#20

COMPLETED 07/01/05 sH

# DRB CASE ACTION LOG (FINAL PLAT)

REVISED 2/5/04

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

DRB Application No.: **05DRB-01053 (FP)** Project # **1003172**

Project Name: **SEVILLE SUBDIVISION**

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

Your request for (**SDP for SUB**), (**SDP for BP**), (**FINAL PLATS**), (**MASTER DEVELOP. PLAN**), was approved on 6/29/05 by the DRB with ~~delegation of~~ signature(s) to the following departments.
**OUTSTANDING SIGNATURES COMMENTS TO BE ADDRESSED**

- ☐ TRANSPORTATION:
- ☐ UTILITIES:
- ☐ CITY ENGINEER / AMAFCA:
- ☐ PARKS / CIP:
- ☒ PLANNING (Last to sign): AGIS & recording OK 6/30/05
- ☒ **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 1003172

# OFFICIAL NOTICE OF DECISION

CITY OF ALBUQUERQUE
PLANNING DEPARTMENT
DEVELOPMENT REVIEW BOARD

January 4, 2006

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

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

At the January 4, 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 January 19, 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).

Claire Senora

for Sheran Matson, AICP, DRB Chair

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

# DRB PUBLIC HEARING SIGN IN SHEETS

CASE NUMBER: 1003172 AGENDA#: 1 DATE: 1/4/06

1. Name: Sylvia Atilton Address: Sierra West Zip: _____

2. Name: _____ Address: _____ Zip: _____

3. Name: _____ Address: _____ Zip: _____

4. Name: _____ Address: _____ Zip: _____

5. Name: _____ Address: _____ Zip: _____

6. Name: _____ Address: _____ Zip: _____

7. Name: _____ Address: _____ Zip: _____

8. Name: _____ Address: _____ Zip: _____

9. Name: _____ Address: _____ Zip: _____

10. Name: _____ Address: _____ Zip: _____

11. Name: _____ Address: _____ Zip: _____

12. Name: _____ Address: _____ Zip: _____

13. Name: _____ Address: _____ Zip: _____

14. Name: _____ Address: _____ Zip: _____

# CITY OF ALBUQUERQUE

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

DEVELOPMENT REVIEW BOARD--SPEED MEMO

**DRB CASE NO/PROJECT NO: 1003172** **AGENDA ITEM NO: 1**

**SUBJECT:**

SIA Extension

**ACTION REQUESTED:**

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

P.O. Box 1293

Albuquerque

New Mexico 87103

www.cabq.gov

**ENGINEERING COMMENTS:**

The Hydrology Section has no objection to the extension request.

**RESOLUTION:**

APPROVED X 1-yr; 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**: January 4, 2006

CITY OF ALBUQUERQUE
PLANNING DEPARTMENT
DEVELOPMENT REVIEW BOARD

January 4, 2006

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

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

AMAFCA — No adverse comments.

COG — No adverse comments.

Transit — No objection to the request.

Zoning Enforcement — No adverse comments.

Neighborhood Coordination

Letters sent to Paradise Hills Civic Assoc. (R) and Ventana Ranch NA (R).

APS

The developer is requesting an SIA extension for **Seville Estates, Unit 9**, whose preliminary plat for 24 single-family houses was approved. While the project is already under construction, it should be noted that development in the northwest part of town has significantly impacted schools. This development affects Ventana Ranch Elementary, Monroe Middle School, and Cibola High School which are all operating above capacity.

| School | 2005-06 40 Day Count | Capacity | Space Available |
|---|---|---|---|
| VENTANA RANCH | 1,004 | 830 | -174 |
| MONROE MS | 1,394 | 780 | -614 |
| CIBOLA HS | 2,977 | 2,440 | -537 |

Continual residential growth in the northwest area will continue to stress the schools. While APS does have plans to construct new elementary, middle, and high schools, it will be a few years before these schools are completed.

APS

A new northwest high school will open with a 9th grade academy in 2007 with the rest of the school to open in 2008. A task force is currently working on alternatives to relieve Monroe Middle School in the near term, while plans for a new middle and elementary schools are being developed.

All planned additions to existing educational facilities are contingent upon taxpayer approval.

| | |
|---|---|
| Police Department | No CPTED or crime prevention comments at this time. |
| Fire Department | No adverse comments. |
| PNM Electric & Gas | No comment. |
| 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

Transportation will only approve a 1 year extension. The Irving improvements need to be completed as soon as possible.

| | |
|---|---|
| Parks & Recreation | No objection. |
| Utilities Development | No comment. |

Planning Department

No objection to the requested extension. Is 2 years needed?

| | |
|---|---|
| Impact Fee Administrator | No comment on requested extension of SIA. |

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

cc: Stillbrooke Homes, 8901 Adams NE, 87113
Tierra West LLC, 8509 Jefferson NE, 87123

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

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

| | |
|---|---|
| **Project # 1003172**<br>05DRB-01845 Major-Two Year SIA | TIERRA WEST LLC agent(s) for STILLBROOKE HOMES request(s) the above action(s) for **SEVILLE ESTATES, UNIT 9,** zoned R-LT residential zone, located on KAYENTA ST NW, between IRVING BLVD NW the CALABACILLAS ARROYO, containing approximately 7 acre(s). [REF: 04DRB-00529,04DRB-01955, 04DRB-01957,05DRB-01053] (A-10) |
| **Project # 1002247**<br>05DRB-01815 Major-Vacation of Public Easements | BOHANNAN HUSTON INC agent(s) for HUNT UPTOWN LLC request(s) the above action(s) for all or a portion of Tract(s) A, **ABQ UPTOWN SITE,** zoned SU-3 special center zone, located on LOUISIANA BLVD NE, between ARVADA AVE NE and INDIAN SCHOOL RD NE containing approximately 18 acre(s). [REF: 04DRB-00830, 04DRB-00831, 04DRB-00832, 04EPC-00914] (H-19) |
| **Project # 1002743**<br>05DRB-01818 Major-Preliminary Plat Approval | BORDENAVE DESIGNS agent(s) for HARVEST HOMES LLC request(s) the above action(s) for all or a portion of Tract(s) I & J, **LA LUZ DEL OESTE, UNIT 4,** zoned SU-1 FOR PRD, located on COORS BLVD NW, between WESTERN TRAILS NW and DELLYNE NW containing approximately 4 acre(s). [REF: 03DRB-00989] (F-11) |
| **Project # 1003762**<br>05DRB-01822 Major-Preliminary Plat Approval<br>05DRB-01823 Minor-Sidewalk Waiver<br>05DRB-01824 Minor-Temp Defer SDWK | ISAACSON & ARFMAN PA agent(s) for CHELWOOD HILLS LLC request(s) the above action(s) for all or a portion of Tract(s) B, CHELWOOD ELEMENTARY SCHOOL (to be known as **CHELWOOD HILLS SUBDIVISION**) zoned R-LT, located on EASTRIDGE PARK BLVD NE, between CHELWOOD PARK BLVD NE and INDIAN SCHOOL RD NE containing approximately 4 acre(s). [REF: 04EPC-01714, 05DRB-00316] (J-22) |

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

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

**PAGE 2**

| | |
|---|---|
| **Project # 1004083**<br>05DRB-01849 Major-Vacation of Pub Right-of-Way | RHOMBUS PA INC agent(s) for SANCHEZ & WADE ENTERPRISES LLC request(s) the above action(s) for all or a portion of Lot(s) 19-33, Block(s) 11, **VALLEY VIEW ADDITION,** zoned C-2 community commercial zone, located on ZUNI RD SE, between ADAMS ST NE and JEFFERSON ST SE containing approximately 1 acre(s). [REF: 05ZHE00537] (K-17) |
| **Project # 1004456**<br>05DRB-01817 Major-Preliminary Plat Approval<br>05DRB-01819 Minor-Temp Defer SDWK | BRASHER & LORENZ agent(s) for BARON'S RUN, LLC request(s) the above action(s) for all or a portion of Lot(s) 14, 15, 16, 17 & 18, Tract(s) 1, Block(s) 11, NORTH ALBUQUERQUE ACRES (to be known as **BARON'S RUN SUBDIVISION)** zoned RD, located on BARSTOW ST NE, between FLORENCE AVE NE and GLENDALE AVE NE containing approximately 5 acre(s). [REF: 05DRB-01507] (B-19) |

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

Sheran Matson

Sheran Matson, AICP, DRB Chair
Development Review Board

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

# CITY OF ALBUQUERQUE

# FYI

THREE HUNDRED YEARS 1706 * 2006 ALBUQUERQUE

Making History

## NOTIFICATION OF HEARING for the DEVELOPMENT REVIEW BOARD

December 19, 2005

**TO:** Larry Weaver and Tom Anderson, Paradise Hills Civic Assoc.
Laura Horton and Bruce Nyberg, Ventana Ranch NA

This letter will serve as your notification from the City of Albuquerque, under provisions of 0-92 pertaining to a request for: **Requests the following for approximately seven (7) acre(s): Major Two (2) Year Subdivision Improvement Agreement for Sevelle Estates, Unit 9.**

*Proposed by:* **Tierra West, LLC at 858-3100**
*Agent for:* **Stillbrooke Homes**

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

*The case number(s) assigned is:* **05DRB- 01845, Project # 1003172.**

City Planning accepted application for this request on **December 9, 2005.**

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

Please be advised that this application is scheduled for a hearing before the Development Review Board (DRB) at **9 a.m.** on **Wednesday, January 4, 2006** in the **Planning Hearing Room, Lower Level, Plaza Del Sol Building, 600 Second St. NW.**

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

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

Sincerely,

*Stephani I. Winklepleck*

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

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

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

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

**Meeting Date:** JANUARY 4, 2006
**Zone Atlas Page:** A-10-Z
**Notification Radius:** 100 Ft.

**Project# 1003172**
**App#05DRB-01845**

**Cross Reference and Location**: KAYENTA STREET NW/ BETWEEN IRVING BLVD NW AND CALABACILLAS ARROYO

**Applicant:** STILLBROOKE HOMES
**Address:** 8901 ADAMS NE
ALBUQUERQUE, NM 87113

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

**Special Instructions:**

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

**Date Mailed:** DECEMBER 16, 2005
**Signature:** YVONNE SAAVEDRA

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

**Project#** 1003172
**Application#**



| Zone Atlas Page # | Zone Atlas # | Grid Location | Parcel Sequence | Name & Address |
|---|---|---|---|---|
| A-10 | 1010066 | 318-032 | 408-04 | ✓ Dup |
| | | 333-050 | 01 | ✓ Dup |
| | | 340-019 | 402-01 | ✓ |
| | | 347-019 | 02 | ✓ |
| | | 355-020 | 03 | ✓ |
| | | 361-022 | 04 | ✓ |
| | | 369-023 | 05 | ✓ |
| | | 375-025 | 06 | ✓ |
| | | 378-030 | 07 | ✓ |
| | | 385-032 | 08 | ✓ |
| | 1010065 | 389-527 | 108-29 | ✓ |
| | | 385-526 | 30 | ✓ |
| | | 363-526 | 38 | ✓ |
| | | 364-524 | 40 | ✓ |
| | | 350-525 | 39 | ✓ |
| | | 328-523 | 115-09 | ✓ |
| | | 326-512 | 08 | ✓ |
| | | 323-504 | 07 | ✓ |
| | | 312-484 | 201-08 | ✓ Dup |
| | | 286-445 | 07 | ✓ Dup2 |
| | | 305-507 | 09 | ✓ Dup2 |
| | | 297-523 | 206-05 | ✓ |
| | | 292-523 | 04 | ✓ |
| | | 288-522 | 03 | ✓ |

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

**Project#** 1003172
**Application#**



| Zone Atlas Page # | Zone Atlas # | Grid Location | Parcel Sequence | Name & Address |
|---|---|---|---|---|
| A-10 | 1010065 | 283-522 | 206-02 | ✓ |
| | | 278-522 | 01 | ✓ |
| | | 265-521 | 205-01 | ✓ |
| | | 260-520 | 02 | ✓ |
| | | 255-518 | 03 | ✓ |
| | 1010066 | 240-004 | 317-83 | ✓ Dup 2 |
| | | 245-003 | 84 | ✓ Dup 2 |
| | | 253-005 | 85 | ✓ Dup 2 |
| | | 253-012 | 86 | ✓ Dup 2 |
| | | 251-017 | 87 | ✓ Dup 2 |
| | | 246-021 | 88 | ✓ Dup 2 |
| | | 243-025 | 89 | ✓ Dup 2 |
| | | 241-029 | 90 | ✓ Dup 2 |
| | | 237-032 | 91 | ✓ Dup 2 |
| | | 229-039 | 59 | ✓ Dup 2 |
| | | 224-042 | 60 | ✓ Dup 2 |
| | | 225-044 | 301-01 | No Ownerships |
| | | 134-035 | 01 | ✓ Dup 2 |
| | | 118-048 | 03 | ✓ |
| | | 193-075 | 04 | ✓ COA |
| | | 219-042 | 61 | No Ownership |
| | | 214-027 | 316-08 | ✓ Dup 2 |
| | 1010065 | 296-517 | 206-06 | ✓ COA |
| | | 253-528 | 205-10 | ✓ COA |

mainframe@coa1mp3.ca To
bq.gov cc
12/12/2005 10:20 AM bcc
Subject

```
1          R E C O R D S   W I T H   L A B E L S                    PAGE
1
01010066                  ***  THIS UPC CODE HAS NO MASTER RECORD ON FILE
0101006629803240804       ***  THIS UPC CODE HAS NO MASTER RECORD ON FILE
0101006633305040801       LEGAL: TR C   BU LKLAND PLAT OF TRS A-1, B, C, D, E & F
PAR  LAND USE:
                          PROPERTY ADDR: 00000
                             OWNER NAME: A M A F C A
                             OWNER ADDR: 02600   PROSPECT                    NE
ALBUQUERQUE        NM 87107
0101006634001940201       LEGAL: * 1  33 C ORRECTED AMENDED REPLAT OF RIO VISTA
UNIT   LAND USE:
                          PROPERTY ADDR: 00000    N/A
                             OWNER NAME: INMAN JOSEPH R JR & FRANCES JA
                             OWNER ADDR: 05917   IRVING                   BL NW
ALBUQUERQUE        NM 87114
0101006634701940202       LEGAL: * 2  33 C ORRECTED AMENDED REPLAT OF RIO VISTA
UNIT   LAND USE:
                          PROPERTY ADDR: 00000    5913 IRVING BLV NW
                             OWNER NAME: COONROD JOE & WINIFRED
                             OWNER ADDR: PO BOX 67126
ALBUQUERQUE        NM 87193
0101006635502040203       LEGAL: * 3  33 C ORRECTED AMENDED REPLAT OF RIO VISTA
UNIT   LAND USE:
                          PROPERTY ADDR: 00000    5909 IRVING BLVD NW
                             OWNER NAME: CROUSE ROBERT J & HAZEL I
                             OWNER ADDR: 05909   IRVING                   BL NW
ALBUQUERQUE        NM 87114
0101006636102240204       LEGAL: LOT  1 SA NGRE DE CRISTO DEVELOPMENT (REPL OF POR
OF  LAND USE:
                          PROPERTY ADDR: 00000    5907 IRVING BLVD NW
                             OWNER NAME: CAMPBELL RICHARD A & NANCY R
                             OWNER ADDR: 05907   IRVING                   BL NW
ALBUQUERQUE        NM 87114
0101006636902340205       LEGAL: LOT  2 SA NGRE DE CRISTO DEVELOPMENT (REPL OF POR
OF  LAND USE:
                          PROPERTY ADDR: 00000    N/A
                             OWNER NAME: SEYMOUR JASON MATTHEW
                             OWNER ADDR: 02828   CARLISLE                 BL NE
ALBUQUERQUE        NM 87110
0101006637502540206       LEGAL: LOT  3 SA NGRE DE CRISTO DEVELOPMENT (REPL OF POR
OF  LAND USE:
                          PROPERTY ADDR: 00000    5903 IRVING BLVD NW
                             OWNER NAME: MONTOYA TIMOTHY D & JANICE M
                             OWNER ADDR: 05903   IRVING                   BL NW
ALBUQUERQUE        NM 87114
```

0101006637803040207 LEGAL: LOT 4 SA NGRE DE CRISTO DEVELOPMENT (REPL OF POR OF LAND USE:
PROPERTY ADDR: 00000 5901 IRVING BLVD NW
OWNER NAME: WORKIZER PATSY P
OWNER ADDR: 05901 IRVING BL NW
ALBUQUERQUE NM 87114
0101006638503240208 LEGAL: LOT 5 SA NGRE DE CRISTO DEVELOPMENT (REPL OF POR OF LAND USE:
PROPERTY ADDR: 00000 5843 IRVING BLVD NW
OWNER NAME: FITZGERALD GREG & TESHA
OWNER ADDR: 05843 IRVING BL NW
ALBUQUERQUE NM 87114
0101006538952710829 LEGAL: * 1 21 C ORRECTED AMENDED REPLAT OF RIO VISTA UNIT LAND USE:
PROPERTY ADDR: 00000 10521 ALEGRIA RD NW
OWNER NAME: STANTON SYLVIA M
OWNER ADDR: 10521 ALEGRIA RD NW
ALBUQUERQUE NM 87114
0101006538552610830 LEGAL: * 1 20 C ORRECTED AMENDED REPLAT OF RIO VISTA UNIT LAND USE:
PROPERTY ADDR: 00000 10516 LUTZ CT NW
OWNER NAME: HART MARK R & MARY ANN L HART
OWNER ADDR: 10516 LUTES CT NW
ALBUQUERQUE NM 87114
0101006536352610838 LEGAL: * 9 20 C ORRECTED AMENDED REPLAT OF RIO VISTA UNIT LAND USE:
PROPERTY ADDR: 00000 10513 LUTES CT NW
OWNER NAME: NUNEZ OSCAR P
OWNER ADDR: 10513 LUTES CT NW
ALBUQUERQUE NM 87114
0101006535452410840 LEGAL: * 11 20 CORRECTED AMENDED REPLAT OF RIO VISTA UNIT LAND USE:
PROPERTY ADDR: 00000 10512 LA PAZ DR NW
OWNER NAME: GRUSH MATTHEW P & WILSON LISA
OWNER ADDR: 10512 LA PAZ DR NW
ALBUQUERQUE NM 87114
0101006535052510839 LEGAL: * 10 20 CORRECTED AMENDED REPLAT OF RIO VISTA UNIT LAND USE:
PROPERTY ADDR: 00000 10516 LA PAZ DR NW
OWNER NAME: ARMSTRONG ROBERT A & SUZANNE I
OWNER ADDR: 10516 LA PAZ DR NW
ALBUQUERQUE NM 87114
0101006532852311509 LEGAL: * 9 19 C ORRECTED AMENDED REPLAT OF RIO VISTA UNIT LAND USE:
PROPERTY ADDR: 00000 N/A
OWNER NAME: LAS VENTANAS LTD PARTNERSHIP %
OWNER ADDR: 00010 TRAMWAY LP NE
ALBUQUERQUE NM 87122
0101006532651211508 LEGAL: * 8 19 C ORRECTED AMENDED REPLAT OF RIO VISTA UNIT LAND USE:
PROPERTY ADDR: 00000 10505 LA PAZ DR NW
OWNER NAME: CAMPBELL KERRI & DAN
OWNER ADDR: 10505 LA PAZ NW
ALBUQUERQUE NM 87114

01010065323504115 07 LEGAL: * 7 19 C ORRECTED AMENDED REPLAT OF RIO VISTA
UNIT LAND USE:
PROPERTY ADDR: 00000 10501 LA PAZ DR NW
OWNER NAME: HARTMAN MARY JANE
OWNER ADDR: 10501 LA PAZ DR NW
ALBUQUERQUE NM 87120
01010065312484201 08 LEGAL: TR B 1B P LAT OF SEDONA SUBDIVISION AT VENTANA
RANCH LAND USE:
PROPERTY ADDR: 00000 N/A
OWNER NAME: VENTANA RANCH COMMUNITY ASSOCI
OWNER ADDR: 00010 TRAMWAY LP NE
ALBUQUERQUE NM 87122
01010065286445201 07 LEGAL: TR B 2 PL AT OF SEDONA SUBDIVISION AT VENTANA
RANCH LAND USE:
PROPERTY ADDR: 00000 N/A
OWNER NAME: AMAFCA
OWNER ADDR: 02600 PROSPECT NE
ALBUQUERQUE NM 87107
01010065305507201 09 LEGAL: TR B 1A P LAT OF SEDONA SUBDIVISION AT VENTANA
RANCH LAND USE:
PROPERTY ADDR: 00000 N/A
OWNER NAME: VENTANA RANCH COMMUNITY ASSOCI
OWNER ADDR: 00010 TRAMWAY LP NE
ALBUQUERQUE NM 87122
01010065297523206 05 LEGAL: LT 1 PLA T OF SEDONA SUBDIVISION AT VENTANA
RANCH LAND USE:
PROPERTY ADDR: 00000 6101 BISBEE PL NW
OWNER NAME: FISCHER CARLEEN
OWNER ADDR: 06101 BISBEE PL NW
ALBUQUERQUE NM 87114
01010065292523206 04 LEGAL: LT 2 PLA T OF SEDONA SUBDIVISION AT VENTANA
RANCH LAND USE:
PROPERTY ADDR: 00000 6105 BISBEE PL NW
OWNER NAME: BROWN JOHN E & KRISTIE L
OWNER ADDR: 06105 BISBEE PL NW
ALBUQUERQUE NM 87114
01010065288522206 03 LEGAL: LT 3 PLA T OF SEDONA SUBDIVISION AT VENTANA
RANCH LAND USE:
PROPERTY ADDR: 00000 6109 BISBEE PL NW
OWNER NAME: CASAUS TAMMY R
OWNER ADDR: 06109 BISBEE PL NW
ALBUQUERQUE NM 87114
01010065283522206 02 LEGAL: LT 4 PLA T OF SEDONA SUBDIVISION AT VENTANA
RANCH LAND USE:
PROPERTY ADDR: 00000 6115 BISBEE PL NW
OWNER NAME: DOTY RICHARD C JR & KERYTE EMI
OWNER ADDR: 06115 BISBEE PL NW
ALBUQUERQUE NM 87114
01010065278522206 01 LEGAL: LT 5 PLA T OF SEDONA SUBDIVISION AT VENTANA
RANCH LAND USE:
PROPERTY ADDR: 00000 6119 BISBEE PL NW
OWNER NAME: STATON JONATHAN R & MARICELA
OWNER ADDR: 06119 BISBEE PL NW
ALBUQUERQUE NM 87114

```
01010065265521205 01   LEGAL: LT 6  PLA T OF SEDONA SUBDIVISION AT VENTANA
RANCH   LAND USE:
                       PROPERTY ADDR: 00000    6127 BISBEE PL NW
                          OWNER NAME: ROMERO MATTHEW A
                          OWNER ADDR: 06127   BISBEE                    PL NW
ALBUQUERQUE        NM 87114
01010065260520205 02   LEGAL: LT 7  PLA T OF SEDONA SUBDIVISION AT VENTANA
RANCH   LAND USE:
                       PROPERTY ADDR: 00000    6131 BISBEE PL NW
                          OWNER NAME: SALAZAR RUBEN W & ANGELA M
                          OWNER ADDR: 06131   BISBEE                    PL NW
ALBUQUERQUE        NM 87114
01010065255518205 03   LEGAL: LT 8  PLA T OF SEDONA SUBDIVISION AT VENTANA
RANCH   LAND USE:
                       PROPERTY ADDR: 00000    6135 BISBEE PL NW
                          OWNER NAME: SCHLECHT RONALD E
                          OWNER ADDR: 06135   BISBEE                    PL NW
ALBUQUERQUE        NM 87114
01010066240004317 83   ***  THIS UPC CODE HAS NO MASTER RECORD ON FILE
01010066245003317 84   ***  THIS UPC CODE HAS NO MASTER RECORD ON FILE
01010066253005317 85   ***  THIS UPC CODE HAS NO MASTER RECORD ON FILE
01010066253012317 86   ***  THIS UPC CODE HAS NO MASTER RECORD ON FILE
01010066251017317 87   ***  THIS UPC CODE HAS NO MASTER RECORD ON FILE
01010066246021317 88   ***  THIS UPC CODE HAS NO MASTER RECORD ON FILE
01010066243025317 89   ***  THIS UPC CODE HAS NO MASTER RECORD ON FILE
01010066241029317 90   ***  THIS UPC CODE HAS NO MASTER RECORD ON FILE
01010066237032317 91   ***  THIS UPC CODE HAS NO MASTER RECORD ON FILE
01010066229037317 59   ***  THIS UPC CODE HAS NO MASTER RECORD ON FILE
01010066224042317 60   ***  THIS UPC CODE HAS NO MASTER RECORD ON FILE
01010066225044301 01   ***  THIS UPC CODE HAS NO MASTER RECORD ON FILE
01010066134035301 01   ***  THIS UPC CODE HAS NO MASTER RECORD ON FILE
01010066118048301 03   ***  THIS UPC CODE HAS NO MASTER RECORD ON FILE
01010066193075301 04   ***  THIS UPC CODE HAS NO MASTER RECORD ON FILE
01010066219042301 61   ***  THIS UPC CODE HAS NO MASTER RECORD ON FILE
01010066214027316 08   ***  THIS UPC CODE HAS NO MASTER RECORD ON FILE
01010065296517206 06   LEGAL: PUBL IC S TREET R/W PLAT OF SEDONA SUBDIVISION AT
VE  LAND USE:
                       PROPERTY ADDR: 00000    N/A
                          OWNER NAME: CITY OF ALBUQUERQUE REAL ESTAT
                          OWNER ADDR: PO BOX 1293
ALBUQUERQUE        NM 87103
01010065253528205 10   LEGAL: PEDE SIRI AN ACCESS PLAT OF SEDONA  SUBDIVISION
AT V  LAND USE:
                       PROPERTY ADDR: 00000    NA
                          OWNER NAME: CITY OF ALBUQUERQUE REAL ESTAT
                          OWNER ADDR: PO BOX 1293
ALBUQUERQUE        NM 87103
.
QUIT
```

101006629803240804 LEGAL: TRACT 1-D SECOND CORRECTION PLAT BULKLAND PLAT-B 1-C & 1-D SEVILL
PROPERTY ADDR:

OWNERS NAME: CLEARBROOK INVESTMENTS INC
OWNERS ADDR: 8901 ADAMS ST NE
ALBUQUERQUE, NM 87113

101006634701940202 LEGAL: *2 33 CORRECTED AMENDED REPLAT OF RIO VISTA
PORPERTY ADDR: 5913 IRVING BLV NW

OWNERS NAME: COONROD JOE
OWNERS ADDR: PO BOX 67126
ALBUQUERQUE, NM 87193

101006624000431783 LEGAL: LOT 77-P1 SEVILLE SUBDIVISION UNIT EIGHT BEIN TRACT 1-B-1-A SEVILLE
PROPERTY ADDR: 6216 SIERRA NEVADA CIR NW

OWNERS NAME: CLEARBROOK INVESTMENTS INC
OWNERS ADDR: 8901 ADAMS ST NE
ALBUQUERQUE, NM 87113

101006624500331784 LEGAL: LOT 74-P1 SEVILLE SUBDIVISION UNIT EIGHT BEIN TRACT 1-B-1-A SEVILLE
PROPERTY ADDR: 6214 SIERRA NEVADA CIR NW

OWNERS NAME: CLEARBROOK INVESTMENTS INC
OWNERS ADDR: 8901 ADAMS ST NE
ALBUQUERQUE, NM 87113

101006625300531785 LEGAL: LOT 74-P1 SEVILLE SUBDIVISION UNIT EIGHT BEIN TRACT 1-B-1-A SEVILLE
PROPERTY ADDR: 6212 SIERRA NEVADA CIR NW

OWNERS NAME: CLEARBROOK INVESTMENTS INC
OWNERS ADDR: 8901 ADAMS ST NE
ALBUQUERQUE, NM 87113

101006625301231786 LEGAL: LOT 72-P1 SEVILLE SUBDIVISION UNIT EIGHT BEIN TRACT 1-B-1-A SEVILLE
PROPERTY ADDR: 6210 SIERRA NEVADA CIR NW

OWNERS NAME: CLEARBROOK INVESTMENTS INC
OWNERS ADDR: 8901 ADAMS ST NE
ALBUQUERQUE, NM 87113

101006625101731787 LEGAL: LOT 71-P1 SEVILLE SUBDIVISION UNIT EIGHT BEIN TRACT 1-B-1-A SEVILLE
PROPERTY ADDR: 6208 SIERRA NEVADA CIR NW

OWNERS NAME: CLEARBROOK INVESTMENTS INC
OWNERS ADDR: 8901 ADAMS ST NE
ALBUQUERQUE, NM 87113

101006624602131788 LEGAL: LOT 70-P1 SEVILLE SUBDIVISION UNIT EIGHT BEIN TRACT 1-B-1-A SEVILLE
PROPERTY ADDR: 6206 SIERRA NEVADA CIR NW

OWNERS NAME: CLEARBROOK INVESTMENTS INC
OWNERS ADDR: 8901 ADAMS ST NE
ALBUQUERQUE, NM 87113

101006624302531789 LEGAL: LOT 69-P1 SEVILLE SUBDIVISION UNIT EIGHT BEIN TRACT 1-B-1-A SEVILLE
PROPERTY ADDR: 6204 SIERRA NEVADA CIR NW

OWNERS NAME: CLEARBROOK INVESTMENTS INC
OWNERS ADDR: 8901 ADAMS ST NE
ALBUQUERQUE, NM 87113

101006624102931790 LEGAL: LOT 68-P1 SEVILLE SUBDIVISION UNIT EIGHT BEIN TRACT 1-B-1-A SEVILLE
PROPERTY ADDR: 6202 SIERRA NEVADA CIR NW

OWNERS NAME: CLEARBROOK INVESTMENTS INC
OWNERS ADDR: 8901 ADAMS ST NE
ALBUQUERQUE, NM 87113

101006623703231791 LEGAL: LOT 67-P1 SEVILLE SUBDIVISION UNIT EIGHT BEIN TRACT 1-B-1-A SEVILLE
PROPERTY ADDR: 6200 SIERRA NEVADA CIR NW

OWNERS NAME: CLEARBROOK INVESTMENTS INC
OWNERS ADDR: 8901 ADAMS ST NE
ALBUQUERQUE, NM 87113

101006622903731759 LEGAL: LOT 59-P1 SEVILLE SUBDIVISION UNIT EIGHT BEING TRACT 1-B-1A SEVILLE
PROPERTY ADDR: 6278 SIERRA NEVADA CIR NW

OWNERS NAME: CLEARBROOK INVESTMENTS INC
OWNERS ADDR: 8901 ADAMS NE A
ALBUQUERQUE, NM 87113

101006622404231760 LEGAL: LOT 67-P1 SEVILLE SUBDIVISION UNIT EIGHT BEIN TRACT 1-B-1-A SEVILLE
PROPERTY ADDR: 6276 SIERRA NEVADA CIR NW

OWNERS NAME: CLEARBROOK INVESTMENTS INC
OWNERS ADDR: 8901 ADAMS ST NE
ALBUQUERQUE, NM 87113

101006622504430101 NO OWNERSHIP OR DESCRIPTION

101006613403530101 LEGAL: TR 1-B-1-A 1 SEVILLE SUBDIVISION ON UNIT EIGHTS OF TRACT 1-B-1-A SEV
PROPERTY ADDR: N/A

OWNERS NAME: CLEARBROOK INVESTMENTS INC
OWNERS ADDR: 8901 ADAMS ST NE
ALBUQUERQUE, NM 87113

101006611804830103 LEGAL: TR 1-B-1 BU BULKLAND PLAT OF TRACTS 1-A-1, 1 THRU B-1-H, 1-B-2-A
PROPERTY ADDR: N/A

OWNERS NAME: ALBUQUERQUE METRO ARROYO
OWNERS ADDR: 2600 PROSPECT NE
ALBUQUERQUE, NM 87107

101006619307530104 LEGAL: PARCEL A SEVILLE SUBDIVISION UNIT FOUR BEING 1-B-2-A SEVILLE CO
PROPERTY ADDR: N/A

OWNERS NAME: CITY OF ALBUQUERQUE
OWNERS ADDR: PO BOX 1293
ALBUQUERQUE, NM 87102

101006621904230161 NO OWNERSHIP OR DESCRIPTION

101006621402731608 LEGAL: TR A SEVILLE SUBDIVISION UNIT EIGHT BEING A 1-B-1-A SEVILLE CO
PROPERTY ADDR: N/A

OWNERS NAME: CLEARBROOK INVESTMENTS INC
OWNERS ADDR: 8901 ADAMS NE A
ALBUQUERQUE, NM 87113

101006525352820510 LEGAL: PEDESTRIAN ACCESS PLAT OF SEDONA SUBDIVISION NCH
PROPERTY ADDR: N/A

OWNERS NAME: CITY OF ALBUQUERQUE
OWNERS ADDR: PO BOX 1293
ALBUQUERQUE, NM 87102

ALBUQUERQUE
Making History

# City of Albuquerque

P.O. Box 1293, Albuquerque, NM 87103

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

December 8, 2005

Karen Kline
Tierra West, LLC
8509 Jefferson NE/87113
Phone: 858-3100/Fax: 858-1118
**Email: kkline@tierrawestllc.com**

Dear Karen:

Thank you for your inquiry of **December 8, 2005** requesting the names of Recognized Neighborhood Associations who would be affected under the provisions of O-92 by your proposed project at **TRACT 1-D, SEVILLE, LOCATED ALONG KAYENTA STREET NW BETWEEN IRVING BOULEVARD NW AND CALAABACILLAS ARROYO** zone map **A-10.**

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

**PARADISE HILLS CIVIC ASSOC. (PHC)**
***Larry Weaver**
6001 Unitas Ct. NW/87114 898-8640 (h) 846-1511 (w)
Tom Anderson
10013 Plunkett Dr. NW/87114 897-2593 (h)

**VENTANA RANCH N.A. (VTR)** "R"
***Laura Horton**
7224 Cascada Rd. NW/87114 898-8103 (h) 710-0646 (c)
Bruce Nyberg
6824 Brushfield Rd. NW/87114 890-6559 (h)

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

Sincerely,

*Stephani Winklepleck*
Neighborhood Program Coordinator
OFFICE OF NEIGHBORHOOD COORDINATION
Planning Department

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

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See Reverse for Instructions

Project # 1003172

STILLBROOKE HOMES
8901 ADAMS NE
ALBUQUERQUE, NM 87113

Project # 1003172

TIERRA WEST LLC
8509 JEFFERSON NE
ALBUQUERQUE, NM 87113

Project # 1003172
LARRY WEAVER
Paradise Hills Civic Assoc.
6001 UNITAS CT NW
ALBUQUERQUE, NM 87114

Project # 1003172
TOM ANDERSON
Paradise Hills Civic Assoc.
10013 PLUNKETT DR NW
ALBUQUERQUE, NM 87114

Project # 1003172
LAURA HORTON
Ventana Ranch N.A.
7224 CASCADA RD NW
ALBUQUERQUE, NM 87114

Project # 1003172
BRUCE NYBERG
Ventana Ranch N.A.
6824 BRUSHFIELD RD NW
ALBUQUERQUE, NM 87114

101006633305040801

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

101006634001940201

INMAN JOSEPH R JR & FRANCES J
5917 IRVING BL NW
ALBUQUERQUE NM 87114

101006634701940202

COONROD JOE & WINIFRED
PO BOX 67126
ALBUQUERQUE, NM 87193

101006635502040203

CROUSE ROBERT J & HAZEL I
5909 IRVING BL NW
ALBUQUERQUE NM 87114

101006636102240204

CAMPBELL RICHARD A & NANCY R
5907 IRVING BL NW
ALBUQUERQUE NM 87114

101006636902340205

SEYMOUR JASON MATTHEW
2828 CARLISLE BL NE
ALBUQUERQUE NM 87110

101006637502540206

MONTOYA TIMOTHY D & JANICE M
5903 IRVING BL NW
ALBUQUERQUE NM 87114

101006637803040207

WORKIZER PATSY P
5901 IRVING BL NW
ALBUQUERQUE NM 87114

101006638503240208

FITZGERALD GREG & TESHA
5843 IRVING BL NW
ALBUQUERQUE NM 87114

101006538952710829

STANTON SYLVIA M
10521 ALEGRIA RD NW
ALBUQUERQUE NM 87114

101006538552610830

HART MARK R & MARY ANN L HART
10516 LUTES CT NW
ALBUQUERQUE NM 87114

101006536352610838

NUNEZ OSCAR P
10513 LUTES CT NW
ALBUQUERQUE NM 87114

101006535452410840

GRUSH MATTHEW P & WILSON LISA
10512 LA PAZ DR NW
ALBUQUERQUE NM 87114

101006535052510839

ARMSTRONG ROBERT A & SUZANNE
10516 LA PAZ DR NW
ALBUQUERQUE NM 87114

101006532852311509

LAS VENTANAS LTD PARTNERSHIP
10 TRAMWAY LP NE
ALBUQUERQUE NM 87122

101006532651211508

CAMPBELL KERRI & DAN
10505 LA PAZ NW
ALBUQUERQUE NM 87114

101006532350411507

HARTMAN MARY JANE
10501 LA PAZ DR NW
ALBUQUERQUE NM 87120

101006531248420108

VENTANA RANCH COMMUNITY ASSOC
10 TRAMWAY LP NE
ALBUQUERQUE NM 87122

101006529752320605

FISCHER CARLEEN
6101 BISBEE PL NW
ALBUQUERQUE NM 87114

101006529252320604

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

101006528852220603

CASAUS TAMMY R
6109 BISBEE PL NW
ALBUQUERQUE NM 87114

101006528352220602

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

101006527852220601

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

101006526552120501

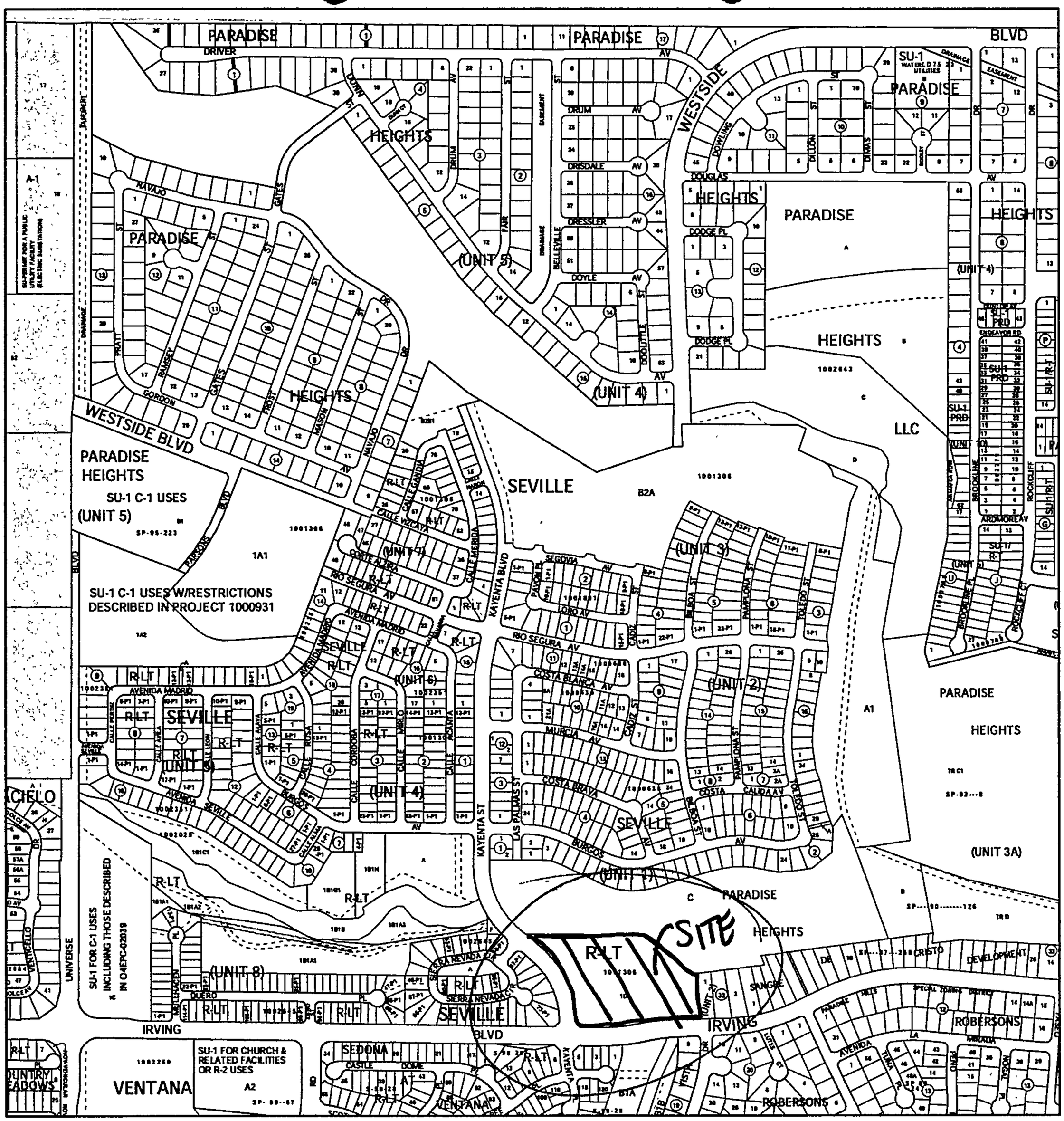
ROMERO MATTHEW A
6127 BISBEE PL NW
ALBUQUERQUE NM 87114

101006526052020502

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

101006525551820503

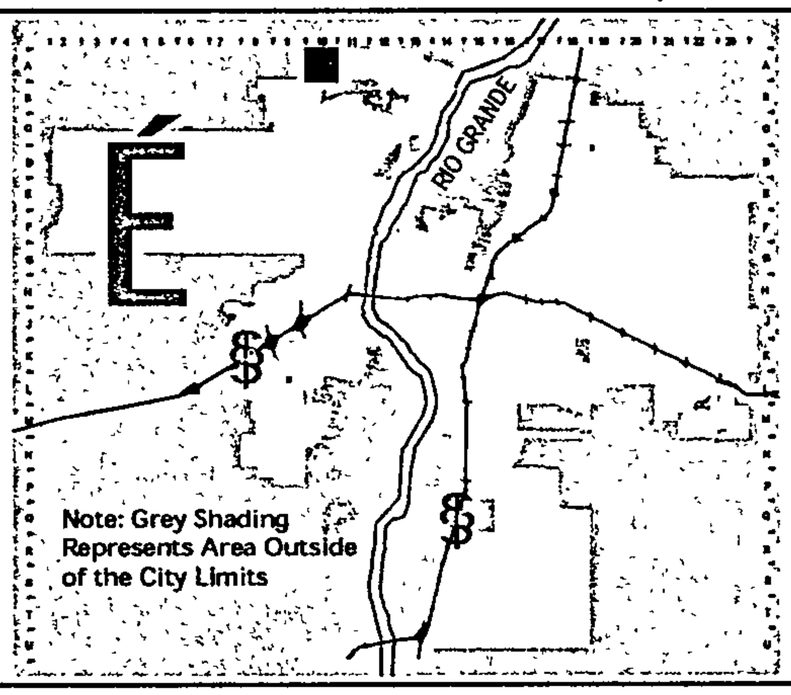
SCHLECHT RONALD E
6135 BISBEE PL NW
ALBUQUERQUE NM 87114




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

Albuquerque Geographic Information System

Map amended through: Apr 22, 2005




Zone Atlas Page:

# A-10-Z

## Selected Symbols

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

0 750 1,500 Feet

TIERRA WEST, LLC

8509 Jefferson NE
Albuquerque, NM 87113

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

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

December 9, 2005

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

**RE: Two Year Subdivision Improvement Agreement Extension Approval**
**Seville Estates Unit 9, Project #1003172, Zone Atlas Page A-10**

Dear Ms. Matson:

Tierra West LLC, on behalf of Stillbrooke Homes requests the approval of the Two Year Subdivision Improvement Agreement Extension for Seville Estates Unit 9. The site is located near Kayenta Street NW between Irving Boulevard NW and the Calabacillas Arroyo. The DRC drawings have been approved and the project is now under construction.

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

Sincerely,

Tyler Ashton

Tyler Ashton, PE

Enclosure/s

cc: A J Yarborough
Larry Weaver, Paradise Hills Civic Assoc.
Tom Anderson, Paradise Hills Civic Assoc.
Laura Horton, Ventana Ranch N.A.
Bruce Nyberg, Ventana Ranch N.A.

JN: 24029
TA/kk

2004:24029SIA Extension120905.doc

#20

# DRB CASE ACTION LOG (FINAL PLAT)

REVISED 2/5/04

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

DRB Application No.: **05DRB-01053 (FP)** Project # **1003172**

Project Name: **SEVILLE SUBDIVISION**

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

Your request for (**SDP for SUB**), (**SDP for BP**), (**FINAL PLATS**), (**MASTER DEVELOP. PLAN**), was approved on 6/29/05 by the DRB with ~~delegation of~~ signature(s) to the following departments.
**OUTSTANDING SIGNATURES COMMENTS TO BE ADDRESSED**

- ☐ TRANSPORTATION:
- ☐ UTILITIES:
- ☐ CITY ENGINEER / AMAFCA:
- ☐ PARKS / CIP:
- ☒ PLANNING (Last to sign): AGIS & recording
- ☒ **Planning must record this plat. Please submit the following items:**
  - -The original plat and a mylar copy for the County Clerk.
  - -Tax certificate from the County Treasurer.
  - -Recording fee (checks payable to the County Clerk). RECORDED DATE: _____
  - -Tax printout from the County Assessor.
  - ☐ **Include 3 copies of the approved site plan along with the originals.**
  - ☐ **County Treasurer's signature must be obtained prior to the recording of the plat with the County Clerk.**
  - ☐ **Property Management's signature must be obtained prior to Planning Department's signature.**
  - ☒ **AGIS DXF File approval required.** OKay
  - ☒ **Copy of recorded plat for Planning.**

Project Number 1003172

# DEVELOPMENT REVIEW BOARD
# ACTION SHEET

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

June 29, 2005 9:00 a.m.

MEMBERS:

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

Wilfred Gallegos, Transportation Development
Brad Bingham, Alternate City Engineer

Roger Green, Utility Development
Christina Sandoval, Parks & Recreation

**********

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

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

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

A. Call to Order: 9:00 A.M. Adjourned: 12:30 P.M.
B. Changes and/or Additions to the Agenda
C. New or Old Business

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

1. **Project # 1004238**
05DRB-00914 Major-Street Name Change

CITY OF ALBUQUERQUE, TRAFFIC OPERATIONS request(s) the above action(s) a Street Name change from **COMPASS NW TO UNIVERSE NW,** zoned R-1 residential zone, located on COMPASS NW, between AVENIDA DE JAINITO NW and PASEO DEL NORTE NW. (C-10/D-10) **THE DRB RECOMMENDATION TO THE EPC IS TO APPROVE THE STREET NAME CHANGE FROM COMPASS NW TO UNIVERSE NW.**

2. **Project # 1002249**
05DRB-00953 Major-One Year SIA

TIERRA WEST LLC agent(s) for WALMART STORES INC request(s) the above action(s) for all or a portion of Tract(s) E-1-A, F-1-A and F-1-B, **AMERICAN SQUARE,** zoned C-2 SC, located on CARLISLE BLVD NE, between CLAREMONT AVE NE and PHOENIX AVE NE containing approximately 13 acre(s). [REF: 02EPC01475, 02EPC01476, 03DRB00770, 04AA01253] (H-16) **A ONE-YEAR EXTENSION OF THE SIA WAS APPROVED.**

3. **Project # 1000635**
05DRB-00904 Major-One Year SIA

TIERRA WEST LLC agent(s) for DE BARTOLO DEVELOPMENT request(s) the above action(s) for all or a portion of Tract(s) 38-1A1, 38-2A1, 38-2A2 and 38-3A1, **TAYLOR RANCH,** zoned SU-1 FOR C-1, located on MONTANO RD NW, between MONTANO PLAZA DR NW and COORS BYPASS BLVD NW containing approximately 4 acre(s). [REF: 00DRB00878, 02DRB01040, 04DRB01698, 04DRB01764] (E-12) **A ONE-YEAR EXTENSION OF THE SIA WAS APPROVED.**

4. **Project # 1001778**
05DRB-00950 Major-Preliminary Plat Approval
05DRB-00951 Minor-Subd Design (DPM) Variance
05DRB-00952 Minor-Sidewalk Waiver
05DRB-00961 Minor-Temp Defer SDWK

THOMPSON ENGINEERING & CONSULTANTS agent(s) for DRAGONFLY DEVELOPMENT INC request(s) the above action(s) for all or a portion of Tract(s) A-2-B, BRENTWOOD HILLS, (to be known as **TRAMWAY CROSSING**) zoned R-T residential zone, located on WOODLAND AVE NE, between TRAMWAY BLVD NE and MARIE PARK DR NE containing approximately 2 acre(s). [REF: 05DRB00392] (H-22) **WITH THE SIGNING OF THE INFRASTRUCTURE LIST DATED 6/29/05 AND APPROVAL OF THE GRADING PLAN ENGINEER STAMP DATED 4/1/05 THE PRELIMINARY PLAT WAS APPROVED WITH THE FOLLOWING CONDITION OF FINAL PLAT: ADJUST LOTS 10 & 11 TO ALLOW FOR A PERIMETER WALL. A SUBDIVISION DESIGN VARIANCE FROM MINIMUM DPM DESIGN STANDARDS WAS APPROVED AS SHOWN ON EXHIBIT C IN THE PLANNING FILE. A SIDEWALK VARIANCE FOR WAIVER OF SIDEWALKS WAS APPROVED AS SHOWN ON EXHIBIT C IN THE PLANNING FILE. THE TEMPORARY DEFERRAL OF**

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

**5. Project # 1002123**
05DRB-00981 Major- Preliminary Plat Approval

GARCIA/KRAEMER & ASSOCIATES, AGENTS FOR DEL'S HIDE-A-WAY PARK, PHILIP D. SHEETS, request(s) the above action(s) for all or a portion of Tract(s) B, **DEL'S HIDE-A-WAY**, zoned SU-1 FOR RT, located on SAN CLEMENTE NW between 4TH ST NW and 2ND ST NW containing approximately 3 acres. [REF:04 DRB00532,00533,04DRB00535,03EPC01087,1088] *[Deferred from 6/29/05]* (G-14) **DEFERRED AT THE BOARD'S REQUEST TO 7/13/05.**

**6. Project # 1003257**
05DRB-00929 Major-Preliminary Plat Approval
05DRB-00933 Major-Vacation of Pub Right-of-Way
05DRB-00934 Major-Vacation of Public Easements
05DRB-00935 Minor-Sidewalk Waiver
05DRB-00936 Minor-Temp Defer SDWK

MARK GOODWIN & ASSOCIATES agent(s) for VISTA ARROYO, LLC request(s) the above action(s) for all or a portion of Tract(s) A, LANDS OF PARADISE HEIGHTS LLC, Lot(s) 48 thru 55, Block(s) 4, Lot(s) 1 thru 7 and Lot(s) 10 thru 14, Block(s) 6, Lot(s) 1 thru 8, Lot(s) 22 thru 45 and an undesignated tract, Block(s) 9, Lot(s) 1 thru 16, Block(s) 12, Lot(s) 1 thru 10 and 12 thru 14, Block(s) 14, Lot(s) 7 thru 12, Block(s) 15, Lot(s) 1 thru 61 and 62, Block(s) 16, all of Block(s) 7, 8, 10, 11, 13 and 17, PARADISE HEIGHTS, UNIT 4, Lots 9 thru 14, Block 9, PARADISE HEIGHTS, UNIT 4, Block(s) 1, 2, 3 and 4 and Lot(s) 1 thru 16, Block(s) 5, PARADISE HEIGHTS, UNIT 5, (to be known as **ARROYO VISTA SUBDIVISION**) zoned R-1, SU-1 FOR C-1, located on BLACK ARROYO RD NW, between MCMAHON BLVD NW and CALABACILLAS ARROYO containing approximately 172 acre(s). [REF:04DRB00204] *[Deferred from 6/29/05]* (A-10) **DEFERRED AT THE AGENT'S REQUEST TO 7/20/05.**

7. **Project # 1002590**
05DRB-00956 Major-Preliminary Plat Approval
05DRB-00957 Minor-Subd Design (DPM) Variance
05DRB-00958 Minor-Sidewalk Waiver
05DRB-00960 Minor-Temp Defer SDWK

MARK GOODWIN & ASSOCIATES agent(s) for MEL FAMIE LLC request(s) the above action(s) for all or a portion of Tract(s) B-2, LANDS OF BRACKSON COURSON, (to be known as **CHAPARRAL COURT**) zoned R-D residential and related uses zone, developing area, located on 64TH STREET NW, between MILNE RD NW and Tierra Prieta NW containing approximately 4 acre(s).[REF: 05DRB00206, 05DRB00540] [Deferred from 6/29/05] (F-10) **DEFERRED AT THE AGENT'S REQUEST TO 7/13/05.**

8. **Project # 1004223**
05DRB-00884 Major-Vacation of Public Easements
05DRB-00885 Minor-Prelim&Final Plat Approval

SURVEYS SOUTHWEST agent(s) for LUTHER MARTINEZ request(s) the above action(s) for all or a portion of Tract(s) 6-B, SUNDT'S INDUSTRIAL CENTER (to be known as **RENAISSANCE CENTER III, PARCEL D-1**), zoned M-2 & SU-1 1P, located on MONTANO RD NE, between ALEXANDER BLVD NE and DESERT SURF CIRCLE NE containing approximately 9 acre(s). [REF: V-96-84, DRB-96-377] *[Deferred from 6/22/05]* (F-16) **VACATION WAS APPROVED AS SHOWN ON EXHIBIT B IN THE PLANNING FILE. WITH THE SIGNING OF THE INFRASTRUCTURE LIST DATED 6/29/05 THE PRELIMINARY PLAT WAS APPROVED. FINAL PLAT WAS INDEFINITELY DEFERRED FOR THE SIA.**

9. **Project # 1004233**
05DRB-00899 Major-Preliminary Plat Approval
05DRB-00900 Major-Vacation of Public Easements
05DRB-00901 Minor-Sidewalk Waiver
05DRB-00902 Minor-Temp Defer SDWK

BOHANNAN HUSTON INC agent(s) for WESTLAND DEVELOPMENT CO request(s) the above action(s) for all or a portion of Tract(s) I-2, WESTLAND NORTH (to be known as **STORM CLOUD SUBDIVISION)** zoned SU-2, RLT, located on TIERRA PINTADA ST SW, between ARROYO VISTA BLVD SW and LADERA DR SW containing approximately 107 acre(s). *[Deferred from 6/22/05]* (H-9, J-8, J-9) **WITH THE SIGNING OF THE INFRASTRUCTURE LIST DATED 6/29/05 AND APPROVAL OF THE GRADING PLAN ENGINEER STAMP DATED 5/27/05 THE PRELIMINARY PLAT WAS APPROVED WITH THE FOLLOWING CONDITIONS OF FINAL PLAT: 1) ADJACENT LOTS AT THE TWO ENTRANCES NEED TO MEET THE MAJOR LOCAL**

STREET STANDARDS. 2) AN OVERALL EVALUATION OF THE IMPACTS OF DEVELOPING PHASES ONE AND TWO OF WESTLAND NORTH, IDENTIFICATION OF ALL THE ROADWAY ELEMENTS THAT WILL NEED TO BE IN PLACE TO SERVE THOSE COMPLETED PHASES, AND SPECIFIC ALLOCATION OF PROPORTIONAL RESPONSIBILITIES FOR EACH OF THOSE ROADWAY IMPROVEMENTS TO EACH OF THE FUTURE SUB-COMPONENTS OF THOSE PHASES; AND A SPECIFIC TIMETABLE FOR PROPOSING AND IMPLEMENTING EACH OF THE NON-RESIDENTIAL DEVELOPMENTS DESCRIBED IN THE MASTER PLAN FOR PHASES ONE AND TWO THAT, AS YET, HAVE NOT BEEN PROPOSED FOR ACTUAL DEVELOPMENT. ACCORDING TO THE TRAFFIC STUDY, STORM CLOUD WILL NOT BE FINISHED UNTIL 2007. THE ABOVE EVALUATIONS WILL NEED TO BE COMPLETED PRIOR TO FINAL PLAT. 3) THE AMAFCA BOARD SHALL VACATE AND/OR QUIT CLAIM THE FLOOD PLAIN EASEMENT BACK TO THE OWNER. 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.

**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.

**10. Project # 1003763**
05DRB-01050 Minor-SiteDev Plan BldPermit/EPC

CLAUDIO VIGIL ARCHITECTS agent(s) for AMERI-CONTRACTORS LLC request(s) the above action(s) for all or a portion of Tract(s) 17-A-3, **EAGLE RANCH SUBDIVISION,** zoned SU-1 FOR C-2 AND R-2 USES, located on EAGLE RANCH RD NW, between COORS BLVD NW and PASEO DEL NORTE NW containing approximately 2 acre(s). [REF: Z-98-48, Z-99-48, DRB-99-134, 04EPC01715] **(David Stallworth, EPC Case Planner)** (C-13) **THE SITE PLAN FOR BUILDING PERMIT WAS APPROVED WITH FINAL SIGN OFF**

**DELEGATED TO PLANNING FOR THE EPC CASE PLANNER'S INITIALS.**

**11. Project # 1004279**
05DRB-01051 Minor-SiteDev Plan BldPermit

CLAUDIO VIGIL ARCHITECTS agent(s) for C. K. M. DEVELOPMENT CO INC request(s) the above action(s) for all or a portion of Tract(s) 2, **JOURNAL CENTER, PHASE 2,** zoned IP, located on MASTHEAD ST NE, between BARTLETT ST NE and WASHINGTON ST NE containing approximately 5 acre(s). [REF: DRB-95-268, AX-79-1, Z-79-80] (D-17) **THE SITE PLAN FOR BUILDING PERMIT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO UTILITIES DEVELOPMENT FOR REVISED UTILITY PLAN TO MATCH "AS-BUILT" CONDITIONS AND TO PLANNING FOR 3 COPIES OF THE SITE PLAN.**

**12. Project # 1001946**
05DRB-01047 Minor-SiteDev Plan BldPermit

DEKKER/PERICH/SABATINI agent(s) for OFFICE DEPOT request(s) the above action(s) for all or a portion of Tract(s) A-1-D, **LOS ANGELES CENTER,** zoned M-1 light manufacturing zone, located on PASEO DEL NORTE NE, between SAN PEDRO NE and INTERSTATE 25 containing approximately 3 acre(s).[REF:DRB-97-224,DRB-97-372,Z-1534] *[Deferred from 6/29/05]* (D-18) **DEFERRED AT THE AGENT'S REQUEST TO 7/13/05.**

**13. Project # 1004266**
05DRB-01017 Minor-SiteDev Plan BldPermit

ADVANCED ENGINEERING & CONSULTING agent(s) for MAVERICK DEVELOPMENT INC., RON SPRADLIN request(s) the above action(s) for all or a portion of Lot(s) 29, **ALAMEDA BUSINESS PARK,** zoned SU-2 IP, located on ALAMEDA DR NE, between ALAMEDA PARK DR NE and the AMAFCA NORTH DIVERSION CHANNEL, containing approximately 2 acre(s). [REF: DRB-98-223] [*Deferred from 6/22/05]* (C-16) **THE SITE PLAN FOR**

**BUILDING PERMIT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO PLANNING FOR 3 COPIES OF THE SITE PLAN.**

**14. Project # 1003057**
05DRB-00980 Minor-SiteDev Plan BldPermit

KEN HOVEY, agent(s) for I-40 GATEWAY WEST LLC request(s) the above action(s) for all or a portion of Block(s) 1, Tract(s) A-2-C-1, **CLIFFORD WEST BUSINESS PARK, UNIT 3,** zoned IP industrial park zone, located on UNSER BLVD NW, between LOS VOLCANES NW and SAUL BELL RD NW containing approximately 7 acre(s).[REF: Z-97-11, AA-98-54] [Given Project #1004257 in error.] *[Deferred from 6/22/05]* (K-9) **THE SITE PLAN FOR BUILDING PERMIT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO TRANSPORTATION DEVELOPMENT FOR STANDARD CITY OF ALBUQUERQUE DWG NUMBERS AND LABELING AND TO PLANNING FOR AA FOR CLIFFORD BUSINESS PARK MASTER PLAN, COMMENTS IN FILE AND 3 COPIES OF THE SITE PLAN.**

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

**15. Project # 1003788**
05DRB-01044 Minor-Prelim&Final Plat Approval

CARLOS TRUJILLO request(s) the above action(s) for all or a portion of Lot(s) 8 & 9, **TOHATCHI TRAIL ADDITION,** zoned R-1, located on MOUNTAIN RD NW and TOHATCHI TRAIL NW containing approximately 1 acre(s). [REF: 04DRB-1787] (J-12) **PRELIMINARY PLAT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO PLANNING FOR AGIS DXF FILE.**

**16. Project # 1003265**
05DRB-01048 Minor-Prelim&Final Plat Approval

WILKS CO agent(s) for RENE LOYA DURAN request(s) the above action(s) for all or a portion of Lot(s) 2, 3, & 4, Block(s) 3, **SANTA FE ADDITION,** zoned SU-2 for R-1 residential zone, located on BARELAS SW, between

PACIFIC SW : and CROMWELL SW containing approximately 1 acre(s). [REF: 04DRB-00237] (K-14) **PRELIMINARY AND FINAL PLAT APPROVED AND SIGNED OFF BY THE BOARD.**

**17. Project # 1004280**
05DRB-01056 Minor-Prelim&Final Plat Approval

LORRAINE BACA request(s) the above action(s) for all or a portion of Lot(s) 029, **MENAUL PLACE,** zoned R-1 residential zone, located on CORDOVA AVE NW, between 12TH ST NW and RIO GRANDE NW containing approximately 1 acre(s). (H-13) **PRELIMINARY PLAT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO TRANSPORTATION DEVELOPMENT FOR SITE SKETCH AND PHOTO OF CORDOVA AVENUE AND PLANNING FOR ZHE APPROVAL OF SPECIAL EXCEPTION TO 50-FOOT LOT WIDTH OF LOT 29A AND AGIS DXF FILE.**

**18. Project # 1003364**
05DRB-01054 Minor-Vacation of Private Easements

TIERRA WEST LLC agent(s) for CIRCLE K STORES request(s) the above action(s) for all or a portion of Tract(s) 1-A-1 & 1-A-3, **NORTH ALBUQUERQUE ACRES, TRACT 2, UNIT 3,** zoned SU-2 special neighborhood zone, located on LOUISIANA BLVD NE, between PASEO DEL NORTE NE and HOLLY AVE NE containing approximately 3 acre(s). [REF: 04DRB-01409] (C-19) **VACATION WAS APPROVED AS SHOWN ON EXHIBIT B IN THE PLANNING FILE.**

**19. Project # 1003554**
05DRB-01052 Minor-Prelim&Final Plat Approval

TIERRA WEST LLC agent(s) for AMC DEVELOPMENT INC request(s) the above action(s) for all or a portion of Lot(s) 1-10, Block(s) 7; Lot(s) 1-10 & 4, Block(s) 8, SKYLINE HEIGHTS (to be known as **CENTRAL PARK PLACE, PHASE 2**), zoned C-2 community commercial zone, located on CENTRAL AVE SE, between CONCHAS

ST SE and EUBANK BLVD SE containing approximately 4 acre(s). [REF: ZA-88-406, 01DRB-01099, 04DRB-01100, 05DRB-00530] (L-20) **PRELIMINARY PLAT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO PLANNING TO RECORD.**

**20. Project # 1003172**
05DRB-01053 Minor-Final Plat Approval

TIERRA WEST LLC agent(s) for STILLBROOKE HOMES request(s) the above action(s) for all or a portion of Tract(s) 1D, **SEVILLE SUBDIVISION,** zoned R-LT residential zone, located on KAYENTA ST NW, between IRVING BLVD NW and CALABACILLAS ARROYO containing approximately 8 acre(s). [REF: 04DRB-00529, 04DRB-01955, 04DRB-01957] (A-10) **FINAL PLAT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO PLANNING FOR AGIS DXF FILE AND PLAT RECORDING.**

**21. Project # 1003236**
05DRB-01055 Minor-Final Plat Approval

RIO GRANDE ENGINEERING agent(s) for CLEARBROOK INVESTMENTS INC request(s) the above action(s) for all or a portion of Tract(s) A, **VILLA DE LA CHAMISA UNIT 2,** zoned SU1 FOR PRD, located on CALLE CHAMISA NW, between VIVALDI TR NW and BIG SAGE NW containing approximately 6 acre(s). (B-10) **FINAL PLAT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO PARKS FOR PARK DEDICATION FEE AND PLANNING FOR AGIS DXF FILE AND PLAT RECORDING.**

**22. Project # 1004036**
05DRB-00922 Minor-Vacation of Private Easements

HALL SURVEYING CO agent(s) for MAX CONTRERAS request(s) the above action(s) for all or a portion of Tract(s) A & B, **MAX REPLAT,** zoned RA-2, located on RIO GRANDE BLVD NW, between ZICKERT RD NW and BEACH RD NW containing approximately 2 acre(s). (INDEF DEFERRED 6/15/05) (H-12) **VACATION WAS APPROVED AS SHOWN ON EXHIBIT B IN THE**

**PLANNING FILE.**

| | |
|---|---|
| 05DRB-00446 Minor-Prelim&Final Plat Approval | HALL SURVEYING CO agent(s) for MAX CONTRERAS request(s) the above action(s) for all or a portion of Tract(s) A & B, **MAX REPLAT,** zoned RA-2, located on RIO GRANDE BLVD NW, between ZICKERT RD NW and BEACH RD NW containing approximately 2 acre(s). *[Was Indef Deferred on 3/30/05 for Vacation application]* (INDEFINITELY DEFERRED FROM JUNE 15, 2005) (H-12/H-13) **WITH THE SIGNING OF THE INFRASTRUCTURE LIST DATED 6/29/05 THE PRELIMINARY PLAT WAS APPROVED. FINAL PLAT WAS INDEFINITELY DEFERRED FOR THE SIA.** |

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

**THERE ARE NO SKETCH PLATS THIS WEEK**

**23.** Approval of the Development Review Board Minutes for June 15, 2005. **THE DRB MINUTES FOR JUNE 15, 2005 WERE APPROVED BY THE BOARD.**

ADJOURNED: 12:30 P.M.

#20

3172

# DXF Electronic Approval Form

DRB Project Case #: 1003172

Subdivision Name: SEVILLE SUBDIVISION UNIT 1

Surveyor: RUSS P HUGG

Contact Person: RUSS P HUGG

Contact Information: 897-3366

DXF Received: 6/29/2005 Hard Copy Received: 6/29/2005

Coordinate System: NMSP Grid (NAD 27)

Approved 06-30-2005 Date

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

## AGIS Use Only

Copied fc **3172** to agiscov on **6/30/2005** Contact person notified on **6/30/2005**

# City of Albuquerque
# Parks and Recreation Department

PO Box 1293, Albuquerque, New Mexico 87103

Inter-Office Correspondence

Development Review Board Comments

| | |
|---|---|
| **Project Number:** 1003172 | **DRB Date:** 6/29/2005 |
| **Application Number:** 05DRB-01053 | **Item Number:** 20 |

**Subdivision:**

Tract 1D, Seville Subdivision

**Request for:**

- ☐ Sketch Plat Review & Comment
- ☐ Bulk Land Variance
- ☐ Site Development Plan for Subdivision
- ☐ Site Development Plan for Building Permit
- ☐ Preliminary Plat
- ☑ Final Plat
- ☐ Vacation of Public RoW
- ☐ Vacation of Public Easement
- ☐ Vacation of Private Easement
- ☐ Temp. Deferral of Sidewalk Construction
- ☐ Sidewalk Variance
- ☐ SIA Extension
- ☐ Other

**Zoning:** RLT

**Zone Page:** A-10

**New Lots (or units) :** 28

**Parks and Recreation Comments:**

The park dedication requirements have been met through an existing Park Dedication Agreement for Seville Park.

Park Development requirements will be paid at building permit.

The Open Space Division accepts the land dedication.

**Signed:** CS

Christina Sandoval, (DMD) Phone: 768-3808

*DEVELOPMENT REVIEW BOARD*

*TRANSPORTATION DEVELOPMENT*

*Standard Comment Sheet*

**DRB-1003172 Item No. 20 Zone Atlas A-10**

**DATE ON AGENDA 6-29-05**

**INFRASTRUCTURE REQUIRED ( )YES ( )NO**

**CROSS REFERENCE: _____**

**_____**

**TYPE OF APPROVAL REQUESTED:**

( )SKETCH PLAT ( )PRELIMINARY PLAT (X)FINAL PLAT

( )SITE PLAN REVIEW AND COMMENT ( )SITE PLAN FOR SUBDIVISION

( )SITE PLAN FOR BUILDING PERMIT

| No. | Comment |
|---|---|
| 1) | Offset intersection? |
| 2) | Pedestrian access at cul-de-sac? |

**If you have any questions or comments please call Wilfred Gallegos at 924-3991. Meeting notes:**

# CITY OF ALBUQUERQUE

THREE HUNDRED YEARS 1706 • 2006
ALBUQUERQUE
*Making History*

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

DEVELOPMENT REVIEW BOARD--SPEED MEMO

**DRB CASE NO/PROJECT NO: 1003172** **AGENDA ITEM NO: 20**

**SUBJECT:**

Final Plat

**ACTION REQUESTED:**

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

**ENGINEERING COMMENTS:**

No adverse comments.
An executed Subdivision Improvements Agreement with financial guarantees is on file for Final Plat sign-off.

**RESOLUTION:**

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

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

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

FOR:

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

**DATE**: June 29, 2005

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

**CITY OF ALBUQUERQUE**
**PLANNING DEPARTMENT**
**JUNE 29, 2005**
**DRB Comments**

**Item # 20**

**Project # 1003172** **Application # 05-01053**

**RE: Tract 1D, Seville Subdivision/final plat**

SIA is recorded.

AGIS dxf approval is needed.

Were the 3 conditions of final plat met? Yes

Planning will take delegation for AGIS approval and recording the plat.

Wall design was approved.

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

JW 24029

Tracking

DRB

Tyler

# OFFICIAL NOTICE OF DECISION

CITY OF ALBUQUERQUE
PLANNING DEPARTMENT
DEVELOPMENT REVIEW BOARD

January 12, 2005

**5. Project # 1003172**
04DRB-01955 Major-Preliminary Plat Approval
04DRB-01957 Minor-Temp Defer SDWK

TIERRA WEST LLC agent(s) for AMC DEVELOPMENT SERVICES request(s) the above action(s) for all or a portion of Tract(s) 1D, SEVILLE (to be known as **SEVILLE SUBDIVISION, UNIT 9,** zoned R-LT, located on KAYENTA ST NW, between IRVING BLVD NW and CALABACILLAS ARROYO containing approximately 8 acre(s). [REF: 04DRB00529] (A-10)

At the January 12, 2005, Development Review Board meeting, with the signing of the infrastructure list dated 1/12/05 and approval of the grading plan engineer stamp dated 12/16/04 the preliminary plat was approved with the following conditions of final plat approval:

To reevaluate the location of intersection of Pyrenees Court and Irving Blvd.

To show the 20-foot pedestrian easement on the final plat.

To grant the 20-foot public sanitary sewer easement to the City of Albuquerque as well as New Mexico Utilities Inc.

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

If you wish to appeal this decision, you must do so by January 27, 2005, 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 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).

# OFFICIAL NOTICE OF DECISION

CITY OF ALBUQUERQUE
PLANNING DEPARTMENT
DEVELOPMENT REVIEW BOARD

January 12, 2005

**5. Project # 1003172**
04DRB-01955 Major-Preliminary Plat Approval
04DRB-01957 Minor-Temp Defer SDWK

TIERRA WEST LLC agent(s) for AMC DEVELOPMENT SERVICES request(s) the above action(s) for all or a portion of Tract(s) 1D, SEVILLE (to be known as **SEVILLE SUBDIVISION, UNIT 9,** zoned R-LT, located on KAYENTA ST NW, between IRVING BLVD NW and CALABACILLAS ARROYO containing approximately 8 acre(s). [REF: 04DRB00529] (A-10)

At the January 12, 2005, Development Review Board meeting, with the signing of the infrastructure list dated 1/12/05 and approval of the grading plan engineer stamp dated 12/16/04 the preliminary plat was approved with the following conditions of final plat approval:

To reevaluate the location of intersection of Pyrenees Court and Irving Blvd.

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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:Tierra West LLC, 8509 Jefferson NE, 87113
AMC Development Services, 1015 Tijeras NW, Suite 200, 87102
Marilyn Maldonado, Planning Department, 4th Floor, Plaza del Sol Bldg.
File

# DRB PUBLIC HEARING SIGN IN SHEETS

CASE NUMBER: 1003172 AGENDA#: 5 DATE: 1-12-05

1. Name: Ron Bahannan Address: _____ Zip: _____
2. Name: Tyler Ashtotter Address: _____ Zip: _____
3. Name: Jeff Jesionowski 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

THREE HUNDRED YEARS 1706 • 2006
ALBUQUERQUE
Making History

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

DEVELOPMENT REVIEW BOARD--SPEED MEMO

**DRB CASE NO/PROJECT NO: 1003172** **AGENDA ITEM NO: 5**

**SUBJECT:**

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

**ACTION REQUESTED:**

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

**ENGINEERING COMMENTS:**

An approved amended drainage plan dated 12-16-04 is on file for amended Preliminary Plat approval.

**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**: January 12, 2005

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

**********
*** TX REPORT ***
**********

TRANSMISSION OK

| | |
|---|---|
| TX/RX NO | 2756 |
| CONNECTION TEL | 98581118 |
| SUBADDRESS | |
| CONNECTION ID | |
| ST. TIME | 01/05 15:09 |
| USAGE T | 00'49 |
| PGS. | 2 |
| RESULT | OK |

**CITY OF ALBUQUERQUE**
**PLANNING DEPARTMENT**
**FAX FORM**

---

**TO:** Tyler **FAX #** 858-1118

**# PAGES (INCLUDING COVER SHEET)** 2

**FROM: Sheran Matson, DRB Chair FAX # 924-3864 PHONE # 924-3880**

#1003172

**COMMENTS:**

Planning's comments only.

**Project # 1003471**
04DRB-01948 Major-Amnd Prelim Plat Approval
04DRB-01949 Minor-Temp Defer SDWK

SURV TEK INC agent(s) for CURB WEST INC request(s) the above action(s) for all or a portion of Tract(s) B-2-A, PARADISE HEIGHTS (to be known as **SEVILLE SUBDIVISION, UNIT 3A**), zoned R-1, located on KAYENTA BLVD NW north of SEQUOIA AVE NW containing approximately 24 acre(s). [REF: 02DRB01791, 02DRB01250, 04DRB00826, 04DRB00827, 04DRB01224, 04DRB01225] (A-10)

Agent was asked on 1/5/05 to send a more detailed letter of explanation addressing why a second amended preliminary plat was needed.

Planning will comment once this letter is received.

**Project # 1003172**
04DRB-01955 Major-Preliminary Plat Approval
04DRB-01957 Minor-Temp Defer SDWK

TIERRA WEST LLC agent(s) for AMC DEVELOPMENT SERVICES request(s) the above action(s) for all or a portion of Tract(s) 1D, SEVILLE (to be known as **SEVILLE SUBDIVISION, UNIT 9,** zoned R-LT, located on KAYENTA ST NW, between IRVING BLVD NW and CALABACILLAS ARROYO containing approximately 8 acre(s). [REF: 04DRB00529] (A-10)

Two minor corrections are need on the perimeter wall design submittal: (1) the zone atlas page should be added (2) a note stating the "Wall cap and pilasters will project a minimum of 2" on the street side".

The submittal should also state whether or not there is a retaining wall required which will show on the street side. If there is any retaining wall, the design submittal should be amended to show where & the height and the total height of screen & retaining wall.

Once the wall submittal is approved, Planning has no objection to the requested actions. Please get the wall submittal revised and in to Planning by Monday AM of the week of the 12th hearing.

**Project # 1002194**
04DRB-01915 Major-Preliminary Plat Approval

GREATER ALBUQUERQUE HOUSING PARTNERSHIP request(s) the above action(s) for all or a portion of Tract(s) 2, **SUNPORT LODGINGS ADDITION,** zoned R-2, located on WELLESLEY SE, between CARLISLE SE and GIBSON SE containing approximately 2 acre(s). [REF: 03DRB01778, 03DRB00537, 04DRB01836] (L-16)

CITY OF ALBUQUERQUE
PLANNING DEPARTMENT
DEVELOPMENT REVIEW BOARD

January 12, 2005

**Project # 1003172**
04DRB-01955 Major-Preliminary Plat Approval
04DRB-01957 Minor-Temp Defer SDWK

TIERRA WEST LLC agent(s) for AMC DEVELOPMENT SERVICES request(s) the above action(s) for all or a portion of Tract(s) 1D, SEVILLE (to be known as **SEVILLE SUBDIVISION, UNIT 9,** zoned R-LT, located on KAYENTA ST NW, between IRVING BLVD NW and CALABACILLAS ARROYO containing approximately 8 acre(s). [REF: 04DRB00529] (A-10)

AMAFCA — AMAFCA policy is to not allow direct backlot drainage to natural arroyos. This grading must be addressed for Preliminary Plat approval. The 2:1 tie slope next to the AMAFCA maintenance road must be flattened or stabilized.

COG — No adverse comments.

Transit — No objection to the request.

Zoning Enforcement — No adverse comments.

Neighborhood Coordination

Letters sent to Paradise Hills Civic Assoc. (R) and Ventana Ranch NA (R).

APS — No comments received.

Police Department — No comments at this time.

Fire Department — Fire Department is not approving street widths less than 32 feet at this time. Per Ray Sanchez, AFD. All required fire hydrants shall be installed and made serviceable prior to and during construction of subdivision.

PNM Electric & Gas — Approves.

Comcast — No comments received.

QWEST — No comments received.

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

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

Open Space Division Open Space is pleased to accept the 2.7 acres of land as dedication.

City Engineer An approved drainage report is required for Preliminary Plat approval.

Transportation Development

Is Pyrenees Court a right-in/right-out? Offset intersections on an arterial require 400' spacing. Use of a 46' right-of-way with a 28' f-f does not require a P1 designation. Is the sidewalk in place along Kayenta to the northern edge of tract 1-D-1? Is Kayenta in place? If so, list this on the infrastructure list. Is there a public pedestrian access being proposed from the end of the cul-de-sac to Kayenta? Is the turn-bay at Kayenta and Irving built? (WB to SB). Where is the offsite fee of $565 per lot?

Parks & Recreation This request will be subject to the following requirements of the City Park Dedication and Development Ordinance:

The Park Dedication requirement has been met through an existing agreement. The park development requirement will be met via the payment of a fee prior to issuance of building permit for each new dwelling unit.

Utilities Development Need NMUI signature on the Infrastructure List. Questions on easements and infrastructure list.

Planning Department

Two minor corrections are need on the perimeter wall design submittal: (1) the zone atlas page should be added (2) a note stating the "Wall cap and pilasters will project a minimum of 2" on the street side".

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

cc: AMC Development Services, 1015 Tijeras Ave NE, Suite #200, 87102
Tierra West LLC, 8509 Jefferson St NE, 87113

CITY OF ALBUQUERQUE
PLANNING DEPARTMENT
DEVELOPMENT REVIEW BOARD

January 12, 2005

**Project # 1003172**
04DRB-01955 Major-Preliminary Plat Approval
04DRB-01957 Minor-Temp Defer SDWK

TIERRA WEST LLC agent(s) for AMC DEVELOPMENT SERVICES request(s) the above action(s) for all or a portion of Tract(s) 1D, SEVILLE (to be known as **SEVILLE SUBDIVISION, UNIT 9,** zoned R-LT, located on KAYENTA ST NW, between IRVING BLVD NW and CALABACILLAS ARROYO containing approximately 8 acre(s). [REF: 04DRB00529] (A-10)

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

cc: AMC Development Services, 1015 Tijeras Ave NE, Suite #200, 87102
Tierra West LLC, 8509 Jefferson St NE, 87113

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

Notice is hereby given that the Development Review Board, City of Albuquerque, will hold a public hearing in the **Plaza del Sol Hearing Room, Basement, Plaza del Sol Building, 600 2nd St NW,** on **Wednesday, January 12, 2005,** beginning at **9:00 a.m.** for the purpose of considering the following:

| | |
|---|---|
| **Project # 1002384**<br>04DRB-01942 Major-Two Year SIA | BOHANNAN HUSTON INC agent(s) for D R HORTON HOMES request(s) the above action(s) for all or a portion of Tract(s) 4, COORS VILLAGE, (to be known as **RANCHO ENCANTADO DEL SUR,** zoned SU-3, located on COORS BLVD NW, between ATRISCO BLVD NW and MILNE RD NW containing approximately 20 acre(s). [REF: 03DRB01369] (F-11) |
| **Project # 1003429**<br>04DRB-01950 Major-Preliminary Plat Approval<br>04DRB-01951 Major-Vacation of Pub Right-of-Way<br>04DRB-01952 Major-Vacation of Public Easements<br>04DRB-01953 Minor-Sidewalk Waiver<br>04DRB-01954 Minor-Temp Defer SDWK | BOHANNAN HUSTON INC agent(s) for CURB INC request(s) the above action(s) for all or a portion of Tract(s) 16B & 16C EL RANCHO GRANDE, (to be known as **SIERRA RANCH SUBDIVISION,** zoned R-LT & RD, located on GIBSON BLVD SW, between MESSINA SW and GIBSON SW containing approximately 62 acre(s). [REF: 04DRB-01891, 04DRB00717] (N-8) |
| **Project # 1003471**<br>04DRB-01948 Major-Amnd Prelim Plat Approval<br>04DRB-01949 Minor-Temp Defer SDWK | SURV TEK INC agent(s) for CURB WEST INC request(s) the above action(s) for all or a portion of Tract(s) B-2-A, PARADISE HEIGHTS (to be known as **SEVILLE SUBDIVISION, UNIT 3A**), zoned R-1, located on KAYENTA BLVD NW north of SEQUOIA AVE NW containing approximately 24 acre(s). [REF: 02DRB01791, 02DRB01250, 04DRB00826, 04DRB00827, 04DRB01224, 04DRB01225] (A-10) |
| **Project # 1003172**<br>04DRB-01955 Major-Preliminary Plat Approval<br>04DRB-01957 Minor-Temp Defer SDWK | TIERRA WEST LLC agent(s) for AMC DEVELOPMENT SERVICES request(s) the above action(s) for all or a portion of Tract(s) 1D, SEVILLE (to be known as **SEVILLE SUBDIVISION, UNIT 9,** zoned R-LT, located on KAYENTA ST NW, between IRVING BLVD NW and CALABACILLAS ARROYO containing approximately 8 acre(s). [REF: 04DRB00529] (A-10) |
| **Project # 1002194**<br>04DRB-01915 Major-Preliminary Plat Approval | GREATER ALBUQUERQUE HOUSING PARTNERSHIP request(s) the above action(s) for all or a portion of Tract(s) 2, **SUNPORT LODGINGS ADDITION,** zoned R-2, located on WELLESLEY SE, between CARLISLE SE and GIBSON SE containing approximately 2 acre(s). [REF: 03DRB01778, 03DRB00537, 04DRB01836] (L-16) |

**SEE PAGE 2 . . .**

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

**PAGE 2**

| | |
|---|---|
| **Project # 1003585**<br>04DRB-01958 Major-Preliminary Plat Approval | RIO GRANDE ENGINEERING agent(s) for PHILLIP RABY request(s) the above action(s) for all or a portion of Lot(s) 1, 2, 3 and 4, Block(s) 4, GRANADA HEIGHTS ADDITION, (to be known as **TOWNHOMES @ MASONS LANDING,** zoned O-R, located on SILVER AVE SE, between ALISO AVE SE and MORNINGSIDE AVE SE containing approximately 2 acre(s). [REF: 04DRB01168] (K-17) |

Details of the application(s) may be examined at the Development Services Center of the Planning Department, Second Floor, Plaza Del Sol Building, 600 2nd St NW, between 10:00 a.m. and 12:00 p.m. or 2:00 p.m. and 4:00 p.m. Monday through Friday except holidays. Individuals with disabilities who need special assistance to participate at this meeting should contact Claire Senova, Planning Department, at 924-3946. Hearing Impaired users may contact her via the New Mexico Relay Network by calling toll-free: 1-800-659-8331.

for Sheran Matson, AICP, DRB Chair
Development Review Board

**TO BE PUBLISHED IN THE ALBUQUERQUE JOURNAL MONDAY, DECEMBER 27, 2004.**

524

# CITY OF PLANNING
# PLANNING DEPARTMENT
# PROPERTY OWNERSHIP LIST

**Meeting Date:** JANUARY 12, 2005
**Zone Atlas Page:** A-10-Z
**Notification Radius:** 100 Ft.

**Project# 1003172**
**App#** 04DRB-01955
**App#** 04DRB-01957

**Cross Reference and Location:**

**Applicant:** AMC DEVELOPMENT SERVICES
**Address:** 1015 TIJERAS AVE NE, STE# 200
ALBUQUERQUE NM 87102

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

**Special Instructions:**

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

**Date Mailed:** DECEMBER 23, 2004

**Signature:** KYLE TSETHLIKAI KT

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

101006614601830101 LEGAL: TR 1 -B-1 -A BULK LAND PLAT OF TRACTS 1-A-1, 1-A-2, LAND USE:
PROPERTY ADDR: 00000
OWNER NAME: WESTFORK LIMITED
OWNER ADDR: 06301 INDIAN SCHOOL RD NE ALBUQUERQUE NM 87110

101006622504430501 LEGAL: TR F BUL K LAND PLAT OF TRS A-1, B, C, D, E & F PAR LAND USE:
PROPERTY ADDR: 00000
OWNER NAME: A M A F C A
OWNER ADDR: 02600 PROSPECT NE ALBUQUERQUE NM 87107

101006629803240804 LEGAL: TR 1 -D S ECOND CORRECTION PLAT BULKLAND PLAT OF TRA LAND USE:
PROPERTY ADDR: 00000
OWNER NAME: WEST FORK LIMITED
OWNER ADDR: 06301 INDIAN SCHOOL RD NE ALBUQUERQUE NM 87110

101006635502040203 LEGAL: 3 33 COR RECTED AMENDED REPLAT OF RIO VISTA UNIT 2 LAND USE:
PROPERTY ADDR: 00000 IRVING
OWNER NAME: CROUSE ROBERT J & HAZEL I
OWNER ADDR: 05909 IRVING BL NW ALBUQUERQUE NM 87114

101006634701940202 LEGAL: 2 33 COR RECTED AMENDED REPLAT OF RIO VISTA UNIT 2 LAND USE:
PROPERTY ADDR: 00000 IRVING
OWNER NAME: COONROD JOE
OWNER ADDR: 00000 PO Box 67124 ALBUQUERQUE NM 87193

101006634001940201 LEGAL: 1 33 COR RECTED AMENDED REPLAT OF RIO VISTA UNIT 2 LAND USE:
PROPERTY ADDR: 00000 N/A
OWNER NAME: INMAN JOSEPH R JR &
OWNER ADDR: 05917 IRVING BL NW ALBUQUERQUE NM 87114

101006535452410840 LEGAL: 11 2 0 CO RRECTED AMENDED REPLAT OF RIO VISTA UNIT 2 LAND USE:
PROPERTY ADDR: 00000 LA PAZ
OWNER NAME: GRUSH MATTHEW P & WILSON
OWNER ADDR: 10512 LA PAZ DR NW ALBUQUERQUE NM 87114

101006535052510839 LEGAL: 10 2 0 CO RRECTED AMENDED REPLAT OF RIO VISTA UNIT 2 LAND USE:
PROPERTY ADDR: 00000 LA PAZ
OWNER NAME: ARMSTRONG ROBERT A & SUZANNE I
OWNER ADDR: 10516 LA PAZ DR NW ALBUQUERQUE NM 87114

101006528644520107 LEGAL: TR B 2 PL AT OF SEDONA SUBDIVISION AT VENTANA RANCH LAND USE:
PROPERTY ADDR: 00000 N/A
OWNER NAME: AMAFCA
OWNER ADDR: 02600 PROSPECT NE ALBUQUERQUE NM 87107

101006532852311509 LEGAL: 9 19 COR RECTED AMENDED REPLAT OF RIO VISTA UNIT 2 LAND USE:
PROPERTY ADDR: 00000 LA PAZ
OWNER NAME: GASPER DAVID A
OWNER ADDR: 03124 15TH AV SE RIO RANCHO NM 87124



101006530550720109 LEGAL: TR B -1-A PLAT OF SEDONA SUBDIVISION AT VENTANA LAND USE:
PROPERTY ADDR: 00000 N/A
OWNER NAME: VENTANA RANCH COMMUNITY ASSOCI
OWNER ADDR: 00010 TRAMWAY LP NE ALBUQUERQUE NM 87122

101006531248420108 LEGAL: TR B 1B P LAT OF SEDONA SUBDIVISION AT VENTANA RANCH LAND USE:
PROPERTY ADDR: 00000 N/A
OWNER NAME: VENTANA RANCH COMMUNITY ASSOCI
OWNER ADDR: 00010 TRAMWAY LP NE ALBUQUERQUE NM 87122

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

101006529752320605 LEGAL: LT 1 PLA T OF SEDONA SUBDIVISION AT VENTANA RANCH LAND USE:
PROPERTY ADDR: 00000 BISBEE
OWNER NAME: FISCHER CARLEEN
OWNER ADDR: 06101 BISBEE PL NW ALBUQUERQUE NM 87114

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

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

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

101006529252320604 LEGAL: LT 2 PLA T OF SEDONA SUBDIVISION AT VENTANA RANCH LAND USE:
PROPERTY ADDR: 00000 BISBEE
OWNER NAME: BROWN JOHN E & KRISTIE L
OWNER ADDR: 06105 BISBEE PL NW ALBUQUERQUE NM 87114

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

101006526052020502 LEGAL: LT 7 PLA T OF SEDONA SUBDIVISION AT VENTANA RANCH LAND USE:
PROPERTY ADDR: 00000 BISBEE
OWNER NAME: SALAZAR RUBEN W & ANGELA M
OWNER ADDR: 06131 BISBEE PL NW ALBUQUERQUE NM 87114

101006525551820503 LEGAL: LT 8 PLA T OF SEDONA SUBDIVISION AT VENTANA RANCH LAND USE:
PROPERTY ADDR: 00000 BISBEE
OWNER NAME: TAFOYA LUIS & LINDA
OWNER ADDR: 06135 BISBEE PL NE ALBUQUERQUE NM 87114

101006532651211508 LEGAL: 8 19 COR RECTED AMENDED REPLAT OF RIO VISTA UNIT 2 LAND USE:
PROPERTY ADDR: 00000 LA PAZ
OWNER NAME: CAMPBELL KERRI & DAN
OWNER ADDR: 10505 LA PAZ NW ALBUQUERQUE NM 87114

# "Attachment A"

Karen Kline, Tierra West, LLC
Zone Map: A-10

**PARADISE HILLS CIVIC ASSOC.** (R)
***Larry Weaver**
6001 Unitas Ct. NW/87114 898-8640 (h) 846-1511 (w)
Tom Anderson
10013 Plunkett Dr. NW/87114 897-2593 (h)

**VENTANA RANCH N.A.** (R)
***Laura Horton**
7224 Cascada Rd. NW/87114 898-8103 (h) 710-0646 (cell)
Bruce Nyberg
6824 Brushfield Rd. NW/87114 890-6559 (h)

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

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

# FORM DRWS: DRAINAGE REPORT/WATER & SEWER AVAILABILITY

THIS FORM IS REQUIRED WITH THE DEVELOPMENT REVIEW BOARD APPLICATION FOR MAJOR SUBDIVISIONS AND SITE DEVELOPMENT PLANS.

PROJECT NAME: SEVILLE UNIT 9
AGIS MAP #: A-10
LEGAL DESCRIPTION: TRACT 1-D, SEVILLE

☒ **DRAINAGE REPORT**

A drainage report, as per the Drainage Ordinance, was submitted to the City of Albuquerque Public Works Department, Hydrology Division (2nd floor Plaza de Sol) on 12.17.04 (Date).

Applicant/Agent — Date: 12/16/04

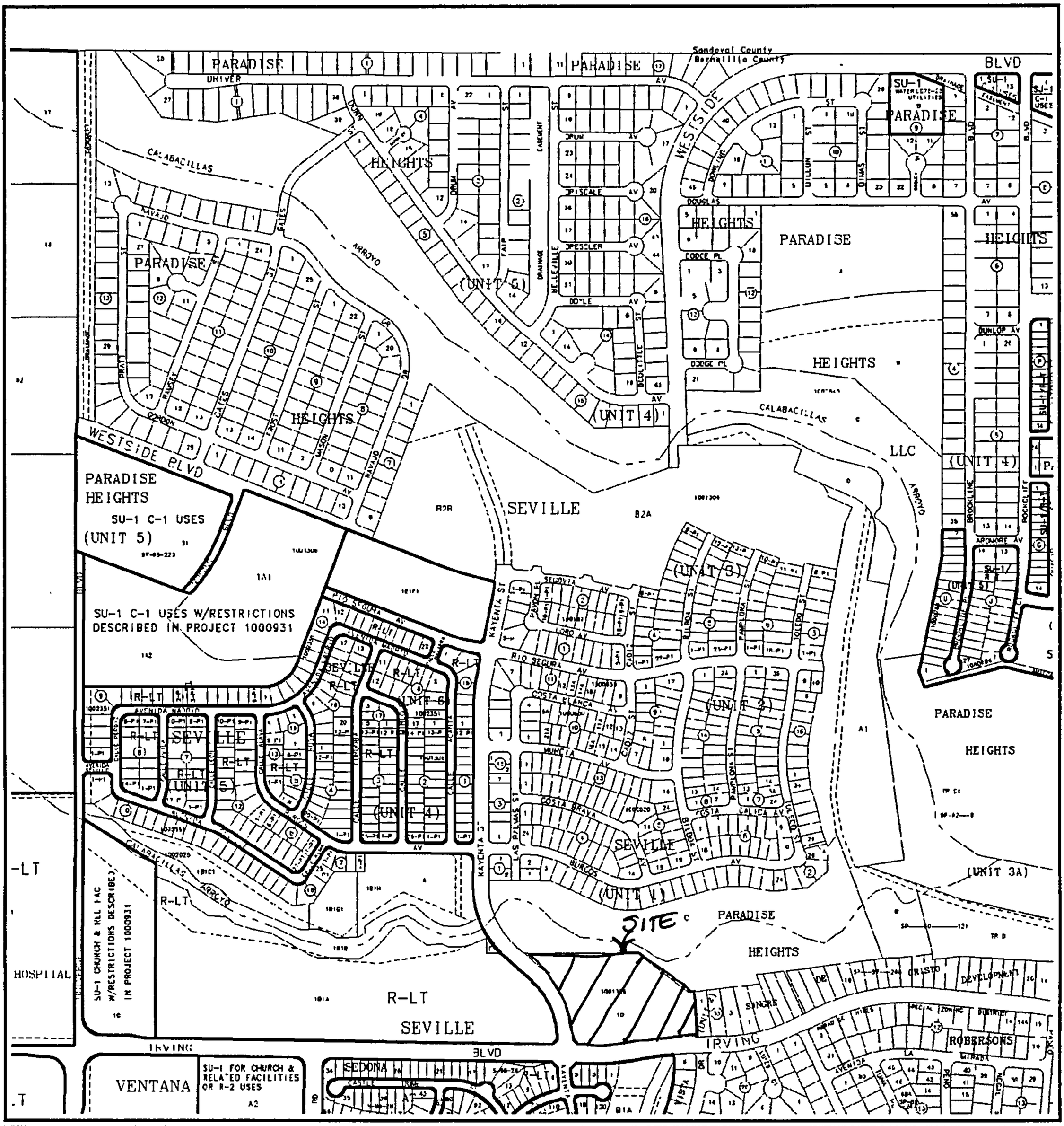
Hydrology Division Representative — Date: 12/17/04

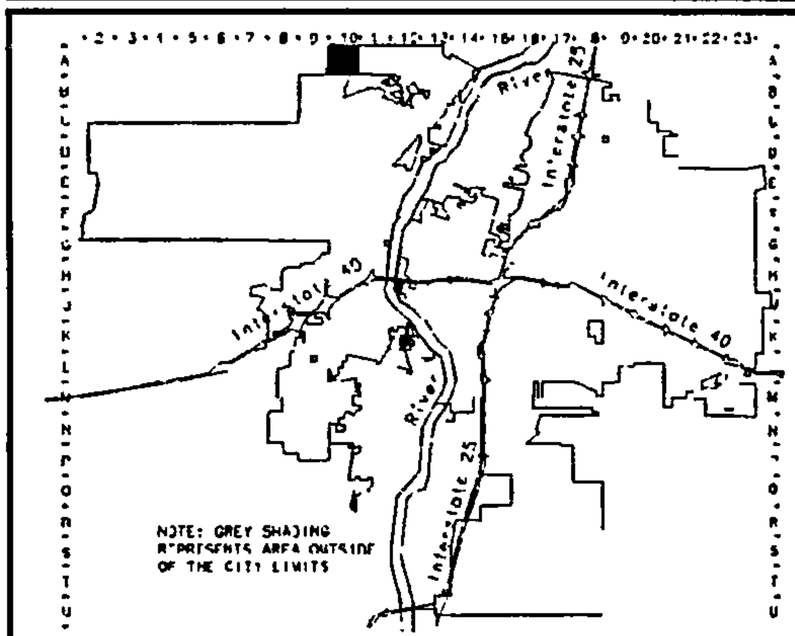
☒ **WATER AND SEWER AVAILABILITY STATEMENT**

A Water and Sewer Availability Statement for this project was requested from the City of Albuquerque Utilities Development Division (2nd floor Plaza de Sol) on **5.07.04** (Date). NMUI.

Applicant/Agent — Date: 12/16/04

NMUI
Utilities Division Representative — Date:




CITY OF Albuquerque

Albuquerque Geographic Information System

PLANNING DEPARTMENT

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GRAPHIC SCALE IN FEET

250 0 750 1000

# Zone Atlas Page

# A10-Z

Map Amended through July 30, 2003

## FORM V: SUBDIVISION VARIANCES & VACATIONS

☐ **BULK LAND VARIANCE** **(PUBLIC HEARING CASE)**

__ Application for subdivision (Plat) on FORM S-3, including those submittal requirements. **24 copies** of the plat are required. The 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**

✓ X 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.
✓ 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 deferral or extension
X Any original and/or related file numbers are listed on the cover application

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

☐ **VACATION OF PRIVATE EASEMENT**

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

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

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

_RONALD R. BOHANNAN, P.E._____
Applicant name (print)

12/16/04
Applicant signature / date

Form revised 4/03 and October 2003

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

Application case numbers
04DRB ____ - 01957
____ - ____ - ____
____ - ____ - ____

12-17-04
Planner signature / date

Project # 1003172

# City of Albuquerque

## DEVELOPMENT/ PLAN REVIEW APPLICATION

Supplemental form

**SUBDIVISION**
- _X_ Major Subdivision action
- ____ Minor Subdivision action
- ____ Vacation
- ____ Variance (Non-Zoning)

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

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

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

**L A APPEAL / PROTEST of...**
- ____ 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: STILLBROOKE HOMES PHONE: 858.1800

ADDRESS: 8901 ADAMS NE FAX: 858.1811

CITY: ALBUQUERQUE STATE NM ZIP 87113 E-MAIL: still@rt66.com

Proprietary interest in site: OWNER/DEVELOPER **List all owners:** STILLBROOKE HOMES

AGENT (if any): TIERRA WEST LLC PHONE: 505.858.3100

ADDRESS: 8509 JEFFERSON NE FAX: 505.858.1118

CITY: ABQ STATE NM ZIP 87113 E-MAIL: twllc@tierrawestllc.com

**DESCRIPTION OF REQUEST:** TWO YEAR SIA EXTENSION

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

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

Lot or Tract No. ____ Block: ____ Unit: 9

Subdiv. / Addn. SEVILLE ESTATES

Current Zoning: R-LT Proposed zoning: SAME

Zone Atlas page(s): A-10 No. of **existing** lots: 28 No. of **proposed** lots: 28

Total area of site (acres): 7.1 Density if applicable: dwellings per gross acre: ____ Dwellings per net acre: ____

Within city limits? _X_Yes. No___, but site is within 5 miles of the city limits.) Within 1000FT of a landfill? NO

UPC No. 101006629803240804 MRGCD Map No. ____

LOCATION OF PROPERTY BY STREETS: On or Near: KAYENTA STREET NW

Between: IRVING BLVD NW and CALABACILLAS ARROYO

**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# 1003172

04DRB-00529/04DRB-01955/04DRB-01957/05DRB-01053

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

**SIGNATURE** ____ DATE ____

(Print) TYLER ASHTON, PE ____ Applicant _X_ 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 | Action | S.F. | Fees |
|---|---|---|---|
| 05DRB-01845 | SIA | 5(2) | $ 50.00 |
| | CMF | | $ 20.00 |
| | ADV | | $ 75.00 |
| | | | $ |
| | | | $ |
| | | | Total $ 145.00 |

Hearing date 01/04/06

Sandy Handley 12/09/05

**Project # 1003172**

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

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

☐ **MAJOR SUBDIVISION PRELIMINARY PLAT APPROVAL**

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

☐ **MAJOR SUBDIVISION AMENDMENT TO PRELIMINARY PLAT (with significant changes)**
☐ **MAJOR SUBDIVISION AMENDMENT TO INFRASTRUCTURE LIST (with significant changes)**
☐ **MAJOR SUBDIVISION AMENDMENT TO GRADING PLAN (with significant changes)**
PLEASE NOTE: There are no clear distinctions between significant and minor changes with regard to subdivision amendments. Significant changes are those deemed by the DRB to require public notice and public hearing.

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

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

✓ 1 copy of each of the following items
✓ Zone Atlas map with the entire property(ies) precisely and clearly outlined and crosshatched (to be photocopied)
✓ Letter briefly describing, explaining, and justifying the request
✓ Plat or plan reduced to 8.5" x 11"
✓ Official D.R.B. Notice of the original approval
✓ Approved Infrastructure List. If not applicable, please initial. _____
✓ Previous SIA extension notice, if one has been issued. If not applicable, please initial. KA
✓ 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) $145.00

**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.

TYLER ASHTON, PE
Applicant name (print)

Tyler Ashton 12-9-05
Applicant signature / date

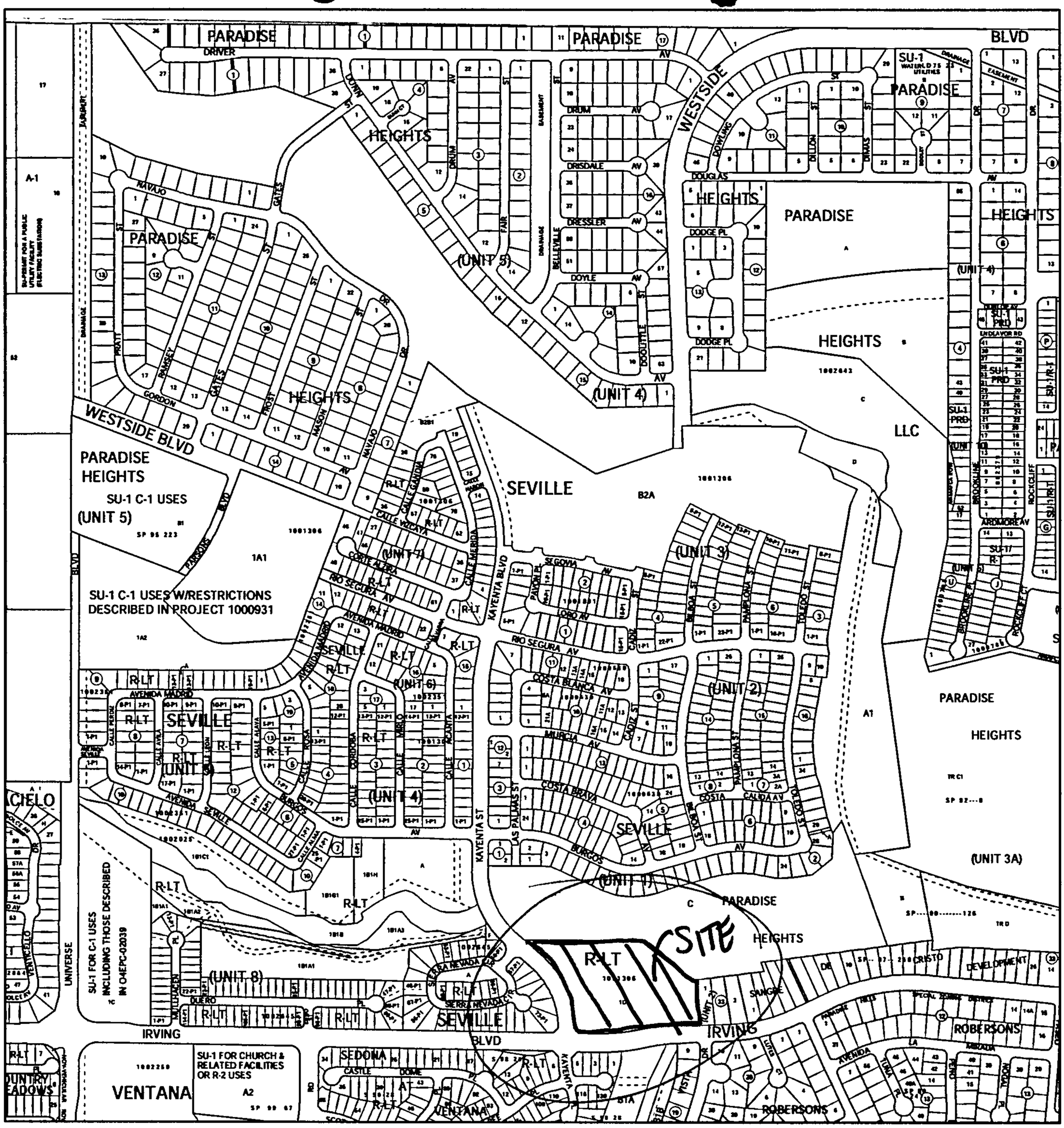
Form revised **11/04**

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

Application case numbers
05DRB-_____-01845
_____-_____-_____
_____-_____-_____

Sandy Handley 12/09/05
Planner signature / date

Project # 1003172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TIERRA WEST, LLC

8509 Jefferson NE
Albuquerque, NM 87113

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

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

December 9, 2005

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

**RE: Two Year Subdivision Improvement Agreement Extension Approval**
**Seville Estates Unit 9, Project #1003172, Zone Atlas Page A-10**

Dear Ms. Matson:

Tierra West LLC, on behalf of Stillbrooke Homes requests the approval of the Two Year Subdivision Improvement Agreement Extension for Seville Estates Unit 9. The site is located near Kayenta Street NW between Irving Boulevard NW and the Calabacillas Arroyo. The DRC drawings have been approved and the project is now under construction.

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

Sincerely,

Tyler Ashton

Tyler Ashton, PE

Enclosure/s

cc: A J Yarborough
Larry Weaver, Paradise Hills Civic Assoc.
Tom Anderson, Paradise Hills Civic Assoc.
Laura Horton, Ventana Ranch N.A.
Bruce Nyberg, Ventana Ranch N.A.

JN: 24029
TA/kk

2004 24029SIA Extension120905 doc

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| Restricted Delivery Fee (Endorsement Required) | |
| Total Postage & Fees | $ 4.42 |

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| Total Postage & Fees | $ 4.42 |

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| Total Postage & Fees | $ 4.42 |

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| Total Postage & Fees | $ 4.42 |

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Street, Apt. No.; or PO Box No.
City, State, ZIP+4 ABQ NM 87114

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ALBUQUERQUE
Making History

# City of Albuquerque

P.O. Box 1293, Albuquerque, NM 87103

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

December 8, 2005

Karen Kline
Tierra West, LLC
8509 Jefferson NE/87113
Phone: 858-3100/Fax: 858-1118
**Email: kkline@tierrawestllc.com**

Dear Karen:

Thank you for your inquiry of **December 8, 2005** requesting the names of Recognized Neighborhood Associations who would be affected under the provisions of O-92 by your proposed project at **TRACT 1-D, SEVILLE, LOCATED ALONG KAYENTA STREET NW BETWEEN IRVING BOULEVARD NW AND CALAABACILLAS ARROYO** zone map **A-10.**

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

**PARADISE HILLS CIVIC ASSOC. (PHC)**
***Larry Weaver**
6001 Unitas Ct. NW/87114 898-8640 (h) 846-1511 (w)
Tom Anderson
10013 Plunkett Dr. NW/87114 897-2593 (h)

**VENTANA RANCH N.A. (VTR)** "R"
***Laura Horton**
7224 Cascada Rd. NW/87114 898-8103 (h) 710-0646 (c)
Bruce Nyberg
6824 Brushfield Rd. NW/87114 890-6559 (h)

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

Sincerely,

*Stephani Winklepleck*
Neighborhood Program Coordinator
OFFICE OF NEIGHBORHOOD COORDINATION
Planning Department

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

# NOTICE TO APPLICANTS

## SUGGESTED INFORMATION FOR NEIGHBORHOOD NOTIFICATION LETTERS

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

## WE RECOMMEND THAT THE NOTIFICATION LETTER INCLUDE THE FOLLOWING INFORMATION:

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

* * * \

24024
SIA

No. Of Lots **28**
Nearest Major Streets **Irving Blvd. NW**

FIGURE 12
SUBDIVISION IMPROVEMENTS
AGREEMENT-PUBLIC AND/OR PRIVATE
(Procedure B)

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AGREEMENT TO CONSTRUCT
PUBLIC AND/OR PRIVATE SUBDIVISION IMPROVEMENTS

THIS AGREEMENT is made this 7th day of June, 20 05 by and between the City of Albuquerque, New Mexico ("City"), a municipal corporation, whose address is P. O. Box 1293 (One Civic Plaza), Albuquerque, New Mexico 87103, and **Clearbrook Investments Inc.** ("Subdivision"), whose address is **8901 Adams NE, Ste. A, Albuquerque, NM 87113** and whose telephone number is **505.858.1800**, a [state the type of business entity, for instance, "New Mexico corporation," "general partnership," "joint venture," "individual," etc.:] **A Corporation** is made in Albuquerque, New Mexico, and is entered into as of the date of final execution of this Agreement.

1. Recital. The Subdivider is developing certain lands within the City of Albuquerque, Bernalillo County, New Mexico, known as [describe:] **Tract 1D, Seville**, recorded on **April 8, 2002** in the records of the Bernalillo County Clerk at Book **2002C**, Folio **109** (the "Subdivision"). The Subdivider certifies that the Subdivision is owned by [state the name of the present real property owner exactly as shown on the real estate document conveying title in the Subdivision to the present owner:] **Clearbrook Investments Inc.** ("Owner").

The Subdivider has submitted and the City has approved a preliminary plat or Site Development Plan identified as **Seville Estates Unit 9** describing Subdivider's Property.

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

2. Improvements and Construction Deadline. The Subdivider agrees to install and complete the public and/or private improvements described in Exhibit A, the required infrastructure listing ("Improvements"), to the satisfaction of the City, on or before the **January 12, 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. **7226.83**.

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.



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

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

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

| Type of Fee | Amount |
|---|---|
| Engineering Fee | 3.25% of Actual Construction Cost |
| Excavation & Sidewalk Fees | As required per City-approved estimate |
| Street Restoration Fees | As required per City-approved estimate (Fig. 7) |

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

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

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

B. Construction Inspection methods. Inspection of the construction of the Public Improvements shall be performed by **TIERRA WEST LLC**, and inspection of the Private Improvements shall be performed by **TIERRA WEST LLC**, both New Mexico Registered Professional Engineers. If the inspection is performed by an entity other than the City, the City may monitor the inspection and the Subdivider shall ensure that the inspecting entity provides 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.



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

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

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

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

Type of Financial Guaranty: **Loan Reserve Letter**
Amount: $ **262,138.85**
Name of Financial Institution or Surety providing Guaranty:
**Bank of Oklahoma**
Date City first able to call Guaranty: **January 12, 2006**
[Construction Completion Deadline]: **January 12, 2006**
If Guarantee other than a Bond, last day City able to call on Guaranty is:
**March 12, 2006**
Additional information: **INFRASTRUCTURE**

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

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



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

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

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

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

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

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

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

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

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



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under the laws of the State of New Mexico.

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

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

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

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

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

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

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.



Mary Herrera Bern. Co. AGRE R 21.00
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21. Authority to Execute. If the Subdivider signing below is not the Owner of the Subdivision, the Owner must execute the Power of Attorney below.

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

SUBDIVIDER:

By [Signature]: Cynthia A King
Name: Cynthia A King
Title: VP Finance
Dated: 3-8-05

CITY OF ALBUQUERQUE

Approved by: [signature]
City Engineer
Dated: 6-07-05

6-2-05 HJC 6/2/05

SUBDIVIDER'S NOTARY

STATE OF **NEW MEXICO** )
) ss.
COUNTY OF **BERNALILLO** )

This instrument was acknowledged before me on 8th day of March, 20 05 by [name(s) of person(s):] Cynthia King, [title or capacity, for instance, "President" or "Owner":] VP Finance of [Subdivider:] **Clearbrook Investments Inc.**.

Deborah J. Fisher
Notary Public

My Commission Expires:

May 12, 2008

OFFICIAL SEAL
DEBORAH J FISHER
Notary Public
State of New Mexico
My Commission Expires 5-12-08

CITY'S NOTARY

STATE OF NEW MEXICO )
) ss.
COUNTY OF BERNALILLO )

This instrument was acknowledged before me on 7th day of June, 2005 by Richard Dourte, City Engineer, of the City of Albuquerque, a municipal corporation, on behalf of said corporation.

Gloria D. Saavedra
Notary Public

My Commission Expires:

11-25-2007

EXHIBIT A AND POWER OF ATTORNEY ATTACHED

Mary Herrera Bern. Co. AGRE R 21.00 2005081804 6277852 Page: 7 of 7 06/08/2005 04:22P Bk-A98 Pg-1561

Project Number:_____

FIGURE 12

Date Submitted: 1/12/05
Date Site Plan Approved:
Date Preliminary Plat Approved: 1/12/05
Date Preliminary Plat Expires 1/12/06
DRB Project No.: 1003172
DRB Application No.: 04-01955

ORIGINAL

## INFRASTRUCTURE LIST

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

Seville Unit 9
**PROPOSED NAME OF PLAT AND/OR SITE DEVELOPMENT PLAN**

Tract 1-D Seville Subdivision
**EXISTING LEGAL DESCRIPTION PRIOR TO PLATTING ACTION**

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

| SIA Sequence # | COA DRC Project # | Size | Type of Improvement | Location | From | To | Private Inspector | City Inspector | City Cnst Engineer |
|---|---|---|---|---|---|---|---|---|---|
| D-1 | 12 2482 | 28' F-F | Residential Paving 120 | Pymees Court, NW | Irving Blvd. | End of Cul-de-sac | / | / | / |
| SW-1 | 1 | | Curb and Gutter 1200 | | | | | | |
| | | | 4' Sidewalk (Both Sides)* 1200 | | | | | | |
| B-1 | | 30' F-F | Arterial Paving 670 | Irving Blvd. | East Property Line | Kayenta Blvd. | / | / | / |
| | | | Curb and Gutter 580 | | | | | | |
| | | | 6' Bike Lane 580 | | | | | | |
| | | | 6' Sidewalk (North Side Only) 580 | | | | | | |
| WMU-1 | | 8" | SAS Gravity Line** | Pymees Court, NW | Lot 24 | Kayenta Blvd. | / | / | / |
| | | 8" | Water PVC Line** | Pymees Court, NW | Irving Blvd. | End of Cul-de-sac | / | / | / |
| D-1 | | 18" & 24" 75 | RCP Storm Sewer | Pymees Court, NW | Lot 1 | Existing 60" SD MH | / | / | / |
| WMU-1 | ✓ | 8" | SAS Gravity Line** | Kayenta | Cul de Sac | Calabacillas Arroyo | / | / | / |
| | | | ~~offsite fee $565.00 per lot~~ △ | | | | / | / | / |
| | | | Kayenta built out by previous City Project | | | | / | / | / |
| | | | Water Infrastructure to inlcude Valves, Fittings, Valve Boxes, and Fire Hydrants as required. | | | | / | / | / |
| | | | Sanitary Sewer to include Manholes, and Service Connections as required. | | | | / | / | / |
| | | | *Sidewalks to be Deferred | | | | / | / | / |
| | | | **New Mexico Utilities Franchise Area | | | | / | / | / |
| | | | Catch Basins and RCP connections included with Storm Sewer | | | | / | / | / |
| | | | Residential Street Lights per DPM | | | | / | / | / |
| | | | Certified Grading and Drainage with Private Walls and Private Drainage (Non- work order item) Required for SIA/Financial Guarantee Release. | | | | / | / | / |

1 NOTES ORIGINAL

2

3

**AGENT / OWNER**

Ronald R. Bohannan, P.E.
NAME (print)

TIERRA WEST LLC
FIRM

12/16/04
SIGNATURE - date

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

**DEVELOPMENT REVIEW BOARD MEMBER APPROVALS**

1/12/05
DRB CHAIR - date

1-12-05
TRANSPORTATION DEVELOPMENT - date

1/12/05
UTILITY DEVELOPMENT - date

1-12 05
CITY ENGINEER - date

1/12/05
PARKS & GENERAL SERVICES - date

AMAFCA - date

1-12-05
NMUI - date

_____ - date

**DESIGN REVIEW COMMITTEE REVISIONS**

| REVISION | DATE | DRC CHAIR | USER DEPARTMENT | AGENT /OWNER |
|---|---|---|---|---|
| 1 | 5-26-05 | | | |
| | | | | |
| | | | | |

# FINANCIAL GUARANTY AMOUNT

01/27/2005

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

Project Description:

**Project ID #: 722683, Seville Subdivision, Unit 9, Phase/Unit #: 1**

Requested By: **Tyler Ashton, PE w/ Tierra West LLC**

| | | |
|---|---|---|
| Approved estimate amount: | | $164,448.91 |
| Contingency Amount: | 10.00% | $16,444.89 |
| Subtotal: | | $180,893.80 |
| NMGRT | 6.75% | $12,210.33 |
| Subtotal: | | $193,104.13 |
| Engineering Fee | 6.60% | $12,744.87 |
| Testing Fee | 2.00% | $3,862.08 |
| Subotal: | | $209,711.08 |
| FINANCIAL GUARANTY RATE | | 1.25 |
| Retainage Amount: | | $.00 |
| TOTAL FINANCIAL GUARANTY REQUIRED | | **$262,138.85** |

APPROVAL: DATE:

01-27-2005

Notes: 10% contingency, plans not approved. Certification for grading & drainage including private walls & private drainage prior to release of FG. Water & SAS by NMUI & not included in this FG.

BANK OF OKLAHOMA N.A.

February 24, 2005

Mr. James Lewis
Chief Administrative Officer
City of Albuquerque
P.O. Box 1293
Albuquerque, NM 87103

RE: Loan Reserve for Clearbrook Investments, Inc.
City of Albuquerque Project No.: 722683
Project Name: Seville Subdivision, Unit 9

To Whom It May Concern:

This is to advise the City Of Albuquerque ("City") that, at the request of Clearbrook Investments, Inc., ("Subdivider") Bank Of Oklahoma, N.A. ("Financial Institution") in Oklahoma City, Oklahoma holds as a loan reserve the sum of Two Hundred Sixty Two Thousand One Hundred Thirty Eight Dollars and 85/100, ($262,138.85) ("Loan Reserve") for the exclusive purpose of providing the financial guarantee which the City requires Clearbrook Investments, Inc. ("Subdivider") to provide for the installation of the improvements which must be constructed at Seville Unit 9, Project No. 722683 ("Project"). The amount of the Loan Reserve is 125% of the City's estimated cost of the Project, as required by the City's Subdivision Ordinance. The improvements are identified in the agreement between the City of Albuquerque and Subdivider, which was recorded on June 8, 2005 in the records of the Clerk of Bernalillo County, New Mexico in Book Misc A-98 at page 1561 as amended ("Agreement").

1. Reduction of Reserve. If the Assistant Director of Public Works/Engineering for the City, or that person's authorized designee, determines that it is appropriate to release a specified amount of the loan reserves as the result of the Subdivider's construction of a portion of the required infrastructure, the Assistant Director of Public Works/Engineering, or that person's authorized designee, may execute an "Authorization to Release" which will authorize the Financial Institution to release a specified amount from the loan reserves. The Authorization to Release will state the amount of the "Reduced Loan Reserve Balance" which must be maintained following the reduction. The Reduced Loan Reserve Balance shall not be reduced by more than 90% of the City's estimated cost of the Project until the Project is accepted by the City. When the Financial Institution receives the Authorization to Release, which has been signed by the City, the Financial Institution may reduce the loan reserve to the Reduced Loan Reserve Balance.

2. Liability of Financial Institution. Although the City may approve the Financial Institution's release of a part of the loan reserves, the approval will not constitute the City's final acceptance of part or all of the Project. However, no matter what agreement exists between the Subdivider and the City, the total liability of the Financial Institution to the City with respect to the loan reserves established pursuant to this Loan Reserve Letter shall at all times be limited to the lesser of the amount stated in this Loan Reserve Letter or the latest Reduced Loan Reserve Balance authorized in writing by the City, and the Financial Institution's liability to the City under this Loan Reserve Letter shall cease upon termination of the loan reserve as provided in Section 4 herein.

3. Draw on Reserve. If by January 12, 2006 the improvements described in the Agreement have not been fully installed, inspected, approved and accepted by the City, then, upon presentation between January 12, 2006 and March 12, 2006, inclusive, the City may demand payment from the

Financial Institution up to the Lesser of the amount stated in this Loan Reserve Letter or the latest Reduced Loan Reserve Balance authorized in writing by the City. The City may demand payment by delivering to the Financial Institution a certified "Demand for Payment " executed by the CAO which shall state that the Subdivider has failed to comply with the terms of the Agreement and also shall state the estimated cost for completion the improvements specified in the Agreement ("Estimated Cost of Completion"). Upon receipt of the Demand for Payment, the Financial Institution promptly shall draw from the loan reserves by cashier's check to the City of Albuquerque the amount of 125% of the estimated cost of completion, not to exceed the lesser of the total Loan Reserve amount stated in this Loan Reserve Letter or the latest Reduced Loan Reserve Balance authorized in writing by the City. The Financial Institution shall deliver the cashier's check promptly to the City.

4. Termination of Reserve. This loan reserve is for the benefit of the City and shall be irrevocable until the occurrence of one of the following:

A. Sixty (60) days after the City accepts the completed improvements specified in the Agreement;or

B. City delivery of the Demand for Payment and the Financial Institution's payment to the City by cashier's check as required in Section 3 herein; or

C. Expiration of the date March 12, 2006; or

D. Written termination of this Loan Reserve Letter, signed by the Chief Administrator Office of the City, or authorized designee.

Very truly yours,
Bank of Oklahoma, N.A.

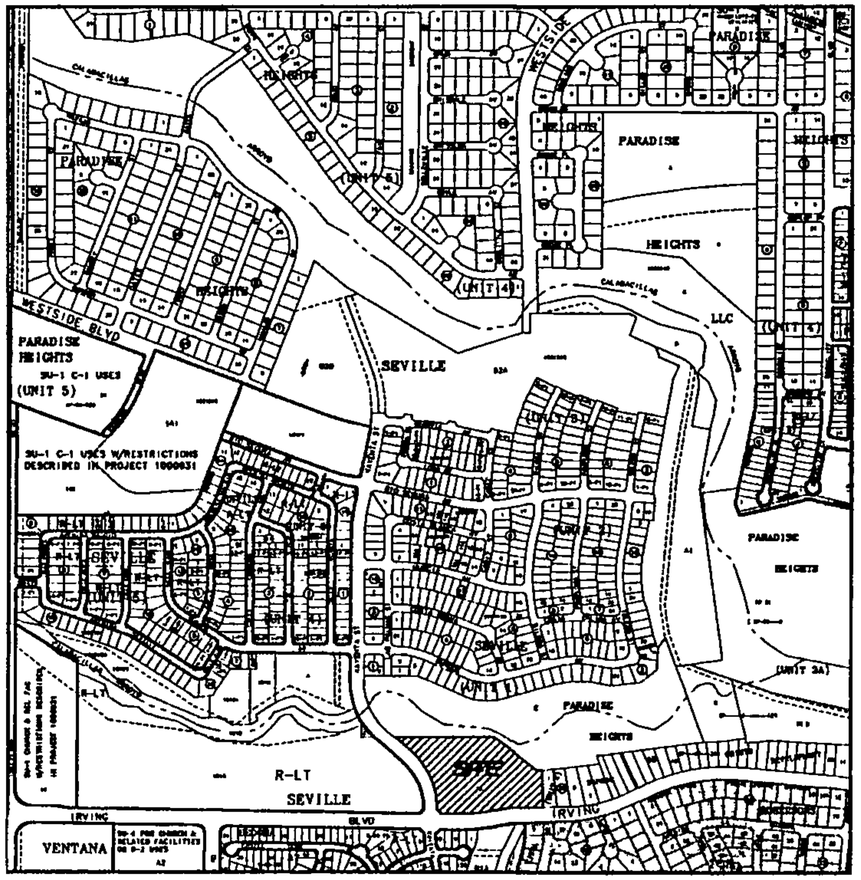
Troy Hutton
Vice President

Accepted:
City of Albuquerque

By: _____
Chief Administrative Officer
or authorized designee

Title: City Engineer
Dated: 6-07-05

6/7/05




## VICINITY MAP
NOT TO SCALE

## GENERAL NOTES

1. Bearings are grid based upon the New Mexico State Plane Coordinate System, Central Zone (NAD 27) and rotated to grid at the Albuquerque Survey Control Monument "SANDBERN".
2. Distances are ground.
3. Record plat bearings and distances where they differ from those measured by field survey are shown in parenthesis ( ).
4. All corners are a 5/8" rebar and cap stamped "HUGG L.S. 9750" unless otherwise indicated hereon.
5. Albuquerque City Zone Atlas page A-10.
6. All street centerline monumentation shall be installed at all centerline PC's, PT's, angle points and street intersections and shown thus ●. All centerline monumentation will be set using the standard four (4") aluminum monument stamped "City of Albuquerque Centerline Monument– Do not disturb, PS Number 9750" and will be set flush with the final asphalt lift.
7. Manholes will be offset at all points of curvature, points of tangency, street intersections, and all other angle points to allow use of centerline monumentation.
8. Total number of existing Tracts: 2
9. Total number of Lots created: 24
10. Total number of Tracts created: 3
11. Total number of Parcels created 1
12. Total mileage of full width streets created: 0.11 mile.
13. Gross Subdivision acreage: 7.1403 acres.
14. Current Zoning is "R-LT"
15. Minimum Lot Size shall be: 4,500 square feet
16. Minimum Lot width shall be 45'
17. U.C.L.S. Log Number: 2005090438

## SHEET INDEX


| | |
|---|---|
| SHEET 1 OF 3 – | Approvals, General Notes, Etc... |
| SHEET 2 OF 3 – | Legal Description, Free Consent and dedication Curve and Line Tables, Lot and Tract Areas |
| SHEET 3 OF 3 – | Unit Nine Subdivision Plat |



2005094459
0096347
Page: 1 of 3
06/30/2005 03:48P
Mary Herrera Bern. Co PLAT R 17.00 BK-2005C Pg-234


## TREASURERS CERTIFICATION

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

101006620823240004

Clearbrook Dev Inc

Rosie Alderete 6-30-05

Bernalillo County Treasurer

## PUBLIC UTILITY EASEMENTS

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

A. PNM Electric Services for installation, maintenance, and service of overhead and underground electrical lines, transformers, and other equipment and related facilities reasonably necessary to provide electrical service.

B. PNM Gas Services for installation, maintenance, and service of natural gas lines, valves and other equipment and facilities reasonably necessary to provide natural gas.

C. QWest Communications for the installation, maintenance, and service of such lines, cable, and other related equipment and facilities reasonably necessary to provide communication services, including but not limited to ground pedestals and closures.

D. Comcast Cable for the installation, maintenance, and service of such lines, cable, and other related equipment and facilities reasonably necessary to provide Cable TV service.

E. New Mexico Utilities, Inc. for the installation, maintenance, and service of underground water and sanitary sewer lines, valves and other equipment and facilities reasonably necessary to provide water and sanitary sewer service.

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

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

DISCLAIMER

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

## PURPOSE OF PLAT

The Purpose of this replat is to:

a. Create the 24 residential lots; 1 Parcel and 3 Tracts as shown hereon.

b. Dedicate the additional new public street right of way as shown hereon to the City of Albuquerque in fee simple with warranty covenants

c. Create Tract 1-D-1 for dedication to the City of Albuquerque Open Space Division of Parks and Recreation in fee simple with warranty covenants for "Open Space" by this plat.

d. Create Tracts 1-D-2 and 1-D-3 for dedication in fee simple with warranty covenants to the Albuquerque Metropolitan Arroyo Flood Control Authority (A.M.A.F.C.A.) for "Drainage right of way" by this plat.

e. Create Parcel A to legally plat A.M.A.F.C.A. quitclaim parcel as requested by A.M.A.F.C.A.

f. Grant the new public utility easements as shown hereon.

PROFESSIONAL SURVEYOR STATE OF No 9750 NEW MEXICO RUSS P. HUGG

FLAT OF

# SEVILLE SUBDIVISION UNIT NINE

(BEING A REPLAT OF TRACT 1-D, SEVILLE SUBDIVISION AND AN UNPLATTED PARCEL)

WITHIN

THE TOWN OF ALAMEDA GRANT
PROJECTED SECTION 3, TOWNSHIP 11 NORTH, RANGE 2 EAST
NEW MEXICO PRINCIPAL MERIDIAN
CITY OF ALBUQUERQUE
BERNALILLO COUNTY, NEW MEXICO

FEBRUARY , 2005

PROJECT NUMBER: 1003172

Application Number: 05DRB-01053

## PLAT APPROVAL

Utility Approvals:

| | |
|---|---|
| PNM Electric Services | 6-28-05 Date |
| PNM Gas Services | 6-28-05 Date |
| QWest Corporation | 6-30-05 Date |
| Comcast | 6-28-05 Date |
| New Mexico Utilities | 6-28-05 Date |

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

City Approvals:

| | |
|---|---|
| City Surveyor | 6-20-05 Date |
| Real Property Division | 6/30/05 Date |
| Environmental Health Department | 6/30/05 Date |
| Traffic Engineering, Transportation Division | 6-29-05 Date |
| Utilities Development | 6/29/05 Date |
| Parks and Recreation Department | 6/29/05 Date |
| AMAFCA | 6-29-05 Date |
| City Engineer | 6/29/05 Date |
| DRB Chairperson, Planning Department | 6/30/05 Date |

## SURVEYORS CERTIFICATION

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

Russ P. Hugg
NMPS No. 9750
February 21, 2005

SHEET 1 OF 3

SURVTEK, INC.
Consulting Surveyors

Mary Herrera Bern Co PLAT R 17.00 "666667" Page: 2 of 3 06/30/2005 03:48P BK-2005C Pg-234

# PLAT OF
# SEVILLE SUBDIVISION UNIT NINE

(BEING A REPLAT OF TRACT 1-D, SEVILLE SUBDIVISION AND AN UNPLATTED PAR

WITHIN

**THE TOWN OF ALAMEDA GRANT**
**PROJECTED SECTION 3, TOWNSHIP 11 NORTH, RANGE 2 EAST**
**NEW MEXICO PRINCIPAL MERIDIAN**
**CITY OF ALBUQUERQUE**
**BERNALILLO COUNTY, NEW MEXICO**

FEBRUARY , 2005

## LEGAL DESCRIPTION

That certain parcel of land situate within the Town of Alameda Grant in Projected Section 3, Township 11, North, Range 2 east, New Mexico Principal Meridian, City of Albuquerque, Bernalillo County, New Mexico comprising all of Tract 1-D, Seville, as the same is shown and designated on the Second Correction Bulk Land Plat thereof filed in the office of the County Clerk of Bernalillo County, New Mexico on April 8, 2002 in Plat Book 2002C, page 109 and that certain unplatted parcel of land comprising an existing Twenty five (25') Public Drainage Easement as the same is described in that certain Quitclaim Deed to A.M.A.F.C.A. filed in the office of the County Clerk of Bernalillo County, New Mexico on August 4, 1994 in Book 94-23, page 2050 and as the same is shown and designated on the plat of Rio Vista Unit 2 filed in the office of the County Clerk of Bernalillo County, New Mexico on May 3, 1979 in Volume D9, folio 116 more particularly described by survey performed by Russ P. Hugg, New Mexico Professional Surveyor Number 9750 using New Mexico State Plane Coordinate System, Central Zone (NAD 27) grid bearings and ground distances as follows:

BEGINNING at the Northwest corner of said Tract 1-D, Seville (a 5/8" rebar and cap stamped "L.S. 9750" found in place) said point also being a point on the Northeasterly right of way line of Kayenta Boulevard N.W. and the Southeast corner of Tract C, Paradise Heights as the same is shown and designated on the plat thereof filed in the office of the County Clerk of Bernalillo County, New Mexico on December 20, 2000 in Plat Book 2000C, page 310 whence the Albuquerque Control Survey Monument "1-A10" bears N 12° 04' 21" W, 4699.95 feet distant; Thence Southeasterly along a line common to said Tract 1-D and Tract C for the following two (2) courses:

S 89° 49' 06" E , 619.42 feet to a point (a 5/8" rebar and cap stamped "L.S. 4078" found in place); Thence,

S 53° 03' 31" E , 342.74 feet to the Northeast corner of said Tract 1-D (a 5/8" rebar and cap stamped "L.S. 4078" found in place); Thence,

N 83° 10' 58" E , 25.06 feet to the Northwest corner of Lot 1, Block 33 of said Rio Vista Unit 2 (a 5/8" rebar and cap stamped "L.S. 9750" found in place); Thence,

S 02° 45' 04" E , 240.00 feet to the Southwest corner of said Lot 1, Block 33, Rio Vista Unit 2 (a 5/8" rebar and cap stamped "L.S. 9750" found in place) said point also being a point on the Northerly right of way line of Irving Boulevard N.W; Thence Southwesterly and Northwesterly along said Northerly right of way line of Irving Boulevard N.W for the following seven (7) courses:

S 87° 14' 56" W , 25.00 feet to a point; Thence,

N 02° 45' 08" W , 3.42 feet to a point; Thence,

S 87° 10' 22" W , 126.37 feet to a point of curvature (a 5/8" rebar and cap stamped "L.S. 9750" found in place); Thence,

Southwesterly , 169.74 feet on the arc of a curve to the left (said curve having a radius of 1149.00 feet, a central angle of 08° 27' 51" and a chord which bears S 82° 56' 27" W, 169.58 feet) to a point of reverse curvature (a 5/8" rebar and cap stamped "L.S. 9750" found in place); Thence,

Southwesterly , 222.71 feet on the arc of a curve to the right (said curve having a radius of 1051.00 feet, a central angle of 12° 08' 29" and a chord which bears S 84° 46' 46" W, 222.30 feet) to a point of tangency (a 5/8" rebar and cap stamped "L.S. 9750" found in place); Thence,

N 89° 09' 00" W , 101.05 feet to a point (a 5/8" rebar and cap stamped "L.S. 9750" found in place); Thence,

N 44° 09' 00" W , 33.94 feet to a point on the Easterly right of way line of said Kayenta Boulevard N.W. (a 5/8" rebar and cap stamped "L.S. 9750" found in place); Thence Northeasterly and Northwesterly along said Easterly right of way line of Kayenta Boulevard N.W for the following three (3) courses:

N 00° 50' 53" E , 2.00 feet to a point of curvature (a 5/8" rebar and cap stamped "L.S. 9750" found in place); Thence,

Northwesterly , 427.94 feet on the arc of a curve to the left (said curve having a radius of 493.00 feet, a central angle of 49° 44' 05" and a chord which bears N 24° 01' 02" W, 414.83 feet) to a point of tangency (a 5/8" rebar and cap stamped "L.S. 9750" found in place); Thence,

N 48° 53' 05" W , 126.52 feet to the Northwest corner and point of beginning of the parcel herein described.

Said parcel contains 7.1403 acres, more or less.

## FREE CONSENT AND DEDICATION

SURVEYED and REPLATTED and now comprising, SEVILLE SUBDIVISION UNIT NINE (BEING A REPLAT OF TRACT 1-D, SEVILLE AND AN UNPLATTED PARCEL) WITHIN THE TOWN OF ALAMEDA GRANT IN PROJECTED SECTION 3, TOWNSHIP 11 NORTH, RANGE 2 EAST, NEW MEXICO PRINCIPAL MERIDIAN, CITY OF ALBUQUERQUE, BERNALILLO COUNTY, NEW MEXICO", with the free consent of and in accordance with the wishes and desires of the undersigned owner(s) and proprietor(s) thereof. Said owner(s) and proprietor(s) do hereby grant to the use of the public forever, the public utility easements as shown hereon. Said owner(s) and proprietor(s) do hereby dedicate the additional and new street right of ways as shown hereon to the City of Albuquerque in fee simple with warranty covenants. Said owner(s) and proprietor(s) do hereby agree convey Tract 1-D-1 as shown to the City of Albuquerque Open Space Division of Parks and Recreation in fee simple with warranty covenants and Tracts 1-D-2 and 1-D-3 as shown hereon to Albuquerque Arroyo Flood Control Authority (A.M.A.F.C.A.) in fee simple. Said owner(s) and proprietor(s) do hereby warrant that they hold among them, complete and indefeasible title in fee simple to the land subdivided. Said owner(s) and proprietor(s) do hereby consent to all of the foregoing and do hereby represent that they are so authorized to act.

**OWNER OF TRACT 1-D**

CLEARBROOK INVESTMENTS, INC.
a New Mexico Corporation

By Cynthia A King Cynthia King
~~Scott Henry, President~~ Vice President, Finance

**OWNER**
**UNPLATTED (QUITCLAIM) PARCEL**
Albuquerque Metropolitan Arroyo Flood Control Authority

By John P. Kelly 6-20-05
John P. Kelly, AMAFCA Executive Engineer

## ACKNOWLEDGEMENT

STATE OF NEW MEXICO
COUNTY OF BERNALILLO SS

The foregoing instrument was acknowledged before me this 3/7/05
day of March, 2005, by ~~Scott Henry~~ Cynthia King

Angela L Montoya My commission expires 10/2/07
Notary Public

OFFICIAL SEAL
ANGELA L MONTOYA
Notary Public
State of New Mexico
My Commission Expires 10/2/07

## ACKNOWLEDGEMENT

STATE OF NEW MEXICO
COUNTY OF BERNALILLO SS

The foregoing instrument was acknowledged before me this 20th
day of June, 2005, by John P. Kelly.

Martin Eckert Jr. My commission expires July 8, 2008
Notary Public

OFFICIAL SEAL
Martin Eckert, Jr.
NOTARY PUBLIC
My Commission Expires July 8, 2008

### LINE TABLE

| LINE | LENGTH | BEARING |
|---|---|---|
| L1 | 33.94' | N44°09'00"W |
| L2 | 2.00' | N00°50'53"E |
| L3 | 25.06' | N83°10'58"E |
| L4 | 25.00' | S87°14'56"W |
| L5 | 3.42' | N02°45'08"W |
| L6 | 30.62' | N34°34'03"E |
| L7 | 28.10' | N67°25'27"E |
| L8 | 10.60' | N67°25'28"E |
| L9 | 14.85' | S87°57'22"E |
| L10 | 7.07' | S77°00'49"E |
| L11 | 47.21' | S87°39'21"E |
| L12 | 64.10' | S73°55'54"E |
| L13 | 50.01' | S66°53'15"E |
| L14 | 46.92' | S76°19'22"E |
| L15 | 14.83' | S67°39'21"E |
| L16 | 32.38' | S67°39'21"E |
| L17 | 16.55' | S74°02'50"E |
| L18 | 47.55' | S73°53'29"E |
| L19 | 38.70' | S67°25'27"W |

### CURVE TABLE

| CURVE | LENGTH | RADIUS | TANGENT | CHORD | CHORD BEARING | DELTA |
|---|---|---|---|---|---|---|
| C1 | 169.74' | 1149.00' | 85.02' | 169.58' | S82°56'27"W | 8°27'51" |
| C2 | 222.71' | 1051.00' | 111.78' | 222.30' | S84°46'46"W | 12°08'29" |
| C3 | 427.94' | 493.00' | 228.50' | 414.63' | N24°01'02"W | 49°44'05" |
| C4 | 116.13' | 75.00' | 73.34' | 104.87' | N47°06'31"W | 88°42'55" |
| C5 | 216.13' | 1272.00' | 109.33' | 217.86' | S83°37'16"W | 9°49'31" |
| C6 | 184.13' | 928.00' | 92.37' | 183.83' | N84°23'34"E | 11°22'06" |
| C7 | 17.03' | 16.00' | 9.42' | 16.23' | N27°44'00"E | 60°58'08" |
| C8 | 80.52' | 52.00' | 50.85' | 72.71' | N47°06'31"W | 88°42'55" |
| C9 | 214.18' | 1249.00' | 107.35' | 213.92' | S83°37'16"W | 9°49'31" |
| C10 | 137.77' | 951.00' | 69.01' | 137.65' | N82°51'32"E | 8°18'02" |
| C11 | 19.72' | 25.00' | 10.40' | 19.21' | S64°24'44"W | 45°11'38" |
| C12 | 214.71' | 45.00' | 42.42' | 61.74' | S01°29'48"E | 273°22'32" |
| C13 | 21.09' | 25.00' | 11.22' | 20.47' | S68°58'53"E | [illegible]°20'42" |
| C14 | 128.53' | 905.00' | 64.37' | 128.42' | N82°46'38"E | [illegible]8°15" |
| C15 | 222.07' | 1295.00' | 111.31' | 221.80' | S83°37'16"W | [illegible]49'31" |
| C16 | 151.74' | 98.00' | 95.83' | 137.03' | N47°06'31"W | 88°42'55" |
| C17 | 1.64' | 1249.00' | 0.82' | 1.64' | S88°29'52"W | 0°04'32" |
| C18 | 45.42' | 1249.00' | 22.71' | 45.42' | S87°25'00"W | 2°05'00" |
| C19 | 16.44' | 1149.00' | 8.22' | 16.44' | S86°45'46"W | 0°49'11" |
| C20 | 43.31' | 1149.00' | 21.66' | 43.30' | S85°16'24"W | 2°09'34" |
| C21 | 46.99' | 1249.00' | 23.50' | 46.99' | S85°17'49"W | 2°09'21" |
| C22 | 48.70' | 1249.00' | 24.35' | 48.69' | S83°06'08"W | 2°14'02" |
| C23 | 41.41' | 1149.00' | 20.71' | 41.41' | S83°09'40"W | 2°03'54" |
| C24 | 43.79' | 1149.00' | 21.90' | 43.79' | S81°02'12"W | 2°11'02" |
| C25 | 46.51' | 1249.00' | 23.26' | 46.50' | S80°55'07"W | 2°08'00" |
| C26 | 24.92' | 1249.00' | 12.46' | 24.92' | S79°16'49"W | 1°08'36" |
| C27 | 19.57' | 951.00' | 9.79' | 19.57' | N79°17'53"E | 1°10'45" |
| C28 | 24.79' | 1149.00' | 12.40' | 24.79' | S79°19'37"W | 1°14'10" |
| C29 | 22.40' | 1051.00' | 11.20' | 22.40' | N79°19'08"E | 1°13'16" |
| C30 | 46.72' | 1051.00' | 23.37' | 46.72' | N81°12'12"E | 2°32'50" |
| C31 | 44.22' | 951.00' | 22.11' | 44.21' | N81°13'11"E | 2°39'50" |
| C32 | 42.05' | 951.00' | 21.03' | 42.05' | N83°49'06"E | 2°32'00" |
| C33 | 49.54' | 1051.00' | 24.77' | 49.53' | N83°49'38"E | 2°42'02" |
| C34 | 40.48' | 1051.00' | 20.24' | 40.48' | N86°16'51"E | 2°12'25" |
| C35 | 31.93' | 951.00' | 15.97' | 31.93' | N86°02'49"E | 1°55'26" |
| C36 | 0.66' | 45.00' | 0.33' | 0.66' | N42°14'03"E | 0°50'16" |
| C37 | 37.82' | 45.00' | 20.11' | 36.72' | N66°43'59"E | 48°09'36" |
| C38 | 63.57' | 1051.00' | 31.80' | 63.56' | N89°07'02"E | 3°27'56" |
| C39 | 29.66' | 45.00' | 15.39' | 29.13' | S70°18'06"E | 37°46'14" |
| C40 | 28.01' | 45.00' | 14.48' | 27.56' | S33°34'55"E | 35°40'07" |
| C41 | 40.64' | 493.00' | 20.33' | 40.63' | N01°30'41"W | 4°43'23" |
| C42 | 101.75' | 493.00' | 51.05' | 101.57' | N09°47'08"W | 11°49'30" |
| C43 | 28.17' | 45.00' | 14.56' | 27.71' | S02°11'13"W | 35°32'09" |
| C44 | 52.96' | 45.00' | 30.03' | 49.96' | S53°50'13"W | 67°25'50" |
| C45 | 85.66' | 493.00' | 42.94' | 85.55' | N20°40'32"W | 9°57'19" |
| C46 | 199.89' | 493.00' | 101.34' | 198.53' | N37°16'08"W | 23°13'53" |
| C47 | 37.42' | 45.00' | 19.87' | 36.35' | N88°37'42"W | [illegible]38'20" |
| C48 | 85.51' | 98.00' | 45.69' | 82.83' | N27°44'54"W | [illegible]59'41" |
| C49 | 5.19' | 905.00' | 2.59' | 5.19' | N86°40'56"E | [illegible]19'43" |
| C50 | 62.15' | 805.00' | 31.09' | 62.13' | N88°38'18"E | 4°25'24" |
| C51 | 45.04' | 905.00' | 22.52' | 45.03' | N85°05'31"E | 2°51'05" |
| C52 | 45.18' | 905.00' | 22.59' | 45.17' | N82°14'10"E | 2°51'37" |
| C53 | 33.13' | 905.00' | 16.57' | 33.13' | N79°45'26"E | 2°05'51" |
| C54 | 12.28' | 1295.00' | 6.14' | 12.28' | S78°58'49"W | 0°32'36" |
| C55 | 45.34' | 1295.00' | 22.67' | 45.34' | S80°15'18"W | 2°00'22" |
| C56 | 45.17' | 1295.00' | 22.59' | 45.17' | S82°15'27"W | 1°59'55" |
| C57 | 45.06' | 1295.00' | 22.53' | 45.06' | S84°15'13"W | 1°59'38" |
| C58 | 45.01' | 1295.00' | 22.51' | 45.01' | S86°14'46"W | 1°59'29" |
| C59 | 29.20' | 1295.00' | 14.60' | 29.20' | S87°53'16"W | 1°17'31" |
| C60 | 15.91' | 98.00' | 7.97' | 15.89' | N86°49'00"W | 9°17'56" |
| C61 | 50.32' | 98.00' | 25.73' | 49.77' | N67°27'23"W | 29°25'17" |

### LOT AREAS

| | |
|---|---|
| Lot 1 | 0.1055 Ac. |
| Lot 2 | 0.1034 Ac. |
| Lot 3 | 0.1036 Ac. |
| Lot 4 | 0.1034 Ac. |
| Lot 5 | 0.1037 Ac. |
| Lot 6 | 0.1052 Ac. |
| Lot 7 | 0.1044 Ac. |
| Lot 8 | 0.1051 Ac. |
| Lot 9 | 0.1040 Ac. |
| Lot 10 | 0.1041 Ac. |
| Lot 11 | 0.1037 Ac. |
| Lot 12 | 0.1461 Ac. |

### LOT AREAS

| | |
|---|---|
| Lot 13 | 0.1515 Ac. |
| Lot 14 | 0.3306 Ac. |
| Lot 15 | 0.1357 Ac. |
| Lot 16 | 0.2132 Ac. |
| Lot 17 | 0.2232 Ac. |
| Lot 18 | 0.2006 Ac. |
| Lot 19 | 0.1772 Ac. |
| Lot 20 | 0.1532 Ac. |
| Lot 21 | 0.1318 Ac. |
| Lot 22 | 0.1298 Ac. |
| Lot 23 | 0.1429 Ac. |
| Lot 24 | 0.1505 Ac. |

### PARCEL/TRACT AREAS

| | |
|---|---|
| PARCEL A | 0.1372 |
| TRACT 1-D-1 | 2.4784 |
| TRACT 1-D-2 | 0.2722 |
| TRACT 1-D-3 | 0.1202 |

PROFESSIONAL SURVEYOR
STATE OF
No. 9750
NEW MEXICO
RUSS P. HUGG

SHEET 2 O

SURVOTEK, INC.

Mary Herrera Bern. Co. PLAT R 17.00 2005094459 Page: 3 of 3 06/30/2005 03:48P Bk-2005C Pg-234

PLAT OF

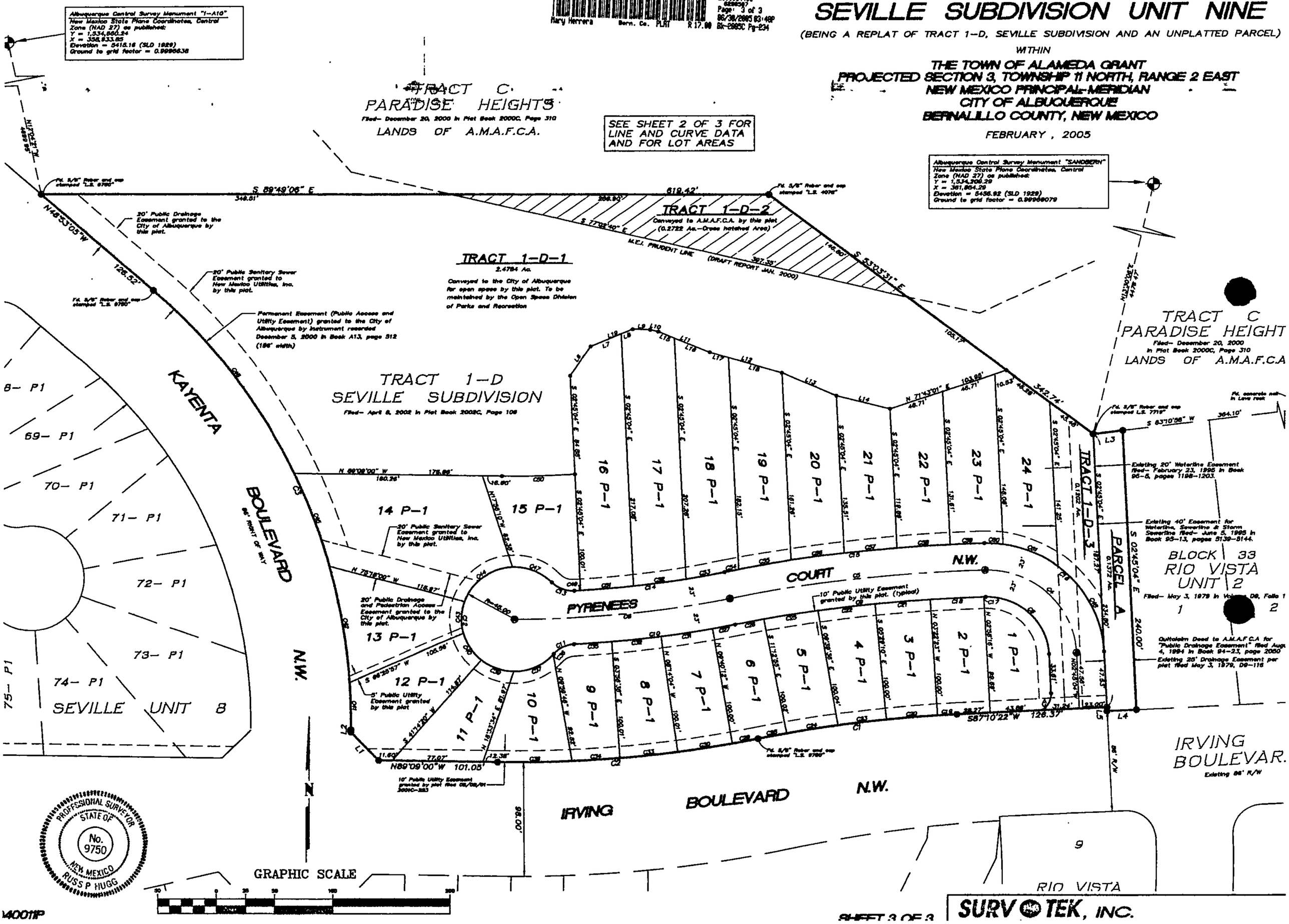
# SEVILLE SUBDIVISION UNIT NINE

(BEING A REPLAT OF TRACT 1-D, SEVILLE SUBDIVISION AND AN UNPLATTED PARCEL)

WITHIN

THE TOWN OF ALAMEDA GRANT
PROJECTED SECTION 3, TOWNSHIP 11 NORTH, RANGE 2 EAST
NEW MEXICO PRINCIPAL MERIDIAN
CITY OF ALBUQUERQUE
BERNALILLO COUNTY, NEW MEXICO

FEBRUARY , 2005




SURVTEK, INC.

SHEET 3 OF 3

40011P

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

# PAID RECEIPT

**APPLICANT NAME** STILLBROOKE HOMES

**AGENT** TIERRA WEST LLC

**ADDRESS** 8509 JEFFERSON NE

**PROJECT & APP #** 1003172/05

**PROJECT NAME** SEVILLE ESTATES UNIT 9

$ 70.00 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.*

---

**TIERRA WEST LLC**
8509 JEFFERSON NE
ALBUQUERQUE, NM 87113
PH (505) 858-3100

2258
95-677/1070

DATE 12.8.05

PAY TO THE ORDER OF City of Albuquerque $ 145.00

One Hundred + Forty Five and 00/100 DOLLARS

Security Features Details on Back

HIGH DESERT STATE BANK
Member FDIC
8110 Ventura NE
Albuquerque, NM 87122

FOR 24029 - Site Extension

Donna J Bohannan MP

⑈002258⑈ ⑆107006677⑆ 201813⑈

© HARLAND STYLE XPP

# SIGN POSTING REQUIREMENTS

## POSTING SIGNS ANNOUNCING PUBLIC HEARINGS

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

The applicant is responsible for ensuring that the signs remain posted throughout the 15-day period prior to public hearing. Failure to maintain the signs during this entire period may be cause for deferral or denial of the application. Replacement signs for those lost or damaged are available from the Planning Division at a charge of $3.00 each.

1. LOCATION

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

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

3. PHYSICAL POSTING

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

4. TIME

   Signs must be posted from DEC. 22, 05 To JAN. 04, 05

5. REMOVAL

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

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

Karen Kline, 12/9/05
(Applicant or Agent) (Date)

I issued 2 signs for this application, 12/09/05, Sandy Handley
(Date) (Staff Member)

Rev. 11/8/90

**APPLICATION NUMBER: 1003172**

# City of Albuquerque

## DEVELOPMENT/ PLAN REVIEW APPLICATION

Supplemental form

**SUBDIVISION**
- _X_ Major Subdivision action
- ____ Minor Subdivision action
- ____ Vacation
- ____ Variance (Non-Zoning)

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

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

**S Z ZONING & PLANNING**
- ____ Annexation
- ____ County Submittal
- **V** ____ 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)

**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: STILLBROOKE HOMES PHONE: 858.1800

ADDRESS: 8901 ADAMS NE FAX: 858.1811

CITY: ALBUQUERQUE STATE NM ZIP 87113 E-MAIL: still@rt66.com

Proprietary interest in site: OWNER/DEVELOPER **List all owners:** STILLBROOKE HOMES

AGENT (if any): TIERRA WEST LLC PHONE: 505.858.3100

ADDRESS: 8509 JEFFERSON NE FAX: 505.858.1118

CITY: ABQ STATE NM ZIP 87113 E-MAIL: twllc@tierrawestllc.com

**DESCRIPTION OF REQUEST:** FINAL PLAT

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

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

Lot or Tract No. TRACT 1D Block: ____ Unit: ____

Subdiv. / Addn. SEVILLE

Current Zoning: R-LT Proposed zoning: SAME

Zone Atlas page(s): A-10 No. of **existing** lots: 1 No. of **proposed** lots: 28

Total area of site (acres): 7.1 Density if applicable: dwellings per gross acre: ____ Dwellings per net acre: ____

Within city limits? _X_Yes. No___, but site is within 5 miles of the city limits.) Within 1000FT of a landfill? NO

UPC No. 101006629803240804 MRGCD Map No. ____

LOCATION OF PROPERTY BY STREETS: On or Near: KAYENTA STREET NW

Between: IRVING BLVD NW and CALABACILLAS ARROYO

**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# 1003172

04DRB-00529/04DRB-01955/04DRB-01957

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

**SIGNATURE** Sara Lavy DATE 6/21/05

(Print) SARA LAVY, P.E. ___ Applicant _X_ 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
- NA ☐ AGIS copy has been sent
- ☑ Case history #s are listed
- NA ☐ Site is within 1000ft of a landfill
- NA ☐ F.H.D.P. density bonus
- NA ☐ F.H.D.P. fee rebate

| Application case numbers | Action | S.F. | Fees |
|---|---|---|---|
| 05DRB-01053 | FP | 5(3) | $ 0.00 |
| | GMF | | $ 20.00 |
| | | | $ |
| | | | $ |
| | | | $ |
| | | | Total $ 20.00 |

Hearing date 6/29/05

Sandy Handley 06/21/05

**Project # 1003172**

**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.
AND ✓ 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)
PARTIAL ✓ Original Mylar drawing of the proposed plat for internal routing only. Otherwise, bring Mylar to meeting.
✓ ✓ Property owner's and City Surveyor's signatures on the Mylar drawing
✓ ✓ SIA financial guaranty verification
N/A Landfill disclosure and EHD signature line on the Mylar drawing if property is within a landfill buffer
✓ Any original and/or related file numbers are listed on the cover application
✓ **DXF FILE AND HARD COPY OF FINAL PLAT DATA FOR AGIS IS REQUIRED.**

☐ **MINOR SUBDIVISION PRELIMINARY / FINAL PLAT APPROVAL** **Your attendance is required.**

__ Proposed Preliminary / Final Plat (folded to fit into an 8.5" by 14" pocket) **6** copies for unadvertised meetings, **4** copies for internal routing.
__ Site sketch with measurements showing structures, parking, Bldg. setbacks, adjacent rights-of-way and street improvements, etcetera, if there is any existing land use (folded to fit into an 8.5" by 14" pocket) **6** copies.
__ Zone Atlas map with the entire property(ies) precisely and clearly outlined and crosshatched (to be photocopied)
__ Letter briefly describing, explaining, and justifying the request
__ Original Mylar drawing of the proposed plat for internal routing only. Otherwise, bring Mylar to meeting.
__ Property owner's and City Surveyor's signatures on the Mylar drawing
__ Landfill disclosure and EHD signature line on the Mylar drawing if property is within a landfill buffer
__ **Signed** Pre-Annexation Agreement if Annexation required.
__ 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.

SARA LAVY, P.E.
Applicant name (print)

Sara Lavy 6/21/05
Applicant signature / date

Form revised **11/04**

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

Application case numbers
05DRB - ____ - 01053
____ - ____ - ____
____ - ____ - ____

Sandy Handley 06/21/05
Planner signature / date

Project # 1003172

TIERRA WEST, LLC

8509 Jefferson NE
Albuquerque, NM 87113

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

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

June 21, 2005

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

**RE: Final Plat Approval**
**Tract 1D, Seville**
**Zone Atlas Page A-10**
**DRB Project#: 1003172**

Dear Mrs. Matson:

Tierra West LLC, on behalf of Stillbrooke Homes requests the approval of Final Plat for the above referenced project. The site is located on Kayenta Street NW between Irving Boulevard NW and Calabacillas Arroyo. On January 12, 2005, DRB approved the Preliminary Plat and Infrastructure. The SIA is already in place.

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

Sincerely,

Sara Lavy

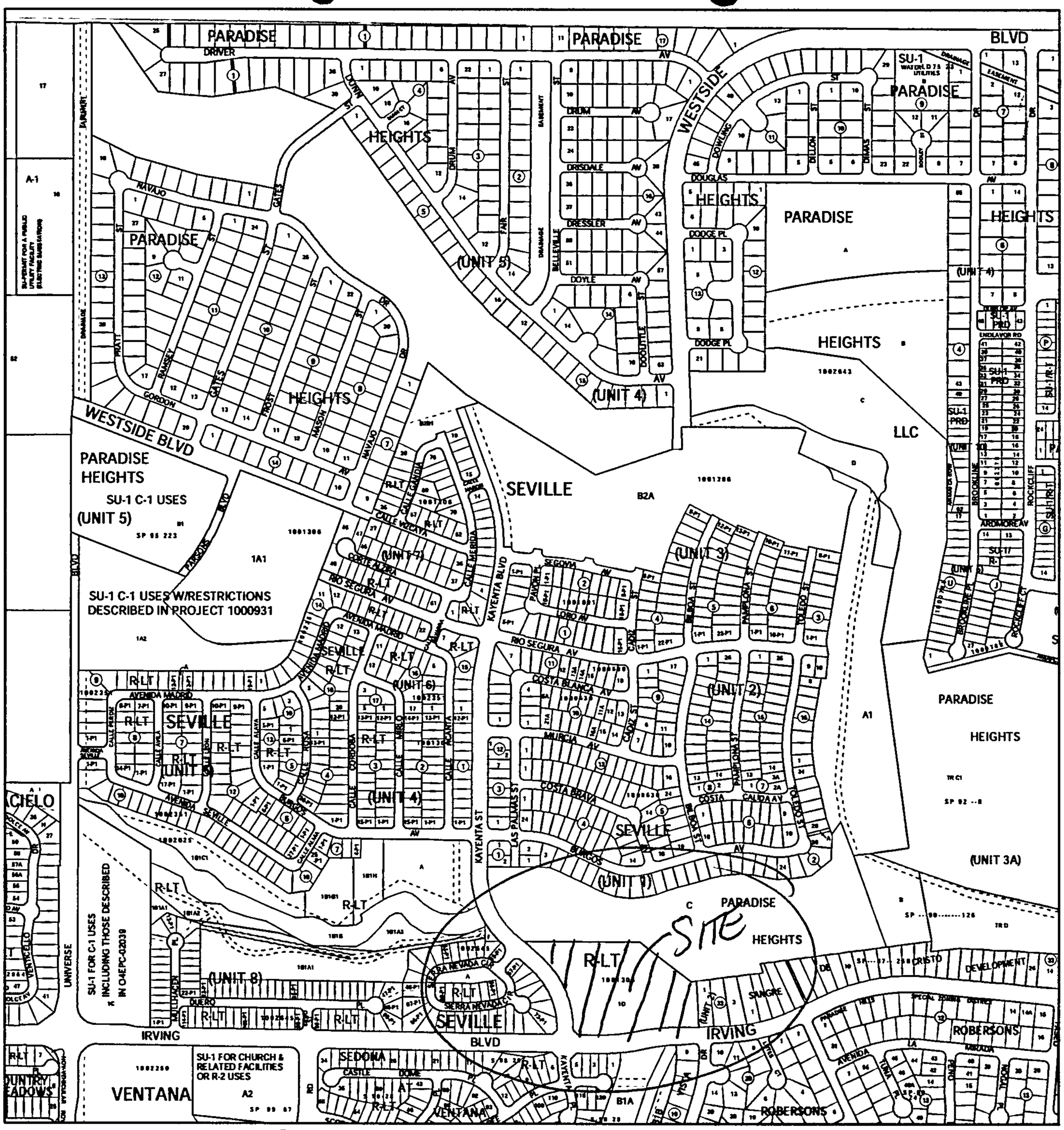
Sara Lavy, P.E.

Enclosure/s

cc: Cyndi King

JN: 24029
SL/kk

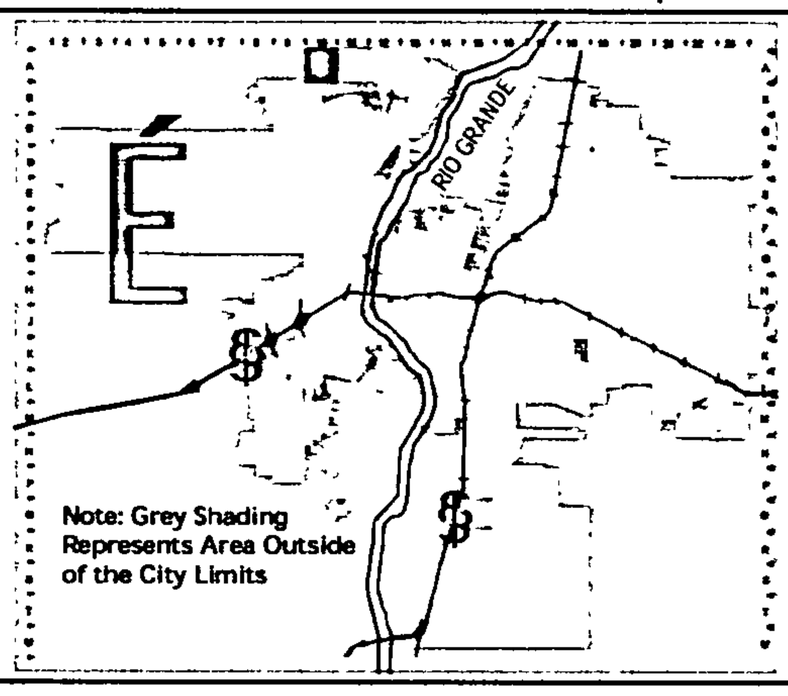
2004 2429final plat62105 doc




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

Albuquerque Geographic Information System

Map amended through: Apr 22, 2005




Zone Atlas Page:

**A-10-Z**

Selected Symbols

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

0 750 1,500 Feet

24029
SIA

No. Of Lots 28
Nearest Major Streets Irving Blvd. NW

FIGURE 12
SUBDIVISION IMPROVEMENTS
AGREEMENT-PUBLIC AND/OR PRIVATE
(Procedure B)

---

AGREEMENT TO CONSTRUCT
PUBLIC AND/OR PRIVATE SUBDIVISION IMPROVEMENTS

THIS AGREEMENT is made this 7th day of June, 20 05 by and between the City of Albuquerque, New Mexico ("City"), a municipal corporation, whose address is P. O. Box 1293 (One Civic Plaza), Albuquerque, New Mexico 87103, and **Clearbrook Investments Inc.** ("Subdivision"), whose address is **8901 Adams NE, Ste. A, Albuquerque, NM 87113** and whose telephone number is **505.858.1800**, a [state the type of business entity, for instance, "New Mexico corporation," "general partnership," "joint venture," "individual," etc.:] **A Corporation** is made in Albuquerque, New Mexico, and is entered into as of the date of final execution of this Agreement.

1. Recital. The Subdivider is developing certain lands within the City of Albuquerque, Bernalillo County, New Mexico, known as [describe:] **Tract 1D, Seville**, recorded on **April 8, 2002** in the records of the Bernalillo County Clerk at Book **2002C**, Folio **109** (the "Subdivision"). The Subdivider certifies that the Subdivision is owned by [state the name of the present real property owner exactly as shown on the real estate document conveying title in the Subdivision to the present owner:] **Clearbrook Investments Inc.** ("Owner").

The Subdivider has submitted and the City has approved a preliminary plat or Site Development Plan identified as **Seville Estates Unit 9** describing Subdivider's Property.

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

2. Improvements and Construction Deadline. The Subdivider agrees to install and complete the public and/or private improvements described in Exhibit A, the required infrastructure listing ("Improvements"), to the satisfaction of the City, on or before the **January 12, 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. **7226.83**.

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.



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17

24029
SIA

No. of Lots: 28
Nearest Major Streets
Irving Blvd. NW

FIGURE 19
SIDEWALK DEFERRAL AGREEMENT
PROJECT NO. 722683

THIS AGREEMENT is made this 7th day of June, 2005, by and between the City of Albuquerque, New Mexico ("City"), a municipal corporation, whose address is P.O. Box 1293 (One Civic Plaza), Albuquerque, New Mexico 87103 and Clearbrook Investments Inc. ("Developer"), whose address is 8901 Adams NE, Ste. A,Albuq, NM 87113 and whose telephone number is 505-858-1800, a (state the type of business entity, for instance, "New Mexico corporation," "general partnership," "joint venture," "individual," etc.:) A Corporation, is made in Albuquerque, New Mexico, and is entered into as of the date of final execution of this Agreement.

WHEREAS, the Developer is developing certain lands within the City of Albuquerque, County of Bernalillo, State of New Mexico, known as (existing legal description) Tract 1D, Seville (the "Subdivision"); and

WHEREAS, the Developer has submitted and the City has approved Developer's development plans and (state "preliminary" or "final":) Preliminary plat, to be identified as (state name of plat:) Seville Estates Unit 9 and;

WHEREAS, Developer has requested and the City has determined that it is acceptable for the Developer to defer construction of the sidewalks within the Subdivision until after construction of other required infrastructure; and

WHEREAS, the Subdivision Ordinance requires all sidewalks to be completed within four (4) years after execution of the Agreement to Construct Subdivision Improvements; and

WHEREAS, the Developer must execute and deliver to the City an Agreement and an acceptable financial guaranty to provide funds for construction of the sidewalk improvements in case the Developer does not complete the construction as required.

THEREFORE, the City and the Developer agree:

1.A. Sidewalk Construction Deadline. Developer has obtained a sidewalk deferral, as shown in the attached Exhibit "A", which is a copy of the Development Review Board's decision regarding the deferral granted. Developer agrees to utilize the City's sidewalk permit process and complete the sidewalk to the satisfaction of the City by January 12, 2007, 20___ ("Sidewalk Construction Deadline").

B. Request for Extension. If this Sidewalk Deferral Agreement establishes a Sidewalk Construction Deadline which is less than four (4) years after execution of the Subdivision Improvements Agreement, the Developer may request an extension from the Project Review Section for an additional period of time, which shall not exceed a total of four years after execution of the Subdivision Improvements Agreement. The form of the Financial Guaranty extension and the amount must be approved by the City, but shall not exceed 125% of the City's estimate of the cost of construction at the time Developer requests an extension. If the Developer will need more than four (4) years after execution of the Subdivision Improvements Agreement to construct the sidewalks, the Developer must request and obtain an extension from the Development Review Board and submit the required documentation to the Design Review Section before expiration of the four (4) years.



Mary Herrera Bern. Co. AGRE R 17.00
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JW 24029
Incoming
DRB
Tyler

# OFFICIAL NOTICE OF DECISION

CITY OF ALBUQUERQUE
PLANNING DEPARTMENT
DEVELOPMENT REVIEW BOARD

January 12, 2005

**5. Project # 1003172**
04DRB-01955 Major-Preliminary Plat Approval
04DRB-01957 Minor-Temp Defer SDWK

TIERRA WEST LLC agent(s) for AMC DEVELOPMENT SERVICES request(s) the above action(s) for all or a portion of Tract(s) 1D, SEVILLE (to be known as **SEVILLE SUBDIVISION, UNIT 9,** zoned R-LT, located on KAYENTA ST NW, between IRVING BLVD NW and CALABACILLAS ARROYO containing approximately 8 acre(s). [REF: 04DRB00529] (A-10)

At the January 12, 2005, Development Review Board meeting, with the signing of the infrastructure list dated 1/12/05 and approval of the grading plan engineer stamp dated 12/16/04 the preliminary plat was approved with the following conditions of final plat approval:

To reevaluate the location of intersection of Pyrenees Court and Irving Blvd.

To show the 20-foot pedestrian easement on the final plat.

To grant the 20-foot public sanitary sewer easement to the City of Albuquerque as well as New Mexico Utilities Inc.

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

If you wish to appeal this decision, you must do so by January 27, 2005, 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 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).

If you wish to appeal this decision, you must do so by January 27, 2005, 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 Department form, to the Planning Department, within 15 days of the Development Review Board's decision. The date the determination in question is issued is not included in the 15-day period for filing an appeal. If the fifteenth day falls on a Saturday, Sunday or holiday as listed in the Merit System Ordinance, the next working day is considered as the deadline for filing the appeal. Such appeal shall be heard within 60 days of its filing.

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

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

Sheran Matson, AICP, DRB Chair

Cc:Tierra West LLC, 8509 Jefferson NE, 87113
AMC Development Services, 1015 Tijeras NW, Suite 200, 87102
Marilyn Maldonado, Planning Department, 4th Floor, Plaza del Sol Bldg.
File

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

# PAID RECEIPT

APPLICANT NAME STILLBROOKE HOMES

AGENT TIERRA WEST LLC

ADDRESS 8509 JEFFERSON NE

PROJECT & APP # 1003172 / 05DRB01053

PROJECT NAME SEVILLE

$ 20.00 441032/3424000 Conflict Management Fee

$ _____ 441006/4983000 DRB Actions

$ _____ 441006/4971000 EPC/AA/LUCC Actions & All Appeals

$ _____ 441018/4971000 Public Notification

$ _____ 441006/4983000 DRAINAGE PLAN REVIEW OR TRAFFIC IMPACT STUDY***
( )Major/Minor Subdivision ( )Site Development Plan ( )Bldg Permit
( ) Letter of Map Revision ( )Conditional Letter of Map Revision
( ) Traffic Impact Study

$ 20.00 TOTAL AMOUNT DUE

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

---

**TIERRA WEST LLC**
8509 JEFFERSON NE
ALBUQUERQUE, NM 87113
(505) 858-3100

2071

95-677/1070

DATE 6/15/05

PAY TO THE ORDER OF City of Albuquerque $ 20.00

Twenty and DOLLARS

City Of Albuquerque
Treasury Division

Security Features Details on Back.

HIGH DESERT STATE BANK
Member FDIC
8110 Ventura NE
Albuquerque, NM 87122

FOR 24029 DRB Final Plat

⑈002071⑈ ⑆107006677⑆ 201813⑈

6/21/2005 11:18AM LOC: ANNX
RECEIPT# 00042675 WS# 00 TRANSACTION 0023
Account 441032 Fund 0110
AMOUNT $20.00 TRS/SR
CK $20.00
CHANGE $0.00
Thank You

MP

©HARLAND STYLE XKJ

Current DRC
Project Number:_____

FIGURE 12

Claire

Date Submitted: 1/12/05
Date Site Plan Approved:
Date Preliminary Plat Approved: 1/12/05
Date Preliminary Plat Expires: 1/12/06
DRB Project No.: 1003172
DRB Application No.: 04-01955

ORIGINAL

**INFRASTRUCTURE LIST**

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

**Seville Unit 9**
**PROPOSED NAME OF PLAT AND/OR SITE DEVELOPMENT PLAN**

**Tract 1-D Seville Subdivision**
**EXISTING LEGAL DESCRIPTION PRIOR TO PLATTING ACTION**

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

| SIA Sequence # | COA DRC Project # | Size | Type of Improvement | Location | From | To | Private Inspector | City Inspector | City Cnst Engineer |
|---|---|---|---|---|---|---|---|---|---|
| | | 28' F-F | Residential Paving<br>Curb and Gutter<br>4' Sidewalk (Both Sides)* | Pymees Court, NW | Irving Blvd. | End of Cul-de-sac | / | / | / |
| | | 30' F-F | Arterial Paving<br>Curb and Gutter<br>6' Bike Lane<br>6' Sidewalk (North Side Only) | Irving Blvd. | East Property Line | Kayenta Blvd. | / | / | / |
| | | 8" | SAS Gravity Line** | Pymees Court, NW | Lot 24 | Kayenta Blvd. | / | / | / |
| | | 8" | Water PVC Line** | Pymees Court, NW | Irving Blvd. | End of Cul-de-sac | / | / | / |
| | | 18" & 24" | RCP Storm Sewer | Pymees Court, NW | Lot 1 | Existing 60" SD MH | / | / | / |
| | | 8" | SAS Gravity Line** | Kayenta | Cul de Sac | Calabacillas Arroyo | / | / | / |
| | | | ~~offsite fee $565.00 per lot~~ △ | | | | / | / | / |
| | | | Kayenta built out by previous City Project | | | | / | / | / |
| | | | Water Infrastructure to inlcude Valves, Fittings, Valve Boxes, and Fire Hydrants as required. | | | | / | / | / |
| | | | Sanitary Sewer to include Manholes, and Service Connections as required. | | | | / | / | / |
| | | | *Sidewalks to be Deferred | | | | / | / | / |
| | | | **New Mexico Utilities Franchise Area | | | | / | / | / |
| | | | Catch Basins and RCP connections included with Storm Sewer | | | | / | / | / |
| | | | Residential Street Lights per DPM | | | | / | / | / |
| | | | Certified Grading and Drainage with Private Walls and Private Drainage (Non- work order item) Required for SIA/Financial Guarantee Release. | | | | / | / | / |

NOTES ORIGINAL

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**AGENT / OWNER**

Ronald R. Bohannan, P.E.
NAME (print)

TIERRA WEST LLC
FIRM

12/16/04
SIGNATURE - date

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

**DEVELOPMENT REVIEW BOARD MEMBER APPROVALS**

1/12/05
DRB CHAIR - date

Christina Sandoval 1/12/05
PARKS & GENERAL SERVICES - date

1-12-05
TRANSPORTATION DEVELOPMENT - date

AMAFCA - date

1/12/05
UTILITY DEVELOPMENT - date

1-12-05
NMUI - date

1-12-05
CITY ENGINEER - date

_____ - date

**DESIGN REVIEW COMMITTEE REVISIONS**

| REVISION | DATE | DRC CHAIR | USER DEPARTMENT | AGENT /OWNER |
|---|---|---|---|---|
| 1 | 5-26-05 | | | Tyler Clifton |
| | | | | |
| | | | | |

Current DRC
Project Number:_____

FIGURE 12

Date Submitted: 1/12/05
Date Site Plan Approved.
Date Preliminary Plat Approved: 1/12/05
Date Preliminary Plat Expires: 1/12/06
DRB Project No.: 1003172
DRB Application No.: 04-01955

ORIGINAL

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TO SUBDIVISION IMPROVEMENTS AGREEMENT
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Seville Unit 9
PROPOSED NAME OF PLAT AND/OR SITE DEVELOPMENT PLAN

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| | | 18" & 24" | RCP Storm Sewer | Pymees Court, NW | Lot 1 | Existing 60" SD MH | / | / | / |
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| | | | offsite fee $565.00 per lot | | | | / | / | / |
| | | | Kayenta built out by previous City Project | | | | / | / | / |
| | | | Water Infrastructure to inlcude Valves, Fittings, Valve Boxes, and Fire Hydrants as required. | | | | / | / | / |
| | | | Sanitary Sewer to include Manholes, and Service Connections as required. | | | | / | / | / |
| | | | *Sidewalks to be Deferred | | | | / | / | / |
| | | | **New Mexico Utilities Franchise Area | | | | / | / | / |
| | | | Catch Basins and RCP connections included with Storm Sewer | | | | / | / | / |
| | | | Residential Street Lights per DPM | | | | / | / | / |
| | | | Certified Grading and Drainage with Private Walls and Private Drainage (Non- work order item) Required for SIA/Financial Guarantee Release. | | | | / | / | / |

NOTES ORIGINAL

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**AGENT / OWNER**

Ronald R. Bohannan, P.E.
NAME (print)

TIERRA WEST LLC
FIRM

12/16/04
SIGNATURE - date

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

**DEVELOPMENT REVIEW BOARD MEMBER APPROVALS**

1/12/05
DRB CHAIR - date

1/12/05
PARKS & GENERAL SERVICES - date

1-12-05
TRANSPORTATION DEVELOPMENT - date

_____
AMAFCA - date

1/12/05
UTILITY DEVELOPMENT - date

1-12-05
NMUI - date

1-12-05
CITY ENGINEER - date

_____ - date

**DESIGN REVIEW COMMITTEE REVISIONS**

| REVISION | DATE | DRC CHAIR | USER DEPARTMENT | AGENT /OWNER |
|---|---|---|---|---|
| | | | | |
| | | | | |
| | | | | |

Current DRC
Project Number:_____

ORIGINAL

FIGURE 12

Date Submitted:_____
Date Site Plan Approved:_____
Date Preliminary Plat Approved:_____
Date Preliminary Plat Expires:_____
DRB Project No.: 1003172
DRB Application No.:_____

## INFRASTRUCTURE LIST

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

Seville Unit 9
**PROPOSED NAME OF PLAT AND/OR SITE DEVELOPMENT PLAN**

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**AGENT / OWNER**

Ronald R. Bohannan, P.E.
NAME (print)

TIERRA WEST LLC
FIRM

12/16/04
SIGNATURE - date

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

**DEVELOPMENT REVIEW BOARD MEMBER APPROVALS**

DRB CHAIR - date

PARKS & GENERAL SERVICES - date

TRANSPORTATION DEVELOPMENT - date

AMAFCA - date

UTILITY DEVELOPMENT - date

NMUI - date

CITY ENGINEER - date

_____ - date

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|---|---|---|---|---|
| | | | | |
| | | | | |
| | | | | |

Current DRC
Project Number:_____

FIGURE 12

Date Submitted:_____
Date Site Plan Approved:_____
Date Preliminary Plat Approved:_____
Date Preliminary Plat Expires:_____
DRB Project No.: 1003172
DRB Application No.:_____

## INFRASTRUCTURE LIST

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**PROPOSED NAME OF PLAT AND/OR SITE DEVELOPMENT PLAN**

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| | | | | | | | / | / | / |
| | | | | | | | / | / | / |
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NOTES

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**AGENT / OWNER**

Ronald R. Bohannan, P.E.
NAME (print)

TIERRA WEST LLC
FIRM

12/16/04
SIGNATURE - date

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

**DEVELOPMENT REVIEW BOARD MEMBER APPROVALS**

DRB CHAIR - date

PARKS & GENERAL SERVICES - date

TRANSPORTATION DEVELOPMENT - date

AMAFCA - date

UTILITY DEVELOPMENT - date

NMUI - date

CITY ENGINEER - date

_____ - date

**DESIGN REVIEW COMMITTEE REVISIONS**

| REVISION | DATE | DRC CHAIR | USER DEPARTMENT | AGENT /OWNER |
|---|---|---|---|---|
| | | | | |
| | | | | |
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# City of Albuquerque

## DEVELOPMENT/ PLAN REVIEW APPLICATION

Supplemental form

**SUBDIVISION**
- X Major Subdivision action
- ___ Minor Subdivision action
- ___ Vacation
- X Variance (Non-Zoning)

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

**STORM DRAINAGE**
- ___ Storm Drainage Cost Allocation Plan

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

**L A APPEAL / PROTEST of...**
- ___ 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: AMC DEVELOPMENT SERVICES PHONE: 338.2285

ADDRESS: 1015 TIJERAS NW STE 200 FAX: 338.0200

CITY: ALBUQUERQUE STATE NM ZIP 87102 E-MAIL:

Proprietary interest in site: OWNER/DEVELOPER **List all owners:** _____

AGENT (if any): TIERRA WEST LLC PHONE: 858.3100

ADDRESS: 8509 JEFFERSON NE FAX: 858.1118

CITY: ALBUQUERQUE STATE NM ZIP 87113 E-MAIL: twllc@tierrawestllc.com

**DESCRIPTION OF REQUEST:** PRELIMINARY PLAT APPROVAL W/INFRASTRUCTURE

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

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

Lot or Tract No. ___TRACT 1D_____ Block:_____ Unit: 9

Subdiv. / Addn. __SEVILLE_____

Current Zoning: ____R-LT_____ Proposed zoning: SAME

Zone Atlas page(s): A-10 No. of **existing** lots: _1_____ No. of **proposed** lots: ~~27~~ 28

Total area of site (acres): __7.1___ Density if applicable: dwellings per gross acre: _____ dwellings per net acre: _____

Within city limits? _X__Yes. No___, but site is within 5 miles of the city limits.) Within 1000FT of a landfill? NO

UPC No. __101006629803240804_____ MRGCD Map No._____

LOCATION OF PROPERTY BY STREETS: On or Near: ___KAYENTA STREET NW_____

Between: ____IRVING BLVD NW_____ and _____CALABACILLAS ARROYO_____

**CASE HISTORY:**

List any current or prior case number that may be relevant to your application (Proj., App., DRB-, AX_,Z_, V_, S_, etc.):
_04DRB-00529 -- PROJ# 1003172__

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

**SIGNATURE** _____ DATE 12/16/04

(Print) RONALD R. BOHANNAN, P.E. ___ Applicant _X__ 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 | | Action | S.F. | Fees |
|---|---|---|---|---|
| 04DRB | -01955 | PP | S(2) | $ 1080.00 |
| 04DRB | 01957 | TDS | ___ | $ 0 |
| ___ | - ___ - ___ | AD Fee | ___ | $ 75.00 |
| ___ | - ___ - ___ | CMF | ___ | $ 20.00 |
| ___ | - ___ - ___ | ___ | ___ | $ ___ |
| | | | | Total $ 1175.00 |

Hearing date 1-12-05

Planner signature / date

**Project # 1003172**

**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
✓ 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.

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

12/16/04
Applicant signature / date

Form revised 9/01, 8/03, 9/03 and 8/04

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

Application case numbers
04DRB - 01955
- -
- -

12-12-04
Planner signature / date

Project # 1003172

## FORM V: SUBDIVISION VARIANCES & VACATIONS

☐ **BULK LAND VARIANCE** **(PUBLIC HEARING CASE)**

__ Application for subdivision (Plat) on FORM S-3, including those submittal requirements. **24 copies** of the plat are required. The 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**

✓ X 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.
✓ 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 deferral or extension
✓ X Any original and/or related file numbers are listed on the cover application

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

☐ **VACATION OF PRIVATE EASEMENT**

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

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

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

_RONALD R. BOHANNAN, P.E._
Applicant name (print)

12/16/04
Applicant signature / date

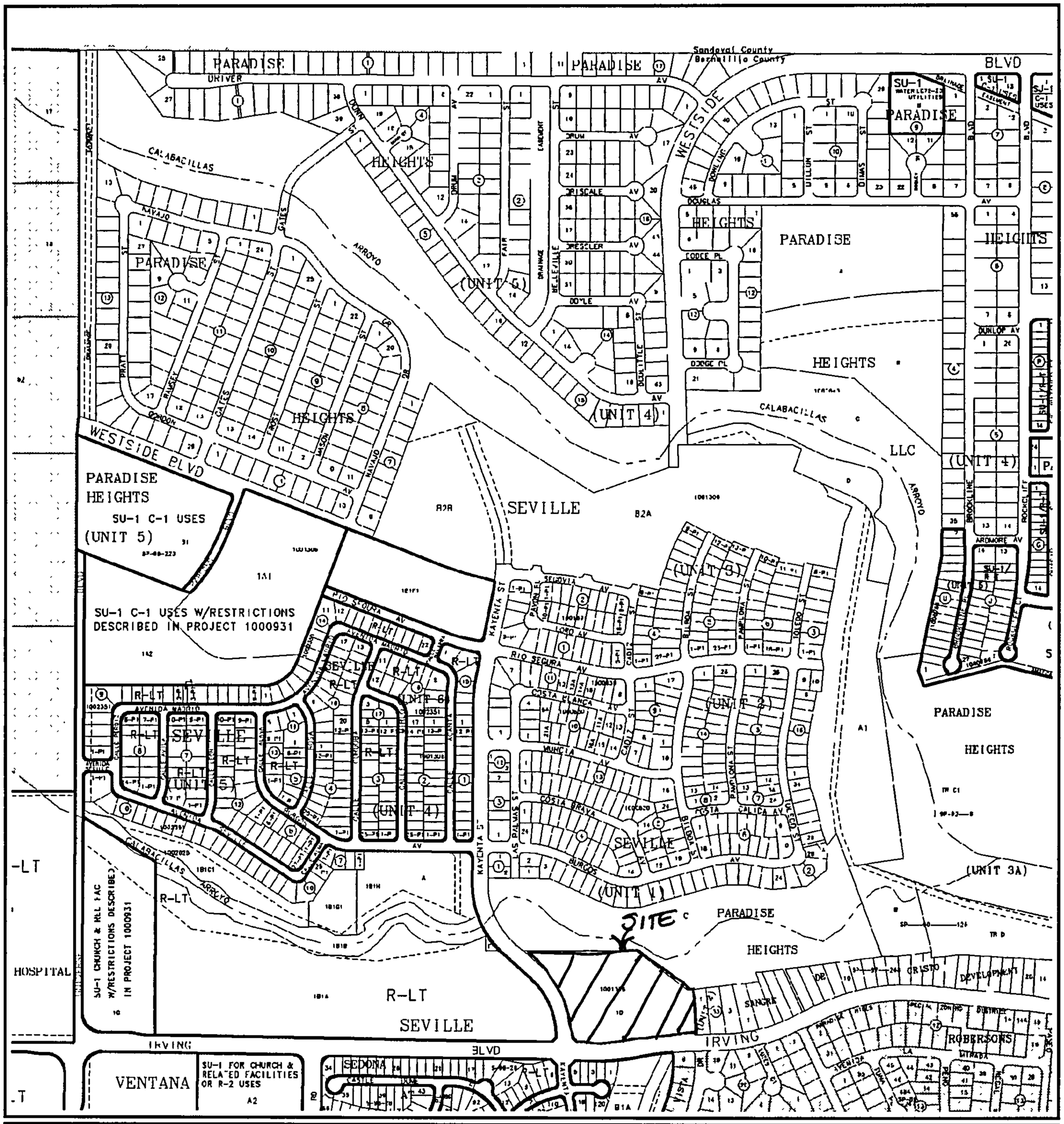
Form revised 4/03 and October 2003

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

Application case numbers
04DRB - 01957
___ - ___ - ___
___ - ___ - ___

12-17-04
Planner signature / date

Project # 1003172



CITY OF Albuquerque

Albuquerque Geographic Information System

PLANNING DEPARTMENT

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GRAPHIC SCALE IN FEET

250 0 750 1000

# Zone Atlas Page

# A10-Z

Map Amended through July 30, 2003

TIERRA WEST, LLC

8509 Jefferson NE
Albuquerque, NM 87113

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

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

December 17, 2004

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

**RE: Approval of Preliminary Plat, Infrastructure List, and Sidewalk Deferral**
**Tract 1D, Seville (known as Seville Unit 9)**
**DRB Project #: 1003172; Zone Atlas Page A-10**

Dear Ms. Matson:

Tierra West LLC, on behalf of AMC Development Services, requests approval of the Preliminary Plat, Infrastructure List, and Sidewalk Deferral for Seville Unit 9. The site is located on Kayenta Place NW between Irving Boulevard NW and the Calabacillas Arroyo. The site will consist of 24 single-family residences. The property is zoned R-LT. The DRB reviewed the site's sketch plat on April 14, 2004. The water and sewer will be provided by New Mexico Utilities Inc. We will dedicate the land within the prudent line in the setback to AMAFCA with the final plat.

We request approval of the Preliminary Plat, Infrastructure List, Perimeter Walls, Grading Plan and Sidewalk Deferral. If you have any questions or need additional information regarding this matter, please do not hesitate to call me.

Sincerely,

Ronald R. Bohannan, PE

Enclosure/s

cc: Jeff Jesionowski
Scott Henry
Larry Weaver, Paradise Hills Civic Assoc.
Tom Anderson, Paradise Hills Civic Assoc.
Laura Horton, Ventana Ranch N.A.
Bruce Nyberg, Ventana Ranch N.A.

JN: 24029
RRB/kk

2004 24029 2429Prelim Plat121604

7003 3110 0001 1599 9422

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Street, Apt. No.; or PO Box No. PARADISE HILLS CIVIC ASSOC
10013 PLUNKETT DR NW
City, State, ZIP+4 ALBUQUERQUE NM 87114

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| Restricted Delivery Fee (Endorsement Required) | |
| Total Postage & Fees | $ 5.57 |

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Street, Apt. or PO Box I VENTANA RANCH N.A.
6824 BRUSHFIELD RD NW
City, State, ALBUQUERQUE NM 87114

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| Restricted Delivery Fee (Endorsement Required) | |
| Total Postage & Fees | $ 5.57 |

DEC 17 2004 Postmark Here

Sent To LAURA HORTON
Street, Apt. No. or PO Box No. VENTANA RANCH N.A.
7224 CASCADA RD NW
City, State, ZIP ALBUQUERQUE NM 87114

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| Return Reciept Fee (Endorsement Required) | 1.75 |
| Restricted Delivery Fee (Endorsement Required) | |
| Total Postage & Fees | $ 5.57 |

DEC 17 2004 Postmark Here

Sent To LARRY WEAVER
Street, Apt. or PO Box I PARADISE HILLS CIVIC ASSOC
6001 UNITAS CT NW
City, State, ALBUQUERQUE NM 87114

PS Form 38 ... ons

ALBUQUERQUE
Making History

# City of Albuquerque

P.O. Box 1293, Albuquerque, NM 87103

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

December 16, 2004

Karen Kline
Tierra West, LLC
8509 Jefferson NE/87113
Phone: 858-3100/Fax: 858-1118
**Email: kkline@tierrawestllc.com**

Dear Karen:

Thank you for your inquiry of **December 16, 2004** requesting the names of Recognized Neighborhood Associations who would be affected under the provisions of O-92 by your proposed project at **TRACT 1-D, SEVILLE, LOCATED ALONG KAYENTA STREET NW BETWEEN IRVING BOULEVARD NW AND CALABACILLAS ARROYO** zone map **A-10.**

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

## SEE "ATTACHMENT A" FOR NEIGHBORHOOD INFORMATION.

Please note that according to O-92 you are required to notify each of these contact persons by **certified mail, return receipt requested, before** the Planning Department will accept your application filing. **IMPORTANT! Failure of adequate notification may result in your Application Hearing being deferred for 30 days.** If you have any questions about the information provided, please contact 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

Neighborhood Program Coordinator
OFFICE OF NEIGHBORHOOD COORDINATION
Planning Department

planningrnaform(10/6/04)

# NOTICE TO APPLICANTS

## SUGGESTED INFORMATION FOR NEIGHBORHOOD NOTIFICATION LETTERS

Applicants for Zone Change, Site Plan, Sector Development Plan approval or an amendment to a Sector Development Plan by the EPC, DRB, 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 OCNC use only)*

Date of Inquiry: **12/16/04** Time Entered: **10:25 a.m.** ONC Rep. Initials: **SW**

# "Attachment A"

Karen Kline, Tierra West, LLC
Zone Map: A-10

**PARADISE HILLS CIVIC ASSOC.** (R)
***Larry Weaver**
6001 Unitas Ct. NW/87114 898-8640 (h) 846-1511 (w)
Tom Anderson
10013 Plunkett Dr. NW/87114 897-2593 (h)

**VENTANA RANCH N.A.** (R)
***Laura Horton**
7224 Cascada Rd. NW/87114 898-8103 (h) 710-0646 (cell)
Bruce Nyberg
6824 Brushfield Rd. NW/87114 890-6559 (h)

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

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

# FORM DRWS: DRAINAGE REPORT/WATER & SEWER AVAILABILITY

THIS FORM IS REQUIRED WITH THE DEVELOPMENT REVIEW BOARD APPLICATION FOR MAJOR SUBDIVISIONS AND SITE DEVELOPMENT PLANS.

PROJECT NAME: SEVILLE UNIT 9
AGIS MAP #: A-10
LEGAL DESCRIPTION: TRACT 1-D, SEVILLE

☒ **DRAINAGE REPORT**

A drainage report, as per the Drainage Ordinance, was submitted to the City of Albuquerque Public Works Department, Hydrology Division (2nd floor Plaza de Sol) on 12.17.04 (Date).

Applicant/Agent — 12/16/04 Date

Hydrology Division Representative — 12/17/04 Date

☒ **WATER AND SEWER AVAILABILITY STATEMENT**

A Water and Sewer Availability Statement for this project was requested from the City of Albuquerque Utilities Development Division (2nd floor Plaza de Sol) on **5.07.04** (Date). NMUI.

Applicant/Agent — 12/16/04 Date

NMUI
Utilities Division Representative — Date

# CITY OF ALBUQUERQUE

## TRAFFIC IMPACT STUDY (TIS) / ENVIRONMENTAL HEALTH INFORMATION FORM

**APPLICANT:** TIERRA WEST LLC **DATE OF REQUEST:** 12 / 16 / 04 **ZONE ATLAS PAGE(S):** A10

**CURRENT:**
ZONING R-LT

PARCEL SIZE (AC/SQ. FT.) 7.1 ± AC

**REQUESTED CITY ACTION(S):**

ANNEXATION [ ] SECTOR PLAN [ ]
COMP. PLAN [ ] ZONE CHANGE [ ]
AMENDMENT [ ] CONDITIONAL USE [ ]

**PROPOSED DEVELOPMENT:**

NO CONSTRUCTION/DEVELOPMENT [ ]
NEW CONSTRUCTION [X]
EXPANSION OF EXISTING DEVELOPMENT [ ]

**LEGAL DESCRIPTION:**
LOT OR TRACT # TR. 1-D
BLOCK #
SUBDIVISION NAME SEVILLE

SITE DEVELOPMENT PLAN:
A) SUBDIVISION [ ] BUILDING PERMIT [ X ]
B) BUILD'G PURPOSES [ X ] ACCESS PERMIT [ ]
C) AMENDMENT [ ] OTHER [ ]

**GENERAL DESCRIPTION OF ACTION:**[1]

# OF UNITS: 24
BUILDING SIZE: VARIES (sq. ft.)

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

APPLICANT OR REPRESENTATIVE _____ DATE 12/16/04
(TO BE SIGNED UPON COMPLETION OF PROCESSING BY TRAFFIC ENGINEER AND ENVIRONMENTAL HEALTH)

**TRAFFIC IMPACT STUDY (TIS) REQUIRED:** YES [ ] NO [X] BORDERLINE [ ]
PWD DEVELOPMENT SERVICES & TRANSPORTATION DEVELOPMENT DIV. PLAZA DEL SOL—2ND FLR 924-3994

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

**NOTES:**

IF A TIS IS REQUIRED: A SCOPING MEETING (AS OUTLINED IN THE DEVELOPMENT PROCESS MANUAL) MUST BE HELD TO DEFINE THE LEVEL OF ANALYSIS NEEDED AND THE PARAMETERS OF THE STUDY. ***ANY SUBSEQUENT CHANGES TO THE DEVELOPMENT PROPOSAL IDENTIFIED ABOVE MAY REQUIRE AN UPDATE OR NEW TIS.***

Tony Sagel 12-17-04
TRAFFIC ENGINEER DATE

**Per letter dated August 7, 2003 from the Director of the Environmental Health Department to the Director of the Planning Department, "all 5 CO monitors within Bernalillo County are yielding 8-hour average CO levels at less than 50% of the Federal CO standard ..." and "based on our review of the available scientific data, we do not foresee a circumstance where preparation of a detailed air quality study for a land use development will be warranted – regardless of the project size, location or traffic generated."**

REQUIRED **TIS** **MUST BE COMPLETED PRIOR TO APPLYING TO THE EPC.** ARRANGEMENTS MUST BE MADE PRIOR TO SUBMITAL IF A VARIANCE TO THIS PROCEDURE IS REQUESTED AND NOTED ON THIS FORM, OTHERWISE THE APPLICATION MAY NOT BE ACCEPTED OR DEFERRED IF THE ARRANGEMENTS ARE NOT COMPLIED WITH.

**TIS** **-SUBMITTED** ___/___/___ _____ _____
**-FINALIZED** ___/___/___ TRAFFIC ENGINEER DATE

Thank You

$0.00 CHANGE
$1,465.00 CK
$290.00 J24 Misc

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

$1,465.00 TRSDMM
ACTIVITY 4983000
Account 441006 Fund 0110
RECEIPT# 00033447 WS# 008 TRANS# 0020
12/17/2004 11:40AM LOC: ANN

## PAID RECEIPT

City Of Albuquerque
Treasury Division

APPLICANT NAME AMC Development

AGENT Tierra West

ADDRESS 8509 Jefferson NE

PROJECT & APP # 1003172/04DRB 01955/04DRB 01957

PROJECT NAME Seville Tr 1D

$ 20.00 441032/3424000 Conflict Management Fee

$ 1080.00 441006/4983000 DRB Actions

$ _____ 441006/4971000 EPC/AA/LUCC Actions & All Appeals

$ 75.00 441018/4971000 Public Notification

$ 290.00 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

$ 1465.00 TOTAL AMOUNT DUE

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

---

Clearbrook Investments, Inc.
8901 Adams NE
Suite A
Albuquerque NM 87112

BANK OF ALBUQUERQUE, NA
ALBUQUERQUE, NM 87105
95-660/1070

1897

12/17/2004

PAY TO THE ORDER OF City of Albuquerque $ **1,465.00

One Thousand Four Hundred Sixty-Five and 00/100********** DOLLARS

Security features included. Details on back.

City Of Albuquerque
Treasury Division

City of Albuquerque
12/17/2004 11:39AM LOC: ANN
X
RECEIPT# 00033445 WS# 008 TRANS# 0020
Account 441006 Fund 0110
Activity 4983000 TRSDMM
Trans Amt $1,465.00
J24 Misc $1,080.00
Thank You

MEMO Seville 9 pre plat approval

City Of Albuquerque
Treasury Division
12/17/2004 11:39AM LOC: ANN
X
RECEIPT# 00033444 WS# 008 TRANS# 0020
Account 441032 Fund 0110
Activity 3424000 TRSDMM
Trans Amt $1,465.00
J24 Misc $20.00
Thank You

⑈001897⑈ ⑆107006606⑆ 7827208678⑈

# SIGN POSTING REQUIREMENTS

## POSTING SIGNS ANNOUNCING PUBLIC HEARINGS

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

The applicant is responsible for ensuring that the signs remain posted throughout the 15-day period prior to public hearing. Failure to maintain the signs during this entire period may be cause for deferral or denial of the application. Replacement signs for those lost or damaged are available from the Planning Division at a charge of $3.00 each.

1. LOCATION

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

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

3. PHYSICAL POSTING

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

4. TIME

   Signs must be posted from **12.28.04** To **1.12.05**.

5. REMOVAL

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

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

Karen Kline, 12.17.04
(Applicant or Agent) (Date)

I issued 2 signs for this application, 12-17-04, [signature]
(Date) (Staff Member)

Rev. 11/8/90

**APPLICATION NUMBER: 1003172**

**CITY OF ALBUQUERQUE**
**PLANNING DEPARTMENT**
**Development Review Board**
**April 14, 2004**
**Comments**

**ITEM # 11**

**PROJECT # 1003172** **APPLICATION # 04-00529**

**RE: Seville, Unit 9/sketch plat**

R-1 zoning requires a minimum 50foot wide lot and 5,000 square feet minimum lot size. The sketch plat shows mostly 40' wide lots.

Perimeter wall design approval is needed along the Calabacillas Arroyo, Irving & Kayenta prior to preliminary plat approval. Be sure to follow the submittal requirements in addition to the proposed zone code amendments.

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: 1003172** **AGENDA ITEM NO: 11**

**SUBJECT:**

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

**ACTION REQUESTED:**

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

**ENGINEERING COMMENTS:**

An approved drainage report is required for Preliminary Plat approval.
An approved infrastructure list is required for Preliminary Plat approval.
Development projects with land area of 1 acre or more, are required to file a Notice of Intent (NOI) with the US Environmental Protection Agency for storm water discharge during construction.

**RESOLUTION:**

APPROVED ____; DENIED ____; DEFERRED ____; COMMENTS PROVIDED _X_ discussed; 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**: April 14, 2004

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

# City of Albuquerque
## Parks and Recreation Department

PO Box 1293, Albuquerque, New Mexico 87103
Inter-Office Correspondence

Development Review Board Comments

| | |
|---|---|
| **Project Number:** 1003172 | **DRB Date:** 4/14/04 |
| **Application Number:** 04DRB-00529 | **Item Number:** 11 |

**Subdivision:** Seville, Unit 9

Tract 1D, Seville

**Zoning:** R-1

**Zone Page:** A-10

**New Lots (or units) :** 28

**Request for:**

- [x] Sketch Plat Review & Comment
- [ ] Bulk Land Variance
- [ ] Site Development Plan for Subdivision
- [ ] Site Development Plan for Building Permit
- [ ] Preliminary Plat
- [ ] Final Plat
- [ ] Vacation of Public RoW
- [ ] Vacation of Public Easement
- [ ] Vacation of Private Easement
- [ ] Temp. Deferral of Sidewalk Construction
- [ ] Sidewalk Variance
- [ ] SIA Extension
- [ ] Other

**Parks and Recreation Comments:**

This request will be subject to the following requirements of the City Park Dedication and Development Ordinance:

The Park Dedication requirement has been met through an existing agreement.

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

**Signed:** CS

Christina Sandoval, (DMD) Phone: 768-3808

# *DEVELOPMENT REVIEW BOARD*
# *TRANSPORTATION DEVELOPMENT*
## *Standard Comment Sheet*

**DRB- 1003172 Item No. 11 Zone Atlas A-10**
**DATE ON AGENDA 4-14-04**
**INFRASTRUCTURE REQUIRED (X)YES ( )NO**
**CROSS REFERENCE: _____**
**_____**

**TYPE OF APPROVAL REQUESTED:**
(X)SKETCH PLAT ( )PRELIMINARY PLAT ( )FINAL PLAT
( )SITE PLAN REVIEW AND COMMENT ( )SITE PLAN FOR SUBDIVISION AMENDM.
( )SITE PLAN FOR BUILDING PERMIT

| No. | Comment |
|---|---|
| 1) | Standard DPM infrastructure required. P1 lots? |
| 2) | Need to look at offset intersection and clear sight onto Irving (~350'). |
| 3) | Offsite mitigation of $565 per lot req'd. |
| 4) | What happens to Tract 1-D? Is sidewalk in place along Kayenta? |
| 5) | Will cul-de-sac provide pedestrian access? |

**If you have any questions or comments please call Wilfred Gallegos at 924-3991. Meeting notes:**

# City of Albuquerque

# DEVELOPMENT/ PLAN REVIEW APPLICATION

Supplemental form

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

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

Supplemental form

**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: AMC DEVELOPMENT SERVICES PHONE: 505.338.2285

ADDRESS: 1015 TIJERAS NW STE 200 FAX: 505.338.0200

CITY: ABQ STATE NM ZIP 87102 E-MAIL: ____

Proprietary interest in site: DEVELOPER -OWNER **List all owners:** WEST FORK LIMITED

AGENT (if any): TIERRA WEST LLC PHONE: 858-3100

ADDRESS: 8509 JEFFERSON NE FAX: 858-1118

CITY: ALBUQUERQUE STATE NM ZIP 87113 E-MAIL: twllc@tierrawestllc.com

DESCRIPTION OF REQUEST: SKETCH PLAT APPROVAL

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

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

Lot or Tract No. TRACT 1D Block: ____ Unit: ____

Subdiv. / Addn. SEVILLE

Current Zoning: R-1 Proposed zoning: SAME

Zone Atlas page(s): A10 No. of **existing** lots: 1 No. of **proposed** lots: 29

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

Within city limits? __X__ Yes. No___, but site is within 5 miles of the city limits.) Within 1000FT of a landfill? NO

UPC No. 101006629803240804 MRGCD Map No. ____

LOCATION OF PROPERTY BY STREETS: On or Near: KAYENTA STREET NW

Between: IRVING BLVD NW and CALABACILLAS ARROYO

**CASE HISTORY:**

List **any** current or prior case number that may be relevant to your application (Proj., App., DRB-, AX_,Z_, V_, S_, etc.): ~~1000630~~ & 1003172 EPC

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

**SIGNATURE** Tyler Ashton DATE 4-6-04

(Print) Tyler Ashton, P.E. ___ Applicant __X__ Agent

**FOR OFFICIAL USE ONLY** Form revised 9/01, 3/03, 7/03, 10/03, **3/04**

☑ **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 | Action | S.F. | Fees |
|---|---|---|---|
| 04DRB - ____ - 00529 | SK | | $ ~~0~~ |
| ____ - ____ - ____ | CMF | | $ ~~0~~ |
| ____ - ____ - ____ | | | $ |
| ____ - ____ - ____ | | | $ |
| ____ - ____ - ____ | | | $ |
| | | | Total $ ~~0~~ |

Hearing date April 14, 2004

Les Duranceaux 4-6-04
Planner signature / date

**Project #** 1003172

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

☒ **SKETCH PLAN REVIEW AND COMMENT**

- ☒ 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) 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

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

☐ **SITE DEVELOPMENT PLAN FOR SUBDIVISION**

- ☐ 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) precisely and clearly outlined and crosshatched (to be photocopied)
- ☐ 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
- ☐ 2 copies of the Conceptual Utility Layout Plan (mark one for Planning, one for Utility Development)
- ☐ Fee (see schedule)
- ☐ Any original and/or related file numbers are listed on the cover application

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

☐ **SITE DEVELOPMENT PLAN FOR BUILDING PERMIT**

- ☐ 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) precisely and clearly outlined and crosshatched (to be photocopied)
- ☐ 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
- ☐ 2 copies of the Conceptual Utility Layout Plan (mark one for Planning, one for Utility Development)
- ☐ Blue-line copy of Site Plan with Fire Marshal's stamp
- ☐ Fee (see schedule)
- ☐ Any original and/or related file numbers are listed on the cover application

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

☐ **AMENDED SITE DEVELOPMENT PLAN FOR SUBDIVISION**

☐ **AMENDED SITE DEVELOPMENT PLAN FOR BUILDING PERMIT**

- ☐ 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) Copies as needed above
- ☐ 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
- ☐ 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)
- ☐ Any original and/or related file numbers are listed on the cover application

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

☐ **D.R.B. FINAL SIGN-OFF FOR E.P.C. APPROVED S.D.P. for SUBDIVISION**

☐ **D.R.B. FINAL SIGN-OFF FOR E.P.C. APPROVED S.D.P. for BUILDING PERMIT**

- ☐ 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 (not required for SDP for Subdivision)
- ☐ Zone Atlas map with the entire property(ies) precisely and clearly outlined and crosshatched (to be photocopied)
- ☐ 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
- ☐ 2 copies of the Conceptual Utility Layout Plan (mark one for Planning, one for Utility Development)
- ☐ Blue-line copy of Site Plan with Fire Marshal's stamp (not required for SDP for Subdivision)
- ☐ Any original and/or related file numbers are listed on the cover application

Meetings are approximately 8 DAYS after the Tuesday noon filing deadline. **Bring the original Mylar** to the meeting for sign-off. **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.

TYLER ASHTON, P.E.
Applicant name (print)

Tyler Ashton 4-6-04
Applicant signature / date

Form revised September 2001

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

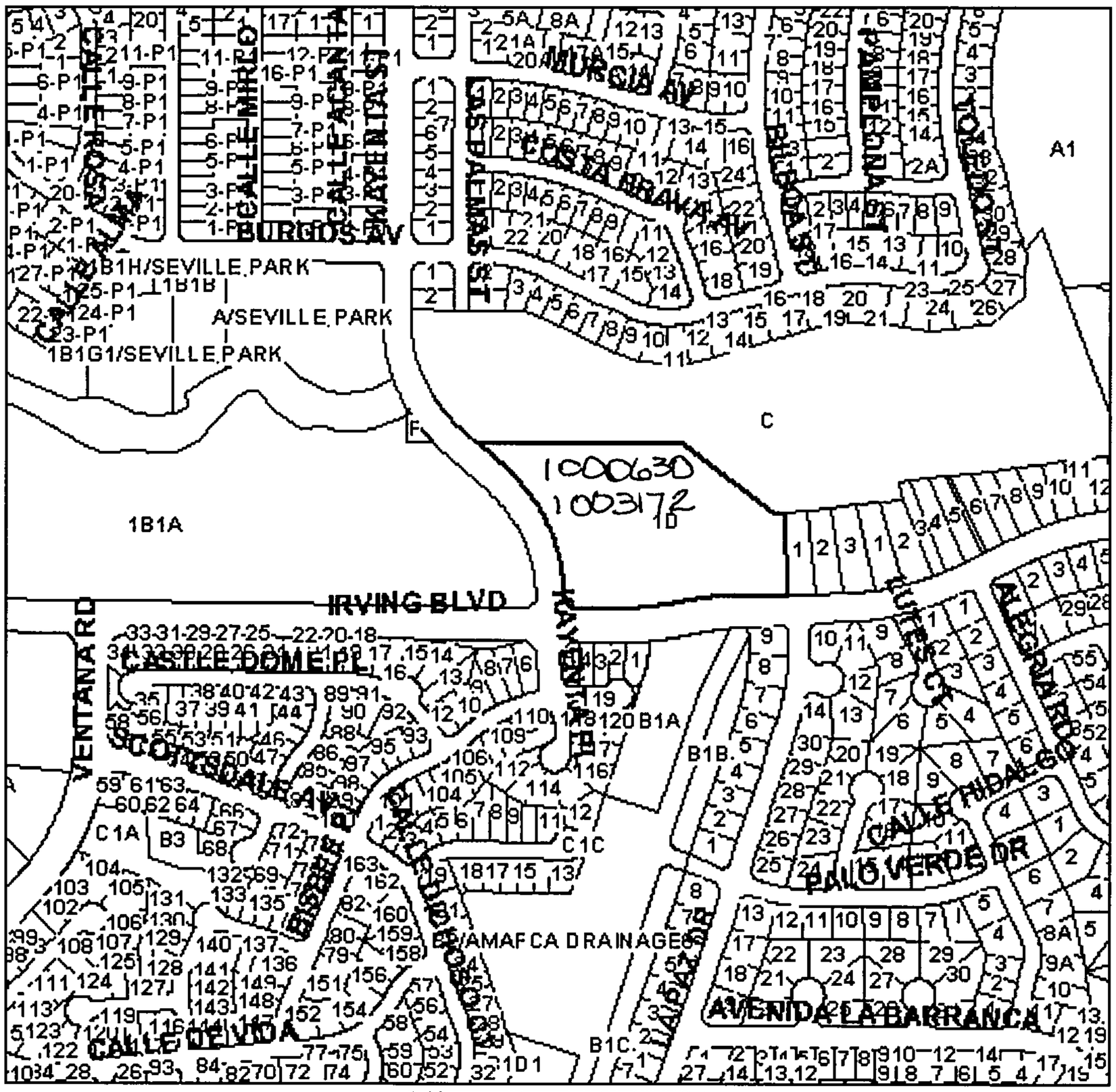
Application case numbers
04DRB - ____ - 00529
____ - ____ - ____
____ - ____ - ____

Kes Duranceaux 4-6-04
Planner signature / date

Project # 1003172

**ACTIVATE BUTTONS BY 'CLICKING' ON THE MAP**

○ Zoom In ◉ Id Address ○ Id ZM ○ Pan ○ Zoom Out




ReDraw Screen

**LAYER LEGEND**

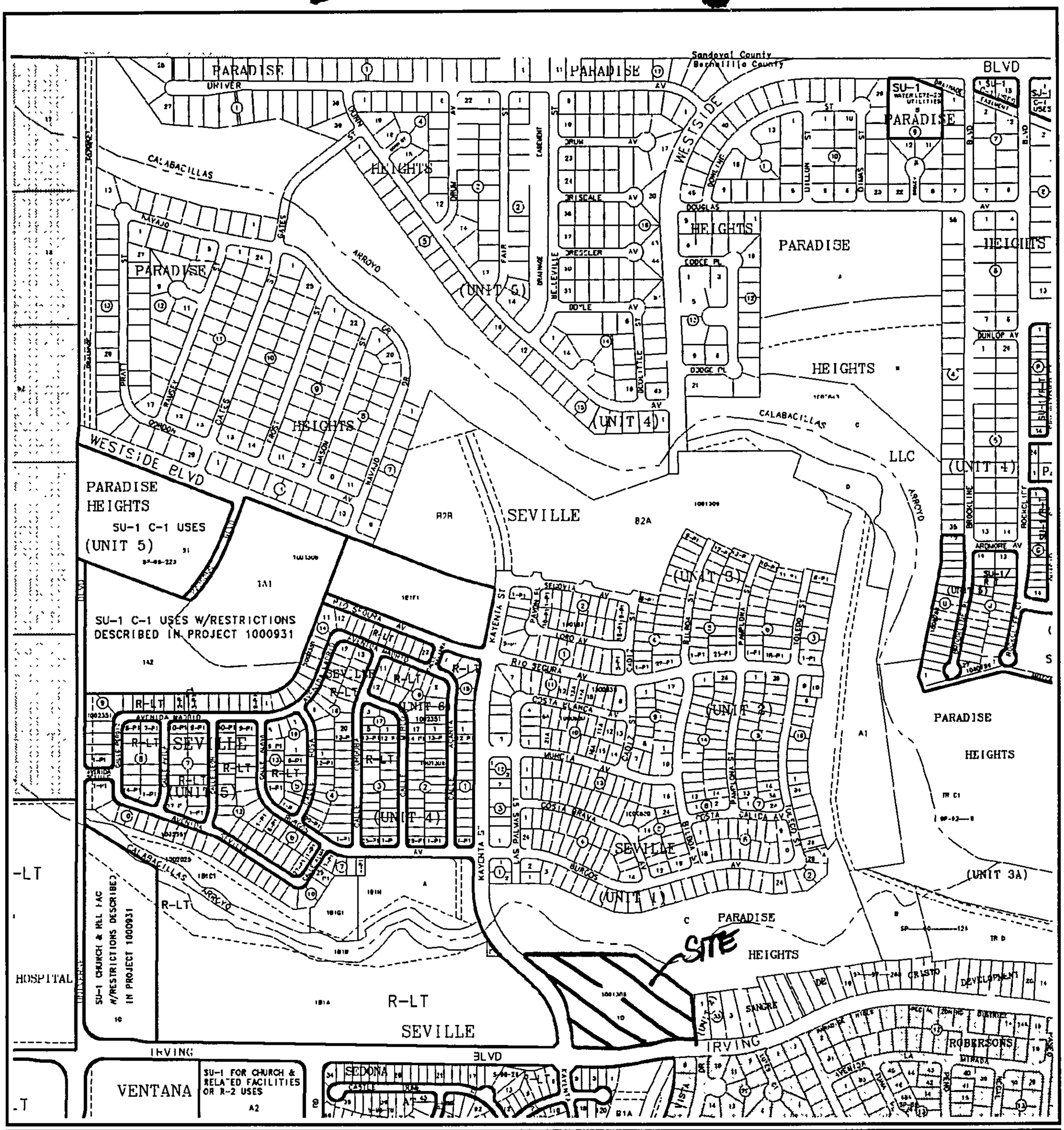
- ☑ STREET NAMES
- ☐ PARKS
- ☐ CITY LIMITS
- ☐ ZONE MAP GRID
- ☐ NBR BOUNDARY
- ☐ COMMUNITY PLA
- ☐ WATER LINES
- ☐ SEWER LINES
- ☐ STORM DRAINS
- ☐ ZONING
- ☑ LOT NUMBERS
- ☐ ZIP CODES
- ☐ COUNCIL DISTRI
- ☐ FLOOD ZONES (d
- ☑ PARCELS
- ☐ CONTROL STATIC
- ☐ SENATE DIST.
- ☐ REPRESENTATIVI
- ☐ COUNTY COMMIS DIST.
- ☐ PARCEL ADDRESS
- ☐ CRIMINAL ACTIV
- ☐ PUBLIC FACILITI
- ☐ LAND USE
- ☐ 1960 CITY LIMIT
- ☐ LANDFILLS/BUFF
- ☐ CRP LOCATIONS

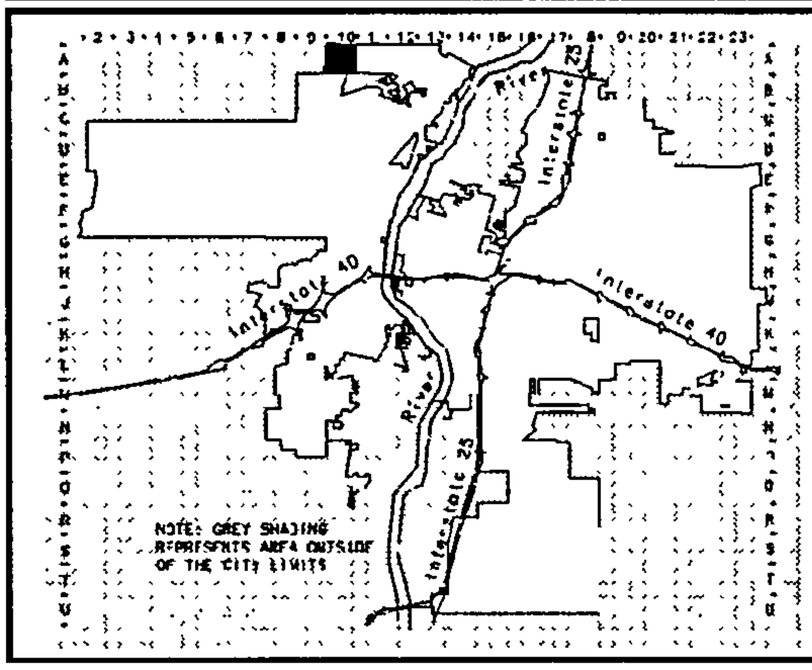
**SHOW LOCATION**

**SHOW 1999 AERI**

**Selected Address: 99999 IRVING BLVD NW**
**Zoning: R-1** **Lot/Block/Subd: 1D , 0000 , SEVILLE**
**Council District/Name: FIVE , CADIGAN** **County Commission: 4** **Rep District/Sen District: 29 , 23**
**Nbr Assoc: PARADISE HILLS CIVIC R** **Comp. Plan: Established Urban**
**Voter Pct: 1**
**High Sch District: CIBOLA** **Mid Sch District: MONROE** **Elem Sch District: SIERRA VISTA**
**ZoneMap Page: A10** **Jurisdiction: CITY**
**Police Beat: 113/WESTSIDE**
**Flood Zone: ZONE X**
Comm Plan Area: **WEST SIDE**
**UPC #: 101006629803240804**
**Owner Name: WEST FORK LIMITED**
**Owner Street Adress: 6301 INDIAN SCHOOL RD**
**Owner City/State/Zip: ALBUQUERQUE / NM / 87110 NM**
Note: Accuracy for Owner info cannot be guaranteed correct.
Please check with the Bernalillo County Assessor for official data.

**SEARCH FOR OTHER SERVICES AROUND THIS ADDRESS**




CITY OF
Albuquerque

Albuquerque Geographic Information System
PLANNING DEPARTMENT

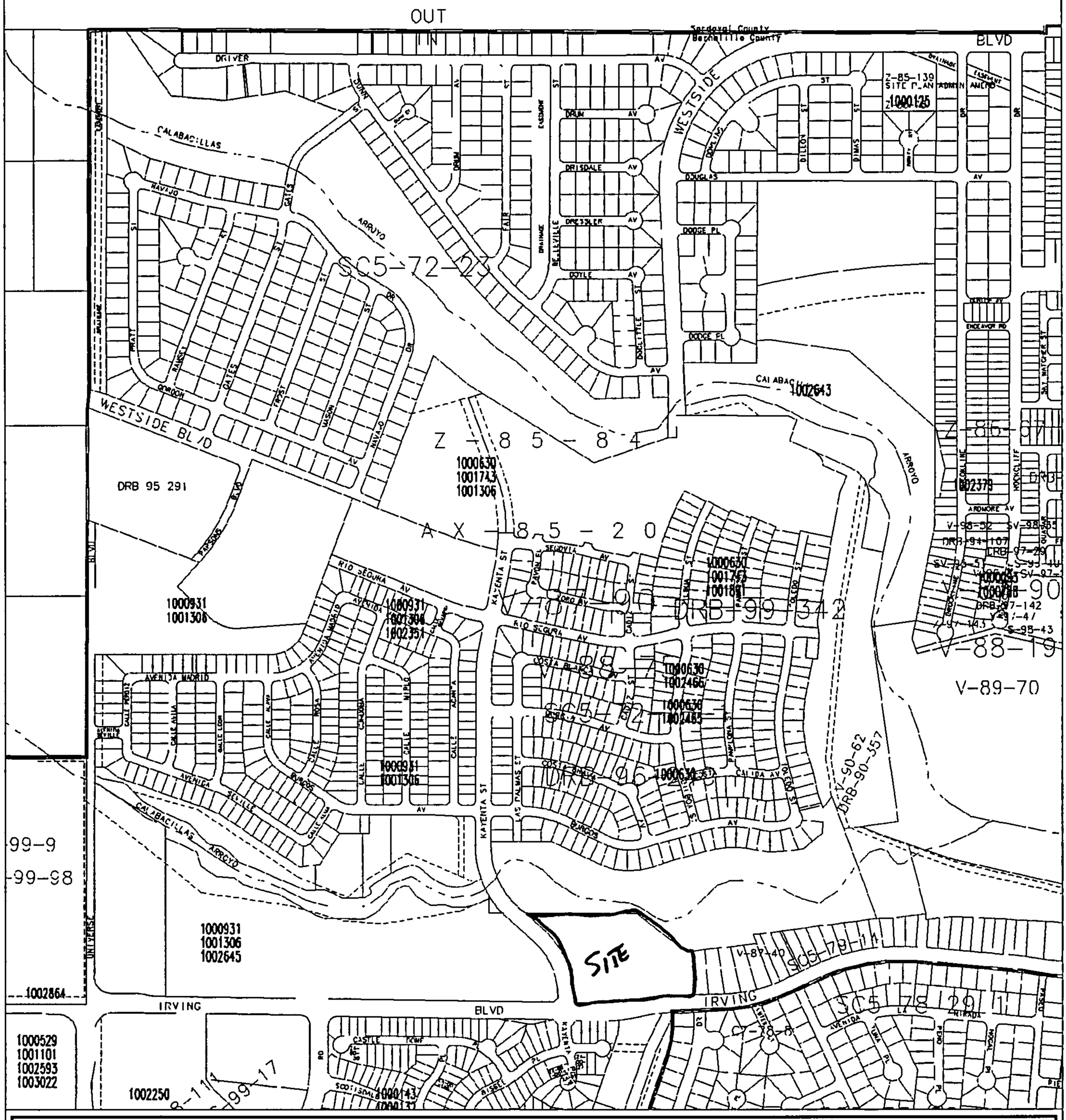
© Copyright 2003

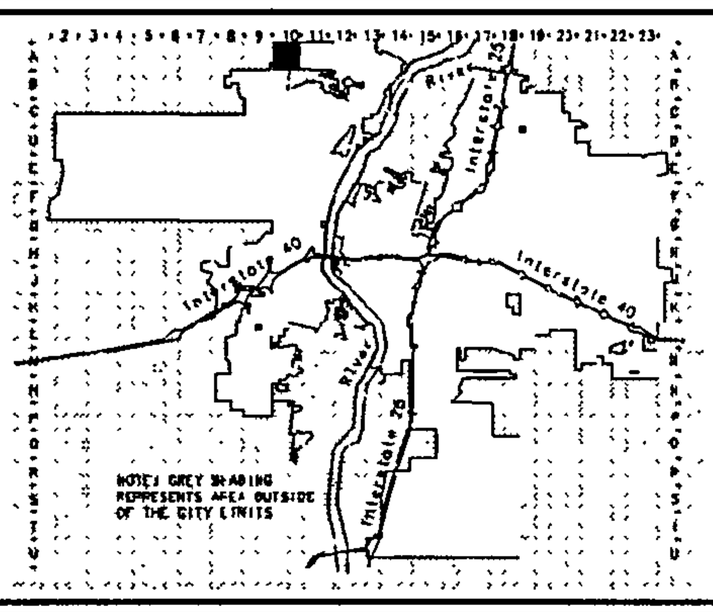
GRAPHIC SCALE IN FEET
250 0 750 1000

# Zone Atlas Page

# A-10-Z

Map Amended through July 31, 2003




Albuquerque Geographic Information System
PLANNING DEPARTMENT

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Scale is Approximately 1" = 750'

# History Map

# A-10

January 13, 2004

TIERRA WEST, LLC

8509 Jefferson NE
Albuquerque, NM 87113

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

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

April 6, 2004

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

**RE: Sketch Plat Approval for Seville Unit 9**
**Tract 1D, Seville**
**Zone Atlas Page A-10**

Dear Mrs. Matson:

Tierra West LLC, on behalf of AMC Development Services, requests the review and comments of the DRB members and approval of the Sketch Plat for Seville Unit 9. The site is zoned R-1. The site is located on Kayenta Street NW between Irving Boulevard NW and Calabacillas Arroyo. The property is zoned for single-family residential and the developer wishes to build 29 homes on the property.

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

Sincerely,

Tyler Ashton

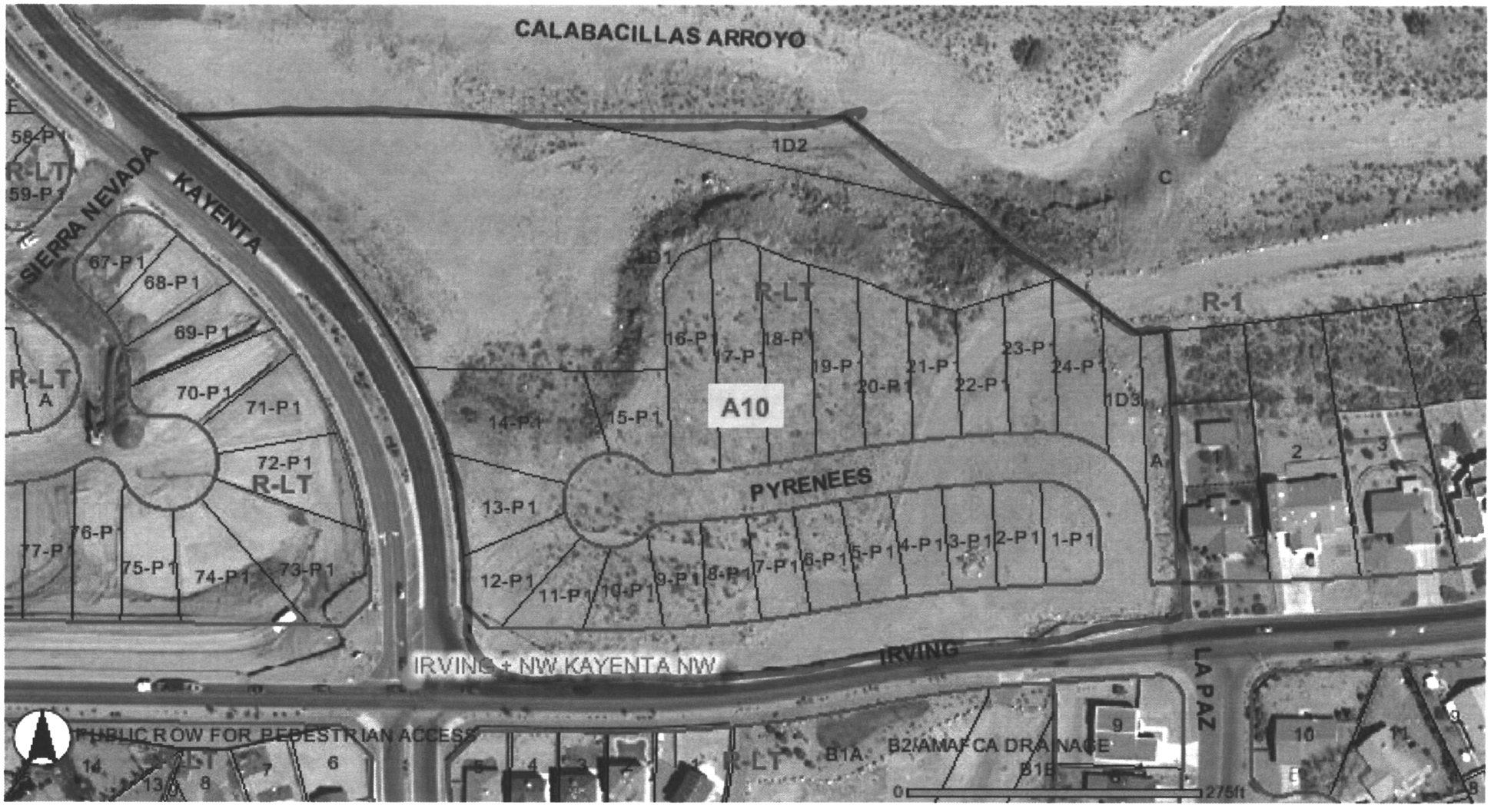
Tyler Ashton, P.E.

Enclosure/s

cc: Jeff Jesionowski

JN: 240029
TA/kk

2004 240029 2429Sketch Plat40604 doc


CALABACILLAS ARROYO
SIERRA NEVADA
KAYENTA
PYRENEES
IRVING
IRVING + NW KAYENTA NW
LA PAZ
PUBLIC ROW FOR PEDESTRIAN ACCESS
R-LT
R-1
A10
1D2
1D3
1D1
B1A
B2/AMAFCA DRAINAGE
B1B
67-P1
68-P1
69-P1
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21-P1
22-P1
23-P
24-P1

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

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

| | |
|---|---|
| **Project # 1003172**<br>05DRB-01845 Major-Two Year SIA | TIERRA WEST LLC agent(s) for STILLBROOKE HOMES request(s) the above action(s) for **SEVILLE ESTATES, UNIT 9,** zoned R-LT residential zone, located on KAYENTA ST NW, between IRVING BLVD NW the CALABACILLAS ARROYO, containing approximately 7 acre(s). [REF: 04DRB-00529,04DRB-01955, 04DRB-01957,05DRB-01053] (A-10) |
| **Project # 1002247**<br>05DRB-01815 Major-Vacation of Public Easements | BOHANNAN HUSTON INC agent(s) for HUNT UPTOWN LLC request(s) the above action(s) for all or a portion of Tract(s) A, **ABQ UPTOWN SITE,** zoned SU-3 special center zone, located on LOUISIANA BLVD NE, between ARVADA AVE NE and INDIAN SCHOOL RD NE containing approximately 18 acre(s). [REF: 04DRB-00830, 04DRB-00831, 04DRB-00832, 04EPC-00914] (H-19) |
| **Project # 1002743**<br>05DRB-01818 Major-Preliminary Plat Approval | BORDENAVE DESIGNS agent(s) for HARVEST HOMES LLC request(s) the above action(s) for all or a portion of Tract(s) I & J, **LA LUZ DEL OESTE, UNIT 4,** zoned SU-1 FOR PRD, located on COORS BLVD NW, between WESTERN TRAILS NW and DELLYNE NW containing approximately 4 acre(s). [REF: 03DRB-00989] (F-11) |
| **Project # 1003762**<br>05DRB-01822 Major-Preliminary Plat Approval<br>05DRB-01823 Minor-Sidewalk Waiver<br>05DRB-01824 Minor-Temp Defer SDWK | ISAACSON & ARFMAN PA agent(s) for CHELWOOD HILLS LLC request(s) the above action(s) for all or a portion of Tract(s) B, CHELWOOD ELEMENTARY SCHOOL (to be known as **CHELWOOD HILLS SUBDIVISION**) zoned R-LT, located on EASTRIDGE PARK BLVD NE, between CHELWOOD PARK BLVD NE and INDIAN SCHOOL RD NE containing approximately 4 acre(s). [REF: 04EPC-01714, 05DRB-00316] (J-22) |

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

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



| | |
|---|---|
| **Project # 1004083**<br>05DRB-01849 Major-Vacation of Pub Right-of-Way | RHOMBUS PA INC agent(s) for SANCHEZ & WADE ENTERPRISES LLC request(s) the above action(s) for all or a portion of Lot(s) 19-33, Block(s) 11, **VALLEY VIEW ADDITION,** zoned C-2 community commercial zone, located on ZUNI RD SE, between ADAMS ST NE and JEFFERSON ST SE containing approximately 1 acre(s). [REF: 05ZHE00537] (K-17) |
| **Project # 1004456**<br>05DRB-01817 Major-Preliminary Plat Approval<br>05DRB-01819 Minor-Temp Defer SDWK | BRASHER & LORENZ agent(s) for BARON'S RUN, LLC request(s) the above action(s) for all or a portion of Lot(s) 14, 15, 16, 17 & 18, Tract(s) 1, Block(s) 11, NORTH ALBUQUERQUE ACRES (to be known as **BARON'S RUN SUBDIVISION)** zoned RD, located on BARSTOW ST NE, between FLORENCE AVE NE and GLENDALE AVE NE containing approximately 5 acre(s). [REF: 05DRB-01507] (B-19) |

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

Sheran Matson, AICP, DRB Chair
Development Review Board

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

# CITY OF ALBUQUERQUE

Planning Department

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

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

| | |
|---|---|
| **Project # 1003172**<br>05DRB-01845 Major-Two Year SIA | TIERRA WEST LLC agent(s) for STILLBROOKE HOMES request(s) the above action(s) for **SEVILLE ESTATES, UNIT 9,** zoned R-LT residential zone, located on KAYENTA ST NW, between IRVING BLVD NW the CALABACILLAS ARROYO, containing approximately 7 acre(s). [REF: 04DRB-00529,04DRB-01955, 04DRB-01957,05DRB-01053] (A-10) |
| **Project # 1002247**<br>05DRB-01815 Major-Vacation of Public Easements | BOHANNAN HUSTON INC agent(s) for HUNT UPTOWN LLC request(s) the above action(s) for all or a portion of Tract(s) A, **ABQ UPTOWN SITE,** zoned SU-3 special center zone, located on LOUISIANA BLVD NE, between ARVADA AVE NE and INDIAN SCHOOL RD NE containing approximately 18 acre(s). [REF: 04DRB-00830, 04DRB-00831, 04DRB-00832, 04EPC-00914] (H-19) |
| **Project # 1002743**<br>05DRB-01818 Major-Preliminary Plat Approval | BORDENAVE DESIGNS agent(s) for HARVEST HOMES LLC request(s) the above action(s) for all or a portion of Tract(s) I & J, **LA LUZ DEL OESTE, UNIT 4,** zoned SU-1 FOR PRD, located on COORS BLVD NW, between WESTERN TRAILS NW and DELLYNE NW containing approximately 4 acre(s). [REF: 03DRB-00989] (F-11) |
| **Project # 1003762**<br>05DRB-01822 Major-Preliminary Plat Approval<br>05DRB-01823 Minor-Sidewalk Waiver<br>05DRB-01824 Minor-Temp Defer SDWK | ISAACSON & ARFMAN PA agent(s) for CHELWOOD HILLS LLC request(s) the above action(s) for all or a portion of Tract(s) B, CHELWOOD ELEMENTARY SCHOOL (to be known as **CHELWOOD HILLS SUBDIVISION**) zoned R-LT, located on EASTRIDGE PARK BLVD NE, between CHELWOOD PARK BLVD NE and INDIAN SCHOOL RD NE containing approximately 4 acre(s). [REF: 04EPC-01714, 05DRB-00316] (J-22) |

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

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



| | |
|---|---|
| **Project # 1004083**<br>05DRB-01849 Major-Vacation of Pub Right-of-Way | RHOMBUS PA INC agent(s) for SANCHEZ & WADE ENTERPRISES LLC request(s) the above action(s) for all or a portion of Lot(s) 19-33, Block(s) 11, **VALLEY VIEW ADDITION,** zoned C-2 community commercial zone, located on ZUNI RD SE, between ADAMS ST NE and JEFFERSON ST SE containing approximately 1 acre(s). [REF: 05ZHE00537] (K-17) |
| **Project # 1004456**<br>05DRB-01817 Major-Preliminary Plat Approval<br>05DRB-01819 Minor-Temp Defer SDWK | BRASHER & LORENZ agent(s) for BARON'S RUN, LLC request(s) the above action(s) for all or a portion of Lot(s) 14, 15, 16, 17 & 18, Tract(s) 1, Block(s) 11, NORTH ALBUQUERQUE ACRES (to be known as **BARON'S RUN SUBDIVISION)** zoned RD, located on BARSTOW ST NE, between FLORENCE AVE NE and GLENDALE AVE NE containing approximately 5 acre(s). [REF: 05DRB-01507] (B-19) |

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

Sheran Matson

Sheran Matson, AICP, DRB Chair
Development Review Board

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

# CITY OF ALBUQUERQUE

Planning Department

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

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| **Project #.1003172**<br>05DRB-01845 Major-Two Year SIA | TIERRA WEST LLC agent(s) for STILLBROOKE HOMES request(s) the above action(s) for **SEVILLE ESTATES, UNIT 9,** zoned R-LT residential zone, located on KAYENTA ST NW, between IRVING BLVD NW the CALABACILLAS ARROYO, containing approximately 7 acre(s). [REF: 04DRB-00529,04DRB-01955, 04DRB-01957,05DRB-01053] (A-10) |
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**PUBLIC HEARING--DEVELOPMENT REVIEW BOARD**
**CITY OF ALBUQUERQUE**



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Development Review Board

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

# CITY OF ALBUQUERQUE

Planning Department

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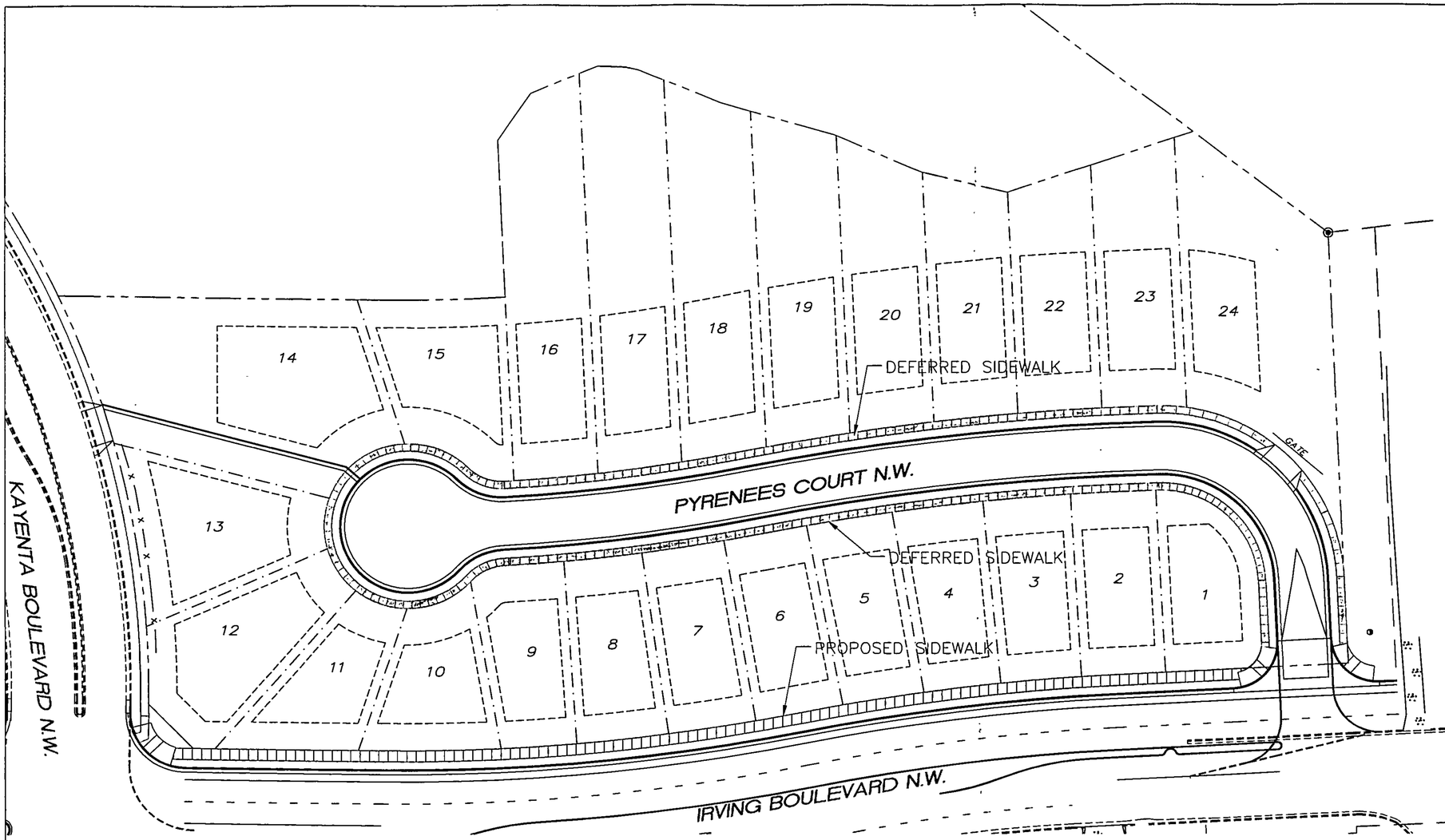
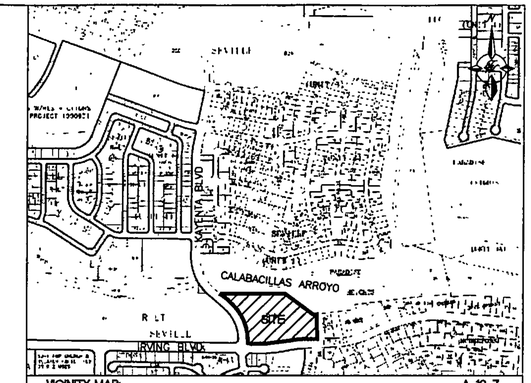


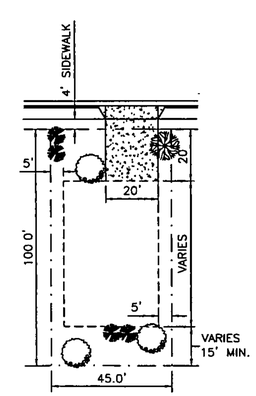




VICINITY MAP: A-10-Z

**LEGAL DESCRIPTION:**
SEVILLE SUBDIVISION UNIT NINE

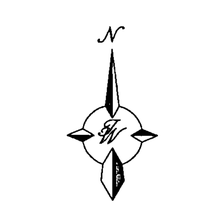
**INTERSECTION LOCATION:**
LOCATED AT KAYENTA BOULEVARD N.W. & IRVING BOULEVARD N.W.
DRB #. 1003172

| LEGEND | DESCRIPTION |
|---|---|
| | PROPOSED SCREEN WALL |
| | PROPOSED RETAINING WALL W/ SCREEN WALL |
| —x—x—x—x—x—x | EXISTING FENCE |
| | EXISTING CURB & GUTTER |
| | FUTURE CURB & GUTTER |
| | PROPOSED CURB & GUTTER |
| | BOUNDARY LINE |
| | EXISTING BOUNDARY LINE |
| | PROPOSED SIDEWALK |
| | EXISTING SIDEWALK |
| | FUTURE SIDEWALK (DEFERRED) |
| | RIGHT-OF-WAY |
| | LOT LINES |
| | EXISTING LOT LINES |
| | EASEMENT |




TYPICAL LOT LAYOUT
NTS

EXHIBIT C
1/25/05




GRAPHIC SCALE
30 15 0 15 30

| | | |
|---|---|---|
| ENGINEER'S SEAL | SEVILLE UNIT 9<br>DRB #1003172 | DRAWN BY PMT |
| | | DATE 12/16/04 |
| | DEFERRED SIDEWALK | 2429 WALL KEY MAP |
| | TIERRA WEST, LLC<br>8509 JEFFERSON NE<br>ALBUQUERQUE, NEW MEXICO 87113<br>(505)858-3100 | SHEET # 1 of 1 |
| RONALD R BOHANNAN P.E. #7868 | | JOB # 24029 |

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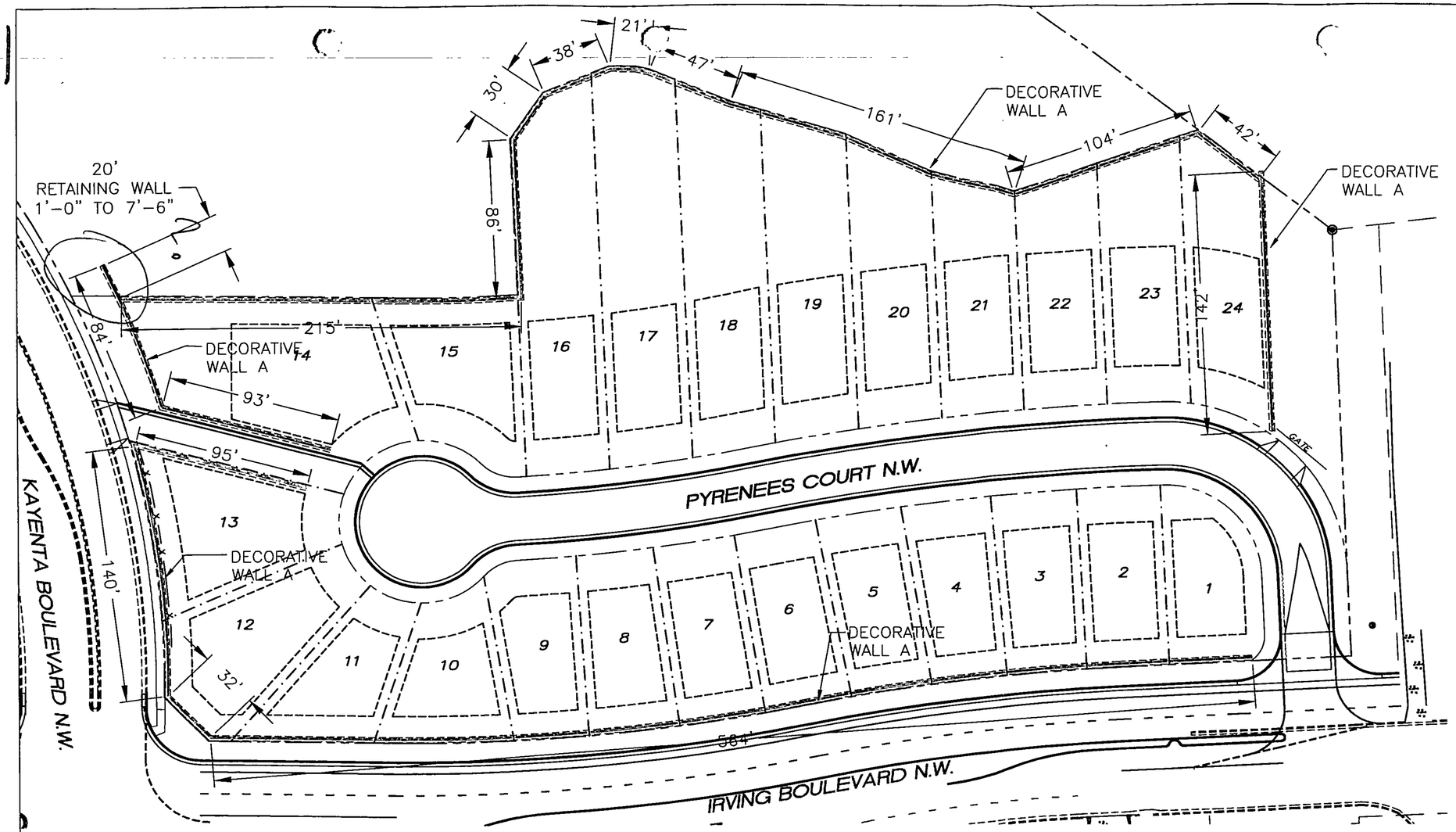
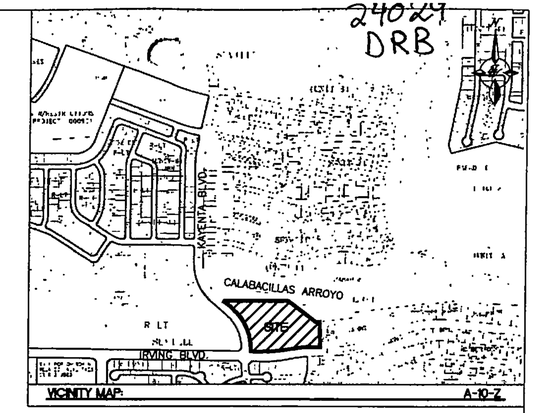
DRB



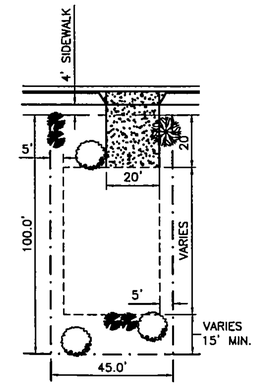




**LEGAL DESCRIPTION:**
SEVILLE SUBDIVISION UNIT NINE

**INTERSECTION LOCATION:**
LOCATED AT KAYENTA BOULEVARD N.W. & IRVING BOULEVARD N.W.
DRB #: 1003172

| LEGEND | DESCRIPTION |
|---|---|
| | PROPOSED SCREEN WALL |
| | PROPOSED RETAINING WALL |
| —x—x—x—x—x—x | EXISTING FENCE |
| | EXISTING CURB & GUTTER |
| | FUTURE CURB & GUTTER |
| | PROPOSED CURB & GUTTER |
| | BOUNDARY LINE |
| | EXISTING BOUNDARY LINE |
| | PROPOSED SIDEWALK |
| | EXISTING SIDEWALK |
| | FUTURE SIDEWALK (DEFERRED) |
| | RIGHT-OF-WAY |
| | LOT LINES |
| | EXISTING LOT LINES |
| | EASEMENT |

**NOTE:**
WALL CAP AND PILASTERS WILL PROJECT A MIN. OF 2" ON THE STREET SIDE.




TYPICAL LOT LAYOUT
NTS

Perimeter Wall Approved
DRB Chair
1/12/05
Date

N

GRAPHIC SCALE
30 15 0 15 30

ZONE ATLAS A-10-Z

| | | |
|---|---|---|
| ENGINEER'S SEAL | SEVILLE UNIT 9<br>DRB #1003172 | DRAWN BY PMT |
| | | DATE 12/16/04 |
| | WALL PLAN | 2429 WALL KEY MAP |
| | TIERRA WEST, LLC<br>8509 JEFFERSON NE<br>ALBUQUERQUE, NEW MEXICO 87113<br>(505)858-3100 | SHEET # 1 of 2 |
| RONALD R. BOHANNAN P.E. #7868 | | JOB # 24029 |