St NW, 87194

Marilyn Maldonado, Planning Department, 4th Floor, Plaza del Sol Bldg.

File



City of Albuquerque

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

Date: February 27, 07

TO CONTACT NAME: Serry W Miller
COMPANY/AGENCY: KPM LLC
ADDRESS/ZIP: P.O. BOX 7553 - 87194
PHONE/FAX #: 463-5824

Thank you for your inquiry of 2-27-07 (date) requesting the names of **Recognized**

Neighborhood Associations who would be affected under the provisions of O-92 by your proposed project at Tracts 1+2 Land of Devereux & Watson

Tract 77B1 located on 1715 + 1719 5th St NW Between Asper
zone map page(s) H-14 + Haynes

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

North Fourth Camino Real Merchants - Wells Park N.A.

Neighborhood Association Assoc. Inc.

Contacts: Scott Steinberg
3906 4th St - NW / 87107
344-1777 (w)
PAT Hopkins
3826 4th St. NW / 87107
344-1631 (w)

Neighborhood Association

Contacts: Fred Sais
1508 Los Tomases NW / 87102
242-8457 (h)
Mark Clayburgh
1310 5th St. NW / 87102
242-6278 (h)

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

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

Sincerely,

Dalaina L. Carmona

OFFICE OF NEIGHBORHOOD COORDINATION

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

Factory on 5th Art Space
KPM LLC.
PO Box 7553
Albuquerque, NM 87194
505-463-5824

Wells Park Neighborhood Association North Fourth Camino Real Merchants Assoc. Inc.
Mr. Fred Sais Mr. Scott Steinberg
Mr. Mark Clayburgh Mr. Pat Hobkins

RE: 1715 5th. St. NW TR 77-b-1 Lands of Devereux MRGCD Map #37 Zone Map H-14 Old Lemke Construction Co Warehouse between Aspen and Haynes on 5th St. Loft Project

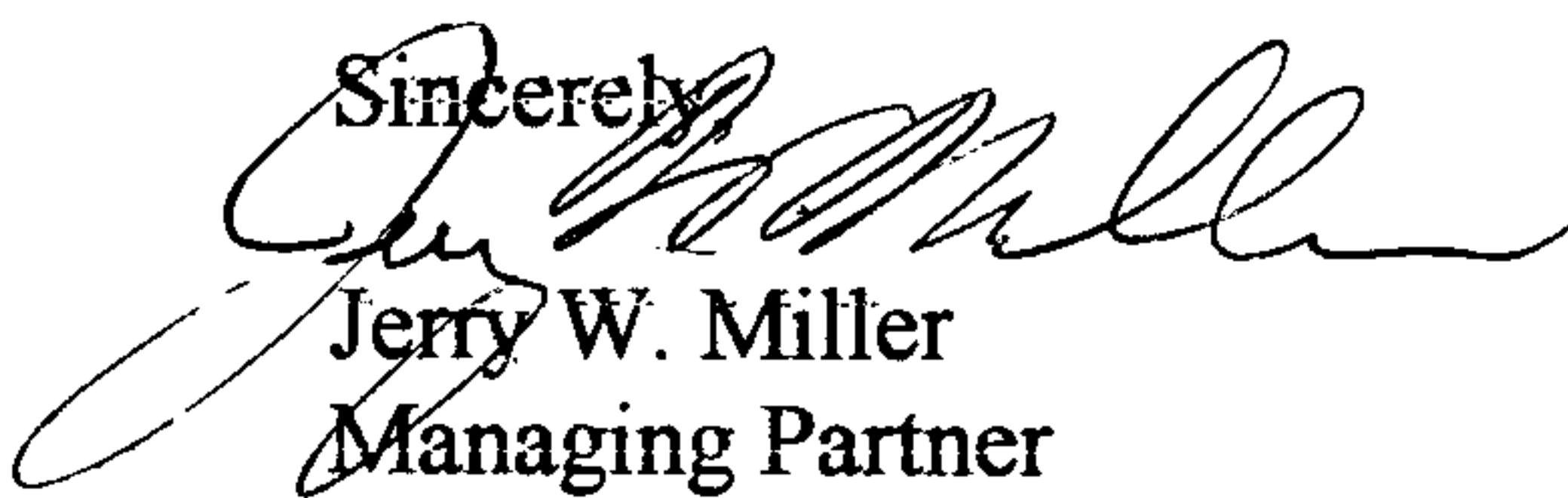
Dear Mark, Fred, Scott and Pat

This letter is to notify you that we are applying for an extension of our subdivision improvement agreement with the Development Review Board to improve the waterline in 5th St. between Aspen and Haynes which expires at the end of March.

We are working diligently on the project and had hoped to start construction in Oct. of 06, but due to higher than expected building costs we have had to redesign some elements of our project, causing a delay. Unfortunately, we do not believe we can complete the water line project by the March 22, 2007 deadline. We are working on design changes and have also been working with the Sawmill/Wells Park Metropolitan Redevelopment Plan Committee as well as the Water Authority to implement the waterline upgrade.

If you have questions or comments please give me a call at 505-463-5824.

Sincerely,



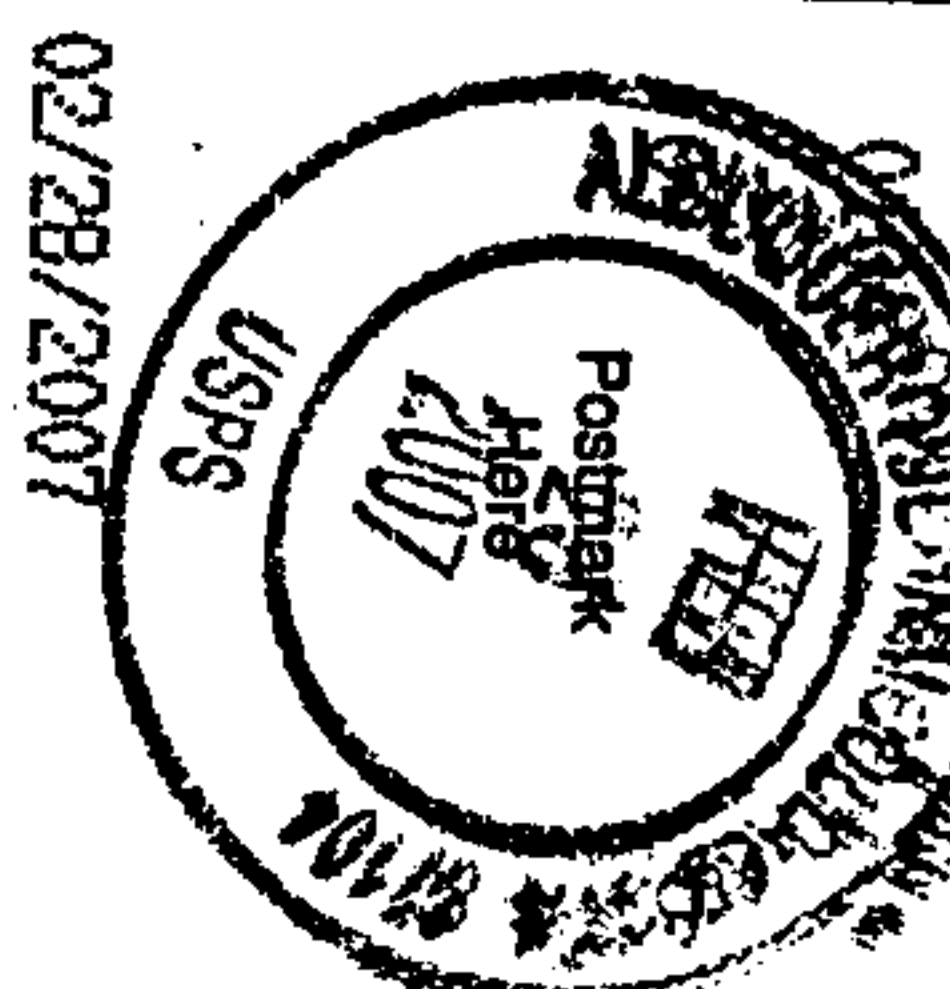
Jerry W. Miller
Managing Partner
KPM LLC
505-463-5824

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

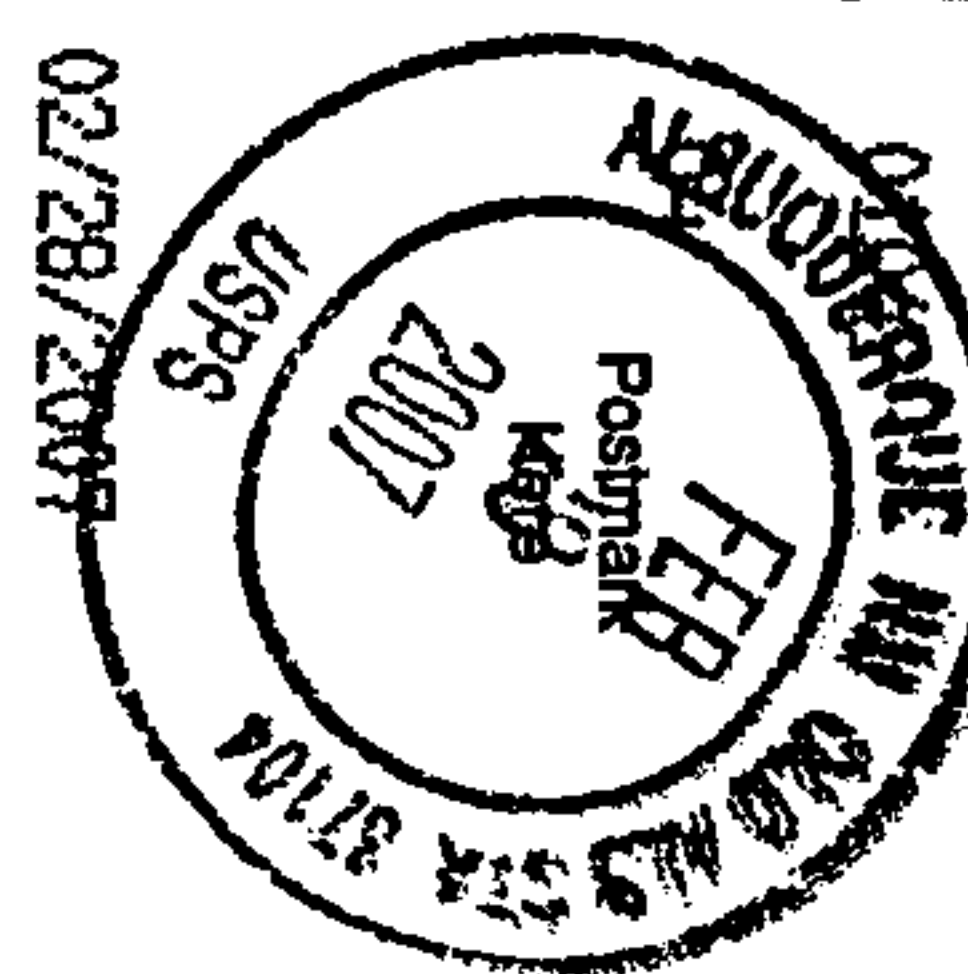
For delivery information visit our website at www.usps.com

OFFICIAL USE
ALBUQUERQUE NM 87102

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



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



Sent To
Street, Apt. No.,
or PO Box No. *Wells Park*
City, State, ZIP+4

PS Form 3800, June 2002

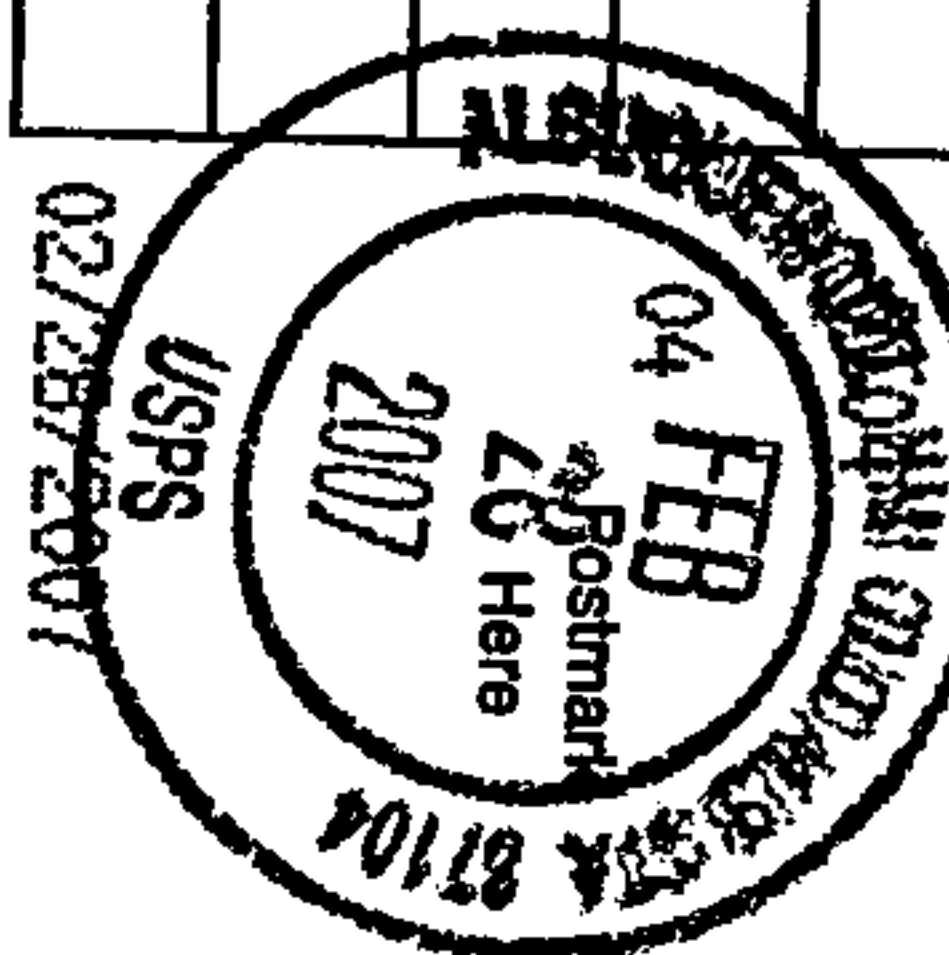
See Reverse for Instructions

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

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

OFFICIAL USE
ALBUQUERQUE NM 87107

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



Sent To
Street, Apt. No.,
or PO Box No. *Pat Hopkins*
City, State, ZIP+4

PS Form 3800, June 2002

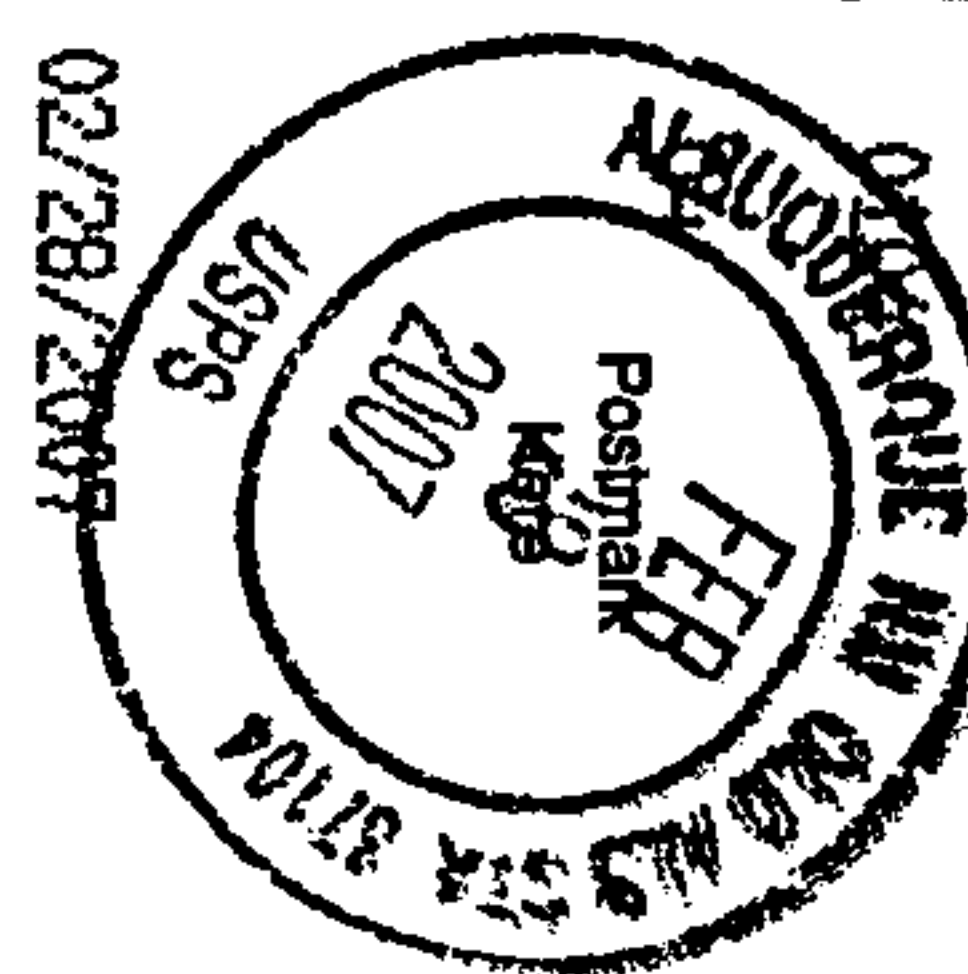
See Reverse for Instructions

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

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

OFFICIAL USE
ALBUQUERQUE NM 87102

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



Sent To
Street, Apt. No.,
or PO Box No. *Mark Clayburgh*
City, State, ZIP+4

PS Form 3800, June 2002

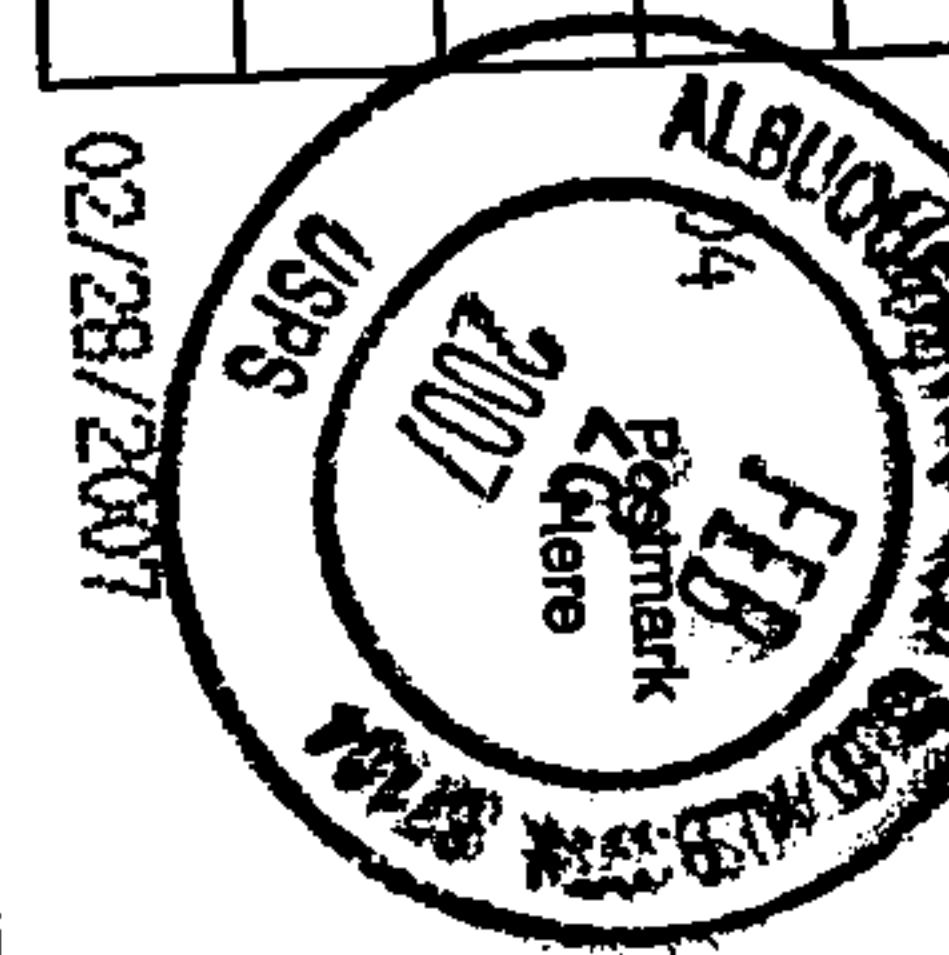
See Reverse for Instructions

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

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

OFFICIAL USE
ALBUQUERQUE NM 87107

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



Sent To
Street, Apt. No.,
or PO Box No. *Scott Steinburg*
City, State, ZIP+4

PS Form 3800, June 2002

See Reverse for Instructions

871041404
3401500104-0097
02/28/2007 (800)275-8777 12:58:20 PM

Sales Receipt		
Product Description	Sale Unit Qty Price	Final Price
ALBUQUERQUE NM 87107		\$0.39
First-Class		
0.40 oz.		
Return Rcpt (Green Card)		\$1.85
Certified		\$2.40
Label #:	70060100000299555689	

Issue PVI: \$4.64

ALBUQUERQUE NM 87102		\$0.39
First-Class		
0.40 oz.		
Return Rcpt (Green Card)		\$1.85
Certified		\$2.40
Label #:	70060100000299555665	

Issue PVI: \$4.64

ALBUQUERQUE NM 87107		\$0.39
First-Class		
0.50 oz.		
Return Rcpt (Green Card)		\$1.85
Certified		\$2.40
Label #:	70060100000299555672	

Issue PVI: \$4.64

ALBUQUERQUE NM 87102		\$0.39
First-Class		
0.50 oz.		
Return Rcpt (Green Card)		\$1.85
Certified		\$2.40
Label #:	70060100000299556334	

Issue PVI: \$4.64

Total: \$18.56

INFRASTRUCTURE LIST

EXHIBIT "A"

TO SUBDIVISION IMPROVEMENTS AGREEMENT

DEVELOPMENT REVIEW BOARD (D.R.B.) REQUIRED INFRASTRUCTURE LIST

PROPOSED NAME OF PLAT AND/OR SITE DEVELOPMENT PLAN

EXISTING LEGAL DESCRIPTION PRIOR TO PLATTING ACTION

ORIGINAL

TRACTS 1 & 2, LANDS OF DEVEREUX & WATSON
 TRACT 77B1 TOGETHER W/ A 10' PRIVATE DITCH, M.R.G.C.D. MAP 3U

Date Submitted: 3/24/04

Date Site Plan Approved: N/A

Date Preliminary Plat Approved: 3/24/04

Date Preliminary Plat Expires: 3/24/05

DRB Project No.: 1003123

DRB Application No.: 04DRB-00347

04DRB-00348

Δ revised
 4/13/04

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
		8"	PUBLIC WATER LINE	FROM FIRE HYDRANT ON 5 TH ST NW (EXISTING DEAD END LINE) PAST PROPERTY TO HAINES STREET R.O.W.			/	/	/
							/	/	/
				INCLUDES ALL VALVE, HYDRANTS & RELATED APPURTENANCES			/	/	/
		Δ	OR (ALTERNATIVE)				/	/	/
		Δ 10"	Public Water Line	5 th ST Aspen	N. P/L		/	/	/
			ABANDON EXISTING 5" ST. Line and Transfer Services.				/	/	/
							/	/	/
							/	/	/
							/	/	/
							/	/	/

ORIGINAL

COA DRC Project #	Size	Type of Improvement	Location	From	To	Private Inspector	City Inspector	City Cnst Engineer
						/	/	/
						/	/	/
						/	/	/
						/	/	/

1

2

3

NOTES

AGENT / OWNER	DEVELOPMENT REVIEW BOARD MEMBER APPROVALS		
<u>Dan Graney</u> NAME (print)	<u>[Signature]</u> DRB CHAIR - date <u>8/24/04</u>	<u>Christina Sandoral</u> <u>3/24/04</u> PARKS & GENERAL SERVICES - date	
<u>Surveys Southwest, Ltd</u> FIRM	<u>[Signature]</u> <u>3-24-04</u> TRANSPORTATION DEVELOPMENT - date		AMAFCA - date
<u>Dan Graney</u> <u>3-23-04</u> SIGNATURE - date	<u>Roger [Signature]</u> <u>3/24/04</u> UTILITY DEVELOPMENT - date		- date
MAXIMUM TIME ALLOWED TO CONSTRUCT THE IMPROVEMENTS WITHOUT A DRB EXTENSION: _____	<u>[Signature]</u> <u>3-24-04</u> CITY ENGINEER - date		- date

DESIGN REVIEW COMMITTEE REVISIONS

REVISION	DATE	DRC CHAIR	USER DEPARTMENT	AGENT/OWNER
1	4/13/04	[Signature]	Roger [Signature]	[Signature] (Purchaser)

Project Number: _____

FIGURE 12

Date Submitted: 3/24/04

Date Site Plan Approved: 2/1/2017

Date Preliminary Plat Approved: 3/24/04

Date Preliminary Plat Expires: 3/24/05

DRB Project No.: 1003123

DRB Application No.: 04DRB-00341

04 DRB-00348

INFRASTRUCTURE LIST

EXHIBIT "A"

TO SUBDIVISION IMPROVEMENTS AGREEMENT

DEVELOPMENT REVIEW BOARD (D.R.B.) REQUIRED INFRASTRUCTURE LIST

PROPOSED NAME OF PLAT AND/OR SITE DEVELOPMENT PLAN

EXISTING LEGAL DESCRIPTION PRIOR TO PLATTING ACTION

ORIGINAL

TRACTS 1 & 2, LANDS OF NEVEREUX & WATSON

TRACT 77B1 TOGETHER W/ A 10' PRIVATE DITCH, M.R.G.C.D. MAP 36

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.

[illegible]

ORIGINAL

Sequence #	COA DRC Project #

Size

Type of Improvement

Location

From

To

Private
Inspector

City
Inspector

City Cnst
Engineer

/

/

/

/

/

/

/

/

/

/

/

/

NOTES

1

2

3

AGENT / OWNER

DEVELOPMENT REVIEW BOARD MEMBER APPROVALS

Dan Graney
NAME (print)

DRB CHAIR - date

3/24/04

Christina Sandoral 3/24/04
PARKS & GENERAL SERVICES - date

Surveys Southwest, Ltd
FIRM

TRANSPORTATION DEVELOPMENT - date

3-24-04

AMAFCA - date

Dan Graney 3-23-04
SIGNATURE - date

UTILITY DEVELOPMENT - date

3/24/04

- date

MAXIMUM TIME ALLOWED TO CONSTRUCT
THE IMPROVEMENTS WITHOUT A DRB

EXTENSION:

CITY ENGINEER - date

3-24-04

- date

DESIGN REVIEW COMMITTEE REVISIONS

REVISION	DATE	DRC CHAIR	USER DEPARTMENT	AGENT / OWNER

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

PAID RECEIPT

APPLICANT NAME

AGENT

ADDRESS

PROJECT & APP #

PROJECT NAME

\$ 20.00 441032/3424000 Conflict Management Fee

\$ 50.00 441006/4983000 DRB Actions

\$ 441006/4971000 EPC/AA/LUCC Actions & All Appeals

\$ 75.00 441018/4971000 Public Notification

\$ 441006/4983000 DRAINAGE PLAN REVIEW OR TRAFFIC IMPACT STUDY***

() Major/Minor Subdivision () Site Development Plan () Bldg Permit

() Letter of Map Revision () Conditional Letter of Map Revision

() Traffic Impact Study

\$ 145.00 TOTAL AMOUNT DUE

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

DUPLICATE
City of Albuquerque
Treasury Division

3/1/2007 11:07AM LOC: ANNX
RECEIPT# 00073618 WSH# 006 TRANSH 0015
Account 441018 Fund 0110
Activity 4971000 TRSCCS
Trans Amt \$145.00
J24 Misc VI \$75.00
CHANGE \$9.00
Thank You

3/1/2007 11:07AM LOC: ANNX
RECEIPT# 00073617 WSH# 006 TRANSH 0015
Account 441006 Fund 0110
Activity 4983000 TRSCCS
Trans Amt \$145.00
J24 Misc VI \$50.00
Counter Receipt.doc 6/21/04
Thank You

DUPLICATE
City of Albuquerque
Treasury Division

DUPLICATE
City of Albuquerque
Treasury Division

3/1/2007 11:06AM LOC: ANNX
RECEIPT# 00073616 WSH# 006 TRANSH 0015
Account 441032 Fund 0110
Activity 3424000 TRSCCS
Trans Amt \$145.00
J24 Misc \$20.00
Thank You

SIGN POSTING AGREEMENT

REQUIREMENTS

POSTING SIGNS ANNOUNCING PUBLIC HEARINGS

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

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

1. LOCATION

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

2. NUMBER

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

3. PHYSICAL POSTING

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

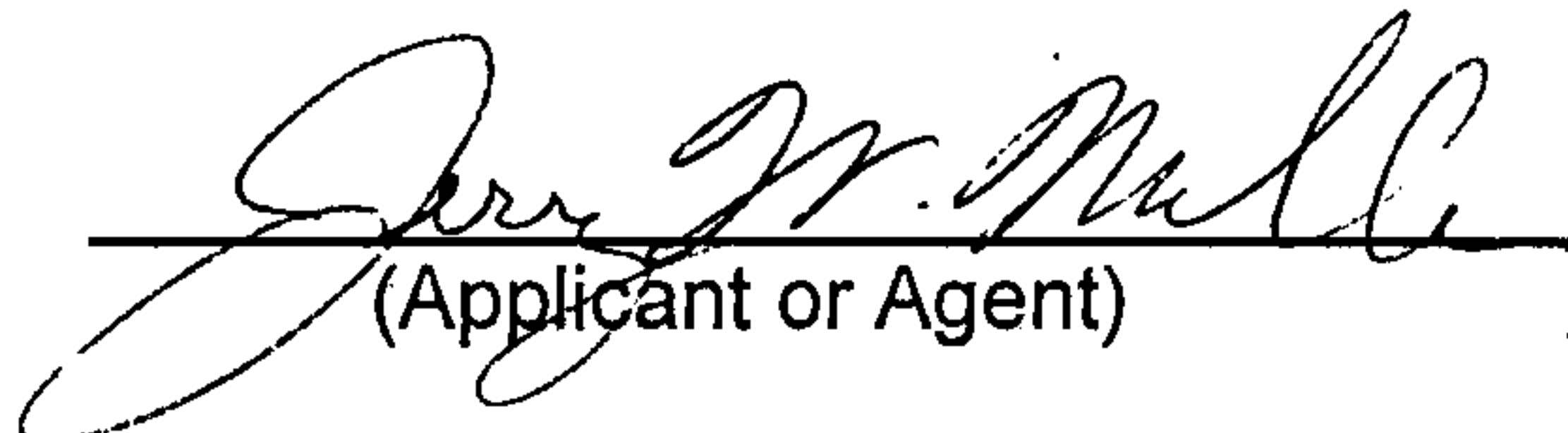
4. TIME

Signs must be posted from March 13, 2007 To March 28, 2007

5. REMOVAL

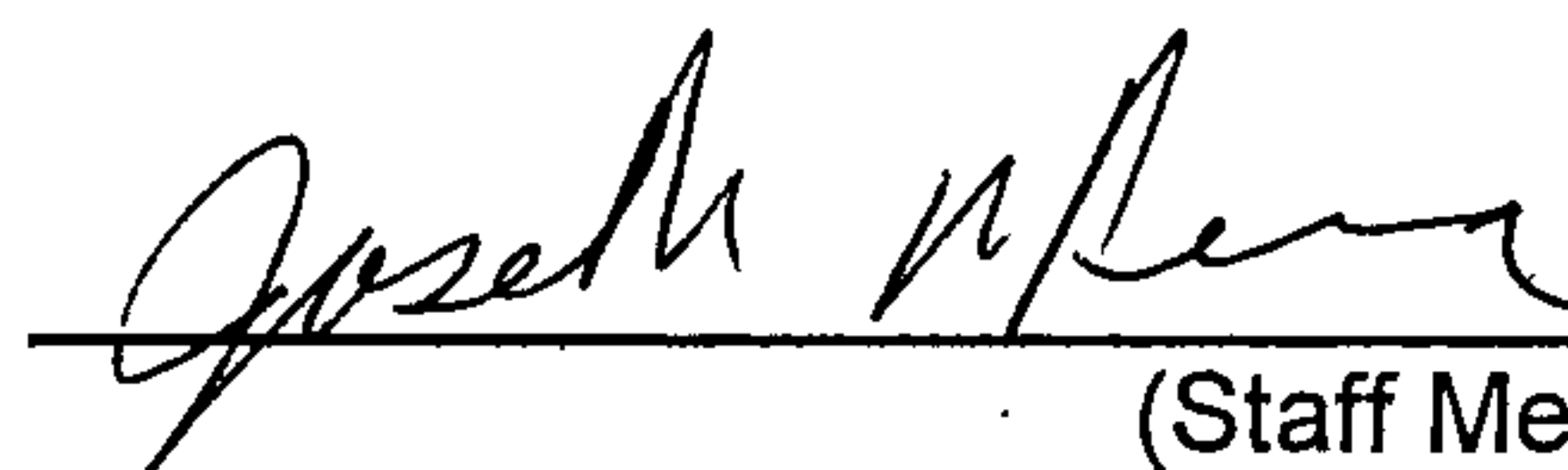
- A. The sign is not to be removed before the initial hearing on the request.
- B. The sign should be removed within five (5) days after the initial hearing.

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


(Applicant or Agent)

3-1-07
(Date)

I issued 1 signs for this application, 3-1-07
(Date)


(Staff Member)

DRB PROJECT NUMBER: 1003123

City of Albuquerque



DEVELOPMENT/ PLAN REVIEW APPLICATION

SUBDIVISION

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

SITE DEVELOPMENT PLAN

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

STORM DRAINAGE

- ☐ Storm Drainage Cost Allocation Plan

Supplemental form

S Z ZONING & PLANNING

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

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

APPLICANT INFORMATION:

NAME: KPM LLC (Jerry Miller) PHONE: 505-463-5824
 ADDRESS: PO Box 7553 FAX: _____
 CITY: Albuquerque STATE NM ZIP 87194 E-MAIL: Jermiller1@hotmail.com
 Proprietary interest in site: _____ List all owners: _____
 AGENT (if any): Jerry Miller KPM LLC PHONE: 505-463-5824
 ADDRESS: 1715 5th ST N.W. FAX: _____
 CITY: Albuquerque STATE NM ZIP 87194 E-MAIL: Jermiller1@hotmail.com

DESCRIPTION OF REQUEST: Subdivision Improvement Agreement Extension

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

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

Lot or Tract No. TR 77-6-1 Block: _____ Unit: _____
 Subdiv. / Addn. LANDS OF DEVEREUX & Watson MRG CD MAP # 37
 Current Zoning: S-M1 Proposed zoning: _____
 Zone Atlas page(s): H-14-Z No. of existing lots: _____ No. of proposed lots: _____
 Total area of site (acres): 1.3864 Density if applicable: dwellings per gross acre: _____ dwellings per net acre: _____
 Within city limits? ☒ Yes. No ☐, but site is within 5 miles of the city limits.) Within 1000FT of a landfill? ☒ No
 UPC No. 101405921200430504 MRGCD Map No. 37
 LOCATION OF PROPERTY BY STREETS: On or Near: 5th NW
 Between: Aspen Ave N.W. and Haines Ave N.W.

CASE HISTORY:

List any current or prior case number that may be relevant to your application (Proj., App., DRB-, AX_Z_, V_, S_, etc.): Proj 1003123
03-DRB 02044 04DRB-00347 04-DRB-00348

Check-off if project was previously reviewed by Sketch Plat/Plan ☒, or Pre-application Review Team ☐. Date of review: 3/12/04

SIGNATURE Jerry W. Miller DATE 1-20-06
 (Print) Jerry W. Miller _____ Applicant _____ Agent

FOR OFFICIAL USE ONLY

Form revised 4/04

☐ INTERNAL ROUTING

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

Application case numbers

06DRB - 00106

Action

SIA
CMF
Adv

S.F.

5(2)

Fees

\$ 50.00
 \$ 20.00
 \$ 75.00
 \$ _____
 \$ _____
 Total
 \$ 145.00

Hearing date February 22, 2006

Project #

1003123

Andrew Guss

1/24/06

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

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

MAJOR SUBDIVISION PRELIMINARY PLAT APPROVAL

- Proposed Preliminary Plat including the Grading Plan (folded to fit into an 8.5" by 14" pocket) 24 copies
 - Proposed Infrastructure List
 - Design elevations & cross sections of perimeter walls 3 copies (11" x 17" maximum)
 - Zone Atlas map with the entire property(ies) precisely and clearly outlined and crosshatched (to be photocopied)
 - Letter briefly describing, explaining, and justifying the request
 - Property owner's and City Surveyor's signature on the proposed plat
 - FORM DRWS Drainage Report, Water & Sewer availability statement filing information
 - Office of Community & Neighborhood Coordination inquiry response, notifying letter, certified mail receipts
 - Sign Posting Agreement
 - Signed Pre-Annexation Agreement if Annexation required.
 - TIS/AQIA Traffic Impact Study / Air Quality Impact Assessment form
 - Fee (see schedule)
 - Any original and/or related file numbers are listed on the cover application
- Preliminary plat approval expires after one year.
DRB Public hearings are approximately ONE MONTH after the filing deadline. Your attendance is required.

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

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

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

MAJOR SUBDIVISION EXTENSION OF SUBDIVISION IMPROVEMENTS AGREEMENT
(Temporary sidewalk deferral uses FORM-V)

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

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

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

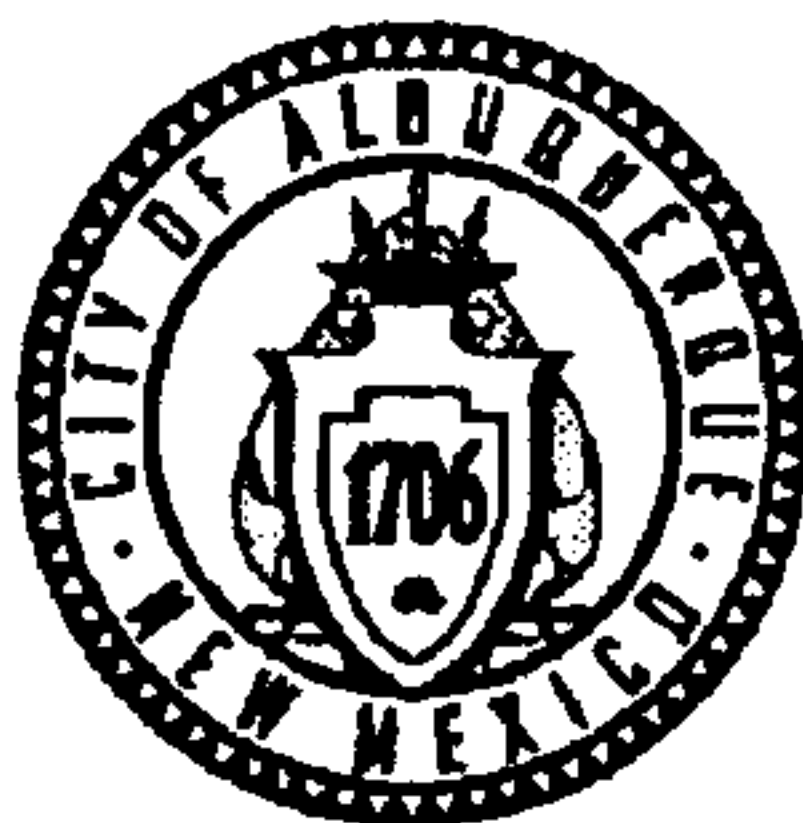
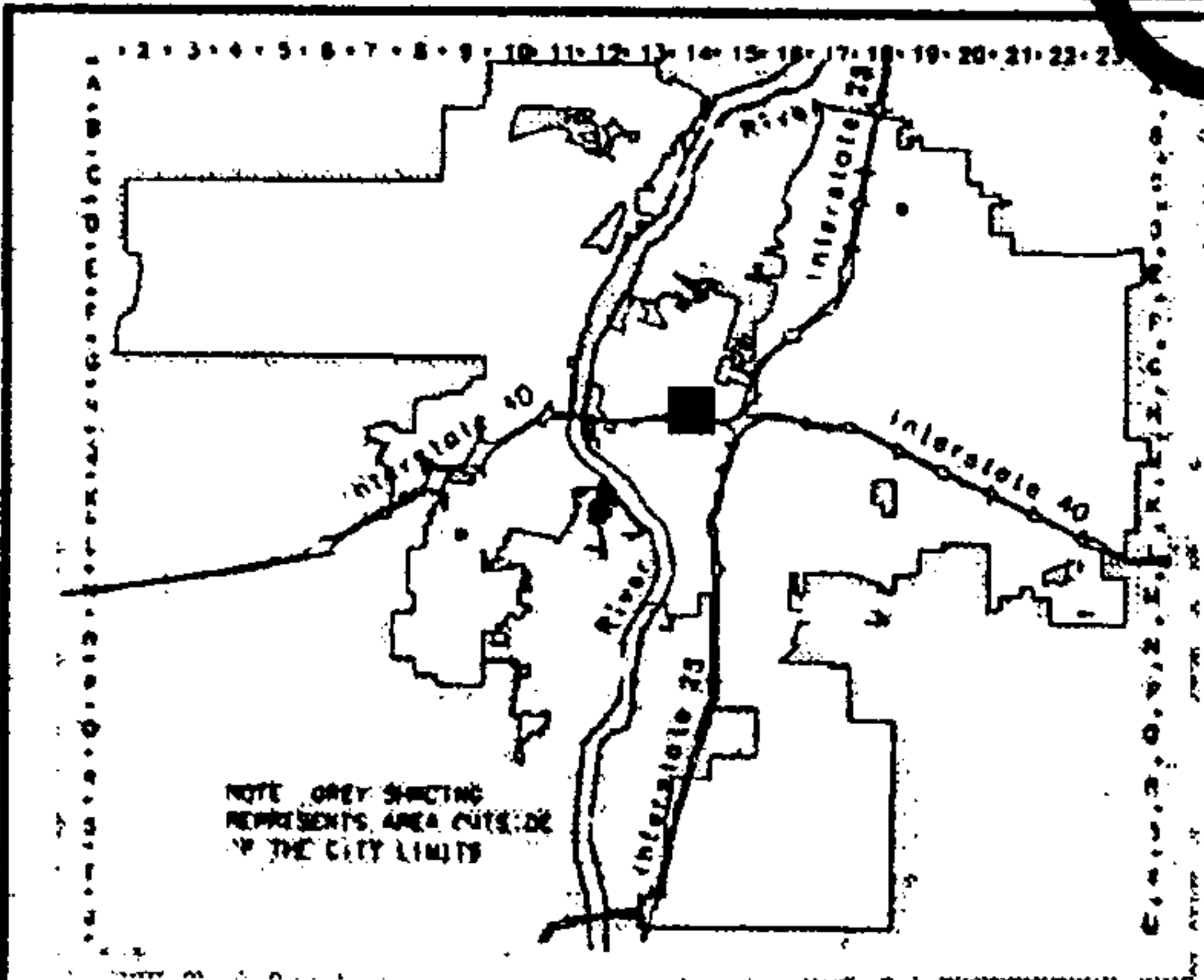
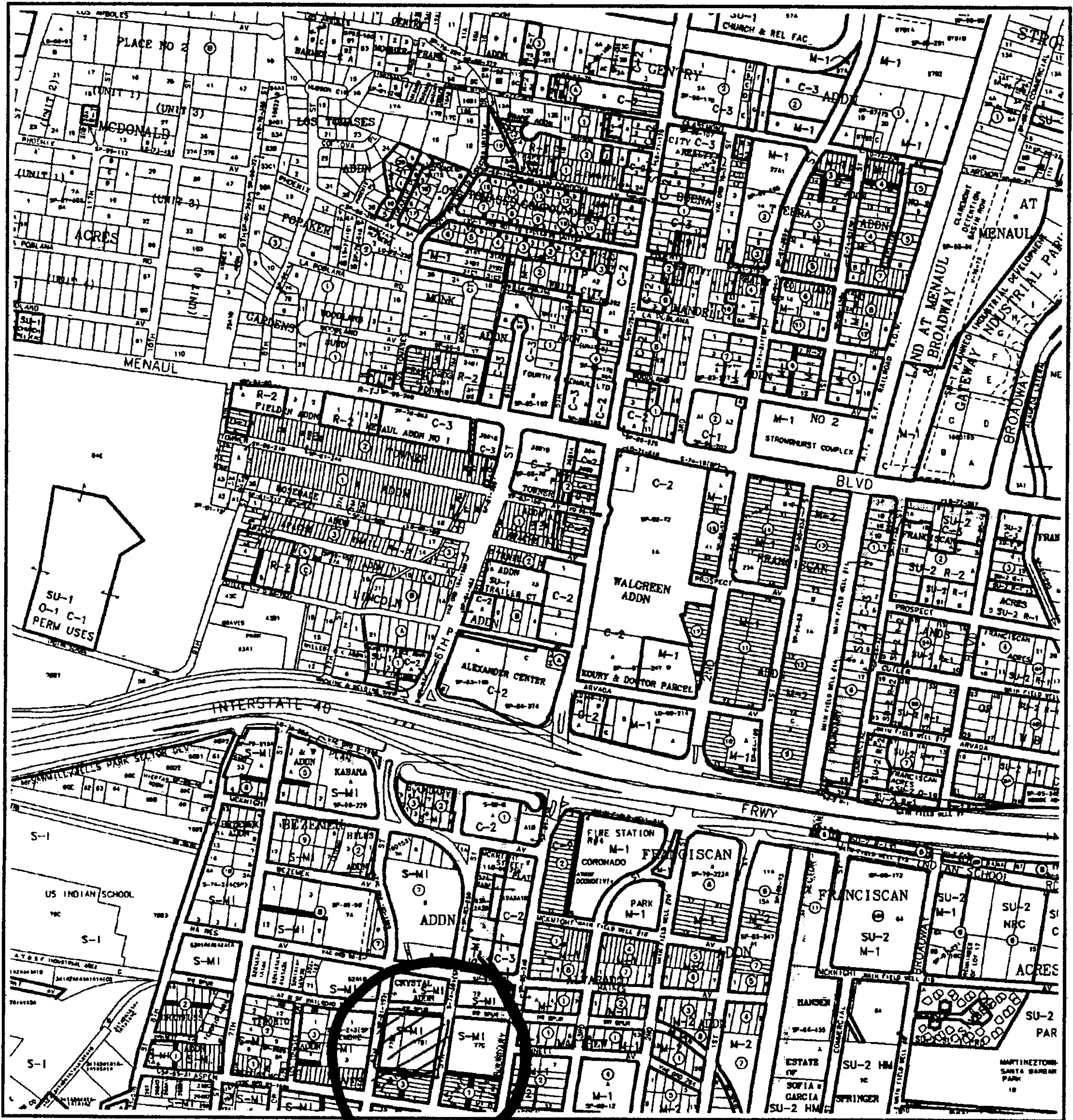
Terry Miller
Applicant name (print)
1-24-06
Applicant signature / date



Form revised 11/04 and JUNE 05

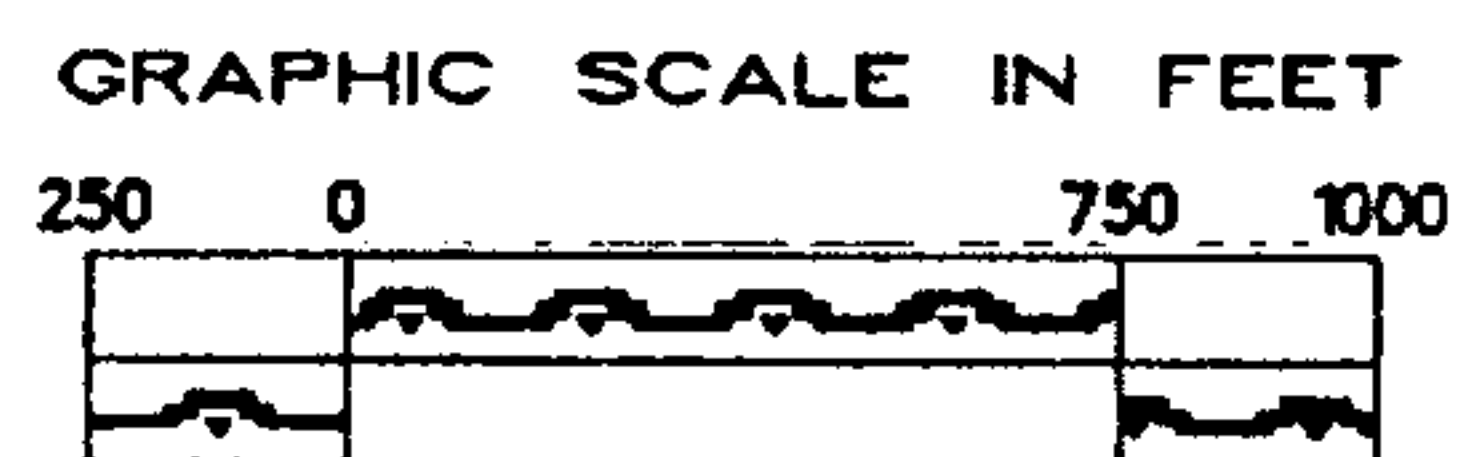
- Checklists complete
 - Fees collected
 - Case #s assigned
 - Related #s listed
- Application case numbers
06 DRB - -00106

Andrew Garcia 1/24/06
Planner signature / date
Project # 1003123



Albuquerque Geographic Information System
PLANNING DEPARTMENT

© Copyright 2003



Zone Atlas Page

H-14-Z

Map Amended through November 01, 2003

KPM LLC.
PO Box 7553
Albuquerque, NM 87194
505-463-5824

Dear Sirs,

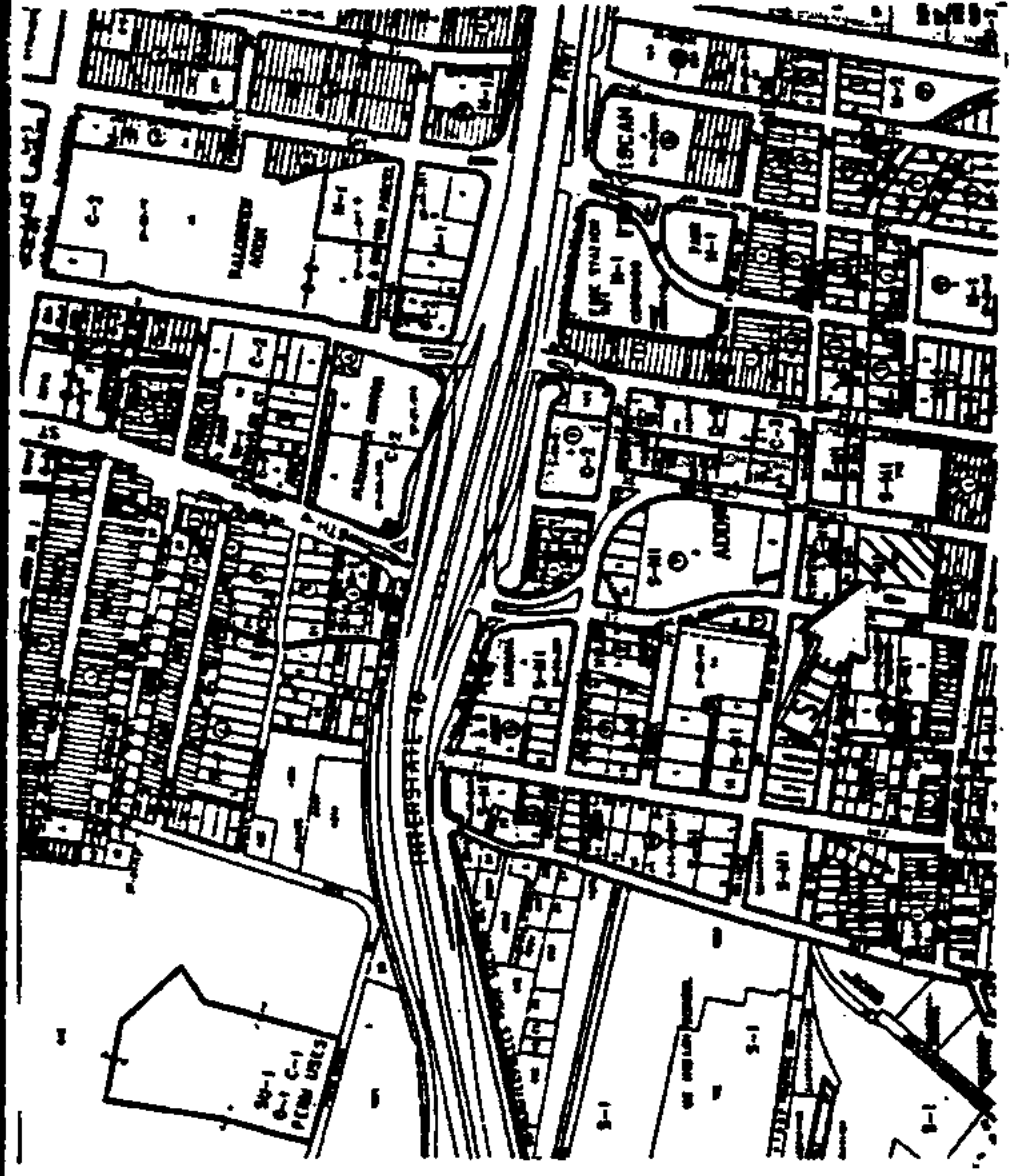
We hereby request an extension for our Subdivision Improvement Agreement for 1 year. We are working diligently on the project and hope to start construction in April. Unfortunately we do not believe we can complete the water line project by the March 22, 2006 deadline. We were forced to change architects when our architect closed his office. This created a delay. In addition we have been working with Councilwoman Debbie O'Malley's office on possible funding for infill projects from government sources.

We greatly appreciate your consideration in this matter.

Sincerely,

Jerry W. Miller
Managing Partner
KPM LLC
505-463-5824

TALOS LOG # 2004-1131-27



Vicinity Map

SUBMISSION DATA / NOTES

1. PLAT WAS COMPILED USING EXISTING RECORD DATA & ACTUAL FIELD SURVEY.
2. BEARINGS ARE NEW MEXICO STATE PLANE GRID BEARINGS, CENTRAL ZONE, NAD 1927, AND ARE BASED ON ACS CONTROL MONUMENTS 12-J13 AND 17-J14, AS SHOWN HEREON.
3. DISTANCES ARE GROUND DISTANCES.
4. PLAT SHOWS ALL EASEMENTS OF RECORD.
5. GROSS AREA: 1.4231 ACRES
6. NUMBER OF EXISTING TRACTS: 1
7. NUMBER OF TRACTS CREATED: 2
8. SUBJECT PROPERTY IS ZONED S-MI

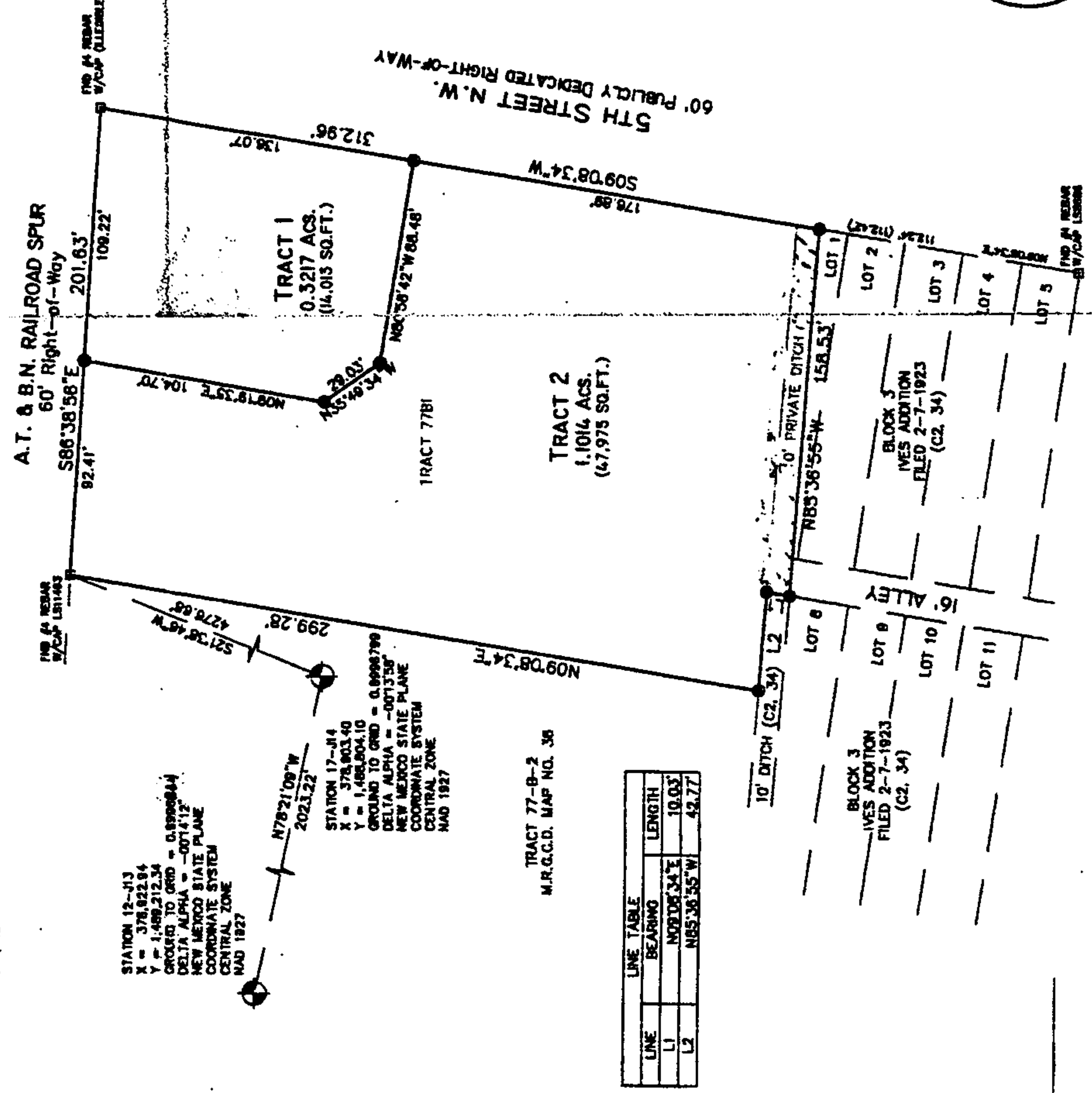
LEGAL DESCRIPTION
A certain tract of land being and comprised of Tract 7781 as shown on the Middle Rio Grande Conservancy District Property Map No. 36 within Sec. 8, T10N, R3E, MPM Bernalillo County, New Mexico TOGETHER WITH a 10' Private Ditch and being more particularly described as follows:
BEGINNING at the northwest corner of said tract, being a point on the South right-of-way of the A.T. & B.N. Railroad Spur whence City ACS Station 17-J14 bears S 21° 38' 48" W, 4276.00 feet distant; thence from said point of beginning S 88° 38' 58" E, 201.63 feet along said South right-of-way to the northeast corner, being a point on the West right-of-way of Fifth Street N.W.; thence S 08° 08' 34" W, 312.98 feet along said right-of-way to the southeast corner; thence leaving said right-of-way N 85° 38' 50" W, 158.53 feet; thence N 08° 08' 34" E, 10.03 feet; thence N 85° 38' 50" W, 42.77 feet to the southwest corner; thence N 08° 08' 34" E, 209.28 feet to the point of beginning and containing 1.4231 acres, more or less.

FREE CONSENT

THE UNDERSIGNED OWNERS AND PROPRIETORS OF THE PROPERTY DESCRIBED HEREON DO HEREBY CONSENT TO THE PLATING OF SAID PROPERTY AS SHOWN HEREON AND THE SAME IS WITH THE FREE CONSENT AND IN ACCORDANCE WITH THEIR DESIRES AND DO HEREBY REPRESENT THAT THE UNDERSIGNED INDIVIDUALS ARE AUTHORIZED TO SO ACT AND DO HEREBY GRANT ADDITIONAL EASEMENTS(S) AS SHOWN.

OWNERS SIGNATURE: *[Signature]* DATE: 3/12/04
OWNERS PRINT NAME: *[Name]*
ADDRESS: *[Address]*
ACKNOWLEDGMENT
STATE OF NEW MEXICO)
COUNTY OF BERNALILLO)
THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS *[Date]* MARCH, 2004.
BY: *[Signatures]*
MY COMMISSION EXPIRES: *[Date]*

NOTARY PUBLIC
[Signature]
DATE: 3/12/04



LINE TABLE	
LINE	LENGTH
L1	10.03'
L2	42.77'

MONUMENT LEGEND
● - FOUND CONTROL STATION AS NOTED
□ - FOUND MONUMENT AS NOTED
● - SET 1/2" REBAR W/YELLOW PLASTIC CAP STAMPED "GRITSKO L58486" UNLESS OTHERWISE NOTED

THIS IS TO CERTIFY THAT TAXES ARE CURRENT & PAID ON PROPERTY OWNER OF RECORD:
BERNALILLO COUNTY TREASURERS OFFICE:

PLAT OF
TRACTS 1 & 2
LANDS OF DEVEREUX & WATSON
PROJECTED SECTION 8, T. 10 N., R. 3 E., N.M.P.M.
TOWN OF ALBUQUERQUE
CITY OF ALBUQUERQUE
BERNALILLO COUNTY, NEW MEXICO
MARCH 2004

DISCLOSURE STATEMENT
THE PURPOSE OF THIS PLAT IS TO DIVIDE ONE (1) EXISTING TRACT INTO TWO (2) NEW TRACTS OF LAND.

CITY APPROVALS: PROJECT NO.: 1003123 APPLICATION NO. 040800348

CITY SURVEYOR: *[Signature]* DATE: 3/12/04

TRAFFIC ENGINEERING
DATE
PARKS & RECREATION DEPARTMENT
DATE
UTILITIES DEVELOPMENT
DATE
A.M.A.F.C.A.
DATE
CITY ENGINEER
DATE
DRB CHAIRPERSON, PLANNING DEPARTMENT
DATE



SCALE: 1" = 50'
PROJECT NO. 0402825
DRAWN BY PCB
ZONE ATLAS H-14-Z
KPM LLP CRS

SURVEYOR'S CERTIFICATION

I, Gary E. Gritsko, 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.

[Signature] DATE: March 11, 2004
Gary E. Gritsko
New Mexico Professional Surveyor, 8886



SURVEYS SOUTHWEST LTD.

333 LOMAS BLVD., N.E.
ALBUQUERQUE, NEW MEXICO 87102
PHONE: (505) 998-0303
FAX: (505) 998-0306

TION R3E SEC. 8

Current DRC
Project Number: _____

FIGURE 12

INFRASTRUCTURE LIST

EXHIBIT "A"

TO SUBDIVISION IMPROVEMENTS AGREEMENT

DEVELOPMENT REVIEW BOARD (D.R.B.) REQUIRED INFRASTRUCTURE LIST

PROPOSED NAME OF PLAT AND/OR SITE DEVELOPMENT PLAN

EXISTING LEGAL DESCRIPTION PRIOR TO PLATTING ACTION

Date Submitted: 3/24/04
Date Site Plan Approved: N/A
Date Preliminary Plat Approved: 3/24/04
Date Preliminary Plat Expires: 3/24/05
DRB Project No.: 1003123
DRB Application No.: 04DRB-00347
04DRB-00348

ORIGINAL

TRACTS 1 & 2, LANDS OF DEVEREUX & WATSON

TRACT 77B1 TOGETHER W/ A 10' PRIVATE DITCH, M.R.G.C.D. MAP 30

△ Revised
4/13/04

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
		8"	PUBLIC WATER LINE	FROM FIRE HYDRANT ON 5 TH ST NW (EXISTING DEAD END LINE) PAST PROPERTY TO HAINES STREET R.O.W.			/	/	/
				INCLUDES ALL VALVE, HYDRANTS & RELATED APPURTENANCES			/	/	/
		△	OR (ALTERNATIVE)				/	/	/
		△ 10"	Public Water Line	5 TH ST	Aspen	N. P/L	/	/	/
			ABANDON EXISTING 5" ST. Line and Transfer Services.				/	/	/
							/	/	/
							/	/	/
							/	/	/
							/	/	/
							/	/	/
							/	/	/

CANIG/WHL

Project #	Size	Type of Improvement	Location	From	To

Private Inspector	City Inspector	City Enst Engineer
/	/	/
/	/	/
/	/	/
/	/	/

NOTES

- 1
- 2
- 3

AGENT / OWNER

Dan Grancy

NAME (print)

Surveys Southwest, Ltd

FIRM

3-23-04

SIGNATURE - date

DRB CHAIR - date

3-24-04

TRANSPORTATION DEVELOPMENT - date

3-24-04

UTILITY DEVELOPMENT - date

3-24-04

CITY ENGINEER - date

3-24-04

DEVELOPMENT REVIEW BOARD MEMBER APPROVALS

Christina Sandoral

3/24/04

PARKS & GENERAL SERVICES - date

AMAFCA - date

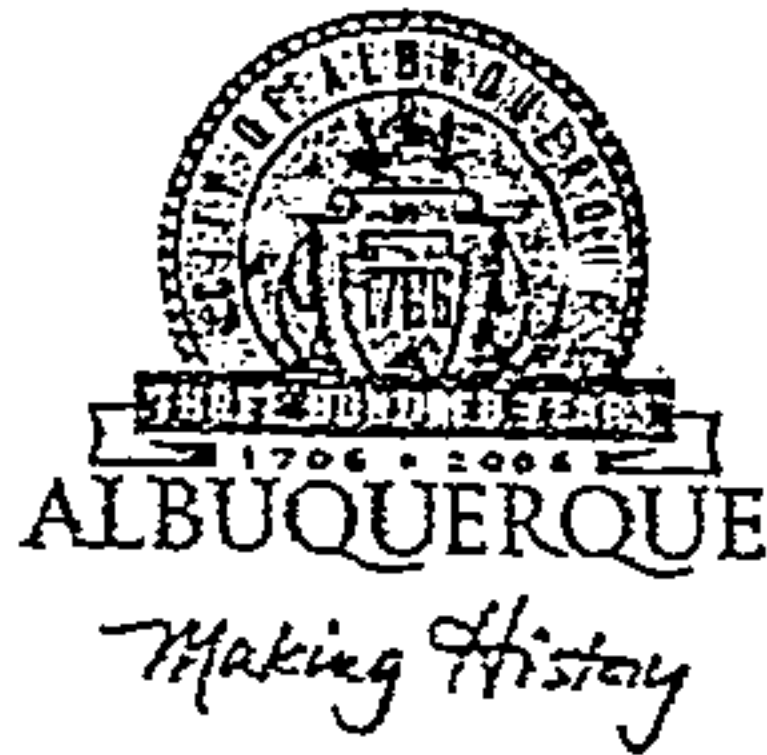
- date

- date

MINIMUM TIME ALLOWED TO CONSTRUCT THE IMPROVEMENTS WITHOUT A DRB EXTENSION:

DESIGN REVIEW COMMITTEE REVISIONS

REVISION	DATE	DRC CHAIR	USER DEPARTMENT	AGENT/OWNER
1	4/13/04	Per [Signature]	Rogers & Sheen	Christina Sandoral



DEVELOPER INQUIRY SHEET

(To be completed prior to application submittal)

The Office of Neighborhood Coordination (ONC) located in Room 120 (basement) of the Plaza Del Sol Building, 600 Second St. NW, Fax – (505) 924-3913 - will need the following information **BEFORE** neighborhood association information will be released to the applicant/developer on any project being presented to the Planning Department. If you have any questions, please feel free to contact our office at (505) 924-3914. Your request is for the following:
Cell Tower []; Private Development [x]; City Project []; -OR- Other []

CONTACT NAME: Terry W. Miller

COMPANY NAME: KPM LLC

ADDRESS/ZIP: PO Box 7553 Albuquerque, NM 87194

PHONE: 505-463-5824 FAX: _____

email: Termiller1@hotmail.com

NEIGHBORHOOD ASSOCIATION INFORMATION

PLEASE FORWARD INFORMATION ON ANY NEIGHBORHOOD ASSOCIATIONS IN THE AREA OF THE PROPERTY DESCRIBED AS:

Lands of Devereux TR 77-6-1

LOCATED ON

LEGAL DESCRIPTION

1715 5th St NW

STREET NAME OR OTHER IDENTIFYING LANDMARK

BETWEEN

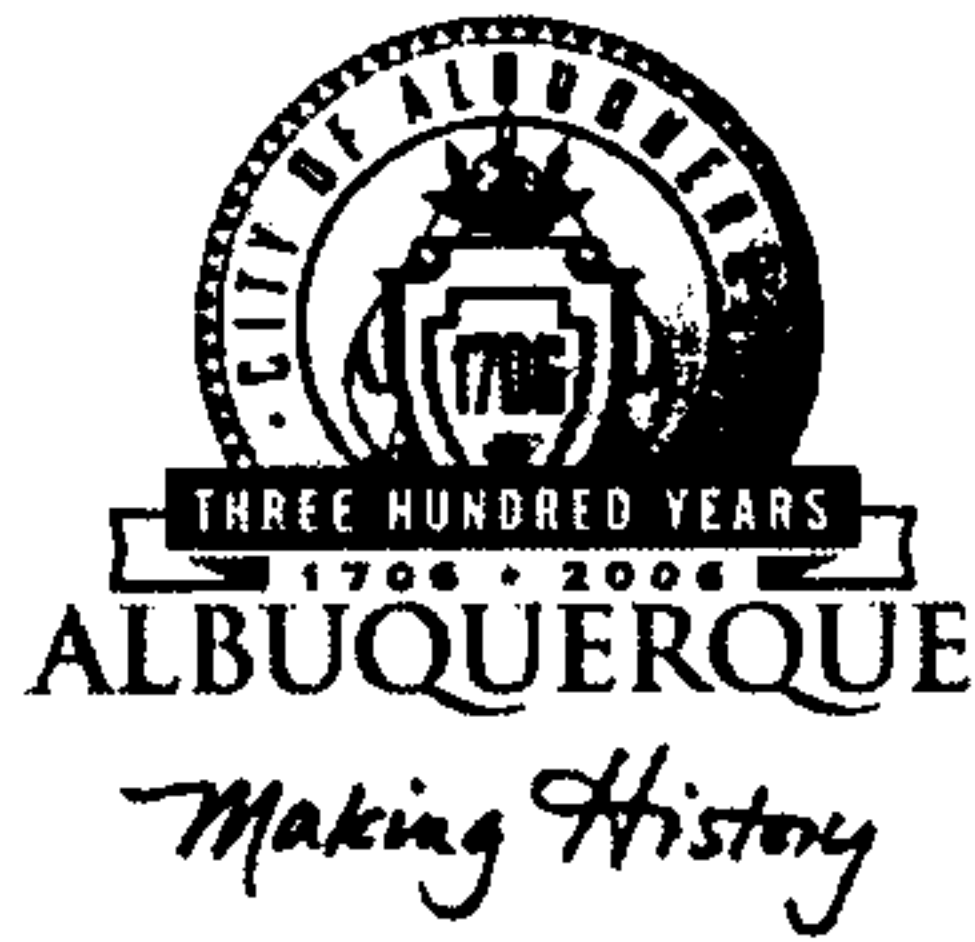
Haynes + Aspen

STREET NAME OR OTHER IDENTIFYING LANDMARK

AND

STREET NAME OR OTHER IDENTIFYING LANDMARK

THE SITE IS INDICATED ON THE FOLLOWING ZONE ATLAS PAGE (H-19-2).
(PLEASE MARK/HATCH ZONE MAP WHERE PROPERTY IS LOCATED)
(Zone Map **MUST** be provided with request)



City of Albuquerque

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

Date: 1-23-06

TO CONTACT NAME: Jerry W. Miller
COMPANY/AGENCY: KPM LLC
ADDRESS/ZIP: P.O. Box 7553 Albuquerque, N.M. 87194
PHONE/FAX #: 505-463-5824

Thank you for your inquiry of 1-23-06 requesting the names of **Recognized**
(date)

Neighborhood Associations who would be affected under the provisions of O-92 by your proposed project at Lands of Devereux TR 77-6-1

@ 1715 5th Street NW
zone map page(s) H-14.

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

Wells Park NA

Neighborhood Association

Contacts: Fred SAIS
1508 Las Tomasas NW 87102
242-8457
Mark Clayburgh
1310 5th Street NW 87102
242-6278

Neighborhood Association

Contacts: _____

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

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

Sincerely,

OFFICE OF NEIGHBORHOOD COORDINATION

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

Additional Neighborhood Association Information

Neighborhood Association

Contacts: _____

Neighborhood Association

Contacts: _____

Neighborhood Association

Contacts: _____

Neighborhood Association

Contacts: _____

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

Neighborhood Association

Contacts: _____

Neighborhood Association

Contacts: _____

Neighborhood Association

Contacts: _____

Neighborhood Association

Contacts: _____

NOTICE TO APPLICANTS

SUGGESTED INFORMATION FOR NEIGHBORHOOD NOTIFICATION LETTERS

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

WE RECOMMEND THAT THE NOTIFICATION LETTER INCLUDE THE FOLLOWING INFORMATION:

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

(Below this line for ONC use only)

Date of Inquiry: 1-23-06 Time Entered: 3:15 ONC Rep. Initials: QAN

Factory on 5th Art Space
KPM LLC.
PO Box 7553
Albuquerque, NM 87194
505-463-5824

Wells Park Neighborhood Association
Mr. Fred Sais
Mr. Mark Clayburgh

RE: 1715 5th. St. NW TR 77-b-1 Lands of Devereux MRGCD Map #37 Zone Map H-14 Old Lemke Construction Co Warehouse North of Aspen on 5th St.

Dear Mark and Fred,

This letter is to notify you that we are applying for an extension of our subdivision improvement agreement to improve the waterline in 5th St. which expires on March 22.

We are working diligently on the project and hope to start construction in April or May. Unfortunately we do not believe we can complete the water line project by the March 22, 2006 deadline. We have changed architects which created a delay and have been working with Councilwoman Debbie O'Malley on possible funding from government sources which looks promising.

If you have questions or comments please give me a call at 505-463-5824.
I will be in touch soon via email regarding the next Sawmill Infrastructure committee meeting on Thursday Feb. 2

Sincerely,

Jerry W. Miller
Managing Partner
KPM LLC
505-463-5824

Wells Park Neighborhood Association

Fred Sais, President 1508 Los Tomases NW 87102 (505) 242-8457

May 1, 2004

To Whom It May Concern:

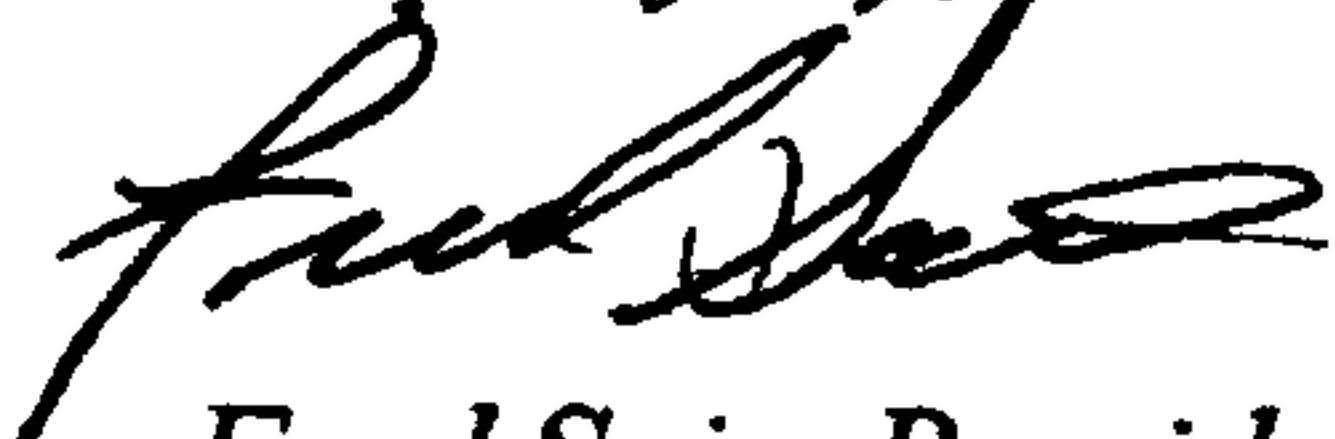
This letter is in regard to Jerry W. Miller whose company is KPM, LLC Developers of Creative Spaces. The Wells Park Neighborhood Association, met with Mr. Miller at our monthly membership meeting in which he presented his proposed plans regarding the unused Watson Warehouse located in our neighborhood boundaries.

In listening to Mr. Miller's presentation, the Wells Park Neighborhood Association Board felt that this proposal is in line with the Wells Park Neighborhoods Vision Statement of what we, as neighbors would like to see in our neighborhood. It is very refreshing to see a developer actually come to a neighborhood association and listened to our concerns before actually developing the site.

Based on the information that Mr. Miller gave us and the fact that he has committed to work along side with the association throughout this project, we the board voted unanimously to support Mr. Miller's proposed project.

We are looking forward to working with Mr. Miller on this project. If, you have any questions please fill free to contact me at any time.

Respectfully,



Fred Sais, President

Wells Park Neighborhood Association

0849 9955 4000 0911 5002

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

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

ALBUQUERQUE, NM 87102

OFFICIAL USE

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

UNIT ID: 0104
Postmark Here
JAN 24 2006
ALBUQUERQUE NM OLD ALB STA 87104
Clerk: KGBMP
01/24/06

Sent To Fred Sais
Street, Apt. No.,
or PO Box No.
City, State, ZIP+4

PS Form 3800, June 2002 See Reverse for Instructions

9949 9955 4000 0911 5002

U.S. Postal Service™
CERTIFIED MAIL™ RECEIPT
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For delivery information visit our website at www.usps.com

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Sent To Mark Clayburgh
Street, Apt. No.,
or PO Box No.
City, State, ZIP+4

PS Form 3800, June 2002 See Reverse for Instructions

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

PAID RECEIPT

APPLICANT NAME

KPM LLC

AGENT

Jerry Miller

ADDRESS

1715 5th St N.W.

PROJECT & APP #

1003123 / 06 DRB - 00106

PROJECT NAME

Factory on 5th Lofts

MULTIPLICATE
City of Albuquerque
Treasury Division

1/24/2006 2:00PM LOC: ANNK
RECEIPT# 00053245 USH 006 TRANSH 0031
Account 441032 Fund 0110
Activity 3424000 TRSEJA
Trans Amt \$145.00
J24 Misc

\$20.00
Thank You

\$ 20.⁰² 441032/3424000 Conflict Management Fee

\$ 50.⁰⁰ 441006/4983000 DRB Actions

\$ 441006/4971000 EPC/AA/LUCC Actions & All Appeals

\$ 75.⁰⁰ 441018/4971000 Public Notification

\$ 441006/4983000 DRAINAGE PLAN REVIEW OR TRAFFIC IMPACT STUDY***
() Major/Minor Subdivision () Site Development Plan () Bldg Permit
() Letter of Map Revision () Conditional Letter of Map Revision
() Traffic Impact Study

\$ 145.⁰⁰ TOTAL AMOUNT DUE

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

J24
T18
Act
Add
RRC
1/2

KPM LLC
P.O. BOX 7553
ALBUQUERQUE, NM 87104
(505) 463-5824

LOS ALAMOS NATIONAL BANK
95-101/1070

1057

PAY TO THE
ORDER OF

City of Albuquerque

\$ 145.⁰⁰

DOLLARS

MEMO

100105710 1070010121

0010875101

AUTHORIZED SIGNATURE

Security Features Included: Details on Back

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.

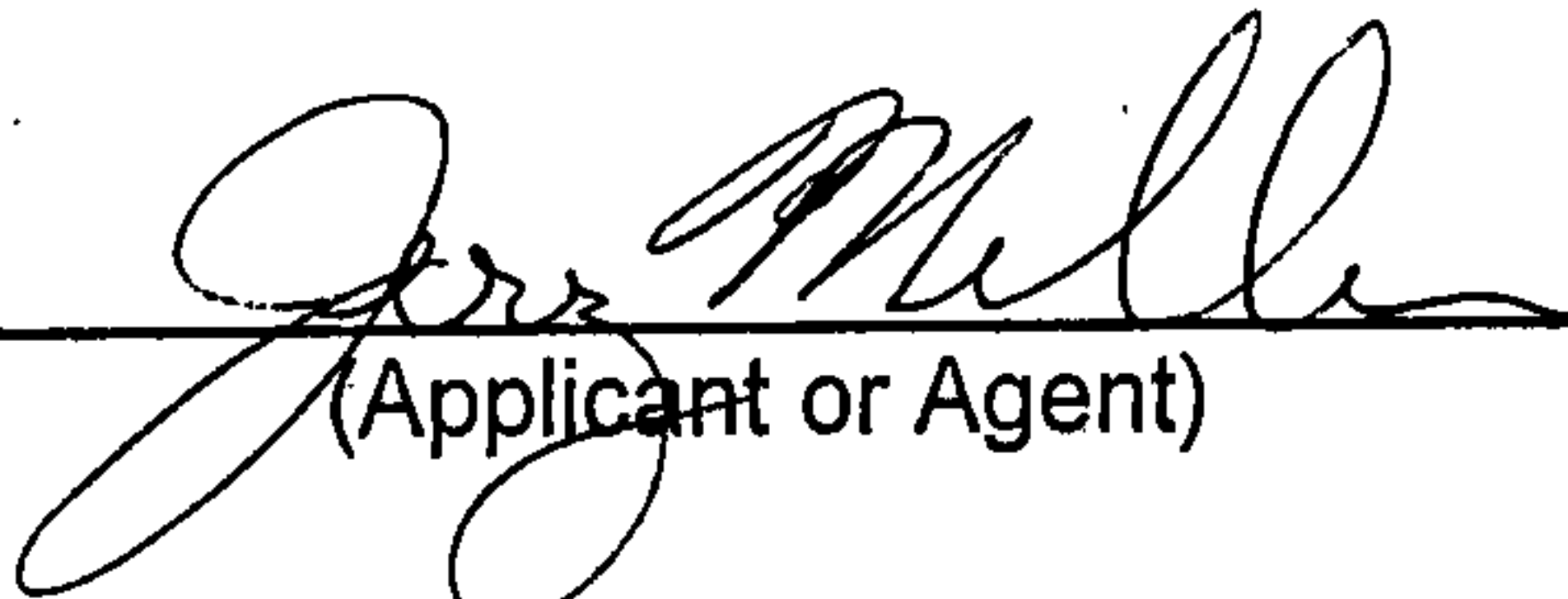
4. TIME

Signs must be posted from February 7, 2006 To February 22, 2006

5. REMOVAL

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

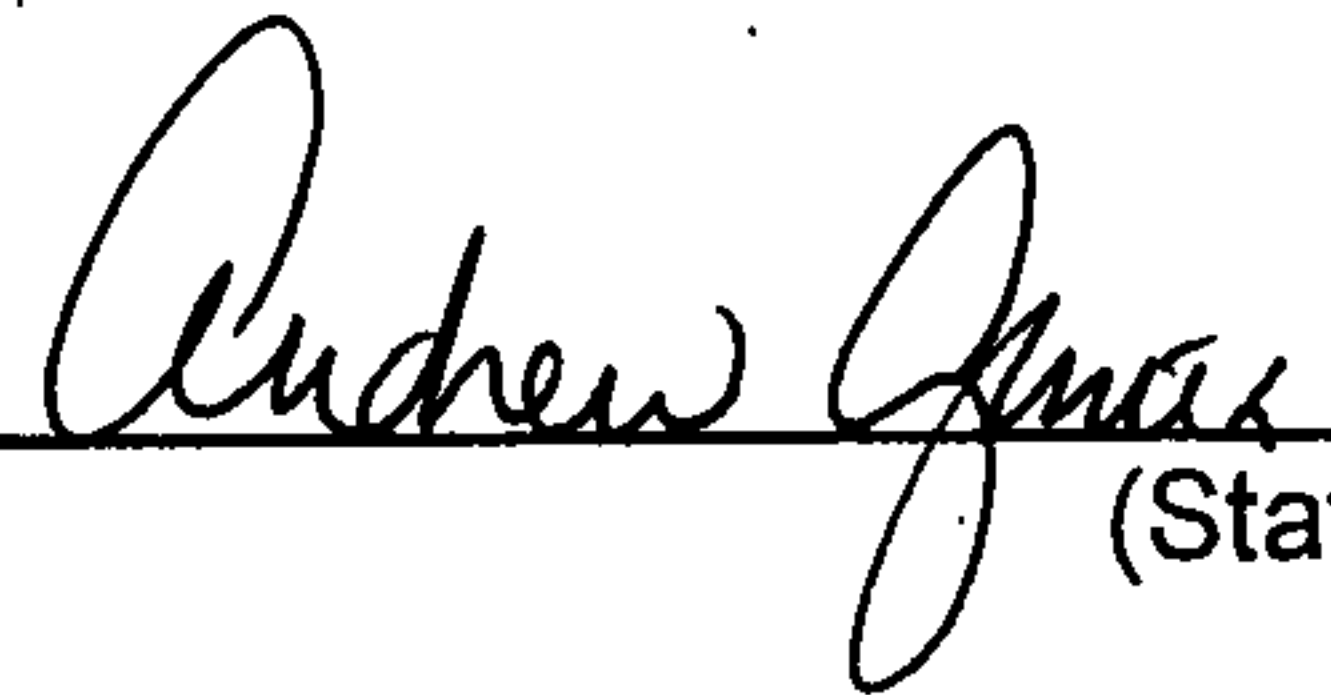
I have read this sheet and discussed it with the Development Services Front Counter Staff. I understand (A) my obligation to keep the sign(s) posted for (15) days and (B) where the sign(s) are to be located. I am being given a copy of this sheet.


(Applicant or Agent)

1-24-06
(Date)

I issued 1 signs for this application,

January 24, 2006
(Date)


(Staff Member)

DRB PROJECT NUMBER: 1603123



12/ *Completed
no blue sheet
received* GS.

DRB CASE ACTION LOG

REVISED 2/5/04

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

DRB Application No.: **04DRB-00347 (FP)**

Project # **1003123**

Project Name: **MRGCD MAP 36**

Agent: **Surveys Southwest**

Phone No.: **998-0303**

Your request for (SDP for SUB), (SDP for BP), (FINAL PLATS), (MASTER DEVELOP. PLAN), was approved on 5/12/04 by the DRB with delegation of signature(s) to the following departments.
OUTSTANDING SIGNATURES COMMENTS TO BE ADDRESSED

☐ TRANSPORTATION: _____

☐ _____
☐ _____
☐ _____
☐ _____

☐ UTILITIES: _____

☐ _____
☐ _____
☐ _____

☐ CITY ENGINEER / AMAFCA: _____

☐ _____
☐ _____
☐ _____

☐ PARKS / CIP: _____

☐ _____
☐ _____
☐ _____

☐ PLANNING (Last to sign): _____

☐ _____
☐ _____
☐ _____

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

-The original plat and a mylar copy for the County Clerk.

-Tax certificate from the County Treasurer.

-Recording fee (checks payable to the County Clerk). RECORDED DATE: _____

-Tax printout from the County Assessor.

☐ **Include 3 copies of the approved site plan along with the originals.**

☒ **County Treasurer's signature must be obtained prior to the recording of the plat with the County Clerk.**

☐ **Property Management's signature must be obtained prior to Planning Department's signature.**

☐ **AGIS DXF File approval required.**

☒ **Copy of recorded plat for Planning.**

Project Number

1003123



DRB CASE ACTION LOG

REVISED 2/5/04

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☐ _____
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☒ **Copy of recorded plat for Planning.**

Project Number

1003123



**DEVELOPMENT REVIEW BOARD
ACTION SHEET**

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

May 12, 2004

9:00 a.m.

MEMBERS:

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

Wilfred Gallegos, Transportation Development
Brad Bingham, Alternate City Engineer

Roger Green, Utility Development
Christina Sandoval, Parks & Recreation

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

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

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

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

Adjourned: 12:05 P.M.

CASES WHICH REQUIRE PUBLIC NOTIFICATION

MAJOR SUBDIVISIONS, VACATIONS, SIA EXTENSIONS AND SITE DEVELOPMENT PLANS

1. **Project # 1000332**
04DRB-00576 Major-Two Year SIA

SMITH ENGINEERING, INC. agent(s) for PRAXAIR, INC. request(s) this action(s) for all or a portion of Lot(s) 28A, Tract(s) A, Block(s) B, Unit(s) B, **NORTH ALBUQUERQUE ACRES**, zoned IP, located on SAN DIEGO ST NE, between SAN MATEO BLVD NE and I-25 containing approximately 3 acre(s). [REF: DRB-96-526, DRB-96-528, 02DRB-00340] (B-18) **A TWO-YEAR EXTENSION OF THE SIA WAS APPROVED. THIS WILL BE THE LAST EXTENSION GRANTED.**

2. **Project # 1000128**
04DRB-00581 Major-Vacation of
Public Easements
04DRB-00580 Minor-Extension of
Preliminary Plat

MARK GOODWIN & ASSOCIATES, PA agent(s) for RANDALL HOMES, LLC request(s) these action(s) for **STONEBROOKE ESTATES**, zoned RD (7DU/Ac), located on EAGLE ROCK AVE NE, between SUNNYBROOK ST NE and JASPER DR NE containing approximately 1 acre(s). [REF: 03DRB-00640, 03DRB-00659] (C-19) **THE VACATION WAS APPROVED AS SHOWN ON EXHIBIT B IN THE PLANNING FILE. A ONE-YEAR EXTENSION OF THE PRELIMINARY PLAT WAS APPROVED.**

3. **Project # 1001717**
04DRB-00594 Major-Preliminary Plat
Approval
04DRB-00595 Major-Vacation of Pub
Right-of-Way
04DRB-00597 Minor-Sidewalk Waiver
04DRB-00600 Minor-Temp Defer
SDWK

ABQ ENGINEERING INC agent(s) for WESTLAND DEVELOPMENT CORPORATION request(s) these action(s) for all or a portion of Tract(s) A, PARK & DRAINAGE MANAGEMENT AREA, TOWN OF ATRISCO GRANT, **LAURELWOOD SOUTH SUBDIVISION**, zoned RD, located on 72ND ST NW AND ALLEY H, between HANOVER RD NW and PARKWOOD DR NW containing approximately 8 acre(s). [REF: 02DRB-01391, DRB-95-348, DRB-97-268, 02DRB-00207, 02EPC-00133] (H-10) **WITH THE SIGNING OF THE INFRASTRUCTURE LIST DATED 5-12-04 AND APPROVAL OF THE GRADING PLAN ENGINEER STAMP DATED 12-17-02 THE PRELIMINARY PLAT WAS APPROVED WITH THE FOLLOWING CONDITIONS OF FINAL PLAT: PERIMETER WALL DESIGN MUST BE APPROVED PRIOR TO CONSTRUCTION. THE VACATION WAS APPROVED AS SHOWN ON EXHIBIT B IN THE PLANNING FILE. A SIDEWALK VARIANCE FOR WAIVER OF SIDEWALKS WAS APPROVED AS SHOWN ON EXHIBIT C IN THE PLANNING FILE. THE TEMPORARY DEFERRAL OF CONSTRUCTION OF SIDEWALKS ON THE INTERIOR STREETS WAS APPROVED AS SHOWN ON EXHIBIT C IN THE PLANNING FILE.**

4. **Project # 1002798**
04DRB-00592 Major-Vacation of Pub
Right-of-Way
04DRB-00593 Minor-Vacation of
Private Easements

MARQUEZ SURVEYING agent(s) for WILLIAM HOLLER request(s) these action(s) for all or a portion of Tract(s) A, **RIMA ADDITION** and Tract(s) A, **CONRADO GARCIA ADDITION**, zoned SU-1, PRD located on CANDELARIA NW, between SAN ISIDRO NW and AVENIDA ENTRADA NW containing approximately 3 acre(s). [REF: 03EPC-01673, 03EPC-01674] [Deferred from 5-12-04] (G-13) **DEFERRED AT THE AGENT'S REQUEST TO 5-19-04.**

5. **Project # 1003366**
04DRB-00596 Major-Vacation of
Public Easements

ADVANCED ENGINEERING & CONSULTING LLC agent(s) for SHARIF (FELIX) RABADI request(s) this action(s) for all or a portion of Tract(s) T-1A-2, **TOWN OF ALAMEDA GRANT**, zoned SU-1 FOR PRD, located on GOLF COURSE RD NW, between IRVING BLVD NW and CALABACILLAS ARROYO containing approximately 9 acre(s). [REF: 04EPC-00498, Z-80-74, AX-80-16, Z-85-84, AX-85-20, Z-93-131, DRB-94-146, V-96-89] (B-12) **THE VACATION WAS APPROVED AS SHOWN ON EXHIBIT B IN THE PLANNING FILE WITH THE FOLLOWING CONDITION OF FINAL PLAT: PRIOR TO FINAL PLAT APPROVAL FOR THE VACATION, THE SANITARY SEWER LINE HAS BEEN RELOCATED AND ACCEPTED FOR SERVICE BY NMUI.**

6. **Project # 1003369**

04DRB-00510 Major-Preliminary Plat Approval

04DRB-00511 Major-Vacation of Pub Right-of-Way

04DRB-00513 Minor-Temp Defer SDWK

04DRB-00519 Minor-Vacation of Private Easements

04DRB-00514 Major-Drainage Plan to Determine the Cost Allocation for Storm Drainage Improvements

04DRB-00659 Minor-Sidewalk Waiver

BOB KEERAN agent(s) for LLAVE CONSTRUCTION INC request(s) these action(s) for all or a portion of Unit(s) 3, Lot(s) 6 & 7, Tract(s) 3, Block(s) 16, NORTH ALBUQUERQUE ACRES, VINTNER COURT SUBDIVISION, zoned DETENTION POND, located on VINTNER NE, between VENTURA NE and CORONA NE containing approximately 2 acre(s). *[Deferred from 4/28/04]* (C-20) **WITH THE SIGNING OF THE INFRASTRUCTURE LIST DATED 5-12-04 AND APPROVAL OF THE GRADING PLAN ENGINEER STAMP DATED 4-20-04 THE PRELIMINARY PLAT WAS APPROVED WITH THE FOLLOWING CONDITION OF FINAL PLAT: A PRIVATE DRAINAGE EASEMENT FOR THE BENEFIT OF LOT 8, BLOCK 16, TRACT 3, UNIT 3 ACROSS LOT 2. THE VACATIONS WERE APPROVED AS SHOWN ON EXHIBIT B IN THE PLANNING FILE. THE TEMPORARY DEFERRAL OF CONSTRUCTION OF SIDEWALKS ON THE INTERIOR STREETS WAS APPROVED AS SHOWN ON EXHIBIT C IN THE PLANNING FILE. APPLICATION #04DRB-00514 WAS DEFERRED AT THE AGENT'S REQUEST TO 5-26-04.**

BOB KEERAN agent(s) for LLAVE CONSTRUCTION INC. request(s) the above action(s) for all or a portion of Lot(s) 6 & 7, Block(s) 16, Tract(s) 3, Unit(s) 3, NORTH ALBUQUERQUE ACRES, VINTNER COURT SUBDIVISION, zoned R-D residential and related uses zone, developing area, located on VINTNER NE, between VENTURA NE and CORONA NE containing approximately 2 acre(s). [REF: 04DRB-00510, 04DRB-0511, 04DRB-00513, 04DRB-00519, 04DRB-00514] (C-20) **THE SIDEWALK VARIANCE FOR THE WAIVER OF SIDEWALKS WAS APPROVED AS SHOWN ON EXHIBIT C IN THE PLANNING FILE.**

7. **Project # 1003232**
04DRB-00254 Major-Vacation of Pub
Right-of-Way
04DRB-00255 Major-Vacation of Public
Easements
04DRB-00253 Minor-Prelim&Final Plat
Approval

COMMUNITY SCIENCES CORP. agent(s) for ENTRADA DEVELOPMENT LTD. CO. request(s) these action(s) for all or a portion of Lot(s) 8-P2, **CAMPBELL FARM SUBDIVISION** AND Tract(s) A, **LANDS OF ANDREWS**, zoned RA-2 residential and agricultural zone, located on CAMPBELL LANE NW, between CAMPBELL RD NW and MATTHEW RD NW containing approximately 2 acre(s). [REF: DRB-98-195, 04DRB-00139] *[Deferred from 3/24/04, 4/7/04 & 4/28/04]* (G-13) **THE VACATIONS WERE APPROVED AS SHOWN ON EXHIBIT B IN THE PLANNING FILE. THE PRELIMINARY PLAT WAS APPROVED WITH FINAL PLAT SIGN-OFF DELEGATED TO CITY ENGINEER FOR M.R.G.C.D. SIGNATURE AND THE REPLAT OF LOT 26 INCORPORATING THE VACATION.**

8. **Project # 1003087**
04DRB-00553 Major-Bulk Land Variance
04DRB-00554 Major-Vacation of Public
Easements
04DRB-00555 Major-Vacation of Public
Easements
04DRB-00556 Major-Preliminary Plat
Approval
04DRB-00557 Minor-Sidewalk Waiver
04DRB-00558 Minor-Temp Defer SDWK

BOHANNAN HUSTON INC agent(s) for WESTLAND DEVELOPMENT CO., INC request(s) these action(s) for all or a portion of Tract(s) A, WESTLAND NORTH, **WATERSHED SUBDIVISION**, zoned SU-2 FOR PDA RESIDENTIAL RESORT, located on TIERRA PINTADA ST NW AND 98TH ST NW and containing approximately 531 acre(s). [REF: 03DRB-01869] *[Deferred from 5/5/04, 5-12-04]* (H-7, 8 & 9 & J-7 & 8) **DEFERRED AT THE AGENT'S REQUEST TO 5-19-04.**

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

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

9. **Project # 1002404**
04DRB-00672 Minor-SiteDev Plan
Subd/EPC
04DRB-00673 Minor-Prelim&Final Plat
Approval

TIERRA WEST, LLC agent(s) for AMC DEVELOPMENT SERVICES request(s) the above action(s) for all or a portion of Lot(s) 1, **LADERA INDUSTRIAL CENTER**, zoned SU-1 special use zone, for IP, located on UNSER BLVD NW, between OLD OURAY RD NW and VISTA ORIENTE ST NW containing approximately 10 acre(s). [REF: 03EPC-001211, 03EPC-01116, 03EPC-01092, 02EPC-01948, DRB-99-102] [Russell Brito, for Simon Shima, EPC Case Planner] (H-9) **THE SITE PLAN FOR SUBDIVISION WAS APPROVED WITH FINAL SIGN-OFF DELEGATED TO UTILITIES DEVELOPMENT FOR APPROVED UTILITY PLAN AND FIRE MARSHALL'S APPROVAL FOR FIRE FLOW CALCULATIONS. THE PRELIMINARY PLAT WAS APPROVED WITH THE FOLLOWING CONDITIONS OF FINAL PLAT: THE LOT ACREAGE ON THE FINAL PLAT MATCH THOSE ON THE SITE PLAN FOR SUBDIVISION. NEEDS CROSS LOT ACCESS AND DRAINAGE EASEMENTS. LOOK AT UTILITY EASEMENTS AND DEDICATION ALONG UNSER. THE FINAL PLAT WAS INDEFINITELY DEFERRED FOR THE SIA.**

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

10. **Project # 1002984**
04DRB-00660 Minor-Prelim&Final Plat
Approval
- WILSON & CO. INC. agent(s) for VOLCANO CLIFFS PROPERTY OWNERS ASSOCIATION, request(s) the above action(s) for all or a portion of Lot(s) 8, Block(s) 7, **VOLCANO CLIFFS SUBDIVISION, UNIT 2** and Lots 9, 10, 17, 18, Block(s) 7, **VOLCANO CLIFFS SUBDIVISION, UNIT 5**, zoned R-1 residential zone, located on SHIPROCK CT NW, between KIBO DR. NW and RIMROCK DR NW containing approximately 2 acre(s). [REF: 03DRB-01610] (E-10) **WITH THE SIGNING OF THE INFRASTRUCTURE LIST DATED 5-12-04 THE PRELIMINARY PLAT WAS APPROVED WITH FINAL PLAT SIGN-OFF DELEGATED TO PLANNING FOR AGIS DXF FILE AND PROPERTY MANAGEMENT'S SIGNATURE.**
11. **Project # 1003186**
04DRB-00668 Minor-Temp Defer
SDWK
- RIO GRANDE ENGINEERING agent(s) for STV INVESTMENTS, LLC request(s) the above action(s) for all or a portion of Lot(s) 442, Unit(s) 3, **LAND OF ATRISCO**, zoned RD-9DU / AC, located on 97th ST SW, between SAN YGNACIO RD SW and TOWER RD SW containing approximately 6 acre(s). (L-9) **THE TEMPORARY DEFERRAL OF CONSTRUCTION OF SIDEWALKS ON THE INTERIOR STREET WAS APPROVED AS SHOWN ON EXHIBIT C IN THE PLANNING FILE.**

12. **Project # 1003123**
~~04~~DRB-00347 Minor-Final Plat
Approval

SURVEYS SOUTHWEST LTD agent(s) for EILEEN DEVEREUX & STEFAN WATSON request(s) this action for all or a portion of Tract(s) 77B1, **M.R.G.C.D MAP 36**, zoned S-M1, located on 5TH ST NW, between HAINES AVE NW and 6TH ST NW containing approximately 2 acre(s). [REF: 03DRB-02044] *[Final Plat was indefinitely deferred for SIA, deferred from 5/5/04]* (H-14) **THE FINAL PLAT WAS APPROVED AND SIGNED-OFF BY THE BOARD.**

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

13. **Project # 1000976**
04DRB-00674 Minor-Sketch Plat or Plan

THOMPSON ENGINEERING CONSULTANTS INC., agent(s) for GMR, LLC request(s) the above action(s) for all or a portion of **UNPLATTED LANDS OF MESA ENTERPRISES, UNPLATTED LANDS OF JACK HOFFMAN**, zoned MH residential zone, located WEST OF COORS BLVD SW, between ERVIEN LANE SW and ARENAL RD. SW containing approximately 27 acre(s). [REF: DRB-98-175, 00EPC-01763 & 64, 01DRB-00504] (M-10) **THE ABOVE REQUEST WAS REVIEWED AND COMMENTS WERE GIVEN.**

14. **Project # 1003238**
04DRB-00661 Minor-Sketch Plat or Plan

TIERRA WEST LLC agent(s) for AMC DEVELOPMENT SERVICES request(s) the above action(s) for all or a portion of Lot(s) A, B & C, Tract(s) 267, 268-B, 270-A-2, 270-A-1-C, 270-A-1-D, 270-B, AND 315-A-1-A-1, **M.R.G.C.D MAP #35 & LANDS OF ALBERT PEREZ**, zoned R-1 residential zone, located on I-40 WEST between RIO GRANDE BLVD NW and MONTOYA ST NW. [REF: 04EPC-00156 & 00157] (H-12/13) **THE ABOVE REQUEST WAS REVIEWED AND COMMENTS WERE GIVEN.**

15. **Project # 1003393**
04DRB-00601 Minor-Sketch Plat or Plan

EQUITY REALTY agent(s) for VINCE J. AIELLO request(s) this action(s) for all or a portion of Lot(s) 12, 13, 14, 15 and 16, Block(s) 8, **ENCHANTED MESA**, zoned C-1 neighborhood commercial zone, located on CHELWOOD PARK BLVD NE, between MENAUL BLVD NE and CANDELARIA RD NE containing approximately 1 acre(s). (Was Indefinitely deferred on a no show 4/28/04) (H-22) **THE ABOVE REQUEST WAS REVIEWED AND COMMENTS WERE GIVEN.**

16. **Project # 1003415**
04DRB-00664 Minor-Sketch Plat or Plan

DAVID M. SANCHEZ request(s) the above action(s) for all or a portion of Tract(s) 6 REPLAT OF LOTS 206, 207, 212, **TOWN OF ATRISCO GRANT, UNIT 6**, zoned R-1, located on OLD COORS RD SW, between BRIDGE BLVD SW and CENTRAL AVE SW containing approximately 1 acre(s). (L-11) **THE ABOVE REQUEST WAS REVIEWED AND COMMENTS WERE GIVEN.**

17. **Project # 1003416**
04DRB-00670 Minor-Sketch Plat or Plan

SURVEYS SOUTHWEST agent(s) for MICHAEL GOMEZ request(s) the above action(s) for all or a portion of Tract(s) 317A, **TOWN OF ATRISCO GRANT, UNIT 3**, zoned R-1 residential zone, located on BRIDGE ST SW, between EUCARIZ AVE SW and BRIDGE BLVD SW containing approximately 3 acre(s). (L-11) **THE ABOVE REQUEST WAS REVIEWED AND COMMENTS WERE GIVEN.**

18. **Project # 1003417**
04DRB-00671 Minor-Sketch Plat or Plan

MARK GOODWIN & ASSOCIATES, P.A. agent(s) for ALPHA EQUITIES, LLC request(s) the above action(s) for all or a portion of Lot(s) 22-30, Block(s) 11, Tract(s) 1, **NORTH ALBUQUERQUE ACRES, UNIT 3**, zoned R-D residential and related uses zone, developing area, 3 DU/AC, located on GLENDALE AVE NE, between WYOMING BLVD NE and BARSTOW ST NE containing approximately 8 acre(s). (B-19) **THE ABOVE REQUEST WAS REVIEWED AND COMMENTS WERE GIVEN.**

19. Approval of the Development Review Board Minutes for April 28, 2004. **THE MINUTES FOR APRIL 28, 2004 WERE APPROVED.**

ADJOURNED: 12:05 P.M.

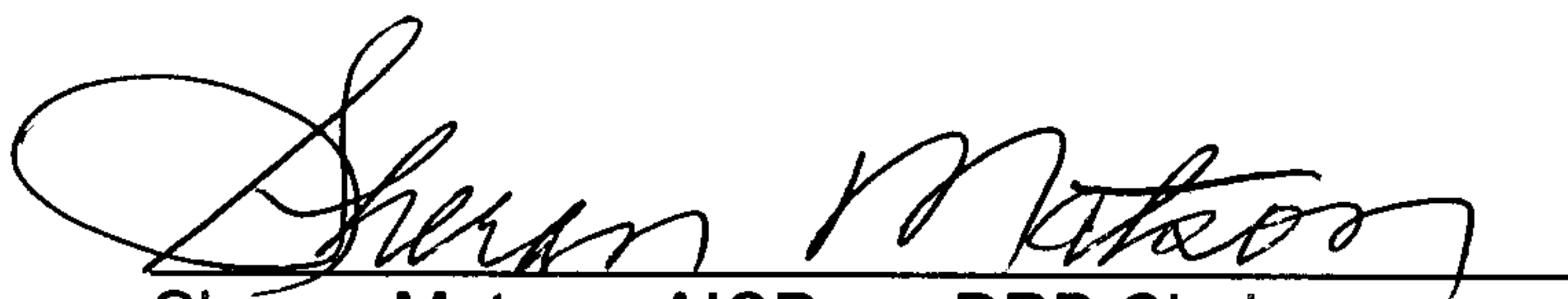
**CITY OF ALBUQUERQUE
PLANNING DEPARTMENT
Development Review Board
May 12, 2004 Comments**

ITEM # 12

PROJECT # 1003123 APPLICATION # 04-00347

RE: Tracts 1 & 2, Lands of Devereux & Watson/Final Plat

No objection to the final plat.

A handwritten signature in black ink, appearing to read "Sheran Matson", is written over a horizontal line.

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



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

DEVELOPMENT REVIEW BOARD--SPEED MEMO

DRB CASE NO/PROJECT NO: 1003123

AGENDA ITEM NO: 12

SUBJECT:

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

ACTION REQUESTED:

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

ENGINEERING COMMENTS:

An executed Subdivision Improvements Agreement with financial guarantees is on file for Final Plat sign-off.

RESOLUTION:

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

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

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

FOR:

SIGNED: Bradley L. Bingham
City Engineer/AMAFCA Designee

DATE: May 12, 2004



**DEVELOPMENT REVIEW BOARD
ACTION SHEET**

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

May 5, 2004

9:00 a.m.

MEMBERS:

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

Wilfred Gallegos, Transportation Development
Brad Bingham, Alternate City Engineer

Roger Green, Utility Development
Christina Sandoval, Parks & Recreation

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

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

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

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

Adjourned: 10:40 A.M.

CASES WHICH REQUIRE PUBLIC NOTIFICATION

MAJOR SUBDIVISIONS, VACATIONS, SIA EXTENSIONS AND SITE DEVELOPMENT PLANS

1. **Project # 1003087**

04DRB-00553 Major-Bulk Land Variance
04DRB-00554 Major-Vacation of Public Easements
04DRB-00555 Major-Vacation of Public Easements
04DRB-00556 Major-Preliminary Plat Approval
04DRB-00557 Minor-Sidewalk Waiver
04DRB-00558 Minor-Temp Defer SDWK

BOHANNAN HUSTON INC agent(s) for WESTLAND DEVELOPMENT CO., INC request(s) these action(s) for all or a portion of Tract(s) A, WESTLAND NORTH, **WATERSHED SUBDIVISION**, zoned SU-2 FOR PDA RESIDENTIAL RESORT, located on TIERRA PINTADA ST NW AND 98TH ST NW and containing approximately 531 acre(s). *[Deferred from 5/5/04]* [REF: 03DRB-01869] (H-7, 8 & 9 & J-7 & 8] **DEFERRED AT THE AGENT'S REQUEST TO 5/12/04.**

2. **Project # 1003187**
04DRB-00520 Major-Vacation of Public
Easements
04DRB-00521 Major-Preliminary Plat
Approval

WITHDRAWN AT AGENT'S REQUEST

ABQ ENGINEERING, INC agent(s) for AMERI-
CONTRACTORS, LLC request(s) these action(s) for all or
a portion of Tract(s) 5-E, **LANDS OF UNIVERSITY OF
NEW MEXICO**, zoned R-1, located on GOLF COURSE RD
NW, between PARADISE BLVD NW and PASEO DEL
NORTE NW containing approximately 2 acre(s). (C-12)
WITHDRAWN AT THE AGENT'S REQUEST.

3. **Project # 1003127**
04DRB-00509 Major-SiteDev Plan Bld
Permit

WALLACE L BINGHAM agent(s) for GILBERT
ENTERPRISES request(s) this action(s) for all or a portion
of Lot(s) 3A4, **EAGLE RANCH SUBDIVISION**, zoned SU-
1, located on GOLF COURSE RD NW, between IRVING
BLVD NW and the CALABACILLAS ARROYO containing
approximately 2 acre(s). [REF: DRB-94-480] *[Deferred
from 4/28/04]* (B-12) **THE SITE PLAN FOR BUILDING
PERMIT WAS APPROVED AND SIGNED OFF BY THE
BOARD.**

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

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

4. **Project # 1003008**
04DRB-00655 Minor-SiteDev Plan
BldPermit/EPC

MULLEN - HELLER ARCHITECTURE P.C. agent(s) for
WRANGLER PROPERTIES, LLC request(s) this action for
all or a portion of Tract(s) C-1A1, **SEVEN BAR RANCH**,
zoned SU-1 FOR IP USES, located on THE AMERICAN
RD NW between COORS BYPASS NW and
COTTONWOOD DR NW containing approximately 2
acre(s). [REF: 03EPC-01664] **[Debbie Stover, EPC Case
Planner]** (A-13) **THE SITE PLAN FOR BUILDING
PERMIT WAS APPROVED WITH FINAL SIGN OFF
DELEGATED TO TRANSPORTATION DEVELOPMENT
FOR SIDEWALK EASEMENT, CHANGES TO RADII AND
UNI-DIRECTIONAL RAMPS.**

5. **Project # 1003184**
04DRB-00656 Minor-SiteDev Plan
BldPermit

DEKKER/PERICH/SABATINI ARCHITECTS agent(s) for RSF LAND & CATTLE CO., LLC request(s) this action for all or a portion of Tract(s) 1A-2-A-2, **JOURNAL CENTER**, zoned IP industrial park zone, located on LANG AVE NE, between JEFFERSON BLVD NE and HEADLINE BLVD. NE containing approximately 3 acre(s). [REF: 1000560, 04DRB-00089, 04DRB-00028] (D-17) **WITH THE SIGNING OF THE INFRASTRUCTURE LIST DATED 5/5/04 THE SITE DEVELOPMENT PLAN FOR BUILDING PERMIT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO CITY ENGINEER FOR SIA AND TO MAKE SURE TRANSFORMER IS OUTSIDE STORM DRAIN EASEMENT SIDEWALK EASEMENT.**

6. **Project # 1003378**
04DRB-00559 Minor-SiteDev Plan
BldPermit

GORDON HALL ARCHITECT agent(s) for JOE GONZALES request(s) this action for all or a portion of Lot(s) 4, **VOLCANO BUSINESS PARK, PHASE 1**, zoned SU-1 special use zone, for C-1 & IP, located on TODOS SANTOS ST NW, between OURAY RD NW and LADERA DR NW containing approximately 1 acre(s). [REF: Z-80-87-6] *[Deferred from 4/21/04]* (G-10) **THE SITE PLAN FOR BUILDING PERMIT WAS APPROVED AND SIGNED OFF BY THE BOARD.**

7. **Project # 1003012**
04DRB-00523 Minor-SiteDev Plan
BldPermit/EPC

WILLIAM MCCONNELL ARCHITECT agent(s) for TOWER ROAD BAPTIST CHURCH, BEN PADILLA request(s) this action for all or a portion of Lot(s) 430, TOWER ROAD BAPTIST CHURCH, TOWN OF ATRISCO GRANT, UNIT 3, zoned SU-1 special use zone Church Facility, located on 86th STREET SW, between TOWER RD SW and SAN YGNACIO RD SW containing approximately 2 acre(s). [REF: 03EPC-01675, 03EPC-01796] **[Mary Piscitelli, EPC Case Planner]** *[Deferred from 4/14/04]*(L-9) **THE SITE PLAN FOR BUILDING PERMIT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO TRANSPORTATION DEVELOPMENT FOR SIDEWALK AT PROPERTY LINE, ADA SPACE DIMENSIONING AND TO PLANNING FOR MARY PISCITELLI'S INITIALS AND INFRASTRUCTURE LIST LANGUAGE.**

04DRB-00653 Minor-Prelim&Final Plat
Approval

WAYJOHN SURVEYING INC. agent(s) for PERFORMANCE TOOL & EQUIPMENT, BEN PADILLA, request(s) this action for all or a portion of Tract(s) 430, TOWN OF ATRISCO GRANT, UNIT 3, zoned SU-1 special use zone Church Facility, located on TOWER RD SW, between 86TH ST SW and 90TH ST SW containing approximately 2 acre(s). [REF: 03DRB-01720, 04DRB-00523, 03EPC-01675, 04EPC-00145] (L-9) **PRELIMINARY PLAT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO CITY ENGINEER FOR SAD ROLL ADJUSTMENT AND TRANSPORTATION DEVELOPMENT FOR 4-FOOT DEDICATION ON 86TH STREET.**

8. **Project # 1000184**
04DRB-00603 Minor-SiteDev Plan
BldPermit/EPC

BRISCOE ARCHITECTS, P.C. agent(s) for RICHARD CHAVES request(s) this action(s) for all or a portion of Tract(s) A2, **BANNER SQUARE ADDITION**, zoned SU-2/SU-1/P.U.D, located on ARNO ST NE, between CENTRAL NE and TIJERAS NE containing approximately 1 acre(s). **[Mary Piscitelli, EPC Case Planner] [Deferred from 4/28/04] (K-14) SITE PLAN FOR BUILDING PERMIT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO UTILITIES DEVELOPMENT FOR A COPY OR EVIDENCE OF SANITARY SEWER MAINTENANCE AGREEMENT FOR SHARED SEWER OUTFALL AND PLANNING FOR MARY PISCITELLI'S INITIALS.**

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

9. **Project # 1000325**
04DRB-00640 Minor-Ext of SIA for Temp
Defer SDWK

TIERRA WEST LLC agent(s) for STILLBROOKE HOMES INC request(s) this action for all or a portion of Lot(s) 33-52 and 59-64, **SPANISH SUN**, zoned SU-1 PRD 15 DU/AC, located on SAN MATEO AVE NE, between MONTGOMERY BLVD NE and DOUGLAS MACARTHUR RD NE. [REF: Z-84-82, Z-84-82-1, Z-84-82-2, Z-84-82-3, Z-78-1651, DRB-99-219] *[Deferred from 5/5/04]* (G-17) **DEFERRED AT THE AGENT'S REQUEST TO 5/19/04.**

10. **Project # 1003123**
04DRB-00347 Minor-Final Plat Approval

SURVEYS SOUTHWEST LTD agent(s) for EILEEN DEVEREUX & STEFAN WATSON request(s) this action for all or a portion of Tract(s) 77B1, **MRGCD MAP 36**, zoned S-M1, located on 5TH ST NW, between HAINES AVE NW and 6TH ST NW containing approximately 2 acre(s). [REF: 03DRB-02044] *[Final Plat was indefinitely deferred for SIA, deferred from 5/5/04] - (H-14)* **DEFERRED AT THE AGENT'S REQUEST TO 5/12/04.**

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

11. **Project # 1003393**
04DRB-00651 Minor-Sketch Plat or Plan
CRAIG L. KEMPER request(s) this action for all or a portion of Lot(s) 12-16, Block(s) 8, **ENCHANTED MESA ADDITION**, zoned C-1 neighborhood commercial zone, located on CHELWOOD ST NE, between MENAUL NE and CANDELARIA NE containing approximately 1 acre(s). [Was issued Project #1003409 in error] (H-22) **THE ABOVE REQUEST WAS REVIEWED AND COMMENTS WERE GIVEN.**

12. **Project # 1003411**
04DRB-00654 Minor-Sketch Plat or Plan
MARILYN KELLER agent(s) for SEAN GILLIGAN / SG PROPERTIES, LLC request(s) this action for all or a portion of Block(s) 1, Tract(s) 12-15, **GRANT TRACK**, zoned SU-2, MRO, located on GRANITE ST NW, between 5TH ST NW and 6TH ST NW containing approximately 1 acre(s). (J-14). **THE ABOVE REQUEST WAS REVIEWED AND COMMENTS WERE GIVEN.**

13. Approval of the Development Review Board Minutes for April 21, 2004. **DRB MINUTES FOR APRIL 21, 2004 WERE APPROVED.**

ADJOURNED: 10:40 A.M.



City of Albuquerque
CITY OF ALBUQUERQUE
P.O. BOX 1233 ALBUQUERQUE, NEW MEXICO 87103
PUBLIC WORKS DEPARTMENT
DEVELOPMENT SERVICE
HYDROLOGY DEVELOPMENT SECTION

DEVELOPMENT REVIEW BOARD--SPEED MEMO

DRB CASE NO/PROJECT NO: 1003123

AGENDA ITEM NO: 10

SUBJECT:

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

ACTION REQUESTED:

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

ENGINEERING COMMENTS:

An executed Subdivision Improvements Agreement with financial guarantees is required for Final Plat sign-off.

RESOLUTION:

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

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

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

FOR:

SIGNED: Bradley L. Bingham
City Engineer/AMAFCA Designee

DATE: May 5, 2004

**CITY OF ALBUQUERQUE
PLANNING DEPARTMENT
Development Review Board
May 5, 2004
Comments**

ITEM # 10

PROJECT # 1003123

APPLICATION # 04-00347

RE: Tract 77B1, MRGCD Map 36/final plat

Are there any changes since our approval of the preliminary plat?

AGIS dxf file is approved.

Applicant may record the final plat. Please be sure Planning receives a hard copy of the recorded plat to close the file.

A handwritten signature in black ink, reading "Sheran Matson". The signature is fluid and cursive, with a large loop at the beginning and a long, sweeping tail.

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



OFFICIAL NOTICE OF DECISION

CITY OF ALBUQUERQUE
PLANNING DEPARTMENT
DEVELOPMENT REVIEW BOARD

MARCH 24, 2004

17. Project # 1003123
04DRB-00348 Minor-Vacation of Private Easements
04DRB-00347 Minor-Prelim&Final Plat Approval

SURVEYS SOUTHWEST LTD agent(s) for EILEEN DEVEREUX & STEFAN WATSON request(s) the above action(s) for all or a portion of Tract(s) 77B1, **MRGCD MAP 36**, zoned S-M1, located on 5TH ST NW, between HAINES AVE NW and 6TH ST NW containing approximately 2 acre(s). [REF: 03DRB-02044] (H-14)

At the March 24, 2004, Development Review Board meeting, the vacation of the private easement was withdrawn at the agent's request. A letter will follow.

With the signing of the infrastructure list dated 3/24/04 the preliminary plat was approved. The final plat was indefinitely deferred.

If you wish to appeal this decision, you must do so by April 8, 2004 in the manner described below.

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

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

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

Sheran Matson, AICP, DRB Chair

cc: Eileen Devereux & Stefan Watson, 1719 5th St NW, 87102
Surveys Southwest Ltd., 333 Lomas Blvd NE, 87102
Marilyn Maldonado, Planning Department, 4th Floor, Plaza del Sol Bldg.
Scott Howell, Property Management, Legal Dept./4th Flr, City/County Bldg
File

17

Surveys Southwest, LTD

333 Lomas Blvd., NE * Albuquerque, New Mexico 87102 * 998-0303 * Fax 998-0306

March 24, 2004

CLAIRE SENOVA, ADMINISTRATIVE ASSISTANT
PLAZA DEL SOL
600 SECOND STREET NW
ALBUQUERQUE, NM 87102

REF: PROJECT #1003123 / 04DRB-00347 / TRACTS 1 & 2, LANDS OF DEVEREUX &
WATSON

Dear Claire:

Surveys Southwest, LTD is requesting to withdraw the vacation action (04DRB-00348)
for the 10' private ditch for the above referenced property.

If you have any questions please feel free to contact me.

Sincerely,


Dan Graney
President

**CITY OF ALBUQUERQUE
PLANNING DEPARTMENT
Development Review Board
March 24, 2004 Comments**

ITEM # 17

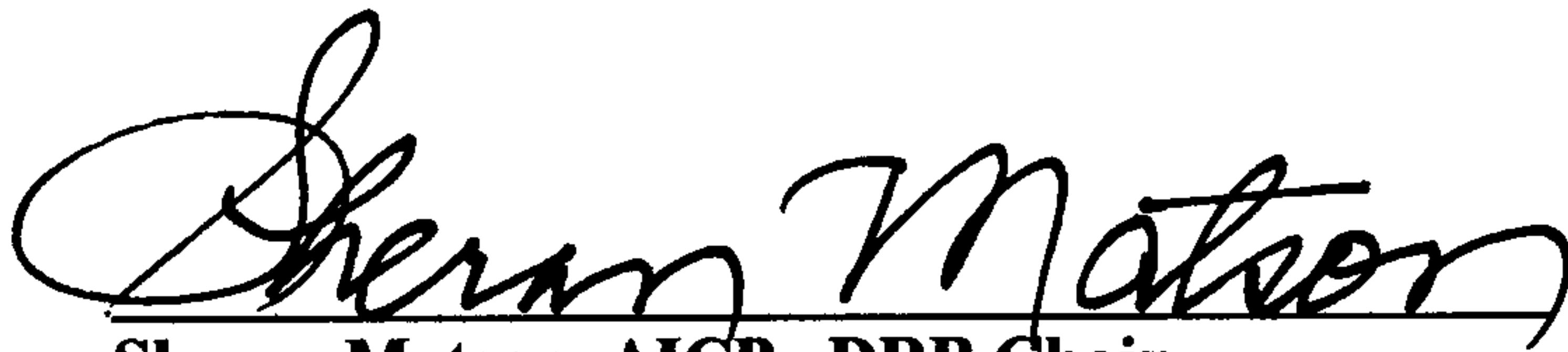
PROJECT # 1003123

APPLICATION # 04-00348 & 00347

RE: Tract 77B1, MRGCD map 36/vacation & minor plat

Please show DRB where the ditch is called out as a private easement on the original plat or other paperwork.

AGIS dxf is approved.

A handwritten signature in black ink, reading "Sheran Matson". The signature is fluid and cursive, with the first name "Sheran" and last name "Matson" clearly distinguishable.

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



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

DEVELOPMENT REVIEW BOARD--SPEED MEMO

DRB CASE NO/PROJECT NO: 1003123

AGENDA ITEM NO: 17

SUBJECT:

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

ACTION REQUESTED:

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

ENGINEERING COMMENTS:

The Hydrology Section has no objection to the vacation request.

Final plat in det. deferred.

RESOLUTION:

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

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

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

FOR:

SIGNED: Fred J. Aguirre
City Engineer/AMAFCA Designee

DATE: March 24, 2004

AGIS ELECTRONIC APPROVAL FORM

DRB Project Case #: 1003123Subdivision Name: Lands of Devereux & Watson - Tracts 1 & 2Surveyor: Gary E GritskoCompany/Agent: Surveys SouthwestContact Person: Sarah Amato

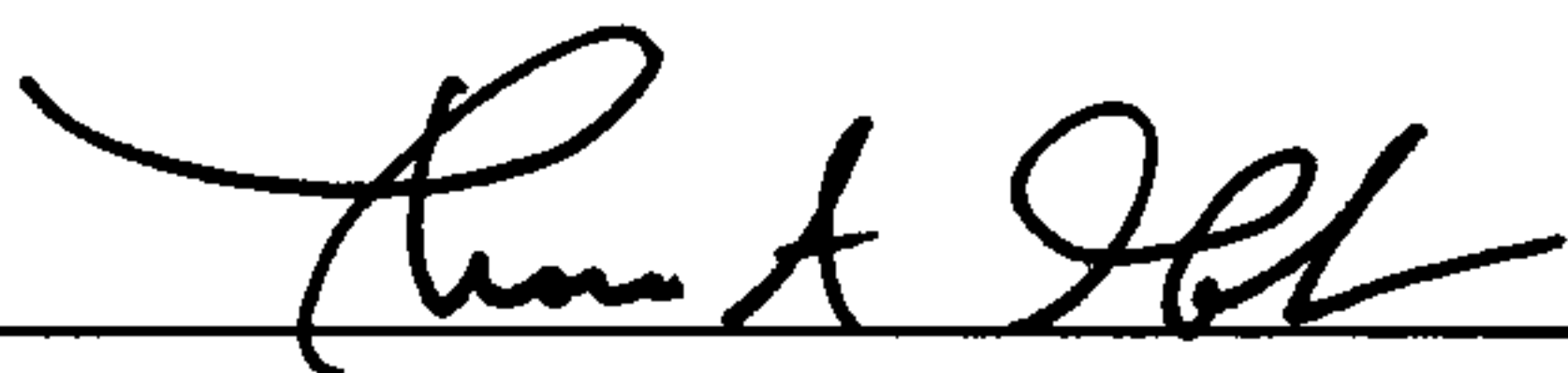
E-mail: _____

Phone: _____

Fax: _____

☒ DXF Received Date: 3/17/2004☒ Hard-Copy Date: 3/17/2004Coordinate
system:☐NMSP Grid
(NAD 83)☐NMSP Grid
(NAD 27)☒Ground rotated
to NMSP Grid☐

Other



Approved

3/18/04

Date

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

AGIS Use Only

Copied cov3123 to agiscov on 3/18/2004. Contact person notified on 3/18/2004

INFRASTRUCTURE LIST

ORIGINAL

EXHIBIT "A"

TO SUBDIVISION IMPROVEMENTS AGREEMENT

DEVELOPMENT REVIEW BOARD (D.R.B.) REQUIRED INFRASTRUCTURE LIST

PROPOSED NAME OF PLAT AND/OR SITE DEVELOPMENT PLAN

EXISTING LEGAL DESCRIPTION PRIOR TO PLATTING ACTION

Date Submitted: 3/24/04
Date Site Plan Approved: N/A
Date Preliminary Plat Approved: 3/24/04
Date Preliminary Plat Expires: 3/24/05
DRB Project No.: 1003123
DRB Application No.: 04DRB-00347
04DRB-00348

TRACTS 1 & 2, LANDS OF DEVEREUX & WATSON
TRACT 77B1 TOGETHER W/ A 10' PRIVATE DITCH, M.R.G.C.D. MAP 3U

revised
4/13/04

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
		8"	PUBLIC WATER LINE	FROM FIRE HYDRANT ON 5 TH ST NW (EXISTING DEAD END LINE) PAST PROPERTY TO HAINES STREET R.O.W.			/	/	/
				INCLUDES ALL VALVE, HYDRANTS & RELATED APPURTENANCES			/	/	/
		<u>OR</u> (ALTERNATIVE)					/	/	/
		<u>10"</u>	Public Water Line	5 th ST	Aspen	N. P/L	/	/	/
			ABANDON EXISTING 5" ST. Line and Transfer Services.				/	/	/
							/	/	/
							/	/	/
							/	/	/
							/	/	/

ORIGINAL

SIA Sequence #	COA DRC Project #

Size

Type of Improvement

Location

From

To

Private
Inspector

City
Inspector

City Cnst
Engineer

/

/

/

/

/

/

/

/

/

/

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/

NOTES

1

2

3

AGENT / OWNER

DEVELOPMENT REVIEW BOARD MEMBER APPROVALS

Dan Graney
NAME (print)

DRB CHAIR - date

3/24/04

PARKS & GENERAL SERVICES - date

3/24/04

Surveys Southwest, Ltd
FIRM

TRANSPORTATION DEVELOPMENT - date

3-24-04

AMAFCA - date

Dan Graney 3-23-04
SIGNATURE - date

UTILITY DEVELOPMENT - date

3/24/04

- date

MAXIMUM TIME ALLOWED TO CONSTRUCT
THE IMPROVEMENTS WITHOUT A DRB

EXTENSION:

CITY ENGINEER - date

3-24-04

- date

DESIGN REVIEW COMMITTEE REVISIONS

REVISION	DATE	DRC CHAIR	USER DEPARTMENT	AGENT/OWNER
<u>1</u>	<u>4/13/04</u>	<u>[Signature]</u>	<u>Rogert Sheen</u>	<u>Serry Melton KPMHHC (Purchaser)</u>

ORIGINAL

EXHIBIT "A"

TO SUBDIVISION IMPROVEMENTS AGREEMENT

DEVELOPMENT REVIEW BOARD (D.R.B.) REQUIRED INFRASTRUCTURE LIST

DEVELOPMENT REVIEW BOARD (D.R.B.) REQUIRED INFRASTRUCTURE

TRACTS 1 & 2, LANDS OF NEVEREUX & WATSON

PROPOSED NAME OF PLAT AND/OR SITE DEVELOPMENT PLAN

TRACT 77B1 TOGETHER W/ A 10' PRIVATE DITCH, M.R.G.C.D. MAP 36

Date Submitted:

Date Site Plan Approved:

Date Preliminary Plat Approved:

Date Preliminary Plat Expires:

DRB Project No.:

DRB Application No.:

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.

[illegible]

ORIGINAL

SIA Sequence #	COA DRC Project #	Size	Type of Improvement	Location	From	To	Private Inspector	City Inspector	City Cnst Engineer
							/	/	/
							/	/	/
							/	/	/
							/	/	/

NOTES

1 _____

2 _____

3 _____

AGENT / OWNER	DEVELOPMENT REVIEW BOARD MEMBER APPROVALS		
<u>Dan Graney</u> NAME (print)	<u>[Signature]</u> DRB CHAIR - date <u>3/24/04</u>	<u>Christina Sandoral</u> PARKS & GENERAL SERVICES - date <u>3/24/04</u>	
<u>Surveys Southwest, Ltd</u> FIRM	<u>[Signature]</u> TRANSPORTATION DEVELOPMENT - date <u>3-24-04</u>		
<u>Dan Graney</u> SIGNATURE - date <u>3-23-04</u>	<u>[Signature]</u> UTILITY DEVELOPMENT - date <u>3/24/04</u>		
MAXIMUM TIME ALLOWED TO CONSTRUCT THE IMPROVEMENTS WITHOUT A DRB EXTENSION: _____	<u>[Signature]</u> CITY ENGINEER - date <u>3-24-04</u>		
DESIGN REVIEW COMMITTEE REVISIONS			

REVISION	DATE	DRC CHAIR	USER DEPARTMENT	AGENT / OWNER



SUBDIVISION Supplemental form S

- ☒ Major Subdivision action
☒ Minor Subdivision action
☒ Vacation PRIVATE DITCH
☐ Variance (Non-Zoning)

SITE DEVELOPMENT PLAN P

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

ZONING & PLANNING Supplemental form Z

- ☐ Annexation
☐ County Submittal
☐ EPC Submittal
☐ Zone Map Amendment (Establish or Change Zoning)
☐ Sector Plan (Phase I, II, III)
☐ Amendment to Sector, Area, Facility or Comprehensive Plan
☐ Text Amendment (Zoning Code/Sub Regs)

APPEAL / PROTEST of... A

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

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

APPLICANT INFORMATION:

NAME: EILEEN DEVEREUX & STEFAN WATSON PHONE: 766-9787
 ADDRESS: 1719 5th STREET NW FAX: _____
 CITY: ALBU STATE NM ZIP 87102 E-MAIL: _____
 Proprietary interest in site: OWNER
 AGENT (if any): SURVELLS SOUTHWEST, LTD PHONE: 998-0303
 ADDRESS: 333 LOMAS BLVD NE FAX: 998-0306
 CITY: ALBU STATE NM ZIP 87102 E-MAIL: _____

DESCRIPTION OF REQUEST: DIVIDE ONE EXISTING TRACT INTO TWO NEW TRACTS OF LAND & VACATE A PRIVATE 10' DITCH

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

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

Lot or Tract No. TRACT 77B1 TOGETHER W 2 10' PRIVATE DITCH Block: N/A Unit: N/A
 Subdiv. / Addn. M.R.G.C.D. MAP 36
 Current Zoning: S-M1 Proposed zoning: N/A
 Zone Atlas page(s): H-14-Z No. of existing lots: 1 No. of proposed lots: 2
 Total area of site (acres): 1.4231 Density if applicable: dwellings per gross acre: _____ dwellings per net acre: _____
 Within city limits? ☒ Yes ☐ No, but site is within 5 miles of the city limits.) Within 1000FT of a landfill? NO
 UPC No. 1-014-059-213-008-30505 MRGCD Map No. 36
 LOCATION OF PROPERTY BY STREETS: On or Near: 5th STREET NW
 Between: HAINES AVE NW and 6th STREET NW

CASE HISTORY:

List any current or prior case number that may be relevant to your application (Proj., App., DRB-, AX_Z_, V_, S_, etc.): 031RB-02044
PROJ # 1003123

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

SIGNATURE Dan Gurney DATE 3-12-04
 (Print) Dan Gurney ☐ Applicant ☒ Agent

FOR OFFICIAL USE ONLY

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

☐ INTERNAL ROUTING	Application case numbers	Action	S.F.	Fees
☐ All checklists are complete	<u>04DRB</u> - <u>00347</u>	<u>P & F</u>		\$ <u>285.00</u>
☐ All fees have been collected		<u>CMF</u>		\$ <u>20.00</u>
☐ All case #s are assigned	<u>04DRB</u> - <u>00348</u>	<u>V & P & E</u>		\$ <u>45.00</u>
☐ AGIS copy has been sent				\$ _____
☐ Case history #s are listed				\$ _____
☐ Site is within 1000ft of a landfill				\$ _____
☐ F.H.D.P. density bonus				\$ _____
☐ F.H.D.P. fee rebate				\$ _____
	Hearing date <u>3/24/04</u>			Total \$ <u>350.00</u>

Leslie Durananny
 Planner signature / date 3-16-04

Project # 1003123

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

- ☐ MAJOR SUBDIVISION EXTENSION OF PRELIMINARY PLAT
- Your attendance is required.
- Preliminary Plat reduced to 8.5" x 11"
 - Zone Atlas map with the entire property(ies) precisely and clearly outlined and crosshatched (to be photocopied)
 - Letter briefly describing, explaining, and justifying the request
 - Copy of previous D.R.B. approved infrastructure list
 - Copy of the LATEST Official D.R.B. Notice of approval for Preliminary Plat Extension request
 - Any original and/or related file numbers are listed on the cover application
- Extensions are not reviewed through internal routing.
- Extension of preliminary plat approval expires after one year.

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

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

- ☐ AMENDMENT TO PRELIMINARY PLAT (with minor changes)
- Your attendance is required.
- ☐ AMENDMENT TO INFRASTRUCTURE LIST (with minor changes)
- ☐ AMENDMENT TO GRADING PLAN (with minor changes)
- PLEASE NOTE: There are no clear distinctions between significant and minor changes with regard to subdivision amendments. Significant changes are those deemed by the DRB to require public notice and public hearing.
- Proposed Amended Preliminary Plat, Infrastructure List, and/or Grading Plan (folded to fit into an 8.5" by 14" pocket) 6 copies for unadvertised meetings.
 - Original Preliminary Plat, Infrastructure List, and/or Grading Plan (folded to fit into an 8.5" by 14" pocket) 6 copies for unadvertised meetings
 - Zone Atlas map with the entire property(ies) precisely and clearly outlined and crosshatched (to be photocopied)
 - Letter briefly describing, explaining, and justifying the request
 - Original Mylar drawing of the proposed amended plat for internal routing only. Otherwise, bring Mylar to meeting.
 - Property owner's and City Surveyor's signatures on the Mylar drawing, if the plat is being amended
 - Any original and/or related file numbers are listed on the cover application
- Amended preliminary plat approval expires after one year.

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

Dan Graney

Applicant name (print)

Dan Graney

3-12-04

Applicant signature / date



☐ Checklists complete

☐ Fees collected

☐ Case #s assigned

☐ Related #s listed

Application case numbers

04DRB - 100347

-

-

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

Los Durancon

3-16-04

Planner signature / date

Project # 1003123

☐ **BULK LAND VARIANCE**

- ___ Application for subdivision (Plat) on FORM S-3, including those submittal requirements. Variance and subdivision should be applied for simultaneously.
- ___ Letter briefly describing and explaining: the request, compliance with criteria in the Development Process Manual, and any improvements to be waived.
- ___ Notice on the proposed Plat that there are conditions to subsequent subdivision (refer to DPM)
- ___ Office of Community & Neighborhood Coordination inquiry response, notifying letter, certified mail receipts
- ___ Sign Posting Agreement
- ___ Fee (see schedule) Fee is for Variance. Plat fee is listed on FORM-S.
- ___ Any original and/or related file numbers are listed on the cover application

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

☐ VACATION OF PUBLIC RIGHT-OF-WAY

☐ **VACATION OF PUBLIC EASEMENT**

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

Unless the vacation is shown on a DRB approved plat recorded by the County Clerk within one year, it will expire.

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

☐ SUBDIVISION DESIGN VARIANCE (VARIANCE FROM MINIMUM STANDARDS OF THE DEVELOPMENT PROCESS MANUAL)

☐ SIDEWALK DESIGN VARIANCE

☐ **SIDEWALK WAIVER**

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

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

☐ TEMPORARY DEFERRAL OF SIDEWALK CONSTRUCTION

☐ EXTENSION OF THE SIA FOR TEMPORARY DEFERRAL OF SIDEWALK CONSTRUCTION

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

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

☒ VACATION OF PRIVATE EASEMENT

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

Unless the vacation is shown on a DRB approved plat recorded by the County Clerk within one year, it will expire.

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

Dan Grane
Dan Grane

Applicant name (print)

3-12-04
Applicant signature / date



Form revised April 2003

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

Application case numbers
CHDRB - 00348

Form revised April 2003

Leslie Duranceux 3-16-04

Planner signature / date

Project # 1003123

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

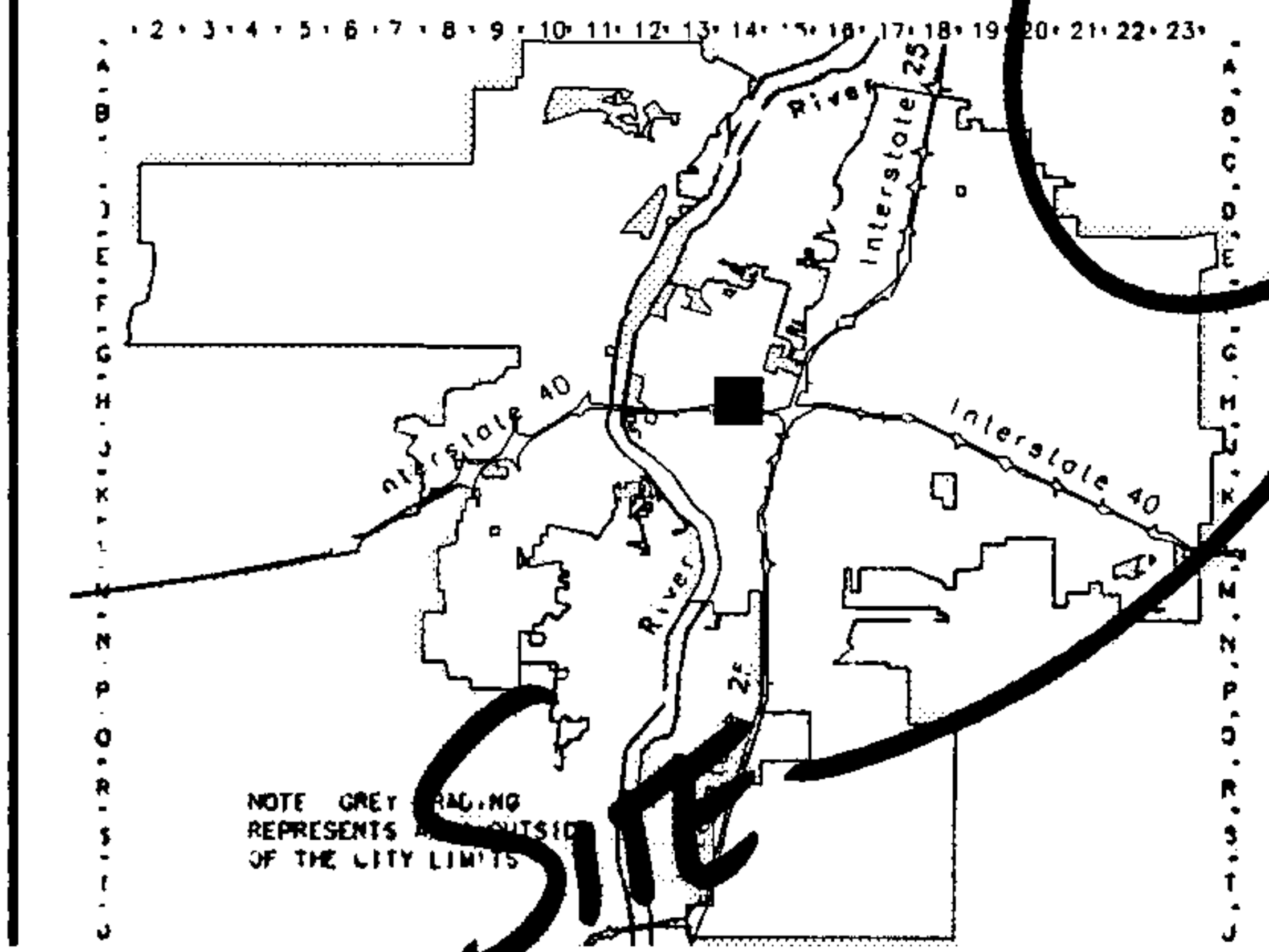
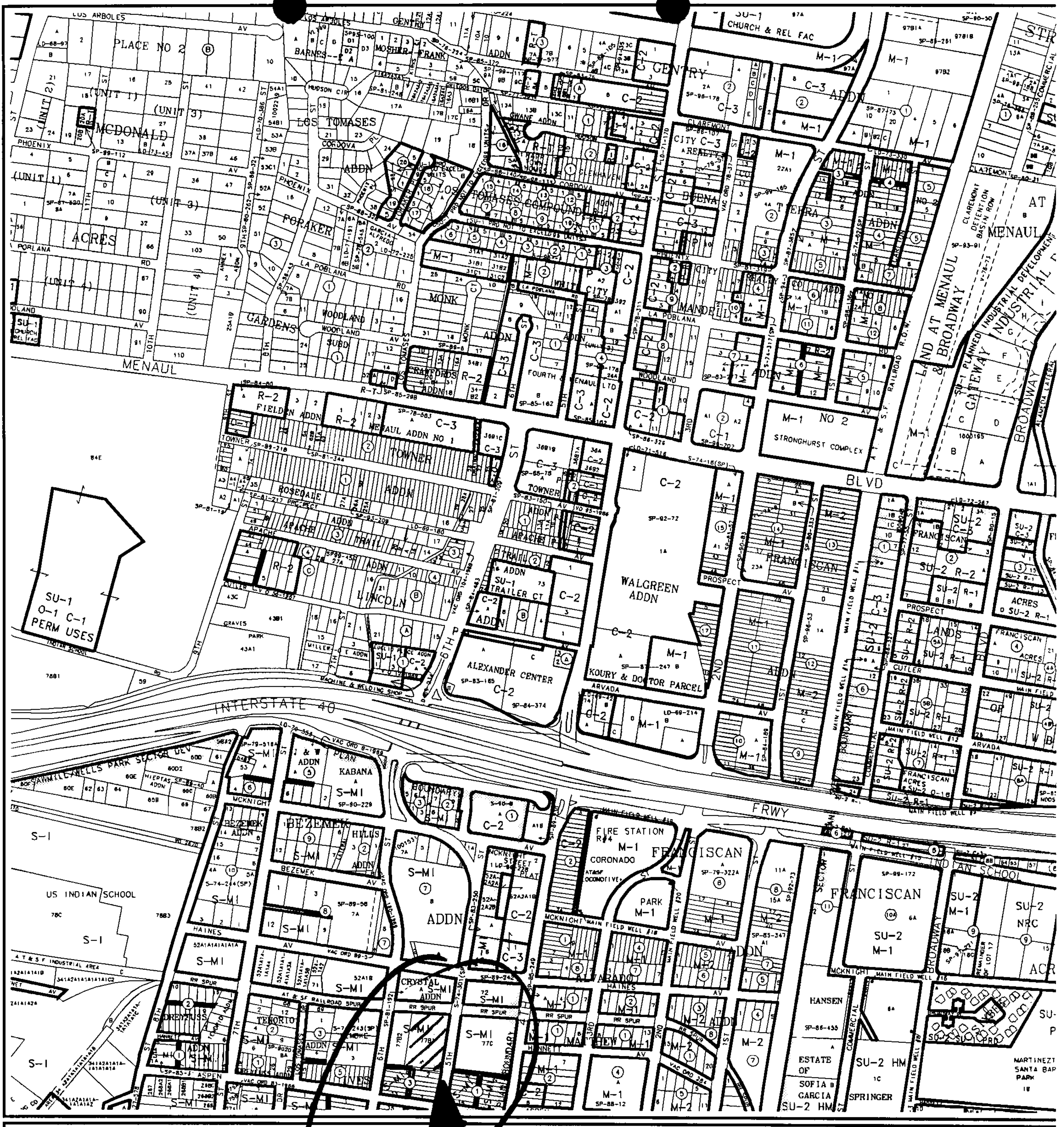
PAID RECEIPT

APPLICANT NAME Eileen Devereux & Stefan Watson
AGENT Surveys Southwest, LTD
ADDRESS 333 Lomas Blvd NE 87102
PROJECT & APP # 1003123 04DRB-00347 04DRB-00348
PROJECT NAME MRGCD 36 LOTS of Devereux & Watson
\$ 20.00 469099/4916000 Conflict Management Fee
\$ 330.00 441006/4983000 DRB Actions
\$ _____ 441006/4971000 EPC/AA/LUCC Actions & All Appeals
\$ _____ 441018/4971000 Public Notification
\$ _____ 441006/4983000 DRAINAGE PLAN REVIEW OR TRAFFIC IMPACT STUDY***
() Major/Minor Subdivision () Site Development Plan () Bldg Permit
() Letter of Map Revision () Conditional Letter of Map Revision
() Traffic Impact Study
\$ 350.00 TOTAL AMOUNT DUE

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

NAME KPM LLC ACCOUNT NO. _____ DATE 3/15/04 95-673/1070
PAY TO THE ORDER OF City of Albuquerque Three Hundred Fifty and 00/100 \$ 350.00
Treasury Division City of Albuquerque Treasury Division DOLLARS
FOR Surveys Southwest, LTD 10:17AM LOC: ANN 03/16/2004 10:17AM LOC: ANN
ACCOUNT 441006 441006 441006 441006 441006 441006 441006 441006 441006 441006
TRANS AMT \$330.00 J24 Misc \$20.00
CK \$350.00
CHANGE \$0.00

Thank You



CITY OF
Albuquerque

Albuquerque Geographic Information System
PLANNING DEPARTMENT

© Copyright 2003



Zone Atlas Page

H-14-Z

Map Amended through August 01, 2003

Surveys Southwest, LTD

*333 Lomas Blvd., NE * Albuquerque, New Mexico 87102 * 998-0303 * Fax 998-0306*

March 12, 2004

DEVELOPMENT REVIEW BOARD MEMBERS
PLAZA DEL SOL
600 SECOND STREET NW
ALBUQUERQUE, NM 87102

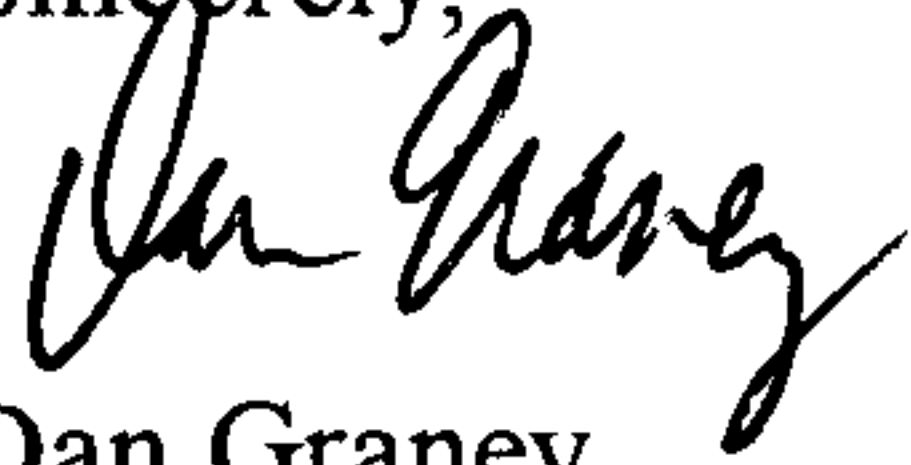
REF: TRACTS 1 & 2, LANDS OF DEVEREUX & WATSON

Dear Board Members:

The property owners for the above referenced property desire to divide the existing tract into Two (2) new lots. There are existing buildings and access on each lot of the proposed lots.

If you have any questions please feel free to contact me.

Sincerely,



Dan Graney
President

Surveys Southwest, LTD

*333 Lomas Blvd., NE * Albuquerque, New Mexico 87102 * 998-0303 * Fax 998-0306*

March 12, 2004

DEVELOPMENT REVIEW BOARD MEMBERS
PLAZA DEL SOL
600 SECOND STREET NW
ALBUQUERQUE, NM 87102

REF: TRACTS 1 & 2, LANDS OF DEVEREUX & WATSON

Dear Board Members:

Surveys Southwest, LTD is requesting to vacate a 10' private ditch for the above referenced property.

The ditch is owned by the subject property owners (Eileen Devereux & Stefan Watson) and is being vacated as it is no longer in use.

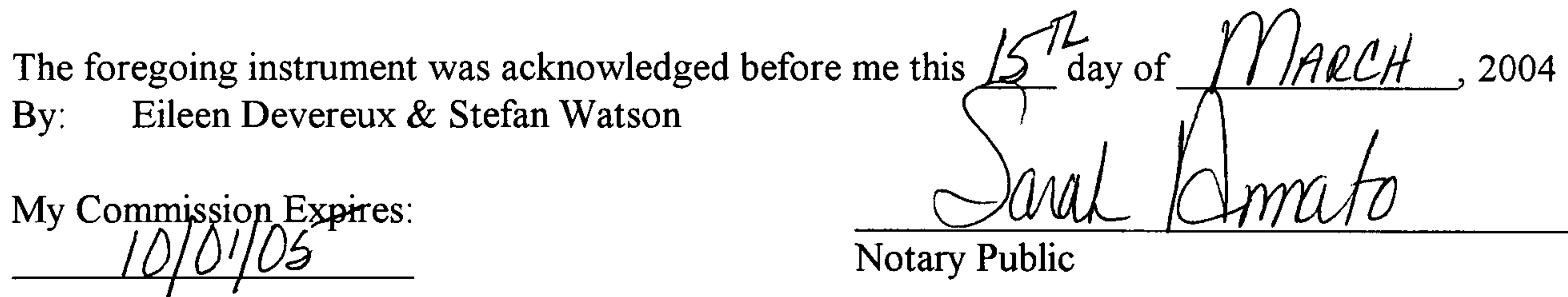
If you have any questions please feel free to contact me.

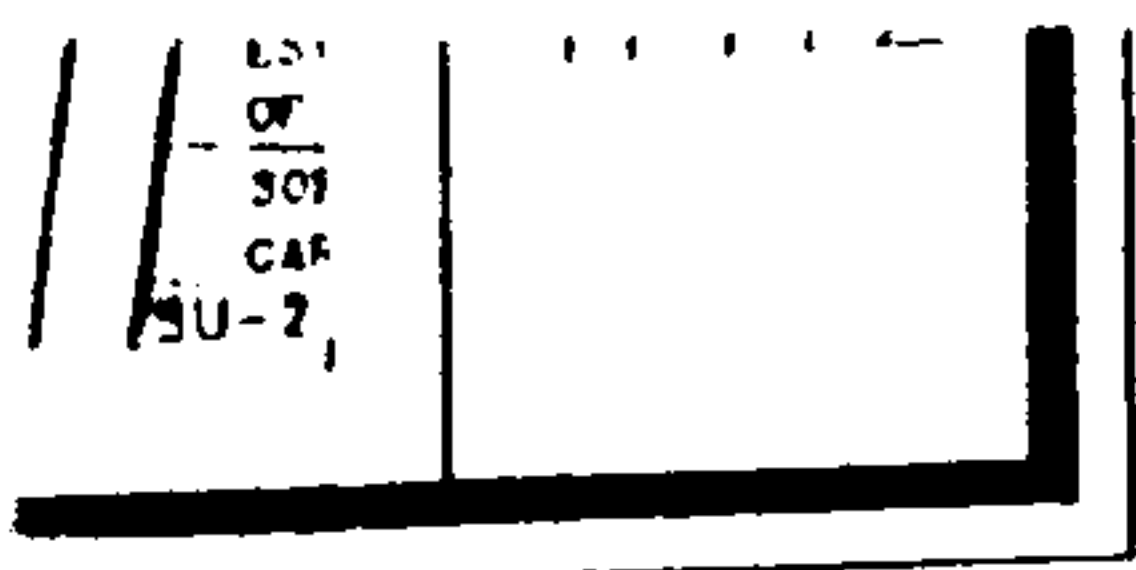
Sincerely,



Dan Graney
President

Eileen Devereux  3/15/04
Eileen Devereux Stefan Watson Date

[illegible]



STATE OF NEW MEXICO)
COUNTY OF BERNALILLO)

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 10/01/05 DAY OF MARCH

BY: EILEEN DEVEREUX & STEFAN WATSON

MY COMMISSION EXPIRES 10/01/05

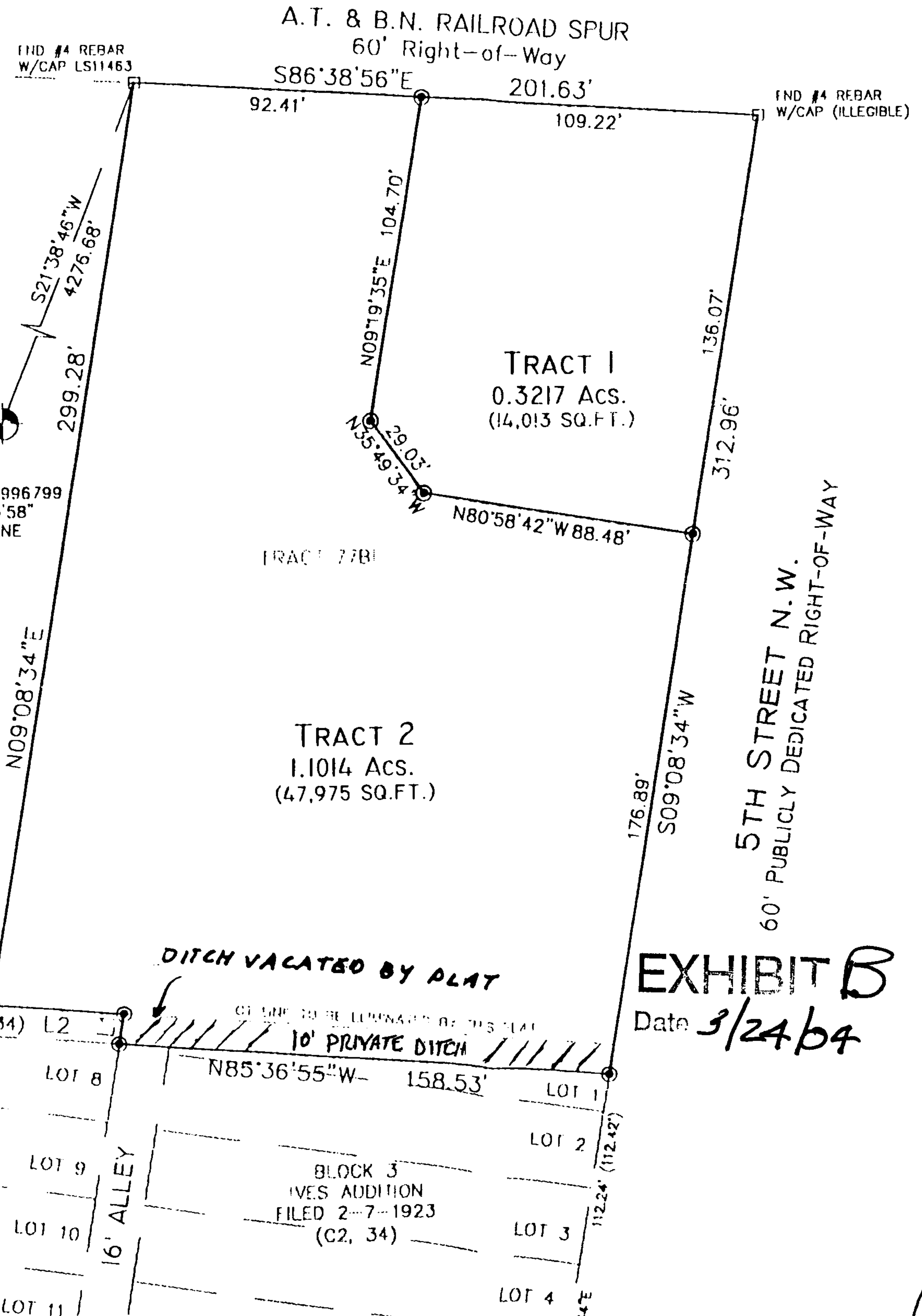
Sarah Amato
NOTARY PUBLIC

2-J13
922.94
212.34
GRID = 0.9996864
PHA = -00°14'12"
CO STATE PLANE
IE SYSTEM
ZONE

STATION 17-J14
X = 378,903.40
Y = 1,488,804.10
GROUND TO GRID = 0.9996799
DELTA ALPHA = -00°13'58"
NEW MEXICO STATE PLANE
COORDINATE SYSTEM
CENTRAL ZONE
NAD 1927

TRACT 77-B 2
M.R.G.C.D. MAP NO. 36

ANGLE	LENGTH
N08°34'E	10.03'
S36°55'W	42.77'





City of Albuquerque

P.O. BOX 1293 ALBUQUERQUE, NEW MEXICO 87103

DEVELOPMENT REVIEW BOARD TRANSPORTATION DEVELOPMENT Standard Comment Sheet

DRB- 1003123

Item No. 34

Zone Atlas 14-14

DATE ON AGENDA 12-17-03

INFRASTRUCTURE REQUIRED () YES () NO

CROSS REFERENCE: _____

TYPE OF APPROVAL REQUESTED:

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

No.	Comment
①	ADD SKETCH OF 5 th STREET X-SECTION MAY REQUIRE SIDEWALK OR OTHER IMPROVEMENTS
②	DO EXISTING DRIVE PADS ADEQUATELY SERVE INTENDED OR CURRENT USES? SKETCH OF INTERNAL CIRCULATION PROVIDED

If you have any questions or comments please call Wilfred Gallegos at 924-3991. Meeting notes:



City of Albuquerque
CITY OF ALBUQUERQUE
P.O. BOX 1298 ALBUQUERQUE, NEW MEXICO 87103
PUBLIC WORKS DEPARTMENT
DEVELOPMENT SERVICE
HYDROLOGY DEVELOPMENT SECTION

DEVELOPMENT REVIEW BOARD--SPEED MEMO

DRB CASE NO/PROJECT NO: 1003123

AGENDA ITEM NO: 34

SUBJECT:

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

ACTION REQUESTED:

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

ENGINEERING COMMENTS:

No adverse comments.

RESOLUTION:

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

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

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

FOR:

SIGNED: Bradley L. Bingham
City Engineer/AMAFCA Designee

DATE: December 17, 2003

City of Albuquerque



DEVELOPMENT/ PLAN REVIEW APPLICATION

SUBDIVISION Supplemental form S

- ☐ Major Subdivision action
☒ Minor Subdivision action *SK*
☐ Vacation
☐ Variance (Non-Zoning)

SITE DEVELOPMENT PLAN P

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

ZONING & PLANNING Z

- ☐ Annexation
☐ County Submittal
☐ EPC Submittal
☐ Zone Map Amendment (Establish or Change Zoning)
☐ Sector Plan (Phase I, II, III)
☐ Amendment to Sector, Area, Facility or Comprehensive Plan
☐ Text Amendment (Zoning Code/Sub Regs)

APPEAL / PROTEST of... A

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

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

APPLICANT INFORMATION:

NAME: KPM LLC PHONE: 505 463-5824
 ADDRESS: 2525 CARSON N.W. FAX: _____
 CITY: ALBUQUERQUE STATE NM ZIP 87104 E-MAIL: JERMILLER2@HOTMAIL
 Proprietary interest in site: Prospective Owner
 AGENT (if any): JERRY MILLER PHONE: 505 463 5824
 ADDRESS: 2525 CARSON N.W. FAX: _____
 CITY: ALBUQUERQUE STATE NM ZIP 87104 E-MAIL: JERMILLER2@HOTMAIL

DESCRIPTION OF REQUEST: SKETCH to determine feasibility of subdividing TR 77-5-1 into two tracts or lots

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

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

Lot or Tract No. 77B1 Block: _____ Unit: _____
 Subdiv. / Addn. MRGCD MAP 37
 Current Zoning: S-MI Proposed zoning: _____
 Zone Atlas page(s): H 14 No. of existing lots: 1 No. of proposed lots: 2
 Total area of site (acres): 1.3864 Density if applicable: dwellings per gross acre: _____ dwellings per net acre: _____
 Within city limits? ☐ Yes. ☐ No, but site is within 5 miles of the city limits.) Within 1000FT of a landfill? NO
 UPC No. 101405921300830505 MRGCD Map No. _____
 LOCATION OF PROPERTY BY STREETS: On or Near: 5th St NW
 Between: Haynes NW and Aspen NW

CASE HISTORY:

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

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

SIGNATURE MA DATE _____
 (Print) 7 (pg 53) ☐ Applicant ☐ Agent

FOR OFFICIAL USE ONLY

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

☐ INTERNAL ROUTING

- ☒ All checklists are complete
☒ All fees have been collected
☒ All case #s are assigned
☒ AGIS copy has been sent
☒ Case history #s are listed
☒ Site is within 1000ft of a landfill NO
☐ F.H.D.P. density bonus
☐ F.H.D.P. fee rebate

Application case numbers	Action	S.F.	Fees
<u>03 DRB - 02044</u>	<u>SK</u>	<u>S3</u>	\$ <u>0</u>
_____	_____	_____	\$ _____
_____	_____	_____	\$ _____
_____	_____	_____	\$ _____
_____	_____	_____	\$ _____
_____	_____	_____	\$ _____
_____	_____	_____	\$ _____
Total			\$ <u>0</u>

Hearing date Dec 17 2003

AM 12/3/03

Planner signature / date

Project # 1003123

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

SKETCH PLAT REVIEW AND COMMENT

YOUR ATTENDANCE IS REQUIRED.

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

MAJOR SUBDIVISION EXTENSION OF PRELIMINARY PLAT

Your attendance is required.

- Preliminary Plat reduced to 8.5" x 11"
 - Zone Atlas map with the entire property(ies) precisely and clearly outlined and crosshatched (to be photocopied)
 - Letter briefly describing, explaining, and justifying the request
 - Copy of previous D.R.B. approved infrastructure list
 - Copy of the LATEST Official D.R.B. Notice of approval for Preliminary Plat Extension request
 - Any original and/or related file numbers are listed on the cover application
- Extensions are not reviewed through internal routing.
Extension of preliminary plat approval expires after one year.

MAJOR SUBDIVISION FINAL PLAT APPROVAL

Your attendance is required.

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

MINOR SUBDIVISION PRELIMINARY / FINAL PLAT APPROVAL

Your attendance is required.

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

AMENDMENT TO PRELIMINARY PLAT (with minor changes)

Your attendance is required.

AMENDMENT TO INFRASTRUCTURE LIST (with minor changes)

AMENDMENT TO GRADING PLAN (with minor changes)

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

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

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

Terry W. Miller
Applicant name (print)
Terry W. Miller 12/2/03
Applicant signature / date

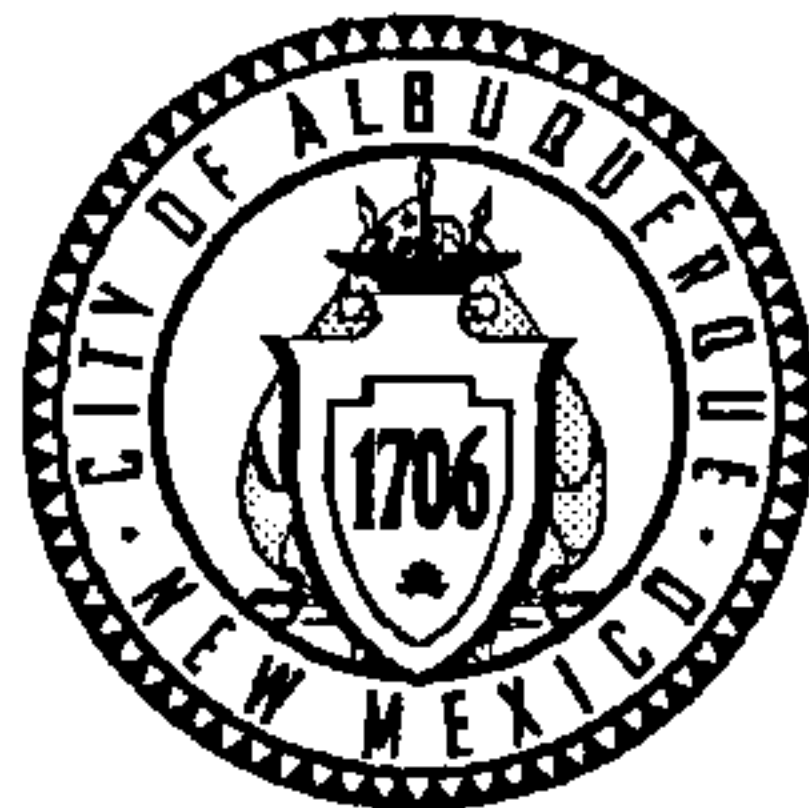
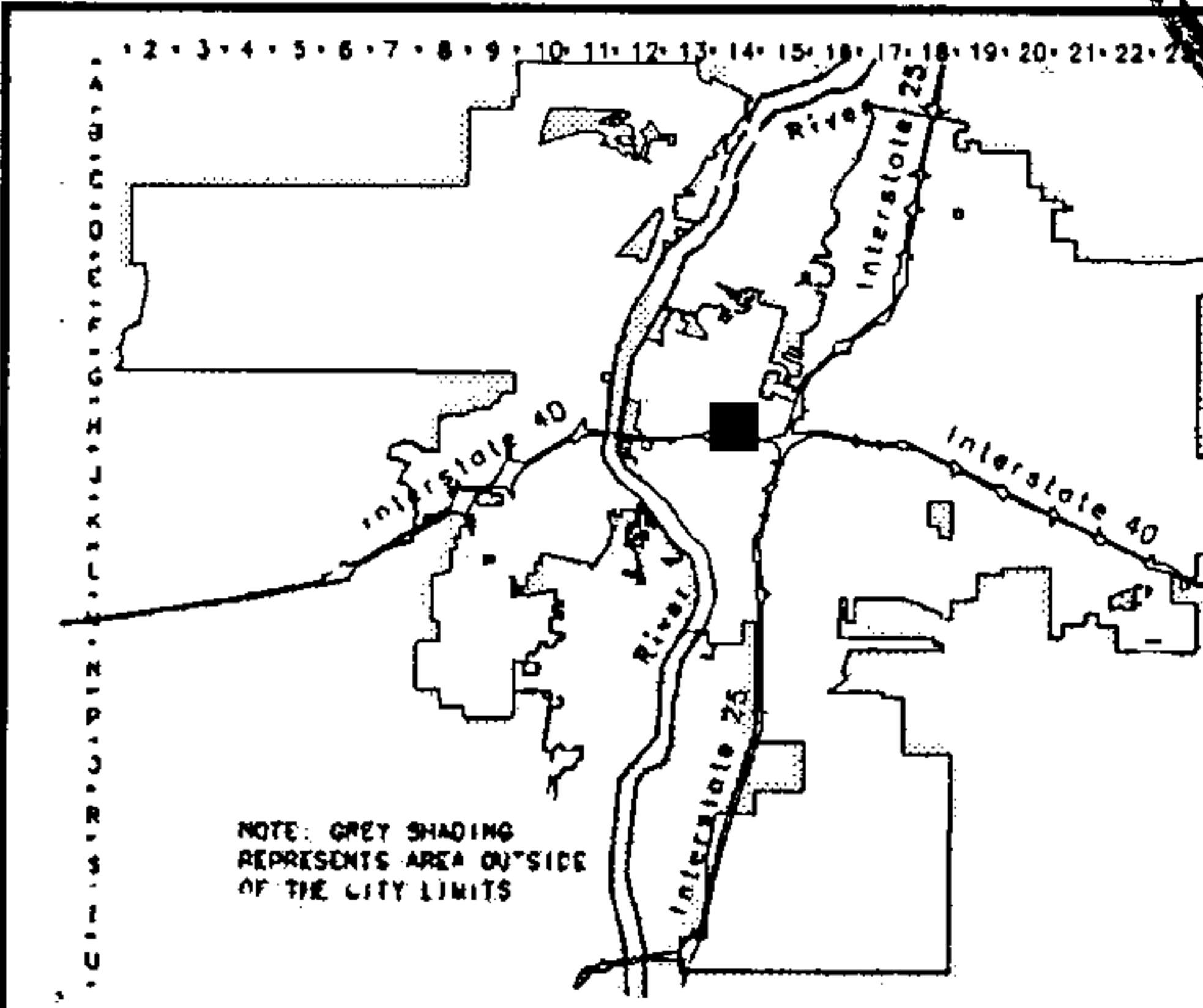
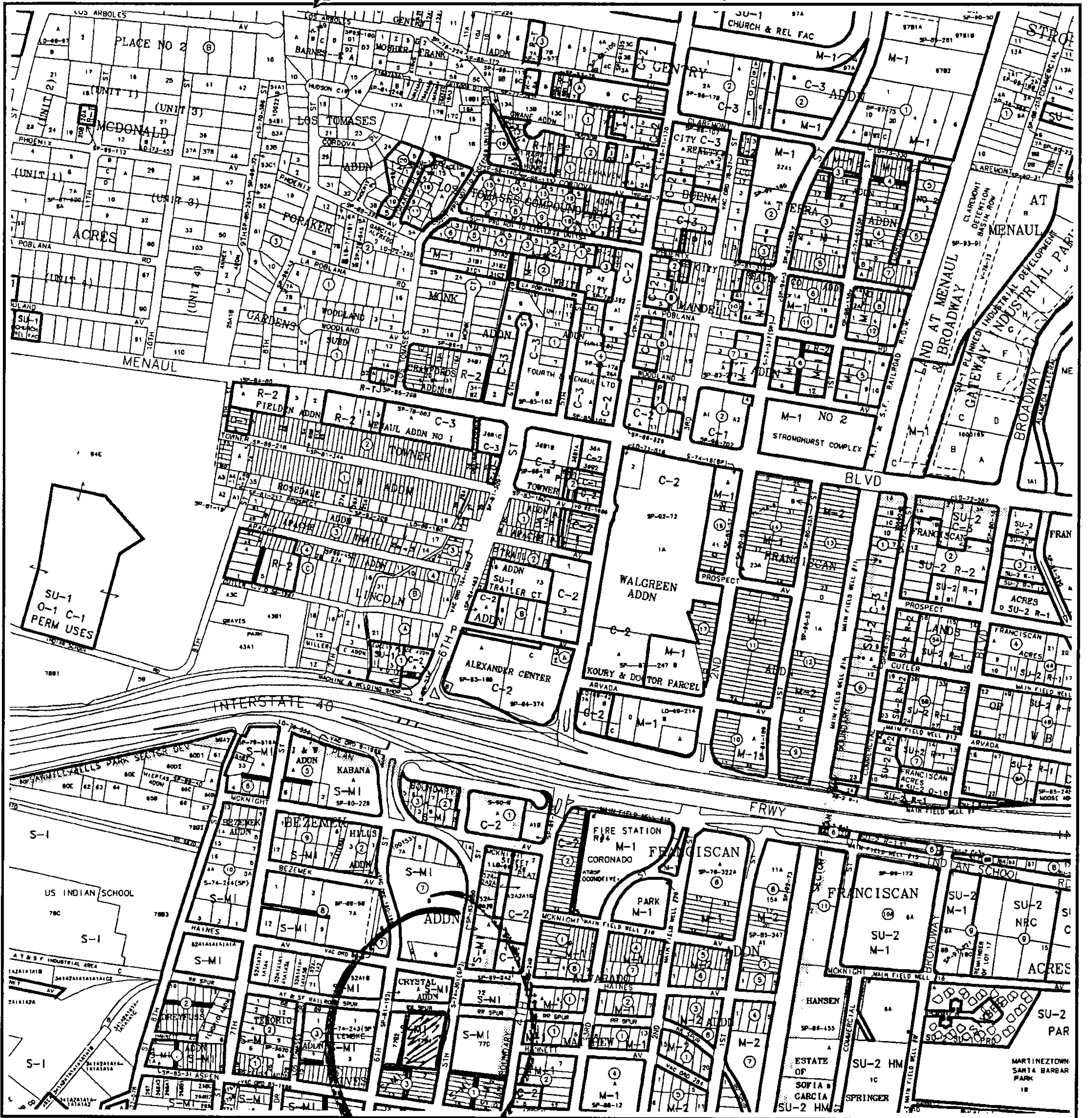


Form revised 3/03, 8/03 and 11/03

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

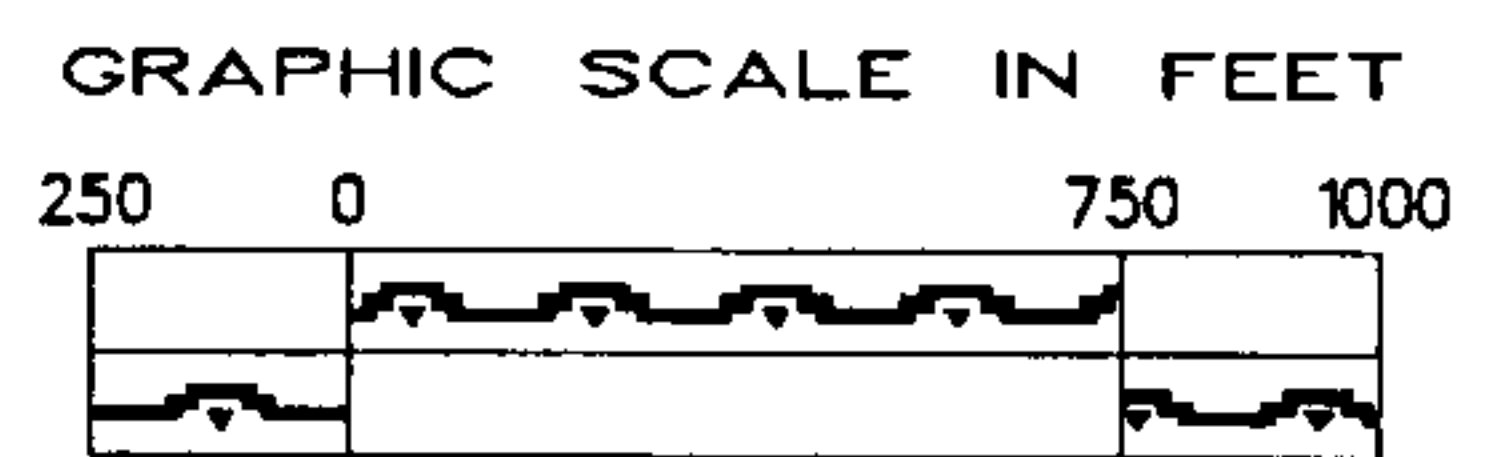
Application case numbers
03DRB - 02044

AM 12/3/03
Planner signature / date
Project # 1003123



Albuquerque **G**eographic **I**nformation **S**ystem
PLANNING DEPARTMENT

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Zone Atlas Page

H-14-Z

Map Amended through November 01, 2003

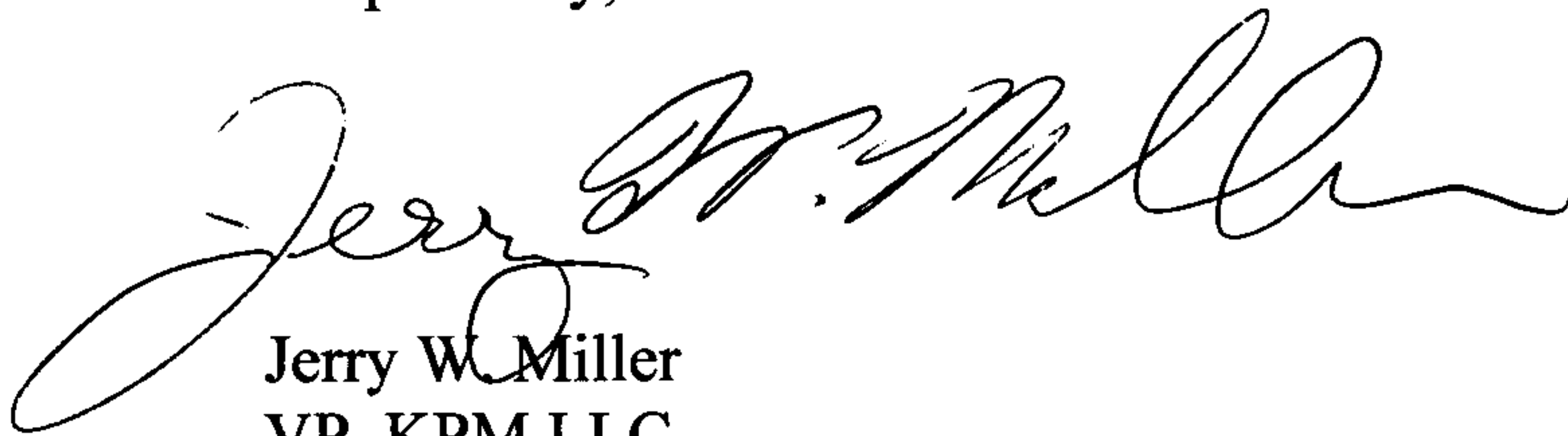
KPM LLC
2525 Carson NW
Albuquerque, NM 87104
505-463-5824

Development Review Board
City of Albuquerque

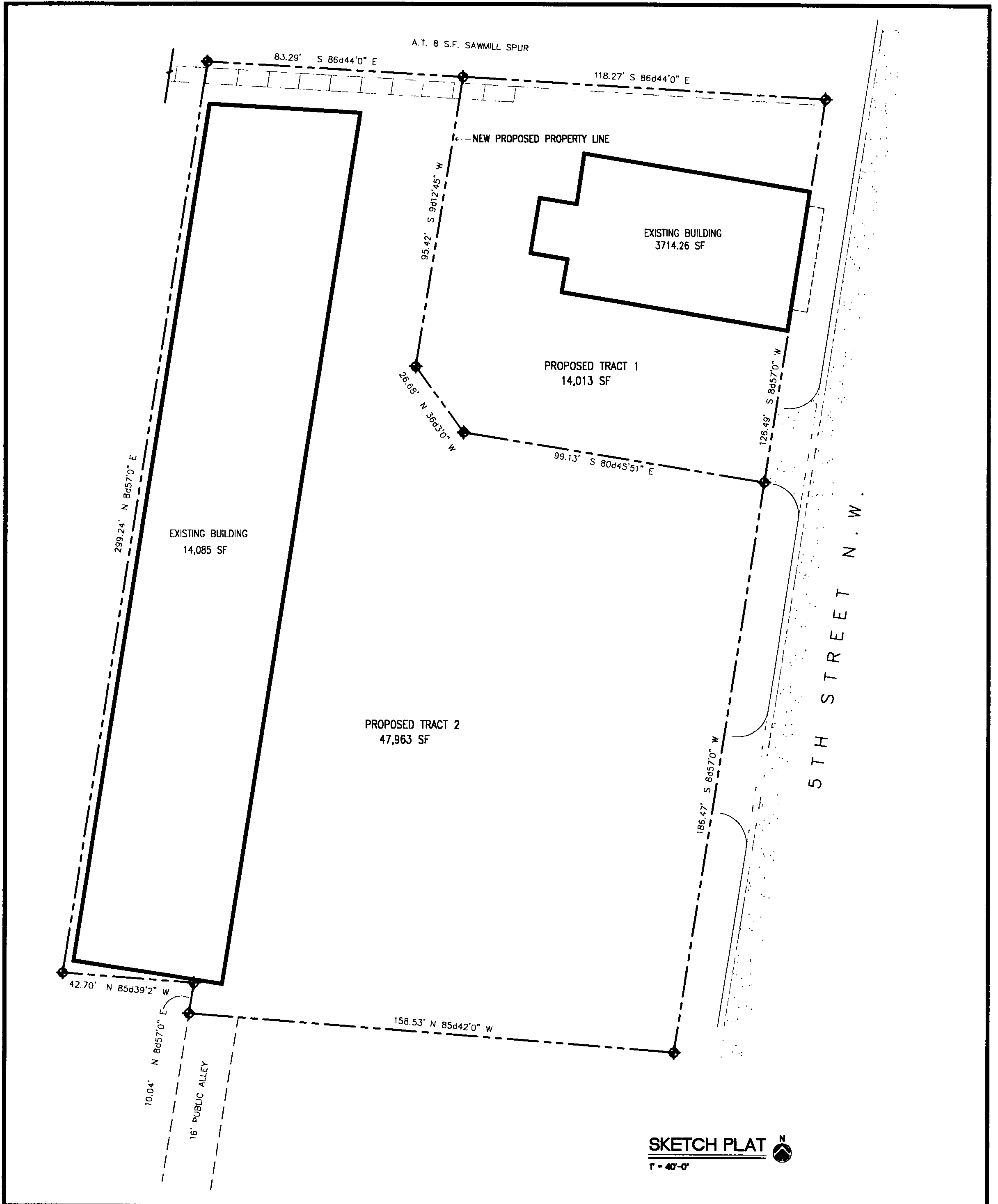
Dir Sirs:

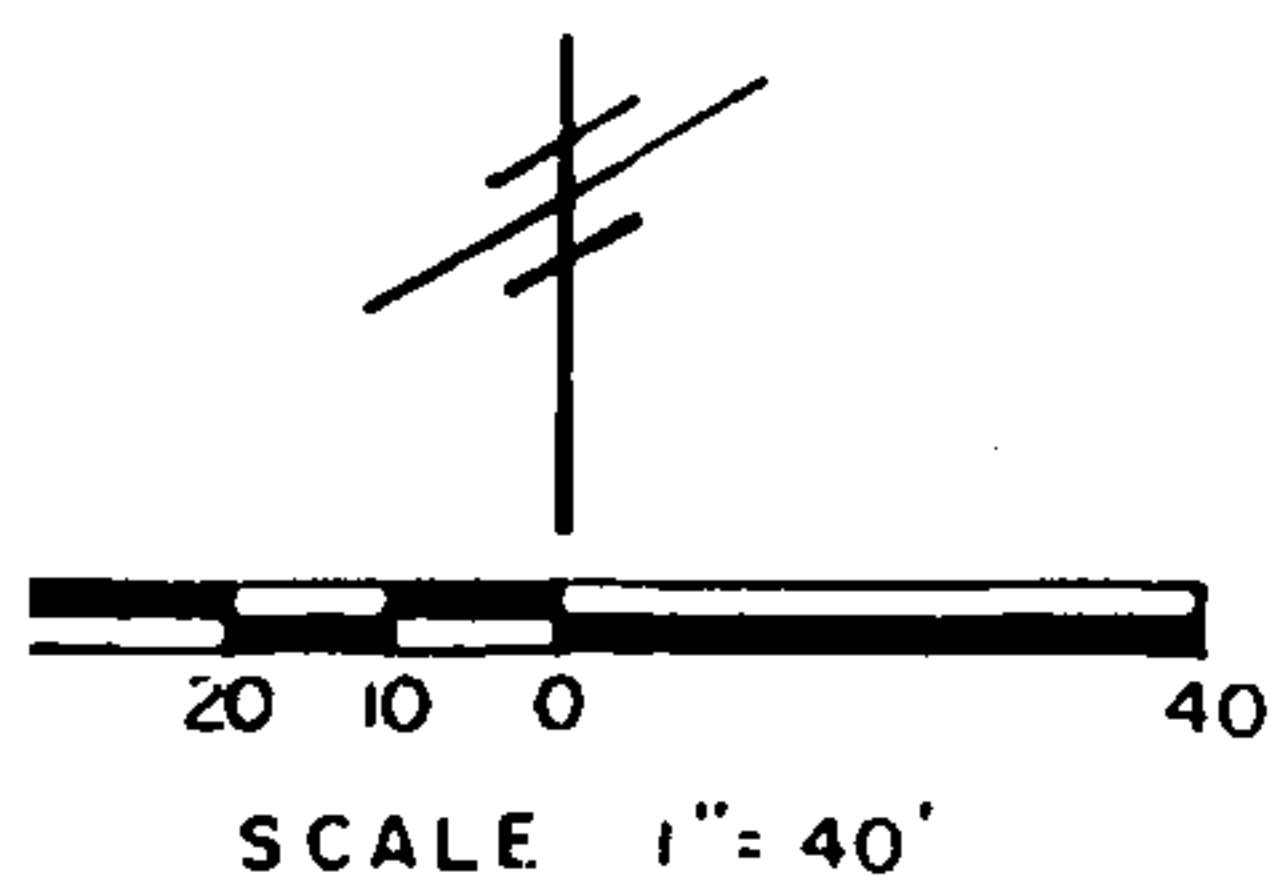
We would like consideration on the proposal to sub divide lot TR77-B-1 into two lots so that the warehouse on said property may be purchased separately from front office building..

Respectfully,

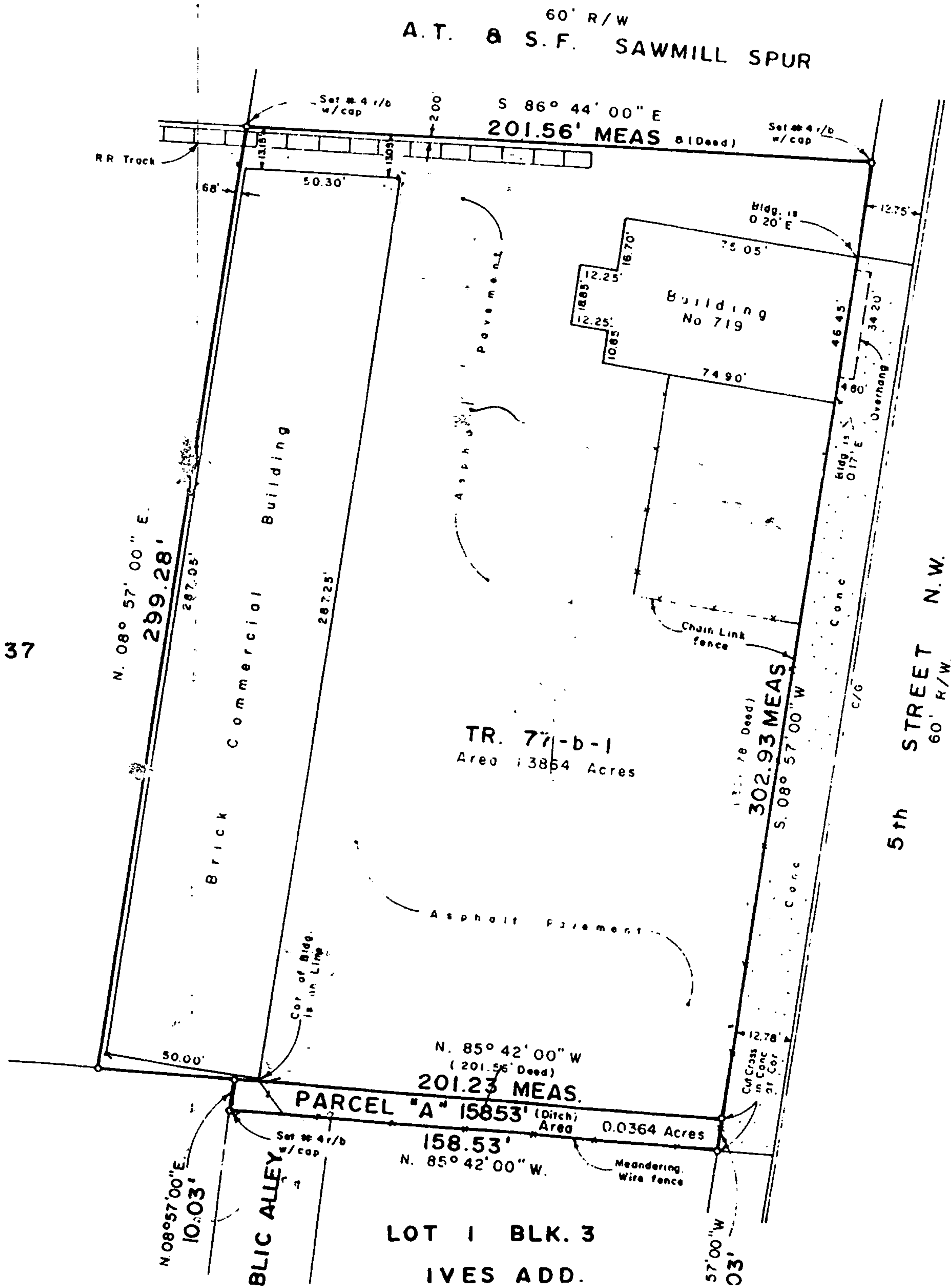


Jerry W. Miller
VP KPM LLC





Tr. 77-B-2
R.G.C.D. Map No. 37



**CITY OF ALBUQUERQUE
PLANNING DEPARTMENT
Development Review Board
December 17, 2003
Comments**

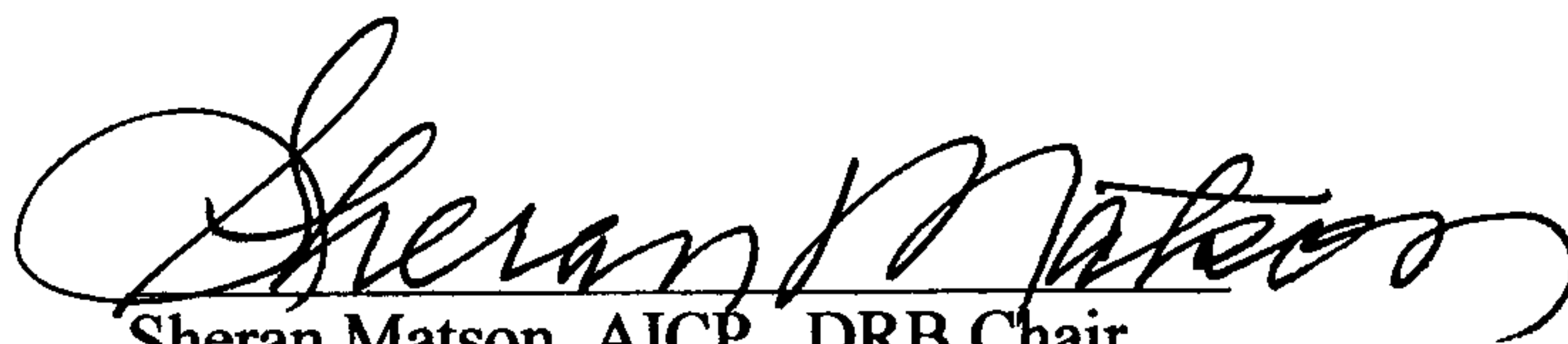
Item # 34

Project # 1003123

Application # 03DRB-02044

RE: Tract 77B1, MRGCD Map 37

Planning would have no objection to the requested lot split as shown.

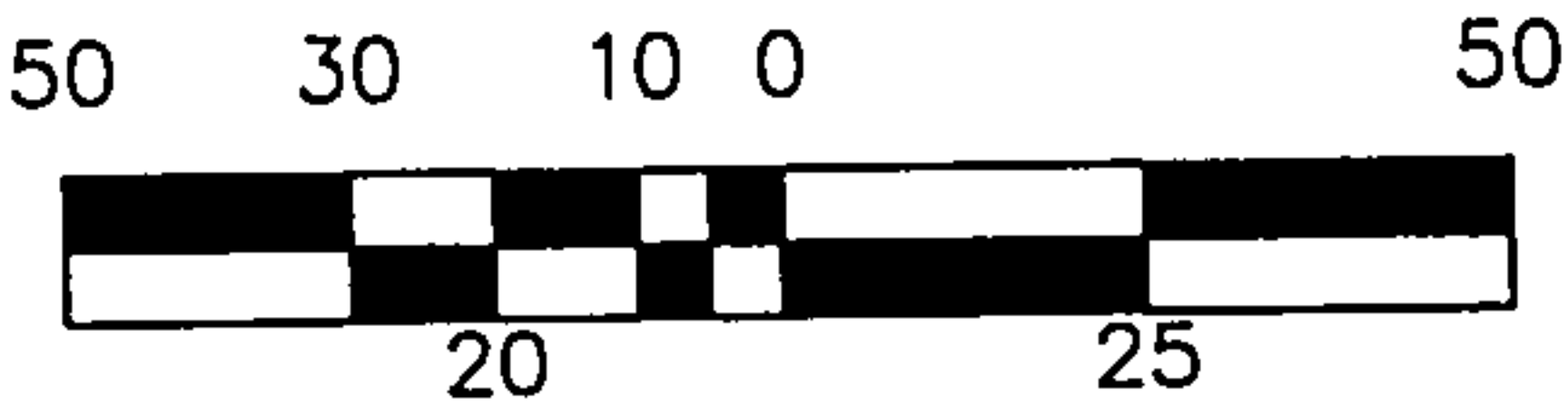
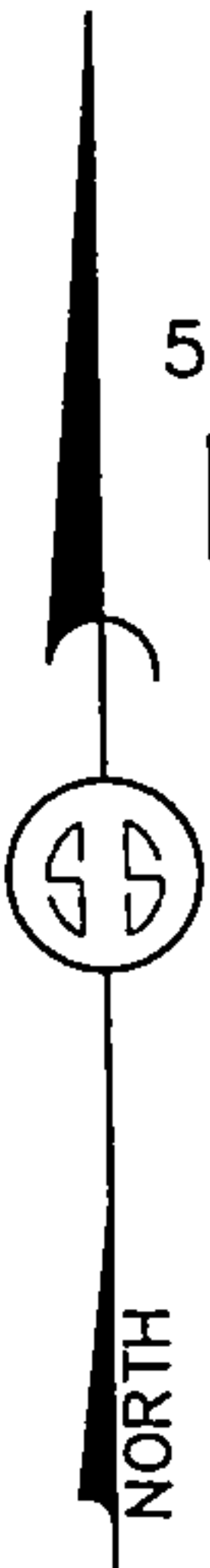
A handwritten signature in black ink, appearing to read "Sheran Matson", with a large, stylized flourish at the end.

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

A.T. & B.N. RAILROAD SPUR

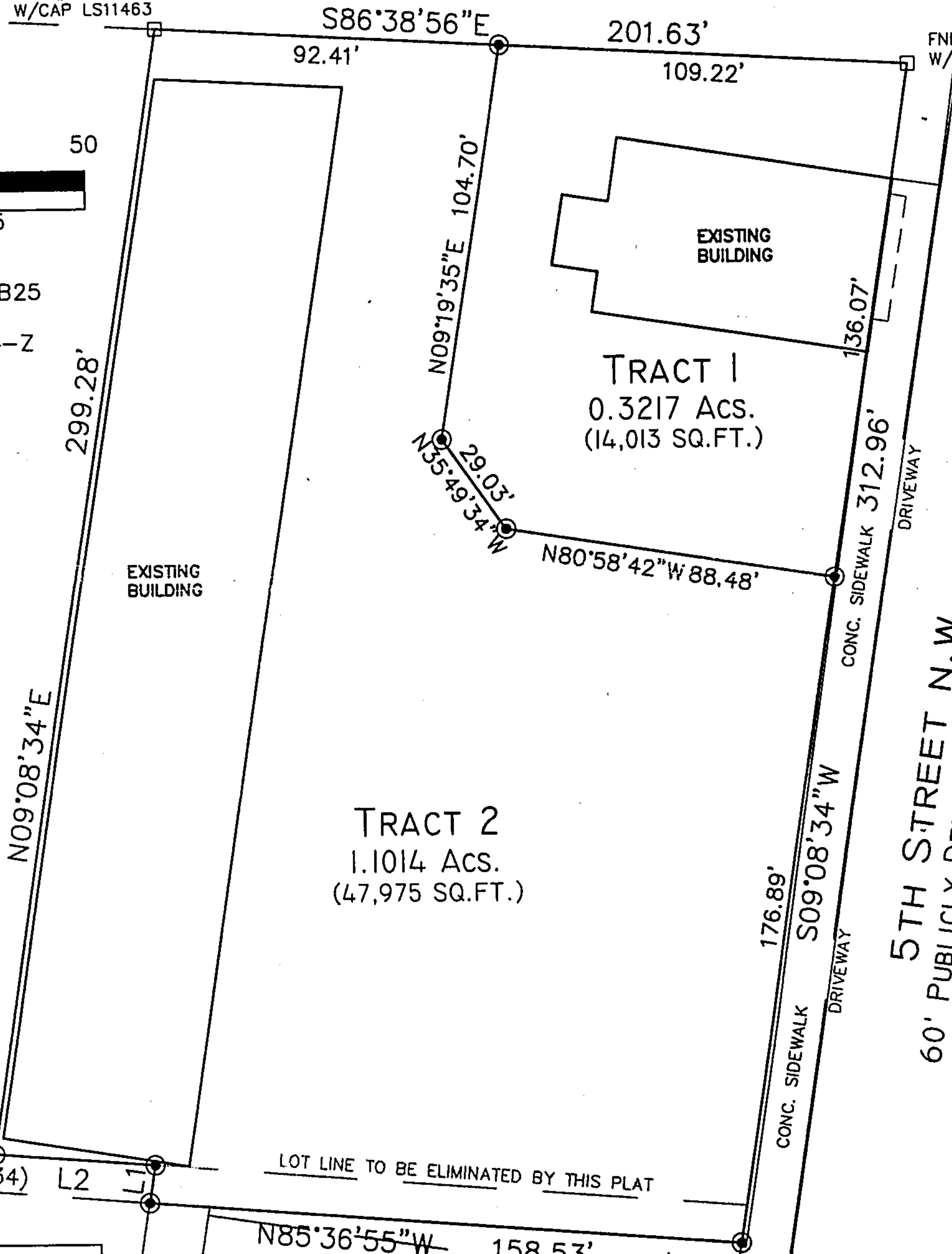
FND #4 REBAR
W/CAP LS11463

FND #4 REBAR
W/CAP (ILLEGIBLE)

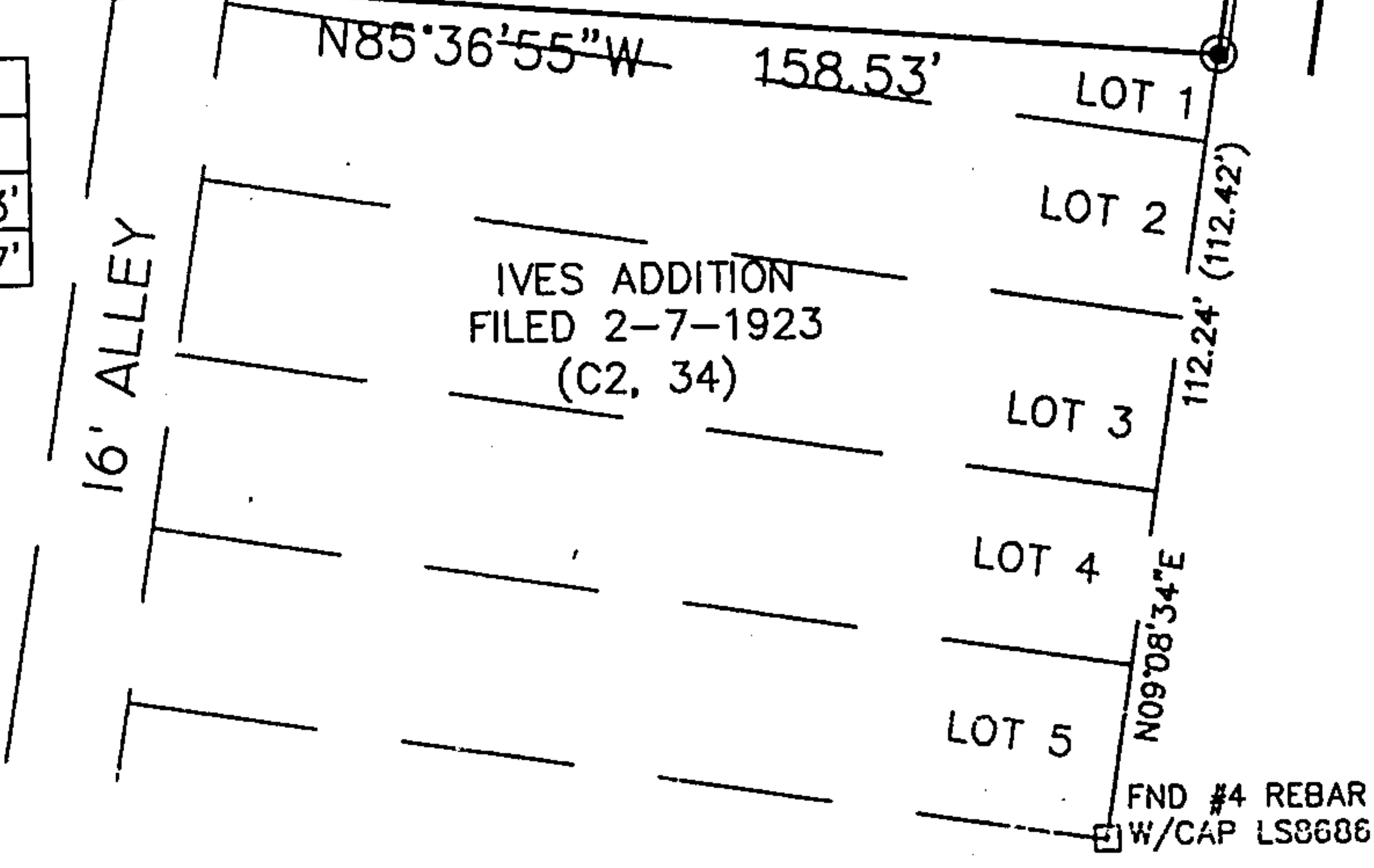


SCALE: 1" = 50'
PROJECT NO. 0402PB25
DRAWN BY PGB
ZONE ATLAS: H-14-Z
KPM LLP.CR5

TRACT 77-B-2
M.R.G.C.D. MAP NO. 36



LINE TABLE		
LINE	BEARING	LENGTH
L1	N09°08'34"E	10.03'
L2	N85°36'55"W	42.77'



1ST FIRST STATE BANK MORTGAGE

THIS MORTGAGE IS DATED JULY 28, 2000, between STEFAN WATSON and EILEEN DEVEREUX, HUSBAND AND WIFE, whose address is 1719 5TH STREET NW, ALBUQUERQUE, NM 87102 (referred to below as "Grantor") and FIRST STATE BANK, whose address is 111 LOMAS N.W., P.O. BOX 3686, ALBUQUERQUE, NM 87190-3686 (referred to below as "Lender").

GRANT OF MORTGAGE. Grantor, for consideration paid, grants and conveys to Lender the following described real property, together with all existing or subsequently erected or affixed buildings, improvements and fixtures; all easements, rights of way, and appurtenances; all water, water rights, watercourses and ditch rights (including stock in utilities with ditch or irrigation rights); and all other rights, royalties, and profits relating to the real property, including without limitation all minerals, oil, gas, geothermal and similar matters, located in BERNALILLO County, State of New Mexico (the "Real Property"):

See attached Exhibit "A"

WITH MORTGAGE COVENANTS.

The Real Property or its address is commonly known as 1719 5TH STREET NW, ALBUQUERQUE, NM 87102. If there is a conflict between the legal description and the Real Property address, the legal description shall control.

Grantor presently assigns to Lender all of Grantor's right, title, and interest in and to all leases of the Property and all Rents from the Property. In addition, Grantor grants to Lender a Uniform Commercial Code security interest in the Personal Property and Rents.

DEFINITIONS. The following words shall have the following meanings when used in this Mortgage. Terms not otherwise defined in this Mortgage shall have the meanings attributed to such terms in the Uniform Commercial Code. All references to dollar amounts shall mean amounts in lawful money of the United States of America.

Grantor. The word "Grantor" means STEFAN WATSON and EILEEN DEVEREUX. The Grantor is the mortgagor under this Mortgage.

Guarantor. The word "Guarantor" means and includes without limitation each and all of the guarantors, sureties, and accommodation parties in connection with the indebtedness.

EXHIBIT "A"

A certain tract of land within the Town of Albuquerque Grant, City of Albuquerque, Bernalillo County, New Mexico, designated as Tract 77-b-1, M.R.G.C.D. Map No. 36, being bounded as described as follows:

BEGINNING at the Southeast corner of the hereinafter described tract, being a point on the Westerly line of Fifth Street, N.W., Whence the Northeast corner of Lot 1, Block 3, Ives Addition, as the same is shown and designated on the Plat of said Addition, filed in the office of the County Clerk of Bernalillo County, New Mexico, on February 7, 1923 bears S. 08 deg. 57' 00" W., a distance of 10.83 feet; Thence N. 85 deg. 42' 00" W., a distance of 201.23 feet to the Southwest corner; Thence N. 08 deg. 57' 00" E., a distance of 299.28 feet to the Northwest corner and a point on the South line of the A.T. & S.F. Sawmill Spur; Thence S. 86 deg. 44' 00" E., along the South line of the A.T. & S.F. Sawmill Spur a distance of 201.56 feet to the Northeast corner and a point on the West line of Fifth Street, N.W., Thence S. 08 deg. 57' 00" W., along the West line of Fifth Street, N.W. a distance of 302.93 feet to the Southeast corner and place of beginning;

TOGETHER WITH

A certain Tract of land being designated as "Ditch" on the Plat of the Ives Addition, as the same is shown and designated on the Plat of said Addition, filed in the office of the County Clerk of Bernalillo County, New Mexico, on February 7, 1923 and being bounded and described as follows:

BEGINNING at the Southeast corner of the hereinafter described property, being the Northeast corner of Lot 1, Block 3 of the Ives Addition and a point on the West line of Fifth Street, N.W., Thence N. 85 deg. 42' 00" W., along the North line of Lot 1, Block 3, Ives Addition, a distance of 158.53 feet to the Southwest corner; Thence N. 08 deg. 57' 00" E., a distance of 10.03 feet to the Northwest corner and a point on the North line of said "Ditch"; Thence S. 85 deg. 42' 00" E., along the North line of said "Ditch", a distance of 158.53 feet to the Northeast corner and a point on the West line of Fifth Street N.W.; Thence S. 08 deg. 57' 00" W., along the West line of Fifth Street N.W. a distance of 10.03 feet to the Southeast corner and place of beginning.

Being further identified as all of the land set forth on that certain Plat of Survey of Tract 77-b-1, M.R.G.C.D. Map No. 37 (SIC), as shown and designated on the Plat of Survey thereof, filed in the office of the County Clerk of Bernalillo County, New Mexico, on September 28, 1992, as Document No. 92-96970.