



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-00588 (FP)

Project # 1003231

Project Name: LANDS OF SALAZAR/QUATROS/JSJ/HANNETT

Agent: WILSON & COMPANY

Phone No.: 348-4000

Your request for (SDP for SUB), (SDP for BP), (FINAL PLATS) (MASTER DEVELOP. PLAN), was approved on 4/20/05 by the DRB with delegation of signature(s) to the following departments.

OUTSTANDING SIGNATURES COMMENTS TO BE ADDRESSED

- TRANSPORTATION: _____
- _____
- _____
- _____
- _____

- UTILITIES: _____
- _____
- _____
- _____

- CITY ENGINEER / AMAFCA: _____
- _____
- _____
- _____

- PARKS / CIP: _____
- _____
- _____
- _____

- PLANNING (Last to sign): _____
- _____
- _____
- _____

- Planning must record this plat. Please submit the following items:**
 - The original plat and a mylar copy for the County Clerk.
 - Tax certificate from the County Treasurer.
 - Recording fee (checks payable to the County Clerk). RECORDED DATE: _____
 - Tax printout from the County Assessor.

- Include 3 copies of the approved site plan along with the originals.**
- County Treasurer's signature must be obtained prior to the recording of the plat with the County Clerk.**
- Property Management's signature must be obtained prior to Planning Department's signature.**

AGIS DXF File approval required.

Copy of recorded plat for Planning.

OK *OKay*

Project Number 1003231



**DEVELOPMENT REVIEW BOARD
ACTION SHEET**

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

April 20, 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: 11:55 A.M.
B. Changes and/or Additions to the Agenda
C. New or Old Business

CASES WHICH REQUIRE PUBLIC NOTIFICATION

MAJOR SUBDIVISIONS, VACATIONS, SIA EXTENSIONS AND SITE DEVELOPMENT PLANS

1. **Project # 1000788**
05DRB-00508 Major-One Year SIA
- WILSON & COMPANY agent(s) for LONGFORD AT PARADISE SKIES request(s) the above action(s) for Tract(s) AAAA-1-A, **PARADISE SKIES SUBDIVISION, UNITS 8 & 9**, zoned R-T, located on MCMAHON BLVD NW, between ROCKCLIFF BLVD NW and UNSER BLVD NW containing approximately 30 acre(s). [REF: 01DRB-00272, 01DRB-00273, 01DRB-00274, 01DRB-01293, 02DRB-00227] (A-10/A-11) **A ONE-YEAR EXTENSION OF THE SIA WAS APPROVED. THIS WILL BE THE LAST EXTENSION.**

2. **Project # 1001674**
05DRB-00519 Major-One Year SIA

MARK GOODWIN & ASSOCIATES agent(s) for SAPPHIRE DEVELOPMENT request(s) the above action(s) for Parcel H-12A, **RIVERVIEW SUBDIVISION**, zoned R-LT, located on ALL SAINTS NW, between COORS BLVD NW and EAGLE RANCH RD NW containing approximately 33 acre(s). **(C-13) A ONE-YEAR EXTENSION OF THE SIA WAS APPROVED.**

3. **Project # 1001871**
05DRB-00505 Major-One Year SIA

MARK GOODWIN & ASSOCIATES, PA agent(s) for RANDALL HOMES, LLC request(s) the above action(s) for all or a portion of Lot(s) 28 & 29, Block(s) 12, Tract(s) 1, NORTH ALBUQUERQUE ACRES, UNIT 3, (to be known as **DESERT HIGHLANDS @ LA CUEVA**, zoned R-D 3DU/AC, located on MODESTO AVE NE, between WYOMING BLVD NE and BARSTOW STREET NE containing approximately 2 acre(s). **(C-19) A ONE-YEAR EXTENSION OF THE SIA WAS APPROVED.**

4. **Project # 1000029**
05DRB-00509 Major-Vacation of
Public Easements

BOHANNAN HUSTON INC. agent(s) for SAWMILL COMMUNITY LAND AND TRUST request(s) the above action(s) for Lot(s) C and B-1A-1, **DUKE CITY LUMBER ADDITION AND LOT D-1-A OF ARBOLERA DE VIDA PHASE 2**, zoned S-MI, S-DR, located on BELLAMAH ST NW, between 19TH ST NW and 18TH ST NW containing approximately 25 acre(s). [REF: 03DRB-01785, 03DRB-01786, 04DRB-01650, 04DRB-01651] **(H-13) VACATION WAS APPROVED AS SHOWN ON EXHIBIT B IN THE PLANNING FILE.**

5. **Project # 1004071**
05DRB-00511 Major-Bulk Land
Variance
05DRB-00512 Major-Vacation of
Public Easements
05DRB-00513 Minor-Prelim&Final Plat
Approval

JEFF MORTENSEN & ASSOCIATES agent(s) for ALBUQUERQUE PUBLIC SCHOOLS & NEW MEXICO STATE LAND OFFICE, request(s) the above action(s) for **GOVERNMENT LOTS 1-4, SECTION 16, 11N, R2E AND THE SOUTH 1/2 OF THE SOUTH 1/2 OF SECTION 16, 11N, R2E**, zoned RO-20, located on RAINBOW BLVD NW, between COMPASS DR NW and PETROGLYPH NATIONAL MONUMENT containing approximately 289 acre(s). *[Deferred from 4/20/05]* (C-9) **DEFERRED AT THE AGENT'S REQUEST TO 5/11/05.**

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

MARK GOODWIN & ASSOCIATES, PA agent(s) for JTH, LLC request(s) the above action(s) for all or a portion of Lot(s) 5, **JUAN TABO HILLS, UNIT 1**, zoned R-D, located on JUAN TABO BLVD NE, between EUBANK BLVD SE and FOUR HILLS RD SE containing approximately 102 acre(s). *[Deferred from 4/20/05]* (M-21/M-22) **DEFERRED AT THE AGENT'S REQUEST TO 5/18/05.**

7. **Project # 1003236**
05DRB-00452 Major-Vacation of
Public Easements
05DRB-00454 Major-Preliminary Plat
Approval
05DRB-00453 Minor-Temp Defer
SDWK

RIO GRANDE ENGINEERING agent(s) for CLEARBROOK INVESTMENTS INC request(s) the above action(s) for all or a portion of Tract(s) A, **VILLA DE LA CHAMISA, UNIT 1**, (to be known as **VILLA DE LA CHAMISA, UNIT 2**), zoned SU-1 FOR PRD, located on CALLE CHAMISA NW, between VIVALDI TRAIL NW and BIG SAGE NW containing approximately 6 acre(s). [REF: 04DRB00801, 04DRB00802, 04DRB00799, 04DRB00800, 04DRB00804, 04DRB01739] *[Deferred from 4/13/05]* (B-10) **VACATION WAS APPROVED AS SHOWN ON EXHIBIT C IN THE PLANNING FILE. WITH THE**

SIGNING OF THE INFRASTRUCTURE LIST DATED 4/20/05 AND APPROVAL OF THE GRADING PLAN ENGINEER STAMP DATED 5/7/04 THE PRELIMINARY PLAT WAS APPROVED WITH CONDITION OF FINAL PLAT: THE LOT NUMBERS NEED TO MATCH THE APPROVED SITE PLAN. THE TEMPORARY DEFERRAL OF CONSTRUCTION OF SIDEWALKS ON THE INTERIOR STREETS WAS APPROVED AS SHOWN ON EXHIBIT B IN THE PLANNING FILE.

8. **Project # 1000692**
05DRB-00407 Major-SiteDev Plan
BldPermit

BDA ARCHITECTS agent(s) for SIVAD ENTERPRISES request(s) the above action(s) for all or a portion of Tract(s) A1A, Block(s) 1, **BEAR CANYON VILLAGE, UNIT 2**, zoned SU-1 FOR C-1, located on Burlison NE & Wyoming NE between San Antonio NE and Academy NE containing approximately 5 acre(s). [Deferred from 4/6/05 & 4/20/05] (E-19) **DEFERRED AT THE AGENT'S REQUEST TO 5/11/05.**

9. **Project # 1003470**
04DRB-01522 Major-Bulk Land
Variance
04DRB-01523 Major-Preliminary Plat
Approval
04DRB-01524 Minor-Temp Defer
SDWK

WILSON & COMPANY agent(s) for SPS LLC, SCOTT SCHIABOR request(s) the above action(s) for all or a portion of Tract(s) 1A, 2A, 1B & 2B, KASSUBA-MONTBEL LANDS, (to be known as **VISTA VIEJA SUBDIVISION**, zoned R-1 residential zone, located west of 81ST ST NW and southwest of ATRISCO NW between 81ST ST NW and ALBERICOQUE PL NW containing approximately 152 acre(s). [REF: 04DRB00825, 04DRB01460] [Deferred from 11/3/04, 11/10/04, 12/1/04, 1/12/05 & 2/16/05 & 3/16/05 & 3/30/05 & 4/6/05] (D-9) **BULK LAND VARIANCE WAS APPROVED. PRELIMINARY PLAT WAS DEFERRED TO 4/27/05. TEMPORARY DEFERRAL OF SIDEWALKS WAS DEFERRED TO 4/27/05.**

05DRB-00609 Minor-Prelim&Final Plat
Approval

WILSON & COMPANY agent(s) for SPS LLC, SCOTT SCHIABOR request(s) the above action(s) for all or a portion of Tract(s) 1A, 1B, 2A and 2B, KASSUBA-MONTBEL LANDS, (to be known as **VISTA VIEJA SUBDIVISION**, zoned R-1 residential zone, located on 81ST ST NW, between ALBERICOQUE PL NW and SCENIC RD NW containing approximately 159 acre(s). [REF: 04DRB01522, 04DRB01523, 04DRB01524] (D-9) **PRELIMINARY AND FINAL PLAT WERE APPROVED AND SIGNED OFF BY THE BOARD.**

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

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

10. **Project # 1003872**
05DRB-00604 Minor-SiteDev Plan
BldPermit/EPC

SITES SOUTHWEST agent(s) for CITY OF ALBUQUERQUE WATER UTILITY request(s) the above action(s) for all or a portion of Tract(s) B, **SUNPORT MUNICIPAL ADDITION**, zoned SU-1 GOLF COURSE AND RELATED FACILITIES, located on SAN JOAQUIN SE, between GIRARD SE and WELLESLEY SE containing approximately 2 acre(s). [REF: 05EPC-00023, ZA-77-219] [Stephanie Shumsky, EPC Case Planner] (L-16) **SITE PLAN FOR BUILDING PERMIT WERE APPROVED WITH FINAL SIGN OFF DELEGATED TO PLANNING FOR EPC CASE PLANNER'S INITIALS.**

11. **Project # 1004112**
05DRB-00603 Minor-SiteDev Plan
BldPermit

ABQ ENGINEERING agent(s) for BRUCE BESSER request(s) the above action(s) for all or a portion of Lot(s) 1, **MERIDIAN BUSINESS PARK**, zoned IP, located on LOS VOLCANOS RD NW, between SILVER CREEK RD NW and GALLATIN PL NW. [REF: DRB-97-59, Z-92-57] [Deferred from 4/20/05] (K-10) **DEFERRED AT THE AGENT'S REQUEST TO 4/27/05.**

12. **Project # 1004090**
05DRB-00608 Minor-SiteDev Plan
BldPermit

JLS ARCHITECTS agent(s) for JIM HAKEEM request(s) the above action(s) for all or a portion of Lot(s) 1, Block(s) 17, Tract(s) 2, **NORTH ALBUQUERQUE ACRES, UNIT 3**, zoned R-D residential and related uses zone, developing area, located on WYOMING NE and CORONA AVE NE containing approximately 2 acre(s). [REF: 05DRB00559] (C-19) **SITE PLAN FOR BUILDING PERMIT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO TRANSPORTATION DEVELOPMENT FOR MINOR CORRECTIONS.**

13. **Project # 1003360**
05DRB-00623 Minor-SiteDev Plan
BldPermit/EPC

CHERRY/SEE ARCHITECTS agent(s) for CITY OF ALBUQUERQUE, COMMUNITY & FAMILY SERVICES request(s) the above action(s) for all or a portion of Tract(s) A, **JOHN ADAMS MULTIPURPOSE CENTER**, zoned SU-1 FOR CENTER/PARK, located on GLENRIO RD NW, between 56TH ST NW and LOMA HERMOSA DR NW containing approximately 4 acre(s). [REF: 04EPC00487, 04EPC00486] [Russell Brito for Debbie Stover, EPC Case Planner] (J-11) **SITE PLAN FOR BUILDING PERMIT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO TRANSPORTATION DEVELOPMENT FOR MINOR COMMENTS AND TO PLANNING FOR EPC CASE PLANNER'S INITIALS.**

14. **Project # 1002371**
05DRB-00560 Minor-SiteDev Plan
BldPermit/EPC

TIERRA WEST LLC agent(s) for HOFFMANTOWN WEST CHURCH request(s) the above action(s) for all or a portion of Block(s) 15, Tract(s) 1A1, **ALBAN HILLS, UNIT 1**, (to be known as **HOFFMANTOWN WEST CHURCH**) zoned SU-1 FOR R-2 WITH CHURCH RELATED USES, located on LA ORILLA

NW, between COORS BLVD NW and CORRALES DRAIN containing approximately 17 acre(s). [REF:02DRB01824, 03DRB02150] [Elvira Lopez, EPC Case Planner] [Deferred from 4/13/05 & 4/20/05] (D-12) DEFERRED AT THE AGENT'S REQUEST TO 4/27/05.

15. **Project # 1000163**
05DRB-00554 Minor-SiteDev Plan
BldPermit/EPC

SANDERS & ASSOCIATES ARCHITECTS agent(s) for DR. AND MRS. ERNESTO GARZA request(s) the above action(s) for all or a portion of Tract(s) E, LA CUEVA VILLAGE, zoned C-2 (SC), located on CARMEL AVE NE, between WYOMING BLVD NE and BARSTOW NE containing approximately 1 acre(s). [REF: 04EPC-01828] [Elvira Lopez, EPC Case Planner] [Deferred from 4/13/05] (C-19) SITE PLAN FOR BUILDING PERMIT WAS APPROVED AND SIGNED OFF BY THE BOARD.

16. **Project # 1001932**
05DRB-00523 Minor-SiteDev Plan
BldPermit/EPC

CLAUDIO VIGIL ARCHITECTS agent(s) for PAUL HEDGES request(s) the above action(s) for all or a portion of Tract(s) C, WEST RIDGE, UNIT 1, (to be known as GUARDIAN SELF STORAGE) zoned SU-1 FOR C-1 AND IP USES, located at the southeast corner of OURAY RD NW and TWIN OAKS DR NW, containing approximately 4 acre(s). [REF: AX-80-18, Z-80-87, 04EPC01718] [David Stallworth, EPC Case Planner] [Deferred from 4/6/05] (G-10) SITE PLAN FOR BUILDING PERMIT WAS APPROVED AND SIGNED OFF BY THE BOARD.

17. ~~Project # 1003231~~
05DRB-00588 Major-Final Plat
Approval

WILSON & COMPANY agent(s) for LONGFORD @ ARROWWOOD, LLC request(s) the above action(s) for all or a portion of Tract(s) 30A-1, **LANDS OF SALAZAR/QUATRO/JSJ/HANNETT**, zoned RLT, located on 98TH STREET SW, between RIO BRAVO SW and BLAKE SW containing approximately 30 acre(s). [REF: 04DRB00263, 05DRB00483, 05DRB00484, 5DRB00485, 05DRB00389, 05DRB00390] (N-9) **FINAL PLAT WAS APPROVED AND SIGNED OFF BY THE BOARD.**

18. **Project # 1003471.**
05DRB-00595 Minor-Final Plat
Approval

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, **SEVILLE SUBDIVISION**, zoned R-1, located on SEGOVIA NW east of KAYENTA NW and containing approximately 24 acre(s). [REF: 04DRB00826, 008A27, 04DRB01224, 01225, 04DRB01948, 01949, 05DRB00083, 00084] (A-10) **FINAL PLAT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO CITY ENGINEER FOR AMAFCA'S SIGNATURE.**

19. **Project # 1002196**
05DRB-00610 Major-Final Plat
Approval

WAYJOHN SURVEYING INC agent(s) for DRAGONFLY DEVELOPMENT INC request(s) the above action(s) for all or a portion of Tract(s) 1-B, TOWN OF ATRISCO GRANT, (to be known as **LOS ANTEPASADOS, UNIT 6**) zoned SU-1 FOR MH PARK, located on SUNSET GARDENS RD SW, between CORRIGEDOR SW and FOOTHILL SW containing approximately 6 acre(s). [REF: DRB-91-385, 02EPC01356, 03EPC02048, 04CC00130, 04DRB00873, 04DRB00875, 04DRB00877] (K-11) **FINAL PLAT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO PARKS FOR CASH-IN-LIEU**

AND PLANNING FOR ENVIRONMENTAL HEALTH SIGNATURE, A NOTE ON THE PLAT: MAINTENANCE AND REPAIR EASEMENTS SHOWN ON FINAL PLAT FOR ZERO LOT LINES AND FOR QWEST SIGNATURES.

20. **Project # 1003762**
05DRB-00611 Minor-Prelim&Final Plat
Approval

JEFF MORTENSEN & ASSOCIATES agent(s) for ALBUQUERQUE PUBLIC SCHOOLS REAL ESTATE OFFICE request(s) the above action(s) for all or a portion of Block(s) 11, Tract(s) K, **PANORAMA HEIGHTS**, zoned R-1 residential zone, located on CONSTITUTION AVE NE, between CHELWOOD PARK BLVD NE and INDIAN SCHOOL RD NE containing approximately 18 acre(s). [REF: 04EPC01714, 05DRB00316] (J-22) **PRELIMINARY PLAT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO PLANNING FOR AGIS DXF FILE.**

21. **Project # 1004104**
05DRB-00592 Minor-Prelim&Final Plat
Approval

SURVEYS SOUTHWEST LTD agent(s) for KEN & PATRICIA MAESTAS request(s) the above action(s) for all or a portion of Lot(s) 2 & 3, **MAESTAS SUBDIVISION**, zoned R-1, located on LOS POBLANOS LN NW, between GUADALUPE TR NW and SANDIA RD NW containing approximately 1 acre(s). [REF: Z-86-23,AX-86-3, DRB-86-623] (F-14) **PRELIMINARY AND FINAL PLAT APPROVED AND SIGNED OFF BY THE BOARD.**

22. **Project # 1003694**
05DRB-00613 Minor-Prelim&Final Plat
Approval
05DRB-00614 Minor-Subd Design
(DPM) Variance

CHRISTOPHER CALOTT request(s) the above action(s) for all or a portion of Lot(s) BB, **ALVARADO GARDENS NO. 2**, zoned RA-2 W7, located on CAMPBELL RD NW, between GLENWOOD NW and TRELIS DR NW containing approximately 1 acre(s). [REF: 04DRB01485] (G-12) **PRELIMINARY PLAT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO PARKS FOR CASH-IN-LIEU AND PLANNING FOR AGIS DXF FILE. THE SUBDIVISION DESIGN VARIANCE WAS APPROVED AS SHOWN ON EXHIBIT D IN THE PLANNING FILE.**

23. **Project # 1002778**
05DRB-00606 Minor-Prelim&Final Plat
Approval

BOHANNAN HUSTON INC agent(s) for VENTANA WEST LLC request(s) the above action(s) for all or a portion of Tract(s) D-1 & D-2, **VENTANA RANCH WEST**, zoned R-LT residential zone, located on VENTANA WEST PARKWAY NW, between VENTANA RIDGE RD NW and PASEO DEL NORTE BLVD NW containing approximately 4 acre(s). [REF: 04DRB00126, 00127, 00128, 03EPC01057, 01058] (B-8/B-9) **PRELIMINARY PLAT APPROVED WITH FINAL SIGN OFF DELEGATED TO PLANNING FOR AGIS DXF FILE.**

24. **Project # 1002459**
05DRB-00616 Minor-Prelim&Final Plat
Approval
05DRB-00615 Minor-Vacation of
Private Easements

TIERRA WEST LLC agent(s) for QUAIL RIDGE LLC request(s) the above action(s) for all or a portion of Tract(s) 1, 3, 4, 5, **QUAIL RIDGE**, zoned C-2 (SC), located on COORS BLVD NW, between OURAY RD NW and QUAIL RD NW containing approximately 4 acre(s). [REF: 03EPC00159, 03EPC00160, 4AA00871] (H-11) **PRELIMINARY PLAT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO PLANNING FOR A COPY OF THE APPROVED AA SHOWING NEW LOT LINES. THE VACATION OF PRIVATE EASEMENTS WAS APPROVED AS SHOWN ON EXHIBIT B IN THE PLANNING FILE.**

25. **Project # 1004061**
05DRB-00499 Minor-Prelim&Final Plat
Approval

PRECISION SURVEYS INC agent(s) for CONNIE & ZACK LOVELADY, CZ ENTERPRISES request(s) the above action(s) for all or a portion of Lot(s) 25, **ALVARADO GARDENS, UNIT 1**, zoned RA-2, located on MATTHEW AVE NW and MEADOW VIEW DR NW and containing approximately 1 acre(s). *[Deferred from 3/30/05 & 4/13/05]* (G-13) **INDEFINITELY DEFERRED AT THE AGENT'S REQUEST.**

26. **Project # 1001409**
05DRB-00531 Minor-Prelim&Final Plat
Approval

ADVANCED ENGINEERING & CONSULTING agent(s) for SAIFI TALEBREZA request(s) the above action(s) for all or a portion of Lot(s) 20-A, Block(s) 1, **CANDELIGHT FOOTHILLS, UNIT 1**, zoned R-1, located on LOMAS BLVD NE, between MONTE LARGO DR NE and SUMMIT HILLS DR NE containing approximately 2 acre(s). [REF: 01DRB01160, 01DRB01819, 02DRB01863, 03DRB02032, 04DRB01425] *[Deferred from 4/6/05 & 4/13/05]* (J-23) **WITH THE SIGNING OF THE INFRASTRUCTURE LIST DATED 4/20/05 AND APPROVAL OF THE GRADING PLAN ENGINEER STAMP DATED 4/19/05 THE PRELIMINARY PLAT WAS APPROVED WITH THE CONDITION: NEED TO INCLUDE THE DESCRIPTION OF THE PUBLIC UTILITY EASEMENT (PUE). FINAL PLAT WAS INDEFINITELY DEFERRED FOR THE SIA.**

27. **Project # 1003554**
05DRB-00530 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) 1-8, Block(s) 9 and Lot(s) 2-9, Block(s) 8, **SKYLINE HEIGHTS, (to be known as CENTRAL PARK PLACE, PHASE 1)** zoned C-2, located on CENTRAL AVE SE, between CONCHAS ST SE and EUBANK BLVD SE containing approximately 4 acre(s). [REF: ZA-88-406, 04DRB01099, 04DRB01100] *[Deferred from 4/6/05]* (L-20) **WITH THE SIGNING OF THE INFRASTRUCTURE LIST DATED 4/20/05 THE PRELIMINARY PLAT WAS APPROVED. FINAL PLAT WAS INDEFINITELY DEFERRED FOR THE SIA.**

28. **Project # 1002247**
04DRB-00890 Minor-Final Plat
Approval

BOHANNAN HUSTON, INC agent(s) for HUNT UPTOWN, LLC request(s) the above action(s) for all or a portion of Tract(s) A, **ALBUQUERQUE UPTOWN SITE, ST. PIUS X SUBDIVISION**, zoned SU-3 special center zone, located on INDIAN SCHOOL RD NE, between LOUISIANA BLVD NE and ESPANOLA ST NE containing approximately 18 acre(s). [REF: 1001164, 04DRB-00830] (*Deferred from 6/16/04*)[*Final Plat Indef Deferred 6/23/04 for SIA*] (H-19) **FINAL PLAT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO CITY ENGINEER FOR RECORDING OF PAPER EASEMENT AND TRANSPORTATION DEVELOPMENT FOR SIDEWALK EASEMENTS WITH EXHIBIT AND AGIS DXF FILE.**

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

29. **Project # 1004110**
05DRB-00601 Minor-Sketch Plat or Plan

Alexander and Donette Garcia, request(s) the above action(s) for all or a portion of Tract(s) 108-D, **M.R.G.C.D. MAP 31**, zoned RA-2, located on RIO GRANDE BLVD NW, between ELFEGO RD NW and MANUEL TORRES LN NW containing approximately 1 acre(s). (F-13) **THE ABOVE REQUEST WAS REVIEWED AND COMMENTS WERE GIVEN.**

30. Approval of the Development Review Board Minutes for Month April 6, 2005. **DRB MINUTES FOR APRIL 6, 2005 WERE APPROVED BY THE BOARD.**

ADJOURNED: 11:55 A.M.

**CITY OF ALBUQUERQUE
PLANNING DEPARTMENT**

**April 20, 2005
DRB Comments**

ITEM # 17

PROJECT # 1003231

APPLICATION # 05-00588

Lands of Salazar/Quatro/JSJ/Hannett /minor final plat

There are no objections to this request.

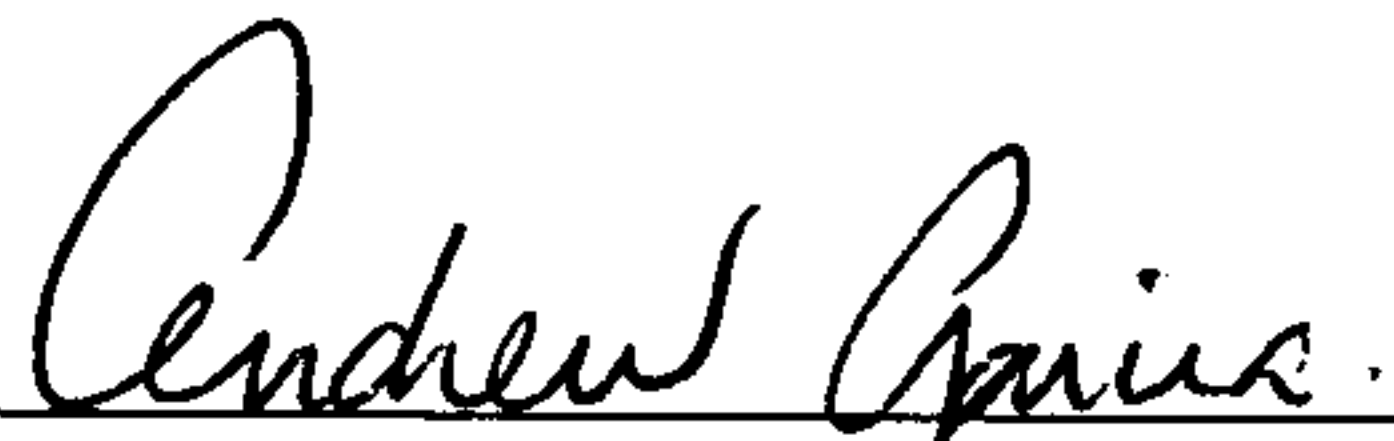
SIA is on file.

Wall design is on file .

AGIS dxf is complete.

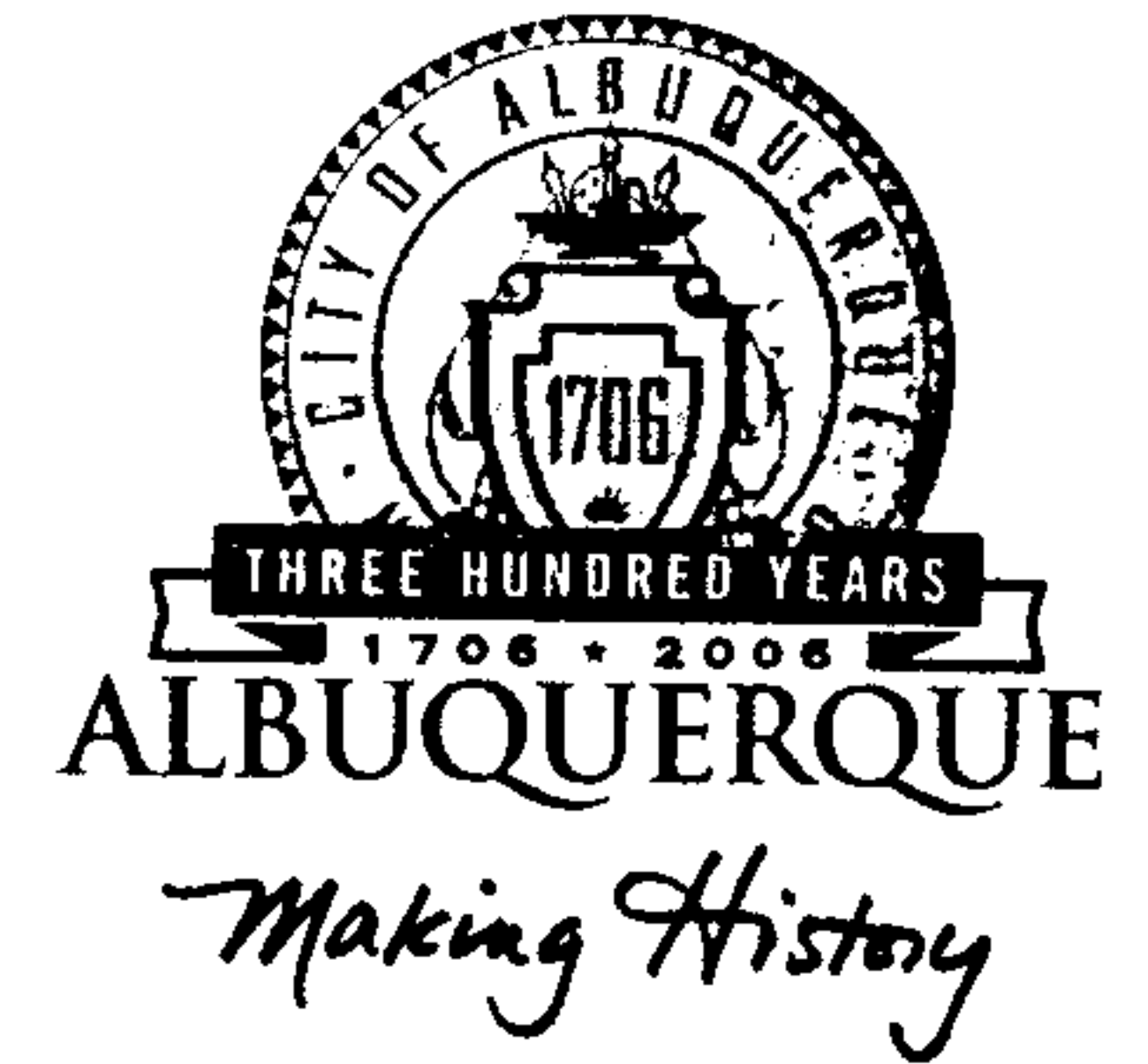
With final plats, has anything changed from the preliminary plat?

Planning will record this plat.



Andrew Garcia, Planning Alternate
924-3895 Fax 924-3864 agarcia@cabq.gov

CITY OF ALBUQUERQUE



PLANNING DEPARTMENT
DEVELOPMENT AND BUILDING SERVICES
HYDROLOGY DEVELOPMENT SECTION

DEVELOPMENT REVIEW BOARD--SPEED MEMO

DRB CASE NO/PROJECT NO: 1003231

AGENDA ITEM NO: 17

SUBJECT:

Final Plat

ACTION REQUESTED:

SIGN-OFF

ENGINEERING COMMENTS:

An executed Subdivision Improvements Agreement with financial guarantees is on file for Final Plat sign-off.

P.O. Box 1293

Albuquerque

New Mexico 87103

RESOLUTION:

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

www.cabq.gov

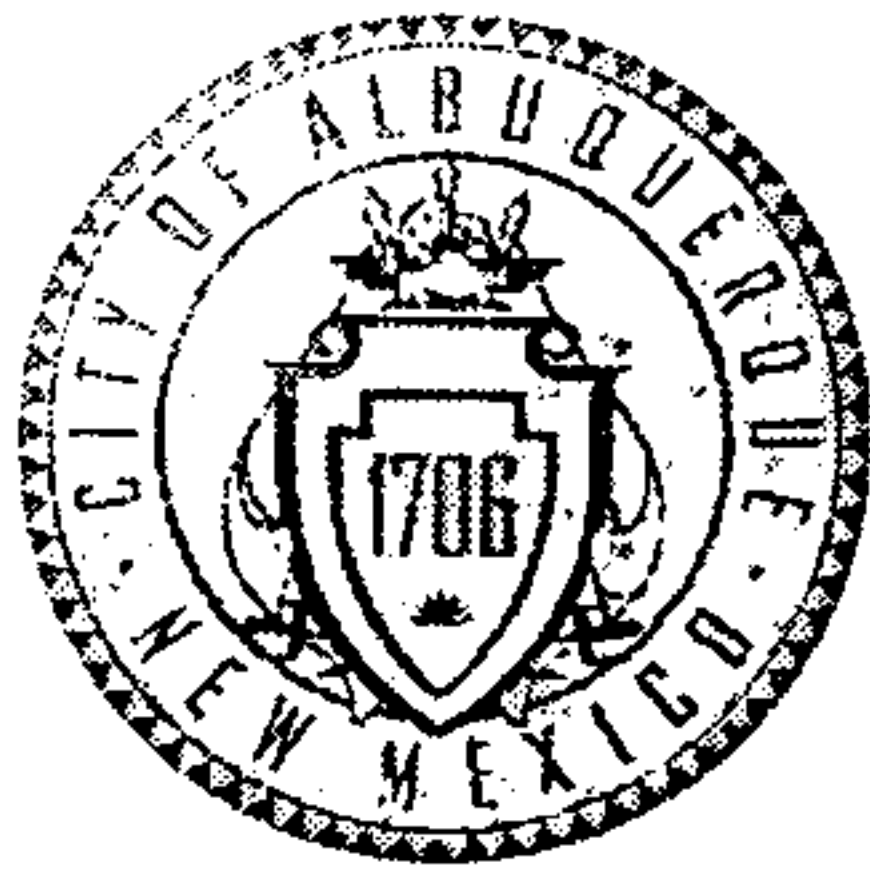
SIGNED-OFF: (SEC-PLN) (SP-SUB) (SP-BP) **(FP)** BY: (UD) (CE) (TRANS) (PKS) (PLNG)

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

FOR:

SIGNED: Fred J. Aguirre
City Engineer/AMAFCA Designee

DATE: April 20, 2005



City of Albuquerque
Parks and Recreation Department
PO Box 1293, Albuquerque, New Mexico 87103
Inter-Office Correspondence

Development Review Board Comments

Project Number: 1003231
Application Number: 05DRB-00588

DRB Date: 4/20/2005
Item Number: 17

Subdivision: Longford @ Arrowwood
Tracts 30A-1, Lands of Salazar/Quatro/JSJ/Hannett

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: N-09

New Lots (or units) : 24

Parks and Recreation Comments:

Cash-in-lieu needs to be paid for the additional 24 lots added to the final plat. The original 149 lots have met the Park Dedication Requirement through a cash-in-lieu payment.

Signed:

Christina Sandoval, (DMD)

Phone: 768-3808

3231

DXF Electronic Approval Form

DRB Project Case #: 1003231

Subdivision Name: LONGFORD AT ARROWWOOD

Surveyor: CHRISTOPHER S CROSHAW

Contact Person: JENNIFER WHITEY

Contact Information: 348-4000

DXF Received: 4/5/2005

Hard Copy Received: 4/5/2005

Coordinate System: Ground rotated to NMSP Grid


Approved

04-05-2005
Date

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

AGIS Use Only

Copied cov **3231** to agiscov on **4/5/2005** Contact person notified on **4/5/2005**



OFFICIAL NOTICE OF DECISION

CITY OF ALBUQUERQUE
PLANNING DEPARTMENT
DEVELOPMENT REVIEW BOARD

March 30, 2005

19. Project # 1003231
05DRB-00483 Minor-Amnd Prelim Plat Approval
05DRB-00484 Minor-Sidewalk Waiver
05DRB-00485 Minor-Temp Defer SDWK

WILSON & COMPANY agent(s) for LONGFORD @ ARROWWOOD, LLC request(s) the above action(s) for all or a portion of Tract(s) 30A-1, LANDS OF SALAZAR/QUATRO/JSJ/HANNETT, (to be known as **LONGFORD @ ARROWWOOD SUBDIVISION**) zoned R-LT, located on 98TH ST SW, between RIO BRAVO SW and BLAKE SW containing approximately 30 acre(s). [REF: 04DRB-00261, 04DRB-00263] (N-9)

At the March 30, 2005, Development Review Board meeting, with the approval of the amended grading plan dated 3/21/05 the amended preliminary plat was approved. This amendment does not extend the expiration date of the already approved preliminary plat.

A sidewalk variance for waiver of sidewalks was approved as shown on Exhibit C in the Planning file. Temporary deferral of construction of sidewalks on the interior streets was approved as shown on Exhibit C in the Planning file.



Sheran Matson, AICP, DRB Chair

Cc:Longford @ Arrowwood LLC, 7707 Jefferson St NE, Suite A, 87109
Wilson & Company, 4900 Lang Ave NE, 87109
Marilyn Maldonado, Planning Department, 4th Floor, Plaza del Sol Bldg.
File



**DEVELOPMENT REVIEW BOARD
ACTION SHEET**

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

March 30, 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: 10:55 A.M.
B. Changes and/or Additions to the Agenda
C. New or Old Business

CASES WHICH REQUIRE PUBLIC NOTIFICATION

MAJOR SUBDIVISIONS, VACATIONS, SIA EXTENSIONS AND SITE DEVELOPMENT PLANS

1. **Project # 1001569**
05DRB-00376 Major-Two Year SIA

CHANT FAMILY III LIMITED PARTNERSHIP request(s) the above action(s) for all or a portion of Tract(s) 1-6, **JEFFERSON COMMONS II**, zoned IP, located on JEFFERSON NE, between SINGER NE and PAN AMERICAN FRWY NE containing approximately 18 acre(s). [REF: 02DRB00231, 02DRB00927, 03DRB00205, 03DRB00206, 04AA00223, 03AA02031] (F-17) **AN EXTENSION OF THE SUBDIVISION IMPROVEMENTS AGREEMENT WAS APPROVED TO JUNE 1, 2006.**

2. **Project # 1003470**
04DRB-01522 Major-Bulk Land Variance
04DRB-01523 Major-Preliminary Plat
Approval
04DRB-01524
Minor-Temp Defer SDWK

WILSON & COMPANY agent(s) for SCOTT SCHIABOR SPS LC request(s) the above action(s) for all or a portion of Tract(s) 1A, 2A, 1B & 2B, **VISTA VIEJA SUBDIVISION**, KASSUBA-MONTBEL LANDS, zoned R-1 residential zone, located on 81ST ST NW and ALBERICOQUE PL NW containing approximately 152 acre(s). [REF: 04DRB00825, 04DRB01460] [Deferred from 11/3/04, 11/10/04, 12/1/04, 1/12/05 & 2/16/05 & 3/16/05 & 3/30/05] (D-9) **DEFERRED AT THE AGENT'S REQUEST TO 4/6/05.**

3. **Project # 1002636**
05DRB-00373 Major-Vacation of Public
Easements
05DRB-00372 Minor-Prelim&Final Plat
Approval
05DRB-00374 Minor-Vacation of Private
Easements

SURVEYS SOUTHWEST, LTD agent(s) for WAYNE LUJAN request(s) the above action(s) for LOTS 24-A, 24-B, 24-C & 24-D, **RICE'S DURANES ADDITION NO. 1**, zoned R-2, located on RICE AVE NW containing approximately 1 acre(s). [REF: 05DRB-00371] [Deferred from 3/30/05] (H-12) **DEFERRED AT THE AGENT'S REQUEST TO 4/6/05.**

- Project # 1002636**
05DRB-00371 Minor-Prelim&Final Plat
Approval

SURVEYS SOUTHWEST, LTD agent(s) for WAYNE LUJAN request(s) the above action(s) for all or a portion of Lot(s) 23-B, **RICE'S DURANES ADDITION NO. 1**, zoned R-2, located on RICE AVE NW and RIO GRANDE BLVD NW and containing approximately 1 acre(s). [Deferred from 3/16/05 & 3/30/05] (H-13) **DEFERRED AT THE AGENT'S REQUEST TO 4/6/05.**

4. **Project # 1003790**
05DRB-00375 Major-Bulk Land Variance

BOHANNAN HUSTON INC agent(s) for MCT INDUSTRIES request(s) the above action(s) for all or a portion of Tract(s) A, B & C, **NORTH GATEWAY**, zoned IP, located on NORTH I-25 FRONTAGE NE, between BALLOON FIESTA PARKWAY NE and SAN MATEO DR NE containing approximately 38 acre(s). [REF: 04DRB01790] (B-18) **THE BULK LAND VARIANCE WAS APPROVED.**

05DRB-00490 Minor-Amnd Prelim Plat
Approval

BOHANNAN HUSTON agent(s) for MCT INDUSTRIES request(s) the above action(s) for all or a portion of Tract(s) A, B & C, **NORTH GATEWAY**, zoned IP, located on SAN MATEO BLVD NE, between BALLOON FIESTA PARKWAY NE and SAN MATEO DR NE containing approximately 38 acre(s). [REF: 04DRB-01790] (B-18) **THE AMENDED PRELIMINARY PLAT WAS APPROVED. THIS AMENDMENT DOES NOT EXTEND THE EXPIRATION DATE OF THE ALREADY APPROVED PRELIMINARY PLAT.**

5. **Project # 1003821**
05DRB-00334 Major-Preliminary Plat
Approval
05DRB-00335 Minor-Temp Defer SDWK

ISAACSON & ARFMAN agent(s) for INFILL SOLUTIONS II request(s) the above action(s) for all or a portion of Tract(s) D, **HOLIDAY PARK UNIT 2** (to be known as **EMBUDO CANYON SOUTH**, zoned R-2, located on JUAN TABO BLVD NE, between GOLDEN GATE AVE NE and BRUSSELS AVE NE containing approximately 2 acre(s). [REF: 04DRB01887, DRB-97-49] [*Deferred from 3/23/05*] (G-21) **WITH THE SIGNING OF THE INFRASTRUCTURE LIST DATED 3/30/05 AND APPROVAL OF THE GRADING PLAN ENGINEER STAMP DATED 2/25/05 THE PRELIMINARY PLAT WAS APPROVED. TEMPORARY DEFERRAL OF CONSTRUCTION OF SIDEWALKS ON THE INTERIOR STREETS WAS APPROVED AS SHOWN ON EXHIBIT C IN THE PLANNING FILE.**

6. **Project # 1003822**
05DRB-00332 Major-Preliminary Plat
Approval
05DRB-00333 Minor-Temp Defer SDWK

ISAACSON & ARFMAN agent(s) for INFILL SOLUTIONS II request(s) the above action(s) for all or a portion of Tract(s) B, HOLIDAY PARK UNIT 2, (to be known as **EMBUDO CANYON NORTH**, zoned R-2, located on JUAN TABO BLVD NE, between BRUSSELS AVE NE and COMANCHE NE containing approximately 2 acre(s). [REF: 04DRB01888] [Deferred from 3/23/05] (G-21) **WITH THE SIGNING OF THE INFRASTRUCTURE LIST DATED 3/30/05 AND APPROVAL OF THE GRADING PLAN ENGINEER STAMP DATED 2/25/05 THE PRELIMINARY PLAT WAS APPROVED. TEMPORARY DEFERRAL OF CONSTRUCTION OF SIDEWALKS ON THE INTERIOR STREETS WAS APPROVED AS SHOWN ON EXHIBIT C IN THE PLANNING FILE.**

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

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

7. **Project # 1003761**
05DRB-00491 Minor-SiteDev Plan
BldPermit/EPC

BRISCOE ARCHITECTS, PC agent(s) for VAUGHN EQUITIES, LLC request(s) the above action(s) for all or a portion of Lot(s) 14, 15 and 16, Block(s) 20, Tract(s) 3, **NORTH ALBUQUERQUE ACRES, UNIT 3**, zoned SU-2/ MIXED USE, located on PASEO DEL NORTE NE, between HOLBROOK NE and VENTURA NE containing approximately 3 acre(s). [Carmen Marrone, EPC Case Planner] (C-20) **THE SITE PLAN FOR BUILDING PERMIT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO TRANSPORTATION DEVELOPMENT FOR CROSS LOT ACCESS AND DRAINAGE EASEMENTS, PARKING STALL COUNT, ISLAND RADIUS AND STRIPING ON HOLLY AND TO PLANNING FOR 3 COPIES OF THE SITE PLAN.**

- 05DRB-00210 Minor- Final Plat Approval

SURVEYS SOUTHWEST, LTD agent(s) for DOUGLAS F. VAUGHAN request(s) the above action(s) for all or a portion of Lot(s) 15 & portion of 16, Block(s) 20, Tract(s) 3, **NORTH ALBUQUERQUE ACRES, UNIT 3**, zoned SU-2 MIXED USE, located on PASEO DEL NORTE NE, between HOLLY AVE NE and HOLBROOK NE containing approximately 2 acre(s). [Deferred from 2/16/05] [Final Plat was Indefinitely Deferred for the SIA 2/23/05] (C-20) **FINAL PLAT WAS INDEFINITELY DEFERRED AT THE AGENT'S REQUEST.**

8. **Project # 1001946**
05DRB-00492 Minor-SiteDev Plan
BldPermit

GEORGE RAINHART ARCHITECTS & ASSOCIATES agent(s) for WALGREENS CO. request(s) the above action(s) for all or a portion of LOT A, LOS ANGELES CENTER, zoned M-1, located on the southwest corner of PASEO DEL NORTE NE and SAN PEDRO NE and containing approximately 2 acre(s). [REF: 05EPC-00176] [Makita Hill, EPC Case Planner] (D-18) **THE SITE PLAN FOR BUILDING PERMIT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO UTILITIES DEVELOPMENT FOR UTILITY PLAN – FIRELINE (PRIVATE) SHOULD BE FIRE HYDRANT (PUBLIC) AT SOUTH ENTRANCE AND LANDSCAPE PLAN – REMOVE TREE THAT IS IN PUBLIC WATER EASEMENT AND TO PLANNING FOR MAKITA HILL’S INITIALS ON THE SITE PLAN AND 3 COPIES OF THE SITE PLAN.**

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

9. **Project # 1003573**
05DRB-00481 Minor-Temp Defer SDWK

RIO GRANDE ENGINEERING agent(s) for ERIMY PROPERTIES LTD request(s) the above action(s) for all or a portion of Lot(s) 28, 29 and 30, Block(s) 2, Tract(s) 3, NORTH ALBUQUERQUE ACRES, UNIT 3, OAKLAND NORTH SUBDIVISION, zoned RD, located on OAKLAND AVE NE, between VENTURA BLVD NE and BARSTOW BLVD NE containing approximately 3 acre(s). [REF: 05DRB01417] (C-20) **TEMPORARY DEFERRAL OF CONSTRUCTION OF SIDEWALKS ON THE INTERIOR STREETS WAS APPROVED AS SHOWN ON EXHIBIT C IN THE PLANNING FILE.**

10. **Project # 1002858**
05DRB-00488 Minor-Extension of
Preliminary Plat

MARK GOODWIN & ASSOCIATES, PA agent(s) for ANDERSON HILLS, LLC request(s) the above action(s) for all or a portion of Tract(s) A-1 and I-1, MESA @ ANDERSON HILLS, UNIT 1, (to be known as MESA @ ANDERSON HILLS, UNIT 2, zoned SU-1, C-1 & R-1 USES, located on DENNIS CHAVEZ BLVD SW, between UNSER BLVD SW and GRACE VIGIL SW containing approximately 36 acre(s).(P-9) **A ONE-YEAR EXTENSION OF THE PRELIMINARY PLAT WAS APPROVED.**

11. **Project # 1000440**
05DRB-00487 Minor-Prelim&Final Plat
Approval

SURVEYS SOUTHWEST, LTD agent(s) for ROBERT A. RUSSELL request(s) the above action(s) for all or a portion of Tract(s) 5-A, **INTERSTATE BUSINESS PARK**, zoned M-2, located on, between and containing approximately 5 acre(s). [REF: DRB97-362, 05DRB-00089] (G-16) **PRELIMINARY PLAT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO UTILITIES DEVELOPMENT FOR A PRIVATE SANITARY SEWER EASEMENT ACROSS 5A1 FOR 5A2's PRIVATE SEWER WITH MAINTENANCE AND BENEFICIARY LANGUAGE AND THEY NEED A SHARED SEWER AGREEMENT.**

12. **Project # 1000676**
05DRB-00489 Minor-Prelim&Final Plat
Approval

JEFF MORTENSEN & ASSOCIATES, INC agent(s) for FIFTEEN FOOTHILL INVESTORS, LLC request(s) the above action(s) for all or a portion of Tract(s) F-3, **LAS TIENDAS DE CORRALES CENTER**, zoned SU-1/ IP USES, located on CORRALES RD NW, between ALAMEDA BLVD NW and CALLE CUERVO NW containing approximately 3 acre(s). [REF: 04DRB-01822, 04DRB-01823, 04EPC-01345, 04EPC-01353] (A-14) **PRELIMINARY AND FINAL PLAT APPROVED AND SIGNED OFF BY THE BOARD.**

13. **Project # 1003615**
05DRB-00494 Minor-Prelim&Final Plat
Approval

JEAN MC MANUS request(s) the above action(s) for all or a portion of Lot(s) 29A and 29B, **ALVARADO GARDENS, UNIT 2**, zoned RA-2, located on TRELIS DR NW, between CAMPBELL RD NW and CASTANEDA NW containing approximately 1 acre(s). [REF: 04ZHE01262] (G-12) **PRELIMINARY PLAT APPROVED WITH FINAL SIGN OFF DELEGATED TO PLANNING FOR A VARIANCE TO LOT SIZE.**

14. **Project # 1004061**
05DRB-00499 Minor-Prelim&Final Plat
Approval
- PRECISION SURVEYS INC agent(s) for CONNIE & ZACK LOVELADY, CZ ENTERPRISES request(s) the above action(s) for all or a portion of Lot(s) 25C and 25D, **ALVARADO GARDENS, UNIT 1**, zoned RA-2, located on MATTHEW AVE NW and MEADOW VIEW DR NW and containing approximately 1 acre(s). *[Deferred from 3/30/05]* (G-13) **DEFERRED AT THE AGENT'S REQUEST TO 4/13/05.**
15. **Project # 1004036**
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). (H-12/H-13) **INDEFINITELY DEFERRED AT THE AGENT'S REQUEST.**
16. **Project # 1003247**
05DRB-00498 Minor-Prelim&Final Plat
Approval
- LYLE C LOSACK, PE agent(s) for MARK D VALENCIA request(s) the above action(s) for all or a portion of Tract(s) 1 & 2, **CORONA DEL SOL**, zoned R-2, located on ALAMAGORDO NW, between ST. JOSEPHS NW and TUCSON NW containing approximately 2 acre(s). [REF: DRB-98-18, Z-98-38, 04DRB00190] *[Deferred from 3/30/05]* (G-11) **DEFERRED AT THE AGENT'S REQUEST TO 4/6/05.**

17. **Project # 1002629**
05DRB-00497 Minor-Prelim&Final Plat
Approval

LYLE C LOSACK, PE agent(s) for BRENDAN T. O'SULLIVAN request(s) the above action(s) for all or a portion of Lot(s) 10 & 11, Block(s) C, DAVIDSON ADDITION (to be known as DON JUAN DE ONATE ALBUQUERQUE REDEVELOPMENT DEVELOPMENT OWNED AND BUILT BY BRENDAN T. O' SULLIVAN SUBDIVISION, zoned SU-2 FOR RT, located on CANDELARIA NW, between 10TH STREET NW and 7TH STREET NW containing approximately 1 acre(s). [REF: 03DRB00683, 03DRB02124] [Deferred from 3/30/05] (G-14) DEFERRED AT THE AGENT'S REQUEST TO 4/6/05.

18. **Project # 1002802**
05DRB-00496 Minor-Prelim&Final Plat
Approval

RHOMBUS P.A. INC. agent(s) for GORDON LAND AND CATTLE, TOM GORDON request(s) the above action(s) for all or a portion of Tract(s) A, LANDS OF J.W. JONES, (to be known as GORLAND SQUARE) zoned C-3, located on SUSAN AVE SE, between WYOMING BLVD SE and MOON AVE SE containing approximately 3 acre(s). [REF: 03DRB-01141] (L-20) PRELIMINARY PLAT APPROVED WITH FINAL SIGN OFF DELEGATED TO PLANNING TO RECORD.

19. **Project # 1003231**
05DRB-00483 Minor-Amnd Prelim Plat
Approval
05DRB-00484 Minor-Sidewalk Waiver
05DRB-00485 Minor-Temp Defer SDWK

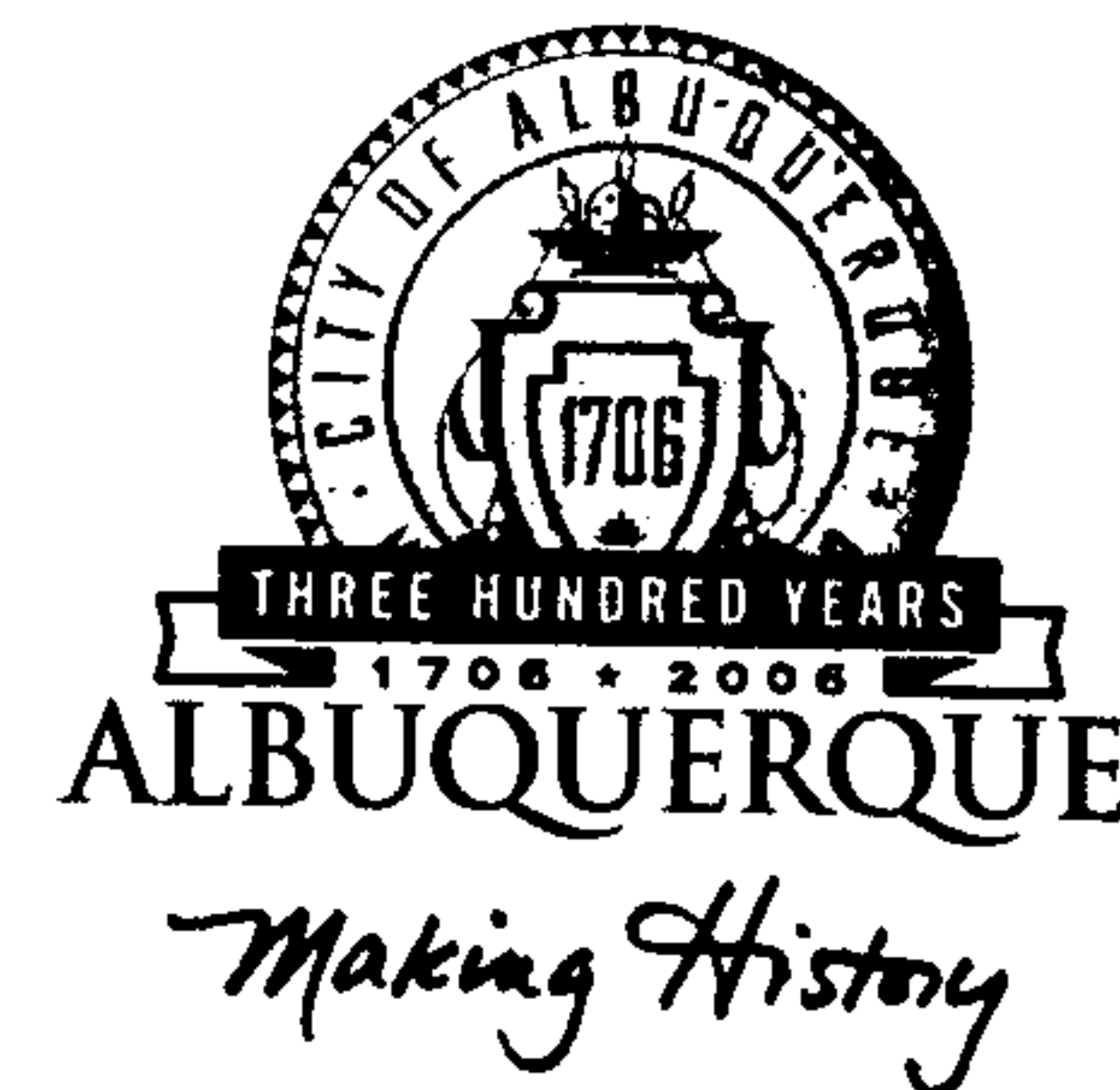
WILSON & COMPANY agent(s) for LONGFORD @ ARROWWOOD, LLC request(s) the above action(s) for all or a portion of Tract(s) 30A-1, LANDS OF SALAZAR/QUATRO/JSJ/HANNETT, (to be known as LONGFORD @ ARROWWOOD SUBDIVISION) zoned R-LT, located on 98TH ST SW, between RIO BRAVO SW and BLAKE SW containing approximately 30 acre(s). [REF: 04DRB-00261, 04DRB-00263] (N-9) WITH THE APPROVAL OF THE AMENDED GRADING PLAN DATED 3/21/05 THE AMENDED PRELIMINARY PLAT WAS APPROVED. THIS AMENDMENT DOES NOT EXTEND THE EXPIRATION DATE OF THE ALREADY APPROVED PRELIMINARY PLAT. A SIDEWALK VARIANCE FOR WAIVER OF SIDEWALKS WAS APPROVED AS SHOWN ON EXHIBIT C IN THE PLANNING FILE. TEMPORARY DEFERRAL OF CONSTRUCTION OF SIDEWALKS ON THE INTERIOR STREETS WAS APPROVED AS SHOWN ON EXHIBIT C IN THE PLANNING FILE.

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

20. **Project # 1004058**
05DRB-00486 Minor-Sketch Plat or Plan
- SURVEYS SOUTHWEST agent(s) for SANDIA FOUNDATION / PATRICK GLENNON request(s) the above action(s) for all or a portion of Tract(s) A & B, LOMAS AND BROADWAY, UNIT 2, and Tract(s) P-1, LANDS OF NEW MEXICO CREDIT CORPORATION, UNIT 2, zoned SU-2, M-1, located on MARBLE AVE NE, between BROADWAY BLVD NE and LOMAS BLVD NE containing approximately 4 acre(s). [REF: DRB-90-186, DRB-93-164] (J-14) THE ABOVE REQUEST WAS REVIEWED AND COMMENTS WERE GIVEN.
21. Approval of the Development Review Board Minutes for March 16, 2005. THE DEVELOPMENT REVIEW BOARD MINUTES FOR MARCH 16, 2005 WERE APPROVED.

ADJOURNED: 10:55 A.M.

CITY OF ALBUQUERQUE



PLANNING DEPARTMENT
DEVELOPMENT AND BUILDING SERVICES
HYDROLOGY DEVELOPMENT SECTION

DEVELOPMENT REVIEW BOARD--SPEED MEMO

DRB CASE NO/PROJECT NO: 1003231

AGENDA ITEM NO: 19

SUBJECT:

Sidewalk Variance
Sidewalk Deferral
Preliminary Plat

ACTION REQUESTED:

P.O. Box 1293

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

Albuquerque

ENGINEERING COMMENTS:

New Mexico 87103

An approved amended grading & drainage plan dated 3-21-05 is on file for Preliminary Plat approval. The Hydrology Section has no objection to the sidewalk requests.

www.cabq.gov

RESOLUTION:

APPROVED X; DENIED ____; DEFERRED ____; COMMENTS PROVIDED X; 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: March 30, 2005

**CITY OF ALBUQUERQUE
PLANNING DEPARTMENT
March 30, 2005
DRB Comments**

ITEM # 19

PROJECT # 1003231 APPLICATION #05-00483,484 & 485

RE: Longford @ Arrowwood/amnd p.p./sw/tds

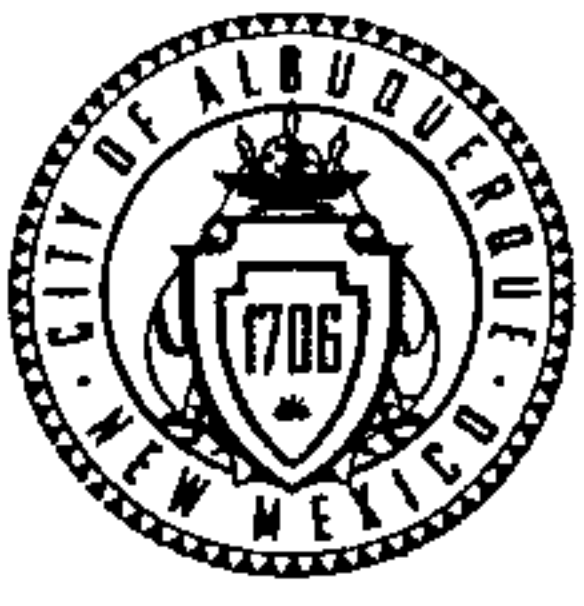
Agent was called on 3/25/05 to re-submit 5 copies of the amended preliminary plat by Monday, March 28th at noon showing all 5 sheet with the same date below the title. Right now, the 1st sheet shows March 2005 and the other 4 sheets show April 2005.

No objection to any of the requested actions once this correction is made.

Amending the preliminary plat does not extend the expiration of the already approved preliminary plat.



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



OFFICIAL NOTICE OF DECISION

CITY OF ALBUQUERQUE
PLANNING DEPARTMENT
DEVELOPMENT REVIEW BOARD


March 16, 2005

4. Project # 1003231
05DRB-00390 Minor-Temp Defer SDWK
05DRB-00389 Minor-Sidewalk Waiver

WILSON & COMPANY agent(s) for LONGFORD @ ARROWWOOD LLC request(s) the above action(s) for all or a portion of Tract(s) 30A-1, **LANDS OF SALAZAR/QUATRO/JSJ/HANNETT**, zoned RLT, located on 98TH STREET SW, between RIO BRAVO SW and BLAKE RD SW containing approximately 30 acre(s). [REF: 02DRB01621, 02DRB01622, 04DRB00137] (N-9)

At the March 16, 2005, Development Review Board meeting, the temporary deferral of construction of sidewalks on the interior streets was approved as shown on Exhibit C in the Planning file.

A sidewalk variance for waiver of sidewalks was approved as shown on Exhibit C in the Planning file.


Sheran Matson, AICP, DRB Chair

Cc:Longford at Arrowwood LLC, 7707 Jefferson St NE, Suite A, 87109, Attn:
David Murtagh
Wilson & Company, 4900 Lang Ave NE, 87109, Attn: Scott Croshaw
Marilyn Maldonado, Planning Department, 4th Floor, Plaza del Sol Bldg.
File



**DEVELOPMENT REVIEW BOARD
ACTION SHEET**

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

March 16, 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: 11:35 A.M.

B. Changes and/or Additions to the Agenda

C. New or Old Business

CASES WHICH REQUIRE PUBLIC NOTIFICATION

MAJOR SUBDIVISIONS, VACATIONS, SIA EXTENSIONS AND SITE DEVELOPMENT PLANS

1. Project # 1003470

04DRB-01522 Major-Bulk Land Variance

04DRB-01523 Major-Preliminary Plat

Approval

04DRB-01524 Minor-Temp Defer SDWK

WILSON & COMPANY agent(s) for SCOTT SCHIABOR SPS LC request(s) the above action(s) for all or a portion of Tract(s) 1A, 2A, 1B & 2B, **VISTA VIEJA SUBDIVISION**, KASSUBA-MONTBEL LANDS, zoned R-1 residential zone, located on 81ST ST NW and ALBERICOQUE PL NW containing approximately 152 acre(s). [REF: 04DRB00825, 04DRB01460] [Deferred from 11/3/04, 11/10/04, 12/1/04, 1/12/05 & 2/16/05 & 3/16/05] (D-9) **DEFERRED AT THE AGENT'S REQUEST TO 3/30/05.**

2. **Project # 1003703**
05DRB-00150 Major-Preliminary Plat
Approval
05DRB-00151 Major-Vacation of Pub
Right-of-Way
05DRB-00153 Minor-Temp Defer SDWK

THE GROUP agent(s) for ADIL RIZVI request(s) the above action(s) for all or a portion of Lot(s) 13, 14, 15,16,19 and 20, Block(s) 2, Tract(s) 3, Unit(s) 3 NOR ESTE, NORTH ALBUQUERQUE ACRES, (to be known as **EAGLE'S VIEW ESTATES**) zoned R-D, located on VENTURA NE, between EAGLE ROCK NE and OAKLAND NE containing approximately 6 acre(s). [REF: 04DRB-01533] *[Deferred from 2/23/05 & 3/9/05]* (C-20) **WITH THE SIGNING OF THE INFRASTRUCTURE LIST DATED 3/16/05 AND APPROVAL OF THE GRADING PLAN ENGINEER STAMP DATED 3/14/05 THE PRELIMINARY PLAT WAS APPROVED WITH CONDITIONS: THE DEDICATION ALONG EAGLE ROCK SHALL BE SHOWN PRIOR TO FINAL PLAT APPROVAL. THE FIRE DEPARTMENT MUST APPROVE THE HAMMERHEAD PRIOR TO FINAL PLAT APPROVAL. THE VACATION WAS APPROVED AS SHOWN ON EXHIBIT B IN THE PLANNING FILE. THE TEMPORARY DEFERRAL OF CONSTRUCTION OF SIDEWALKS ON THE INTERIOR STREETS WAS APPROVED AS SHOWN ON EXHIBIT C IN THE PLANNING FILE.**

3. **Project # 1003475**
04DRB-01694 Major-Vacation of Pub
Right-of-Way
04DRB-01695 Major-Preliminary Plat
Approval
04DRB-01696 Minor-Temp Defer SDWK

WILSON & COMPANY INC agent(s) for FELIX RABADI request(s) the above action(s) for unplatted lands and all or a portion of Tract(s) 2, PARAGON RESOURCES, (to be known as **PARADISE VIEW SUBDIVISION**) zoned RLT, located on PARADISE BLVD NW, between CONEFLOWER NW and LYON NW containing approximately 22 acre(s). [REF: 04DRB00842] *[Deferred from 12/1/04, 1/26/05, 2/9/05, 2/16/05, 2/23/05 & 3/9/05]* (B-10) **WITH THE SIGNING OF THE INFRASTRUCTURE LIST DATED 3/16/05 AND APPROVAL OF THE GRADING PLAN ENGINEER STAMP DATED 3/13/05 THE PRELIMINARY PLAT WAS APPROVED WITH CONDITION: ALL OFFSITE DRAINAGE EASEMENTS SHALL BE RECORDED PRIOR TO FINAL PLAT APPROVAL. THE VACATION WAS APPROVED AS SHOWN ON EXHIBIT B IN THE PLANNING FILE. THE TEMPORARY DEFERRAL OF CONSTRUCTION OF SIDEWALKS ON THE INTERIOR STREETS WAS APPROVED AS SHOWN ON EXHIBIT C IN THE PLANNING FILE.**

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.

THERE ARE NO SITE DEVELOPMENT PLANS THIS WEEK

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

4. **Project # 1003231**
05DRB-00390 Minor-Temp Defer SDWK
05DRB-00389 Minor-Sidewalk Waiver
WILSON & COMPANY agent(s) for LONGFORD @ ARROWWOOD LLC request(s) the above action(s) for all or a portion of Tract(s) 30A-1, **LANDS OF SALAZAR/QUATRO/JSJ/HANNETT**, zoned RLT, located on 98TH STREET SW, between RIO BRAVO SW and BLAKE RD SW containing approximately 30 acre(s). [REF: 02DRB01621, 02DRB01622, 04DRB00137] (N-9) **THE TEMPORARY DEFERRAL OF CONSTRUCTION OF SIDEWALKS ON THE INTERIOR STREETS WAS APPROVED AS SHOWN ON EXHIBIT C IN THE PLANNING FILE. A SIDEWALK VARIANCE FOR WAIVER OF SIDEWALKS WAS APPROVED AS SHOWN ON EXHIBIT C IN THE PLANNING FILE.**

5. **Project # 1003573**
04DRB-01417 Minor-Prelim&Final Plat Approval
RIO GRANDE ENGINEERING agent(s) for ERIMY PROPERTIES LTD request(s) the above action(s) for all or a portion of Lot(s) 28, 29 & 30, Block(s) 2, Tract(s) 3, **NORTH ALBUQUERQUE ACRES, UNIT 3, OAKLAND NORTH SUBDIVISION**, zoned R-D residential and related uses zone, developing area, located on OAKLAND AVE NE, between VENTURA BLVD NE and BARSTOW BLVD NE containing approximately 3 acre(s). [REF: 04DRB-01138] [*Deferred from 9/22/04, 10/6/04 & Indef. Deferred on 11/3/04 & 3/9/05*] (C-20) **WITH THE SIGNING OF THE INFRASTRUCTURE LIST DATED 3/15/05 AND APPROVAL OF THE GRADING PLAN ENGINEER STAMP DATED 3/14/05 THE PRELIMINARY PLAT WAS APPROVED. FINAL PLAT WAS INDEFINITELY DEFERRED FOR THE SIA.**

6. **Project # 1001778**
05DRB-00392 Minor-Prelim&Final Plat
Approval

WAYJOHN SURVEYING INC agent(s) for DRAGONFLY DEVELOPMENT request(s) the above action(s) for all or a portion of Lot(s) 11-A, Tract(s) A-2, Block(s) B, **BRENTWOOD HILLS**, zoned R-1/C-1, located on MENAUL BLVD NE, between CHELWOOD PARK BLVD NE and TRAMWAY BLVD NE containing approximately 3 acre(s). [REF: DRB-94-428, Z-70-134] (H-22) **INDEFINITELY DEFERRED AT THE AGENT'S REQUEST.**

7. **Project # 1002636**
05DRB-00371 Minor-Prelim&Final Plat
Approval

SURVEYS SOUTHWEST, LTD agent(s) for WAYNE LUJAN request(s) the above action(s) for all or a portion of Lot(s) 23-B, **RICE'S DURANES ADDITION NO. 1**, zoned R-2, located on RICE AVE NW and RIO GRANDE BLVD NW and containing approximately 1 acre(s). [Deferred from 3/16/05] (H-13) **DEFERRED AT AGENT'S REQUEST TO 3/30/05.**

8. **Project # 1003990**
05DRB-00361 Minor-Prelim&Final Plat
Approval

SURVEYS SOUTHWEST, LTD agent(s) for DON BEST request(s) the above action(s) for all or a portion of, Tract(s) B-1 & B-2-2, Block(s) D **DUKE CITY INDUSTRIAL AREA**, zoned C-3, located on CANDELARIA RD NE, between RICHMOND DR NE and LOS ARBOLES AVE NE containing approximately 1 acre(s). (H-16) **PRELIMINARY AND FINAL PLAT WERE APPROVED AND SIGNED OFF BY THE BOARD.**

9. **Project # 1004001**
05DRB-00391 Minor-Prelim&Final Plat
Approval

SURVEYS SOUTHWEST LTD agent(s) for BERNICE DERICKSON request(s) the above action(s) for all or a portion of Lot(s) 5, 6, 19 & 20, Block(s) 5, **TIMOTEO CHAVEZ ADDITION**, zoned C-3, located on TOWNER AVE NE, between MENAUL BLVD NE and JEFFERSON ST NE containing approximately 1 acre(s). [REF: Z-77-15] (H-17) **PRELIMINARY AND FINAL PLAT WERE APPROVED AND SIGNED OFF BY THE BOARD.**

10. **Project # 1003628**
05DRB-00386 Minor-Prelim&Final Plat
Approval

DAC ENTERPRISES INC agent(s) for CONNIE NELLOS request(s) the above action(s) for all or a portion of Lot(s) K-1, K-2 & L-1, **ALVARADO GARDENS UNIT 2**, zoned RA2, located on SHERIDAN ST NW, between DON PABLO NW and CAMPBELL RD NW containing approximately 1 acre(s). [REF: 04ZHE01986] [Deferred from 3/16/05] (G-12) **DEFERRED AT THE AGENT'S REQUEST TO 4/13/05.**

11. **Project # 1004000**
05DRB-00388 Minor-Prelim&Final Plat
Approval

ISAACSON & ARFMAN agent(s) for HIGH ASSETS LAND COMPANY LTD request(s) the above action(s) for all or a portion of Lot(s) 3, Block(s) E, **ALBUQUERQUE WEST** and Tract(s) A, **ALBUQUERQUE WEST, UNIT 1**, zoned SU-1 PDA FOR C-3 USES, located on PARADISE BLVD NW, between PASEO DEL NORTE NW and EAGLE RANCH RD NW containing approximately 3 acre(s). [REF: V-90-40, Z-86-138] (C-13) **PRELIMINARY PLAT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO TRANSPORTATION DEVELOPMENT TO PROVIDE DOCUMENTATION OF TRANSFER OF OWNERSHIP OF "DOT" PARCEL AND PLANNING FOR AGIS DXF FILE.**

NO ACTION IS TAKEN ON THESE CASES:

APPLICANT - AGENT IS REQUIRED TO BE AT THE MEETING

- 12. Project # 1004002**
05DRB-00395 Minor-Sketch Plat or Plan

THOMAS LEHMAN request(s) the above action(s) for all or a portion of Lot(s) 217-222, Block(s) 18, **PERFECTO ARMIJO & BROTHERS ADDITION**, zoned SU-3, located on LOMAS BLVD NE, between 7TH ST NW and 6TH ST NW (J-14) **THE ABOVE REQUEST WAS REVIEWED AND COMMENTS WERE GIVEN.**

- 13. Project # 1004005**
05DRB-00394 Minor-Sketch Plat or Plan

MARK GOODWIN & ASSOCIATES PA agent(s) for WESTLAND DEVELOPMENT request(s) the above action(s) for all or a portion of Tract(s) F, **WESTLAND NORTH**, zoned R-2, located on LADERA NW, between TOWN PLAZA NW and 118TH ST NW containing approximately 150 acre(s). (J-8) **THE ABOVE REQUEST WAS REVIEWED AND COMMENTS WERE GIVEN.**

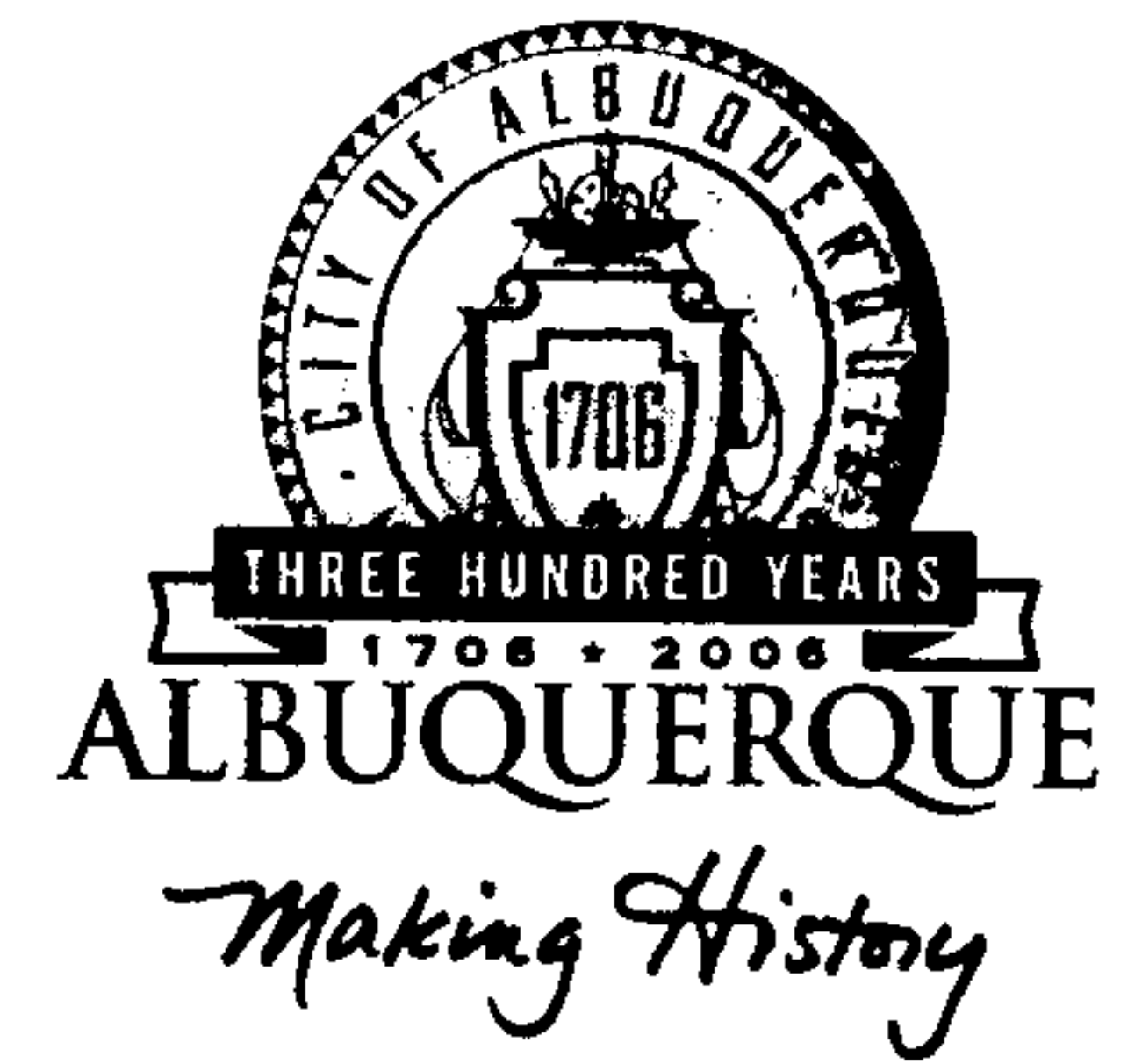
- 14. Project # 1003999**
05DRB-00387 Minor-Sketch Plat or Plan

JLS ARCHITECTS agent(s) for KEERS ENVIRONMENTAL, BRIAN KILCUP request(s) the above action(s) for all or a portion of Lot(s) 16, 15 & 18, Block(s) 7, **NORTH ALBUQUERQUE ACRES TRACT A, UNIT B**, zoned SU-2 IP, located on SAN PEDRO NE, between FLORENCE NE and GLENDALE NE containing approximately 3 acre(s). (B-18) **THE ABOVE REQUEST WAS REVIEWED AND COMMENTS WERE GIVEN.**

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

ADJOURNED: 11:35 A.M.

CITY OF ALBUQUERQUE



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

DEVELOPMENT REVIEW BOARD--SPEED MEMO

DRB CASE NO/PROJECT NO: 1003231

AGENDA ITEM NO: 4

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:

P.O. Box 1293

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

Albuquerque

ENGINEERING COMMENTS:

No adverse comments.

New Mexico 87103

RESOLUTION:

www.cabq.gov

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: March 16, 2005



OFFICIAL NOTICE OF DECISION

CITY OF ALBUQUERQUE
PLANNING DEPARTMENT
DEVELOPMENT REVIEW BOARD

November 17, 2004

17. Project # 1003231
04DRB-01743 Minor-Amnd Prelim Plat Approval

WILSON & COMPANY agent(s) for LONGFORD AT ARROWWOOD LLC request(s) the above action(s) for all or a portion of Tract(s) 30A-1 LANDS OF SALAZAR/QUATRO/J.S.J.HANNETT, **LONGFORD @ ARROWWOOD**, zoned R-LT residential zone, located on 98TH ST SW, between RIO BRAVO SW and BLAKE SW containing approximately 30 acre(s). [REF: 04DRB00261, 04DRB00263] (N-9)

At the November 17, 2004, Development Review Board meeting, the amended infrastructure list dated 11/17/04 was approved. The amended grading plan dated 11/8/04 was approved. The amended preliminary plat was approved with the following condition of final plat:

To revisit the width of Colobel and Amole Mesa at the intersection of 98th Street.

This amendment does not extend the expiration date of the already approved preliminary plat dated 6/16/04.

Sheran Matson, AICP, DRB Chair

Cc: Wilson & Company Inc., 4900 Lang Ave NE, 7109
Longford @ Arrowwood LLC, 7007 Jefferson NE, Suite A, 87109
Marilyn Maldonado, Planning Department, 4th Floor, Plaza del Sol Bldg.
File



**DEVELOPMENT REVIEW BOARD
ACTION SHEET**

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

November 17, 2004

9:00 a.m.

MEMBERS:

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

Wilfred Gallegos, Transportation Development
Brad Bingham, Alternate City Engineer

Roger Green, Utility Development
Christina Sandoval, Parks & Recreation

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

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

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

- A. Call to Order: 9:00 A.M. Adjourned: 11:55 A.M.
- B. Changes and/or Additions to the Agenda
- C. New or Old Business

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

1. **Project # 1000029**
04DRB-01650 Major-Vacation of Public Easements
04DRB-01651 Minor-Extension of Preliminary Plat

BOHANNAN HUSTON INC agent(s) for SAWMILL COMMUNITY LAND & TRUST request(s) the above action(s) for all or a portion of Lot(s) C & B-1-A-1 **DUKE CITY LUMBER CO ADDITION** and Lot(s) D-1-A, **ARBOLERA DE VIDA, PHASE 2**, zoned S-M1, S-DR, located on BELLAMAH AVE NW, between 19TH ST NW and 18TH ST NW containing approximately 26 acre(s). [REF: 03DRB01785, 03DRB01786] (H-13) **VACATION WAS APPROVED AS SHOWN ON EXHIBIT B IN THE PLANNING FILE. A ONE-YEAR EXTENSION OF THE PRELIMINARY PLAT WAS APPROVED.**

2. **Project # 1001273**
04DRB-01659 Major-SiteDev Plan BldPermit

TIERRA WEST LLC agent(s) for SEDBERRY & ASSOCIATES request(s) the above action(s) for all or a portion of Tract(s) 5B2C1B2A, **RENAISSANCE CENTER**, zoned SU-1 FOR C-2, located on MERCANTILE AVE NE, between I-25 FRONTAGE ROAD and CULTURE AVE NE containing approximately 4 acre(s). [REF: Z-94-13-1] *[Deferred from 11/17/04]* (F-16) **DEFERRED AT THE AGENT'S REQUEST TO 12/1/04.**

3. **Project # 1003420**
04DRB-01657 Major-Vacation of Pub Right-of-Way

ISAACSON & ARFMAN PA agent(s) for WINDMILL MANOR PLACE LLC request(s) the above action(s) for all or a portion of Tract(s) B-2, VOLCANO CLIFFS SUBDIVISION (to be known as **SUNRISE RIDGE**, zoned R-LT residential zone, located on TESUQUE DR NW, between MONTANO RD NW and CRYSTAL ST NW containing approximately 1 acre(s). [REF: 04EPC00682, 04DRB01508, 04DRB01509] (E-10) **VACATION WAS APPROVED AS SHOWN ON EXHIBIT B IN THE PLANNING FILE.**

04DRB-01508 Major-Preliminary Plat Approval
04DRB-01509 Minor-Temp Defer SDWK

ISAACSON & ARFMAN PA agent(s) for WINDMILL MANOR PLACE LLC request(s) the above action(s) for all or a portion of Tract(s) B-2, VOLCANO CLIFFS UNIT 3, (to be known as **SUNRISE RIDGE SUBDIVISION**) zoned R-LT, located on MONTANO RD NW, between TESUQUE DR NW and SHADOW RIDGE DR NW containing approximately 5 acre(s). [REF: 04EPC00682] *[Deferred from 10/27/04 & 11/11/04]* (E-10) **WITH THE SIGNING OF THE INFRASTRUCTURE LIST DATED 11/17/04 AND APPROVAL OF THE GRADING PLAN ENGINEER STAMP DATED 11/10/04 THE PRELIMINARY PLAT WAS APPROVED. THE TEMPORARY DEFERRAL OF CONSTRUCTION OF SIDEWALK ON THE INTERIOR STREETS WAS APPROVED AS SHOWN ON EXHIBIT C IN THE PLANNING FILE.**

4. **Project # 1003696**
04DRB-01654 Major-Vacation of Pub Right-of-Way
04DRB-01655 Major-Preliminary Plat Approval
04DRB-01656 Minor-Temp Defer SDWK
- RIO GRANDE ENGINEERING agent(s) for DAVID SOULE request(s) the above action(s) for all or a portion of Lot(s) 1-17, VINCINTI MONTANO SUBDIVISION AND Tract(s) A, B & C, JUANITA LOPEZ VIGIL SUBDIVISION, (to be known as **TORRENTINO SUBDIVISION**, zoned R-D residential and related uses zone, developing area, located on 97TH ST SW, between TOWER RD SW and SAN YGNACIO RD SW containing approximately 6 acre(s). [REF:04DRB01495] *[Deferred from 11/17/04]* (L-9) **DEFERRED AT THE AGENT'S REQUEST TO 12/1/04.**
5. **Project # 1003238**
04DRB-01569 Major-Preliminary Plat Approval
04DRB-01573 Minor-Vacation of Private Easements
04DRB-01571 Minor-Sidewalk Waiver
04DRB-01572 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 Lot(s) A, B C, Tract(s) 267, 268-B, 270-A-2, 270-A-1-C, 270-A-1-D, 270-B AND 315-A-1-A-1, M.R.G.C.D. MAP 35 AND LAND OF ALBERT PEREZ, TRACT(S) B1 AND B2, LAND OF MACIEL & TRUJILLO (to be known as **FLORAL MEADOWS SUBDIVISION**, zoned R-LT residential zone, located on INTERSTATE 40 between RIO GRANDE BLVD NW and MONTOYA ST NW containing approximately 8 acre(s). [REF: 04EPC00156, 04EPC00157, 04DRB00661, 04DRB01227] *[Deferred from 11/3/04]* (H-12/H-13) **WITH THE SIGNING OF THE INFRASTRUCTURE LIST DATED 11/17/04 AND APPROVAL OF THE GRADING PLAN ENGINEER STAMP DATED 11/10/04 THE PRELIMINARY PLAT WAS APPROVED WITH CONDITIONS. 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. TEMPORARY DEFERRAL OF CONSTRUCTION OF SIDEWALKS ON THE INTERIOR STREETS WAS APPROVED AS SHOWN ON EXHIBIT C IN THE PLANNING FILE.**
6. **Project # 1003571**
04DRB-01517 Major-Vacation of Public Easements
04DRB-01518 Major-Preliminary Plat Approval
04DRB-01519 Minor-Sidewalk Waiver
04DRB-01520 Minor-Temp Defer SDWK
- MARK GOODWIN & ASSOCIATES agent(s) for CURB INC request(s) the above action(s) for all or a portion of Tract(s) 9-B-1, 9-B-2 and 12-A-2, **EL RANCHO GRANDE 1, UNIT 9B**, zoned R-LT residential zone, located on BLAKE RD NW, between AMOLE CHANNEL and 98TH ST NW containing approximately 36 acre(s). [REF: 04DRB01134] *[Deferred from 11/3/04 & 11/10/04 & 11/17/04]* (N-9) **DEFERRED AT THE AGENT'S REQUEST TO 12/1/04.**

SITE DEVELOPMENT PLANS, AMENDED PLANS, AND MASTER DEVELOPMENT PLANS

NOTE: IF THE APPLICANT/AGENT IS NOT PRESENT WHEN THEIR REQUEST IS CALLED, THE REQUEST MAY BE INDEFINITELY DEFERRED.

7. **Project # 1003775**
04DRB-01745 Minor-SiteDev Plan BldPermit

SCHLEGEL LEWIS ARCHITECTS agent(s) for DGM LLC request(s) the above action(s) for all or a portion of Tract(s) G-1A-1, **SEVEN BAR RANCH**, zoned SU-1 FOR C-2 USES, located on COTTONWOOD DR NW, between COTTONWOOD PARK NW and OLD AIRPORT AVE NW containing approximately 2 acre(s). [REF: Z-96-92, AA-98-138] *[Deferred from 11/17/04]* (A-14) **DEFERRED AT THE AGENT'S REQUEST TO 12/1/04.**

8. **Project # 1003671**
04DRB-01746 Minor-SiteDev Plan BldPermit

KIRA SOWANICK agent(s) for SOUTHWEST GLASS AND GLAZING request(s) the above action(s) for all or a portion of Tract(s) 27, **LADERA BUSINESS PARK**, zoned SU-1, located on UNSER BLVD NW, between LADERA DR NW and 98TH ST NW containing approximately 3 acre(s). [REF: 04DRB01422] **[Russell Brito for Lola Bird, EPC Case Planner]** (H-9/H-10) **THE INFRASTRUCTURE LIST DATED 11/17/04 WAS APPROVED. THE SITE PLAN FOR BUILDING PERMIT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO CITY ENGINEER FOR SIA AND PLANNING FOR EPC COMMENTS AND INFRASTRUCTURE LIST LANGUAGE ON SIGNATURE BLOCK.**

9. **Project # 1001946**
04DRB-01670 Minor-SiteDev Plan
BldPermit/EPC

WADE-TRIM agent(s) for TARGET CORPORATION request(s) the above action(s) for all or a portion of Tract(s) A-1, **LOS ANGELES CENTER**, zoned M-1 light manufacturing zone, located on PASEO DEL NORTE NE, between I-25 and SAN PEDRO NE containing approximately 11 acre(s). [REF: 04EPC01032, 04DRB01177, 04DRB01178, 04DRB01176] **[Makita Hill, EPC Case Planner]** *[Deferred from 11/3/04 & 11/17/04]* (D-18) **DEFERRED AT THE AGENT'S REQUEST TO 12/15/04.**

10. **Project # 1003010**
04DRB-01687 Minor-SiteDev Plan
BldPermit/EPC

DEKKER/PERICH/SABATINI agent(s) for T. S. MCNANEY & ASSOCIATES request(s) the above action(s) for all or a portion of Tract(s) A, (to be known as **HOUSING @ ALBUQUERQUE LITTLE THEATRE**, zoned SU-2 CLD, located on CENTRAL AVE SW, between LAGUNA BLVD SW and SAN PASQUALE AVE SW containing approximately 2 acre(s). [REF: 02EPC01669, 03EPC0670, 02EPC01671, 03EPC01704, 04DRB00366, 04EPC00860] [11/10/04 NEITHER THE APPLICANT NOR THE AGENT WERE PRESENT DEFERRED TO 11/17/04] [Makita Hill, EPC Case Planner] (J-13) **THE INFRASTRUCTURE LIST DATED 11/17/04 WAS APPROVED. THE SITE PLAN FOR BUILDING PERMIT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO PARKS FOR CASH-IN-LIEU AND CITY ENGINEER FOR SIA AND THREE COPIES OF THE SITE PLAN.**

11. **Project # 1002786**
04DRB-01635 Minor-SiteDev Plan BldPermit

JIM MILLER & ASSOCIATES agent(s) for DEKE NOFTSKER request(s) the above action(s) for all or a portion of Lot(s) 2 & 3, Block(s) 5, Tract(s) A, **NORTH ALBUQUERQUE ACRES, UNIT B**, zoned SU-2 IP, located on SAN MATEO NE, between SAN DIEGO NE and BEVERLY HILLS AVE NE containing approximately 2 acre(s). [REF: 03DRB01075, 03DRB01508, 03DRB01457, 04DRB000365] [Deferred from 10/27/04 & 11/10/04] (B-18) **THE INFRASTRUCTURE LIST DATED 11/17/04 WAS APPROVED. THE SITE PLAN FOR BUILDING PERMIT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO CITY ENGINEER FOR SIA AND PLANNING FOR REVIEW OF COMMENTS ON SITE PLAN.**

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

12. **Project # 1003236**
04DRB-01739 Major-Final Plat Approval

RIO GRANDE ENGINEERING agent(s) for CLEARBROOK INVESTMENTS INC request(s) the above action(s) for all or a portion of Lot(s) 1, MARIN SUBDIVISION, (to be known as **VILLA DE LA CHAMISA, UNIT 1**, zoned SU-1 FOR PRD, located on PARADISE BLVD NW, between VIVALDI TRAIL NW and BIG SAGE NW containing approximately 9 acre(s). [REF: 04DRB00801, 04DRB00802, 04DRB00799, 04DRB00800, 04DRB00804] (B-10) **FINAL PLAT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO PARKS FOR CASH-IN-LIEU AND PLANNING FOR PERIMETER WALLS AND AGIS DXF FILE.**

13. **Project # 1001463**
04DRB-01736 Minor-Prelim&Final Plat
Approval

LLAVE CONSTRUCTION request(s) the above action(s) for all or a portion of Lot(s) 5 & 6, **VENTURA VILLAGE SUBDIVISION**, zoned SU-2 RT, located on VILLAGE AVE NE, between VENTURA NE and HOLBROOK NE containing approximately 1 acre(s). [REF: 0A2EPC01148, 02EPC01150, 02DRB01494, 02DRB01366, 02DRB01365, 01DRB0129, 03DRB00479, 02DRB01550, 02DRB01549] (C-20) **PRELIMINARY PLAT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO UTILITIES DEVELOPMENT FOR ENCROACHMENT AGREEMENT AND CLARIFICATION OF DIMENSION ON PEDESTRIAN EASEMENTS.**

14. **Project # 1002858**
04DRB-01744 Minor-Amended Prelim&Final
Plat Approval

MARK GOODWIN & ASSOCIATES agent(s) for ANDERSON HILLS LLC request(s) the above action(s) for all or a portion of Tract(s) G, H & I ARROWWOOD RANCH DEVELOPMENT, **MESA @ ANDERSON HILLS**, zoned R-2 residential zone, located on DENNIS CHAVEZ BLVD SW, between UNSER BLVD SW and GRACE VIGIL RD SW containing approximately 43 acre(s). [REF: Z-99-58, SPR-95-2-2, SD-87-4-1] (N-9/P-9) **THE AMENDED PRELIMINARY PLAT AND FINAL PLAT WERE APPROVED AND SIGNED OFF BY THE BOARD.**

15. **Project # 1001926**
04DRB-01394 Major-Final Plat Approval

TIERRA WEST, LLC agent(s) for JD HOME, INC & JOHN LORENTZEN request(s) the above action(s) for all or a portion of Tract(s) 225, **MUSTANG MESA SUBDIVISION, TOWN OF ATRISCO GRANT, AIRPORT UNIT**, zoned R-2, located on 72ND PL NW, between INTERSTATE 40 WEST and GLEN RIO RD NW containing approximately 5 acre(s). [REF: 03DRB01224, 03DRB01115] [*Final Plat was Indefinitely Deferred for SIA on 10/13/04.*] (J-10) **THE FINAL PLAT WAS APPROVED AND DELEGATED TO PLANNING FOR PROPERTY MANAGEMENT'S SIGNATURE.**

16. **Project # 1003688**
04DRB-01463 Minor-Prelim&Final Plat
Approval

SURV-TEK INC., agent(s) for JAMES BAKER, THE TRAILS LLC, LONGFORD GROUP INC., request(s) the above action(s) for all or a portion of Tract(s) H, **THE TRAILS**, zoned RD, located on RAINBOW BLVD NW south of PASEO DEL NORTE NW containing approximately 6 acre(s). [*Deferred from 11/17/04*] (C-9) **DEFERRED AT THE AGENT'S REQUEST TO 12/1/04.**

17. ~~**Project #: 1003231**~~
04DRB-01743 Minor-Amnd Prelim Plat
Approval

WILSON & COMPANY agent(s) for LONGFORD AT ARROWWOOD LLC request(s) the above action(s) for all or a portion of Tract(s) 30A-1 LANDS OF SALAZAR/QUATRO/J.S.J.HANNETT, **LONGFORD @ ARROWWOOD**, zoned R-LT residential zone, located on 98TH ST SW, between RIO BRAVO SW and BLAKE SW containing approximately 30 acre(s). [REF: 04DRB00261, 04DRB00263] (N-9) **THE AMENDED INFRASTRUCTURE LIST DATED 11/17/04 WAS APPROVED. THE AMENDED GRADING PLAN DATED 11/8/04 WAS APPROVED. THE AMENDED PRELIMINARY PLAT WAS APPROVED WITH CONDITION OF FINAL PLAT: TO REVISIT THE WIDTH OF COLOBEL AND AMOLE MESA AT THE INTERSECTION OF 98TH STREET. THIS AMENDMENT DOES NOT EXTEND THE EXPIRATION DATE OF THE ALREADY APPROVED PRELIMINARY PLAT DATED 6/16/04.**

18. **Project # 1003774**
04DRB-01742 Minor-Prelim&Final Plat
Approval

COMMUNITY SCIENCES CORPORATION agent(s) for GEORGE MCCLELLAN request(s) the above action(s) for all or a portion of Tract(s) 5-A-1 and 5-A-2, **SANDIA MANOR SUBDIVISION**, zoned R-1 residential zone, located on PIEDRAS RD NE, between CAMINO DE LA SIERRA NE and OAXWOOD NE containing approximately 1 acre(s). (L-23) **PRELIMINARY AND FINAL PLAT WERE APPROVED AND SIGNED OFF BY THE BOARD.**

19. **Project # 1003187**
04DRB-01704 Minor-Final Plat Approval
04DRB-01705 Minor-Temp Defer SDWK

ABQ ENGINEERING INC agent(s) for AMERI-CONTRACTORS LLC request(s) the above action(s) for all or a portion of Lot(s) 5E, LANDS OF UNM AND PARADISE VALLEY SUBDIVISION, (to be known as **VISTA DEL RINCON SUBDIVISION**) zoned R-1 residential zone, located on the southeast corner of GOLF COURSE RD NW and MARNA LYNN AVE NW between PARADISE BLVD NW and PASEO DEL NORTE NW containing approximately 2 acre(s). [REF: 04DRB00037, 04DRB00910, 04DRB01365, 04DRB01366, 04DRB001586] [11/10/04 *NEITHER THE APPLICANT NOR THE AGENT WERE PRESENT DEFERRED TO 11/17/04*] (C-12) **FINAL PLAT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO PARKS FOR CASH-IN-LIEU RECEIPT. THE TEMPORARY DEFERRAL OF CONSTRUCTION OF SIDEWALKS ON THE INTERIOR STREETS WAS APPROVED AS SHOWN ON EXHIBIT C IN THE PLANNING FILE.**

20. **Project # 1003673**
04DRB-01637 Minor-Prelim&Final Plat Approval
04DRB-01638 Minor-Temp Defer SDWK

RIO GRANDE ENGINEERING agent(s) for ERIMY PROPERTIES LTD request(s) the above action(s) for all or a portion of Lot(s) 7, 8 and 9, Block(s) 3, NORTH ALBUQUERQUE ACRES, UNIT 3, (to be known as **OAKLAND SOUTH SUBDIVISION**) zoned RD, located on OAKLAND AVE NE, between VENTURA BLVD NE and BARSTOW BLVD NE containing approximately 3 acre(s). [REF: 04DRB01424] [*Deferred from 10/27/04 & 11/3/04, [11/10/04 NEITHER THE APPLICANT NOR THE AGENT WERE PRESENT DEFERRED TO 11/17/04*] (C-20) **WITH THE SIGNING OF THE INFRASTRUCTURE LIST DATED 11/17/04 AND APPROVAL OF THE GRADING PLAN ENGINEER STAMP DATED 11/9/04 THE PRELIMINARY PLAT WAS APPROVED. FINAL PLAT WAS INDEFINITELY DEFERRED FOR THE SIA. THE TEMPORARY DEFERRAL OF CONSTRUCTION OF SIDEWALKS ON THE INTERIOR STREETS WAS APPROVED AS SHOWN ON EXHIBIT C IN THE PLANNING FILE.**

21. **Project # 1002397**
04DRB-01668 Minor-Prelim&Final Plat
Approval

SURV-TEK INC agent(s) for LA ORILLA GROUP LLC request(s) the above action(s) for all or a portion of Tract(s) 10, **BOSQUE PLAZA**, zoned C-1 (SC), located on COORS BLVD NW, between COORS BLVD NW and LA ORILLA RD WEST containing approximately 3 acre(s). [REF: 02DRB-01925, 01926, 03DRB00634, 04DRB00768, 04DRB01588, 04DRB01587, 04DRB00707, 04DRB00798] *[Deferred from 11/3/04 & 11/10/04 NEITHER THE APPLICANT NOR THE AGENT WERE PRESENT DEFERRED TO 11/17/04]*(E-12) **PRELIMINARY AND FINAL PLAT WERE APPROVED AND SIGNED OFF BY THE BOARD.**

22. **Project # 1003634**
04DRB-01297 Minor-Final Plat Approval

WAYJOHN SURVEYING INC agent(s) for HABITAT FOR HUMANITY request(s) the above action(s) for all or a portion of Lot(s) 4, 5 & 6, Block(s) 12, **EASTERN ADDITION**, zoned SU-2 MR, located on CROMWELL AVE SE, between HIGH ST SE and WALTER ST SE containing approximately 1 acre(s). *[Deferred from 9/1/04] [Final Plat indefinitely deferred for SIA, 11/10/04 NEITHER THE APPLICANT NOR THE AGENT WERE PRESENT DEFERRED TO 11/17/04]*(K-14) **FINAL PLAT WAS APPROVED AND SIGNED OFF BY THE BOARD.**

23. **Project # 1003668**
04DRB-01414 Minor-Prelim&Final Plat
Approval

TERRAMETRICS OF NEW MEXICO agent(s) for LLAVE CONSTRUCTION request(s) the above action(s) for all or a portion of Lot(s) 5, Block(s) 3, Tract(s) 3, Unit(s) 3, **NORTH ALBUQUERQUE ACRES**, zoned RD-3, located on OAKLAND AVE NE, between BARSTOW ST NE and VENTURA ST NE containing approximately 1 acre(s). *[Was indefinitely deferred at the agent's request, 11/10/04 NEITHER THE APPLICANT NOR THE AGENT WERE PRESENT DEFERRED TO 11/17/04]**[Deferred from 11/17/04]* (C-20) **DEFERRED AT THE AGENT'S REQUEST TO 12/29/04.**

NO ACTION IS TAKEN ON THESE CASES:

APPLICANT - AGENT IS REQUIRED TO BE AT THE MEETING

24. **Project # 1001685**
04DRB-01741 Minor-Sketch Plat or Plan

WILSON & COMPANY agent(s) for the CITY OF ALBUQUERQUE AND GOLF COURSE MCMAHON LLC request(s) the above action(s) for all or a portion of Tract(s) 1B, **PARADISE NORTH SUBDIVISION**, zoned SU-1 IP, located on GOLF COURSE RD NW, between MCMAHON BLVD NW and IRVING BLVD NW containing approximately 24 acre(s). [REF: 02DRB00005, 04DRB01566] (A-12) **THE ABOVE REQUEST WAS REVIEWED AND COMMENTS WERE GIVEN.**

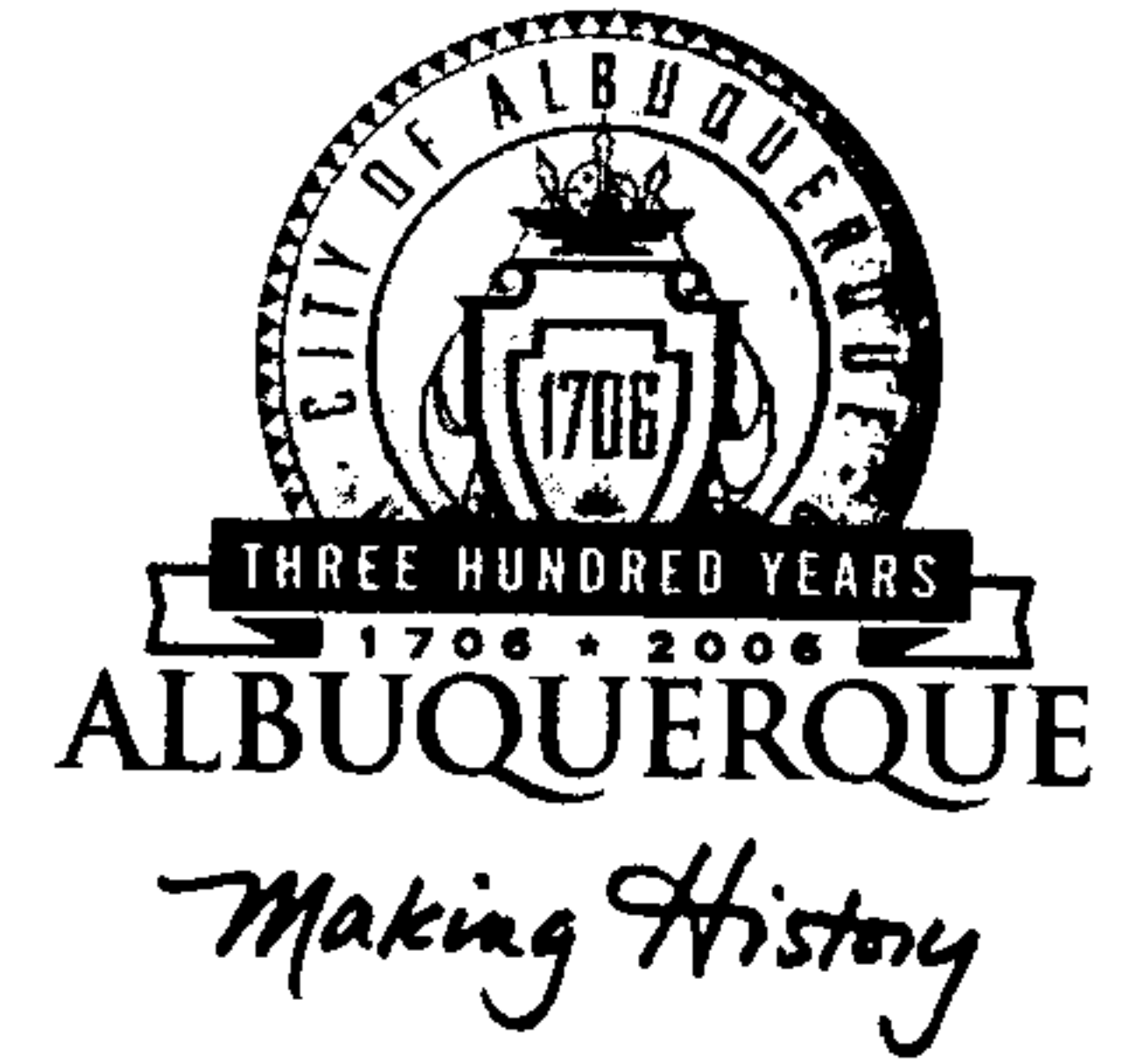
25. Approval of the Development Review Board Minutes for November 3, 2004. **THE DRB MINUTES FOR NOVEMBER 3, 2004 WERE APPROVED.**

Other Matters:

The Development Review Board signed a plat for Project #1001785/04DRB-01775.

ADJOURNED: 11:55 a.m.

CITY OF ALBUQUERQUE



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

DEVELOPMENT REVIEW BOARD--SPEED MEMO

DRB CASE NO/PROJECT NO: 1003231

AGENDA ITEM NO: 17

SUBJECT:

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

ACTION REQUESTED:

P.O. Box 1293

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

ENGINEERING COMMENTS:

Albuquerque

An approved amended grading and drainage plan dated 11-8-04 is on file for Preliminary Plat approval. The Hydrology Section has no objection to the amendment request.

New Mexico 87103

RESOLUTION:

signed new I.L.

www.cabq.gov

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: November 17, 2004



F

City of Albuquerque
Parks and Recreation Department
 PO Box 1293, Albuquerque, New Mexico 87103
 Inter-Office Correspondence

Development Review Board Comments

Project Number: 1003231
Application Number: 04DRB-01743

DRB Date: 11/17/04
Item Number: 17

Subdivision:

Tract 30A-1 Lands of Salazar/Quatro/J.S Hannett

Zoning: RLT

Zone Page: N-09

New Lots (or units) : 29

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
Amend Prelim Plat to add 29 lots

Parks and Recreation Comments:

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

Prior to sign-off on the final plat, a fee in-lieu of and equal to the value of the required park land dedication for 29 new residential lots will be required. The fee will be based on an estimate of land value to be provided by the City Real Property office. Alternatively, the applicant may submit current appraisal information mutually acceptable to the applicant and the City.

The park development requirement will be met via

Signed: CS
 Christina Sandoval, (DMD)

Phone: 768-3808

**CITY OF ALBUQUERQUE
PLANNING DEPARTMENT
November 17, 2004
DRB Comments**

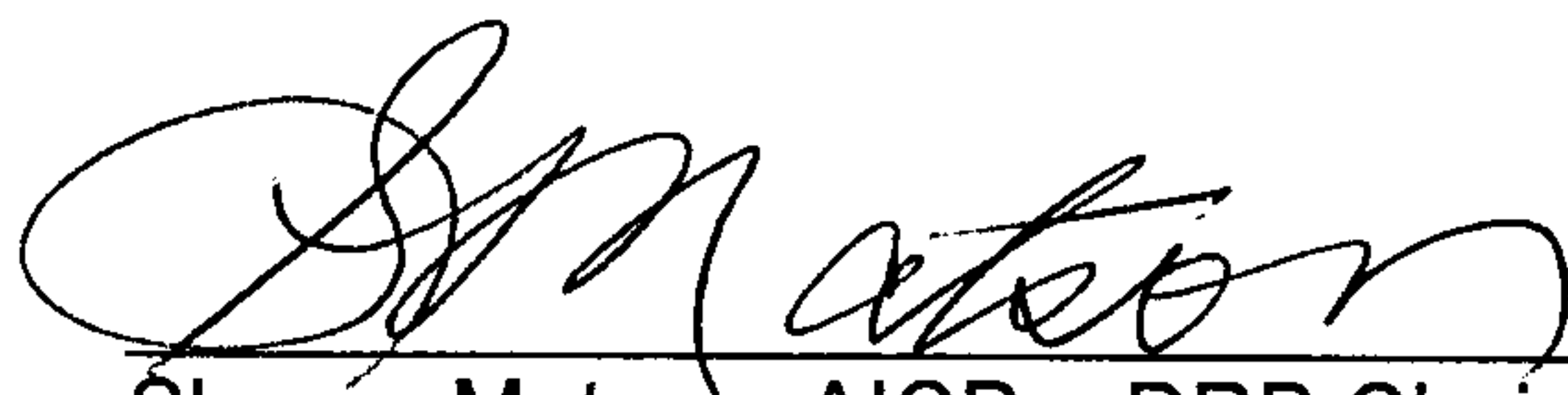
ITEM # 17

PROJECT # 1003231

APPLICATION # 04-01743

RE: Longford @ Arrowwood/amnd prelim plat

As long as the minimum lot size meets the zoning requirements, Planning has no objection.



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



**AMENDED
OFFICIAL NOTICE OF DECISION**

CITY OF ALBUQUERQUE
PLANNING DEPARTMENT
DEVELOPMENT REVIEW BOARD

June 16, 2004

6. Project # 1003231
04DRB-00261 Major-Preliminary Plat Approval
04DRB-00263 Minor-Temp Defer SDWK

WILSON & COMPANY INC agent(s) for LONGFORD @ ARROWWOOD LLC request(s) the above action(s) for all or a portion of Tract(s) 30A1, **LANDS OF SALAZAR/QUATRO/SJ HANNETT**, zoned R-LT residential zone, located on 98TH ST SW, between RIO BRAVO SW and BLAKE SW containing approximately 59 acre(s). [REF: 02DRB-01621, 01622, 04DRB-00137] [Deferred from 5/19/04 & 6/9/04] (N-9)

At the June 16, 2004, Development Review Board meeting, with the signing of the infrastructure list dated 6/16/04 and approval of the grading plan engineer stamp dated 6/3/04 the preliminary plat was approved. 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 July 1, 2004 in the manner described below.

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

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

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


Sheran Matson, AICP, DRB Chair

cc: Longford @ Arrowwood LLC, 7007 Jefferson St NE, Suite A, 87109
Wilson & Company, Inc., 4900 Lang Ave NE, 87109
Marilyn Maldonado, Planning Department, 4th Floor, Plaza del Sol Bldg.
Scott Howell, Property Management, Legal Dept./4th Flr, City/County Bldg
File



OFFICIAL NOTICE OF DECISION

CITY OF ALBUQUERQUE
PLANNING DEPARTMENT
DEVELOPMENT REVIEW BOARD

June 16, 2004

6. Project # 1003231
04DRB-00261 Major-Preliminary Plat Approval
04DRB-00263 Minor-Temp Defer SDWK

WILSON & COMPANY INC agent(s) for LONGFORD @ ARROWWOOD LLC request(s) the above action(s) for all or a portion of Tract(s) ~~001A~~ 30A1, **LANDS OF SALAZAR/QUATRO/SJ HANNETT**, zoned R-LT residential zone, located on 98TH ST SW, between RIO BRAVO SW and BLAKE SW containing approximately 59 acre(s). [REF: 02DRB-01621, 01622, 04DRB-00137] [Deferred from 5/19/04 & 6/9/04] (N-9)

At the June 16, 2004, Development Review Board meeting, with the signing of the infrastructure list dated 6/16/04 and approval of the grading plan engineer stamp dated 6/3/04 the preliminary plat was approved. The temporary deferral of construction of sidewalks on the interior streets was approved as shown on Exhibit C in the Planning file

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for Sheran Matson, AICP, DRB Chair

cc: Longford @ Arrowwood LLC, 7007 Jefferson St NE, Suite A, 87109
Wilson & Company, Inc., 4900 Lang Ave NE, 87109
Marilyn Maldonado, Planning Department, 4th Floor, Plaza del Sol Bldg.
Scott Howell, Property Management, Legal Dept./4th Flr, City/County Bldg
File

DRB PUBLIC HEARING SIGN IN SHEETS

CASE NUMBER: 1003231 AGENDA#: 6 DATE: 6.16.04

1. Name: Karen Daggert Wilson & Co Address: Wilson & Co Zip:

2. Name: Steve Salazar Address: Wilson & Co 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

P.O. BOX 1293 ALBUQUERQUE, NEW MEXICO 87103

PLANNING DEPARTMENT DEVELOPMENT AND BUILDING SERVICES HYDROLOGY DEVELOPMENT SECTION

DEVELOPMENT REVIEW BOARD--SPEED MEMO

DRB CASE NO/PROJECT NO: 1003231

AGENDA ITEM NO: 6

SUBJECT:

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

ACTION REQUESTED:

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

ENGINEERING COMMENTS:

An approved drainage report dated 6-3-04 is on file for Preliminary Plat approval.
An approved infrastructure list is required for Preliminary Plat approval.

RESOLUTION:

signed I.L.
 APPROVED ; DENIED ____; DEFERRED ____; COMMENTS PROVIDED ____; WITHDRAWN
 SIGNED-OFF: (SEC-PLN) (SP-SUB) (SP-BP) (FP) BY: (UD) (CE) (TRANS) (PKS) (PLNG)
 DELEGATED: (SEC-PLN) (SP-SUB) (SP-BP) (FP) TO: (UD) (CE) (TRANS) (PKS) (PLNG)
 FOR:

SIGNED: Bradley L. Bingham
City Engineer/AMAFCA Designee

DATE: June 16, 2004

**WILSON
& COMPANY**

2600 American Rd. SE, Suite 100
Rio Rancho, NM 87124
505-898-8021
505-898-8501 Fax

Albuquerque
Arlington
Colorado Springs
Denver
El Paso
Fort Worth
Houston
Kansas City
Las Cruces
Lenexa
Los Angeles
Omaha
Phoenix
Rio Rancho
Salina
San Bernardino

Pray 1003231

14 June 2004

Planning Department
City of Albuquerque
Plaza del Sol – 2nd Floor West
600 2nd Street N.W.
Albuquerque, NM

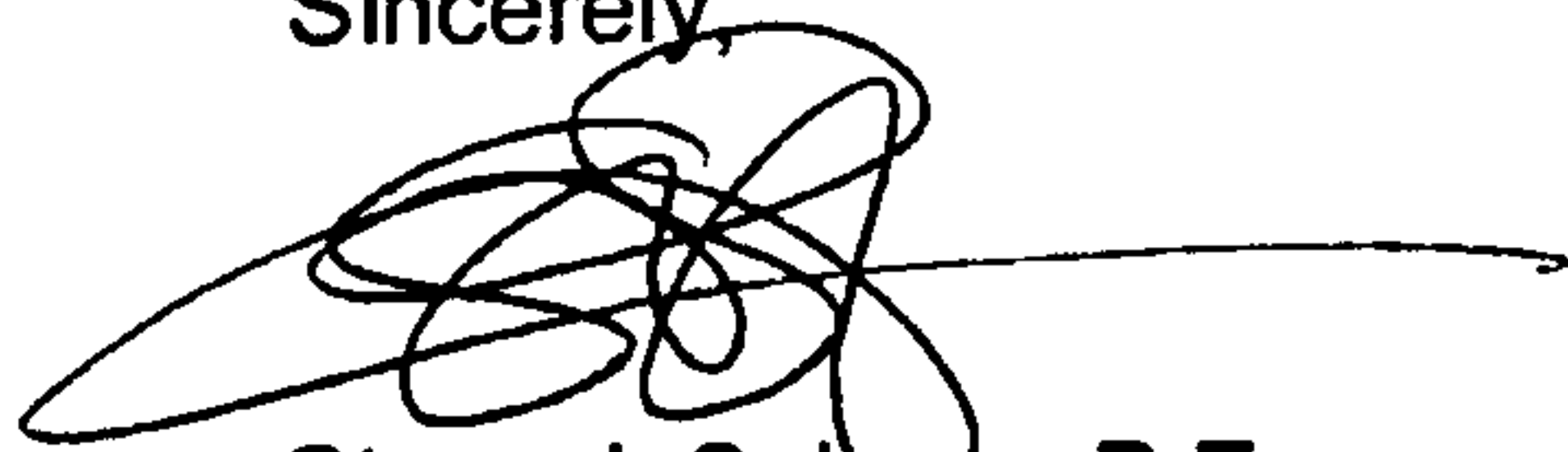
ATTN: Claire Senova, DRB Board Secretary

**RE: Longford at Arrowwood Subdivision, Withdrawal for 04DRB-00262
Subdivision Design Variance for block length.**

Dear Ms. Senova:

The owner, Longford at Arrowwood, LLC., of the property described above requests a withdrawal to the variance from minimum standards of the Development Process Manual (COA # 04DRB-00262).

Sincerely,



Steve J. Salazar, P.E.
Project Manager
Email: sjsalazar@wilsonco.com

sjs
Enclosure



**DEVELOPMENT REVIEW BOARD
ACTION SHEET**

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

June 9, 2004

9:00 A.M.

MEMBERS:

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

Wilfred Gallegos, Transportation Development
Brad Bingham, Alternate City Engineer

Roger Green, Utility Development
Christina Sandoval, Parks & Recreation

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

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

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

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

Adjourned: Noon

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

1. **Project # 1001862**
04DRB-00757 Major-Two Year SIA
LLAVE CONSTRUCTION INC. agent(s) for LLAVE CONSTRUCTION INC request(s) the above action(s) for all or a portion of Lot(s) 1-6 INCLUDE LOTS 1 THRU 6, OAKLAND COURT SUBD, **OAKLAND COURT SUBD**, zoned R-D, located on OAKLAND CT NE, between BARSTOW NE and VENTURA NE containing approximately 2 acre(s). [REF: 02DRB-00663] (C-20) **A TWO-YEAR EXTENSION OF THE SIA WAS APPROVED**

2. **Project # 1001916**
04DRB-00743 Major-One Year SIA
BOHANNAN HOUSTON INC agent(s) for SANDIA PROPERTIES LTD CO request(s) the above action(s) for, **PINON POINTE @ VENTANA RANCH, UNIT 3**, zoned R-LT, located on RAINBOW BLVD NW, between IRVING BLVD NW and LAS VENTANAS RD NW containing approximately 12 acre(s). [REF: 02DRB-01007] (B-9) **A ONE-YEAR EXTENSION OF THE SIA WAS APPROVED.**

3. **Project # 1002051**
03DRB-02008 Major-Preliminary Plat Approval
03DRB-02009 Major-Vacation of Public Easements
03DRB-02010 Minor-Vacation of Private Easements
03DRB-02011 Minor-Temp Defer SDWK
TIERRA WEST LLC agent(s) for GELTMORE LAND LTD CO request(s) the above action(s) for all or a portion of Tract(s) A, **CHAMISA RIDGE - UNIT 1**, zoned R-LT, located on PARADISE BLVD NW, between BIG SAGE DR NW and CONEFLOWER DR NW containing approximately 18 acre(s). [Deferred from 6/9/04] [REF: 02DRB-00963] (B-10) **DEFERRED AT THE AGENT'S REQUEST TO 6/23/04.**

4. **Project # 1002506**
04DRB-00636 Major-Preliminary Plat Approval
04DRB-00639 Minor-Sidewalk Waiver
- TIERRA WEST LLC agent(s) for STH INVESTMENTS request(s) the above action(s) for all or a portion of Tract(s) 6C, 12A&B, **PARTITION OF BLACK RANCH**, zoned RA-1, located on COORS BLVD NW, between PASEO DEL NORTE NW and WESTSIDE DR NW containing approximately 68 acre(s). [REF: 03EPC-00300, 03EPC-00301, 04DRB-00217, 04DRB-00360] [Deferred from 5/19 & 6/9/04] (C-13) **DEFERRED AT THE AGENT'S REQUEST TO 6/23/04.**
5. **Project # 1002632**
04DRB-00760 Major-Bulk Land Variance
04DRB-00761 Minor-Prelim&Final Plat Approval
- TIERRA WEST, LLC agent(s) for BUILDERS INVESTMENT CO. OF NM request(s) the above action(s) for all or a portion of Lot(s) 1 & 2, **PARAGON RESOURCES**, (to be known as **SUNDANCE ESTATES**) zoned R-D residential and related uses zone, developing area FOR R-LT, located on PARADISE BLVD. NW, between LYONS BLVD. NW and BLANDA COURT NW containing approximately 122 acre(s). [REF: 03EPC-00690, 03DRB-01306] [Deferred from 6/9/04] (B-11) **DEFERRED AT THE AGENT'S REQUEST TO 6/16/04.**
6. **Project # 1002718**
04DRB-00758 Major-Preliminary Plat Approval
04DRB-00759 Minor-Temp Defer SDWK
- TIERRA WEST, LLC agent(s) for TS MCNANEY & ASSOCIATES request(s) the above action(s) for all or a portion of Tract(s) 334B2A1 TRACT 334B2B, 334B1, **RIVERVIEW ACRES, UNIT 2**, zoned RA-1 residential and agricultural zone, semi-urban area, located on GABALDON RD NW, between RIVERSIDE DRAIN CANAL and GABALDON RD NW containing approximately 10 acre(s). [Deferred from 6/9/04]. (H-12) **DEFERRED AT THE AGENT'S REQUEST TO 6/16/04.**

7. **Project # 1003112**
04DRB-00259 Major-Vacation of Pub
Right-of-Way
04DRB-00258 Major-Preliminary Plat
Approval
04DRB-00260 Minor-Temp Defer
SDWK

COMMUNITY SCIENCES CORP agent(s) for COLLATZ INC./CLIFFORD CAPITAL FUND INC request(s) the above action(s) for: A TRACT OF LAND SITUATE WITHIN THE TOWN OF ALBUQUERQUE GRANT, PROJECTED SECTIONS 34 AND 35, TOWNSHIP 11 NORTH, RANGE 2 EAST, NEW MEXICO PRINCIPAL MERIDIAN, CITY OF ALBUQUERQUE, BERNALILLO COUNTY, NEW MEXICO, BEING ALL OF: TRACT D OF LAVA TRAILS SUBDIVISION AS THE SAME IS SHOWN AND DESIGNATED ON THE PLAT THEREOF RECORDED IN THE OFFICE OF THE COUNTY CLERK, BERNALILLO COUNTY, NEW MEXICO ON 5/16/2002, IN BOOK 2002C, PAGE 172; THE REMAINING "LANDS OF SLOAN" AS THE SAME IS SHOWN AND DESIGNATED ON THE SPECIAL WARRANTY DEED RECORDED IN THE OFFICE OF THE COUNTY CLERK, BERNALILLO COUNTY, NEW MEXICO ON 7/27/1945, IN BOOK 220, PAGE 289; THE LANDS OF BOB CARRICO AS THE SAME IS SHOWN AND DESIGNATED ON THE WARRANTY DEED RECORDED IN THE OFFICE OF THE COUNTY CLERK, BERNALILLO COUNTY, NEW MEXICO ON 5/15/1972, IN BOOK D918, PAGE 551; THE LANDS OF JOE SAAVEDRA AS THE SAME IS SHOWN AND DESIGNATED ON THE WARRANTY DEED RECORDED IN THE OFFICE OF THE COUNTY CLERK, BERNALILLO COUNTY, NEW MEXICO ON 5/10/1964, AS DOC #98133; THE LANDS OF ALBERT GURULE AND THE SAME IS SHOWN AND DESIGNATED ON THE WARRANTY DEED RECORDED IN THE OFFICE OF THE COUNTY CLERK, BERNALILLO COUNTY, NEW MEXICO ON 2/17/1997, IN BOOK 97-4, PAGE 9000; PAQUIN TRAIL GRANT OF EASEMENT AS THE SAME IS SHOWN AND DESIGNATED ON THE WARRANTY DEED RECORDED IN THE OFFICE OF THE COUNTY CLERK, BERNALILLO COUNTY, NEW MEXICO ON 01/14/1955, IN BOOK D302, PAGE 303; THE LANDS OF DUNCAN KIRK/DEBORAH TARPLEY AS THE SAME IS SHOWN AND DESIGNATED ON THE WARRANTY DEED RECORDED IN THE OFFICE OF THE COUNTY CLERK, BERNALILLO COUNTY, NEW MEXICO ON 02/01/2002, IN BOOK A31, PAGE 4192 BUT LESS AND EXCEPTING THEREFROM THOSE LANDS GRANTED TO THE CITY OF ALBUQUERQUE IN THAT WARRANTY DEED RECORDED ON JUNE 12, 1992 IN BK. 92-13, PGS. 9944-9948; ALL BEING DESCRIBED MORE FULLY AS FOLLOWS: BEGINNING AT THE SOUTHWEST CORNER OF SAID TRACT D, LAVA TRAILS SUBDIVISION, A POINT LOCATED ON THE NORTHERLY RIGHT OF WAY LINE OF WESTERN TRAIL N.W. AND RUNNING THENCE N11°45'21"W, 338.72 FEET; THENCE S77°36'56"W, 127.43 FEET; THENCE N35°50'27"W, 123.47 FEET; THENCE N35°50'27"W, 66.00 FEET TO A POINT LOCATED ON THE EASTERLY RIGHT OF WAY LINE OF UNSER BLVD N.W.; THENCE ALONG SAID EASTERLY RIGHT OF WAY LINE 652.67 FEET ALONG AN 1178.00 FOOT RADIUS CURVE TO THE LEFT (CENTRAL ANGLE = 31°44'40"; CHORD BEARS N44°22'41" E, 644.35 FEET); THENCE LEAVING SAID EASTERLY RIGHT OF WAY LINE S89°34'22"E, 144.15 FEET TO A POINT ON THE WESTERLY RIGHT OF WAY LINE OF ATRISCO DRIVE N.W.; THENCE ALONG SAID WESTERLY RIGHT OF WAY LINE S11°45'40"E 793.97 FEET TO A NON-TANGENT POINT OF CURVATURE; THENCE 29.21 FEET ALONG A 50.00 FOOT RADIUS CURVE TO THE RIGHT (CENTRAL ANGLE = 33°28'34"; CHORD BEARS S05°07'51"W, 28.80 FEET); THENCE CONTINUING ALONG SAID RIGHT-OF-WAY LINE THE FOLLOWING THREE (3) COURSES: N56°53'08"W, 11.55 FEET; S33°06'52"W, 21.60 FEET; S56°53'08"E, 11.09 FEET TO A POINT ON THE NORTHERLY RIGHT-OF-WAY LINE OF WESTERN TRAIL ROAD NW; THENCE CONTINUING ALONG SAID NORTHERLY RIGHT OF WAY LINE 30.39 FEET ALONG A 50.00 FOOT RADIUS CURVE TO THE RIGHT (CENTRAL ANGLE = 34°49'19"; CHORD BEARS S64°14'04"W, 29.92 FEET TO A POINT OF REVERSE CURVATURE; THENCE CONTINUING ALONG SAID NORTHERLY RIGHT OF WAY LINE 188.62 FEET ALONG A 2683.31 FOOT RADIUS CURVE TO THE LEFT (CENTRAL ANGLE = 04°01'39"; CHORD BEARS S79°37'54"W 188.58 FEET A POINT OF TANGENCY; THENCE S77°37'04"W, 228.57 FEET TO THE POINT OF BEGINNING, AND CONTAINING 9.0545 ACRES, MORE OR LESS, (to be known as **RINCONADA TRAILS SUBDIVISION** (formerly Western Trails Estates), zoned R-D, located on UNSER BLVD NW, between WESTERN TRAILS NW and LEGENDS AVE NW containing approximately 10 acre(s). [REF:SD-80-5, 03DRB-0199. [Deferred from 3/24/04&4/14/04] (F-10 & F-11) **WITH THE SIGNING OF THE INFRASTRUCTURE LIST DATED 6/9/04 AND**

APPROVAL OF THE GRADING PLAN ENGINEER STAMP DATED 2/25/04 THE PRELIMINARY PLAT WAS APPROVED. THE VACATION WAS APPROVED AS SHOWN ON EXHIBIT B IN THE PLANNING FILE. THE TEMPORARY DEFERRAL OF CONSTRUCTION OF SIDEWALKS ON THE INTERIOR STREETS WAS APPROVED AS SHOWN ON EXHIBIT C IN THE PLANNING FILE.

Project # 1003112
04DRB-00839 Minor-SiteDev Plan
Subd/EPC
04DRB-00840 Minor-Subd Design
(DPM) Variance

COMMUNITY SCIENCES CORPORATION agent(s) for COLLATZ INC/JACK CLIFFORD request(s) the above action(s) for all or a portion of Tract(s) D, LAVA LANDS, LAVA TRAILS, LANDS OF SLOAN, (to be known as **RINCONADA TRAILS SUBDIVISION** zoned R-D, located on UNSER BLVD NW, between UNSER BLVD NW and COORS NW containing approximately 10 acre(s). [REF: 03DRB-01994, 04DRB-00166, 04DRB-00167, 04DRB-00168] [Elvira Lopez, EPC Case Planner] (F-10) **THE SITE PLAN FOR SUBDIVISION WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO PLANNING FOR SIGNATURE BLOCK LANGUAGE. A SIDEWALK VARIANCE FROM DESIGN STANDARDS WAS APPROVED AS SHOWN ON EXHIBIT C IN THE PLANNING FILE.**

8.

~~Project # 1003231~~
04DRB-00261 Major-Preliminary Plat
Approval
04DRB-00263 Minor-Temp Defer SDWK

WILSON & COMPANY INC agent(s) for LONGFORD @ ARROWWOOD LLC request(s) the above action(s) for all or a portion of Tract(s) 29A & 30A1, **LANDS OF SALAZAR/QUATRO/SJ HANNETT**, zoned R-LT residential zone, located on 98TH ST SW, between RIO BRAVO SW and BLAKE SW containing approximately 59 acre(s). [REF: 02DRB-01621, 01622, 04DRB-00137] [Deferred from 5/19/04 & 6/9/04] (N-9) **DEFERRED AT THE AGENT'S REQUEST TO 6/16/04.**

9. **Project # 1003369**
04DRB-00514 Major-Drainage Plan to Determine the Cost Allocation for Storm Drainage Improvements
- BOB KEERAN agent(s) for LLAVE CONSTRUCTION INC request(s) these action(s) for all or a portion of Unit(s) 3, Lot(s) 6 & 7, Tract(s) 3, Block(s) 16, NORTH ALBUQUERQUE ACRES, VINTNER COURT SUBDIVISION, zoned DETENTION POND, located on VINTNER NE, between VENTURA NE and CORONA NE containing approximately 2 acre(s). [Deferred from 5/12/04 & 5/26/04 & 6/9/04] (C-20) DEFERRED AT THE AGENT'S REQUEST TO 6/23/04.
10. **Project # 1003445**
04DRB-00750 Major-Bulk Land Variance
04DRB-00751 Major-Vacation of Pub Right-of-Way
04DRB-00752 Major-Vacation of Public Easements
04DRB-00753 Minor-Prelim&Final Plat Approval
- ISAACSON & ARFMAN, P A agent(s) for AMERICAN EAGLE/R.J. SCHAEFER REALTY & INVESTMENTS request(s) the above action(s) for all or a portion of Lot(s) 6-A, Tract(s) B,C & D, ALBUQUERQUE WEST UNIT 1, zoned SJ-1 PDA TO INCLUDE C-3 USES, located on NUNZIO AVE NW, between PARADISE BLVD NW and EAGLE RANCH RD NW containing approximately 26 acre(s). [REF: AX-83-13, DRB-94-132, DRB-94-512, Z-83-89] (C-12) THE BULK LAND VARIANCE WAS APPROVED. THE VACATIONS WERE APPROVED AS SHOWN ON EXHIBIT B IN THE PLANNING FILE. THE PRELIMINARY PLAT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO PLANNING FOR AGIS DXF FILE, 15-DAY APPEAL PERIOD AND NMU INC. SIGNATURE.

11. **Project # 1002739**
04DRB-00641 Major-Preliminary Plat Approval
04DRB-00642 Major-Vacation of Pub Right-of-Way
04DRB-00645 Major-Vacation of Public Easements
04DRB-00646 Minor-Sidewalk Waiver
04DRB-00647 Minor-Subd Design (DPM) Variance
04DRB-00648 Minor-Temp Defer SDWK
04DRB-00818 Minor-Subd Design (DPM) Variance

MARK GOODWIN & ASSOCIATES PA agent(s) for ANDERSON HEIGHTS LLC request(s) the above action(s) for all or a portion of Block(s) PARA & 2D, Tract(s) B-1 LANDS OF RIO BRAVO PARTNERS, ROSNER TRACTS, **ANDERSON HEIGHTS**, zoned R-D residential and related uses zone, developing area, located on 118TH STREET SW, between DENNIS CHAVEZ BLVD SW and GIBSON BLVD SW containing approximately 249 acre(s). [Deferred from 5-19-04 & 6-2-04] [REF: 03DRB-00983, 04DRB-00179] (P-8) **DEFERRED AT THE AGENT'S REQUEST TO 6/16/04.**

12. **Project # 1003403**
04DRB-00633 Major-Vacation of Public Easements
04DRB-00632 Major-Preliminary Plat Approval
04DRB-00635 Minor-Temp Defer SDWK

ISAACSON & ARFMAN, P.A. agent(s) for CENTEX HOMES request(s) the above action(s) for all or a portion of Tract(s) F, THE TRAILS (to be known as **THE RESERVE AT THE TRAILS**, zoned R-D, located on RAINBOW BLVD NW, between PASEO DEL NORTE NW and TOWN OF ALAMEDA GRANT SOUTH BOUNDARY containing approximately 18 acre(s). [REF: 1002962, 03DRB-01528] (Deferred from 5/19/04 & 6/2/04) (C-9) **THE VACATION WAS APPROVED AS SHOWN ON EXHIBIT B IN THE PLANNING FILE. WITH THE SIGNING OF THE INFRASTRUCTURE LIST DATED 6/9/04 AND APPROVAL OF THE GRADING PLAN ENGINEER STAMP DATED 4/22/04 THE PRELIMINARY PLAT WAS APPROVED WITH A CONDITION THAT THERE WILL BE A DISCLAIMER AS PER MUTUAL AGREEMENT WITH THE DEVELOPER THAT THIS WILL BE THE LAS PLAT APPROVED BEFORE THE SECTOR PLAN FOR THE TRAILS AREA. THE TEMPORARY DEFERRAL OF CONSTRUCTION OF SIDEWALKS ON THE INTERIOR STREETS WAS APPROVED AS SHOWN ON EXHIBIT C IN THE PLANNING FILE.**

THE SIDEWALK WAIVER LISTED BELOW REQUESTED ON 5/19/04 WILL BE HEARD UNDER OTHER MATTERS ON 6/16/04.

04DRB-00634 Minor-Sidewalk Waiver

THE SIDEWALK WAIVER WILL BE HEARD UNDER OTHER MATTERS ON 6/16/04.

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

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

13. **Project # 1003447**
04DRB-00756 Major-SiteDev Plan
BldPermit
- DORMAN & BREEN ARCHITECTS agent(s) for THE CHAPMAN COMPANIES, INC. request(s) the above action(s) for all or a portion of Lot(s) 11A, **JOURNAL CENTER 2, UNIT 1**, zoned IP industrial park zone, located on WASHINGTON ST NE, between WOLCOTT AVE. NE and MASTHEAD ST. NE containing approximately 1 acre(s). [REF: 1000633] (D-17) **SITE PLAN FOR BUILDING PERMIT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO PLANNING FOR PERIMETER WALL DESIGN AND ZHE QUESTION ON WALL HEIGHT VARIANCE.**
14. **Project # 1003468**
04DRB-00816 Minor-SiteDev Plan
BldPermit
04DRB-00817 Minor-Prelim&Final Plat
Approval
- JLS ARCHITECTS, MC agent(s) for BMM INVESTMENTS request(s) the above action(s) for all or a portion of Lot(s) B, Block(s) 3, Tract(s) 25, 26, A, **NORTH ALBUQUERQUE ACRES, UNIT B**, zoned IP industrial park zone, located on VENICE AVE NE, between SAN MATEO BLVD NE and 1-25 NE containing approximately 2 acre(s). [*Deferred from 6-2-04*] (B-18) **SITE PLAN FOR BUILDING PERMIT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO CITY ENGINEER FOR SIA. WITH THE SIGNING OF THE INFRASTRUCTURE LIST DATED 6/7/04 THE PRELIMINARY PLAT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO PLANNING FOR AGIS DXF FILE.**

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

15. **Project # 1003473**
04DRB-00836 Minor-Prelim&Final Plat
Approval
- CARTESIAN SURVEYS, INC agent(s) for PULTE HOMES OF NEW MEXICO, INC request(s) the above action(s) for all or a portion of Lot(s) 12,13 & 14, Block(s) 2, **RESERVE AT FOUR HILLS**, zoned R-1 residential zone, located on RUFFIAN CT SE, between CANNONADE SE and WHIRL AWAY SE containing approximately 1 acre(s). (M-22) **THE PRELIMINARY PLAT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO PLANNING FOR THE AGIS DXF FILE.**
16. **Project # 1003411**
04DRB-00841 Minor-Prelim&Final Plat
Approval
- SURVEYS SOUTHWEST, LTD agent(s) for SEAN GILLIGAN request(s) the above action(s) for all or a portion of Lot(s) 12,13, & INCLUDE LOTS 14 & 15, **GRANT TRACT**, zoned SU-2 M/R/O, located on GRANITE AVE NW, between 6TH STREET NW and 5TH STREET NW containing approximately 1 acre(s). [REF: 04DRB00654] (J-14) **THE PRELIMINARY PLAT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO CITY ENGINEER FOR A GRADING PLAN.**
17. **Project # 1002857**
04DRB-00809 Minor-Final Plat Approval
- MARK GOODWIN & ASSOCIATES, PA agent(s) for ANDERSON HILLS, LLC request(s) the above action(s) for all or a portion of Tract(s) **ARROWOOD RANCH DEVELOPMENT**, zoned R-LT residential zone, located on DENNIS CHAVEZ BLVD SW, between 98TH ST SW and 118TH ST SW containing approximately 62 acre(s). [REF: 03DRB01200, 03DRB01202, 03DRB-01203, 04DRB-232, 04DRB-0023, 03EPC-01204, 03EPC-01205] [Deferred from 6-2-04] (P-9) **FINAL PLAT WAS APPROVED AND SIGNED OFF BY THE BOARD.**
18. **ADJOURNED: Noon**



City of Albuquerque

P.O. BOX 1293 ALBUQUERQUE, NEW MEXICO 87103

PLANNING DEPARTMENT DEVELOPMENT AND BUILDING SERVICES HYDROLOGY DEVELOPMENT SECTION

DEVELOPMENT REVIEW BOARD--SPEED MEMO

DRB CASE NO/PROJECT NO: 1003231

AGENDA ITEM NO: 8

SUBJECT:

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

ACTION REQUESTED:

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

ENGINEERING COMMENTS:

An approved drainage report is required for Preliminary Plat approval.
An approved infrastructure list is required for Preliminary Plat approval.

6-3-04

RESOLUTION:

6-16-04

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

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

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

FOR:

SIGNED: Bradley L. Bingham
City Engineer/AMAFCA Designee

DATE: June 9, 2004

M

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

DRB-1003231 Item No. 8 Zone Atlas N-9

DATE ON AGENDA 6-9-04

INFRASTRUCTURE REQUIRED (X)YES ()NO

CROSS REFERENCE: _____

TYPE OF APPROVAL REQUESTED:

- () SKETCH PLAT (X) PRELIMINARY PLAT () FINAL PLAT
- () SITE PLAN REVIEW AND COMMENT () SITE PLAN FOR SUBDIVISION
- () SITE PLAN FOR BUILDING PERMIT

<u>No.</u>	<u>Comment</u>
------------	----------------

- 1) Status of TIS?
- 2) Need infrastructure list.
- 3) Need sidewalk waiver for stub streets.
- 4) Status of archeological site along 98th?
- 5) Will stub street also serve as pedestrian access points?
- 6) Traffic distribution map.
- 7) Temporary cul-de-sacs need improvements.

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

F

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

DRB-1003231 Item No. 8 Zone Atlas N-9

DATE ON AGENDA 6-9-04

INFRASTRUCTURE REQUIRED YES () NO

CROSS REFERENCE: _____

TYPE OF APPROVAL REQUESTED:

- () SKETCH PLAT (X) PRELIMINARY PLAT () FINAL PLAT
() SITE PLAN REVIEW AND COMMENT () SITE PLAN FOR SUBDIVISION
() SITE PLAN FOR BUILDING PERMIT

No. Comment

- 1) Status of TIS?
- 2) Need infrastructure list.
- 3) Need sidewalk waiver for stub streets.
- 4) Status of archeological site along 98th?
- 5) Will stub street also serve as pedestrian access points?
- 6) Traffic distribution map.
- 7) Temporary cul-de-sacs need improvements.

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

DRB PUBLIC HEARING SIGN IN SHEETS

CASE NUMBER: 1003231 AGENDA#: 8 DATE: 6-9-04

1. Name: Wilson & Co Address: _____ Zip: _____

2. Name: Raymond Homes Address: Steve Solayan 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: _____



**DEVELOPMENT REVIEW BOARD
ACTION SHEET**

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

May 19, 2004

9:00 A.M.

MEMBERS:

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

Wilfred Gallegos, Transportation Development
Brad Bingham, Alternate City Engineer

Roger Green, Utility Development
Christina Sandoval, Parks & Recreation

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

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

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

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

CASES WHICH REQUIRE PUBLIC NOTIFICATION

MAJOR SUBDIVISIONS, VACATIONS, SIA EXTENSIONS AND SITE DEVELOPMENT PLANS

1. **Project # 1000262**
04DRB-00628 Major-Two Year SIA
BOHANNAN HUSTON, INC. agent(s) for COSTCO WHOLESALE CORPORATION request(s) the above action(s) for all or a portion of Tract(s) A-1, **COSTCO DEVELOPMENT**, zoned SU-1, located on EUBANK BLVD SE, between SOUTHERN BLVD SE and CENTRAL AVE SE containing approximately 18 acre(s). [REF: 02DRB-00599] (L-21)
A 2-YEAR EXTENSION OF THE SIA WAS APPROVED.

2. **Project # 1002506**
04DRB-00636 Major-Preliminary Plat
Approval
04DRB-00639 Minor-Sidewalk Waiver

TIERRA WEST LLC agent(s) for STH INVESTMENTS request(s) the above action(s) for all or a portion of Tract(s) 6C, 12A & B, **PARTITION OF BLACK RANCH**, zoned RA-1, located on COORS BLVD NW, between PASEO DEL NORTE NW and WESTSIDE DR NW containing approximately 68 acre(s). [REF: 03EPC-00300, 03EPC-00301, 04DRB-00217, 04DRB-00360] (Deferred from 5/19/04) (C-13)
DEFERRED AT THE AGENT'S REQUEST TO 6-9-04.

3. **Project # 1003277**
04DRB-00629 Major-Vacation of Pub
Right-of-Way
04DRB-00630 Major-Vacation of Public
Easements
04DRB-00631 Minor-Prelim&Final Plat
Approval

JEFF MORTENSEN & ASSOCIATES, INC. agent(s) for HOECH REAL ESTATE CORPORATION request(s) the above action(s) for all or a portion of Lot(s) 11, 12, 13, Block(s) 20, Unit(s) 3, Tract(s) 3, NORTH ALBUQUERQUE ACRES, (to be known as **DESERT RIDGE OFFICE PARK**, zoned SU-2 / MIXED USE, located on HOLLY AVE NE, between VENTURA ST NE and HOLBROOK ST NE containing approximately 4 acre(s). [REF: 04EPC-00290, 04EPC-00291, AX-94-1] (C-20)

THE VACATIONS WERE APPROVED AS SHOWN ON EXHIBIT B IN THE PLANNING FILE. THE PRELIMINARY AND FINAL PLAT WAS APPROVED WITH FINAL SIGN-OFF DELEGATED TO PLANNING FOR REAL PROPERTY SIGNATURE.

- 04DRB-00677 Minor-SiteDev Plan
Subd/EPC
04DRB-00679 Minor-SiteDev Plan
BldPermit/EPC

JEFF MORTENSEN & ASSOCIATES, INC. agent(s) for HOECH REAL ESTATE CORPORATION request(s) the above action(s) for all or a portion of Lot(s) 11, 12, 13, Block(s) 20, Tract(s) 3, Unit 3, NORTH ALBUQUERQUE ACRES, **DESERT RIDGE OFFICE PARK** zoned SU-2 / MIXED USE, located on HOLLY AVE NE, between VENTURA ST NE and HOLBROOK ST NE containing approximately 3 acre(s). [REF: 04EPC-00290, 04EPC-00291, AX-94-1] [**Carmen Marrone, EPC Case Planner**] (C-20)

THE SITE PLAN FOR SUBDIVISION WAS APPROVED AND SIGNED OFF BY THE BOARD. WITH THE SIGNING OF THE INFRASTRUCTURE LIST DATED 5-19-04, THE SITE PLAN FOR BUILDING PERMIT WAS APPROVED WITH FINAL SIGN-OFF DELEGATED TO CITY ENGINEER FOR SIA.

4. **Project # 1002739**
04DRB-00641 Major-Preliminary Plat Approval
04DRB-00642 Major-Vacation of Pub Right-of-Way
04DRB-00645 Major-Vacation of Public Easements
04DRB-00646 Minor-Sidewalk Waiver
04DRB-00647 Minor-Subd Design (DPM) Variance
04DRB-00648 Minor-Temp Defer SDWK

MARK GOODWIN & ASSOCIATES PA agent(s) for ANDERSON HEIGHTS LLC request(s) the above action(s) for all or a portion of Tract(s) B-1, Parcel(s) 2-D and A, LANDS OF RIO BRAVO PARTNERS, ROSNER TRACTS, (to be known as **ANDERSON HEIGHTS**, zoned R-D residential and related uses zone, Developing Area, located on 118th ST SW, between DENNIS CHAVEZ BLVD SW and GIBSON BLVD SW containing approximately 249 acre(s). [REF: 03DRB-00983, 04DRB-00179] (Deferred from 5/19/04) (N-8/P-8) **DEFERRED AT THE AGENT'S REQUEST TO 6-2-04.**

5. **Project # 1003403**
04DRB-00632 Major-Preliminary Plat Approval
04DRB-00633 Major-Vacation of Public Easements
04DRB-00634 Minor-Sidewalk Waiver
04DRB-00635 Minor-Temp Defer SDWK

ISAACSON & ARFMAN, P.A. agent(s) for CENTEX HOMES request(s) the above action(s) for all or a portion of Tract(s) F, THE TRAILS (to be known as **THE RESERVE AT THE TRAILS**, zoned R-D, located on RAINBOW BLVD NW, between PASEO DEL NORTE NW and TOWN OF ALAMEDA GRANT SOUTH BOUNDARY containing approximately 18 acre(s). [REF: 1002962, 03DRB-01528] (Deferred from 5/19/04) (C-9) **DEFERRED AT THE AGENT'S REQUEST TO 6/2/04.**

6. **Project # 1002051**
03DRB-02009 Major-Vacation of Public Easements
03DRB-02008 Major-Preliminary Plat
03DRB-02011 Minor-Temp Defer SDWK
03DRB-02010 Minor-Vacation of Private Easements

TIERRA WEST LLC agent(s) for GELTMORE LAND LTD CO request(s) these action(s) for all or a portion of Tract(s) A, **CHAMISA RIDGE UNIT 2**, zoned R-LT, located on PARADISE BLVD NW, between BIG SAGE DR NW and CONEFLOWER DR NW containing approximately 18 acre(s). [REF: 02DRB-00963] [Deferred from 1/14/04 & 1/28/04 & 2/4/04 & 2/25/04 & 3/17/04 & 4/7/04, 4/28/04, 5/19/04] (B-10) **DEFERRED AT THE AGENT'S REQUEST TO 6-9-04.**

7. **Project # 1003231**
04DRB-00261 Major-Preliminary Plat
Approval
04DRB-00263 Minor-Temp Defer
SDWK

WILSON & COMPANY INC agent(s) for LONGFORD @ ARROWWOOD LLC request(s) these action(s) for all or a portion of Tract(s) 29A & 30A1, LANDS OF SALAZAR/QUATRO/SJ HANNETT, (to be known as **LONGFORD @ ARROWWOOD SUBDIVISION**) zoned R-LT residential zone, located on 98TH ST SW, between RIO BRAVO SW and BLAKE SW containing approximately 59 acre(s). [REF: 02DRB-01621, 01622, 04DRB-00137] [Deferred from 3/24/04, 4/7/04, 4/28/04 & 5/19/04] (N-9)
DEFERRED AT THE AGENT'S REQUEST TO 6-9-04.

8. **Project # 1002798**
04DRB-00592 Major-Vacation of Pub
Right-of-Way
04DRB-00593 Minor-Vacation of
Private Easements

MARQUEZ SURVEYING agent(s) for WILLIAM HOLLER request(s) these action(s) for all or a portion of Tract(s) A, **RIMA ADDITION** and Tract(s) A, **CONRADO GARCIA ADDITION**, zoned SU-1, PRD located on CANDELARIA NW, between SAN ISIDRO NW and AVENIDA ENTRADA NW containing approximately 3 acre(s). [REF: 03EPC-01673, 03EPC-01674] [Deferred from 5-12-04] (G-13)
THE VACATIONS WERE APPROVED AS SHOWN ON EXHIBIT B IN THE PLANNING FILE.

9. **Project # 1003087**
04DRB-00553 Major-Bulk Land Variance
04DRB-00554 Major-Vacation of Public
Easements
04DRB-00555 Major-Vacation of Public
Easements
04DRB-00556 Major-Preliminary Plat
Approval
04DRB-00557 Minor-Sidewalk Waiver
04DRB-00558 Minor-Temp Defer SDWK

BOHANNAN HUSTON INC agent(s) for WESTLAND DEVELOPMENT CO., INC request(s) these action(s) for all or a portion of Tract(s) A, WESTLAND NORTH, **WATERSHED SUBDIVISION**, zoned SU-2 FOR PDA RESIDENTIAL RESORT, located on TIERRA PINTADA ST NW AND 98TH ST NW and containing approximately 531 acre(s). [REF: 03DRB-01869] [Deferred from 5/5/04, 5-12-04, 5/19/04] (H-7, 8 & 9 & J-7 & 8)
DEFERRED AT THE AGENT'S REQUEST TO 5-26-04.

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

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

10. **Project # 1003428**
04DRB-00716 Minor-SiteDev Plan
BldPermit
- JOHN K. KLEE agent(s) for INTERSTATE DEVELOPMENT LLC request(s) the above action(s) for all or a portion of Lot(s) 54, **ALAMEDA BUSINESS PARK**, zoned SU-2 IP-EP, located on PASEO ALAMEDA NE and VISTA ALAMEDA NE, containing approximately 1 acre(s). [REF: DRB-98-223, 1000624 (Master Plan)] [Deferred from 5/19/04] (C-16)
DEFERRED AT THE AGENT'S REQUEST TO 5-26-04.

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

11. **Project # 1002423**
04DRB-00702 Minor-Extension of
Preliminary Plat
- BOHANNAN HUSTON, INC. agent(s) for CURB, INC. request(s) the above action(s) for all or a portion of Tract(s) A-1, Rosner Tract, **EL RANCHO GRANDE, UNIT 11**, zoned R-LT, located on CARTAGENA AVE SW and MESSINA DR SW containing approximately 19 acre(s). [REF: 03DRB-00843] (N-8) **A ONE-YEAR EXTENSION OF THE PRELIMINARY PLAT WAS APPROVED. THIS INCLUDES APPROVAL OF THE INFRASTRUCTURE LISTED DATED 6/25/03.**
12. **Project # 1001932**
04DRB-00681 Minor-Prelim&Final Plat
Approval
- MARK GOODWIN & ASSOCIATES, PA agent(s) for KB HOME NEW MEXICO, INC. request(s) the above action(s) for all or a portion of Lot(s) 51, Block(s) 2, **WEST RIDGE SUBDIVISION**, zoned SU-1 special use zone / RD, located on AUSTIN AVE NW, between BURKETT AVE. NW and ANGEL DR. NW containing approximately 1 acre(s). [REF: 02DRB-00690, 02DRB-01578, 01579, 01580 & 01581, 03DRB-00220, 03DRB-00353] (H-9/H-10)
THE PRELIMINARY AND FINAL PLAT WERE APPROVED AND SIGNED-OFF BY THE BOARD.

13. **Project # 1002805**
04DRB-00712 Minor-Prelim&Final Plat
Approval

WILSON & CO INC agent(s) for MOUNTAIN RUN PARTNERS LTD request(s) the above action(s) for all or a portion of Tract(s) D, **ST. ANTHONY'S ORPHANAGE**, zoned C-2 (SC), located on 12TH ST NW, between INDIAN SCHOOL RD NW and I-40 containing approximately 14 acre(s). [REF: 04DRB-00138, Z-72-221, Z-72-221-1, ZA-84-456, ZA-90-226] (H-13) **THE PRELIMINARY PLAT WAS APPROVED WITH FINAL PLAT SIGN-OFF DELEGATED TO UTILITIES DEVELOPMENT FOR AGIS DXF FILE, RELABEL 20-FOOT EASEMENT AS PUBLIC SANITARY SEWER EASEMENT, ADD BLANKET EASEMENT FOR WATER, SEWER, FIRE LINE EASEMENTS AND TRANSPORTATION DEVELOPMENT FOR RADIUS AT INDIAN SCHOOL AND 12TH STREET (30-FOOT). NEED TURNOUTS.**

14. **Project # 1002315**
04DRB-00713 Minor-Prelim&Final Plat
Approval

BOHANNAN HUSTON agent(s) for MESA VERDE DEVELOPMENT request(s) the above action(s) for all or a portion of Lot(s) 1-A & 2-A UNIT 2, **WILDERNESS SUBDIVISION @ HIGH DESERT**, zoned SU-2 special neighborhood zone, HD/R-R, located on WILDERNESS PL NE, between HIGH DESERT PL NE and WILDERNESS TRAIL NE containing approximately 1 acre(s). [REF: 03DRB-00539, 03DRB-01651] (F-23) **THE PRELIMINARY PLAT WAS APPROVED WITH FINAL PLAT SIGN-OFF DELEGATED TO PLANNING FOR AGIS DXF FILE.**

15. **Project # 1003430**
04DRB-00721 Minor-Prelim&Final Plat
Approval
- ALDRICH LAND SURVEYING INC agent(s) for RONALD L. & JERI J. NASCI request(s) the above action(s) for all or a portion of Lot(s) 14A, Block(s) 3, **CRYSTAL RIDGE, UNIT 1**, zoned R-LT, located on BARRETT AVE NW, between LOREN AVE NW and LA CANADA DR NW containing approximately 1 acre(s). [REF: DRB-97-298, DRB-98-410] (Deferred from 5-19-04) (B-13)
DEFERRED AT THE AGENT'S REQUEST TO 6-2-04.
16. **Project # 1003111**
04DRB-00715 Major-Final Plat
Approval
- ISAACSON & ARFMAN, PA agent(s) for WINDMILL MANOR PLACE, LLC request(s) the above action(s) for all or a portion of Tract(s) B, **WINDMILL MANOR**, zoned SU-1 PRD, located on DELLYNE AVE NW, between MARIPOSA DR NW and VALLE VISTA DR NW containing approximately 4 acre(s). [REF: 04DRB-00377, Z-95-79, Z-98-57, DRB-96-355, 03DRB-01986, 03DRB-01987, 01988, 01989] (Deferred from 5-19-04) (E-11)
DEFERRED AT THE AGENT'S REQUEST TO 5-26-04.
17. **Project # 1002928**
04DRB-00718 Major-Final Plat
Approval
- ALDRICH LAND SURVEYING agent(s) for LONGFORD HOMES request(s) the above action(s) for all or a portion of Tract(s) D, **TAOS @ THE TRAILS**, zoned R-D residential and related uses zone, developing area, located on RAINBOW BLVD NW south of PASEO DEL NORTE NW containing approximately 20 acre(s). [Ref: 03DRB-01532, 01534, 01536, 01429] (Deferred from 5-19-04) (C-9)
DEFERRED AT THE AGENT'S REQUEST TO 6-2-04.

18. **Project # 1002929**
04DRB-00719 Major-Final Plat
Approval

ALDRICH LAND SURVEYING agent(s) for LONGFORD HOMES request(s) the above action(s) for all or a portion of Tract(s) C, **SANTA FE @ THE TRAILS**, zoned R-D, located on RAINBOW BLVD NW south of PASEO DEL NORTE NW, containing approximately 17 acre(s). [Ref: 03DRB-01531, 01533, 01535, 01432] (Deferred from 5-19-04) (C-9) **DEFERRED AT THE AGENT'S REQUEST TO 6-2-04.**

19. **Project # 1002455**
03DRB-01899 Minor-Final Plat
Approval

TIMOTHY M. OTT agent(s) for JOE COTRUZZOLA request(s) the above action(s) for all or a portion of Lot(s) A3B, **J. GROUP ADDITION**, zoned SU -1, C-1, located on SAN ANTONIO RD NE, between I-25 and SAN PEDRO NE containing approximately 10 acre(s). [REF: Z-93-3, DRB-96-452, 03DRB-01654, 03DRB-01655] (Final Plat was indefinitely deferred 11-12-03) (E-18)

THE FINAL PLAT WAS APPROVED WITH FINAL SIGN-OFF DELEGATED TO CITY ENGINEER FOR SIA AND UTILITIES DEVELOPMENT FOR AGIS DXF FILE, FOR REMOVAL OF PUBLIC UTILITY FROM 25-FOOT EASEMENT ALONG SAN ANTONIO AND DEDICATE ELSEWHERE.

20. **Project # 1000325**
04DRB-00640 Minor-Ext of SIA for
Temp Defer SDWK

TIERRA WEST LLC agent(s) for STILLBROOKE HOMES INC request(s) this action for all or a portion of Lot(s) 1-68, **SPANISH SUN**, zoned SU-1 PRD 15 DU/AC, located on SAN MATEO AVE NE, between MONTGOMERY BLVD NE and DOUGLAS MACARTHUR RD NE. [REF: Z-84-82, Z-84-82-1, Z-84-82-2, Z-84-82-3, Z-78-1651, DRB-99-219] [Deferred from 5/5/04] (G-17)

A TWO-YEAR EXTENSION TO THE FOUR-YEAR AGREEMENT FOR THE DEFERRAL OF SIDEWALKS WAS APPROVED.

21. **Project # 1003291**
04DRB-00528 Minor-Prelim&Final Plat
Approval

SURVEYS SOUTHWEST LTD agent(s) for JOSEPH & KATHLEEN COWHAM request(s) the above action(s) for all or a portion of Tract(s) 14, M.R.G.C.D. MAP 35, **LANDS OF COWHAM-BOWEN**, zoned R-LT residential zone, located on RIO GRANDE BLVD NW, between CONTRERAS PL NW and MATTHEW AVE NW containing approximately 2 acre(s). [REF: 04DRB-00322] [*Deferred from 4/14/04*] [*Indefinitely deferred on 4-21-04*] (Deferred from 5-19-04) (H-13) **DEFERRED AT THE AGENT'S REQUEST TO 5-26-04.**

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

22. **Project # 1002520**
04DRB-00705 Minor-Sketch Plat or Plan

RIO GRANDE ENGINEERING, agent(s) for SCACCIA, LLC request(s) the above action(s) for all or a portion of Lot(s) 15 & 16, Block(s) 4, Tract(s) 2, NORTH ALBUQUERQUE ACRES, UNIT 3, TRACT 2, (to be known as **VILLA DE LA CUEVA**) zoned R-D residential and related uses zone, developing area, 7 DU / AC, located on ALAMEDA BLVD NE, between WYOMING BLVD NE and LOUISIANA BLVD NE containing approximately 2 acre(s). [REF: 03DRB-00356, Z-87-94] (C-19) **THE ABOVE REQUEST WAS REVIEWED AND COMMENTS WERE GIVEN.**

23. **Project # 1003429**
04DRB-00717 Minor-Sketch Plat or Plan

ISAACSON & ARFMAN, PA, agent(s) for CURB, INC., request(s) the above action(s) for all or a portion of Lot(s) 1, RIO BRAVO PARTNERS, **EL RANCHO GRANDE, UNIT 16**, zoned R-1, located on GIBSON BLVD SW between DELGADO DR SW and BLAKE RD SW containing approximately 120 acre(s). [Ref: DRB-95-440] (N-8) **THE ABOVE REQUEST WAS REVIEWED AND COMMENTS WERE GIVEN.**

24. Approval of the Development Review Board Minutes for May 5, 2004. **THE MAY 5, 2004 DEVELOPMENT REVIEW BOARD MINUTES WERE APPROVED.**

ADJOURNED: 11:25 A.M.

City of Albuquerque
Development Review Board
Hydrology Section

Speed Memo

Project no. 1003231

Agenda Item no. 7

Subject:

1. Pre-plat
2. SW deferral
- 3.
- 4.
- 5.
- 6.

Comments:

1. An approved drainage report is req'd prior to pre-plat approval
2. Infrastructure list req'd
3. Defor to trans

Resolution:

defor to 6-9-04

Signed: Bradley L Bingham
City Engineer/ AMAFCA Designee

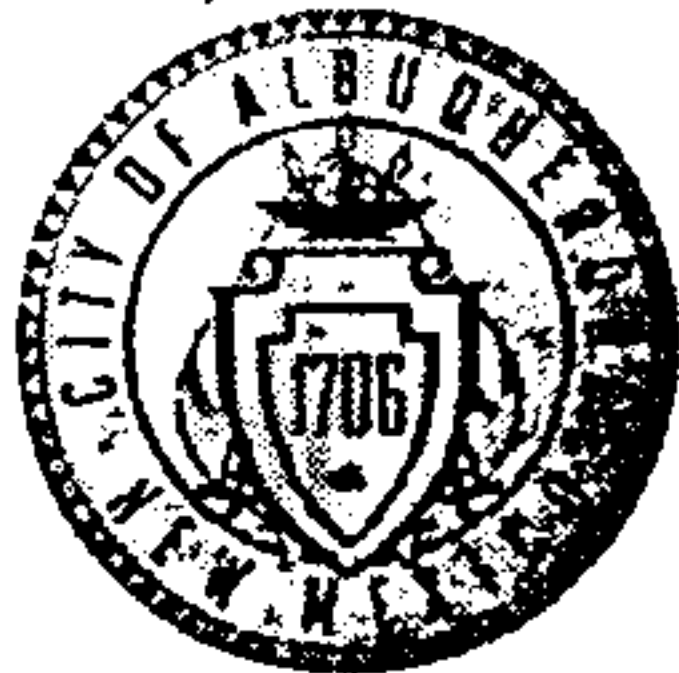
Date: 5/19/04

Deferred
to 6/9/04

DRB PUBLIC HEARING SIGN IN SHEETS

CASE NUMBER: 1003231 AGENDA#: 7 DATE: 5.19.04

1. Name: _____ Address: _____ Zip: _____
2. Name: _____ Address: _____ Zip: _____
3. Name: _____ Address: _____ Zip: _____
4. Name: _____ Address: _____ Zip: _____
5. Name: _____ Address: _____ Zip: _____
6. Name: _____ Address: _____ Zip: _____
7. Name: _____ Address: _____ Zip: _____
8. Name: _____ Address: _____ Zip: _____
9. Name: _____ Address: _____ Zip: _____
10. Name: _____ Address: _____ Zip: _____
11. Name: _____ Address: _____ Zip: _____
12. Name: _____ Address: _____ Zip: _____
13. Name: _____ Address: _____ Zip: _____
14. Name: _____ Address: _____ Zip: _____



**DEVELOPMENT REVIEW BOARD
ACTION SHEET**

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

April 28, 2004

9:00 a.m.

MEMBERS:

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

Wilfred Gallegos, Transportation Development
Brad Bingham, Alternate City Engineer

Roger Green, Utility Development
Christina Sandoval, Parks & Recreation

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

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

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

- A. Call to Order
- B. Changes and/or Additions to the Agenda
- C. New or Old Business

Adjourned:

CASES WHICH REQUIRE PUBLIC NOTIFICATION

MAJOR SUBDIVISIONS, VACATIONS, SIA EXTENSIONS AND SITE DEVELOPMENT PLANS

1. **Project # 1003127**
04DRB-00509 Major-SiteDev Plan Bld
Permit

WALLACE L BINGHAM agent(s) for GILBERT ENTERPRISES request(s) this action(s) for all or a portion of Lot(s) 3A4, **EAGLE RANCH SUBDIVISION**, zoned SU-1, located on GOLF COURSE RD NW, between IRVING BLVD NW and the CALABACILLAS ARROYO containing approximately 2 acre(s). [REF: DRB-94-480] [Deferred from 4/28/04] (B-12) **DEFERRED AT THE AGENT'S REQUEST TO 5/5/04.**

2. **Project # 1002224**
04DRB-00506 Major-Vacation of Pub
Right-of-Way

ISAACSON & ARFMAN PA agent(s) for CITY OF ALBUQUERQUE, OPEN SPACE DIVISION request(s) this action(s) for all or a portion of Tract(s) 6-B-1 and 8-A-1-A-2-A, M.R.G.C.D. MAP 31, **LOS POBLANOS RANCH**, zoned SU-1 Major Public Open Space, located on ADOBE RD NW, between ANDERSON FIELDS TRACTS NW NORTH OF MONTANO RD NW containing approximately 1 acre(s). [REF: 03DRB-01172, 03EPC-00695, 04DRB-00335, 02EPC-01482, 02DRB-01425] (F-13) **VACATION WAS APPROVED AS SHOWN ON EXHIBIT B IN THE PLANNING FILE WITH THE CONDITION OF FINAL PLAT APPROVAL: ACCESS TO EXISTING WATERLINE AND SEWER LINE METERS MUST BE MAINTAINED. THE REPLAT MUST MEET THE REQUIREMENTS TO THE SATISFACTION OF UTILITIES DEVELOPMENT AND CUSTOMER SERVICE DIVISIONS.**

04DRB-00335 Major-Vacation of Pub
Right-of-Way

ISAACSON & ARFMAN, P.A. agent(s) for CITY OF ALBUQUERQUE, OPEN SPACE DIVISION request(s) this action(s) for all or a portion of Tract(s) 8-A1-2-B-1, M.R.G.C.D. MAP 31, **LOS POBLANOS RANCH**, zoned CITY OF ALBUQUERQUE, OPEN SPACE, located on CITY OPEN SPACE, between ADOBE ROAD NW and MONTANO ROAD NW containing approximately 7 acre(s). [REF: 1002634, 03DRB-01172, 03EPC-00695, 02EPC-01482, 02DRB-01425] [*Deferred from 4/7/04*] (F-13) **VACATION WAS APPROVED AS SHOWN ON EXHIBIT B IN THE PLANNING FILE WITH THE CONDITION OF FINAL PLAT APPROVAL: THE FINAL PLAT WILL AGAIN GRANT THE NEW ALIGNMENT OF ADOBE ROAD. INFRASTRUCTURE WILL BE REQUIRED WITH THAT PLATTING ACTION.**

3. **Project # 1003186**
04DRB-00508 Major-Preliminary Plat
Approval

RIO GRANDE ENGINEERING agent(s) for STV INVESTMENTS request(s) this action(s) for all or a portion of Tract(s) 442, Unit(s) 3, **LAND OF ATRISCO GRANT**, zoned RD (9DU/AC), located on 97th ST SW, between SAN YGNACIO BLVD SW and TOWER BLVD SW containing approximately 6 acre(s). [REF: 04DRB-00035 & 04DRB-00256] (L-9) **WITH THE SIGNING OF THE INFRASTRUCTURE LIST DATED 4/28/04 AND APPROVAL OF THE GRADING PLAN ENGINEER STAMP DATED 3/9/04 THE PRELIMINARY PLAT WAS APPROVED WITH THE CONDITION OF FINAL PLAT: LOTS 43 AND 44 SHALL BE A TRACT WITH PUBLIC DRAINAGE EASEMENTS UNTIL THE PROPERTY TO THE WET DEVELOPS.**

4. **Project # 1003369**
04DRB-00510 Major-Preliminary Plat
Approval
04DRB-00511 Major-Vacation of Pub
Right-of-Way
04DRB-00513 Minor-Temp Defer
SDWK
04DRB-00519 Minor-Vacation of
Private Easements

BOB KEERAN agent(s) for LLAVE CONSTRUCTION INC request(s) these action(s) for all or a portion of Unit(s) 3, Lot(s) 6 & 7, Tract(s) 3, Block(s) 16, NORTH ALBUQUERQUE ACRES, **VINTNER COURT SUBDIVISION**, zoned DETENTION POND, located on VINTNER NE, between VENTURA NE and CORONA NE containing approximately 2 acre(s). *[Deferred from 4/28/04]* (C-20) **DEFERRED AT THE AGENT'S REQUEST TO 5/12/04.**

04DRB-00514 Major-Drainage Plan to
Determine the Cost Allocation for
Storm Drainage Improvements

5. **Project # 1002051**
03DRB-02009 Major-Vacation of Public Easements
03DRB-02008 Major-Preliminary Plat
03DRB-02011 Minor-Temp Defer SDWK
03DRB-02010 Minor-Vacation of Private Easements

TIERRA WEST LLC agent(s) for GELTMORE LAND LTD CO request(s) these action(s) for all or a portion of Tract(s) A, **CHAMISA RIDGE UNIT 2**, zoned R-LT, located on PARADISE BLVD NW, between BIG SAGE DR NW and CONEFLOWER DR NW containing approximately 18 acre(s). [REF: 02DRB-00963] [Deferred from 1/14/04 & 1/28/04 & 2/4/04 & 2/25/04 & 3/17/04 & 4/7/04, 4/28/04] (B-10) **DEFERRED AT THE AGENT'S REQUEST TO 5/19/04.**

6. **Project # 1003232**
04DRB-00254 Major-Vacation of Pub Right-of-Way
04DRB-00255 Major-Vacation of Public Easements
04DRB-00253 Minor-Prelim&Final Plat Approval

COMMUNITY SCIENCES CORP. agent(s) for ENTRADA DEVELOPMENT LTD. CO. request(s) these action(s) for all or a portion of Lot(s) 8-P2, **CAMPBELL FARM SUBDIVISION AND Tract(s) A, LANDS OF ANDREWS**, zoned RA-2 residential and agricultural zone, located on CAMPBELL LANE NW, between CAMPBELL RD NW and MATTHEW RD NW containing approximately 2 acre(s). [REF: DRB-98-195, 04DRB-00139] [Deferred from 3/24/04, 4/7/04 & 4/28/04] (G-13) **DEFERRED AT THE AGENT'S REQUEST TO 5/12/04.**

7. **Project # 1003231**
~~04DRB-00261~~ Major-Preliminary Plat Approval
04DRB-00263 Minor-Temp Defer SDWK

WILSON & COMPANY INC agent(s) for LONGFORD @ ARROWWOOD LLC request(s) these action(s) for all or a portion of Tract(s) 29A & 30A1, **LANDS OF SALAZAR/QUATRO/SJ HANNETT, (to be known as LONGFORD @ ARROWWOOD SUBDIVISION)** zoned R-LT residential zone, located on 98TH ST SW, between RIO BRAVO SW and BLAKE SW containing approximately 59 acre(s). [REF: 02DRB-01621, 01622, 04DRB-00137] [Deferred from 3/24/04, 4/7/04 & 4/28/04] (N-9) **DEFERRED AT THE AGENT'S REQUEST TO 5/19/04.**

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

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

8. **Project # 1000184**
04DRB-00603 Minor-SiteDev Plan
BldPermit/EPC

BRISCOE ARCHITECTS, P.C. agent(s) for RICHARD CHAVES request(s) this action(s) for all or a portion of Tract(s) A2, **BANNER SQUARE ADDITION**, zoned SU-2/SU-1/P.U.D, located on ARNO ST NE, between CENTRAL NE and TIJERAS NE containing approximately 1 acre(s). **[Mary Piscitelli, EPC Case Planner] [Deferred from 4/28/04] (K-14) DEFERRED AT THE AGENT'S REQUEST TO 5/5/04.**

9. **Project # 1003365**
04DRB-00551 Minor-SiteDev Plan
BldPermit

CLAUDIO VIGIL ARCHITECTS agent(s) for JAYNES CORPORATION request(s) this action(s) for all or a portion of Lot(s) 3A2B, Block(s) 1, **SUNPORT PARK**, zoned IP industrial park zone, located on FLIGHTWAY AVE SE, between UNIVERSITY BLVD SE and TRANSPORT ST SE containing approximately 3 acre(s). [REF: DRB-97-257, Z-85-98-1] (M-15) **SITE PLAN FOR BUILDING PERMIT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO UTILITIES DEVELOPMENT FOR FIRE FLOW CALCULATION SHEET REQUIRED. DECIDE IF ONLY ONE HYDRANT IS NEEDED, IF THEY NEED ADDITIONAL HYDRANT WILL IT BE PUBLIC OR PRIVATE?**

10. **Project # 1000522**
04DRB-00574 Minor-SiteDev Plan
Subdivision

JIMMIE W. DAVIS request(s) this action(s) for all or a portion of Lot(s) 14 and a portion of Lot(s) 15 , **ZAPF ADDITION #10** and a portion of Tract(s) 68A2C, **MRGCD MAP 32**, zoned SU-1/RC located on MONTANO RD NW, between GUADALUPE TRAIL NW and HARWOOD LATERAL containing approximately 2 acre(s). [REF: 00-8, ZA-98-473, 03EPC-01911, 03EPC-01912] [**Debbie Stover, EPC Case Planner**] (F-14) **SITE PLAN FOR SUBDIVISION WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO PLANNING TO REMOVE REFERENCES TO LANDSCAPING BUSINESS.**

11. **Project # 1003398**
04DRB-00609 Minor-SiteDev Plan
BldPermit
04DRB-00611 Minor-Prelim&Final Plat
Approval

CRAWFORD-SLACLE BUSINESS PARK LLC agent(s) request(s) these action(s) for all or a portion of Lot(s) 15 & 16, **JOURNAL CENTER, PHASE 2, UNIT 1**, zoned IP industrial park zone, located on MASTHEAD ST NE, between WASHINGTON ST NE and TIBURON ST NE containing approximately 2 acre(s). [REF: Z-79-80, DRB-95-268, 1000633] (D-17) **SITE PLAN FOR BUILDING PERMIT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO PLANNING TO ADDRESS COMMENTS IN FILE. THE PRELIMINARY PLAT WAS APPROVED WITH FINAL PLAT SIGN OFF DELEGATED TO CITY ENGINEER TO CORRECT STORM DRAIN EASEMENT CALLOUT, ADD ACCESS EASEMENT AND TO PLANNING FOR AGIS DXF FILE.**

12. **Project # 1002123**
04DRB-00532 Minor-SiteDev Plan
Subd/EPC
04DRB-00533 Minor-SiteDev Plan
BldPermit/EPC
04DRB-00538 Minor-Prelim&Final Plat
Approval

QUIKDRAW ENGINEERING LLC agent(s) for PAM & PHIL SHEETS request(s) the above action(s) for all or a portion of Tract(s) 22-A-1 and 22-A-2, **DEL'S HIDE-AWAY-PARK**, zoned C-2 & SU-1 FOR RT, located on SAN CLEMENTE & 4TH STREET NW, between GRIEGOS NW and CANDELARIA NW containing approximately 4 acre(s). [REF: 03EPC-01087, 03EPC-01088, 02EPC-01149] [**Russell Brito, EPC Case Planner**] [*Deferred from 4/14/04*] (G-14) **SITE PLAN FOR SUBDIVISION WAS APPROVED AND SIGNED OFF BY THE BOARD. WITH THE SIGNING OF THE INFRASTRUCTURE LIST DATED 4/28/04 AND APPROVAL OF THE GRADING PLAN ENGINEER STAMP DATED 2/24/04 THE SITE PLAN FOR BUILDING PERMIT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO CITY ENGINEER FOR SIA . PRELIMINARY PLAT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO PLANNING FOR AGIS DXF FILE.**

13. **Project # 1003383**
04DRB-00569 Minor-SiteDev Plan
BldPermit

MULLEN HELLER ARCHITECTURE PC agent(s) for AVALON INVESTMENTS request(s) the above action(s) for all or a portion of Tract(s) 3-C, **LANDS OF LOS ANGELES INVESTORS**, zoned SU-2, M1, located on PASEO DEL NORTE FRONTAGE RD NE, between JEFFERSON NE and INTERSTATE 25 containing approximately 2 acre(s). [*Deferred from 4/21/04*] (C-17) **SITE PLAN FOR BUILDING PERMIT WAS APPROVED AND SIGNED OFF BY THE BOARD.**

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

14. **Project # 1000262**
04DRB-00610 Minor-Final Plat
Approval

BOHANNAN HUSTON, INC. agent(s) for LONGFORD HOMES OF NEW MEXICO request(s) this action(s) for all or a portion of Tract(s) B-1, COSTCO DEVELOPMENT, **LONGFORD VILLAGE EAST**, zoned SU-1, PRD, located on ELIZABETH ST SW, between SOUTHERN BLVD SW and EUBANK BLVD SW containing approximately 14 acre(s). (L-21) **FINAL PLAT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO PARKS FOR CASH-IN-LIEU AND PLANNING FOR AGIS DXF FILE.**

15. **Project # 1002730**
04DRB-00586 Minor-Prelim&Final Plat
Approval

JEFF MORTENSEN & ASSOCIATES, INC. agent(s) for JESUS CHRIST OF LATTER-DAY-SAINTS, REAL ESTATE request(s) this action(s) for all or a portion of Lot(s) 13A, Block(s) 6, **NORTH ALBUQUERQUE ACRES, TRACT 3, UNIT 3**, zoned R-D residential and related uses zone, developing area, located on CORONA AVE NE, between VENTURA ST NE and MENDOCINO DR NE containing approximately 4 acre(s). [REF: 03DRB-00963, 03DRB-00965] (C-20) **THE PRELIMINARY PLAT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO PLANNING FOR REAL PROPERTY SIGNATURE.**

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

16. **Project # 1003080**
04DRB-00591 Minor-Sketch Plat or Plan
- MARK GOODWIN & ASSOCIATES, PA agent(s) for BROWN & ASSOCIATES, INC. request(s) this action(s) for all or a portion of Lot(s) A, **BERNARDO TRAILS, UNIT 4**, zoned RT, located on the northeast corner of VISTA DEL NORTE DR NW and LAS LOMITAS DR NW containing approximately 6 acre(s). (D-16) **THE ABOVE REQUEST WAS REVIEWED AND COMMENTS WERE GIVEN.**
17. **Project # 1003393**
04DRB-00601 Minor-Sketch Plat or Plan
- EQUITY REALTY agent(s) for VINCE J. AIELLO request(s) this action(s) for all or a portion of Lot(s) 12, 13, 14, 15 and 16, Block(s) 8, **ENCHANTED MESA**, zoned C-1 neighborhood commercial zone, located on CHELWOOD PARK BLVD NE, between MENAUL BLVD NE and CANDELARIA RD NE containing approximately 1 acre(s). (H-22) **INDEFINITELY DEFERRED ON A NO SHOW.**
18. Approval of the Development Review Board Minutes for April 14, 2004. **DEVELOPMENT REVIEW BOARD MINUTES FOR APRIL 14, 2004 WERE APPROVED.**

ADJOURNED: 11:25 A.M.

Refer 5/19/04

DRB PUBLIC HEARING SIGN IN SHEETS

CASE NUMBER: 1003231 AGENDA#: 7 DATE: 4.28.04

1. Name: _____ Address: _____ Zip: _____

2. Name: _____ Address: _____ Zip: _____

3. Name: _____ Address: _____ Zip: _____

4. Name: _____ Address: _____ Zip: _____

5. Name: _____ Address: _____ Zip: _____

6. Name: _____ Address: _____ Zip: _____

7. Name: _____ Address: _____ Zip: _____

8. Name: _____ Address: _____ Zip: _____

9. Name: _____ Address: _____ Zip: _____

10. Name: _____ Address: _____ Zip: _____

11. Name: _____ Address: _____ Zip: _____

12. Name: _____ Address: _____ Zip: _____

13. Name: _____ Address: _____ Zip: _____

14. Name: _____ Address: _____ Zip: _____



City of Albuquerque
Parks and Recreation Department
 PO Box 1293, Albuquerque, New Mexico 87103
 Inter-Office Correspondence

Development Review Board Comments

Project Number: 1003231
Application Number: 04DRB00261

DRB Date: 4/28/04
Item Number: 7

Subdivision: Longford @ Arrowwood
 Tracts 29A & 30A1, Lands of Salazar Family Trust, Salazar Quatro Trust, JSJ Investment Company and Fabla Hannett

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: R-LT

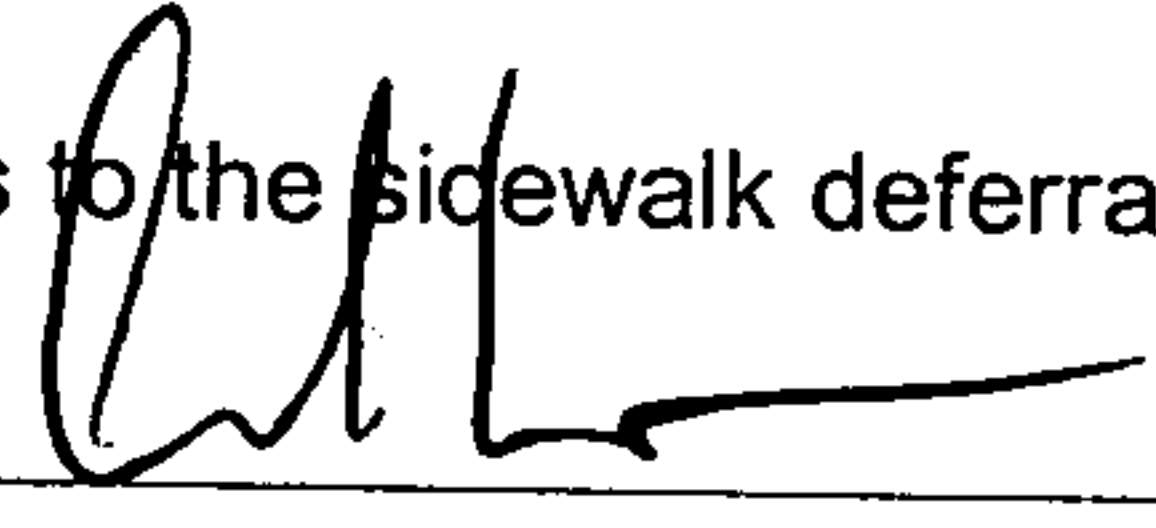
Zone Page: N-09

New Lots (or units) : 377

Parks and Recreation Comments:

This request is subject to the park dedication ordinance. Per the ordinance, 1.47 acres will need to be dedicated for park land based on the size of the development. Dedication is under discussion between the City and developer.

No objections to the sidewalk deferral.

Signed: 

~~Christina Sandoval (DMD)~~
 Andrew de Garmis

Phone: 768-3808



City of Albuquerque
CITY OF ALBUQUERQUE
 P.O. BOX 1233 ALBUQUERQUE, NEW MEXICO 87103
PUBLIC WORKS DEPARTMENT
DEVELOPMENT SERVICE
HYDROLOGY DEVELOPMENT SECTION

DEVELOPMENT REVIEW BOARD--SPEED MEMO

DRB CASE NO/PROJECT NO: 1003231

AGENDA ITEM NO: 7

SUBJECT:

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

ACTION REQUESTED:

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

ENGINEERING COMMENTS:

An approved drainage report is required for Preliminary Plat approval.
 An approved infrastructure list is required for Preliminary Plat approval.

RESOLUTION:

5-19-04

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

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

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

FOR:

SIGNED: Bradley L. Bingham
 City Engineer/AMAFCA Designee

DATE: April 28, 2004



**DEVELOPMENT REVIEW BOARD
ACTION SHEET**

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

April 7, 2004

9:00 a.m.

MEMBERS:

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

Wilfred Gallegos, Transportation Development
Brad Bingham, Alternate City Engineer

Roger Green, Utility Development
Christina Sandoval, Parks & Recreation

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

NOTE: INDIVIDUALS WITH DISABILITIES WHO NEED SPECIAL ASSISTANCE TO PARTICIPATE AT THIS MEETING SHOULD CONTACT CLAIRE SENOVA, PLANNING DEPARTMENT, AT 924-3946. HEARING IMPAIRED USERS MAY CONTACT HER VIA THE NEW MEXICO RELAY NETWORK BY CALLING TOLL-FREE:1-800-659-8231.

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

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

Adjourned: 11:10 A.M.

B. Changes and/or Additions to the Agenda

C. New or Old Business

CASES WHICH REQUIRE PUBLIC NOTIFICATION

MAJOR SUBDIVISIONS, VACATIONS, SIA EXTENSIONS AND SITE DEVELOPMENT PLANS

1. **Project # 1002224**

04DRB-00335 Major-Vacation of Pub
Right-of-Way

ISAACSON & ARFMAN, P.A. agent(s) for CITY OF ALBUQUERQUE, OPEN SPACE DIVISION request(s) the above action(s) for all or a portion of Tract(s) 8-A1-2-B-1, M.R.G.C.D. MAP 31, **LOS POBLANOS RANCH**, zoned CITY OF ALBUQUERQUE, OPEN SPACE, located on CITY OPEN SPACE, between ADOBE ROAD NW and MONTANO ROAD NW containing approximately 7 acre(s). [REF: 1002634, 03DRB-01172, 03EPC-00695, 02EPC-01482, 02DRB-01425] [Deferred from 4/7/04] (F-13) **DEFERRED AT THE AGENT'S REQUEST TO 4/28/04.**

2. **Project # 1003167**
04DRB-00336 Major-Bulk Land Variance
04DRB-00337 Minor-Prelim&Final Plat
Approval

JEFF MORTENSEN & ASSOCIATES, INC agent(s) for ALBUQUERQUE PUBLIC SCHOOLS request(s) the above action(s) for all or a portion of Tract(s) 18-22, **TOWN OF ATRISCO GRANT, UNIT 2**, zoned R-D/R-1, located on 86TH ST SW, between TOWER RD SW and EUCARIZ AVE SW containing approximately 25 acre(s). [REF:03DRB-02189] (L-9) **THE BULK LAND VARIANCE WAS APPROVED. PRELIMINARY PLAT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO CITY ENGINEER FOR SAD 222 READJUSTMENT AND PLANNING FOR AGIS DXF FILE.**

3. **Project # 1003273**
04DRB-00338 Major-Vacation of Public
Easements

TIERRA WEST LLC agent(s) for ARC INVESTMENTS request(s) the above action(s) for all or a portion of Tract(s) 5A - 13A, **VISTA**, zoned C-2 community commercial zone, located on CENTRAL AVE SW, between 94TH ST SW and 98TH ST SW containing approximately 2 acre(s). [REF: Z-85-93, Z-88-3, V-85-44, 04DRB-00279] (K-9) **VACATION WAS APPROVED AS SHOWN ON EXHIBIT B IN THE PLANNING FILE.**

4. **Project # 1003293**
04DRB-00333 Major-Vacation of
Public Easements

JEFF HENRY agent(s) for JEFFERSON ONE, LLC request(s) the above action(s) for all or a portion of Lot(s) F-7, **ATRISCO BUSINESS PARK, UNIT 3**, zoned SU-1 special use zone, **PLANNED INDUSTRIAL PARK**, located on COORS BLVD NW, between LOS VOLCANOS NW and BLUEWATER NW containing approximately 3 acre(s). (J-10) **VACATION WAS APPROVED AS SHOWN ON EXHIBIT B IN THE PLANNING FILE.**

5. **Project # 1002051**
03DRB-02009 Major-Vacation of Public Easements
03DRB-02008 Major-Preliminary Plat
03DRB-02011 Minor-Temp Defer SDWK
03DRB-02010 Minor-Vacation of Private Easements

TIERRA WEST LLC agent(s) for GELTMORE LAND LTD CO request(s) the above action(s) for all or a portion of Tract(s) A, **CHAMISA RIDGE UNIT 1**, zoned R-LT, located on PARADISE BLVD NW, between BIG SAGE DR NW and CONEFLOWER DR NW containing approximately 18 acre(s). [REF: 02DRB-00963] [Deferred from 1/14/04 & 1/28/04 & 2/4/04 & 2/25/04 & 3/17/04 & 4/7/04] (B-10) **DEFERRED AT THE AGENT'S REQUEST TO 4/28/04.**

6. **Project # 1003232**
04DRB-00254 Major-Vacation of Pub Right-of-Way
04DRB-00255 Major-Vacation of Public Easements
04DRB-00253 Minor-Prelim&Final Plat Approval

COMMUNITY SCIENCES CORP. agent(s) for ENTRADA DEVELOPMENT LTD. CO. request(s) the above action(s) for all or a portion of Lot(s) 8-P2, **CAMPBELL FARM SUBDIVISION AND Tract(s) A, LANDS OF ANDREWS**, zoned RA-2 residential and agricultural zone, located on CAMPBELL LANE NW, between CAMPBELL RD NW and MATTHEW RD NW containing approximately 2 acre(s). [REF: DRB-98-195, 04DRB-00139] [Deferred from 3/24/04 & 4/7/04] (G-13) **DEFERRED AT THE AGENT'S REQUEST TO 4/28/04.**

7. **Project # 1003231**
04DRB-00261 Major-Preliminary Plat Approval
04DRB-00263 Minor-Temp Defer SDWK

WILSON & COMPANY INC agent(s) for LONGFORD @ ARROWWOOD LLC request(s) the above action(s) for all or a portion of Tract(s) 29A & 30A1, **LANDS OF SALAZAR/QUATRO/SJ HANNETT**, (to be known as **LONGFORD @ ARROWWOOD SUBDIVISION**) zoned R-LT residential zone, located on 98TH ST SW, between RIO BRAVO SW and BLAKE SW containing approximately 59 acre(s). [REF: 02DRB-01621, 01622, 04DRB-00137] [Deferred from 3/24/04 & 4/7/04] (N-9) **DEFERRED AT THE AGENT'S REQUEST TO 4/28/04.**

8. **Project # 1002856**
04DRB-00230 Major-Preliminary Plat
Approval
04DRB-00231 Minor-Sidewalk Variance

MARK GOODWIN & ASSOCIATES, PA agent(s) for ANDERSON HILLS LLC request(s) the above action(s) for all or a portion of Lot(s) 1-5, **THE MEADOWS @ ANDERSON HILLS**, zoned RLT, located on DENNIS CHAVEZ BLVD SW, between UNSER BLVD SW and 98TH SW containing approximately 49 acre(s). [REF:Z-99-58, 03DRB-00234, 03DRB-01891, 01892, 01893, 01894, 03DRB-01974] *[Deferred from 3/17/04 & 3/31/04]* (P-9) **WITH THE SIGNING OF THE INFRASTRUCTURE LIST DATED 4/7/04 AND APPROVAL OF THE GRADING PLAN ENGINEER STAMP DATED 1/8/04 THE PRELIMINARY PLAT WAS APPROVED WITH CONDITIONS OF FINAL PLAT APPROVAL FROM UTILITIES DEVELOPMENT, THE OFFSITE 2W WATERLINE MUST BE OPERATIONAL AND PLANNING MUST RECEIVE PHOTOS OF ALREADY BUILT WALLS WITH PROJECT NUMBER, LOCATION AND NAME OF SUBDIVISION LISTED. THE SIDEWALK VARIANCE FOR WAIVER OF SIDEWALKS WAS APPROVED AS SHOWN ON EXHIBIT C IN THE PLANNING FILE.**

9. **Project # 1002857**
04DRB-00232 Major-Preliminary Plat
Approval
04DRB-00233 Minor-Sidewalk Variance

MARK GOODWIN & ASSOCIATES, PA agent(s) for ANDERSON HILLS, LLC request(s) the above action(s) for all or a portion of Tract(s) A & B, **HIGHLANDS @ ANDERSON HILLS, UNITS 2 & 3**, zoned RLT, located on 98TH ST SW, between DENNIS CHAVEZ BLVD SW and 98TH SW containing approximately 62 acre(s). [REF:Z-99-58, 03DRB-01200, 01201, 01202, 01203, 01204, 01205] *[Deferred from 3/17/04 & 3/31/04]* (P-9) **WITH THE SIGNING OF THE INFRASTRUCTURE LIST DATED 4/7/04 AND APPROVAL OF THE GRADING PLAN ENGINEER STAMP DATED 8/22/03 THE PRELIMINARY PLAT WAS APPROVED WITH CONDITIONS OF FINAL PLAT APPROVAL FROM UTILITIES DEVELOPMENT, THE OFFSITE 2W WATERLINE MUST BE OPERATIONAL AND PLANNING MUST RECEIVE PHOTOS OF ALREADY BUILT WALLS WITH PROJECT NUMBER, LOCATION AND NAME OF SUBDIVISION LISTED. THE SIDEWALK VARIANCE FOR WAIVER OF SIDEWALKS WAS APPROVED AS SHOWN ON EXHIBIT C IN THE PLANNING FILE.**

10. **Project # 1002858**
04DRB-00234 Major-Preliminary Plat
Approval
04DRB-00235 Minor-Sidewalk Variance

MARK GOODWIN & ASSOCIATES, PA agent(s) for ANDERSON HILLS, LLC request(s) the above action(s) for all or a portion of Tract(s) G, H AND I, **MESA @ ANDERSON HILLS**, zoned SU-1/C-1 & R-2, located on DENNIS CHAVEZ BLVD SW, between UNSER BLVD SW and GRACE VIGIL RD SW containing approximately 36 acre(s). [REF: Z-99-58, 03DRB-01206, 01207, 01208, 01209] *[Deferred from 3/17/04 & 3/31/04]* (P-9) **WITH THE SIGNING OF THE INFRASTRUCTURE LIST DATED 4/7/04 AND APPROVAL OF THE GRADING PLAN ENGINEER STAMP DATED 8/22/03 THE PRELIMINARY PLAT WAS APPROVED WITH CONDITIONS OF FINAL PLAT APPROVAL FROM UTILITIES DEVELOPMENT, THE OFFSITE 1W WATERLINE IN UNSER MUST BE OPERATIONAL AND PLANNING MUST RECEIVE PHOTOS OF ALREADY BUILT WALLS WITH PROJECT NUMBER, LOCATION AND NAME OF SUBDIVISION LISTED. THE SIDEWALK VARIANCE FOR WAIVER OF SIDEWALKS WAS APPROVED AS SHOWN ON EXHIBIT C IN THE PLANNING FILE.**

11. **Project # 1000766**
04DRB-00306 Major-Two Year SIA

MARK GOODWIN & ASSOCIATES, PA agent(s) for PULTE HOMES OF NEW MEXICO INC request(s) the above action(s) for all or a portion of Tract(s) 3A, **TOWN OF ATRISCO GRANT, UNIT 2**, zoned RD (9DU/AC), located on TOWER SW, between UNSER SW and 75TH ST SW containing approximately 20 acre(s). [REF:DRB-97-202] *[Deferred from 3/31/04]* (L-10) **A TWO-YEAR EXTENSION OF THE SUBDIVISION IMPROVEMENTS AGREEMENT WAS APPROVED.**

12. **Project # 1003279**
04DRB-00294 Major-Vacation of Public
Easements

MARK GOODWIN & ASSOCIATES PA agent(s) for D. R. HORTON CUSTOM HOMES request(s) the above action(s) for all or a portion of Lot(s) 13-P1, Block(s) 7, **VISTA SANDIA, UNIT 2**, zoned RD, located on EUCARIZ AVE SW, between 82ND ST SW and UNSER BLVD SW containing approximately 1 acre(s). *[Deferred from 3/31/04]* (L-10) **VACATION WAS APPROVED AS SHOWN ON EXHIBIT B IN THE PLANNING FILE.**

13. **Project # 1002423**
04DRB-00302 Major-Vacation of Public
Easements

BOHANNAN HUSTON, INC agent(s) for CURB INC request(s) the above action(s) for all or a portion of Tract(s) E-1, ALBUQUERQUE SOUTH, UNIT 3, (to be known as **EL RANCHO GRANDE, UNIT 10**, zoned R-2, located on VALLEY VIEW SW, between CARTAGENA AVE SW and DE ANZA DR SW containing approximately 20 acre(s). [REF: 03DRB-00749] [*Deferred from 3/31/04*] (N-9) **VACATION WAS APPROVED AS SHOWN ON EXHIBIT B 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.

14. **Project # 1003168**
04DRB-00475 Minor-SiteDev Plan
BldPermit/EPC

ISAAC BENTON & ASSOCIATES AIA agent(s) for AL SOTO request(s) the above action(s) for all or a portion of Block(s) 4, Tract(s) 29, **PALISADES ADDITION**, zoned R-1, located on LOMA ALTA CT NW, between PALISADES DR NW and ATRISCO DR NW containing approximately 2 acre(s). [REF: 03EPC-02191] [**Elvira Lopez, EPC Case Planner**] (J-11) **SITE PLAN FOR BUILDING PERMIT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO UTILITIES DEVELOPMENT FOR FIRE FLOW CALCULATION SHEET FROM THE FIRE MARSHAL.**

15. **Project # 1003358**
04DRB-00478 Minor-SiteDev Plan
BldPermit

KEN HOVEY agent(s) for COMMERCIAL ENTERPRISES INC request(s) the above action(s) for all or a portion of Tract(s) 49, **CLIFFORD INDUSTRIAL PARK**, zoned SU-2 / M-1, located on WASHINGTON PL NE and ANAHEIM NE and containing approximately 3 acre(s). (C-17) **INDEFINITELY DEFERRED ON A NO SHOW.**

16. **Project # 1003296**
04DRB-00341 Minor-SiteDev Plan
BldPermit

DAVID PACHECO, agent(s) for VERNON DORRIS, request(s) the above action(s) for all or a portion of Tract(s) 11, **ALAMEDA BUSINESS PARK**, zoned SU-2, IP-EP, located on ALAMEDA BLVD NE between EDITH NE and JEFFERSON NE containing approximately 1 acre(s). [REF: DRB-98-223, V-99-9, 10001321, 1003114] *[Deferred from 3/24/04]* (C-16) **SITE PLAN FOR BUILDING PERMIT WAS APPROVED AND SIGNED OFF BY THE BOARD.**

17. **Project # 1003299**
04DRB-00346 Minor-SiteDev Plan
BldPermit

STERLING CAPITAL DEVELOPMENT LLC request(s) the above action(s) for all or a portion of Lot(s) 16A, Block(s) 18, Tract(s) A, **NORTH ALBUQUERQUE ACRES, UNIT B**, zoned SU-2 special neighborhood zone, M-1, located on SAN PEDRO DR NE, between PASEO DEL NORTE NE and HOLLY AVE. NE containing approximately 2 acre(s). [REF: DRB-96-67] *[Deferred from 3/24/04]* (C-18) **THE INFRASTRUCTURE LIST DATED 4/7/04 WAS APPROVED. THE SITE PLAN FOR BUILDING PERMIT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO CITY ENGINEER FOR SIA AND PLANNING FOR LANDFILL LANGUAGE ON SITE PLAN, MARCIA PINCUS SIGNATURE ON SITE PLAN, VERIFICATION THAT PLANNING COMMENTS HAVE BEEN ADDRESSED AND A VARIANCE PER NORTH I-25 LANDSCAPE SETBACK REQUIREMENT.**

18. **Project # 1002201**
04DRB-00395 Minor-SiteDev Plan
BldPermit/EPC

TIERRA WEST LLC agent(s) for LARRY H. MILLER GROUP request(s) the above action(s) for all or a portion of Tract(s) A & B, **AMERICAN TOYOTA**, zoned SU-2, SU-1 AUTO SALES SERV REP, located on ALAMEDA BLVD NE, between PAN AMERICAN FREEWAY NE and SAN PEDRO DR NE containing approximately 5 acre(s). [REF: Z-86-8, 03DRB-01382, 03EPC-02047, Project #1002848] **[Debbie Stover, EPC Case Planner]** *[Deferred from 3/31/04]* (C-18) **SITE PLAN FOR BUILDING PERMIT WAS APPROVED AND SIGNED OFF BY THE BOARD.**

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

19. **Project # 1000542**
04DRB-00468 Minor-Ext of SIA for Temp
Defer SDWK
- BOHANNAN HUSTON, INC. agent(s) for HIGH DESERT INVESTMENT CORP. request(s) the above action(s) for all or a portion of Lot(s) 42, 43, 46, 47, 48, 50, 51, 55, 56, 57, 58, 60, 61, 62, 63 and 64, **CANYONS @ HIGH DESERT**, zoned SU-2 special neighborhood zone, located on CANYON BLUFF TR NE, between JUNIPER CANYON TR NE and CANYON EDGE TR NE [REF: 02DRB-01289] (F-23) **A TWO-YEAR EXTENSION TO THE FOUR-YEAR AGREEMENT FOR THE DEFERRAL OF SIDEWALKS WAS APPROVED.**
20. **Project # 1003328**
04DRB-00422 Minor-Ext of SIA for Temp
Defer SDWK
- CENTEX HOMES request(s) the above action(s) for all or a portion of Tract(s) 2A-1C-1A, **SOLTERRA AT HIGH DESERT, UNIT 1**, zoned SU-2/HD-RT, located on CORTADERIA ST NE, between IMPERATA ST NE and SPAIN RD NE containing approximately 9 acre(s). [REF: DRB-95-457] (E-23) **A TWO-YEAR EXTENSION TO THE FOUR-YEAR AGREEMENT FOR THE DEFERRAL OF SIDEWALKS WAS APPROVED.**

21. **Project # 1001557**
04DRB-00443 Minor-Final Plat
Approval
04DRB-00541 Minor-Final Plat

MARK GOODWIN & ASSOCIATES, PA agent(s) for ASI ES, INC request(s) the above action(s) for all or a portion of Tract(s) A-1, **PUNO DE TIERRA ESTATES, UNIT 3 AND UNIT 4**, zoned R-LT, located on COORS BLVD SW, between ARENAL RD SW and EDUARDO RD SW containing approximately 13 acre(s). [REF: DRB-97-498] (M-10) **FINAL PLAT FOR UNIT 3 WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO PARKS FOR CASH-IN-LIEU AND TO ELIMINATE PUBLIC TRAIL RIGHT-OF-WAY IN UNIT 3 AND PLANNING FOR PHOTOS OF BUILT WALLS TO BE ID'D, AND A NEW AGIS DXF FILE FOR UNIT 3.**

THE FINAL PLAT FOR UNIT 4 WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO PLANNING FOR PHOTOS OF BUILT WALLS TO BE ID'D.

A CONDITION OF FINAL PLAT FOR UNITS 3 & 4 IS THAT THE PLATS BE RECORDED AT THE SAME TIME.

22. **Project # 1002339**
04DRB-00449 Minor-Vacation of
Private Easements
04DRB-00450 Minor-Prelim&Final Plat
Approval

HOLLY ARROYO & RICHARD TARANGO request(s) the above action(s) for all or a portion of Tract(s) 10-A-2, **ALVARADO GARDENS UNIT 2**, zoned RA-2, M7, located on CAMPBELL RD NW, between RIO GRANDE BLVD NW and TRELIS DR NW containing approximately 1 acre(s). [REF:02DRB-01711, 02DRB-01958, 03DRB-00571, 03DRB-00769, 03DRB-01035] (G-12) **VACATION WAS APPROVED AS SHOWN ON EXHIBIT B IN THE PLANNING FILE. PRELIMINARY PLAT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO UTILITIES DEVELOPMENT FOR THE BENEFICIARY OF EASEMENT SIGNATURE ON THE PLAT.**

23. **Project # 1002981**
03DRB-02132 Minor-Prelim&Final Plat
Approval

SURV-TEK, INC. agent(s) for 1224 BELLAMAH, LLC request(s) the above action(s) for all or a portion of Lot(s) B-1-A-3-A, **DUKE CITY LUMBER COMPANY ADDITION**, zoned S/M-1, located on BELLAMAH AVE. NW, between 12TH ST. and SAWMILL ROAD NW containing approximately 12 acre(s). [REF: 03ZHE 01596, DRB-95-360] *[Was indefinitely deferred on 1/21/04]* (J-13). **WITH THE SIGNING OF THE INFRASTRUCTURE LIST DATED 4/7/04 AND APPROVAL OF THE GRADING PLAN ENGINEER STAMP DATED 12/16/03 THE PRELIMINARY PLAT WAS APPROVED. FINAL PLAT WAS INDEFINITELY DEFERRED FOR THE SIA.**

24. **Project # 1002531**
03DRB-01460 Minor- Final Plat Approval

SURVEYS SOUTHWEST LTD agent(s) for WAYNE A. MCFADDEN request(s) the above action(s) for all or a portion of Lot(s) 33 & 34, ALVARADO GARDENS, (to be known as **CIELO SU TIERRA SUBDIVISION**) zoned RA-2 residential and agricultural zone, located on GRANDE BLVD NW, between WILMA RD NW and VILLA DORO WAY NW containing approximately 3 acre(s). [REF: 03DRB-00604 SK, ZA-97-249] *[Final plat was indefinitely deferred for the SIA]* (G-13) **FINAL PLAT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO PARKS FOR CASH-IN-LIEU AND TRANSPORTATION DEVELOPMENT, THE WALL NEEDS TO BE MOVED TO NOT IMPEDED ACCESS.**

25. **Project # 1003229**
04DRB-00397 Minor-Prelim&Final Plat
Approval

SURVEYS SOUTHWEST LTD agent(s) for TOBY & DOROTHY DEVARGAS request(s) the above action(s) for all or a portion of Lot(s) 25, Block(s) NA, Tract(s) NA, **LINDA VISTA ADDITION**, zoned R-1 residential zone, located on HENDRIX AVE NW, between 4th ST NW and SANCHEZ AVE NW containing approximately 1 acre(s). [Project # changed from Project #1003322 now void] *[Deferred from 3/31/04]* (F-14) **PRELIMINARY AND FINAL PLAT WERE APPROVED AND SIGNED OFF BY THE BOARD.**

26. **Project # 1002743**
04DRB-00399 Minor-Final Plat Approval

BORDENAVE DESIGNS agent(s) for HARVEST HOMES, LLC request(s) the above action(s) for all or a portion of Tract(s) H, **LA LUZ DEL OESTE, UNIT 4**, zoned SU-1 special use zone, PRD, located on COORS BLVD NW, between WESTERN TRAILS NW and DELLYNE AVE NW containing approximately 2 acre(s). [REF: 03DRB-00989, 03DRB-01544, Z-77-28] [Deferred from 3/31/04] (F-11) **FINAL PLAT WAS APPROVED AND SIGNED OFF BY THE BOARD.**

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

27. **Project # 1003355**
04DRB-00466 Minor-Sketch Plat or Plan

WAYJOHN SURVEYING, INC. agent(s) for JOSEPH GREVEY request(s) the above action(s) for all or a portion of Lot(s) 162, 163, 164 & 165, **TOWN OF ATRISCO GRANT, AIRPORT UNIT**, zoned C-1 (SC) & C-2, located on COORS BLVD NW, between GLENRIO RD NW and FORTUNA RD NW containing approximately 14 acre(s). (J-10/J-11) **INDEFINITELY DEFERRED ON A NO SHOW. LATER CAME IN AND REQUEST DEFERRAL TO 4/14/04.**

28. Approval of the Development Review Board Minutes for March 24, 2004. **THE DEVELOPMENT REVIEW BOARD MINUTES FOR MARCH 24, 2004 WERE APPROVED.**

ADJOURNED: 11:10 A.M.



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: 1003231

AGENDA ITEM NO: 7

SUBJECT:

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

ACTION REQUESTED:

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

ENGINEERING COMMENTS:

An approved drainage report is required for Preliminary Plat approval.
An approved infrastructure list is required for Preliminary Plat approval.

RESOLUTION:

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

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

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

FOR:

SIGNED: Bradley L. Bingham
City Engineer/AMAFCA Designee

DATE: April 7, 2004

Refer @ 4/28

DRB PUBLIC HEARING SIGN IN SHEETS

CASE NUMBER: 1003231 AGENDA#: 7 DATE: 4.7.04

1. Name: _____ Address: _____ Zip: _____

2. Name: _____ Address: _____ Zip: _____

3. Name: _____ Address: _____ Zip: _____

4. Name: _____ Address: _____ Zip: _____

5. Name: _____ Address: _____ Zip: _____

6. Name: _____ Address: _____ Zip: _____

7. Name: _____ Address: _____ Zip: _____

8. Name: _____ Address: _____ Zip: _____

9. Name: _____ Address: _____ Zip: _____

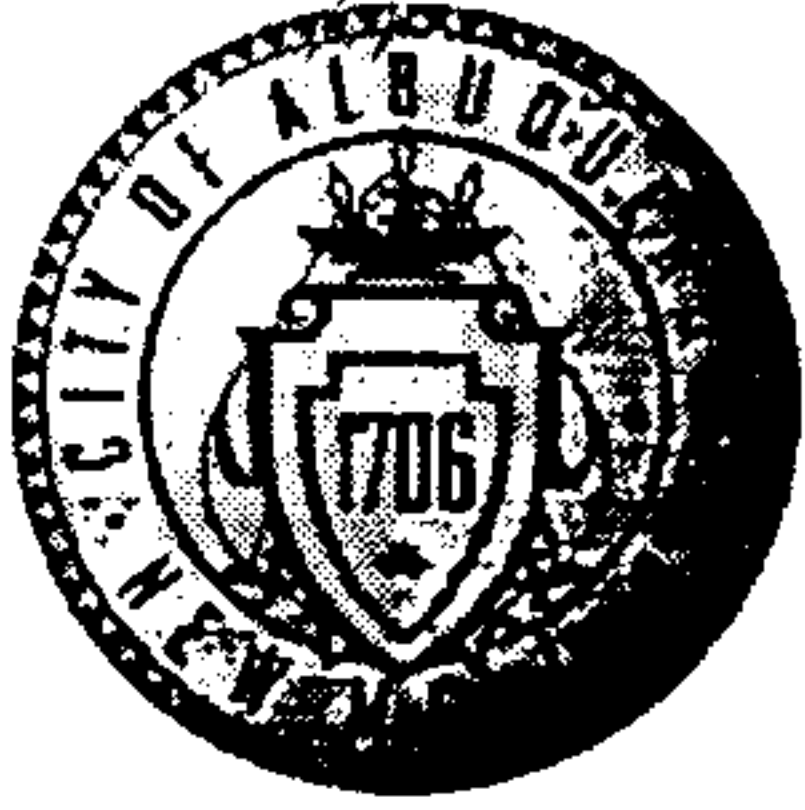
10. Name: _____ Address: _____ Zip: _____

11. Name: _____ Address: _____ Zip: _____

12. Name: _____ Address: _____ Zip: _____

13. Name: _____ Address: _____ Zip: _____

14. Name: _____ Address: _____ Zip: _____



**DEVELOPMENT REVIEW BOARD
ACTION SHEET**

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

March 24, 2004 9:00 a.m.

MEMBERS:

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

Wilfred Gallegos, Transportation Development
Brad Bingham, Alternate City Engineer

Roger Green, Utility Development
Christina Sandoval, Parks & Recreation

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

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

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

- A. Call to Order: 9:00 A.M. Adjourned: 11:20 A.M.
- B. Changes and/or Additions to the Agenda
- C. New or Old Business

CASES WHICH REQUIRE PUBLIC NOTIFICATION

MAJOR SUBDIVISIONS, VACATIONS, SIA EXTENSIONS AND SITE DEVELOPMENT PLANS

- 1. **Project # 1000147**
04DRB-00257 Major-Two Year SIA

MARK GOODWIN & ASSOCIATES agent(s) for C & W LAND DEVELOPMENT request(s) the above action(s) for all or a portion of Unit(s) 1-4, Tract(s) 57-60, TOWN OF ATRISCO GRANT, (to be known as **WHISPERING POINT SUBDIVISION**, zoned R-D residential and related uses zone, developing area, located on SUNSET GARDENS SW, between 82nd ST SW and UNSER BLVD SW containing approximately 24 acre(s). [REF: DRB-97-497, 02DRB-00067, 03DRB-00058, 02DRB-01961] (L-10) A **ONE-YEAR EXTENSION OF THE SIA WAS APPROVED.**

2. **Project # 1003112**
04DRB-00259 Major-Vacation of Pub
Right-of-Way
04DRB-00258 Major-Preliminary Plat
Approval
04DRB-00260 Minor-Temp Defer
SDWK

COMMUNITY SCIENCES CORP agent(s) for
COLLATZ INC./CLIFFORD CAPITAL FUND INC
request(s) the above action(s) for: A TRACT OF LAND
SITUATE WITHIN THE TOWN OF ALBUQUERQUE GRANT, PROJECTED
SECTIONS 34 AND 35, TOWNSHIP 11 NORTH, RANGE 2 EAST, NEW MEXICO
PRINCIPAL MERIDIAN, CITY OF ALBUQUERQUE, BERNALILLO COUNTY,
NEW MEXICO, BEING ALL OF: TRACT D OF LAVA TRAILS SUBDIVISION AS
THE SAME IS SHOWN AND DESIGNATED ON THE PLAT THEREOF
RECORDED IN THE OFFICE OF THE COUNTY CLERK, BERNALILLO
COUNTY, NEW MEXICO ON 5/16/2002, IN BOOK 2002C, PAGE 172; THE
REMAINING "LANDS OF SLOAN" AS THE SAME IS SHOWN AND
DESIGNATED ON THE SPECIAL WARRANTY DEED RECORDED IN THE
OFFICE OF THE COUNTY CLERK, BERNALILLO COUNTY, NEW MEXICO ON
7/27/1945, IN BOOK 220, PAGE 289; THE LANDS OF BOB CARRICO AS THE
SAME IS SHOWN AND DESIGNATED ON THE WARRANTY DEED RECORDED
IN THE OFFICE OF THE COUNTY CLERK, BERNALILLO COUNTY, NEW
MEXICO ON 5/15/1972, IN BOOK D918, PAGE 551; THE LANDS OF JOE
SAAVEDRA AS THE SAME IS SHOWN AND DESIGNATED ON THE
WARRANTY DEED RECORDED IN THE OFFICE OF THE COUNTY CLERK,
BERNALILLO COUNTY, NEW MEXICO ON 5/10/1964, AS DOC #98133; THE
LANDS OF ALBERT GURULE AND THE SAME IS SHOWN AND DESIGNATED
ON THE WARRANTY DEED RECORDED IN THE OFFICE OF THE COUNTY
CLERK, BERNALILLO COUNTY, NEW MEXICO ON 2/17/1997, IN BOOK 97-4,
PAGE 9000; PAQUIN TRAIL GRANT OF EASEMENT AS THE SAME IS SHOWN
AND DESIGNATED ON THE WARRANTY DEED RECORDED IN THE OFFICE
OF THE COUNTY CLERK, BERNALILLO COUNTY, NEW MEXICO ON
01/14/1955, IN BOOK D302, PAGE 303; THE LANDS OF DUNCAN
KIRK/DEBORAH TARPLEY AS THE SAME IS SHOWN AND DESIGNATED ON
THE WARRANTY DEED RECORDED IN THE OFFICE OF THE COUNTY
CLERK, BERNALILLO COUNTY, NEW MEXICO ON 02/01/2002, IN BOOK A31,
PAGE 4192 BUT LESS AND EXCEPTING THEREFROM THOSE LANDS
GRANTED TO THE CITY OF ALBUQUERQUE IN THAT WARRANTY DEED
RECORDED ON JUNE 12, 1992 IN BK. 92-13, PGS. 9944-9948; ALL BEING
DESCRIBED MORE FULLY AS FOLLOWS: BEGINNING AT THE SOUTHWEST
CORNER OF SAID TRACT D, LAVA TRAILS SUBDIVISION, A POINT LOCATED
ON THE NORTHERLY RIGHT OF WAY LINE OF WESTERN TRAIL N.W. AND
RUNNING THENCE N11°45'21"W, 338.72 FEET; THENCE S77°36'56"W, 127.43
FEET; THENCE N35°50'27"W, 123.47 FEET; THENCE N35°50'27"W, 66.00
FEET TO A POINT LOCATED ON THE EASTERLY RIGHT OF WAY LINE OF
UNSER BLVD N.W.; THENCE ALONG SAID EASTERLY RIGHT OF WAY LINE
652.67 FEET ALONG AN 1178.00 FOOT RADIUS CURVE TO THE LEFT
(CENTRAL ANGLE = 31°44'40"; CHORD BEARS N44°22'41" E, 644.35
FEET); THENCE LEAVING SAID EASTERLY RIGHT OF WAY LINE S89°34'22"E,
144.15 FEET TO A POINT ON THE WESTERLY RIGHT OF WAY LINE OF
ATRISCO DRIVE N.W.; THENCE ALONG SAID WESTERLY RIGHT OF WAY
LINE S11°45'40"E 793.97 FEET TO A NON-TANGENT POINT OF CURVATURE;
THENCE 29.21 FEET ALONG A 50.00 FOOT RADIUS CURVE TO THE RIGHT
(CENTRAL ANGLE = 33°28'34"; CHORD BEARS S05°07'51"W, 28.80 FEET);
THENCE CONTINUING ALONG SAID RIGHT-OF-WAY LINE THE FOLLOWING
THREE (3) COURSES: N56°53'08"W, 11.55 FEET; S33°06'52"W, 21.60 FEET;
S56°53'08"E, 11.09 FEET TO A POINT ON THE NORTHERLY RIGHT-OF-WAY
LINE OF WESTERN TRAIL ROAD NW; THENCE CONTINUING ALONG SAID
NORTHERLY RIGHT OF WAY LINE 30.39 FEET ALONG A 50.00 FOOT RADIUS
CURVE TO THE RIGHT (CENTRAL ANGLE = 34°49'19"; CHORD BEARS
S64°14'04"W, 29.92 FEET TO A POINT OF REVERSE CURVATURE; THENCE
CONTINUING ALONG SAID NORTHERLY RIGHT OF WAY LINE 188.62 FEET
ALONG A 2683.31 FOOT RADIUS CURVE TO THE LEFT (CENTRAL ANGLE =
04°01'39"; CHORD BEARS S79°37'54"W 188.58 FEET A POINT OF TANGENCY;
THENCE S77°37'04"W, 228.57 FEET TO THE POINT OF BEGINNING, AND
CONTAINING 9.0545 ACRES, MORE OR LESS, (to be known as
RINCONADA TRAILS SUBDIVISION (formerly
Western Trails Estates), zoned R-D, located on
UNSER BLVD NW, between WESTERN TRAILS NW
and LEGENDS AVE NW containing approximately 10
acre(s). [REF:SD-80-5, 03DRB-0199. [Deferred from
3/24/04] (F-10 & F-11) DEFERRED AT THE AGENT'S
REQUEST TO 4/14/04.

3. **Project # 1003232**
04DRB-00254 Major-Vacation of Pub
Right-of-Way
04DRB-00255 Major-Vacation of Public
Easements
04DRB-00253 Minor-Prelim&Final Plat
Approval

COMMUNITY SCIENCES CORP. agent(s) for ENTRADA DEVELOPMENT LTD. CO. request(s) the above action(s) for all or a portion of Lot(s) 8-P2, **CAMPBELL FARM SUBDIVISION** AND Tract(s) A, **LANDS OF ANDREWS**, zoned RA-2 residential and agricultural zone, located on CAMPBELL LANE NW, between CAMPBELL RD NW and MATTHEW RD NW containing approximately 2 acre(s). [REF: DRB-98-195, 04DRB-00139] [*Deferred from 3/24/04*] (G-13) **DEFERRED AT THE AGENT'S REQUEST TO 4/7/04.**

4. **Project # 1003186**
04DRB-00256 Major-Vacation of Pub
Right-of-Way

RIO GRANDE ENGINEERING agent(s) for STV INVESTMENTS, LLC request(s) the above action(s) for all or a portion of Tract(s) 442, Unit(s) 3, **LAND OF ATRISCO GRANT**, zoned R-D residential and related uses zone, developing area, 9DU/AC, located EAST OF 97TH ST SW, between SAN YGNACIO BLVD SW and TOWER BLVD SW containing approximately 1 acre(s). [REF: 04DRB-00035] (L-9) **VACATION WAS APPROVED AS SHOWN ON EXHIBIT B IN THE PLANNING FILE.**

5. **Project # 1003231**
04DRB-00261 Major-Preliminary Plat
Approval
04DRB-00263 Minor-Temp Defer
SDWK
04DRB-00262 Minor-Subd Design
(DPM) Variance

WILSON & COMPANY INC agent(s) for LONGFORD @ ARROWWOOD LLC request(s) the above action(s) for all or a portion of Tract(s) 29A & 30A1, LANDS OF SALAZAR/QUATRO/SJ HANNETT, (to be known as **LONGFORD @ ARROWWOOD SUBDIVISION**) zoned R-LT residential zone, located on 98TH ST SW, between RIO BRAVO SW and BLAKE SW containing approximately 59 acre(s). [REF: 02DRB-01621, 01622, 04DRB-00137] [*Deferred from 3/24/04*] (N-9) **THE SUBDIVISION DESIGN VARIANCE WAS WITHDRAWN AT THE AGENT'S REQUEST. A LETTER TO FOLLOW. DEFERRED AT THE AGENT'S REQUEST TO 4/7/04.**

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

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

6. **Project # 1003296**
04DRB-00341 Minor-SiteDev Plan
BldPermit

DAVID PACHECO, agent(s) for VERNON DORRIS, request(s) the above action(s) for all or a portion of Tract(s) 11, **ALAMEDA BUSINESS PARK**, zoned SU-2, IP-EP, located on ALAMEDA BLVD NE between EDITH NE and JEFFERSON NE containing approximately 1 acre(s). [REF: DRB-98-223, V-99-9, 10001321, 1003114] [*Deferred from 3/24/04*] (C-16) **DEFERRED AT THE AGENT'S REQUEST TO 4/7/04.**

7. **Project # 1003299**
04DRB-00346 Minor-SiteDev Plan
BldPermit

STERLING CAPITAL DEVELOPMENT LLC request(s) the above action(s) for all or a portion of Lot(s) 16A, Block(s) 18, Tract(s) A, **NORTH ALBUQUERQUE ACRES, UNIT B**, zoned SU-2 special neighborhood zone, M-1, located on SAN PEDRO DR NE, between PASEO DEL NORTE NE and HOLLY AVE. NE containing approximately 2 acre(s). [REF: DRB-96-67] [*Deferred from 3/24/04*] (C-18) **DEFERRED AT THE AGENT'S REQUEST TO 4/7/04.**

8. **Project # 1000650**
04DRB-00277 Minor-SiteDev Plan
BldPermit/EPC

TIERRA WEST LLC agent(s) for WALMART STORES INC request(s) the above action(s) for all or a portion of Lot(s) 1-A, **LANDS OF LAMONICA & WENK**, zoned SU-1, C-1 PERMANENT USES, located on COORS BLVD SW, between RIO BRAVO BLVD SW and LAMONICA RD SW containing approximately 21 acre(s). [REF: AX-88-7, Z-99-78, 03EPC-00905, 00907, 03DRB-01906] [**Carmen Marrone, EPC Case Planner**] [*Deferred from 3/10/04 & 3/24/04*] (P-10) **DEFERRED AT THE AGENT'S REQUEST TO 3/31/04.**

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

9. **Project # 1001926**
04DRB-00329 Minor-Amnd Prelim Plat
Approval

JEFF DORWART agent(s) for BEN PLATANIA request(s) the above action(s) for all or a portion of Tract(s) 225, **TOWN OF ATRISCO GRANT, AIRPORT UNIT**, zoned R-2 residential zone, located on GLEN RIO RD NW, between 72ND ST NW and 78TH ST NW containing approximately 5 acre(s). [REF: 1000069, 02DRB-00568, 02DDRB-00673, 03DRB-01224, 01225, 01475] (J-10) **WITH THE SIGNING OF THE AMENDED GRADING PLAN ENGINEER STAMP DATED 3/24/04 THE AMENDED PRELIMINARY PLAT WAS APPROVED. THIS AMENDMENT DOES NOT EXTEND THE EXPIRATION DATE OF THE ALREADY APPROVED PRELIMINARY PLAT.**

10. **Project # 1001209**
03DRB-02063 Minor- Final Plat Approval

MARK GOODWIN & ASSOC. agent(s) for CLIFFORD CAPITAL FUND, INC. request(s) the above action(s) for all or a portion of Tract(s) A, **LAVA TRAILS**, zoned SU-1 special use zone, located on WESTERN TRAILS DR NW, between UNSER BLVD. NW and ATRISCO RD. NW containing approximately 6 acre(s). [REF: 02DRB-00183, 01DRB-00562, Z-98-139] [*Final Plat was indefinitely deferred with condition: the perimeter wall design submittal must be approved before final plat approval*] (F-10) **FINAL PLAT WAS APPROVED AND SIGNED OFF BY THE BOARD.**

11. **Project # 1002565**
04DRB-00339 Minor-Final Plat Approval

MARK GOODWIN & ASSOCIATES PA agent(s) for LOS GRIEGOS DEVELOPMENT, LLC request(s) the above action(s) for all or a portion of Lot(s) 161A, 161B1, 161B2, 162A, 162B, 163A, 166A, 166B, 167A, MRGCD MAP # 31, (to be known as **VILLA DE LA CAPILLA**, zoned SU-1 special use zone, FOR PRD, located on GRIEGOS RD NW, between SAN ISIDRO ST NW and GRIEGOS DRAIN NW containing approximately 5 acre(s). [REF: 03EPC-00506, 03EPC-00505, 03EPC-00509] (F-13) **FINAL PLAT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO PARKS FOR PARK DEDICATION CASH-IN-LIEU PAYMENT.**

12. **Project # 1003217**
04DRB-00357 Minor-Final Plat Approval

BOHANNAN HUSTON, INC. agent(s) for LAS VENTANAS LTD. PARTNERSHIP request(s) the above action(s) for all or a portion of Tract(s) 29E, **COUNTRY MEADOWS SUBDIVISION, UNIT 4**, zoned R-LT residential zone, located on UNIVERSE BLVD NW, between IRVING BLVD NW and COUNTRY COVE PL NW containing approximately 12 acre(s). [REF: 04DRB-00097] (B-9) **FINAL PLAT WAS APPROVED AND SIGNED OFF BY THE BOARD.**

13. **Project # 1001413**
04DRB-00354 Minor-Final Plat Approval

BOHANNAN HUSTON, INC. agent(s) for PULTE HOMES OF NM, INC. request(s) the above action(s) for all or a portion of Tract(s) Y-1A-1A-4 & Y-1A-1A-5, VENTANA RANCH, (to be known as **PINON POINT, UNIT 6**, zoned R-LT residential zone, located on IRVING BLVD NW, WEST OF RAINBOW NW containing approximately 16 acre(s). [REF: 02DRB-00517] (B-9) **FINAL PLAT WAS APPROVED AND SIGNED OFF BY THE BOARD.**

14. **Project # 1002640**
04DRB-00350 Major-Final Plat Approval

ISAACSON & ARFMAN, P.A. agent(s) for TWO JOES, LLC request(s) the above action(s) for all or a portion of Lot(s) 22-32, Block(s) 3, UNIT 3, Tract(s) 2, NORTH ALBUQUERQUE ACRES, (to be known as **VISTA DEL AGUILA SUBDIVISION, UNIT 3**) zoned R-D (7 DU/AC) located on ALAMEDA BLVD NE, between LOUISIANA BLVD NE and WYOMING BLVD NE containing approximately 12 acre(s). [REF: 03DRB-00723, AP-03EPC-01242, 03-00724(SPS), 03DRB-01574, 03DRB-00724, 03DRB-00725, 03DRB-00726, 03DRB-00728] (C-19) **FINAL PLAT WAS APPROVED AND SIGNED OFF BY THE BOARD.**

15. **Project # 1002511**
04DRB-00358 Minor-Final Plat
Approval

ISAACSON & ARFMAN, PA agent(s) for KB HOME OF NEW MEXICO request(s) the above action(s) for all or a portion of Lot(s) 17 & 18, Block(s) A, **SUNDANCE SUBDIVISION**, zoned R-LT, located on HATTERAS PL NW between BLUEWATER RD NW and WEST OF LUMINOSO DR NW. [REF: 03DRB-00858, 03DRB-00859, 03DRB-00860-61, 03EPC-00316, 03DRB-01578, 03DRB-01580] (K-9) **FINAL PLAT WAS APPROVED AND SIGNED OFF BY THE BOARD.**

- 04DRB-00359 Minor-Final Plat
Approval

ISAACSON & ARFMAN, PA agent(s) for KB HOME OF NEW MEXICO request(s) the above action(s) for all or a portion of Lot(s) 4-5, Block(s) A, **SUNDANCE SUBDIVISION**, zoned R-LT, located on SAWGRASS PL NW, between BLUEWATER RD NW and WEST OF LUMINOSO DR NW. [REF: 03DRB-00858-59-60-61, 03EPC-00316, 03DRB-0158 & 80] (K-9) **FINAL PLAT WAS APPROVED AND SIGNED OFF BY THE BOARD.**

16. **Project # 1002506**
04DRB-00360 Minor-Vacation of
Private Easements

TIERRA WEST LLC agent(s) for STH INVESTMENTS request(s) the above action(s) for all or a portion of Tract(s) 12A & 12B, **BLACK RANCH**, zoned RA-1, located on CORRALES MAIN CANAL, between COORS BLVD NW and RIVERFRONTE DR NW containing approximately 43 acre(s). [REF: 03EPC-00300, 03EPC-00301, 04DRB-00217] [*Deferred from 3/24/04*] (C-13) **DEFERRED AT THE AGENT'S REQUEST TO 3/31/04.**

17. **Project # 1003123**
04DRB-00348 Minor-Vacation of Private
Easements
04DRB-00347 Minor-Prelim&Final Plat
Approval

SURVEYS SOUTHWEST LTD agent(s) for EILEEN DEVEREUX & STEFAN WATSON request(s) the above action(s) for all or a portion of Tract(s) 77B1, **MRGCD MAP 36**, zoned S-M1, located on 5TH ST NW, between HAINES AVE NW and 6TH ST NW containing approximately 2 acre(s). [REF: 03DRB-02044] (H-14) **THE VACATION OF THE PRIVATE EASEMENT WAS WITHDRAWN AT THE AGENT'S REQUEST. A LETTER WILL FOLLOW. WITH THE SIGNING OF THE INFRASTRUCTURE LIST DATED 3/24/04 THE PRELIMINARY PLAT WAS APPROVED. THE FINAL PLAT WAS INDEFINITELY DEFERRED.**

18. **Project # 1003258**
04DRB-00205 Minor-Prelim&Final Plat
Approval

PHILIP W. TURNER agent(s) for SALVADOR PEREZ request(s) the above action(s) for all or a portion of Lot(s) 280 B, **TOWN OF ATRISCO GRANT, UNIT 8**, zoned R-T residential zone, located on 55TH ST NW, between BICE RD NW and JUNIPER RD NW containing approximately 1 acre(s). [REF: DRB-97-205] [*Deferred from 2/25/04, 3/10/04 & 3/24/04.*] (H-11) **DEFERRED AT THE AGENT'S REQUEST TO 3/31/04.**

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

19. **Project # 1003300**
04DRB-00349 Minor-Sketch Plat or Plan
- DEBBIE HUDSON, agent(s) for JOANNE NEALEY, request(s) the above action(s) for all or a portion of Lot(s) 29 & 30, Tract(s) E 1/2, **MCDONALD ACRES THIRD UNIT**, zoned R-1, located on the southeast CORNER OF PHOENIX NW, between 10th ST NW and 11th ST NW containing approximately 1 acre(s). (H-14) **THE ABOVE REQUEST WAS REVIEWED AND COMMENTS WERE GIVEN.**
20. Approval of the Development Review Board Minutes for March 10, 2004. **THE MARCH 10, 2004 MINUTES WERE APPROVED.**

ADJOURNED: 11:20 A.M.

DRB PUBLIC HEARING SIGN IN SHEETS

CASE NUMBER: 1003231 AGENDA#: 5 DATE: 3/24/04

1. Name: Wilson C. Address: Steve Salazar Zip: _____

2. Name: Chris Medina 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
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: 1003231

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 Development Plan |
| (04) Preliminary Plat | (09) Infrastructure List | (14) Other <i>DPM Variance</i> |

ACTION REQUESTED:

REV/CMT:() APP:(x) 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.

Deferral to 4-07-04

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: March 24, 2004



CITY OF ALBUQUERQUE
PLANNING DEPARTMENT
DEVELOPMENT REVIEW BOARD

March 24, 2004

Project # 1003231

04DRB-00261 Major-Preliminary Plat Approval
04DRB-00263 Minor-Temp Defer SDWK
04DRB-00262 Minor-Subd Design (DPM) Variance

WILSON & COMPANY INC agent(s) for LONGFORD @ ARROWWOOD LLC request(s) the above action(s) for all or a portion of Tract(s) 29A & 30A1, LANDS OF SALAZAR/QUATRO/SJ HANNETT, (to be known as **LONGFORD @ ARROWWOOD SUBDIVISION**) zoned R-LT residential zone, located on 98TH ST SW, between RIO BRAVO SW and BLAKE SW containing approximately 59 acre(s). [REF: 02DRB-01621, 01622, 04DRB-00137] (N-9)

AMAFCA

No comment.

COG

No adverse comment. For information, the Long Range Bikeway System map requires a bicycle lane on this portion of 98th Street. The pedestrian connection from the proposed development to 98th Street is noted. This is the type of improvement that will enhance walking and bicycling in the urban area.

Transit

No comments received.

Zoning Enforcement

No comments received.

Neighborhood Coord.

Letter sent to Westgate Heights (R) Neighborhood Assn.

APS

No comments received.

Police Department

A review of following case(s) indicates the following problems or crimes may occur or that the following concerns may need to be evaluated or addressed on this site or in this area. These comments do not indicate that a thorough CPTED evaluation has been done, or that other criminal activities may not occur. Maintenance of landscaping, alarm response.

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 Gas Approves.

PNM Electric 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

The subject property contains a major pueblo ruin with Tract 30A1. The site was identified in the original Rio Bravo Sector Plan, and is approximately 10 acres. **Open Space recommends deferral** until the issue of pueblo can be resolved.

City Engineer

An approved drainage report is required for Preliminary Plat approval. Defer to Transportation on DPM variance since application did not offer explanation for request.

Transportation Development

- 1) Offsite mitigation needs to be finalized.
- 2) Transportation will not accept design variance for block length.
- 3) Sidewalks are typically not deferred along side yards such as lots 9, 34, 35, etc.
- 4) Variance needed to waive sidewalks along one side of stub streets.
- 5) Need traffic distribution map.
- 6) Major locals require 6' sidewalk.
- 7) All entrances need to be checked for major local status and right-of-way width needs to be adjusted.
- 8) Shiraz should be broken up into segments with major local.

Transportation Development

- 9) Infrastructure list needs to list widths of sections for all major locals and principal arterial.
- 10) Are there any streets which require temporary paving to provide access to the subdivision in the interim?

Parks & Recreation

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

Prior to sign-off on the final plat, a fee in-lieu of and equal to the value of the required park land dedication for 370 new residential lots will be required. The fee will be based on an estimate of land value to be provided by the City Real Property office. Alternatively, the applicant may submit current appraisal information mutually acceptable to the applicant and the City.

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

Utilities Development

Infrastructure List is not in accordance with the water/sewer availability statement. Sanitary sewer outfall is NOT to the south into Anderson Hills.
2. Need to provide a utility plan showing all on-site and off-site water and sewer improvements. Side yard sidewalks cannot be deferred. No objection to Design Variance, defer to Transportation.

Planning Department

The perimeter wall submittal is not acceptable. There are submittal size & other detail requirements which need to be followed. In addition, the City Council enacted a 30 day wall moratorium. This moratorium is currently in effect. The only way to get a perimeter wall approved during this 30 days is if you follow the proposed zone code amendments going to EPC later this week. A copy of those amendments is available at our office along with the submittal requirements.

The request for temporary deferral of sidewalks is acceptable. The request for a variance from the street length requirements in the DPM looks doubtful but Planning defers to Transportation for this issue.

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

cc: Longford @ Arrowwood LLC, Attn: Kevin Daggett, 7007 Jefferson St NE, Suite #A, 87109

Wilson & Company, Inc., Attn: Steve Salazar, 4900 Lang Ave NE, 87109



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

PAGE 3

~~Project # 1003231~~

04DRB-00261 Major-Preliminary Plat Approval

04DRB-00263 Minor-Temp Defer SDWK

04DRB-00262 Minor-Subd Design (DPM) Variance

WILSON & COMPANY INC agent(s) for LONGFORD @ ARROWWOOD LLC request(s) the above action(s) for all or a portion of Tract(s) 29A & 30A1, LANDS OF SALAZAR/QUATRO/SJ HANNETT, (to be known as **LONGFORD @ ARROWWOOD SUBDIVISION**) zoned R-LT residential zone, located on 98TH ST SW, between RIO BRAVO SW and BLAKE SW containing approximately 59 acre(s). [REF: 02DRB-01621, 01622, 04DRB-00137] (N-9)

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.


Sheran Matson, AICP, DRB Chair
Development Review Board

TO BE PUBLISHED IN THE ALBUQUERQUE JOURNAL MONDAY, MARCH 8, 2004.



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

PAGE 2

THENCE N35°50'27"W, 66.00 FEET TO A POINT LOCATED ON THE EASTERLY RIGHT OF WAY LINE OF UNSER BLVD N.W.; THENCE ALONG SAID EASTERLY RIGHT OF WAY LINE 652.67 FEET ALONG AN 1178.00 FOOT RADIUS CURVE TO THE LEFT (CENTRAL ANGLE = 31°44'40"; CHORD BEARS N44°22'41" E, 644.35 FEET); THENCE LEAVING SAID EASTERLY RIGHT OF WAY LINE S89°34'22"E, 144.15 FEET TO A POINT ON THE WESTERLY RIGHT OF WAY LINE OF ATRISCO DRIVE N.W.; THENCE ALONG SAID WESTERLY RIGHT OF WAY LINE S11°45'40"E 793.97 FEET TO A NON-TANGENT POINT OF CURVATURE; THENCE 29.21 FEET ALONG A 50.00 FOOT RADIUS CURVE TO THE RIGHT (CENTRAL ANGLE = 33°28'34"; CHORD BEARS S05°07'51"W, 28.80 FEET); THENCE CONTINUING ALONG SAID RIGHT-OF-WAY LINE THE FOLLOWING THREE (3) COURSES: N56°53'08"W, 11.55 FEET; S33°06'52"W, 21.60 FEET; S56°53'08"E, 11.09 FEET TO A POINT ON THE NORTHERLY RIGHT-OF-WAY LINE OF WESTERN TRAIL ROAD NW; THENCE CONTINUING ALONG SAID NORTHERLY RIGHT OF WAY LINE 30.39 FEET ALONG A 50.00 FOOT RADIUS CURVE TO THE RIGHT (CENTRAL ANGLE = 34°49'19"; CHORD BEARS S64°14'04"W, 29.92 FEET TO A POINT OF REVERSE CURVATURE; THENCE CONTINUING ALONG SAID NORTHERLY RIGHT OF WAY LINE 188.62 FEET ALONG A 2683.31 FOOT RADIUS CURVE TO THE LEFT (CENTRAL ANGLE = 04°01'39"; CHORD BEARS S79°37'54"W 188.58 FEET A POINT OF TANGENCY; THENCE S77°37'04"W, 228.57 FEET TO THE POINT OF BEGINNING, AND CONTAINING 9.0545 ACRES, MORE OR LESS, (to be known as **RINCONADA TRAILS SUBDIVISION** (formerly Western Trails Estates), zoned R-D, located on UNSER BLVD NW, between WESTERN TRAILS NW and LEGENDS AVE NW containing approximately 10 acre(s). [REF:SD-80-5, 03DRB-01994] (F-10 & F-11)

Project # 1003232

04DRB-00254 Major-Vacation of Pub Right-of-Way

04DRB-00255 Major-Vacation of Public Easements

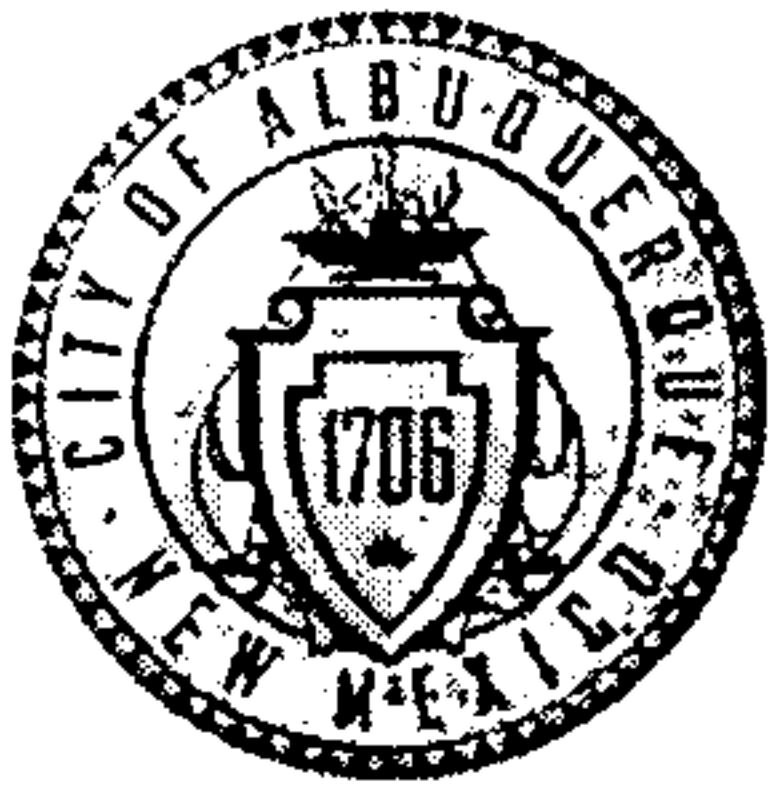
04DRB-00253 Minor-Prelim&Final Plat Approval

COMMUNITY SCIENCES CORP. agent(s) for ENTRADA DEVELOPMENT LTD. CO. request(s) the above action(s) for all or a portion of Lot(s) 8-P2, **CAMPBELL FARM SUBDIVISION** AND Tract(s) A, **LANDS OF ANDREWS**, zoned RA-2 residential and agricultural zone, located on CAMPBELL LANE NW, between CAMPBELL RD NW and MATTHEW RD NW containing approximately 2 acre(s). [REF: DRB-98-195, 04DRB-00139] (G-13)

Project # 1003186

04DRB-00256 Major-Vacation of Pub Right-of-Way

RIO GRANDE ENGINEERING agent(s) for STV INVESTMENTS, LLC request(s) the above action(s) for all or a portion of Tract(s) 442, Unit(s) 3, **LAND OF ATRISCO GRANT**, zoned R-D residential and related uses zone, developing area, 9DU/AC, located EAST OF 97TH ST SW, between SAN YGNACIO BLVD SW and TOWER BLVD SW containing approximately 1 acre(s). [REF: 04DRB-00035] (L-9)



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

Notice is hereby given that the Development Review Board, City of Albuquerque, will hold a public hearing in the **Plaza del Sol Hearing Room, Basement, Plaza del Sol Building, 600 2nd St NW**, on **Wednesday, March 24, 2004**, beginning at **9:00 a.m.** for the purpose of considering the following:

Project # 1000147

04DRB-00257 Major-Two Year SIA

MARK GOODWIN & ASSOCIATES agent(s) for C & W LAND DEVELOPMENT request(s) the above action(s) for all or a portion of Unit(s) 1-4, Tract(s) 57-60, TOWN OF ATRISCO GRANT, (to be known as **WHISPERING POINT SUBDIVISION**, zoned R-D residential and related uses zone, developing area, located on SUNSET GARDENS SW, between 82nd ST SW and UNSER BLVD SW containing approximately 24 acre(s). [REF: DRB-97-497, 02DRB-00067, 03DRB-00058, 02DRB-01961] (L-10)

Project # 1003112

04DRB-00259 Major-Vacation of Pub Right-of-Way

04DRB-00258 Major-Preliminary Plat Approval

04DRB-00260 Minor-Temp Defer SDWK

COMMUNITY SCIENCES CORP agent(s) for COLLATZ INC./CLIFFORD CAPITAL FUND INC request(s) the above action(s) for: A TRACT OF LAND SITUATE WITHIN THE TOWN OF ALBUQUERQUE GRANT, PROJECTED SECTIONS 34 AND 35, TOWNSHIP 11 NORTH, RANGE 2 EAST, NEW MEXICO PRINCIPAL MERIDIAN, CITY OF ALBUQUERQUE, BERNALILLO COUNTY, NEW MEXICO, BEING ALL OF: TRACT D OF LAVA TRAILS SUBDIVISION AS THE SAME IS SHOWN AND DESIGNATED ON THE PLAT THEREOF RECORDED IN THE OFFICE OF THE COUNTY CLERK, BERNALILLO COUNTY, NEW MEXICO ON 5/16/2002, IN BOOK 2002C, PAGE 172; THE REMAINING "LANDS OF SLOAN" AS THE SAME IS SHOWN AND DESIGNATED ON THE SPECIAL WARRANTY DEED RECORDED IN THE OFFICE OF THE COUNTY CLERK, BERNALILLO COUNTY, NEW MEXICO ON 7/27/1945, IN BOOK 220, PAGE 289; THE LANDS OF BOB CARRICO AS THE SAME IS SHOWN AND DESIGNATED ON THE WARRANTY DEED RECORDED IN THE OFFICE OF THE COUNTY CLERK, BERNALILLO COUNTY, NEW MEXICO ON 5/15/1972, IN BOOK D918, PAGE 551; THE LANDS OF JOE SAAVEDRA AS THE SAME IS SHOWN AND DESIGNATED ON THE WARRANTY DEED RECORDED IN THE OFFICE OF THE COUNTY CLERK, BERNALILLO COUNTY, NEW MEXICO ON 5/10/1964, AS DOC #98133; THE LANDS OF ALBERT GURULE AND THE SAME IS SHOWN AND DESIGNATED ON THE WARRANTY DEED RECORDED IN THE OFFICE OF THE COUNTY CLERK, BERNALILLO COUNTY, NEW MEXICO ON 2/17/1997, IN BOOK 97-4, PAGE 9000; PAQUIN TRAIL GRANT OF EASEMENT AS THE SAME IS SHOWN AND DESIGNATED ON THE WARRANTY DEED RECORDED IN THE OFFICE OF THE COUNTY CLERK, BERNALILLO COUNTY, NEW MEXICO ON 01/14/1955, IN BOOK D302, PAGE 303; THE LANDS OF DUNCAN KIRK/DEBORAH TARPLEY AS THE SAME IS SHOWN AND DESIGNATED ON THE WARRANTY DEED RECORDED IN THE OFFICE OF THE COUNTY CLERK, BERNALILLO COUNTY, NEW MEXICO ON 02/01/2002, IN BOOK A31, PAGE 4192 BUT LESS AND EXCEPTING THEREFROM THOSE LANDS GRANTED TO THE CITY OF ALBUQUERQUE IN THAT WARRANTY DEED RECORDED ON JUNE 12, 1992 IN BK. 92-13, PGS. 9944-9948; ALL BEING DESCRIBED MORE FULLY AS FOLLOWS:

BEGINNING AT THE SOUTHWEST CORNER OF SAID TRACT D, LAVA TRAILS SUBDIVISION, A POINT LOCATED ON THE NORTHERLY RIGHT OF WAY LINE OF WESTERN TRAIL N.W. AND RUNNING THENCE N11°45'21"W, 338.72 FEET; THENCE S77°36'56"W, 127.43 FEET; THENCE N35°50'27"W, 123.47 FEET;

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

Meeting Date: MARCH 24, 2004
Zone Atlas Page: N-9-Z
Notification Radius: 100 Ft.

Project# 1003231
App# 04DRB-00261
App# 04DRB-00262
App# 04DRB-00263

Cross Reference and Location: N/A

Applicant: LONGFORD AT ARROWWOOD, LLC
ATTN: KEVIN DAGGETT
Address: 7007 JEFFERSON ST NE, STE# A
ALBUQUERQUE NM 87109

Agent: WILSON & COMPANY, INC.
ATTN: STEVE SALAZAR
Address: 4900 LANG AVE. NE
ALBUQUERQUE NM 87109

Special Instructions:

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

Date Mailed: MARCH 5, 2004

Signature: KYLE TSEHLIKAI

100805446943510102	LEGAL: TRACT A BULK LAND PLAT FOR ROSNER TRACT A & B PROPERTY ADDR: 00000 OWNER NAME: CURB INC OWNER ADDR: 06301 INDIAN SCHOOL	LAND USE: RD NE ALBUQUERQUE NM	87110
100805450834510101	LEGAL: WEST ERNLY PORT OF TRACT 4-A SALAZAR-DAVIS TRACTS A PROPERTY ADDR: 00000 N/A OWNER NAME: CURB INC OWNER ADDR: 06301 INDIAN SCHOOL	LAND USE: RD NE ALBUQUERQUE NM	87110
100905401534920101	LEGAL: TRACT OF LAND IN THE W/2 SW/4 NW/4 SEC 4 T9N R2E AKA PROPERTY ADDR: 00000 N/A OWNER NAME: CORNISH THOMAS ETUX ETAL OWNER ADDR: 00000	LAND USE: ALBUQUERQUE NM	87103
100905403835020102	LEGAL: TOWN OF ATRISCO GRANT TRACT OF LAND AS RES BK CONT 5. PROPERTY ADDR: 00000 BLAKE OWNER NAME: BELLAMAH COMMUNITY DEVELOPMENT OWNER ADDR: 00000	LAND USE: ALBUQUERQUE NM	87103
100905413232720103	LEGAL: SLY PORT OF NLY PORT OF TR 1 SALAZAR-DAVIS TRS A.K PROPERTY ADDR: 00000 N/A OWNER NAME: SALAZAR FAMILY TRUST & JSJ INV OWNER ADDR: 00000	LAND USE: ALBUQUERQUE NM	87103
100905425731420104	LEGAL: TRACT OF LAND BEING A PORTION OF TR 1 SALAZAR-DAVIS PROPERTY ADDR: 00000 N/A OWNER NAME: YDD JAMES J & HEE Y & OWNER ADDR: 01306 BROADWAY	LAND USE: BL SE ALBUQUERQUE NM	87102
100905430018530144	LEGAL: TRACT OF LAND BEING SLY PORT OF TR 1 SALAZAR-DAVIS PROPERTY ADDR: 00000 N/A OWNER NAME: SALAZAR FAMILY TRUST & JSJ INV OWNER ADDR: 00000	LAND USE: ALBUQUERQUE NM	87103
100805446922740130	LEGAL: TRACT B BULK LAND PLAT FOR ROSNER TRACT TRACT A & PROPERTY ADDR: 00000 OWNER NAME: CURB INC OWNER ADDR: 06301 INDIAN SCHOOL	LAND USE: RD NE ALBUQUERQUE NM	87110
100905434920440101	LEGAL: E'LY TRACT OF LAND BEING A PORTION OF TRACT 1 SALAZAR-DAVIS PROPERTY ADDR: 00000 OWNER NAME: YDD JAMES J & HEE Y & OWNER ADDR: 01306 BROADWAY	LAND USE: BL SE ALBUQUERQUE NM	87102
100905430018530144	LEGAL: TRACT OF LAND BEING SLY PORT OF TR 1 SALAZAR-DAVIS PROPERTY ADDR: 00000 N/A OWNER NAME: SALAZAR FAMILY TRUST & JSJ INV OWNER ADDR: 00000	LAND USE: ALBUQUERQUE NM	87103

"Attachment A"

Steve J. Salazar, Wilson and Company
Zone Map: N-9

WESTGATE HEIGHTS N.A. (R)

- ✓ Matthew Archuleta
1628 Summerfield SW/87121 836-7251 (h)
- ✓ Libby McIntosh
1316 Ladrones Ct. SW/87121 831-5189 (h)

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

7002 0860 0000 9460 3911

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

ALBUQUERQUE, NM 87121 **A L U S E**

Postage	\$ 0.60
Certified Fee	2.30
Return Receipt Fee (Endorsement Required)	1.75
Restricted Delivery Fee (Endorsement Required)	
Total Postage & Fees	\$ 4.65

UNIT ID: 0127

Postmark
Here
Clerk: KTGH19
02/19/04

Sent To Libby McIntosh
 Street, Apt. No.;
 or PO Box No. 1316 Ladera N.E., SW
 City, State, ZIP+4 Albuquerque, NM 87121
 PS Form 3800, April 2002 See Reverse for Instructions

7002 0860 0000 9460 3928

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

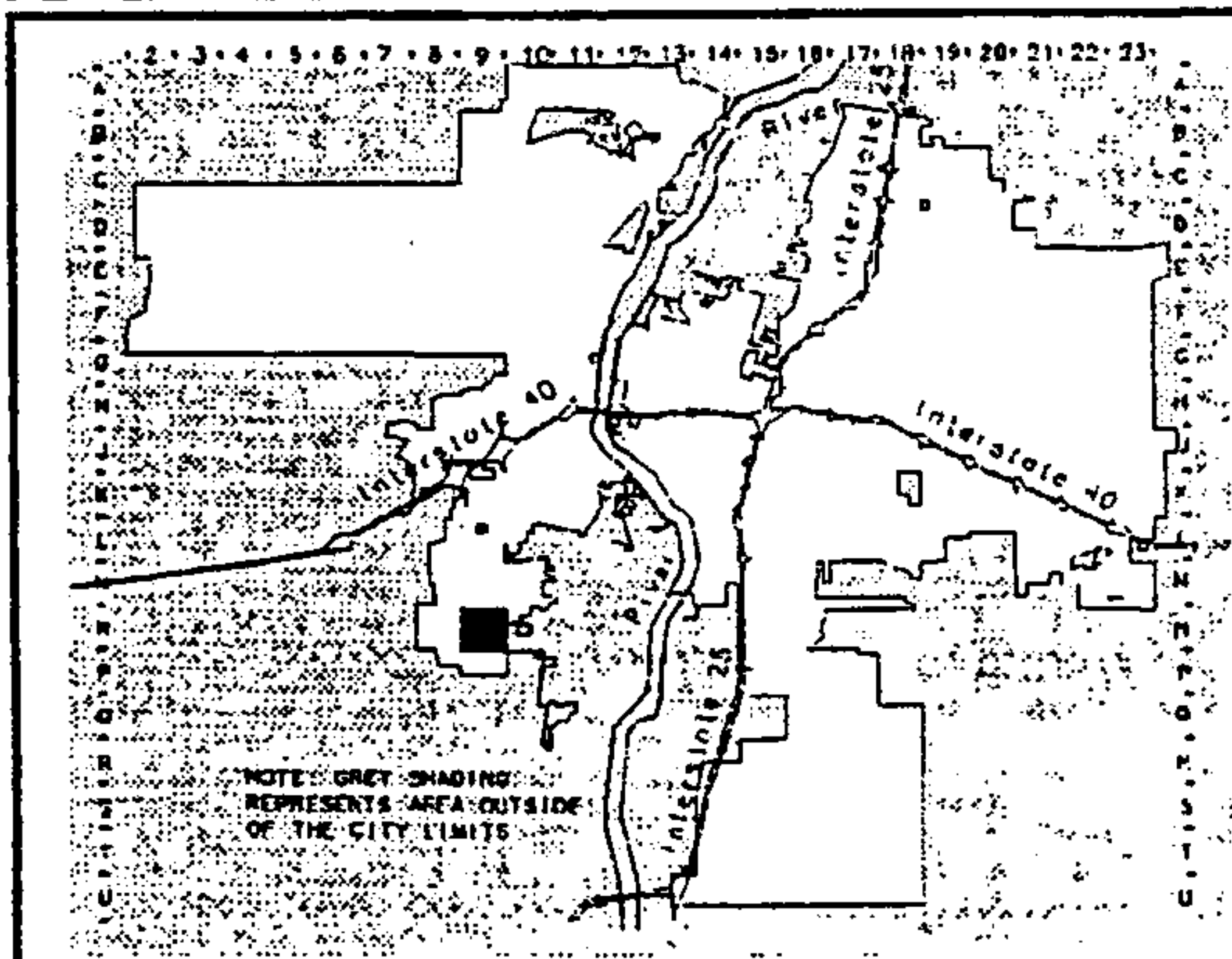
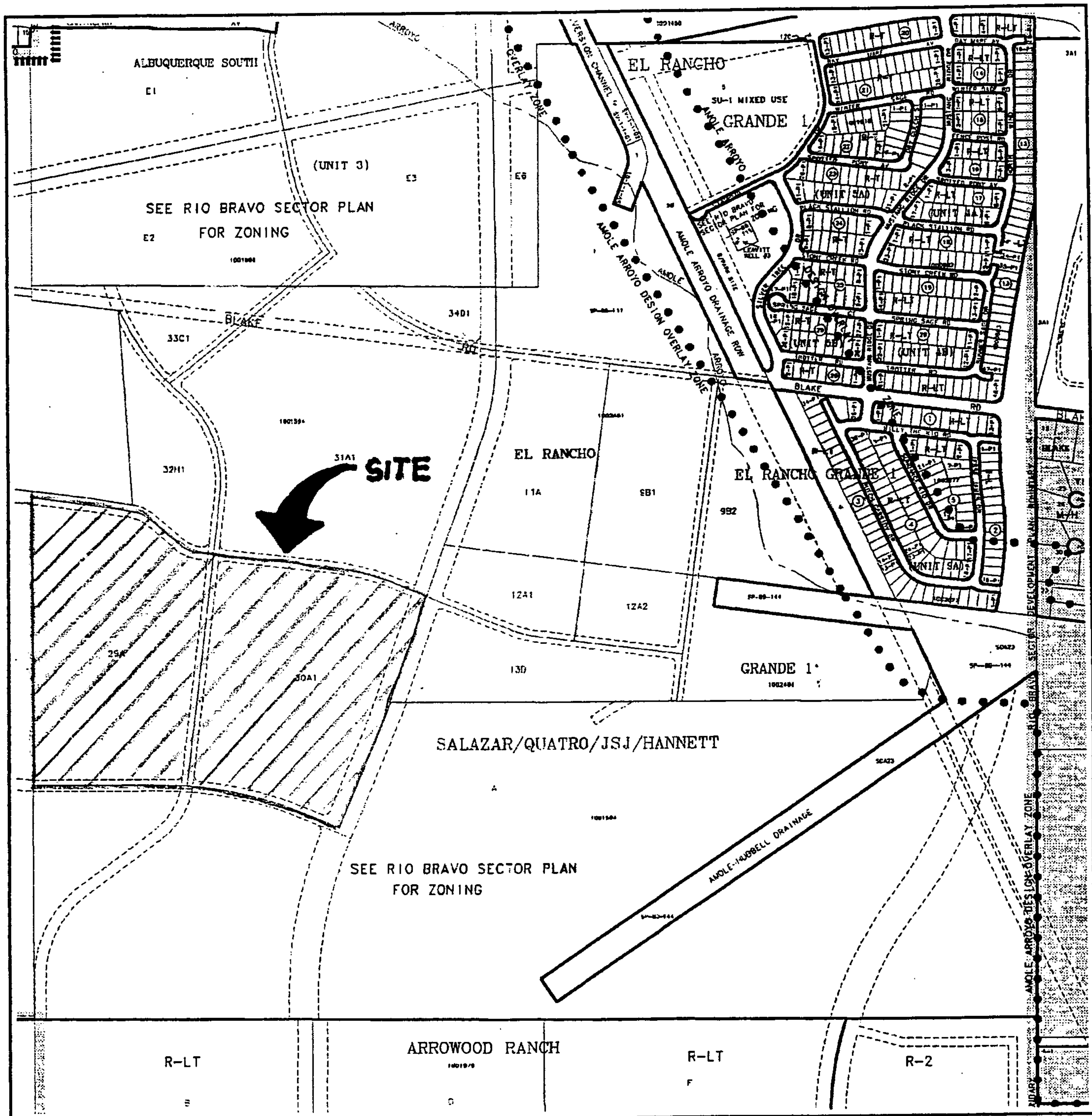
ALBUQUERQUE, NM 87121 **A L U S E**

Postage	\$ 0.60
Certified Fee	2.30
Return Receipt Fee (Endorsement Required)	1.75
Restricted Delivery Fee (Endorsement Required)	
Total Postage & Fees	\$ 4.65

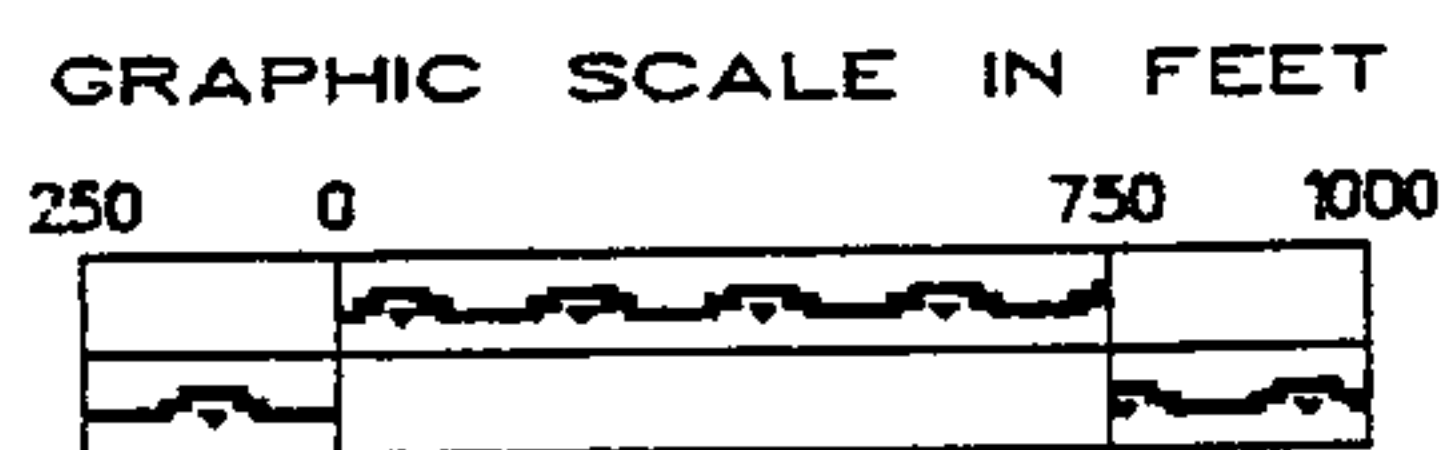
UNIT ID: 0127

Postmark
Here
Clerk: KTGH19
02/19/04

Sent To Matthew Archuleta
 Street, Apt. No.;
 or PO Box No. 1628 Summerfield SW
 City, State, ZIP+4 Albuquerque, NM 87121
 PS Form 3800, April 2002 See Reverse for Instructions



CITY OF
Albuquerque
A Geographic Information System
PLANNING DEPARTMENT
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Zone Atlas Page

N-9-Z

Map Amended through August 01, 2003

**WILSON
& COMPANY**

2600 American Rd. SE, Suite 100
Rio Rancho, NM 87124
505-898-8021
505-898-8501 Fax

Albuquerque
Arlington
Colorado Springs
Denver
El Paso
Fort Worth
Houston
Kansas City
Las Cruces
Lenexa
Los Angeles
Omaha
Phoenix
Rio Rancho
Salina
San Bernardino

27 February 2004

**Sheran Matson, Chairperson
City of Albuquerque
Development Review Board
Plaza Del Sol
600 Second Street NW
Albuquerque, NM 87103**

**Re: Longford at Arrowwood Proposed Preliminary Plat
COA Project Number - 1003231
WCEA Project #X4218001**

Dear Sheran:

This letter is to inform the **City of Albuquerque, Development Review Board** that Wilson & Company, Inc., acting as agents for Longford Homes, requests approval of the Preliminary Plat for Longford at Arrowwood. The proposed subdivision is in the City of Albuquerque, Tracts 29A, 30A-1 and 31A-1-A Lands of Salazar Family Trust. This is located in SE Albuquerque off 98th Street just south of Blake Rd. This project is within the Rio Bravo Sector Plan.

Attached are the required items for the submittal of major subdivision preliminary plat approval. In addition are required items for sidewalk deferral and variance from minimum standards of the development process manual.

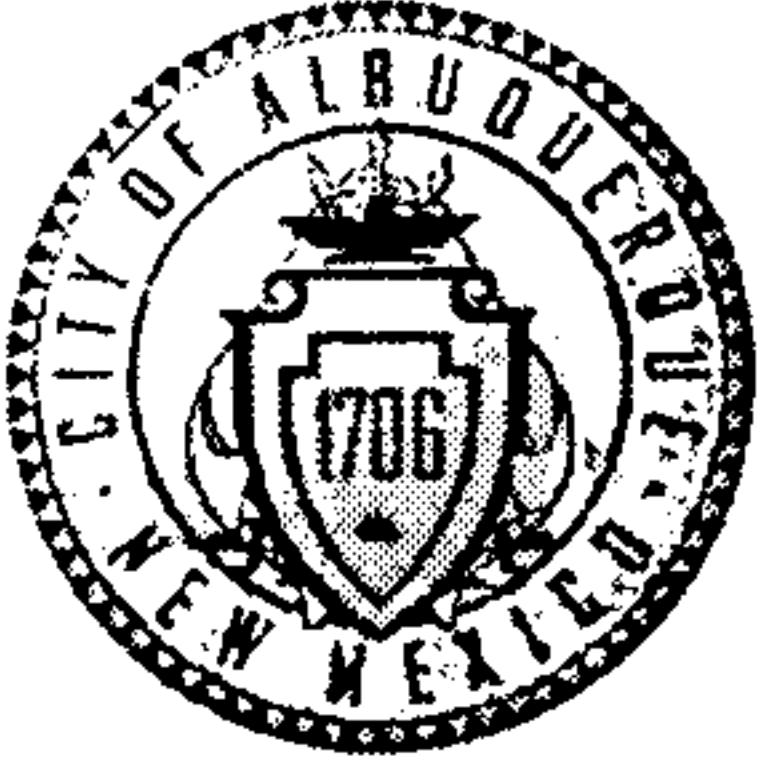
If you have any questions concerning this proposed project, please contact me at (505) 348-4178.

WILSON & COMPANY



Steve J. Salazar, P.E.
Project Manager
Email: sjsalazar@wilsonco.com

sjs
Enclosure



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

Notice is hereby given that the Development Review Board, City of Albuquerque, will hold a public hearing in the **Plaza del Sol Hearing Room, Basement, Plaza del Sol Building, 600 2nd St NW**, on **Wednesday, March 24, 2004**, beginning at **9:00 a.m.** for the purpose of considering the following:

Project # 1000147

04DRB-00257 Major-Two Year SIA

MARK GOODWIN & ASSOCIATES agent(s) for C & W LAND DEVELOPMENT request(s) the above action(s) for all or a portion of Unit(s) 1-4, Tract(s) 57-60, TOWN OF ATRISCO GRANT, (to be known as **WHISPERING POINT SUBDIVISION**, zoned R-D residential and related uses zone, developing area, located on SUNSET GARDENS SW, between 82nd ST SW and UNSER BLVD SW containing approximately 24 acre(s). [REF: DRB-97-497, 02DRB-00067, 03DRB-00058, 02DRB-01961] (L-10)

Project # 1003112

04DRB-00259 Major-Vacation of Pub Right-of-Way

04DRB-00258 Major-Preliminary Plat Approval

04DRB-00260 Minor-Temp Defer SDWK

COMMUNITY SCIENCES CORP agent(s) for COLLATZ INC./CLIFFORD CAPITAL FUND INC request(s) the above action(s) for: A TRACT OF LAND SITUATE WITHIN THE TOWN OF ALBUQUERQUE GRANT, PROJECTED SECTIONS 34 AND 35, TOWNSHIP 11 NORTH, RANGE 2 EAST, NEW MEXICO PRINCIPAL MERIDIAN, CITY OF ALBUQUERQUE, BERNALILLO COUNTY, NEW MEXICO, BEING ALL OF: TRACT D OF LAVA TRAILS SUBDIVISION AS THE SAME IS SHOWN AND DESIGNATED ON THE PLAT THEREOF RECORDED IN THE OFFICE OF THE COUNTY CLERK, BERNALILLO COUNTY, NEW MEXICO ON 5/16/2002, IN BOOK 2002C, PAGE 172; THE REMAINING "LANDS OF SLOAN" AS THE SAME IS SHOWN AND DESIGNATED ON THE SPECIAL WARRANTY DEED RECORDED IN THE OFFICE OF THE COUNTY CLERK, BERNALILLO COUNTY, NEW MEXICO ON 7/27/1945, IN BOOK 220, PAGE 289; THE LANDS OF BOB CARRICO AS THE SAME IS SHOWN AND DESIGNATED ON THE WARRANTY DEED RECORDED IN THE OFFICE OF THE COUNTY CLERK, BERNALILLO COUNTY, NEW MEXICO ON 5/15/1972, IN BOOK D918, PAGE 551; THE LANDS OF JOE SAAVEDRA AS THE SAME IS SHOWN AND DESIGNATED ON THE WARRANTY DEED RECORDED IN THE OFFICE OF THE COUNTY CLERK, BERNALILLO COUNTY, NEW MEXICO ON 5/10/1964, AS DOC #98133; THE LANDS OF ALBERT GURULE AND THE SAME IS SHOWN AND DESIGNATED ON THE WARRANTY DEED RECORDED IN THE OFFICE OF THE COUNTY CLERK, BERNALILLO COUNTY, NEW MEXICO ON 2/17/1997, IN BOOK 97-4, PAGE 9000; PAQUIN TRAIL GRANT OF EASEMENT AS THE SAME IS SHOWN AND DESIGNATED ON THE WARRANTY DEED RECORDED IN THE OFFICE OF THE COUNTY CLERK, BERNALILLO COUNTY, NEW MEXICO ON 01/14/1955, IN BOOK D302, PAGE 303; THE LANDS OF DUNCAN KIRK/DEBORAH TARPLEY AS THE SAME IS SHOWN AND DESIGNATED ON THE WARRANTY DEED RECORDED IN THE OFFICE OF THE COUNTY CLERK, BERNALILLO COUNTY, NEW MEXICO ON 02/01/2002, IN BOOK A31, PAGE 4192 BUT LESS AND EXCEPTING THEREFROM THOSE LANDS GRANTED TO THE CITY OF ALBUQUERQUE IN THAT WARRANTY DEED RECORDED ON JUNE 12, 1992 IN BK. 92-13, PGS. 9944-9948; ALL BEING DESCRIBED MORE FULLY AS FOLLOWS:

BEGINNING AT THE SOUTHWEST CORNER OF SAID TRACT D, LAVA TRAILS SUBDIVISION, A POINT LOCATED ON THE NORTHERLY RIGHT OF WAY LINE OF WESTERN TRAIL N.W. AND RUNNING THENCE N11°45'21"W, 338.72 FEET; THENCE S77°36'56"W, 127.43 FEET; THENCE N35°50'27"W, 123.47 FEET;



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

PAGE 2

THENCE N35°50'27"W, 66.00 FEET TO A POINT LOCATED ON THE EASTERLY RIGHT OF WAY LINE OF UNSER BLVD N.W.; THENCE ALONG SAID EASTERLY RIGHT OF WAY LINE 652.67 FEET ALONG AN 1178.00 FOOT RADIUS CURVE TO THE LEFT (CENTRAL ANGLE = 31°44'40"; CHORD BEARS N44°22'41" E, 644.35 FEET); THENCE LEAVING SAID EASTERLY RIGHT OF WAY LINE S89°34'22"E, 144.15 FEET TO A POINT ON THE WESTERLY RIGHT OF WAY LINE OF ATRISCO DRIVE N.W.; THENCE ALONG SAID WESTERLY RIGHT OF WAY LINE S11°45'40"E 793.97 FEET TO A NON-TANGENT POINT OF CURVATURE; THENCE 29.21 FEET ALONG A 50.00 FOOT RADIUS CURVE TO THE RIGHT (CENTRAL ANGLE = 33°28'34"; CHORD BEARS S05°07'51"W, 28.80 FEET); THENCE CONTINUING ALONG SAID RIGHT-OF-WAY LINE THE FOLLOWING THREE (3) COURSES: - N56°53'08"W, 11.55 FEET; S33°06'52"W, 21.60 FEET; S56°53'08"E, 11.09 FEET TO A POINT ON THE NORTHERLY RIGHT-OF-WAY LINE OF WESTERN TRAIL ROAD NW; THENCE CONTINUING ALONG SAID NORTHERLY RIGHT OF WAY LINE 30.39 FEET ALONG A 50.00 FOOT RADIUS CURVE TO THE RIGHT (CENTRAL ANGLE = 34°49'19"; CHORD BEARS S64°14'04"W, 29.92 FEET TO A POINT OF REVERSE CURVATURE; THENCE CONTINUING ALONG SAID NORTHERLY RIGHT OF WAY LINE 188.62 FEET ALONG A 2683.31 FOOT RADIUS CURVE TO THE LEFT (CENTRAL ANGLE = 04°01'39"; CHORD BEARS S79°37'54"W 188.58 FEET A POINT OF TANGENCY; THENCE S77°37'04"W, 228.57 FEET TO THE POINT OF BEGINNING, AND CONTAINING 9.0545 ACRES, MORE OR LESS, (to be known as **RINCONADA TRAILS SUBDIVISION** (formerly Western Trails Estates), zoned R-D, located on UNSER BLVD NW, between WESTERN TRAILS NW and LEGENDS AVE NW containing approximately 10 acre(s). [REF:SD-80-5, 03DRB-01994] (F-10 & F-11)

Project # 1003232

04DRB-00254 Major-Vacation of Pub Right-of-Way
04DRB-00255 Major-Vacation of Public Easements
04DRB-00253 Minor-Prelim&Final Plat Approval

COMMUNITY SCIENCES CORP. agent(s) for ENTRADA DEVELOPMENT LTD. CO. request(s) the above action(s) for all or a portion of Lot(s) 8-P2, **CAMPBELL FARM SUBDIVISION** AND Tract(s) A, **LANDS OF ANDREWS**, zoned RA-2 residential and agricultural zone, located on CAMPBELL LANE NW, between CAMPBELL RD NW and MATTHEW RD NW containing approximately 2 acre(s). [REF: DRB-98-195, 04DRB-00139] (G-13)

Project # 1003186

04DRB-00256 Major-Vacation of Pub Right-of-Way

RIO GRANDE ENGINEERING agent(s) for STV INVESTMENTS, LLC request(s) the above action(s) for all or a portion of Tract(s) 442, Unit(s) 3, **LAND OF ATRISCO GRANT**, zoned R-D residential and related uses zone, developing area, 9DU/AC, located EAST OF 97TH ST SW, between SAN YGNACIO BLVD SW and TOWER BLVD SW containing approximately 1 acre(s). [REF: 04DRB-00035] (L-9)



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

PAGE 3

Project # 1003231

04DRB-00261 Major-Preliminary Plat Approval

04DRB-00263 Minor-Temp Defer SDWK

04DRB-00262 Minor-Subd Design (DPM) Variance

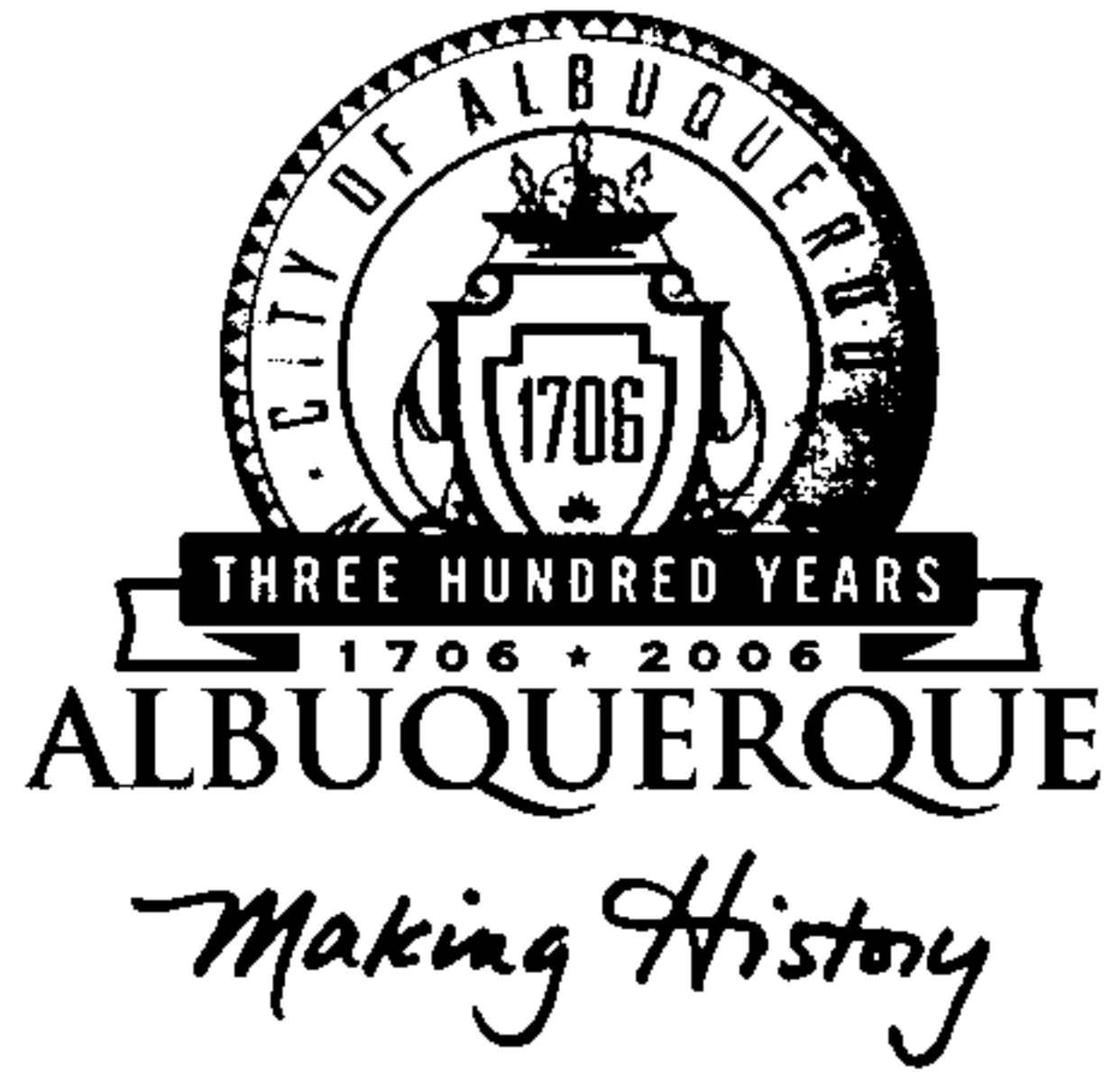
WILSON & COMPANY INC agent(s) for LONGFORD @ ARROWWOOD LLC request(s) the above action(s) for all or a portion of Tract(s) 29A & 30A1, LANDS OF SALAZAR/QUATRO/SJ HANNETT, (to be known as **LONGFORD @ ARROWWOOD SUBDIVISION**) zoned R-LT residential zone, located on 98TH ST SW, between RIO BRAVO SW and BLAKE SW containing approximately 59 acre(s). [REF: 02DRB-01621, 01622, 04DRB-00137] (N-9)

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.

Sheran Matson, AICP, DRB Chair
Development Review Board

TO BE PUBLISHED IN THE ALBUQUERQUE JOURNAL MONDAY, MARCH 8, 2004.

CITY OF ALBUQUERQUE



ALBUQUERQUE NM 87102

RETURN TO SENDER
NOT DELIVERABLE AS ADDRESSED
UNABLE TO FORWARD

UNDELIVERABLE AS ADDRESSED
FORWARDING ORDER EXPIRED

RETURNED TO SENDER

UNITED STATES POSTAGE

PITNEY BOWES

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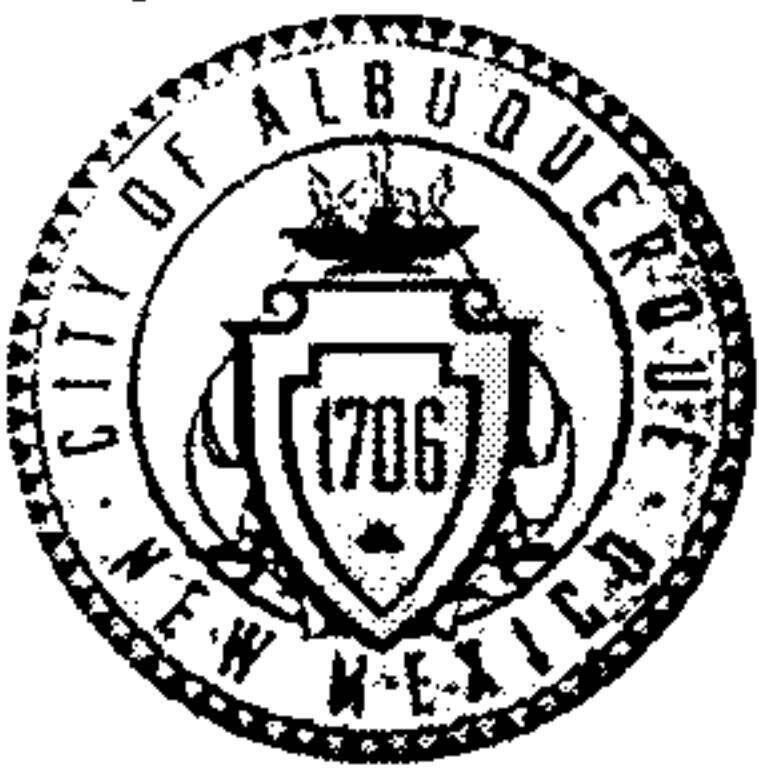
Bellamah Community Development
C/O First National Bank Of Albuquerque
PO BOX 1305
ALBUQUERQUE NM 87103

Planning Department

P.O. Box 1293

Albuquerque, NM 87103

87103X1305



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

Notice is hereby given that the Development Review Board, City of Albuquerque, will hold a public hearing in the **Plaza del Sol Hearing Room, Basement, Plaza del Sol Building, 600 2nd St NW**, on **Wednesday, March 24, 2004**, beginning at **9:00 a.m.** for the purpose of considering the following:

Project # 1000147

04DRB-00257 Major-Two Year SIA

MARK GOODWIN & ASSOCIATES agent(s) for C & W LAND DEVELOPMENT request(s) the above action(s) for all or a portion of Unit(s) 1-4, Tract(s) 57-60, TOWN OF ATRISCO GRANT, (to be known as **WHISPERING POINT SUBDIVISION**, zoned R-D residential and related uses zone, developing area, located on SUNSET GARDENS SW, between 82nd ST SW and UNSER BLVD SW containing approximately 24 acre(s). [REF: DRB-97-497, 02DRB-00067, 03DRB-00058, 02DRB-01961] (L-10)

Project # 1003112

04DRB-00259 Major-Vacation of Pub Right-of-Way

04DRB-00258 Major-Preliminary Plat Approval

04DRB-00260 Minor-Temp Defer SDWK

COMMUNITY SCIENCES CORP agent(s) for COLLATZ INC./CLIFFORD CAPITAL FUND INC request(s) the above action(s) for: A TRACT OF LAND SITUATE WITHIN THE TOWN OF ALBUQUERQUE GRANT, PROJECTED SECTIONS 34 AND 35, TOWNSHIP 11 NORTH, RANGE 2 EAST, NEW MEXICO PRINCIPAL MERIDIAN, CITY OF ALBUQUERQUE, BERNALILLO COUNTY, NEW MEXICO, BEING ALL OF: TRACT D OF LAVA TRAILS SUBDIVISION AS THE SAME IS SHOWN AND DESIGNATED ON THE PLAT THEREOF RECORDED IN THE OFFICE OF THE COUNTY CLERK, BERNALILLO COUNTY, NEW MEXICO ON 5/16/2002, IN BOOK 2002C, PAGE 172; THE REMAINING "LANDS OF SLOAN" AS THE SAME IS SHOWN AND DESIGNATED ON THE SPECIAL WARRANTY DEED RECORDED IN THE OFFICE OF THE COUNTY CLERK, BERNALILLO COUNTY, NEW MEXICO ON 7/27/1945, IN BOOK 220, PAGE 289; THE LANDS OF BOB CARRICO AS THE SAME IS SHOWN AND DESIGNATED ON THE WARRANTY DEED RECORDED IN THE OFFICE OF THE COUNTY CLERK, BERNALILLO COUNTY, NEW MEXICO ON 5/15/1972, IN BOOK D918, PAGE 551; THE LANDS OF JOE SAAVEDRA AS THE SAME IS SHOWN AND DESIGNATED ON THE WARRANTY DEED RECORDED IN THE OFFICE OF THE COUNTY CLERK, BERNALILLO COUNTY, NEW MEXICO ON 5/10/1964, AS DOC #98133; THE LANDS OF ALBERT GURULE AND THE SAME IS SHOWN AND DESIGNATED ON THE WARRANTY DEED RECORDED IN THE OFFICE OF THE COUNTY CLERK, BERNALILLO COUNTY, NEW MEXICO ON 2/17/1997, IN BOOK 97-4, PAGE 9000; PAQUIN TRAIL GRANT OF EASEMENT AS THE SAME IS SHOWN AND DESIGNATED ON THE WARRANTY DEED RECORDED IN THE OFFICE OF THE COUNTY CLERK, BERNALILLO COUNTY, NEW MEXICO ON 01/14/1955, IN BOOK D302, PAGE 303; THE LANDS OF DUNCAN KIRK/DEBORAH TARPLEY AS THE SAME IS SHOWN AND DESIGNATED ON THE WARRANTY DEED RECORDED IN THE OFFICE OF THE COUNTY CLERK, BERNALILLO COUNTY, NEW MEXICO ON 02/01/2002, IN BOOK A31, PAGE 4192 BUT LESS AND EXCEPTING THEREFROM THOSE LANDS GRANTED TO THE CITY OF ALBUQUERQUE IN THAT WARRANTY DEED RECORDED ON JUNE 12, 1992 IN BK. 92-13, PGS. 9944-9948; ALL BEING DESCRIBED MORE FULLY AS FOLLOWS:

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Project # 1003232

04DRB-00254 Major-Vacation of Pub Right-of-Way
04DRB-00255 Major-Vacation of Public Easements
04DRB-00253 Minor-Prelim&Final Plat Approval

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Project # 1003186

04DRB-00256 Major-Vacation of Pub Right-of-Way

RIO GRANDE ENGINEERING agent(s) for STV INVESTMENTS, LLC request(s) the above action(s) for all or a portion of Tract(s) 442, Unit(s) 3, **LAND OF ATRISCO GRANT**, zoned R-D residential and related uses zone, developing area, 9DU/AC, located EAST OF 97TH ST SW, between SAN YGNACIO BLVD SW and TOWER BLVD SW containing approximately 1 acre(s). [REF: 04DRB-00035] (L-9)



**PUBLIC HEARING--DEVELOPMENT REVIEW BOARD
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PAGE 3

Project # 1003231

04DRB-00261 Major-Preliminary Plat Approval

04DRB-00263 Minor-Temp Defer SDWK

04DRB-00262 Minor-Subd Design (DPM) Variance

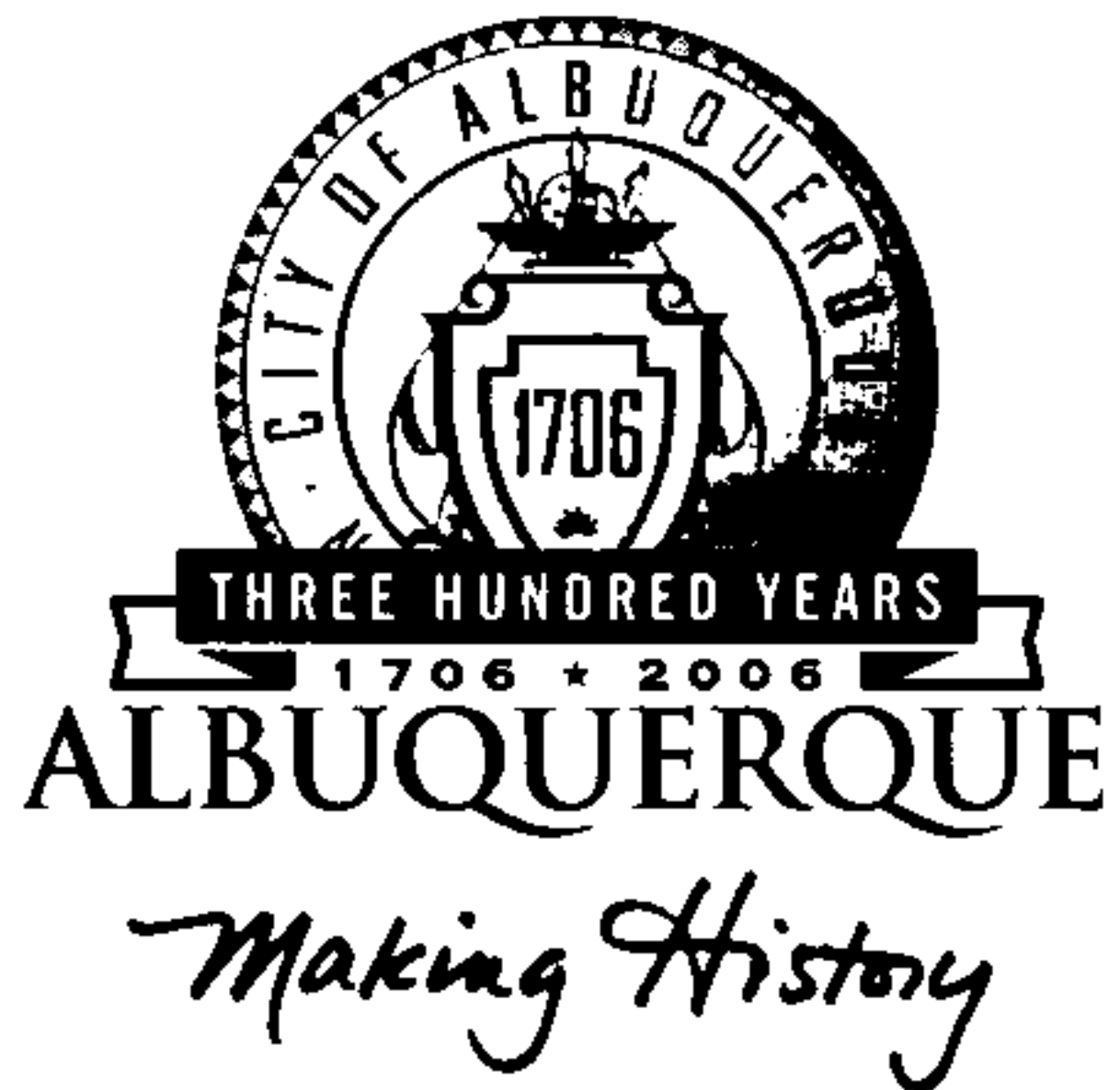
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Sheran Matson, AICP, DRB Chair
Development Review Board

TO BE PUBLISHED IN THE ALBUQUERQUE JOURNAL MONDAY, MARCH 8, 2004.

CITY OF ALBUQUERQUE



Planning Department

P.O. Box 1293

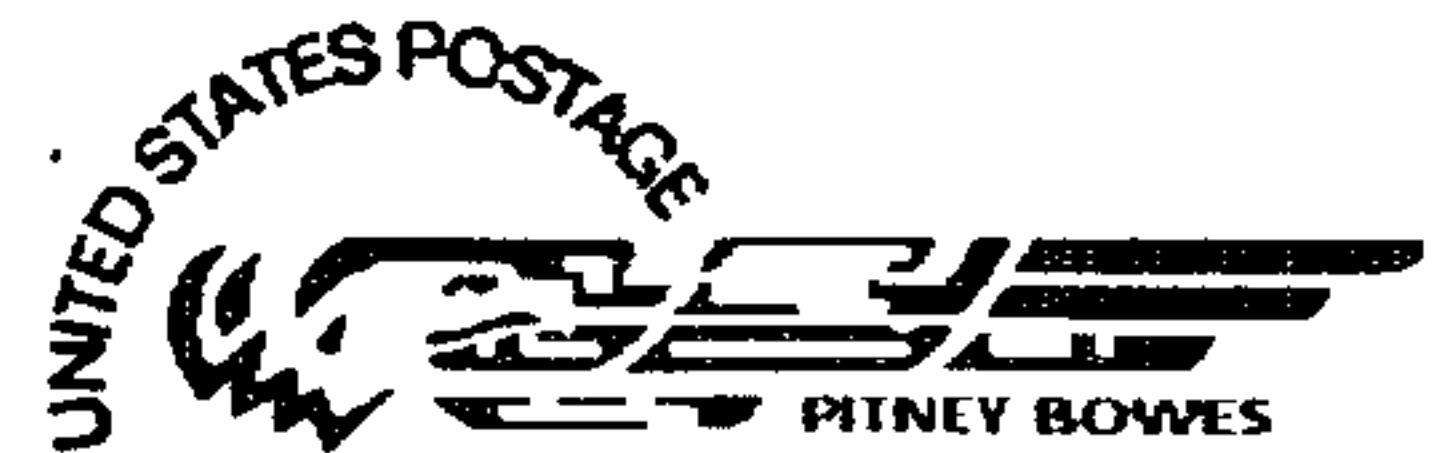
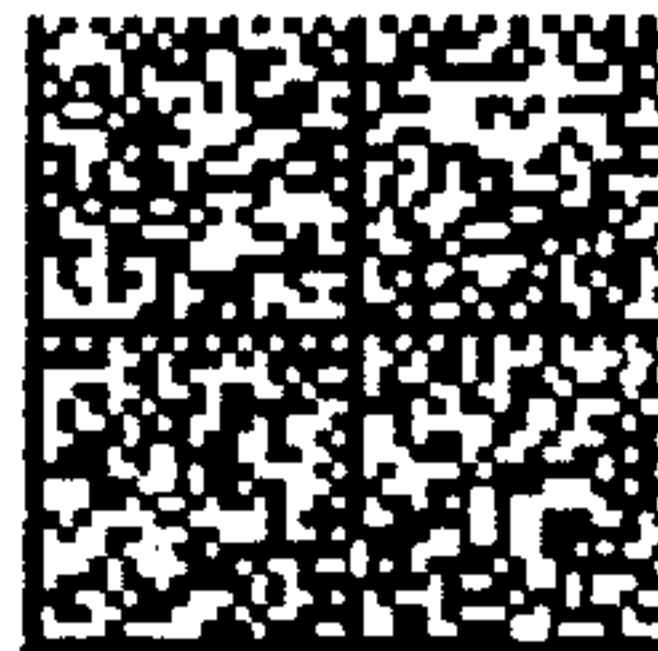
Albuquerque, NM 87103

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MAR 18 2004

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Salazar Family Trust & JSJ Investment
General Delivery
Albuquerque NM 87103



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MAILED FROM ZIP CODE 87102



Current DRC
Project Number:

ORIGINAL

FIGURE 12
INFRASTRUCTURE LIST

Date Submitted: 11/9/2004
Date Site Plan Approved: _____
Date Preliminary Plat Approved: 11/17/04
Date Preliminary Plat Expires: 6/16/05
DRB Project No.: 1003231
DRB Application No.: OADR B 01A3

AMENDED

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

Longford at Arrowwood

PROPOSED NAME OF PLAT AND/OR SITE DEVELOPMENT PLAN

Tract 30A-1 of Lands of Salazar Family Trust
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
							/	/	/
			PAVING				/	/	/
		28' F-F	Res. Paving W/ C&G, *4' Sidewalk Both Sides	Marlborough Av.	Cabernet St.	Riesling St.	/	/	/
		28' F-F	Res. Paving W/ C&G, *4' Sidewalk Both Sides	Pinot Noir Av.	Cabernet St.	Riesling St.	/	/	/
		28' F-F	Res. Paving W/ C&G, *4' Sidewalk Both Sides	Shiraz Av.	Cabernet St.	Riesling St.	/	/	/
		28' F-F	Res. Paving W/ C&G, *4' Sidewalk Both Sides	Tintara Av.	Cabernet St.	Riesling St.	/	/	/
		28' F-F	Res. Paving W/ C&G, *4' Sidewalk Both Sides	Inniskillin Av.	Cabernet St.	Riesling St.	/	/	/
		28' F-F	Res. Paving W/ C&G, *4' Sidewalk Both Sides	Riesling St.	Inniskillin Av.	Marlborough Av.	/	/	/
		28' F-F	Res. Paving W/ C&G, *4' Sidewalk Both Sides	Cabernet St.	Inniskillin Av.	Marlborough Av.	/	/	/

SIA Sequence #	COA DRC Project #	Size	Type of Improvement	Location	From	To	Private Inspector	City Inspector	City Cnst Engineer
		32' F-F	Res. Paving W/ C&G, *4' Sidewalk Both Sides	Johannas Sevy Dr.	Inniskillin Av.	Colobel Av.	/	/	/
		32' F-F	Res. Paving W/ C&G, *4' Sidewalk Both Sides	Apaltagua Dr.	Marlborough Av.	Amole Mesa Av.	/	/	/
		32' F-F	Res. Paving W/ C&G, *4' Sidewalk Both Sides	Shiraz Rd.	Cabernet St.	Mesa Arenosa Dr	/	/	/
		22' F-F	Res. Paving W/ C&G, *4' Sidewalk Both Sides	Inniskillin Av.	Riesling St.	East Property Line	/	/	/
		22' F-F	Res. Paving W/ C&G, *4' Sidewalk Both Sides	Inniskillin Av.	Cabernet St.	West Property Line	/	/	/
		22' F-F	Res. Paving W/ C&G, *4' Sidewalk Both Sides	Riesling St.	Marlborough Av.	North Property Line	/	/	/
		22' F-F	Res. Paving W/ C&G, *4' Sidewalk Both Sides	Cabernet St.	Marlborough Av.	North Property Line	/	/	/
		Major Local 1/2 Section (24' F-E)	Major Local Paving W/ C&G, 6' Sidewalk Single Side	Amole Mesa Av.	Mesa Arenosa Dr.	98th st.	/	/	/
		Major Local 1/2 Section (24' F-E)	Major Local Paving W/ C&G, 6' Sidewalk Single Side	Colobel Av.	Mesa Arenosa Dr.	98th st.	/	/	/
		Major Local 1/2 Section (24' F-E)	Major Local Paving W/ C&G, 6' Sidewalk Single Side	Mesa Arenosa Dr.	Amole Mesa Av.	Colobel Av.	/	/	/
		Principal Arterial 1/2 Sec. (30' F-F)	Major Local Paving W/ C&G, 6' Sidewalk Single Side	98th st.	Colobel Av.	Amole Mesa Av.	/	/	/
		24' E-E w/ shld.	Temp. Pavement Section W/ Center Stripping	98th st.	Amole Mesa Av.	Gibson Blvd.	/	/	/
			DRAINAGE				/	/	/
		24" - 42"	RCP W/ MH & Temp. Pond Outlet	25' Temp. Drainage Easement on Tract 29	Tract A-1 of Tract 29 (western block) Temp Ret. Pond	Mesa Arenosa Dr.	/	/	/
		42"- 60" Dia.	RCP W/ MH & Inlets	Inniskillin Av.	Mesa Arenosa Dr.	98th St.	/	/	/
		24" Dia.	RCP W/ MH & Inlets	Tintara Av.	Lot 25, Blk. 7	Riesling St.	/	/	/

SIA Sequence #	COA DRC Project #	Size	Type of Improvement	Location	From	To	Private Inspector	City Inspector	City Cnst Engineer
		24" Dia.	RCP W/ MH & Inlets	Shiraz Av.	Lot 29, Blk.8	Riesling St.	/	/	/
		24" Dia.	RCP W/ MH & Inlets	Pinot Noir Av.	Lot 32, Blk. 9	Riesling St.	/	/	/
		24" Dia.	RCP W/ MH & Inlets	Marlborough Av.	Lot 1, Blk. 2	Riesling St.	/	/	/
		24" Dia.	RCP W/ MH & Inlets	Riesling St.	Pinot Noir Av.	Amole Mesa Av.	/	/	/
		24" Dia.	RCP W/ MH & Inlets	Riesling St.	Shiraz Av.	Inniskillin Av.	/	/	/
		24"- 60" Dia.	RCP W/ MH & Inlets	98th St.	Colobel Av.	Amole Mesa Av.	/	/	/
		48" Dia.	RCP W/ MH & Inlets	Amole Mesa Av.	Riesling St.	98th St.	/	/	/
		60"- 72" Dia.	RCP W/ Manholes	30' Public Road, Utility & Drainage Esmt. on Tract 13-D	98th St.	NE Corner of Tract 13-D	/	/	/
		84" Dia.	RCP W/ Manholes	30' Public Road, Utility & Dmg. Esmt. on Tract 8-A	Northeast Corner of Tract 13-D	Northwest Corner of Tract 8-A	/	/	/
		84" Dia.	RCP W/ Manholes	50' Public Drainage Easement on Tract 8-A	Northwest Corner of Tract 8-A	West Boundary Line of A.M.A.F.C.A. - "RW 1"	/	/	/
		84" Dia.	RCP W/ Manholes	A.M.A.F.C.A. - "RW 1"	West Boundary Line of A.M.A.F.C.A. - "RW 1"	Amole Channel Stub	/	/	/
		10.6 ac-ft	Temp. Detention Pond w/ Agr. & Covt.	Tract A-1 of Tract 29			/	/	/
			WATER				/	/	/
		12" Dia.	Waterline W/ Appurtenances	Mesa Arenosa Dr.	Inniskillin Av.	Existing 18" Waterline South of Ex. PRV	/	/	/
		8" Dia.	Waterline W/ Appurtenances	Marlborough Av.	Cabernet St.	Riesling St.	/	/	/
		6" Dia.	Waterline W/ Appurtenances	Pinot Noir Av.	Cabernet St.	Riesling St.	/	/	/

PRV (2we)
Existing 18" Waterline South of Ex. PRV

SIA Sequence #	COA DRC Project #	Size	Type of Improvement	Location	From	To	Private Inspector	City Inspector	City Cnst Engineer	
		6" Dia.	Waterline W/ Appurtenances	Shiraz Av.	Cabernet St.	Riesling St.	/	/	/	
		6" Dia.	Waterline W/ Appurtenances	Tintara Av.	Cabernet St.	Riesling St.	/	/	/	
		12" Dia.	Waterline W/ Appurtenances	Inniskillin Av.	Mesa Arenosa Dr.	98th St.	/	/	/	
		12" Dia.	Waterline W/ Appurtenances	Cabernet St.	Inniskillin Av.	Amole Mesa Marlborough Av.	/	/	/	
		8" Dia.	Waterline W/ Appurtenances	Riesling St.	Inniskillin Av.	Marlborough Av.	/	/	/	
		8" Dia.	Waterline W/ Appurtenances	Riesling St.	Marlborough Av.	Amole Mesa Av.	/	/	/	
		8" Dia.	Waterline W/ Appurtenances	Amole Mesa Av.	Riesling St.	98th St.	/	/	/	
		12" DIA	" " " "	Amole Mesa	Cabernet	Mesa Arenosa (#100359)	/	/	/	
			SANITARY SEWER					/	/	/
		8" Dia.	Sanitary Sewer W/ MH & Appurtenances	Marlborough Av.	Cabernet St.	Riesling St.	/	/	/	
		8" Dia.	Sanitary Sewer W/ MH & Appurtenances	Pinot Noir Dr.	Cabernet St.	Riesling St.	/	/	/	
		8" Dia.	Sanitary Sewer W/ MH & Appurtenances	Shiraz Av.	Cabernet St.	Riesling St.	/	/	/	
		8" Dia.	Sanitary Sewer W/ MH & Appurtenances	Tintara Av.	Cabernet St.	Riesling St.	/	/	/	
		8" Dia.	Sanitary Sewer W/ MH & Appurtenances	Inniskillin Av.	Mesa Arenosa Dr.	98th St.	/	/	/	
		8" Dia.	Sanitary Sewer W/ MH & Appurtenances	Cabernet St.	Lot 1 Blk. 10	Inniskillin Av.	/	/	/	
		8" Dia.	Sanitary Sewer W/ MH & Appurtenances	Riesling St.	Sharaz Av.	Inniskillin Av.	/	/	/	
		8" Dia.	Sanitary Sewer W/ MH & Appurtenances	Riesling St.	Pinot Noir Av.	Amole Mesa Av.	/	/	/	

SIA Sequence #	COA DRC Project #	Size	Type of Improvement	Location	From	To	Private Inspector	City Inspector	City Cnst Engineer
		8" Dia.	Sanitary Sewer W/ MH & Appurtenances	Amole Mesa Av.	Riesling St.	98th St.	/	/	/
		10" Dia.	Sanitary Sewer W/ MH & Appurtenances	98th St.	Colobel Av.	Amole Mesa Av.	/	/	/
		10" Dia.	Sanitary Sewer W/ MH & Appurtenances	60' Public Road, Utility & Drainage Esmt. on Tracts 13-D, 12-A-1 & 12-A-2	98th St.	NE Corner of Tract 13-D	/	/	/
		10"-12" Dia.	Sanitary Sewer W/ MH & Appurtenances	60' Public Road, Utility & Drng. Esmt. on Tracts 13-D, 8-A, 12-A-2, & 9-B-2	Northeast Corner of Tract 13-D	Southwest Corner of Tract 9-B-2	/	/	/
		12" Dia.	Sanitary Sewer W/ MH & Appurtenances	44' Public Sanitary Sewer Easement on Tract 9-B-2	Southwest Corner of Tract 9-B-2	Ex. 24" SAS Interceptor / 40' Public SAS esmt.	/	/	/

NOTES

- * Sidewalk to be Deferred
- Engineers Grading & Drainage Certification is required for release of Financial Guaranty & SIA.
- Street lights per DPM

AGENT/OWNER		DEVELOPMENT REVIEW BOARD MEMBER APPROVALS	
Steve J. Salazar, PE (Agent)		<i>[Signature]</i> 11/17/04	<i>[Signature]</i> 11/17/04
NAME(print)		DRB CHAIR - date	PARKS & GENERAL SERVICES - date
Wilson & Co., 2600 American Rd., Rio Rancho NM		<i>[Signature]</i> 11-17-04	
FIRM		TRANSPORTATION DEVELOPMENT - date	AMAFCA - date
<i>[Signature]</i>		<i>[Signature]</i> 11/17/04	
SIGNATURE		UTILITY DEVELOPMENT - date	- date
MAXIMUM TIME ALLOWED TO CONSTRUCT THE IMPROVEMENTS WITHOUT A DRB EXTENSION: _____		<i>[Signature]</i> 12/17/04	
		CITY ENGINEER - date	- date
DESIGN REVIEW COMMITTEE REVISIONS			

REVISION	DATE	DRC CHAIR	USER DEPARTMENT	AGENT/OWNER

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

... 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: Longford at Arrowwood, LLC Attn: Ken Lucas PHONE: (505)761-9911

ADDRESS: 7707 Jefferson Street NE Ste. A FAX: (505) 761-9922

CITY: Albuquerque STATE NM ZIP 87109 E-MAIL: klucas@longfordhomes.com

Proprietary interest in site: Owner List all owners: Lands of Salazar Family Trust

AGENT (if any): Jennifer Whitey- Wilson and Company PHONE: (505) 348-4132

ADDRESS: 4900 Lang Avenue NE FAX: (505) 898-8501

CITY: Albuquerque STATE NM ZIP 87109 E-MAIL: Jennifer.whitey@wilsonco.com

DESCRIPTION OF REQUEST: Request Amended Preliminary Plat Approval of Longford at Arrowwood Subdivision. Contains 173 lots with P-1 designation.

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

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

Lot or Tract No. 30A-1 Block: N/A Unit: N/A

Subdiv. / Adn. Lands of Salazar/Quatro/JSJ/Hannett

Current Zoning: RLT Proposed zoning: No Change

Zone Atlas page(s): N-9-Z No. of existing lots: 1 No. of proposed lots: 173

Total area of site (acres): 29.5 Density if applicable: dwellings per gross acre: N/A dwellings per net acre: N/A

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

UPC No. 10090543001853014 MRGCD Map No. N/A

LOCATION OF PROPERTY BY STREETS: On or Near: 98th Street SW

Between: Rio Bravo SW and Blake SW

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 #0400261, Proj# 0400263, Proj #1003231

Check-off if project was previously reviewed by Sketch Plat/Plan X, or Pre-application Review Team . Date of review: February 11, 2004

SIGNATURE Jennifer Whitey DATE 3/19/05

(Print) Jennifer Whitey Applicant Agent

FOR OFFICIAL USE ONLY

Form revised 9/01, 3/03, 7/03, 10/03, 3/04

<input type="checkbox"/> INTERNAL ROUTING	Application case numbers	Action	S.F.	Fees
<input checked="" type="checkbox"/> All checklists are complete	<u>05DRB - 00483</u>	<u>APP</u>	<u>4(3)</u>	<u>\$ 50.00</u>
<input checked="" type="checkbox"/> All fees have been collected	<u>05DRB - 00484</u>	<u>SW</u>		<u>\$ 0.00</u>
<input checked="" type="checkbox"/> All case #s are assigned	<u>05DRB - 00485</u>	<u>TDS</u>		<u>\$ 0</u>
<input type="checkbox"/> AGIS copy has been sent				<u>\$</u>
<input checked="" type="checkbox"/> Case history #s are listed		<u>CMF</u>		<u>\$ 20.00</u>
<input type="checkbox"/> Site is within 1000ft of a landfill				<u>Total</u>
<input type="checkbox"/> F.H.D.P. density bonus				<u>\$</u>
<input type="checkbox"/> F.H.D.P. fee rebate				<u>\$</u>
	Hearing date <u>3.30.05</u>			

3-22-05
Planner signature / date

Project # 1003231

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

- Drawing showing the sidewalks subject to the proposed deferral or extension (folded to fit into an 8.5" by 14" pocket) **6 copies** for unadvertised meetings. These actions are not approved through internal routing.
 - Zone Atlas map with the entire property(ies) precisely and clearly outlined and crosshatched (to be photocopied)
 - Letter briefly describing, explaining, and justifying the deferral or extension
 - Any original and/or related file numbers are listed on the cover application
- DRB meetings are approximately 8 DAYS after the Tuesday noon filing deadline. Your attendance is required.**

VACATION OF PRIVATE EASEMENT

- The complete document which created the private easement (folded to fit into an 8.5" by 14" pocket) **6 copies** for unadvertised meetings. These actions are not approved through internal routing.
 - Scale drawing showing the easement to be vacated, its relation to existing streets, etc. (folded to fit into an 8.5" by 14" pocket) **6 copies**
 - Zone Atlas map with the entire property(ies) precisely and clearly outlined and crosshatched (to be photocopied)
 - Letter briefly describing, explaining, and justifying the vacation
 - Letter of authorization from the grantors and the beneficiaries
 - Fee (see schedule)
 - Any original and/or related file numbers are listed on the cover application
- Unless the vacation is shown on a DRB approved plat recorded by the County Clerk within one year, it will expire.
DRB meetings are approximately 8 DAYS after the Tuesday noon filing deadline. Your attendance is required.

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

Jennifer L Whitey
Applicant name (print)
J Whitey
Applicant signature / date
3/18/05



Form revised 4/03 and October 2003

- Checklists complete
 - Fees collected
 - Case #s assigned
 - Related #s listed
- Application case numbers
OSDRB - 00484
OSDRB - 00485

[Signature]
Planner signature / date
3-22-05
Project # 100 3231

FORM S(3): SUBDIVISION - D.R.B. MEETING (UNADVERTISED) OR INTERNAL ROUTING

SKETCH PLAT REVIEW AND COMMENT

YOUR ATTENDANCE IS REQUIRED.

- Scale drawing of the proposed subdivision plat (folded to fit into an 8.5" by 14" pocket) 6 copies for unadvertised meetings. Sketches are not reviewed through internal routing.
- Site sketch with measurements showing structures, parking, Bldg. setbacks, adjacent rights-of-way and street improvements, etcetera, if there is any existing land use (folded to fit into an 8.5" by 14" pocket) 6 copies.
- Zone Atlas map with the entire property(ies) precisely and clearly outlined and crosshatched (to be photocopied)
- Letter briefly describing, explaining, and justifying the request
- Any original and/or related file numbers are listed on the cover application

MAJOR SUBDIVISION EXTENSION OF PRELIMINARY PLAT

Your attendance is required.

- Preliminary Plat reduced to 8.5" x 11"
 - Zone Atlas map with the entire property(ies) precisely and clearly outlined and crosshatched (to be photocopied)
 - Letter briefly describing, explaining, and justifying the request
 - Copy of previous D.R.B. approved infrastructure list
 - Copy of the LATEST Official D.R.B. Notice of approval for Preliminary Plat Extension request
 - Any original and/or related file numbers are listed on the cover application
- Extensions are not reviewed through internal routing.**
Extension of preliminary plat approval expires after one year.

MAJOR SUBDIVISION FINAL PLAT APPROVAL

Your attendance is required.

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

MINOR SUBDIVISION PRELIMINARY / FINAL PLAT APPROVAL

Your attendance is required.

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

AMENDMENT TO PRELIMINARY PLAT (with minor changes)

Your attendance is required.

AMENDMENT TO INFRASTRUCTURE LIST (with minor changes)

AMENDMENT TO GRADING PLAN (with minor changes)

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

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

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

Jennifer L. Whitey
 Applicant name (print)
JLWhitey 3/19/05
 Applicant signature / date



Form revised 3/08, 8/03 and 11/03

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

Application case numbers
 OSDRB - 00483

A. Gans 3-22-05
 Planner signature / date
Project # 1003231

**WILSON
& COMPANY**

4900 Lang Ave, NE
Albuquerque, NM 87109
P.O. Box 94000 87199-4000
505-348-4000

Albuquerque
Arlington
Colorado Springs
Denver
El Paso
Fort Worth
Houston
Kansas City
Las Cruces
Lenexa
Omaha
Pasadena
Phoenix
Rio Rancho
Salina
San Bernardino
Wichita

Wilson & Company
Latin America, LLC

15 March 2005

Sheran Matson, Chairperson
City of Albuquerque
Development Review Board
Plaza Del Sol
600 Second Street NW
Albuquerque, NM 87103

Re: *Longford at Arrowwood Proposed Amended Preliminary Plat*
COA Project Number – 1003231
WECA Project #X4218001

Dear Sheran:

This letter is to inform the **City of Albuquerque, Development Review Board** that Wilson & Company, Inc., acting as agents for Longford Homes, requests approval of the Amended Preliminary Plat for Longford at Arrowwood. The amended preliminary plat will eliminate 5 lots to the original approved preliminary plat. The proposed subdivision is in the City of Albuquerque, Tract 30a-1 Lands of Salazar Family Trust. This is located in SE Albuquerque off 98th Street just South of Blake Road. This project is within the Rio Bravo Sector Plan.

Attached are the required items for the submittal of major subdivision amended preliminary plat approval.

If you have any questions concerning this proposed project, please contact Steve Salazar at (505) 348-4178 or myself at (505) 348-4132.

WILSON & COMPANY



Jennifer Whitey, PLS
Project Manager
Email: jenifer.whitey@wilsonco.com

Enclosure



WILSON
& COMPANY

2600 American Rd. SE, Suite 100
Rio Rancho, NM 87124
505-898-8021
505-898-8501 Fax

Albuquerque
Arlington
Colorado Springs
Denver
El Paso
Fort Worth
Houston
Kansas City
Las Cruces
Lenexa
Los Angeles
Omaha
Phoenix
Rio Rancho
Salina
San Bernardino

21 March 2005

Planning Department
City of Albuquerque
Plaza del Sol – 2nd Floor West
600 2nd Street N.W.
Albuquerque, NM

ATTN: Claire Senova, DRB Board Secretary

RE: Longford at Arrowwood Subdivision, Sidewalk Deferral &
Sidewalk Waiver

DRB # 1003231, DRC # 747281

Dear Ms. Senova:

The owner, Longford at Arrowwood, LLC., of the property described above requests a temporary deferral of sidewalk construction, and a sidewalk waiver per the Albuquerque Code of Ordinances. The sidewalk adjacent to individual lots will be constructed with the construction of each home. The sidewalk along the stub streets, across from residential lot, shall be waived. Enclosed is the zone atlas location map and an exhibit of the sidewalk to be deferred.

The sidewalk construction deferral is requested for four (4) years.

Sincerely,



Steve J. Salazar, P.E.
Project Manager
Email: sjsalazar@wilsonco.com

sjs
Enclosure

WILSON
& COMPANY

2600 American Rd. SE, Suite 100
Rio Rancho, NM 87124
505-898-8021
505-898-8501 Fax

Albuquerque
Arlington
Colorado Springs
Denver
El Paso
Fort Worth
Houston
Kansas City
Las Cruces
Lenexa
Los Angeles
Omaha
Phoenix
Rio Rancho
Salina
San Bernardino

21 March 2005

Planning Department
City of Albuquerque
Plaza del Sol – 2nd Floor West
600 2nd Street N.W.
Albuquerque, NM

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The sidewalk construction deferral is requested for four (4) years.

Sincerely,



Steve J. Salazar, P.E.
Project Manager
Email: sjsalazar@wilsonco.com

sjs
Enclosure

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

PAID RECEIPT

APPLICANT NAME

AGENT

ADDRESS

PROJECT & APP #

PROJECT NAME

Jennifer Whiten - Wilson & Co.

4900 Lang Ave NE

1003231 / 05 DEB 00483 00484,00485

Longford at Arrowood

\$ 20.00 441032/3424000 Conflict Management Fee

\$ 50.00 441006/4983000 DRB Actions

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

\$ _____ 441018/4971000 Public Notification

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

\$ 70.00 TOTAL AMOUNT DUE

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

3/22/2005 9:13AM LOC: ANNX
RECEIPT# 00037473 WSH# 006 TRANS# 0007
Account 441006 Fund 0110
Activity 4983000 TRSEJA
Trans Amt \$70.00
J24 Misc
CK
CHANGE \$0.00

City Of Albuquerque
Treasury Division

City Of Albuquerque
Treasury Division

3/22/2005 9:12AM LOC: ANNX
RECEIPT# 00037472 WSH# 006 TRANS# 0007
Account 441032 Fund: 0110
Activity 3424000 TRSEJA
Trans Amt \$70.00
J24 Misc \$20.00

Thank You

Thank You

Counterreceipt.doc 6/21/04

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

___ ...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: Longford at Arrowwood, LLC Attn: David Murtagh PHONE: (505)761-9911

ADDRESS: 7707 Jefferson Street NE Ste. A FAX: (505) 761-9922

CITY: Albuquerque STATE NM ZIP 87109 E-MAIL: dmurtagh@longfordgroup.com

Proprietary interest in site: Owner List all owners: Lands of Salazar Family Trust

AGENT (if any): Scott Crowshaw - Wilson and Company PHONE: (505) 348-4035

ADDRESS: 4900 Lang Avenue NE FAX: (505) 898-8501

CITY: Albuquerque STATE NM ZIP 87109 E-MAIL: scrowshaw@wilsonco.com

DESCRIPTION OF REQUEST: Requests temporary deferral of sidewalk construction, and sidewalk waiver for the Longford at Arrowwood Subdivision Containing 178 lots. DRB # 1003231, DRC# 747281.

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. 30A-1 Block: N/A Unit: N/A

Subdiv. / Adn. Lands of Salazar/Quatro/JSJ/Hannett

Current Zoning: RLT Proposed zoning: No Change

Zone Atlas page(s): N-9-Z No. of existing lots: 1 No. of proposed lots: 178

Total area of site (acres): 29.5 Density if applicable: dwellings per gross acre: N/A dwellings per net acre: N/A

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

UPC No. 10090543001853014 MRGCD Map No. N/A

LOCATION OF PROPERTY BY STREETS: On or Near: 98th Street SW

Between: Rio Bravo SW and Blake SW

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 #1001594, App. #02DRB-01621, App.# 02DRB-01622, Proj. # 1003231, App. # 04DRB-00137, Proj# 747281

Check-off if project was previously reviewed by Sketch Plat/Plan X, or Pre-application Review Team . Date of review: February 11, 2004

SIGNATURE [Signature] DATE 3/7/05

(Print) Steve Salazar, PE Applicant ___ Agent X

FOR OFFICIAL USE ONLY

Form revised 9/01, 3/03, 7/03, 10/03, 3/04

<input type="checkbox"/> INTERNAL ROUTING	Application case numbers	Action	S.F.	Fees
<input checked="" type="checkbox"/> All-checklists are complete	<u>05DRB - 00389</u>	<u>SW</u>	<u>✓</u>	<u>\$ 0</u>
<input checked="" type="checkbox"/> All-fees have been collected	<u>05DRB - 00390</u>	<u>IDS</u>	<u>✓</u>	<u>\$ 0</u>
<input checked="" type="checkbox"/> All case #s are assigned	_____	<u>CMF</u>	_____	<u>\$ 20.00</u>
<input checked="" type="checkbox"/> AGIS copy has been sent	_____	_____	_____	<u>\$</u>
<input type="checkbox"/> Case history #s are listed	_____	_____	_____	<u>\$</u>
<input checked="" type="checkbox"/> Site is within 1000ft of a landfill	_____	_____	_____	<u>\$</u>
<input checked="" type="checkbox"/> F.H.D.P. density bonus	_____	_____	_____	<u>Total</u>
<input checked="" type="checkbox"/> F.H.D.P. fee rebate	Hearing date <u>3-16-05</u>	_____	_____	<u>\$ 20.00</u>

[Signature] 38-05
Planner signature / date

Project # 1003231

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

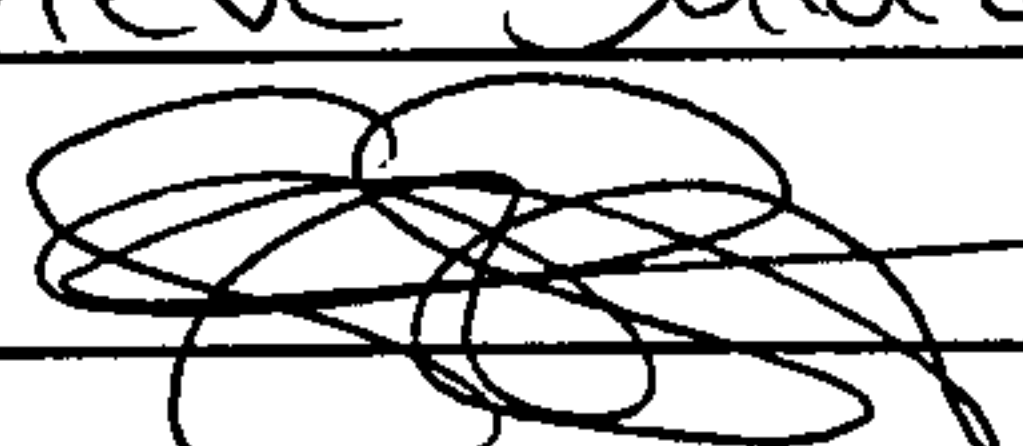
EXTENSION OF THE SIA FOR TEMPORARY DEFERRAL OF SIDEWALK CONSTRUCTION

- Drawing showing the sidewalks subject to the proposed deferral or extension (folded to fit into an 8.5" by 14" pocket) **6 copies** for unadvertised meetings. These actions are not approved through internal routing.
 - Zone Atlas map with the entire property(ies) precisely and clearly outlined and crosshatched (to be photocopied)
 - Letter briefly describing, explaining, and justifying the deferral or extension
 - Any original and/or related file numbers are listed on the cover application
- DRB meetings are approximately 8 DAYS after the Tuesday noon filing deadline. Your attendance is required.**

VACATION OF PRIVATE EASEMENT

- ___ The complete document which created the private easement (folded to fit into an 8.5" by 14" pocket) **6 copies** for unadvertised meetings. These actions are not approved through internal routing.
 - ___ Scale drawing showing the easement to be vacated, its relation to existing streets, etc. (folded to fit into an 8.5" by 14" pocket) **6 copies**
 - ___ Zone Atlas map with the entire property(ies) precisely and clearly outlined and crosshatched (to be photocopied)
 - ___ Letter briefly describing, explaining, and justifying the vacation
 - ___ Letter of authorization from the grantors and the beneficiaries
 - ___ Fee (see schedule)
 - ___ Any original and/or related file numbers are listed on the cover application
- Unless the vacation is shown on a DRB approved plat recorded by the County Clerk within one year, it will expire.
DRB meetings are approximately 8 DAYS after the Tuesday noon filing deadline. Your attendance is required.

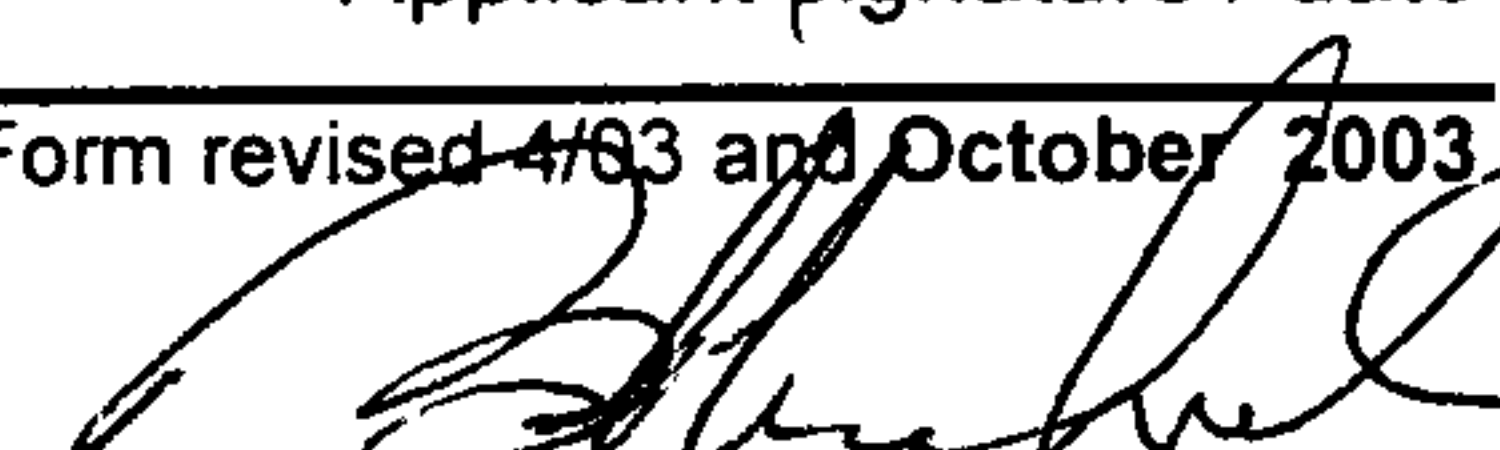
I, the applicant, acknowledge that any information required but not submitted with this application will likely result in deferral of actions.

Steve Salazar, P.E.
 _____ Applicant name (print)

 _____ Applicant signature / date
 3/7/05



Form revised 4/93 and October 2003

- Checklists complete
 - Fees collected
 - Case #s assigned
 - Related #s listed
- | | |
|--------------------------|--|
| Application case numbers | |
| 05DRB-_____ -00389 | |
| 05DRB-_____ -00390 | |
| _____ - _____ | |

 38-05
 _____ Planner signature / date
Project # 1003231

**WILSON
& COMPANY**

2600 American Rd. SE, Suite 100
Rio Rancho, NM 87124
505-898-8021
505-898-8501 Fax

Albuquerque
Arlington
Colorado Springs
Denver
El Paso
Fort Worth
Houston
Kansas City
Las Cruces
Lenexa
Los Angeles
Omaha
Phoenix
Rio Rancho
Salina
San Bernardino

7 March 2005

Planning Department
City of Albuquerque
Plaza del Sol – 2nd Floor West
600 2nd Street N.W.
Albuquerque, NM

ATTN: Claire Senova, DRB Board Secretary

RE: Longford at Arrowwood Subdivision, Sidewalk Deferral
DRB # 1003231, DRC # 747281

Dear Ms. Senova:

The owner, Longford at Arrowwood, LLC., of the property described above requests a temporary deferral of sidewalk construction per the Albuquerque Code of Ordinances. The sidewalk adjacent to individual lots will be constructed with the construction of each home. Enclosed is the zone atlas location map and an exhibit of the sidewalk to be deferred.

The sidewalk construction deferral is requested for four (4) years.

Sincerely,



Steve J. Salazar, P.E.
Project Manager
Email: sjsalazar@wilsonco.com

sjs
Enclosure

WILSON
& COMPANY

2600 American Rd. SE, Suite 100
Rio Rancho, NM 87124
505-898-8021
505-898-8501 Fax

Albuquerque
Arlington
Colorado Springs
Denver
El Paso
Fort Worth
Houston
Kansas City
Las Cruces
Lenexa
Los Angeles
Omaha
Phoenix
Rio Rancho
Salina
San Bernardino

7 March 2005

Planning Department
City of Albuquerque
Plaza del Sol – 2nd Floor West
600 2nd Street N.W.
Albuquerque, NM

ATTN: Claire Senova, DRB Board Secretary

RE: Longford at Arrowwood Subdivision, Sidewalk Waiver
DRB # 1003231, DRC # 747281

Dear Ms. Senova:

The owner, Longford at Arrowwood, LLC., of the property described above requests a sidewalk waiver for the sidewalks along the stub streets as shown on the exhibit, per the Albuquerque Code of Ordinances. Enclosed is the zone atlas location map and an exhibit of the sidewalk to be waived.

Sincerely,



Steve J. Salazar, P.E.
Project Manager
Email: sjsalazar@wilsonco.com

sjs
Enclosure

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

PAID RECEIPT

APPLICANT NAME

Longford @ Arrowood

AGENT

Scott Crowshaw / Wilson & Co

ADDRESS

4800 Long

PROJECT & APP #

1003231 / 05DRB 00397 / 00390

PROJECT NAME

Lands of Salazar / Quatro / JSS / Hannett

\$ 20⁰⁰ 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

\$ 20⁰⁰ TOTAL AMOUNT DUE

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

DUPLICATE
City Of Albuquerque
Treasury Division

3/8/2005 10:56AM LOC: ANNX
RECEIPT# 00037684 WSH# 008 TRANSH# 0033
Account 441032 Fund 0110
Activity 3424000 TRSDMM
Trans Amt \$20.00
J24 Misc \$20.00
CA \$20.00
CHANGE \$0.00

Thank You

Current DRC
Project Number: _____

ORIGINAL

**FIGURE 12
INFRASTRUCTURE LIST**

Claire

Date Submitted: 11/9/2004
Date Site Plan Approved: _____
Date Preliminary Plat Approved: 11/17/04
Date Preliminary Plat Expires: 6/16/05
DRB Project No.: 1003231
DRB Application No.: 04DRB 07A3

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

AMENDED

Longford at Arrowwood
PROPOSED NAME OF PLAT AND/OR SITE DEVELOPMENT PLAN

Tract 30A-1 of Lands of Salazar Family Trust
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
							/	/	/
			PAVING				/	/	/
		28' F-F	Res. Paving W/ C&G, *4' Sidewalk Both Sides	Marlborough Av.	Cabernet St.	Riesling St.	/	/	/
		28' F-F	Res. Paving W/ C&G, *4' Sidewalk Both Sides	Pinot Noir Av.	Cabernet St.	Riesling St.	/	/	/
		28' F-F	Res. Paving W/ C&G, *4' Sidewalk Both Sides	Shiraz Av.	Cabernet St.	Riesling St.	/	/	/
		28' F-F	Res. Paving W/ C&G, *4' Sidewalk Both Sides	Tintara Av.	Cabernet St.	Riesling St.	/	/	/
		28' F-F	Res. Paving W/ C&G, *4' Sidewalk Both Sides	Inniskillin Av.	Cabernet St.	Riesling St.	/	/	/
		28' F-F	Res. Paving W/ C&G, *4' Sidewalk Both Sides	Riesling St.	Inniskillin Av.	Marlborough Av.	/	/	/
		28' F-F	Res. Paving W/ C&G, *4' Sidewalk Both Sides	Cabernet St.	Inniskillin Av.	Marlborough Av.	/	/	/

SIA Sequence #	COA DRC Project #	Size	Type of Improvement	Location	From	To	Private Inspector	City Inspector	City Cnst Engineer
<input type="text"/>	<input type="text"/>	32' F-F	Res. Paving W/ C&G, *4' Sidewalk Both Sides	Johannas Sevy Dr.	Inniskillin Av.	Colobel Av.	/	/	/
<input type="text"/>	<input type="text"/>	32' F-F	Res. Paving W/ C&G, *4' Sidewalk Both Sides	Apaltagua Dr.	Marlborough Av.	Amole Mesa Av.	/	/	/
<input type="text"/>	<input type="text"/>	32' F-F	Res. Paving W/ C&G, *4' Sidewalk Both Sides	Shiraz Rd.	Cabernet St.	Mesa Arenosa Dr.	/	/	/
<input type="text"/>	<input type="text"/>	22' F-F	Res. Paving W/ C&G, *4' Sidewalk Both Sides	Inniskillin Av.	Riesling St.	East Property Line	/	/	/
<input type="text"/>	<input type="text"/>	22' F-F	Res. Paving W/ C&G, *4' Sidewalk Both Sides	Inniskillin Av.	Cabernet St.	West Property Line	/	/	/
<input type="text"/>	<input type="text"/>	22' F-F	Res. Paving W/ C&G, *4' Sidewalk Both Sides	Riesling St.	Marlborough Av.	North Property Line	/	/	/
<input type="text"/>	<input type="text"/>	22' F-F	Res. Paving W/ C&G, *4' Sidewalk Both Sides	Cabernet St.	Marlborough Av.	North Property Line	/	/	/
<input type="text"/>	<input type="text"/>	Major Local 1/2 Section (24' F-E)	Major Local Paving W/ C&G, 6' Sidewalk Single Side	Amole Mesa Av.	Mesa Arenosa Dr.	98th st.	/	/	/
<input type="text"/>	<input type="text"/>	Major Local 1/2 Section (24' F-E)	Major Local Paving W/ C&G, 6' Sidewalk Single Side	Colobel Av.	Mesa Arenosa Dr.	98th st.	/	/	/
<input type="text"/>	<input type="text"/>	Major Local 1/2 Section (24' F-E)	Major Local Paving W/ C&G, 6' Sidewalk Single Side	Mesa Arenosa Dr.	Amole Mesa Av.	Colobel Av.	/	/	/
<input type="text"/>	<input type="text"/>	Principal Arterial 1/2 Sec. (30' F-F)	Major Local Paving W/ C&G, 6' Sidewalk Single Side Principal ARTERIAL	98th st.	Colobel Av.	Amole Mesa Av.	/	/	/
<input type="text"/>	<input type="text"/>	24' E-E w/ shld.	Temp. Pavement Section W/ Center Stripping	98th st.	Amole Mesa Av.	Gibson Blvd.	/	/	/
<input type="text"/>	<input type="text"/>		DRAINAGE				/	/	/
<input type="text"/>	<input type="text"/>	24" - 42"	RCP W/ MH & Temp. Pond Outlet	25' Temp. Drainage Easement on Tract 29	Tract A-1 of Tract 29 (western block) Temp Ret. Pond	Mesa Arenosa Dr.	/	/	/
<input type="text"/>	<input type="text"/>	42" - 60" Dia.	RCP W/ MH & Inlets	Inniskillin Av.	Mesa Arenosa Dr.	98th St.	/	/	/
<input type="text"/>	<input type="text"/>	24" Dia.	RCP W/ MH & Inlets	Tintara Av.	Lot 25, Blk. 7	Riesling St.	/	/	/

ORIGINAL

SIA Sequence #	COA DRC Project #	Size	Type of Improvement	Location	From	To	Private Inspector	City Inspector	City Cnst Engineer
		24" Dia.	RCP W/ MH & Inlets	Shiraz Av.	Lot 29, Blk.8	Riesling St.	/	/	/
		24" Dia.	RCP W/ MH & Inlets	Pinot Noir Av.	Lot 32, Blk. 9	Riesling St.	/	/	/
		24" Dia.	RCP W/ MH & Inlets	Marlborough Av.	Lot 1, Blk. 2	Riesling St.	/	/	/
		24" Dia.	RCP W/ MH & Inlets	Riesling St.	Pinot Noir Av.	Amole Mesa Av.	/	/	/
		24" Dia.	RCP W/ MH & Inlets	Riesling St.	Shiraz Av.	Inniskillin Av.	/	/	/
		24"- 60" Dia.	RCP W/ MH & Inlets	98th St.	Colobel Av.	Amole Mesa Av.	/	/	/
		48" Dia.	RCP W/ MH & Inlets	Amole Mesa Av.	Riesling St.	98th St.	/	/	/
		60"- 72" Dia.	RCP W/ Manholes	30' Public Road, Utility & Drainage Esmt. on Tract 13-D	98th St.	NE Corner of Tract 13-D	/	/	/
		84" Dia.	RCP W/ Manholes	30' Public Road, Utility & Drng. Esmt. on Tract 8-A	Northeast Corner of Tract 13-D	Northwest Corner of Tract 8-A	/	/	/
		84" Dia.	RCP W/ Manholes	50' Public Drainage Easement on Tract 8-A	Northwest Corner of Tract 8-A	West Boundary Line of A.M.A.F.C.A. - "R/W 1"	/	/	/
		84" Dia.	RCP W/ Manholes	A.M.A.F.C.A. - "R/W 1"	West Boundary Line of A.M.A.F.C.A. - "R/W 1"	Amole Channel Stub	/	/	/
		10.6 ac-ft	Temp. Detention Pond w/ Agr. & Covt.	Tract A-1 of Tract 29			/	/	/
			WATER				/	/	/
		12" Dia.	Waterline W/ Appurtenances	Mesa Arenosa Dr.	Inniskillin Av.	Existing 18" Waterline South of Ex. PRV	/	/	/
		8" Dia.	Waterline W/ Appurtenances	Marlborough Av.	Cabernet St.	Riesling St.	/	/	/
		6" Dia.	Waterline W/ Appurtenances	Pinot Noir Av.	Cabernet St.	Riesling St.	/	/	/

PRV (2WR)
Existing 18" Waterline South of Ex. PRV

ORIGINAL

SIA Sequence #	COA DRC Project #	Size	Type of Improvement	Location	From	To	Private Inspector	City Inspector	City Cnst Engineer
		6" Dia.	Waterline W/ Appurtenances	Shiraz Av.	Cabernet St.	Riesling St.	/	/	/
		6" Dia.	Waterline W/ Appurtenances	Tintara Av.	Cabernet St.	Riesling St.	/	/	/
		12" Dia.	Waterline W/ Appurtenances	Inniskillin Av.	Mesa Arenosa Dr.	98th St.	/	/	/
		12" / 8" Dia.	Waterline W/ Appurtenances	Cabernet St.	Inniskillin Av.	Marlborough Av. Amole Mesa	/	/	/
		8" Dia.	Waterline W/ Appurtenances	Riesling St.	Inniskillin Av.	Marlborough Av.	/	/	/
		8" Dia.	Waterline W/ Appurtenances	Riesling St.	Marlborough Av.	Amole Mesa Av.	/	/	/
		8" Dia.	Waterline W/ Appurtenances	Amole Mesa Av.	Riesling St.	98th St.	/	/	/
		12" DIA.	" " " "	Amole Mesa	Cabernet	Mesa Arenosa (#100359/)	/	/	/
SANITARY SEWER									
		8" Dia.	Sanitary Sewer W/ MH & Appurtenances	Marlborough Av.	Cabernet St.	Riesling St.	/	/	/
		8" Dia.	Sanitary Sewer W/ MH & Appurtenances	Pinot Noir Dr.	Cabernet St.	Riesling St.	/	/	/
		8" Dia.	Sanitary Sewer W/ MH & Appurtenances	Shiraz Av.	Cabernet St.	Riesling St.	/	/	/
		8" Dia.	Sanitary Sewer W/ MH & Appurtenances	Tintara Av.	Cabernet St.	Riesling St.	/	/	/
		8" Dia.	Sanitary Sewer W/ MH & Appurtenances	Inniskillin Av.	Mesa Arenosa Dr.	98th St.	/	/	/
		8" Dia.	Sanitary Sewer W/ MH & Appurtenances	Cabernet St.	Lot 1 Blk. 10	Inniskillin Av.	/	/	/
		8" Dia.	Sanitary Sewer W/ MH & Appurtenances	Riesling St.	Sharaz Av.	Inniskillin Av.	/	/	/
		8" Dia.	Sanitary Sewer W/ MH & Appurtenances	Riesling St.	Pinot Noir Av.	Amole Mesa Av.	/	/	/

ORIGINAL

SIA Sequence #	COA DRC Project #	Size	Type of Improvement	Location	From	To	Private Inspector	City Inspector	City Cnst Engineer
		8" Dia.	Sanitary Sewer W/ MH & Appurtenances	Amole Mesa Av.	Riesling St.	98th St.	/	/	/
		10" Dia.	Sanitary Sewer W/ MH & Appurtenances	98th St.	Colobel Av.	Amole Mesa Av.	/	/	/
		10" Dia.	Sanitary Sewer W/ MH & Appurtenances	60' Public Road, Utility & Drainage Esmt. on Tracts 13-D, 12-A-1 & 12-A-2	98th St.	NE Corner of Tract 13-D	/	/	/
		10"-12" Dia.	Sanitary Sewer W/ MH & Appurtenances	60' Public Road, Utility & Drng. Esmt. on Tracts 13-D, 8-A, 12-A-2, & 9-B-2	Northeast Corner of Tract 13-D	Southwest Corner of Tract 9-B-2	/	/	/
		12" Dia.	Sanitary Sewer W/ MH & Appurtenances	44' Public Sanitary Sewer Easement on Tract 9-B-2	Southwest Corner of Tract 9-B-2	Ex. 24" SAS Interceptor / 40' Public SAS esmt.	/	/	/

NOTES

- * Sidewalk to be Deferred
- Engineers Grading & Drainage Certification is required for release of Financial Guaranty & SIA.
- Street lights per DPM

AGENT/OWNER

Steve J. Salazar, PE (Agent)
NAME(print)

Wilson & Co., 2600 American Rd., Rio Rancho NM
FIRM

[Signature]
SIGNATURE

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

DEVELOPMENT REVIEW BOARD MEMBER APPROVALS

[Signature] 11/17/04 **DRB CHAIR -- date**
[Signature] 11/17/04 **PARKS & GENERAL SERVICES -- date**

[Signature] 11-17-04 **TRANSPORTATION DEVELOPMENT -- date**
AMAFCA -- date

[Signature] 11/17/04 **UTILITY DEVELOPMENT -- date**
- date

[Signature] 12/17/04 **CITY ENGINEER -- date**
- date

DESIGN REVIEW COMMITTEE REVISIONS

REVISION	DATE	DRC CHAIR	USER DEPARTMENT	AGENT/OWNER

City of Albuquerque



DEVELOPMENT/ PLAN REVIEW APPLICATION

SUBDIVISION Supplemental form **S**

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

SITE DEVELOPMENT PLAN **P**

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

ZONING & PLANNING Supplemental form **Z**

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

APPEAL / PROTEST of... **A**

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

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

APPLICANT INFORMATION:

NAME: Longford at Arrowwood, LLC Attn: Larry Johannesen Division President PHONE: (505)761-9911
 ADDRESS: 7707 Jefferson Street NE Ste. A FAX: (505) 761-9922
 CITY: Albuquerque STATE NM ZIP 87109 E-MAIL: ljohannesen@longfordhomes.com
 Proprietary interest in site: Owner List all owners: Lands of Salazar Family Trust
 AGENT (if any): Scott Crowshaw – Wilson and Company PHONE: (505) 348-4035
 ADDRESS: 4900 Lang Avenue NE FAX: (505) 898-8501
 CITY: Albuquerque STATE NM ZIP 87109 E-MAIL: scrowshaw@wilsonco.com

DESCRIPTION OF REQUEST: Request Amended Preliminary Plat Approval of Longford at Arrowwood Subdivision. Contains 178 lots with P-1 designation.

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

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

Lot or Tract No. 30A-1 Block: N/A Unit: N/A
 Subdiv. / Addn. Lands of Salazar/Quatro/JSJ/Hannett
 Current Zoning: RLT Proposed zoning: No Change
 Zone Atlas page(s): N-9-Z No. of existing lots: 1 No. of proposed lots: 178
 Total area of site (acres): 29.5 Density if applicable: dwellings per gross acre: N/A dwellings per net acre: N/A
 Within city limits? Yes. No, but site is within 5 miles of the city limits.) Within 1000FT of a landfill? No
 UPC No. 10090543001853014 MRGCD Map No. N/A
 LOCATION OF PROPERTY BY STREETS: On or Near: 98th Street SW
 Between: Rio Bravo SW and Blake SW

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 #1001594, App. #02DRB-01621, App. # 02DRB-01622, Proj. # 1003231, App. # 04DRB-00137, Proj # 747281, 04.00261, 04.00263

Check-off if project was previously reviewed by Sketch Plat/Plan X, or Pre-application Review Team . Date of review: February 11, 2004

SIGNATURE Scott Crowshaw DATE 11/9/04
 (Print) Scott Crowshaw Applicant Agent

FOR OFFICIAL USE ONLY

Form revised 9/01, 3/03, 7/03, 10/03, 3/04

<input type="checkbox"/> INTERNAL ROUTING	Application case numbers	Action	S.F.	Fees
<input type="checkbox"/> All checklists are complete	<u>04DRB - 01743</u>	<u>APP</u>		\$ <u>50.00</u>
<input checked="" type="checkbox"/> All fees have been collected		<u>CMF</u>		\$ <u>20.00</u>
<input checked="" type="checkbox"/> All case #s are assigned				\$
<input type="checkbox"/> AGIS copy has been sent				\$
<input checked="" type="checkbox"/> Case history #s are listed				\$
<input type="checkbox"/> Site is within 1000ft of a landfill				\$
<input type="checkbox"/> F.H.D.P. density bonus				\$
<input checked="" type="checkbox"/> F.H.D.P. fee rebate				\$
	Hearing date <u>11.17.04</u>			Total \$ <u>70.00</u>
<u>Scott Crowshaw</u>	<u>11/9/04</u>	Project # <u>1003231</u>		
Planner signature / date				

FORM S(3): SUBDIVISION - D.R.B. MEETING (UNADVERTISED) OR INTERNAL ROUTING

SKETCH PLAT REVIEW AND COMMENT

YOUR ATTENDANCE IS REQUIRED.

- Scale drawing of the proposed subdivision plat (folded to fit into an 8.5" by 14" pocket) 6 copies for unadvertised meetings. Sketches are not reviewed through internal routing.
- Site sketch with measurements showing structures, parking, Bldg. setbacks, adjacent rights-of-way and street improvements, etcetera, if there is any existing land use (folded to fit into an 8.5" by 14" pocket) 6 copies.
- Zone Atlas map with the entire property(ies) precisely and clearly outlined and crosshatched (to be photocopied)
- Letter briefly describing, explaining, and justifying the request
- Any original and/or related file numbers are listed on the cover application

MAJOR SUBDIVISION EXTENSION OF PRELIMINARY PLAT

Your attendance is required.

- Preliminary Plat reduced to 8.5" x 11"
- Zone Atlas map with the entire property(ies) precisely and clearly outlined and crosshatched (to be photocopied)
- Letter briefly describing, explaining, and justifying the request
- Copy of previous D.R.B. approved infrastructure list
- Copy of the LATEST Official D.R.B. Notice of approval for Preliminary Plat Extension request
- Any original and/or related file numbers are listed on the cover application

Extensions are not reviewed through internal routing.
Extension of preliminary plat approval expires after one year.

MAJOR SUBDIVISION FINAL PLAT APPROVAL

Your attendance is required.

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

MINOR SUBDIVISION PRELIMINARY / FINAL PLAT APPROVAL

Your attendance is required.

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

AMENDMENT TO PRELIMINARY PLAT (with minor changes)

Your attendance is required.

AMENDMENT TO INFRASTRUCTURE LIST (with minor changes)

AMENDMENT TO GRADING PLAN (with minor changes)

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

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

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

CHRISTOPHER S. CROSHAW
Applicant name (print)
Christopher S. Croshaw 11/9/04
Applicant signature / date

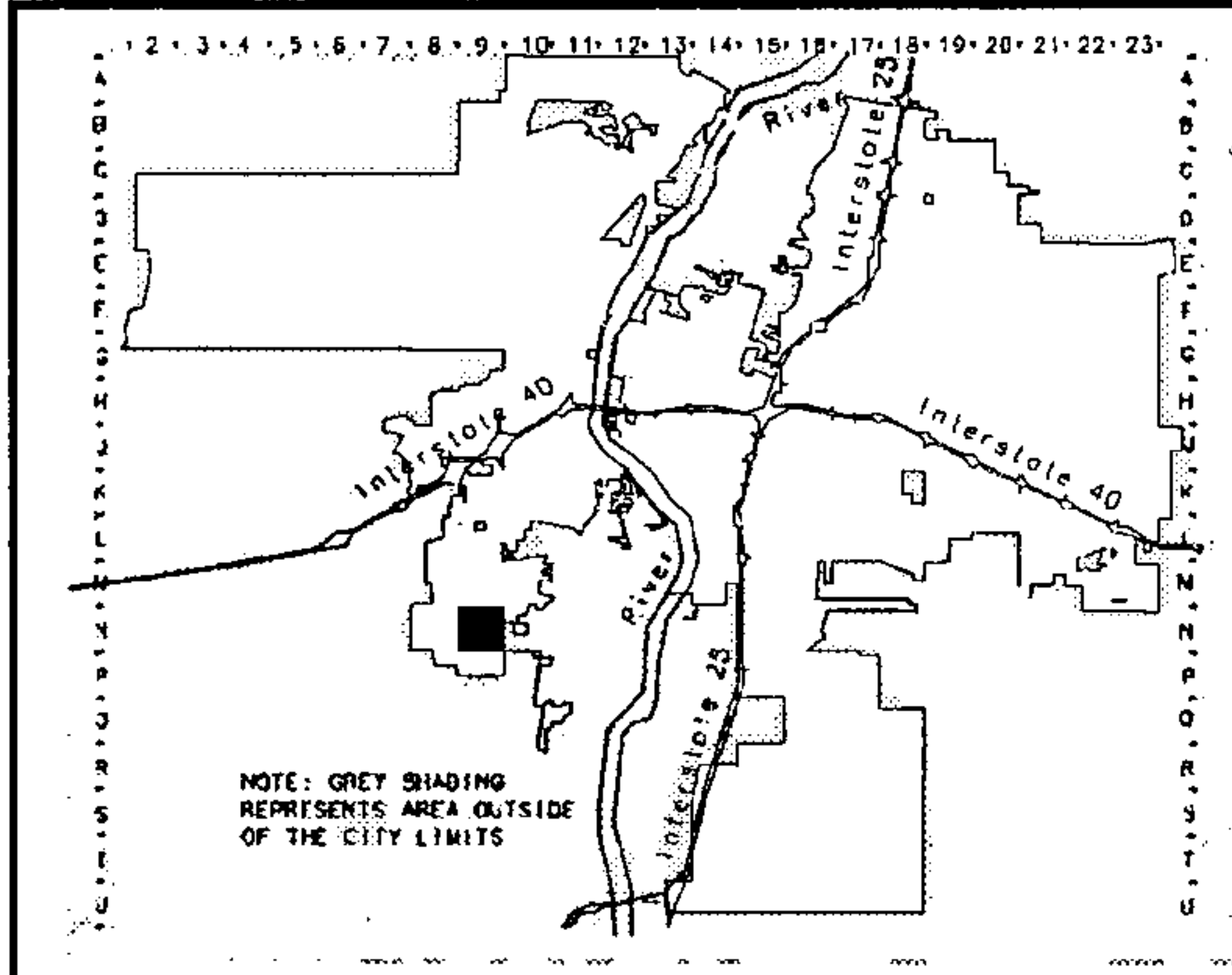
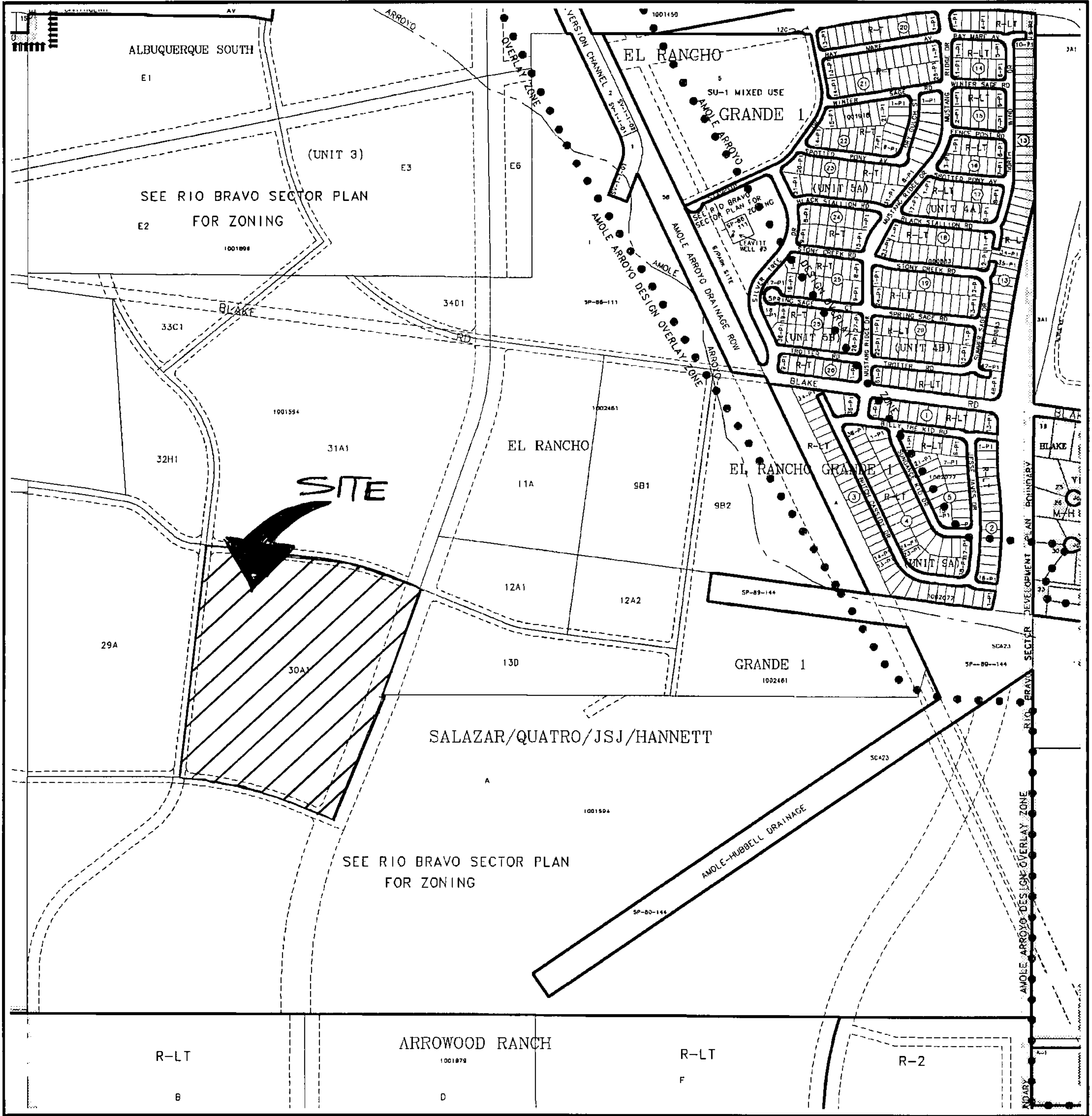


Form revised 3/03, 8/03 and 11/03

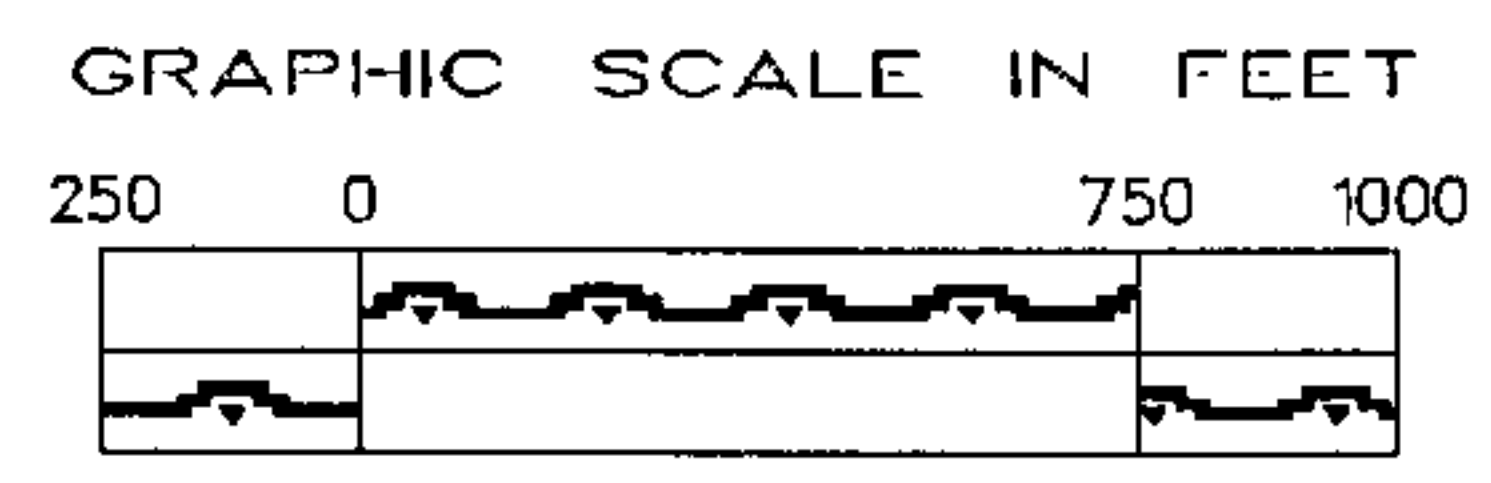
- Checklists complete
- Fees collected
- Case #s assigned
- Related #s listed

Application case numbers
04DRB-01743

John Charles 11/9/04
Planner signature / date
Project # 1003231



CITY OF
Albuquerque
A buquerque G eographic I nformation S ystem
PLANNING DEPARTMENT
© Copyright 2003



Zone Atlas Page
N-9-Z
Map Amended through August 01, 2003

**WILSON
& COMPANY**

4900 Lang Ave, NE
Albuquerque, NM 87109
P.O. Box 94000 87199-4000
505-348-4000

Albuquerque
Arlington
Colorado Springs
Denver
El Paso
Fort Worth
Houston
Kansas City
Las Cruces
Lenexa
Omaha
Pasadena
Phoenix
Rio Rancho
Salina
San Bernardino
Wichita
Wilson & Company
Latin America, LLC

9 November 2004

Sheran Matson, Chairperson
City of Albuquerque
Development Review Board
Plaza Del Sol
600 Second Street NW
Albuquerque, NM 87103

Re: *Longford at Arrowwood Proposed Amended Preliminary Plat*
COA Project Number – 1003231
WECA Project #X4218001

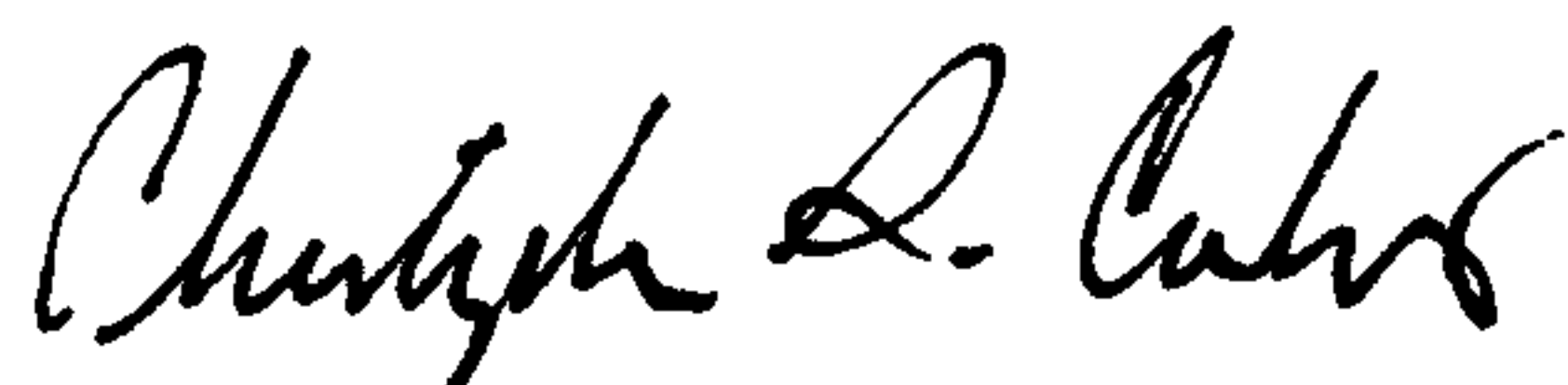
Dear Sheran:

This letter is to inform the **City of Albuquerque, Development Review Board** that Wilson & Company, Inc., acting as agents for Longford Homes, requests approval of the Amended Preliminary Plat for Longford at Arrowwood. The amended preliminary plat will add 29 lots to the original approve preliminary plat. The proposed subdivision is in the City of Albuquerque, Tract 30a-1 Lands of Salazar Family Trust. This is located in SE Albuquerque off 98th Street just South of Blake Road. This project is within the Rio Bravo Sector Plan.

Attached are the required items for the submittal of major subdivision amended preliminary plat approval.

If you have any questions concerning this proposed project, please contact Steve Salazar at (505) 348-4178 or myself at (505) 348-4035.

WILSON & COMPANY



Scott Croshaw, PS
Survey Manager
Email: cscroshaw@wilsonco.com



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

PAID RECEIPT

APPLICANT NAME Longford at Arrowwood
 AGENT Wilson & Company
 ADDRESS _____
 PROJECT & APP # Longford at Arrowwood
 PROJECT NAME 1003231

\$ 20.00 441032/3424000 Conflict Management Fee
 \$ 50.00 441006/4983000 DRB Actions
 \$ _____ 441006/4971000 EPC/AA/LUCC Actions & All Appeals
 \$ _____ 441018/4971000 Public Notification
 \$ _____ 441006/4983000 DRAINAGE PLAN REVIEW OR TRAFFIC IMPACT STUDY***
 () Major/Minor Subdivision () Site Development Plan () Bldg Permit
 () Letter of Map Revision () Conditional Letter of Map Revision
 () Traffic Impact Study
 \$ 70.00 TOTAL AMOUNT DUE

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

11/9/2004 11:33AM LOC: ANNX
 RECEIPT# 00034444 US# 007 TRANS# 0029
 Account 441032 Fund 0110
 Activity 3424000 TRSLJ5
 Trans Amt \$70.00
 J24 Misc
 CK \$50.00
 CA \$20.00
 CHARGE \$0.00
 Counterreceipt.doc 6/21/04

City Of Albuquerque
 Treasury Division

City Of Albuquerque
 Treasury Division

11/9/2004 11:33AM LOC: ANNX
 RECEIPT# 00034443 US# 007 TRANS# 0029
 Account 441032 Fund 0110
 Activity 3424000 TRSLJ5
 Trans Amt \$70.00
 J24 Misc \$20.00

Thank You

Thank You



City of Albuquerque
Parks and Recreation Department
 PO Box 1293, Albuquerque, New Mexico 87103
 Inter-Office Correspondence

for
4/28/04

Development Review Board Comments

Project Number: 1003231
Application Number: 04DRB00261

DRB Date: 4/28/04
Item Number: 7

Subdivision: Longford @ Arrowwood
 Tracts 29A & 30A1, Lands of Salazar Family Trust, Salazar Quatro Trust, JSJ Investment Company and Fabla Hannett

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: R-LT

Zone Page: N-09

New Lots (or units) : 377

Parks and Recreation Comments:

This request is subject to the park dedication ordinance. Per the ordinance, 1.47 acres will need to be dedicated for park land based on the size of the development. Dedication is under discussion between the City and developer.

No objections to the sidewalk deferral.

Signed:

Christina Sandoval (DMD)

Andrew de Garmis

Phone: 768-3808



Matthew F. Schmader

06/11/04 10:39 AM

To: Richard H. Dourte/PWD/CABQ@COA, Sheran A. Matson/PLN/CABQ@COA, Claire A. Senova/PLN/CABQ@COA
cc: Steve.Salazar@wilsonco.com, KCDaggett@wilsonco.com, Ed Boles/PLN/CABQ@COA
Subject: DRB #1003231, Arrowwood Subdivision

I have reviewed the archaeological study for the above-referenced DRB submittal and have determined that there will be no impact on any portion of the site known to exist in this area. The subdivision as proposed will not have a negative effect on the site.

I should also take this opportunity to express that in my opinion there may be portions of the site within the eastern half of the right-of-way from 98th Street, and that the primary part of the site is located east of 98th Street on Lands of Salazar (south-central part of Zone Atlas Page N-9).

Matt Schmader
Open Space Division

**WILSON
& COMPANY**

2600 American Rd. SE, Suite 100
Rio Rancho, NM 87124
505-898-8021
505-898-8501 Fax

Albuquerque
Arlington
Colorado Springs
Denver
El Paso
Fort Worth
Houston
Kansas City
Las Cruces
Lenexa
Los Angeles
Omaha
Phoenix
Rio Rancho
Salina
San Bernardino

28 May 2004

Planning Department
City of Albuquerque
Plaza del Sol – 2nd Floor West
600 2nd Street N.W.
Albuquerque, NM

ATTN: Claire Senova, DRB Board Secretary

RE: Longford at Arrowwood Subdivision, Sidewalk Deferral

Dear Ms. Senova:

The owner, Longford at Arrowwood, LLC., of the property described above requests a temporary deferral of sidewalk construction per the Albuquerque Code of Ordinances. The sidewalk adjacent to individual lots will be constructed with the construction of each home. Enclosed is the exhibit of the sidewalk to be deferred.

The sidewalk construction deferral is requested for four (4) years.

Sincerely,



Steve J. Salazar, P.E.
Project Manager
Email: sjsalazar@wilsonco.com

sjs
Enclosure

*** TX REPORT ***

.01
.01
.01
.01

TRANSMISSION OK

TX/RX NO 1042
CONNECTION TEL 9p3484055
SUBADDRESS
CONNECTION ID WILSON CO
ST. TIME 03/15 14:53
USAGE T 00'49
PGS. 2
RESULT OK



Guarita 3/22/04
has well
submitted
to review
approved

UTING

TO: *[Signature]*

FAX NUMBER _____

SENT BY: *[Signature]* 9243880
Initial DATE: _____

PROJECT NO: _____ APPLICATION NO: _____



111
111
111

FRONT COUNTER ROUTING FAX FORM

TO: Steve Salazar

FAX NUMBER: _____

SENT BY: Sharon Watson - 9243880
Initial DATE: _____

PROJECT NO: _____ APPLICATION NO: _____



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

PAGE 3

Project # 1003231

04DRB-00261 Major-Preliminary Plat Approval

04DRB-00263 Minor-Temp Defer SDWK

04DRB-00262 Minor-Subd Design (DPM) Variance

WILSON & COMPANY INC agent(s) for LONGFORD @ ARROWWOOD LLC request(s) the above action(s) for all or a portion of Tract(s) 29A & 30A1, LANDS OF SALAZAR/QUATRO/SJ HANNETT, (to be known as **LONGFORD @ ARROWWOOD SUBDIVISION**) zoned R-LT residential zone, located on 98TH ST SW, between RIO BRAVO SW and BLAKE SW containing approximately 59 acre(s). [REF: 02DRB-01621, 01622, 04DRB-00137] (N-9)

The perimeter wall submittal is not acceptable. There are submittal size & other detail requirements which need to be followed. In addition, the City Council enacted a 30 day wall moratorium. This moratorium is currently in effect. The only way to get a perimeter wall approved during this 30 days is if you follow the proposed zone code amendments going to EPC later this week. A copy of those amendments is available at our office along with the submittal requirements.

The request for temporary deferral of sidewalks is acceptable. The request for a variance from the street length requirements in the DPM looks doubtful but Planning defers to Transportation for this issue.

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.

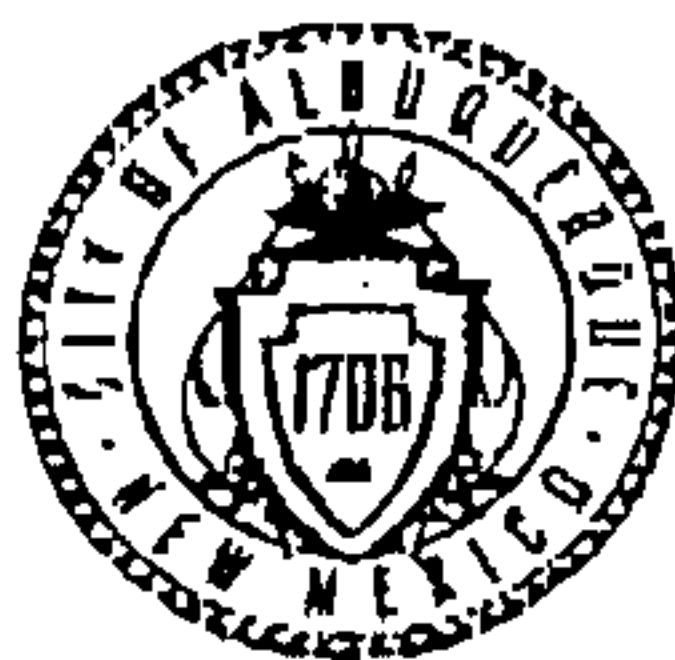
Sheran Matson, AICP, DRB Chair
Development Review Board

TO BE PUBLISHED IN THE ALBUQUERQUE JOURNAL MONDAY, MARCH 8, 2004.

3/24/04

New plat showing
one phase coming
in on ~~4/7/04~~ 3/30/04
for 4-7/04 hearing.

No public hearing
because it happened
3/24/04 on the
entire 2 phases
shown as 1.



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.

February 17, 2004

Steve J. Salazar
Wilson and Company
4900 Lang Ave. NE/87109
Phone: 348-4132/Fax: 898-8501

Dear Steve:

Thank you for your inquiry of February 17, 2004 requesting the names of Recognized Neighborhood Associations who would be affected under the provisions of O-92 by your proposed project at **TRACTS 29A, 30A-1 OF THE LANDS OF SALAZAR FAMILY TRUST, QUATRO TRUST, JSJ INVESTMENTS CO. AND FALBA HANNETT, TOWN OF ATRISCO GRANT LOCATED ON WEST OF 98TH STREET SW BETWEEN BLAKE ROAD SW AND RIO BRAVO BLVD. SW, zone map N-9.**

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

Senior Administrative Assistant
OFFICE OF NEIGHBORHOOD COORDINATION
Planning Department

planningrnaform(04/09/03)

ORIGINAL

Handwritten marks

**FIGURE 12
INFRASTRUCTURE LIST**

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

Date Submitted: 6/15/2004
Date Site Plan Approved:
Date Preliminary Plat Approved: 6/16/04
Date Preliminary Plat Expires: 6/16/05
DRB Project No.: 1003231
DRB Application No.: 04-00261

Longford at Arrowwood
PROPOSED NAME OF PLAT AND/OR SITE DEVELOPMENT PLAN

Tract 30A-1of Lands of Salazar Family Trust
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
							/	/	/
			PAVING				/	/	/
		28' F-F	Res. Paving W/ C&G, *4' Sidewalk Both Sides	Marlborough Av.	East Bndry. Tr. A	Riesling St.	/	/	/
		35' Rad.	Temp. Paving W/ AC Curb for Circular Turnaround	Marlborough Av.	Tr. A	East Bndry. Tr. A	/	/	/
		28' F-F	Res. Paving W/ C&G, *4' Sidewalk Both Sides	Pinot Noir Av.	East Bndry. Tr. A	Riesling St.	/	/	/
		35' Rad.	Temp. Paving W/ AC Curb for Circular Turnaround	Pinot Noir Av.	Tr. A	East Bndry. Tr. A	/	/	/
		28' F-F	Res. Paving W/ C&G, *4' Sidewalk Both Sides	Shiraz Av.	East Bndry. Tr. A	Riesling St.	/	/	/
		35' Rad.	Temp. Paving W/ AC Curb for Circular Turnaround	Shiraz Av.	Tr. A	East Bndry. Tr. A	/	/	/
		28' F-F	Res. Paving W/ C&G, *4' Sidewalk Both Sides	Tintara Av.	East Bndry. Tr. A	Riesling St.	/	/	/

SIA Sequence #	COA DRC Project #	Size	Type of Improvement	Location	From	To	Private Inspector	City Inspector	City Cnst Engineer
		35' Rad.	Temp. Paving W/ AC Curb for Circular Turnaround	Tintara Av.	Tr. A	East Bndry. Tr. A	/	/	/
		28' F-F	Res. Paving W/ C&G, *4' Sidewalk Both Sides	Inniskillin Av.	East Bndry. Tr. A	Riesling St.	/	/	/
		35' Rad.	Temp. Paving W/ AC Curb for Circular Turnaround	Inniskillin Av.	Tr. A	East Bndry. Tr. A	/	/	/
		28' F-F	Res. Paving W/ C&G, *4' Sidewalk Both Sides	Riesling St.	Inniskillin Av.	Marlborough Av.	/	/	/
		32' F-F	Res. Paving W/ C&G, *4' Sidewalk Both Sides	Johannas Sevy Dr.	Inniskillin Av.	Colobel Av.	/	/	/
		32' F-F	Res. Paving W/ C&G, *4' Sidewalk Both Sides	Apaltagua Dr.	Marlborough Av.	Amole Mesa Av.	/	/	/
		22' F-F	Res. Paving W/ C&G, *4' Sidewalk Both Sides	Inniskillin Av.	Riesling St.	East Property Line	/	/	/
		22' F-F	Res. Paving W/ C&G, *4' Sidewalk Both Sides	Riesling St.	Marlborough Av.	North Property Line	/	/	/
		Major Local 1/2 Section (24' F-E)	Major Local Paving W/ C&G, 6' Sidewalk Single Side	Amole Mesa Av.	East Bndry. Tr. A	98th st.	/	/	/
		Major Local 1/2 Section (24' F-E)	Major Local Paving W/ C&G, 6' Sidewalk Single Side	Colobel Av.	East Bndry. Tr. A	98th st.	/	/	/
		Principal Arterial 1/2 Sec. (24' F-F) 30'	Principal Arterial Paving W/ C&G, 6' Sidewalk Single Side	98th st.	Amole Mesa Av.	Colobel Av.	/	/	/
		24' E-E w/ SHLR.	Temp. Pavement Section W/ Center Stripping	98th st.	Amole Mesa Av.	Gibson Blvd.	/	/	/
			DRAINAGE				/	/	/
		42"- 48" Dia.	RCP W/ MH & Inlets	Inniskillin Av.	East Bndry. Tr. A	98th St.	/	/	/
		24" Dia.	RCP W/ MH & Inlets	Tintara Av.	Lot 25, Blk. 18	Riesling St.	/	/	/
		24" Dia.	RCP W/ MH & Inlets	Shiraz Av.	Lot 29, Blk. 19	Riesling St.	/	/	/

ORIGINAL

SIA Sequence #	COA DRC Project #	Size	Type of Improvement	Location	From	To	Private Inspector	City Inspector	City Cnst Engineer
		24" Dia.	RCP W/ MH & Inlets	Pinot Noir Av.	Lot 32, Blk. 20	Riesling St.	/	/	/
		24" Dia.	RCP W/ MH & Inlets	Marlborough Av.	Lot 8, Blk. 13	Riesling St.	/	/	/
		24" Dia.	RCP W/ MH & Inlets	Riesling St.	Pinot Noir Av.	Amole Mesa Av.	/	/	/
		24" Dia.	RCP W/ MH & Inlets	Riesling St.	Shiraz Av.	Inniskillin Av.	/	/	/
		24"- 48" Dia.	RCP W/ MH & Inlets	98th St.	Colobel Av.	Amole Mesa Av.	/	/	/
		48" Dia.	RCP W/ MH & Inlets	Amole Mesa Av.	Riesling St.	98th St.	/	/	/
		48"- 72" Dia.	RCP W/ Manholes	30' Public Road, Utility & Drainage Esmt. on Tract 13-D	98th St.	NE Corner of Tract 13-D	/	/	/
		72"- 96" Dia.	RCP W/ Manholes	30' Public Road, Utility & Dmg. Esmt. on Tract 8-A	Northeast Corner of Tract 13-D	Northwest Corner of Tract 8-A	/	/	/
		96" Dia.	RCP W/ Manholes	25' Public Drainage Easement on Tract 8-A	Northwest Corner of Tract 8-A	West Boundary Line of A.M.A.F.C.A. - "RW 1"	/	/	/
		96" Dia.	RCP W/ Manholes	A.M.A.F.C.A. - "RW 1"	West Boundary Line of A.M.A.F.C.A. - "RW 1"	Amole Channel	/	/	/
			TEMP. RET. POND w/ AGR. + COV. WATER	TR. A			/	/	/
		12" Dia.	Waterline W/ Appurtenances	Mesa Arenosa Dr.	Inniskillin Av.	Existing 18" Waterline South of Ex. PRV	/	/	/
		8" Dia.	Waterline W/ Appurtenances	Marlborough Av.	Tr. A	Riesling St.	/	/	/
		6" Dia.	Waterline W/ Appurtenances	Pinot Noir Av.	Tr. A	Riesling St.	/	/	/
		6" Dia.	Waterline W/ Appurtenances	Shiraz Av.	Tr. A	Riesling St.	/	/	/
		6" Dia.	Waterline W/ Appurtenances	Tintara Av.	Tr. A	Riesling St.	/	/	/

DR 6174-1

ORIGINAL

SIA Sequence #	COA DRC Project #	Size	Type of Improvement	Location	From	To	Private Inspector	City Inspector	City Cnst Engineer
		12" Dia.	Waterline W/ Appurtenances	20' Public Public Waterline Easement	Mesa Arenosa Dr.	East Boundary Tr. A	/	/	/
		12" Dia.	Waterline W/ Appurtenances	Inniskillin Av.	East Boundary Tr. A	98th St.	/	/	/
		6" Dia.	Waterline W/ Appurtenances	Riesling St.	Inniskillin Av.	Marlborough Av.	/	/	/
		8" Dia.	Waterline W/ Appurtenances	Riesling St.	Marlborough Av.	Amole Mesa Av.	/	/	/
		8" Dia.	Waterline W/ Appurtenances	Amole Mesa Av.	Riesling St.	98th St.	/	/	/
			SANITARY SEWER						
		8" Dia.	Sanitary Sewer W/ MH & Appurtenances	Marlborough Av.	Tr. A	Riesling St.	/	/	/
		8" Dia.	Sanitary Sewer W/ MH & Appurtenances	Pinot Noir Dr.	Tr. A	Riesling St.	/	/	/
		8" Dia.	Sanitary Sewer W/ MH & Appurtenances	Shiraz Av.	Tr. A	Riesling St.	/	/	/
		8" Dia.	Sanitary Sewer W/ MH & Appurtenances	Tintara Av.	Tr. A	Riesling St.	/	/	/
		8" Dia.	Sanitary Sewer W/ MH & Appurtenances	Inniskillin Av.	Tr. A	98th St.	/	/	/
		8" Dia.	Sanitary Sewer W/ MH & Appurtenances	Riesling St.	Sharaz Av.	Inniskillin Av.	/	/	/
		8" Dia.	Sanitary Sewer W/ MH & Appurtenances	Riesling St.	Pinot Noir Av.	Amole Mesa Av.	/	/	/
		8" Dia.	Sanitary Sewer W/ MH & Appurtenances	Amole Mesa Av.	Riesling St.	98th St.	/	/	/
		10" Dia.	Sanitary Sewer W/ MH & Appurtenances	98th St.	Colobel Av.	Amole Mesa Av.	/	/	/

ORIGINAL

SIA Sequence #	COA DRC Project #	Size	Type of Improvement	Location	From	To	Private Inspector	City Inspector	City Cnst Engineer
		10" Dia.	Sanitary Sewer W/ MH & Appurtenances	60' Public Road, Utility & Drainage Esmt. on Tracts 13-D, 12-A-1 & 12-A-2	98th St.	NE Corner of Tract 13-D	/	/	/
		15" Dia.	Sanitary Sewer W/ MH & Appurtenances	60' Public Road, Utility & Drng. Esmt. on Tracts 13-D, 8-A & 12-A-2	Northeast Corner of Tract 13-D	Northwest Corner of Tract 8-A	/	/	/
		12" Dia.	Sanitary Sewer W/ MH & Appurtenances	20' Public Sanitary Sewer Easement on Tract 8-A	Northwest Corner of Tract 8-A	West Boundary Line of A.M.A.F.C.A. - "R/W 1"	/	/	/
		12" Dia.	Sanitary Sewer W/ MH & Appurtenances	20' Public Sanitary Sewer Easement on A.M.A.F.C.A. "R/W 1"	West Boundary Line of A.M.A.F.C.A. - "R/W 1"	40' Public Sanitary Sewer Easement	/	/	/
		24"-30" Dia.	Sanitary Sewer W/ MH & Appurtenances	40' Public Sanitary Sewer Easement	A.M.A.F.C.A. - "R/W 1"	Barbara Vista Rd.	/	/	/

NOTES

- 1 * Sidewalk to be Deferred
- 2 Engineers Grading & Drainage Certification is required for release of Financial Guaranty & SIA.

AGENT/OWNER

Steve J. Salazar, PE (Agent)

NAME(print)

Wilson & Co., 2600 American Rd., Rio Rancho NM 87124

FIRM

SIGNATURE

DEVELOPMENT REVIEW BOARD MEMBER APPROVALS

Sherran Nelson 6/16/04 **DRB CHAIR -- date**

Christina Sandoval 6/16/04 **PARKS & GENERAL SERVICES -- date**

Jeffrey 6-16-04 **TRANSPORTATION DEVELOPMENT -- date**

Logan Lee 6/16/04 **UTILITY DEVELOPMENT -- date**

Brad L. Bihun 6/16/04 **CITY ENGINEER -- date**

AMAFCA -- date

- date

- date

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

DESIGN REVIEW COMMITTEE REVISIONS

REVISION	DATE	DRC CHAIR	USER DEPARTMENT	AGENT/OWNER



WILSON
& COMPANY

2600 American Rd. SE, Suite 100
Rio Rancho, NM 87124
505-898-8021
505-898-8501 Fax

Albuquerque
Arlington
Colorado Springs
Denver
El Paso
Fort Worth
Houston
Kansas City
Las Cruces
Lenexa
Los Angeles
Omaha
Phoenix
Rio Rancho
Salina
San Bernardino

1 June 2004

Sheran Matson, Chairperson
City of Albuquerque
Development Review Board
Plaza Del Sol
600 Second Street NW
Albuquerque, NM 87103

Re: ***Longford at Arrowwood Proposed Preliminary Plat***
COA Project Number - 1003231
WCEA Project #X4218001

Dear Sheran:

This letter is to inform the **City of Albuquerque, Development Review Board** that Wilson & Company, Inc., acting as agents for Longford Homes, is submitting the revised Preliminary Plat for Longford at Arrowwood.

This proposed subdivision has been revised to address comments by the DRB and changes made by our client. The proposed subdivision has been modified to reflect only the development of Tract 30A-1 into 149 parcels from the previously proposed 370 parcels. This subdivision is in the City of Albuquerque, being comprised of all of Tract 30A-1 Lands of Salazar Family Trust. This is located in SE Albuquerque off 98th Street just south of Blake Rd. This project is within the Rio Bravo Sector Plan.

Attached are the additional items requested by the DRB for the preliminary plat approval. In addition are required items for sidewalk deferral.

If you have any questions concerning this proposed project, please contact me at (505) 348-4178.

WILSON & COMPANY



Steve J. Salazar, P.E.
Project Manager

A City of Albuquerque



DEVELOPMENT PLAN REVIEW APPLICATION

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

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

APPLICANT INFORMATION:

NAME: Longford at Arrowwood, LLC Attention: Kevin Daggett
 ADDRESS: 7007 Jefferson St. NE, Suite A
 CITY: Albuquerque STATE NM ZIP 87109
 Proprietary interest in site: Owner
 AGENT (if any): Wilson & Company, Inc. Attention: Steve Salazar
 ADDRESS: 4900 Lang Ave. NE
 CITY: Albuquerque STATE NM ZIP 87109

PHONE: 505-761-9911
 FAX: 505-761-9922
 E-MAIL: kdaggett@longfordhomes.com
 PHONE: 505-348-4718
 FAX: 505-898-8501
 E-MAIL: ssalazar@wilsonco.com

DESCRIPTION OF REQUEST: Request Preliminary Plat approval of Longford at Arrowwood Subdivision. Containing 370 lots with P-1 designations. Also request subdivision design variance for blk lengths and temporary deferral of sidewalk construction.
 Is the applicant seeking incentives pursuant to the Family Housing Development Program? Yes. No.

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

Lot or Tract No. Tracts 29A and 30A1 Block: n/a Unit: n/a
 Subdiv. / Addn. Lands of Salazar/Quatro/JSJ/Hannett
 Current Zoning: RLT Proposed zoning: Same
 Zone Atlas page(s): N-9-Z No. of existing lots: 2 No. of proposed lots: 370
 Total area of site (acres): 58.08 Density if applicable: dwellings per gross acre: n/a dwellings per net acre: n/a
 Within city limits? Yes. No , but site is within 5 miles of the city limits (DRB jurisdiction.) Within 1000FT of a landfill? No
 UPC No. 10090543001853014 & 100905430018530144 MRGCD Map No. n/a
 LOCATION OF PROPERTY BY STREETS: On or Near: 98th Street S.W.
 Between: Rio Bravo S.W. and Blake S.W.

CASE HISTORY:

List any current or prior case number that may be relevant to your application (Proj., App., DRB-, AX, Z, V, S, etc.): Proj. #1001594, App. #02DRB-01621, App. #02DRB-01622, Proj. #1003231, App. #04DRB-00137 PP.

Check-off if project was previously reviewed by Sketch Plat/Plan , or Pre-application Review Team . Date of review: Feb. 11, 2004

SIGNATURE [Signature] DATE Feb. 25, 2004
 (Print) Steve Salazar Applicant Agent

FOR OFFICIAL USE ONLY

<input type="checkbox"/> INTERNAL ROUTING	Application case numbers	Action	S.F.	Fees
<input checked="" type="checkbox"/> All checklists are complete	<u>04DRB - 00261</u>	<u>PPA</u>		<u>\$ 3500.00</u>
<input checked="" type="checkbox"/> All fees have been collected		<u>NOTICE of Ad Fee</u>		<u>\$ 75</u>
<input checked="" type="checkbox"/> All case #s are assigned		<u>CONF. MSMT "</u>		<u>\$ 20</u>
<input checked="" type="checkbox"/> AGIS copy has been sent		<u>SV</u>		<u>\$ 0</u>
<input checked="" type="checkbox"/> Case history #s are listed	<u>00262</u>	<u>TRB</u>		<u>\$ 0</u>
<input checked="" type="checkbox"/> Site is within 1000ft of a landfill	<u>00263</u>			<u>\$ 0</u>
<input type="checkbox"/> F.H.D.P. density bonus				
<input type="checkbox"/> F.H.D.P. fee rebate				
	Hearing date <u>March 24th, 04</u>			Total <u>\$ 3595.00</u>
	<u>[Signature]</u> <u>2/27/04</u>	Project # <u>1003231</u>		
	Planner signature / date			

Form revised 10/03

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)
- 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.

Steve J. Salazar

[Signature]

Applicant name (print)

2/27/04

Applicant signature / date



Form revised 9/91, 8/03 and 9/03

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

Application case numbers
04 DRB - 00261

[Signature] 2/27/04

Planner signature / date

Project # 1003231

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

- Drawing showing the sidewalks subject to the proposed deferral or extension (folded to fit into an 8.5" by 14" pocket) **6 copies** for unadvertised meetings. These actions are not approved through internal routing.
 - Zone Atlas map with the entire property(ies) precisely and clearly outlined and crosshatched (to be photocopied)
 - Letter briefly describing, explaining, and justifying the deferral or extension
 - Any original and/or related file numbers are listed on the cover application
- DRB meetings are approximately 8 DAYS after the Tuesday noon filing deadline. Your attendance is required.**

VACATION OF PRIVATE EASEMENT

- The complete document which created the private easement (folded to fit into an 8.5" by 14" pocket) **6 copies** for unadvertised meetings. These actions are not approved through internal routing.
 - Scale drawing showing the easement to be vacated, its relation to existing streets, etc. (folded to fit into an 8.5" by 14" pocket) **6 copies**
 - Zone Atlas map with the entire property(ies) precisely and clearly outlined and crosshatched (to be photocopied)
 - Letter briefly describing, explaining, and justifying the vacation
 - Letter of authorization from the grantors and the beneficiaries'
 - Fee (see schedule)
 - Any original and/or related file numbers are listed on the cover application
- Unless the vacation is shown on a DRB approved plat recorded by the County Clerk within one year, it will expire.
DRB meetings are approximately 8 DAYS after the Tuesday noon filing deadline. Your attendance is required.

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

Steve J. Salazar

Applicant name (print)

[Signature]

Applicant signature / date

Form revised 4/03 and October 2003



[Signature] 2/27/04
 Planner signature / date

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

Application case numbers	
-	- 00262
-	- 00263
-	-

Project # 1005231

X421801

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

PAID RECEIPT

APPLICANT NAME

LONGFORD @ Arrowwood Dev.

AGENT

Wilson & Co.

ADDRESS

2600 The American ~~Way~~ Rd, SE Rio Rancho 87124

PROJECT & APP #

PROJECT NAME

LONGFORD HOMES

- \$ _____ 469099/4916000. Conflict Management Fee
- \$ _____ 441006/4983000 DRB Actions
- \$ _____ 441006/4971000 EPC/AA/LUCC Actions & All Appeals
- \$ _____ 441018/4971000 Public Notification
- \$ 50.00 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
- \$ 3,700
- \$ 3,750.00 TOTAL AMOUNT DUE

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

3720
- 50

3770

3700
- 50

3750

DUPLICATE
City Of Albuquerque
Treasury Division

02/27/2004 10:56AM LOC: ANN
 X
 RECEIPT# 00021094 WSH 007 TRANS# 0025
 Account 441006 Fund 0110
 Activity 4983000 -TRSLJ5
 Trans Amt \$3,750.00
 J24 Misc \$3,750.00
 CH \$3,750.00
 CHANCE \$0.00

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

PAID RECEIPT

APPLICANT NAME LONGFORD @ Arrowwood
 AGENT Wilson & Co. Inc.
 ADDRESS 2900 LANG AV. NE 87109
 PROJECT & APP # 1003231 04DRP-00261,262 & 263
 PROJECT NAME LONGFORD @ Arrowwood

\$ 20 469099/4916000 Conflict Management Fee
 \$ _____ 441006/4983000 DRB Actions
 \$ 3500 441006/4971000 EPC/AA/LUCC Actions & All Appeals
 \$ 75 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
 \$ 3595 TOTAL AMOUNT DUE

FOR SECURITY PURPOSES, THE FACE OF THIS DOCUMENT CONTAINS A COLORED BACKGROUND AND MICROPRINTING IN THE BORDER

Longford Homes of New Mexico, Inc.
 7301 Jefferson NE
 Suite G & H
 Albuquerque, NM 87109

Bank of America, N.A.
 C/O Nv Commercial Loan Processing
 P.O. Box 98600
 Las Vegas, NV 89100

RECEIPT# 00019744 WSH 006 TRANS# 0025
 Account 441018 Fund 0110
 Activity 4971000
 Date Feb 27, 2004
 Trans Amt \$3,595.00
 J24 Misc Per

City Of Albuquerque
 Treasury Division
 Check Number 2-00004284
 Amount \$3,575.00

Three Thousand Five Hundred Seventy Five Dollars 00 Cents*

FOR SECURITY PURPOSES, THE FACE OF THIS DOCUMENT CONTAINS A COLORED BACKGROUND AND MICROPRINTING IN THE BORDER

Longford Homes of New Mexico, Inc.
 7301 Jefferson NE
 Suite G & H
 Albuquerque, NM 87109

Bank of America, N.A.
 C/O Nv Commercial Loan Processing
 P.O. Box 98600
 Las Vegas, NV 89100

RECEIPT# 00019744 WSH 006 TRANS# 0025
 Account 441018 Fund 0110
 Activity 4971000
 Date Feb 27, 2004
 Trans Amt \$3,595.00
 J24 Misc Per

City Of Albuquerque
 Treasury Division
 Check Number 2-00004285
 Amount \$20.00

Twenty Dollars 00 Cents*

City Of Albuquerque
 PO Box 1313
 Albuquerque, NM 87103

City Of Albuquerque
 Treasury Division
 Check Number 2-00004285
 Amount \$20.00

PAVABLE IN US DOLLARS \$20.00

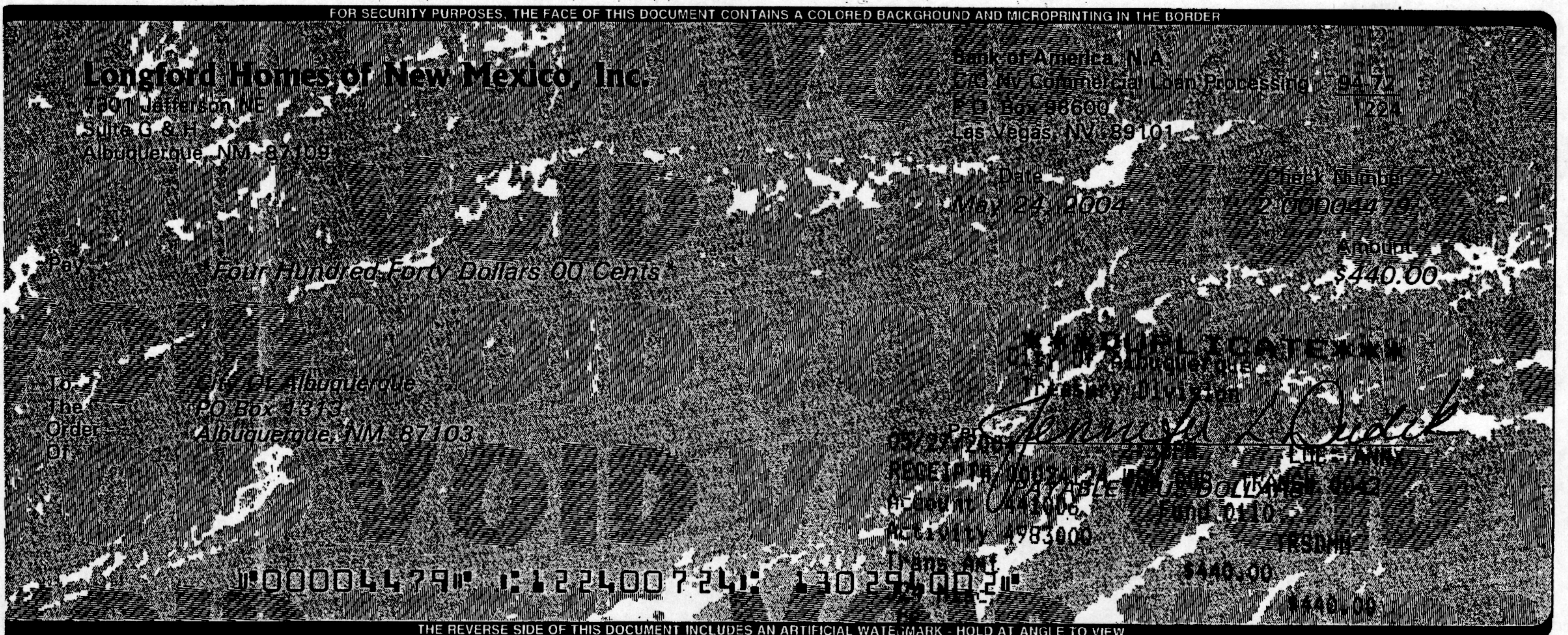
ONE STOP SHOP
CITY OF ALBUQUERQUE PLANNING DEPARTMENT
Development & Building Services

PAID RECEIPT

APPLICANT NAME LONGFORD HOMES
AGENT Wilson + Co.
ADDRESS 4900 Lang Ave NE 87109
PROJECT & APP # 1003231 04DRB-00261
PROJECT NAME Longford at Arrowwood

\$ _____ 469099/4916000 Conflict Management Fee
\$ 440.00 441006/4983000 DRB Actions Deferral Fees
\$ _____ 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
\$ 440.00 TOTAL AMOUNT DUE

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



CHANGE

\$0.00

Thank You

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

PAID RECEIPT

APPLICANT NAME LONGFORD HOMES
AGENT Wilson + Co.
ADDRESS 4900 Lang Ave NE 87109
PROJECT & APP # 1003231 04DRB-00261
PROJECT NAME Longford at Arrowwood

\$ 469099/4916000 Conflict Management Fee
\$ 440.00 441006/4983000 DRB Actions Deferral Fees
\$ 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
\$ 440.00 TOTAL AMOUNT DUE

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

FOR SECURITY PURPOSES, THE FACE OF THIS DOCUMENT CONTAINS A COLORED BACKGROUND AND MICROPRINTING IN THE BORDER

Longford Homes of New Mexico, Inc.

7301 Jefferson NE
Suite G & H
Albuquerque, NM 87109

Bank of America, N.A.
C/O Nv Commercial Loan Processing 94-72
P.O. Box 98600 1224
Las Vegas, NV 89101

Date May 24, 2004 Check Number 2-00004479

Pay *Four Hundred Forty Dollars 00 Cents*

Amount \$440.00

To The Order Of City Of Albuquerque
PO Box 1313
Albuquerque, NM 87103

DUPLICATE

City Of Albuquerque
Treasury Division

Per Jennifer L. Dredik

05/27/2004 7:58PM LCCY-ANNX
RECEIVED/PAYABLE IN US DOLLARS \$ 0042
Account 441006 Fund 0110
Activity 4983000 TRSDMM

⑆00004479⑆ ⑆122400724⑆ 130294002⑆ \$440.00
J24 Misc \$440.00

THE REVERSE SIDE OF THIS DOCUMENT INCLUDES AN ARTIFICIAL WATERMARK - HOLD AT ANGLE TO VIEW

CHANGE

\$0.00

WILSON & COMPANY

2600 The American Rd. SE, Suite 100
Rio Rancho, NM 87124
Phone (505) 898-8021 Fax (505) 898-8501

Fax

To: Claire Senova From: Steve Salazar
 Company: COA Pages: 2, including cover
 Fax No.: 924-3864 Date: 5/17/04
 Job Name: Longford @ Arrowwood Job No:
 Transmitted Item: deferral letter

Urgent For Review Please Comment Please Reply

• Message:

Claire, Attached is deferral letter
for Arrowwood subdivision.

**WILSON
& COMPANY**

2600 American Rd. SE, Suite 100
Rio Rancho, NM 87124
505-898-8021
505-898-8501 Fax

- Albuquerque
- Arlington
- Colorado Springs
- Denver
- El Paso
- Fort Worth
- Houston
- Kansas City
- Las Cruces
- Lenexa
- Los Angeles
- Omaha
- Phoenix
- Rio Rancho
- Salina
- San Bernardino

7

17 May 2004

City of Albuquerque
Development Review Board
Claire Senova
Plaza Del Sol
600 Second Street NW
Albuquerque, NM 87103

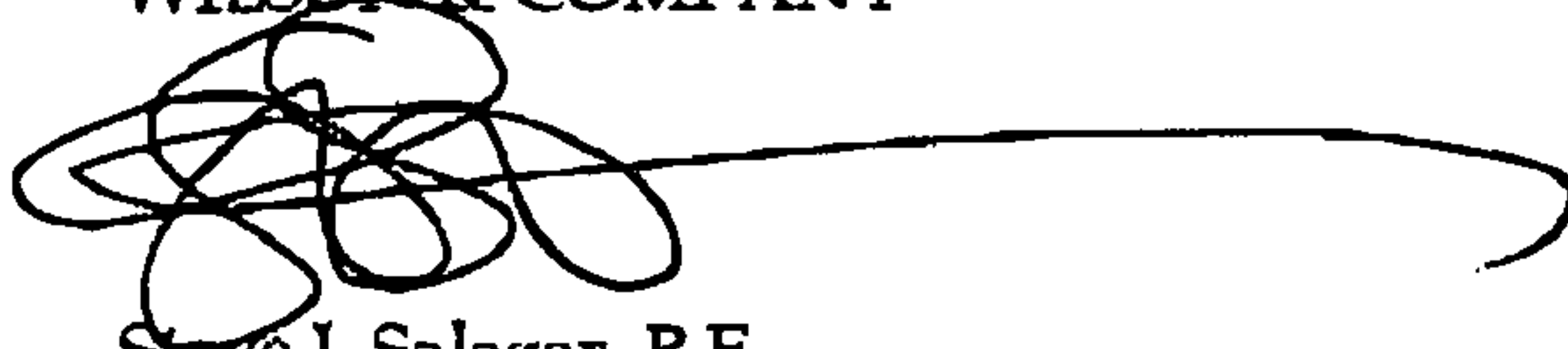
Re: **LONGFORD AT ARROWWOOD SUBDIVISION - Project #1003231**
Request for DRB hearing deferral

Dear Claire:

Wilson & Company, Inc., acting as agents for Longford at Arrowwood, L.L.C., respectfully requests that the above referenced project be deferred from the May 19, 2004 hearing agenda and be placed on the Agenda for the 9 June 2004 hearing.

Thank you for your assistance and if you have any questions concerning this project, please contact me at (505) 348-4178.

WILSON & COMPANY



Steve J. Salazar, P.E.
Project Manager
Email: sjsalazar@wilsonco.com

sjs

*** RX REPORT ***

RECEPTION OK

TX/RX NO	9529
CONNECTION TEL	
SUBADDRESS	
CONNECTION ID	
ST. TIME	05/17 15:20
USAGE T	00'38
PGS.	2
RESULT	OK

**WILSON
& COMPANY**

2600 American Rd. SE, Suite 100
Rio Rancho, NM 87124
505-898-8021
505-898-8501 Fax

Albuquerque
Arlington
Colorado Springs
Denver
El Paso
Fort Worth
Houston
Kansas City
Las Cruces
Lenexa
Los Angeles
Omaha
Phoenix
Rio Rancho
Salina
San Bernardino

27 April 2004

\$330⁰⁰ due

City of Albuquerque
Development Review Board
Claire Senova
Plaza Del Sol
600 Second Street NW
Albuquerque, NM 87103

Re: **LONGFORD AT ARROWWOOD SUBDIVISION - Project #1003231**
Request for DRB hearing deferral

Dear Claire:

Wilson & Company, Inc., acting as agents for Longford at Arrowwood, LLC., respectfully requests that the above referenced project be deferred from the April 28, 2004 hearing agenda and be placed on the Agenda for the 19 May 2004 hearing.

Thank you for your assistance and if you have any questions concerning this project, please contact me at (505) 348-4178.

WILSON & COMPANY



Steve J. Salazar, P.E.
Project Manager
Email: sjsalazar@wilsonco.com

sjs

WILSON & COMPANY

2600 The American Rd. SE, Suite 100
Rio Rancho, NM 87124
Phone (505) 898-8021 Fax (505) 898-8501

Fax

To: Claire Senova **Fax #:** 505-924-3864

Pages: 2, including cover

From: Steve Salazar, P.E. **Date:** 4/27/04

Job Name: Longford at Arrowwood, # 1003231 **Job No:**

Transmitted Item: Deferral Letter

Urgent **For Review** **Please Comment** **Please Reply**

• **Message:**

Claire, Attached is the deferral letter for tomorrow's DRB agenda.

**WILSON
& COMPANY**

2600 American Rd. SE, Suite 100
Rio Rancho, NM 87124
505-898-8021
505-898-8501 Fax

Albuquerque
Arlington
Colorado Springs
Denver
El Paso
Fort Worth
Houston
Kansas City
Las Cruces
Lenexa
Los Angeles
Omaha
Phoenix
Rio Rancho
Salina
San Bernardino

#7

5 April 2004

City of Albuquerque
Development Review Board
Claire Senova
Plaza Del Sol
600 Second Street NW
Albuquerque, NM 87103

Re: **LONGFORD AT ARROWWOOD SUBDIVISION - Project #1003231**
Request for DRB hearing deferral

Dear Claire:

Wilson & Company, Inc., acting as agents for Longford at Arrowwood, LLC., respectfully requests that the above referenced project be deferred from the April 7, 2004 hearing agenda and be placed on the Agenda for the 28 April 2004 hearing.

Thank you for your assistance and if you have any questions concerning this project, please contact me at (505) 348-4178.

WILSON & COMPANY



Steve J. Salazar, P.E.
Project Manager
Email: sjsalazar@wilsonco.com

sjs

WILSON & COMPANY

2600 The American Rd. SE, Suite 100
Rio Rancho, NM 87124
Phone (505) 898-8021 Fax (505) 898-8501

Fax

To: Claire Senova From: Steve Salazar
 Company: COA Pages: 2, including cover.
 Fax No.: 924-3864 Date: 4/5/04
 Job Name: Longford @ Arrowwood Job No: _____
 Transmitted Item: Defer Letter

Urgent For Review Please Comment Please Reply

• Message:

Claire, Attached is the defer letter
for the Arrowwood Subdivision

**FIGURE 12
INFRASTRUCTURE LIST**

ORIGINAL

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

Longford at Arrowwood
PROPOSED NAME OF PLAT AND/OR SITE DEVELOPMENT PLAN

Tracts 29A, 30A-1, 31A-1-A of Lands of Salazar Family Trust
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
							/	/	/
			PAVING				/	/	/
		28' F-F	Res. Paving W/ C&G, 4' Sidewalk Both Sides	Porto St.	Cristalino Rd.	Chianti Av.	/	/	/
		28' F-F	Res. Paving W/ C&G, 4' Sidewalk Both Sides	Cristalino Rd.	Porto St.	Baco Noir Dr.	/	/	/
		28' F-F	Res. Paving W/ C&G, *4' Sidewalk Both Sides	Baco Noir Dr.	Cristalino Rd.	Chianti Av.	/	/	/
		28' F-F	Res. Paving W/ C&G, *4' Sidewalk Both Sides	Chianti Av.	Porto St.	Baco Noir Dr.	/	/	/
		28' F-F	Res. Paving W/ C&G, *4' Sidewalk Both Sides	Merlot Dr.	Chianti Av.	Chambourcin Rd.	/	/	/
		28' F-F	Res. Paving W/ C&G, *4' Sidewalk Both Sides	Chambourcin Rd.	Merlot Dr.	Porto St.	/	/	/
		32' F-F	Res. Paving W/ C&G, *4' Sidewalk Both Sides	Porto St.	Cristalino Rd.	Amole Mesa Av.	/	/	/

SIA Sequence #	COA DRC Project #	Size	Type of Improvement	Location	From	To	Private Inspector	City Inspector	City Cnst Engineer
		32' F-F	Res. Paving W/ C&G, *4' Sidewalk Both Sides	Merlot Dr.	Chianti Av.	Colobel Av.	/	/	/
		22' F-F	Res. Paving W/ C&G, *4' Sidewalk Single Sides	Cristalino Rd.	Porto St.	West Property Line	/	/	/
		22' F-F	Res. Paving W/ C&G, *4' Sidewalk Single Sides	Chianti Av.	Porto St.	West Property Line	/	/	/
		22' F-F	Res. Paving W/ C&G, *4' Sidewalk Single Sides	Chianti Av.	Baco Noir Dr.	East Property Line	/	/	/
		28' F-F	Res. Paving W/ C&G, *4' Sidewalk Both Sides	Cabernet St.	Marlborough Av.	Inniskillin Av.	/	/	/
		28' F-F	Res. Paving W/ C&G, *4' Sidewalk Both Sides	Marlborough Av.	Cabernet St.	Riesling St.	/	/	/
		28' F-F	Res. Paving W/ C&G, *4' Sidewalk Both Sides	Pinot Noir Av.	Cabernet St.	Riesling St.	/	/	/
		28' F-F	Res. Paving W/ C&G, *4' Sidewalk Both Sides	Shiraz Rd.	Cabernet St.	Riesling St.	/	/	/
		28' F-F	Res. Paving W/ C&G, *4' Sidewalk Both Sides	Tintara Av.	Cabernet St.	Riesling St.	/	/	/
		28' F-F	Res. Paving W/ C&G, *4' Sidewalk Both Sides	Inniskillin Av.	Cabernet St.	Riesling St.	/	/	/
		28' F-F	Res. Paving W/ C&G, *4' Sidewalk Both Sides	Riesling St.	Inniskillin Av.	Marlborough Av.	/	/	/
		32' F-F	Res. Paving W/ C&G, *4' Sidewalk Both Sides	Shiraz Rd.	Cabernet St.	Baco Noir Dr.	/	/	/
		32' F-F	Res. Paving W/ C&G, *4' Sidewalk Both Sides	Johannas Sevy Dr.	Inniskillin Av.	Colobel Av.	/	/	/
		32' F-F	Res. Paving W/ C&G, *4' Sidewalk Both Sides	Apaltagua Dr.	Marlborough Av.	Amole Mesa Av.	/	/	/
		22' F-F	Res. Paving W/ C&G, *4' Sidewalk Single Sides	Cabernet St.	Marlborough Av.	North Property Line	/	/	/
		22' F-F	Res. Paving W/ C&G, *4' Sidewalk Single Sides	Cabernet St.	Inniskillin Av.	South Property Line	/	/	/
		22' F-F	Res. Paving W/ C&G, *4' Sidewalk Single Sides	Inniskillin Av.	Riesling St.	East Property Line	/	/	/

SIA Sequence #	COA DRC Project #	Size	Type of Improvement	Location	From	To	Private Inspector	City Inspector	City Cnst Engineer
		22' F-F	Res. Paving W/ C&G, *4' Sidewalk Single Sides	Riesling St.	Marlborough Av.	North Property Line	/	/	/
		Major Local 1/2 Section	Major Local Paving W/ C&G, 4' Sidewalk Single Side	Amole Mesa Av.	West Property Line	98th Street	/	/	/
		Major Local 1/2 Section	Major Local Paving W/ C&G, 4' Sidewalk Single Side	Colobel Av.	West Property Line	98th Street	/	/	/
		Major Local Full Section	Major Local Paving W/ C&G, 4' Sidewalk Both Side	Mesa Arensosa Dr.	Amole Mesa Av.	Colobel Av.	/	/	/
		Principal Arterial 1/2 Section	Principal Arterial Paving W/ C&G, Sidewalk Single Side	98th Street	Amole Mesa Av.	Colobel Av.	/	/	/
			DRAINAGE				/	/	/
		24" Dia.	RCP W/ MH & Inlets	Porto St.	Chianti Av.	Merlot Dr.	/	/	/
		24" Dia.	RCP W/ MH & Inlets	Merlot Dr.	Chianti Av.	Porto St.	/	/	/
		24" Dia.	RCP W/ MH & Inlets	Baco Noir Dr.	Chianti Av.	Shiraz Rd.	/	/	/
		24" Dia.	RCP W/ MH & Inlets	Chianti Av.	Porto St.	Mesa Arenoso Dr.	/	/	/
		24" Dia.	RCP W/ MH & Inlets	Mesa Arenoso Dr.	Colobel Av.	Chianti Av.	/	/	/
		24" - 66" Dia.	RCP W/ MH & Inlets	Colobel Av.	Mesa Arenoso Dr.	Amole Mesa Av.	/	/	/
		24" Dia.	RCP W/ MH & Inlets	Inniskillin Av.	Cabernet St.	Riesling St.	/	/	/
		24" Dia.	RCP W/ MH & Inlets	Tintara Av.	Cabernet St.	Riesling St.	/	/	/
		24" Dia.	RCP W/ MH & Inlets	Shiraz Rd.	Cabernet St.	Riesling St.	/	/	/

SIA Sequence #	COA DRC Project #	Size	Type of Improvement	Location	From	To	Private Inspector	City Inspector	City Cnst Engineer
		24" Dia.	RCP W/ MH & Inlets	Pinot Noir Av.	Cabernet St.	Riesling St.	/	/	/
		24" Dia.	RCP W/ MH & Inlets	Riesling St.	Inniskillin Av.	Amole Mesa Av.	/	/	/
		24" Dia.	RCP W/ MH & Inlets	98th Street Corridor	Inniskillin Av.	Colobel Av.	/	/	/
		24" Dia.	RCP W/ MH & Inlets	Marlborough Av.	Cabernet St.	Riesling St.	/	/	/
		42" - 96" DIA	RCP W/ MH & Inlets	Amole Mesa Av.	Riesling St.	Amole Channel	/	/	/
			WATER				/	/	/
		6" Dia.	Waterline W/ Appertenances	Porto St.	Cristalino Rd.	Chianti Av.	/	/	/
		8" Dia.	Waterline W/ Appertenances	Porto St.	Cristalino Rd.	Amole Mesa Av.	/	/	/
		8" Dia.	Waterline W/ Appertenances	Cristalino Rd.	West Propety Line	Baco Noir Dr.	/	/	/
		8" Dia.	Waterline W/ Appertenances	Baco Noir Dr.	Cristalino Rd.	Shiraz Rd.	/	/	/
		8" Dia.	Waterline W/ Appertenances	Shiraz Rd.	Baco Noir Dr.	Mesa Arenoso Dr.	/	/	/
		6" Dia.	Waterline W/ Appertenances	Baco Noir Dr.	Shiraz Rd.	Chianti Av.	/	/	/
		6" Dia.	Waterline W/ Appertenances	Chambourcin Rd.	Porto St.	Merlot Dr.	/	/	/
		6" Dia.	Waterline W/ Appertenances	Merlot Dr.	Chambourcin Rd.	Chianti Av.	/	/	/
		12" Dia.	Waterline W/ Appertenances	Chianti Av.	West Property Line	Mesa Arenoso Dr.	/	/	/
		12" Dia.	Waterline W/ Appertenances	West Property Line	Chianti Av.	Colobel Av.	/	/	/

SIA Sequence #	COA DRC Project #	Size	Type of Improvement	Location	From	To	Private Inspector	City Inspector	City Cnst Engineer
		12" Dia.	Waterline W/ Appertenances	Cabernet St.	Amole Mesa Av.	Existing PRV	/	/	/
		8" Dia.	Waterline W/ Appertenances	Marlborough Av.	Cabernet St.	Riesling St.	/	/	/
		8" Dia.	Waterline W/ Appertenances	Cabernet St.	Marlborough Av.	Amole Mesa Av.	/	/	/
		6" Dia.	Waterline W/ Appertenances	Pinot Noir Av.	Cabernet St.	Riesling St.	/	/	/
		6" Dia.	Waterline W/ Appertenances	Shiraz St.	Cabernet St.	Riesling St.	/	/	/
		6" Dia.	Waterline W/ Appertenances	Tintara Av.	Cabernet St.	Riesling St.	/	/	/
		12" Dia.	Waterline W/ Appertenances	Inniskillin Av.	Cabernet St.	98 th St.	/	/	/
		6" Dia.	Waterline W/ Appertenances	Riesling St.	Inniskillin Av.	Marlborough Av.	/	/	/
			SANITARY SEWER				/	/	/
		8" Dia.	Sanitary Sewer W/ MH & Appertenances	Porto St.	Cristalino Rd.	Chianti Av.	/	/	/
		8" Dia.	Sanitary Sewer W/ MH & Appertenances	Cristalino Rd.	West Propety Line	Baco Noir Dr.	/	/	/
		8" Dia.	Sanitary Sewer W/ MH & Appertenances	Baco Noir Dr.	Cristalino Rd.	Chianti Av.	/	/	/
		8" Dia.	Sanitary Sewer W/ MH & Appertenances	Chambourcin Rd.	Porto St.	Merlot Dr.	/	/	/
		8" Dia.	Sanitary Sewer W/ MH & Appertenances	Merlot Dr.	Chambourcin Rd.	Chianti Av.	/	/	/
		8" Dia.	Sanitary Sewer W/ MH & Appertenances	Chianti Av.	West Property Line	East Property Line	/	/	/
		8" Dia.	Sanitary Sewer W/ MH & Appertenances	Mesa Arenoso Dr.	Chianti Av.	Colobel Av.	/	/	/
		8" Dia.	Sanitary Sewer W/ MH & Appertenances	Colobel Av.	Mesa Arenoso Dr.	98th St.	/	/	/

SIA Sequence #	COA DRC Project #	Size	Type of Improvement	Location	From	To	Private Inspector	City Inspector	City Cnst Engineer
		8" Dia.	Sanitary Sewer W/ MH & Appertenances	Cabernet Av.	North Property Line	South Property Line	/	/	/
		8" Dia.	Sanitary Sewer W/ MH & Appertenances	Marlborough Av.	Cabernet Av.	Riesling St.	/	/	/
		8" Dia.	Sanitary Sewer W/ MH & Appertenances	Pinot Noir Dr.	Cabernet Av.	Riesling St.	/	/	/
		8" Dia.	Sanitary Sewer W/ MH & Appertenances	Shiraz Rd.	Cabernet Av.	Riesling St.	/	/	/
		8" Dia.	Sanitary Sewer W/ MH & Appertenances	Tintara Av.	Cabernet Av.	Riesling St.	/	/	/
		8" Dia.	Sanitary Sewer W/ MH & Appertenances	Inniskillin Av.	Cabernet Av.	East Property Line	/	/	/
		8" Dia.	Sanitary Sewer W/ MH & Appertenances	98th st.	Amole Mesa Av.	Colobel Av.	/	/	/
		12" Dia.	Sanitary Sewer W/ MH & Appertenances	98th st.	Colobel Av.	North Anderson Hills Property Line	/	/	/
		12" Dia.	Sanitary Sewer W/ MH & Appertenances	North Anderson Hills Property Line	98th st.	Proposed 30" Interceptor	/	/	/
		Proposed 30" Interceptor	Sanitary Sewer W/ MH & Appertenances	Proposed 30" Interceptor Alignment	North Anderson Hills Property Line	South Manhole Tie-In	/	/	/

NOTES

- 1 * Sidewalk to be Defered

- 2 Engineers Grading & Drainage Certification is required for release of Financial Guarantees & SIA.

AGENT/OWNER
Steve J. Salazar, PE (Agent)
NAME(print)
Wilson & Co., 2600 American Rd., Rio Rancho NM 87124
FIRM

DEVELOPMENT REVIEW BOARD MEMBER APPROVALS		
DRB CHAIR -- date	PARKS & GENERAL SERVICES -- date	
TRANSPORTATION DEVELOPMENT -- date	AMAFCA -- date	

SIA Sequence # COA DRC Project #

Size

Type of Improvement

Location

From

To

Private Inspector

City Inspector

City Cnst Engineer

SIGNATURE

UTILITY DEVELOPMENT -- date

_____ - date

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

CITY ENGINEER -- date

_____ - date

DESIGN REVIEW COMMITTEE REVISIONS

REVISION	DATE	DRC CHAIR	USER DEPARTMENT	AGENT/OWNER



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

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

APPLICANT INFORMATION:

NAME: Longford at Arrowwood, LLC Attention: Kevin Daggett PHONE: 505-761-9911
 ADDRESS: 7007 Jefferson St. NE, Suite A FAX: 505-761-9922
 CITY: Albuquerque STATE NM ZIP 87109 E-MAIL: kdaggett@longfordhomes.com
 Proprietary interest in site: Owner
 AGENT (if any): Wilson & Company, Inc. Attention: Steve Salazar PHONE: 505-348-4718
 ADDRESS: 4900 Lang Ave. NE FAX: 505-898-8501
 CITY: Albuquerque STATE NM ZIP 87109 E-MAIL: ssalazar@wilsonco.com

DESCRIPTION OF REQUEST: Request Preliminary Plat approval of Longford at Arrowwood Subdivision. Containing 370 lots with P-1 designations. Also request subdivision design variance for blk lengths and temporary deferral of sidewalk construction.

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

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

Lot or Tract No. Tracts 29 and 30A1 Block: n/a Unit: n/a
 Subdiv. / Addn. Lands of Salazar/Quatro/JSJ/Hannett
 Current Zoning: RLT Proposed zoning: Same
 Zone Atlas page(s): N-9-Z No. of existing lots: 2 No. of proposed lots: 370
 Total area of site (acres): 58.08 Density if applicable: dwellings per gross acre: n/a dwellings per net acre: n/a
 Within city limits? Yes. No , but site is within 5 miles of the city limits (DRB jurisdiction.) Within 1000FT of a landfill? No
 UPC No. 10090543001853014 & 100905430018530144 MRGCD Map No. n/a
 LOCATION OF PROPERTY BY STREETS: On or Near: 98th Street S.W.
 Between: Rio Bravo S.W. and Blake S.W.

CASE HISTORY:

List any current or prior case number that may be relevant to your application (Proj., App., DRB-, AX, Z, V, S, etc.): Proj. #1001594, App. #02DRB-01621, App. #02DRB-01622, Proj. #1003231, App. # 04DRB-00137 PP.

Check-off if project was previously reviewed by Sketch Plat/Plan , or Pre-application Review Team . Date of review: Feb. 11, 2004

SIGNATURE [Signature] DATE Feb. 25, 2004
 (Print) Steve Salazar Applicant Agent

FOR OFFICIAL USE ONLY

Form revised 10/03

<input checked="" type="checkbox"/> INTERNAL ROUTING	Application case numbers	Action	S.F.	Fees
<input checked="" type="checkbox"/> All checklists are complete	<u>04DRB - 00261</u>	<u>PP</u>		\$ <u>3500.00</u>
<input checked="" type="checkbox"/> All fees have been collected		<u>NOTIF & Ad Fee</u>		\$ <u>75</u>
<input checked="" type="checkbox"/> All case #s are assigned		<u>CONF. L Mgmt</u>		\$ <u>20</u>
<input checked="" type="checkbox"/> AGIS copy has been sent		<u>SKS OV</u>		\$ <u>0</u>
<input checked="" type="checkbox"/> Case history #s are listed		<u>TDS</u>		\$ <u>0</u>
<input checked="" type="checkbox"/> Site is within 1000ft of a landfill				
<input checked="" type="checkbox"/> F.H.D.P. density bonus				
<input checked="" type="checkbox"/> F.H.D.P. fee rebate				
	Hearing date <u>March 24th, 04</u>			Total \$ <u>3595.00</u>
	<u>[Signature]</u> <u>2/27/04</u>	Project # <u>1003231</u>		
	Planner signature / date			

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

X 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)
 - 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.

Steve J. Salazar
Applicant name (print)

[Signature] 2/27/04
Applicant signature / date



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

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

Application case numbers
04 DRB - 00261
 _____ - _____
 _____ - _____

[Signature] 2/27/04
Planner signature / date

Project # 1003231

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

- Drawing showing the sidewalks subject to the proposed deferral or extension (folded to fit into an 8.5" by 14" pocket) **6 copies** for unadvertised meetings. These actions are not approved through internal routing.
- Zone Atlas map with the entire property(ies) precisely and clearly outlined and crosshatched (to be photocopied)
- Letter briefly describing, explaining, and justifying the deferral or extension
- Any original and/or related file numbers are listed on the cover application

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

VACATION OF PRIVATE EASEMENT

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

Unless the vacation is shown on a DRB approved plat recorded by the County Clerk within one year, it will expire.

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

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

Steve J. Salazar
Applicant name (print)
[Signature] 2/27/04
Applicant signature / date



Form revised 4/03 and October 2003

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

Application case numbers
 _____ - _____ 00262
 _____ - _____ 00263
 _____ - _____

[Signature] 2/27/04
Planner signature / date
Project # 1003231

**WILSON
& COMPANY**

2600 American Rd. SE, Suite 100
Rio Rancho, NM 87124
505-898-8021
505-898-8501 Fax

Albuquerque
Arlington
Colorado Springs
Denver
El Paso
Fort Worth
Houston
Kansas City
Las Cruces
Lenexa
Los Angeles
Omaha
Phoenix
Rio Rancho
Salina
San Bernardino

27 February 2004

**Sheran Matson, Chairperson
City of Albuquerque
Development Review Board
Plaza Del Sol
600 Second Street NW
Albuquerque, NM 87103**

Re: Longford at Arrowwood Proposed Preliminary Plat
COA Project Number - 1003231
WCEA Project #X4218001

Dear Sheran:

This letter is to inform the **City of Albuquerque, Development Review Board** that Wilson & Company, Inc., acting as agents for Longford Homes, requests approval of the Preliminary Plat for Longford at Arrowwood. The proposed subdivision is in the City of Albuquerque, Tracts ~~29A~~, 30A-1 and ~~31A-1~~ A Lands of Salazar Family Trust. This is located in SE Albuquerque off 98th Street just south of Blake Rd. This project is within the Rio Bravo Sector Plan.

Attached are the required items for the submittal of major subdivision preliminary plat approval. In addition are required items for sidewalk deferral and variance from minimum standards of the development process manual.

If you have any questions concerning this proposed project, please contact me at (505) 348-4178.

WILSON & COMPANY



Steve J. Salazar, P.E.
Project Manager
Email: sjsalazar@wilsonco.com

sjs
Enclosure

"Attachment A"

Steve J. Salazar, Wilson and Company
Zone Map: N-9

WESTGATE HEIGHTS N.A. (R)

- ✓ Matthew Archuleta
1628 Summerfield SW/87121 836-7251 (h)
- ✓ Libby McIntosh
1316 Ladrones Ct. SW/87121 831-5189 (h)

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

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

ALBUQUERQUE, NM 87121 **OFFICIAL USE**

Postage	\$ 0.60	UNIT ID: 0127 Postmark Here Clerk: KTGH19 02/19/04
Certified Fee	2.30	
Return Receipt Fee (Endorsement Required)	1.75	
Restricted Delivery Fee (Endorsement Required)		
Total Postage & Fees	\$ 4.65	

Sent To: Libby McIntosh
 Street, Apt. No. or PO Box No.: 1316 Laderaones Ct, SW
 City, State, ZIP+4: Albuquerque, NM 87121

PS Form 3800, April 2002 See Reverse for Instructions

7002 0860 0000 9460 3921

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

ALBUQUERQUE, NM 87121 **OFFICIAL USE**

Postage	\$ 0.60	UNIT ID: 0127 Postmark Here Clerk: KTGH19 02/19/04
Certified Fee	2.30	
Return Receipt Fee (Endorsement Required)	1.75	
Restricted Delivery Fee (Endorsement Required)		
Total Postage & Fees	\$ 4.65	

Sent To: Matthew Archuleta
 Street, Apt. No. or PO Box No.: 1628 Summerfield SW
 City, State, ZIP+4: Albuquerque, NM 87121

PS Form 3800, April 2002 See Reverse for Instructions

7002 0860 0000 9460 3928

**WILSON
& COMPANY**

2600 American Rd. SE, Suite 100
Rio Rancho, NM 87124
505-898-8021
505-898-8501 Fax

Albuquerque
Arlington
Colorado Springs
Denver
El Paso
Fort Worth
Houston
Kansas City
Las Cruces
Lenexa
Los Angeles
Omaha
Phoenix
Rio Rancho
Salina
San Bernardino

CERTIFIED MAIL

27 February 2004

Libby McIntosh
Westgate Heights N.A.
1316 Laderones Ct., SW
Albuquerque, NM 87121
(505) 831-5189

Re: **Neighborhood Association Notification**
Preliminary Plat of Longford At Arrowwood

Dear Mr. Archuleta:

This letter is to inform the **Westgate Heights Neighborhood Association** that **Wilson & Company, Inc.**, acting as agents for **Longford at Arrowwood, LLC.**, is requesting approval of the **Preliminary Plat** for the **Longford at Arrowwood Subdivision**.

Attached is a vicinity map showing the location of this project for your reference.

The City of Albuquerque Development Review Board will hold a public hearing on Wednesday, March 24th, 2004 at 9:00 a.m. at Plaza Del Sol, 600 Second Street NW, Hearing Room, Lower Level. If you have any questions for the City Planning Staff, please contact the Planning Department at (505) 924-3860.

If you have any questions concerning this project, please contact me at (505) 348-4178.

WILSON & COMPANY



Steve J. Salazar, P.E.
Project Manager
Email: sjsalazar@wilsonco.com

**WILSON
& COMPANY**

2600 American Rd. SE, Suite 100
Rio Rancho, NM 87124
505-898-8021
505-898-8501 Fax

Albuquerque
Arlington
Colorado Springs
Denver
El Paso
Fort Worth
Houston
Kansas City
Las Cruces
Lenexa
Los Angeles
Omaha
Phoenix
Rio Rancho
Salina
San Bernardino

CERTIFIED MAIL

27 February 2004

Matthew Archuleta
Westgate Heights N.A.
1628 Summerfield SW
Albuquerque, NM 87121
(505) 836-7251

Re: **Neighborhood Association Notification**
Preliminary Plat of Longford At Arrowwood

Dear Mr. Archuleta:

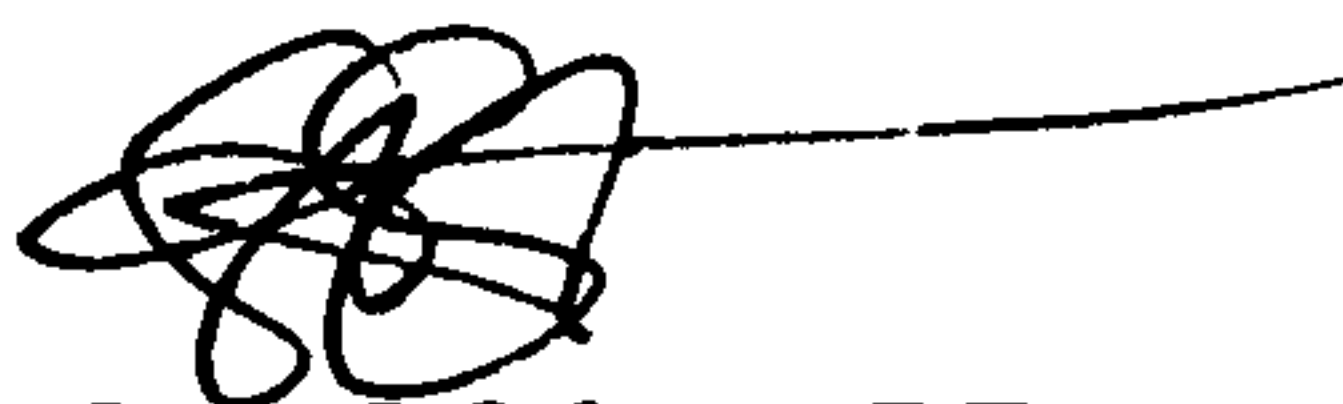
This letter is to inform the **Westgate Heights Neighborhood Association** that **Wilson & Company, Inc.**, acting as agents for **Longford at Arrowwood, LLC.**, is requesting approval of the **Preliminary Plat** for the **Longford at Arrowwood Subdivision**.

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If you have any questions concerning this project, please contact me at (505) 348-4178.

WILSON & COMPANY



Steve J. Salazar, P.E.
Project Manager
Email: sjsalazar@wilsonco.com

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 LONGFORD AT ARROWWOOD

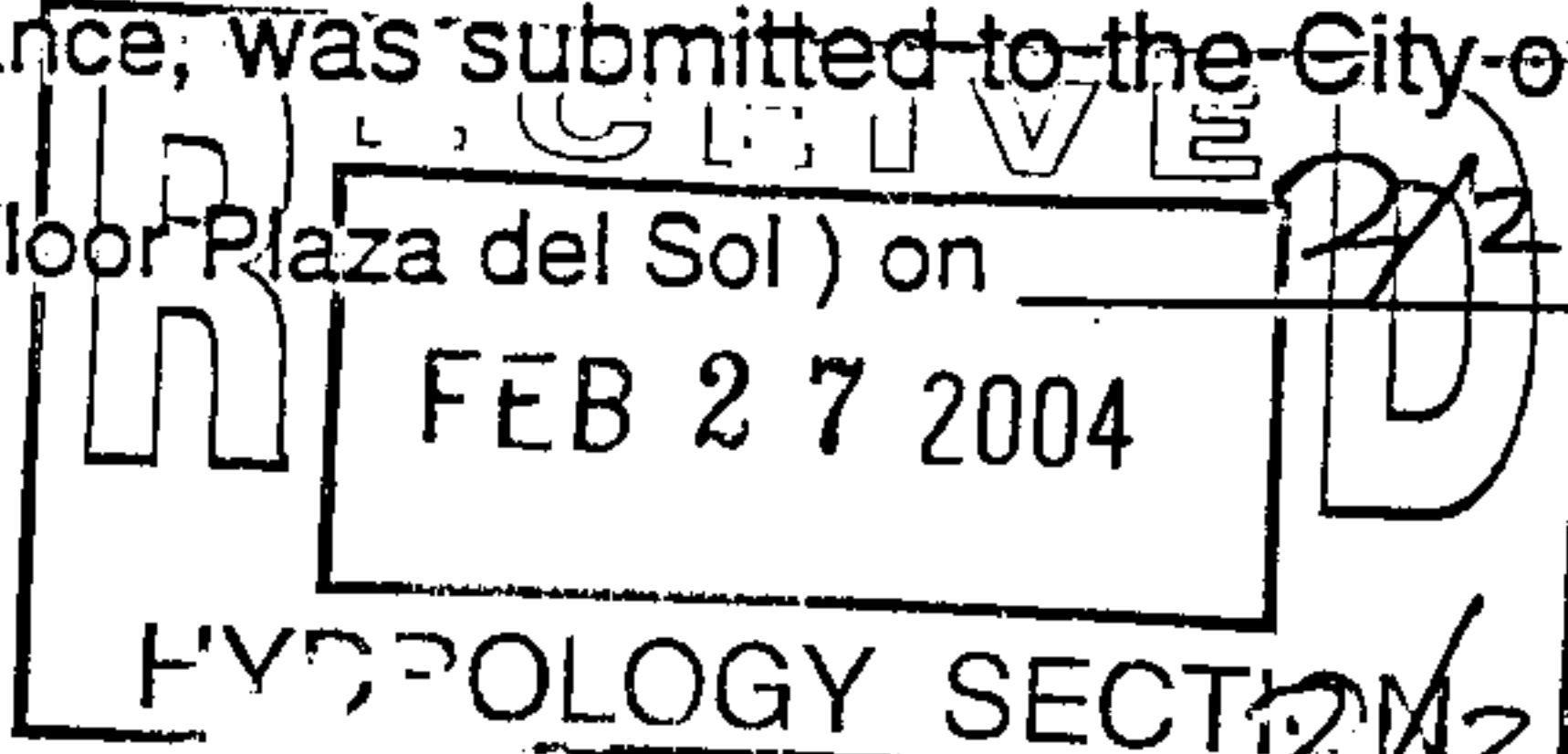
AGIS MAP # N-9-Z

LEGAL DESCRIPTION TRACTS 29 A, 30A-1, AND 31-A-1-A,
LANDS OF SALAZAR FAMILY TRUST, SALAZAR
QUATRO TRUST, JSS INVESTMENT COMPANY
AND PALBA HANNETT.

✓

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 del Sol) on 2/27/04 [date].



Steve Salazar

Applicant / Agent

2/27/04

Date

Bob Baker

Hydrology Division Representative

2/27/04

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 del Sol) on 2-11-04 [date].

Steve Salazar

Applicant / Agent

2/18/04

Date

Roger Allen

Utilities Division Representative

2/18/04

Date

DRB# _____

CITY OF ALBUQUERQUE

TRAFFIC IMPACT STUDY (TIS) / ENVIRONMENTAL HEALTH INFORMATION FORM

APPLICANT: Longford HOMES Date of request: 2/23/04 Zone atlas page(s): N-9

CURRENT: Zoning RLT Legal Description - Lot or Tract # 29A, 30A-1, 31A-1A Block # Lands of SALAZAR
Parcel Size (acres / sq.ft.) 28.57 + 27.40 = 55.97 AC Subdivision Name Longford at Arrowwood

REQUESTED CITY ACTION(S):

Annexation	[]	Sector Plan	[]	Site Development Plan:	Building Permit	[]
Comp. Plan		Zone Change	[]	a) Subdivision	Access Permit	[]
Amendment	[]	Conditional Use	[]	b) Build'g Purposes	Other	[]
				c) Amendment		[]

PROPOSED DEVELOPMENT:

No construction / development []
 New Construction []
 Expansion of existing development []

GENERAL DESCRIPTION OF ACTION: ¹

of units - 370
 Building Size - _____ (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 Steve Salazar Date 2/24/04
(To be signed upon completion of processing by Traffic Engineer and Environmental Health)

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

Planning Dept., Dev. & Bldg. Services Div., Transportation Dev. Section - 2nd FL. 600 2nd St. NW Plaza del Sol Bldg. 924-3994

THRESHOLDS MET? YES [] NO [] 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 Lopez 2-24-04
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 submittal if a variance to this procedure is requested and noted on this form, otherwise the application may not be accepted or deferred if the arrangements are not complied with.

TIS - SUBMITTED ___/___/___
 - FINALIZED ___/___/___

 TRAFFIC ENGINEER DATE

TO BE COMPLETED BY APPLICANT

TRANSPORTATION DEVELOPMENT

ENVIRONMENTAL HEALTH

WILSON
& COMPANY

2600 American Rd. SE, Suite 100
Rio Rancho, NM 87124
505-898-8021
505-898-8501 Fax

Albuquerque
Arlington
Colorado Springs
Denver
El Paso
Fort Worth
Houston
Kansas City
Las Cruces
Lenexa
Los Angeles
Omaha
Phoenix
Rio Rancho
Salina
San Bernardino

24 February 2004

Planning Department
City of Albuquerque
Plaza del Sol – 2nd Floor West
600 2nd Street N.W.
Albuquerque, NM

ATTN: Claire Senova, DRB Board Secretary

RE: Longford at Arrowwood Subdivision, Sidewalk Deferral

Dear Ms. Senova:

The owner, Longford at Arrowwood, LLC., of the property described above requests a temporary deferral of sidewalk construction per the Albuquerque Code of Ordinances. The sidewalk adjacent to individual lots will be constructed with the construction of each home. Enclosed is the zone atlas sheet and an exhibit of the sidewalk to be deferred.

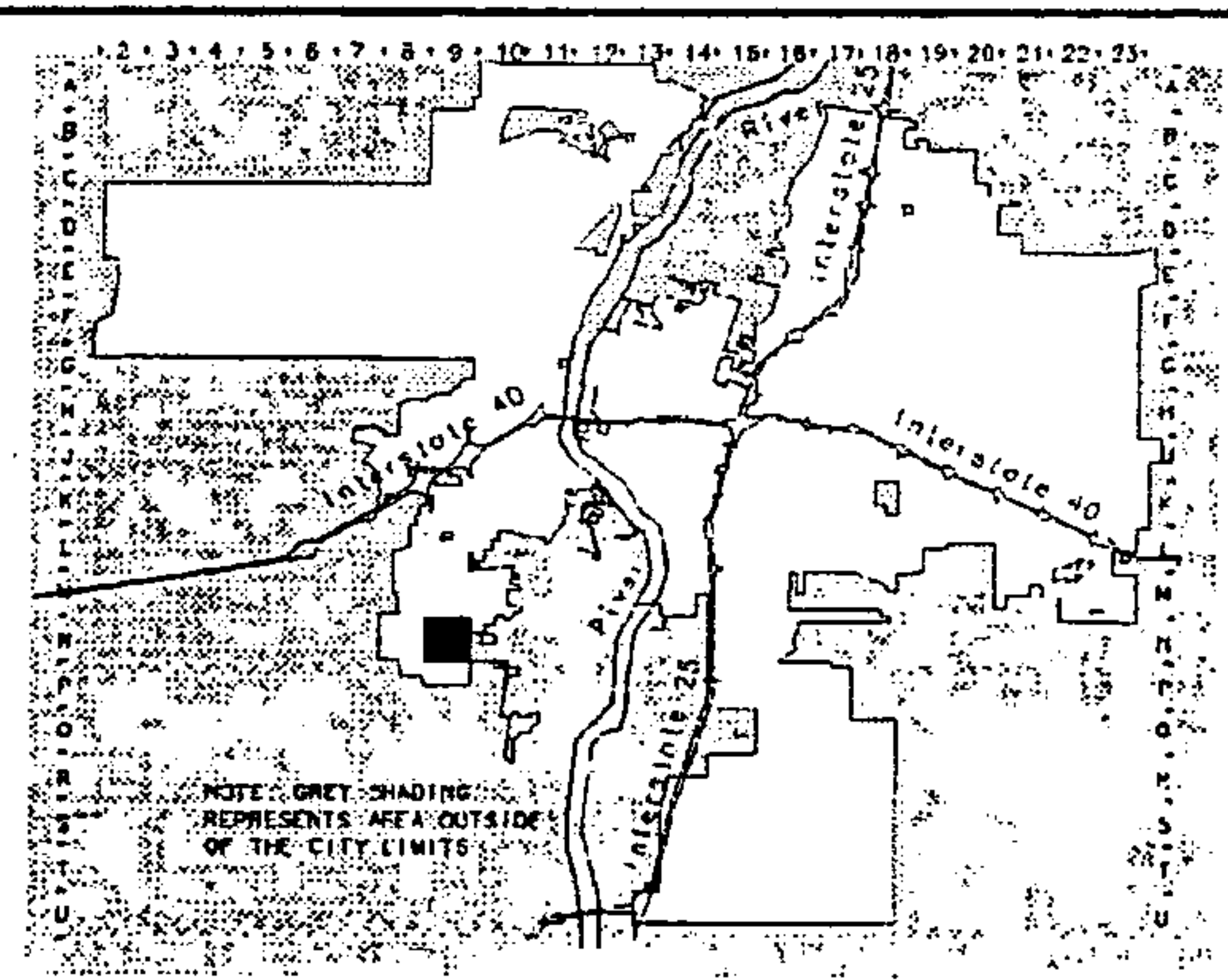
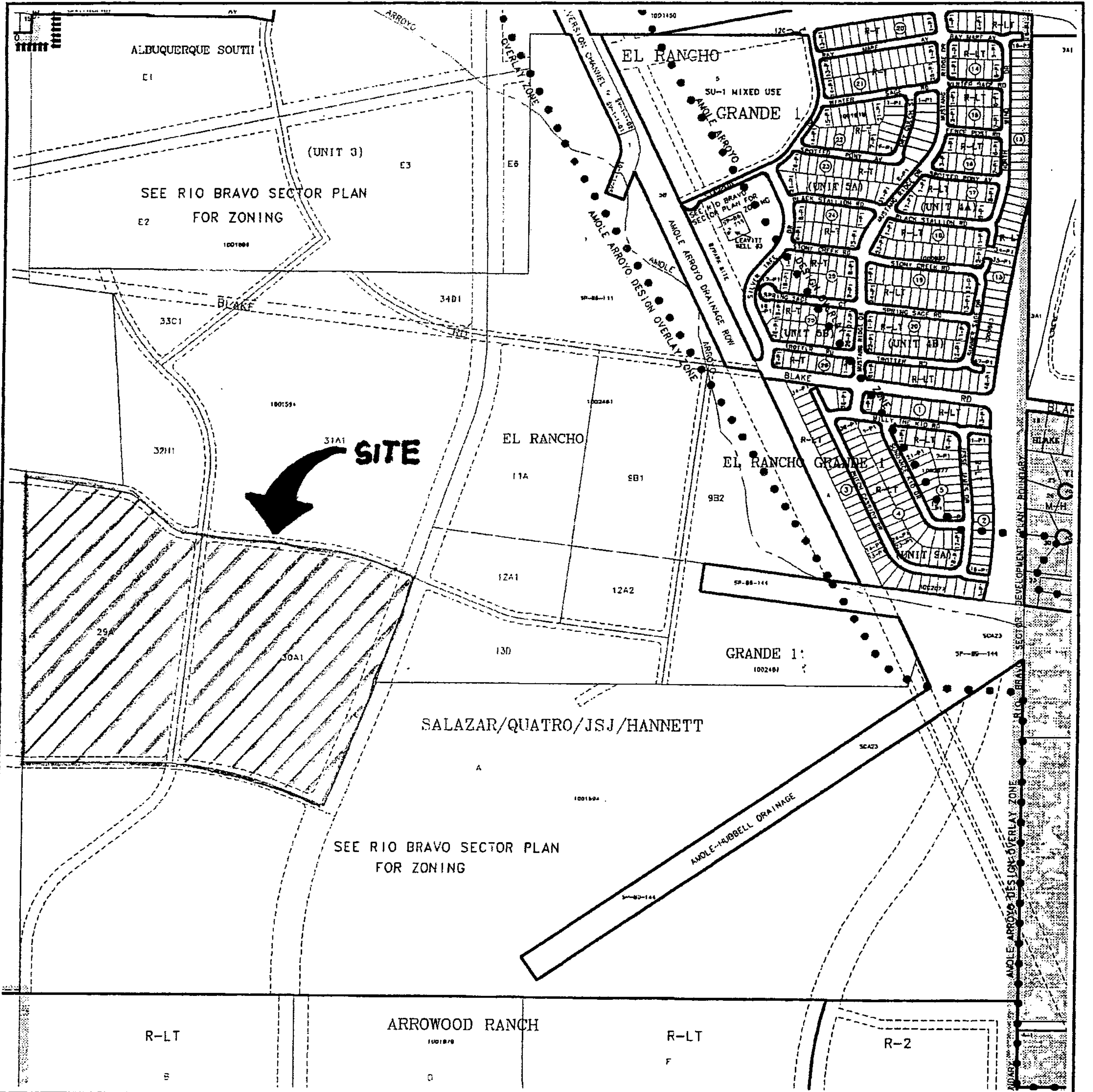
The sidewalk construction deferral is requested for four (4) years.

Sincerely,



Steve J. Salazar, P.E.
Project Manager
Email: sjsalazar@wilsonco.com

sjs
Enclosure



CITY OF
Albuquerque
A Geographic Information System
PLANNING DEPARTMENT
© Copyright 2003



Zone Atlas Page

N-9-Z

Map Amended through August 01, 2003

**WILSON
& COMPANY**

2600 American Rd. SE, Suite 100
Rio Rancho, NM 87124
505-898-8021
505-898-8501 Fax

Albuquerque
Arlington
Colorado Springs
Denver
El Paso
Fort Worth
Houston
Kansas City
Las Cruces
Lenexa
Los Angeles
Omaha
Phoenix
Rio Rancho
Salina
San Bernardino

25 February 2004

Planning Department
City of Albuquerque
Plaza del Sol – 2nd Floor West
600 2nd Street N.W.
Albuquerque, NM

ATTN: Claire Senova, DRB Board Secretary

RE: Longford at Arrowwood Subdivision, Variance from Min. Std. Of the
DPM

Dear Ms. Senova:

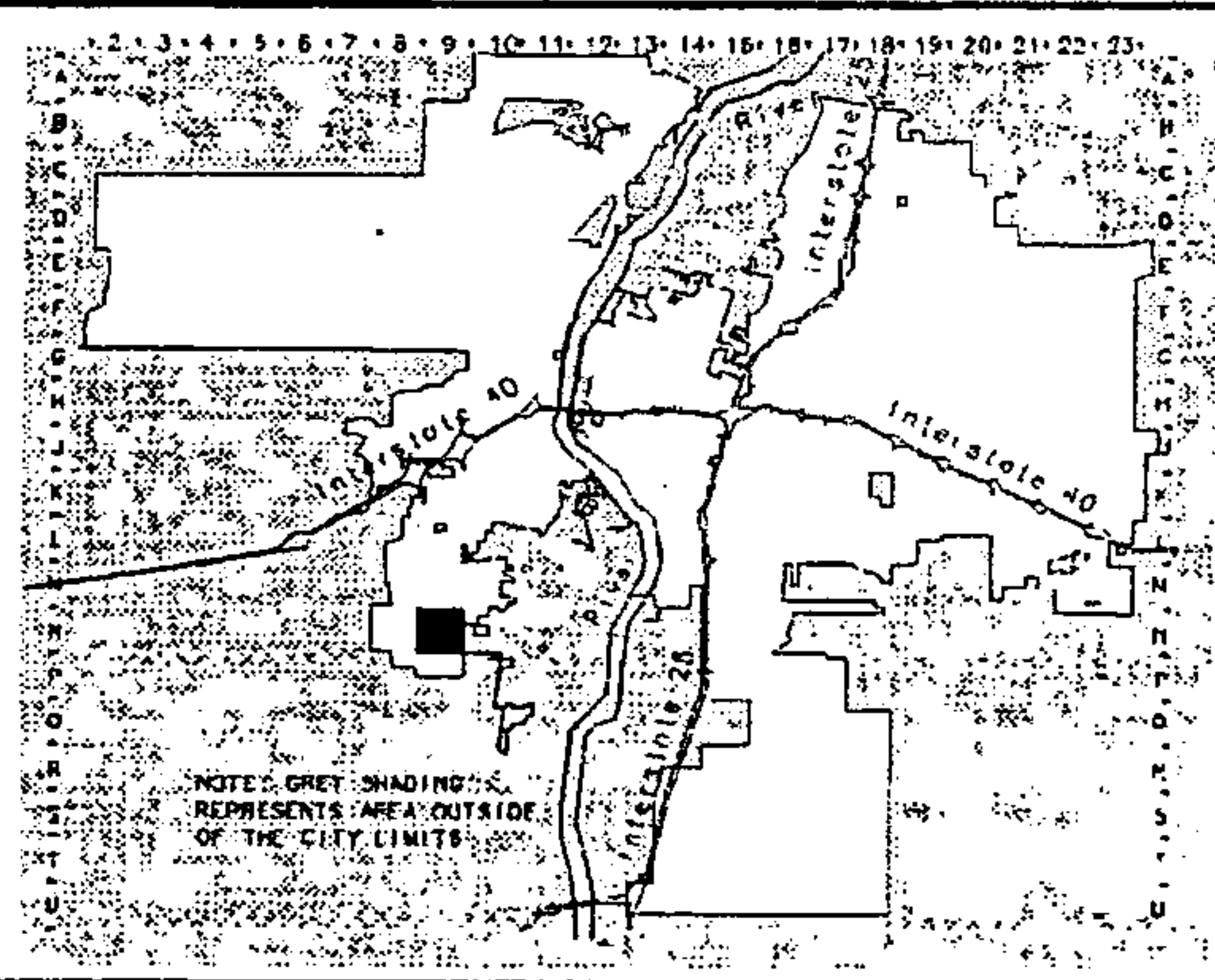
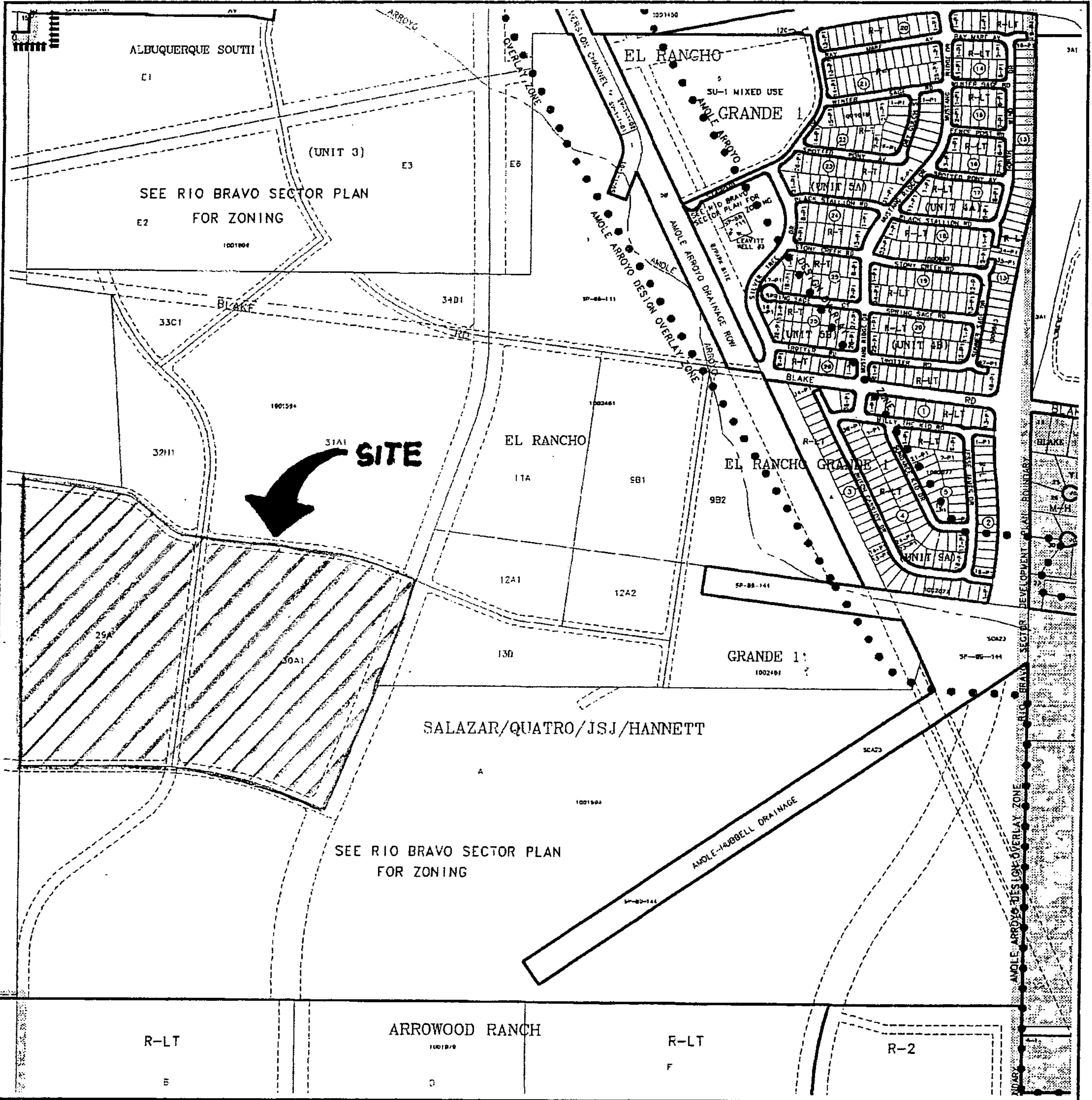
The owner, Longford at Arrowwood, LLC., of the property described above requests a variance from minimum standards of the Development Process Manual. The standard of concern, is the street length/block length for Porto Street. The Development Process Manual suggests a street/block not to exceed a length of 600 Linear Feet. The street of concern has a length of 900 linear feet. This is due to grading constraints. Wilson & Company will work with the C.O.A. Traffic Engineer to provide a traffic calming process for this street. Enclosed is the zone atlas sheet and an exhibit of the roadway of discussion.

Sincerely,



Steve J. Salazar, P.E.
Project Manager
Email: sjsalazar@wilsonco.com

sjs
Enclosure

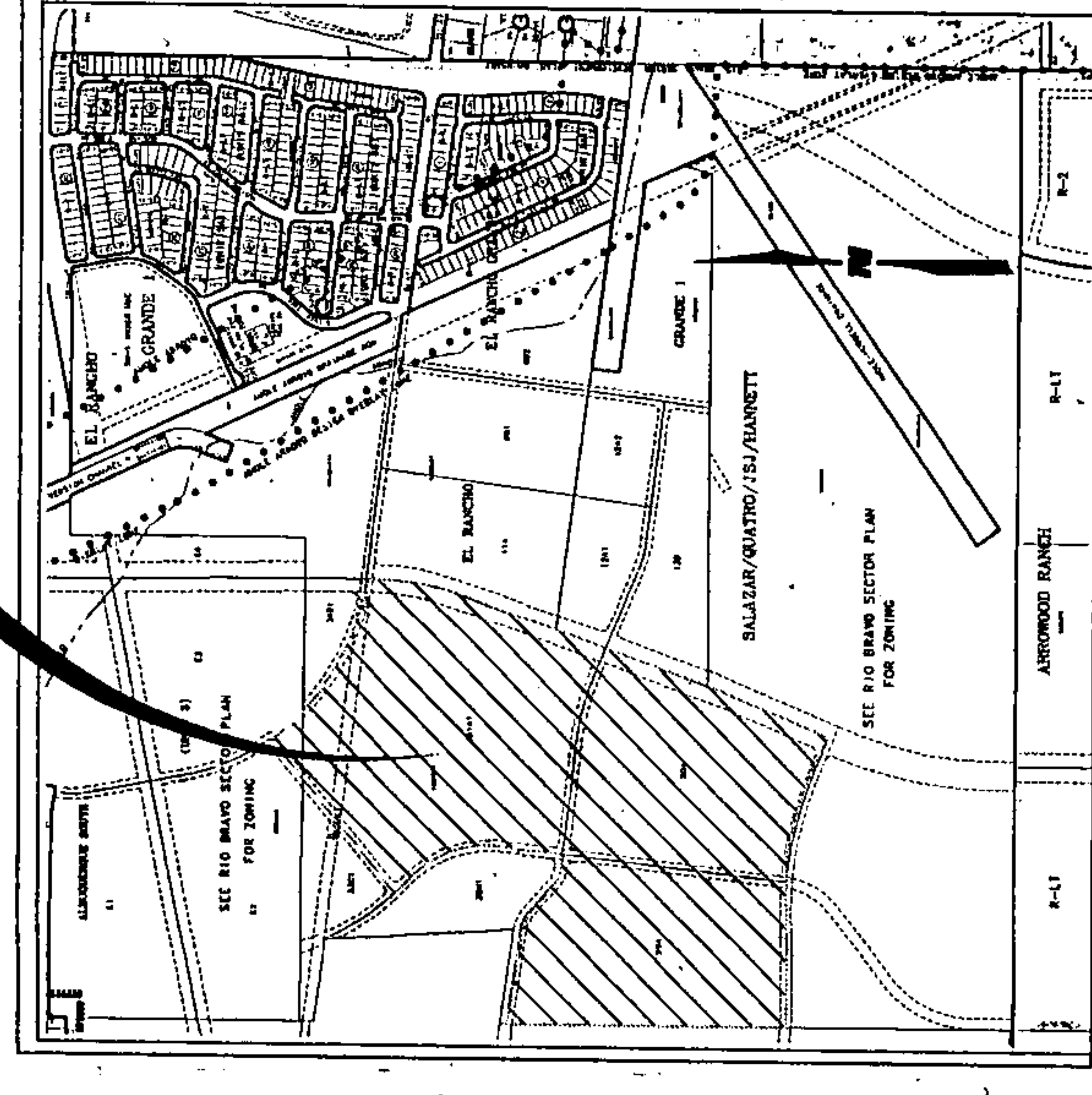


CITY OF
Albuquerque
Albuquerque Geographic Information System
PLANNING DEPARTMENT
© Copyright 2003

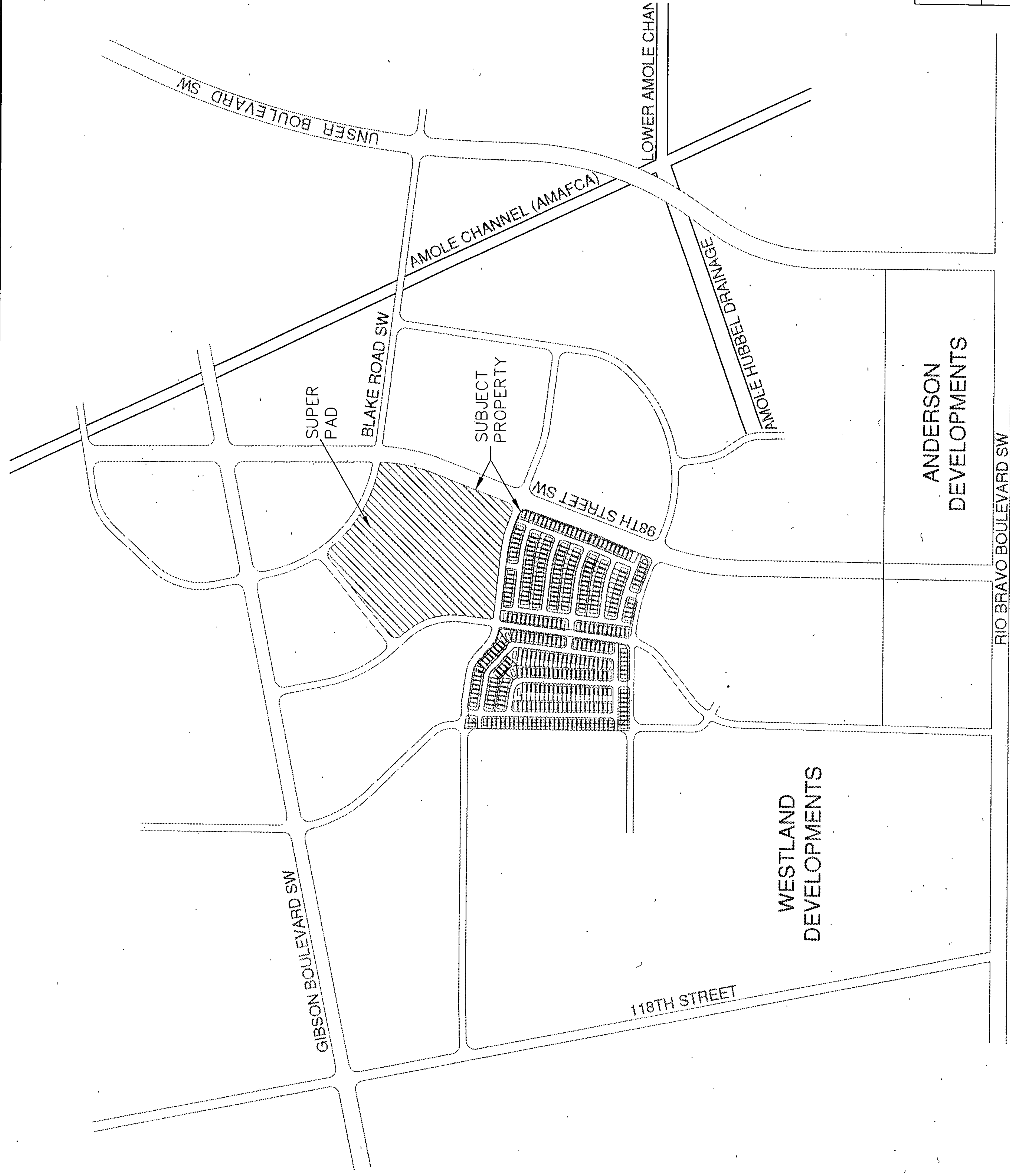


Zone Atlas Page
N-9-Z
Map Amended through August 01, 2003

PROJECT LOCATION



VICINITY MAP
 ZONE ATLAS PAGE
 N-9-Z



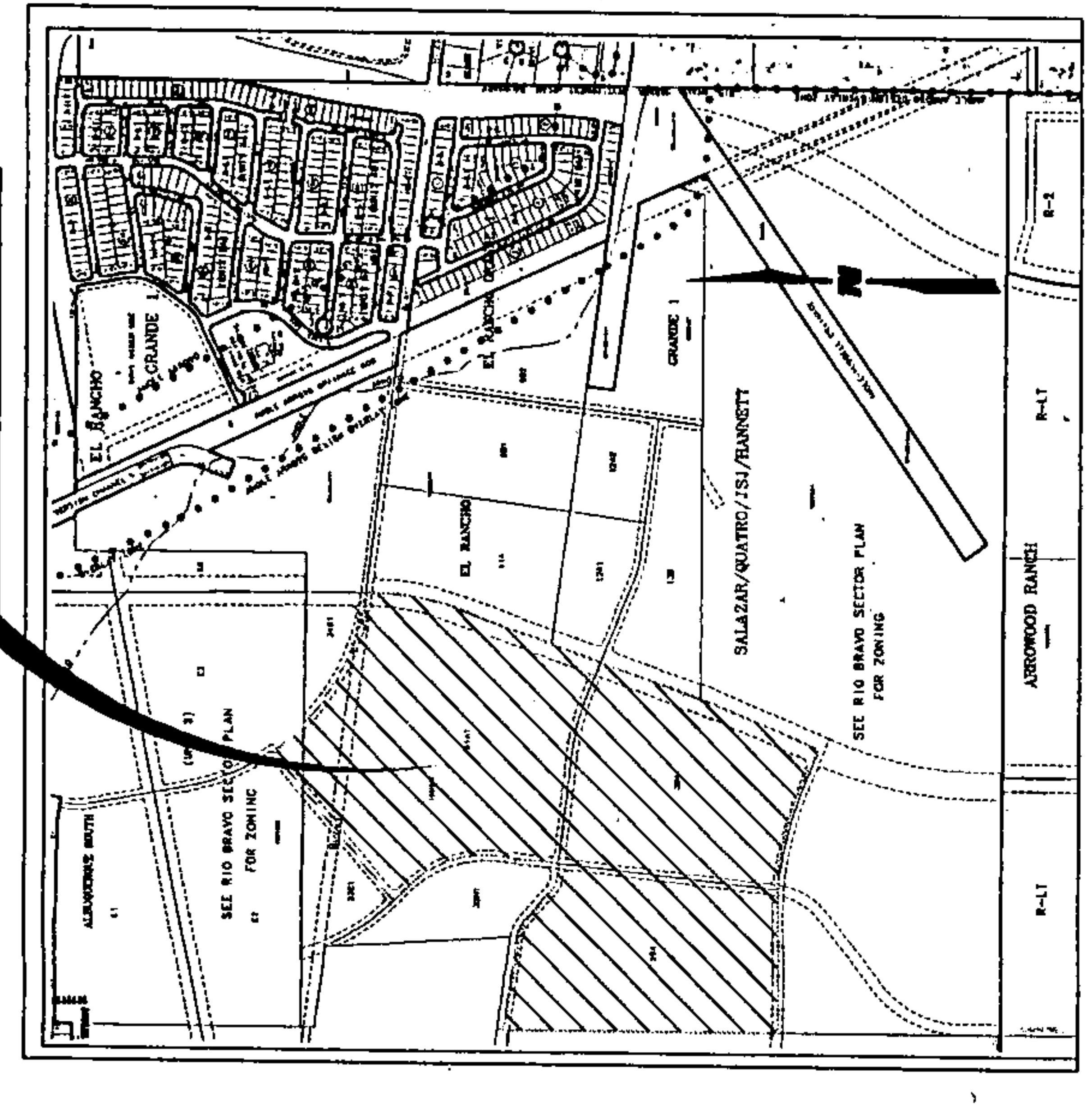
LONGFORD MASTER PLANNING

WILSON & COMPANY
 2600 THE AMERICAN ROAD S.E.
 SUITE 300
 RIO RANCHO, NEW MEXICO
 87406
 (505) 896-8021

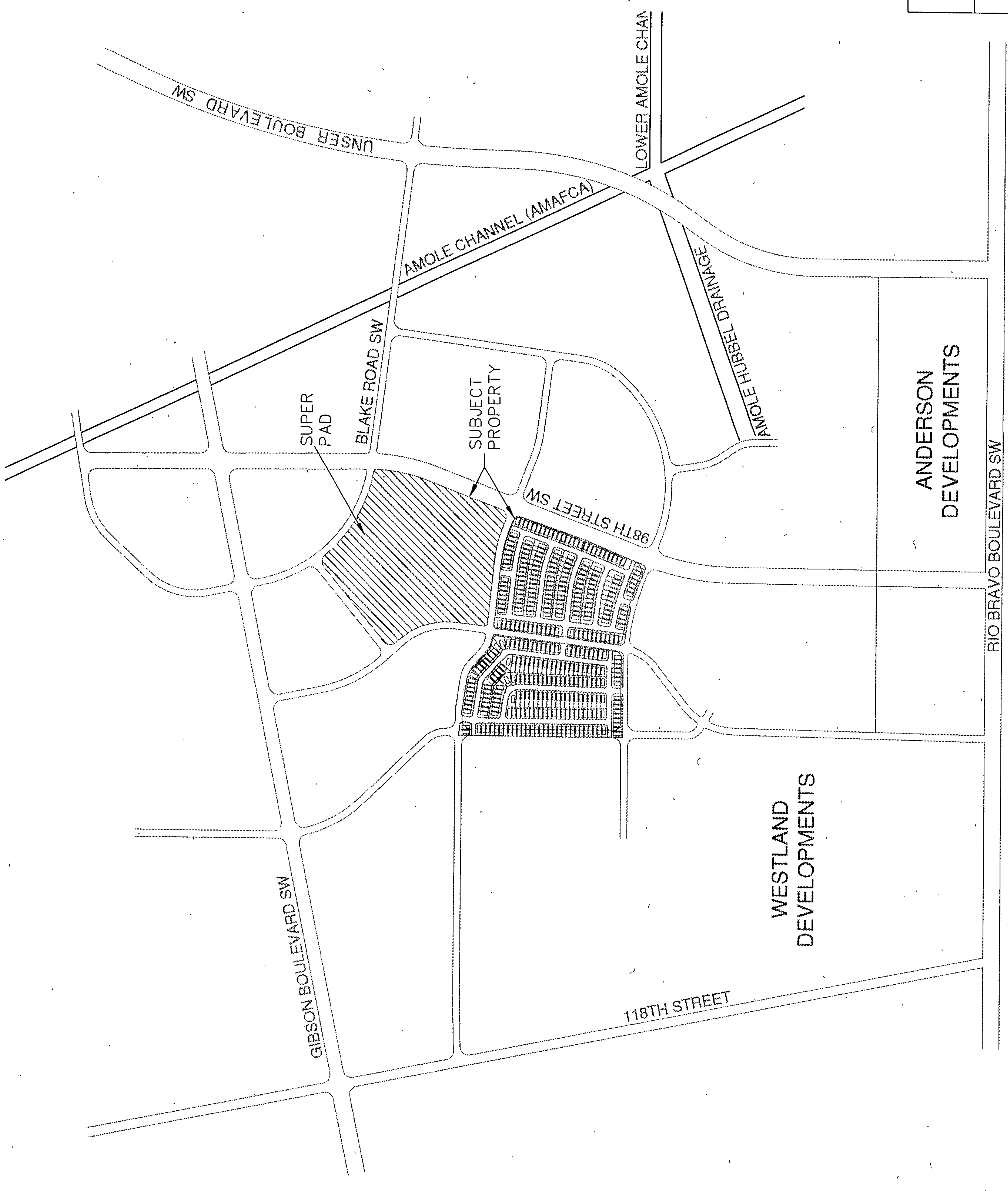
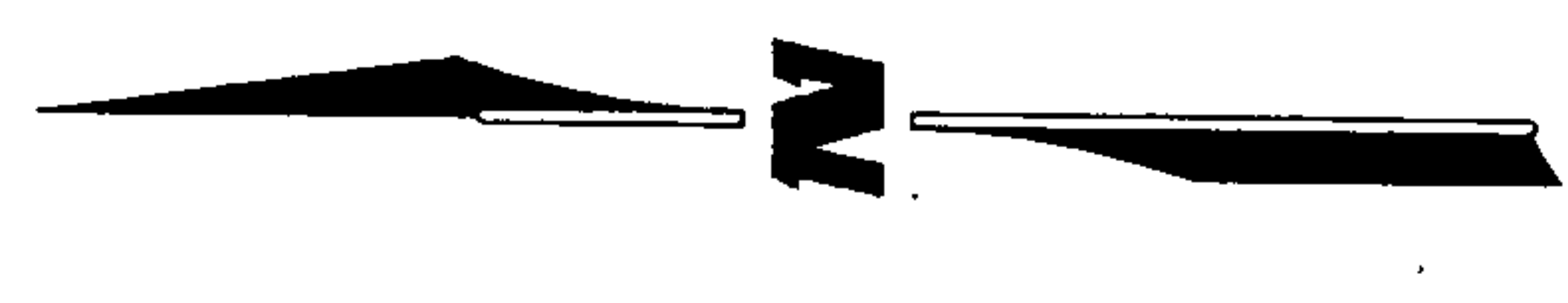
SUBJECT PROPERTIES

LONGFORD HOMES

PROJECT LOCATION



VICINITY MAP
 ZONE ATLAS PAGE
 N-9-Z



LONGFORD MASTER PLANNING	
SUBJECT PROPERTIES	
LONGFORD HOMES	

WILSON & COMPANY
 2600 THE AMERICAN ROAD S.E.
 SUITE 100
 RIO RANCHO, NEW MEXICO
 87124
 (505) 896-8021

WESTLAND DEVELOPMENTS

ANDERSON DEVELOPMENTS

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

PAID RECEIPT

APPLICANT NAME LONGFORD @ Arrowwood.
AGENT Wilson & Co. Inc..
ADDRESS 2900 LANG AV. NE 87109
PROJECT & APP # 1003231 04DRP-00261, 262 & 263
PROJECT NAME LONGFORD @ Arrowwood

\$ 20 469099/4916000 Conflict Management Fee
\$ 441006/4983000 DRB Actions
\$ 3500 441006/4971000 EPC/AA/LUCC Actions & All Appeals
\$ 75 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
\$ 3595 TOTAL AMOUNT DUE

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

FOR SECURITY PURPOSES, THE FACE OF THIS DOCUMENT CONTAINS A COLORED BACKGROUND AND MICROPRINTING IN THE BORDER

Longford Homes of New Mexico, Inc.

7301 Jefferson NE
Suite G & H
Albuquerque, NM 87109

Bank of America, N.A. **DUPLICATE***
C/O Nv Commercial Loan Processing 94-72
P.O. Box 98600 Division 1224
Las Vegas, NV 89101

02/27/2004 Date 11:59AM
X Feb 27, 2004 LOC: ANN
RECEIPT# 00019743 WSH# 006 TRANS# 0025
Cents# 441006 Fund 0110 Amount
Activity 4971000 TRS# 3575.00

Three Thousand Five Hundred Seventy Five Dollars 00 Cents

Longford Homes of New Mexico, Inc.

7301 Jefferson NE
Suite G & H
Albuquerque, NM 87109

Bank of America, N.A. **DUPLICATE***
C/O Nv Commercial Loan Processing 94-72
P.O. Box 98600 Division 1224
Las Vegas, NV 89101

02/27/2004 Date 11:59AM
X Feb 27, 2004 LOC: ANN
RECEIPT# 00019742 WSH# 006 TRANS# 0025
Account 469099 Fund 0110 Amount
Activity 491000 TRS# 20.00

Twenty Dollars 00 Cents

City Of Albuquerque
PO Box 1313
Albuquerque, NM 87103

PAYABLE IN US DOLLARS

Susan Berger

SIGN POSTING AGREEMENT

REQUIREMENTS

POSTING SIGNS ANNOUNCING PUBLIC HEARINGS

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

The applicant is responsible for ensuring that the signs remain posted throughout the 15-day period prior to public hearing. Failure to maintain the signs during this entire period may be cause for deferral or denial of the application. Replacement signs for those lost or damaged are available from the Development Services Front Counter at a charge of \$3.50 each.

1. LOCATION

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

2. NUMBER

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

3. PHYSICAL POSTING

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

4. TIME

Signs must be posted from March 9th '04 To March 24th '04

5. REMOVAL

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

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

Steve Salazar
(Applicant or Agent)

2/27/04
(Date)

I issued 3 signs for this application,

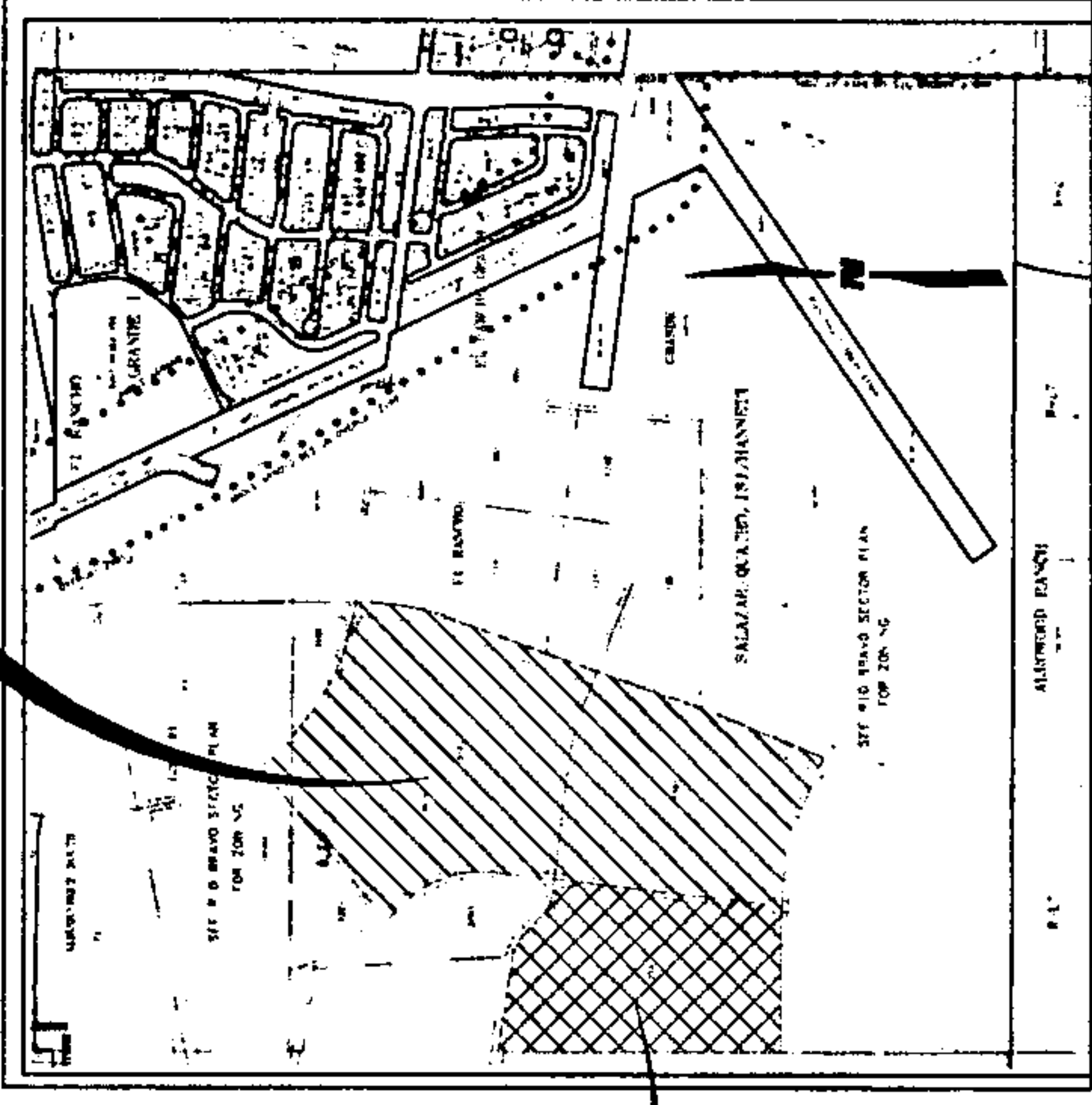
2/27/04
(Date)

Bob Kupert
(Staff Member)

DRB PROJECT NUMBER:

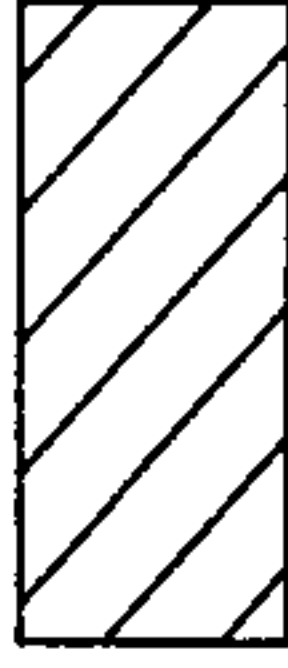
1003231
04DRB-00261

PROJECT LOCATION



VICINITY MAP
ZONE ATLAS PAGE
N-9-Z

STREET LENGTH
D.P.M. = 600 LF
DESIGN = 960.69 LF



*Warren
Blatnik
at DEB
try*

*Exhibit D
Date 8/24/04*



SUBJECT SITE

L = 960.69 L.F.



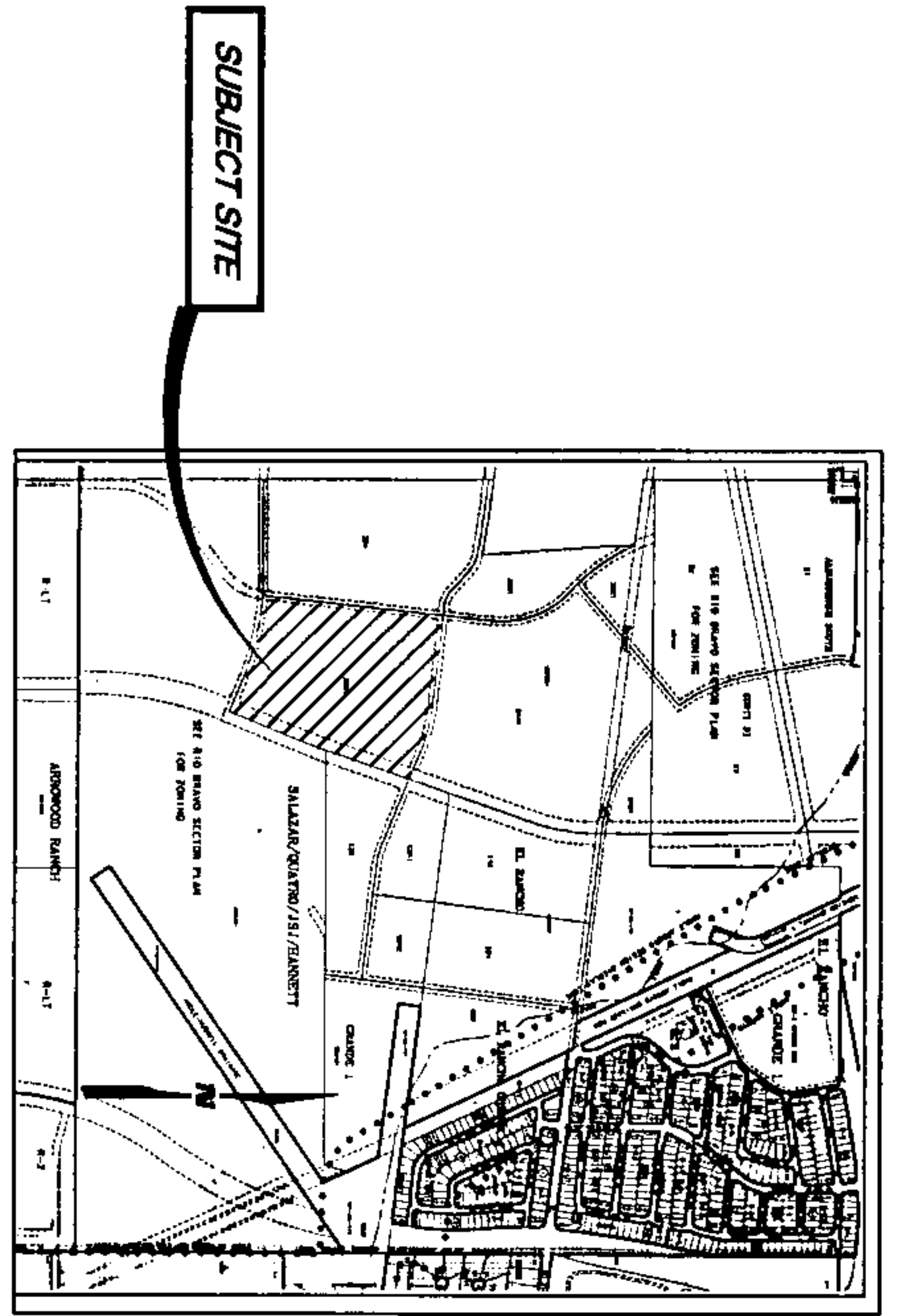
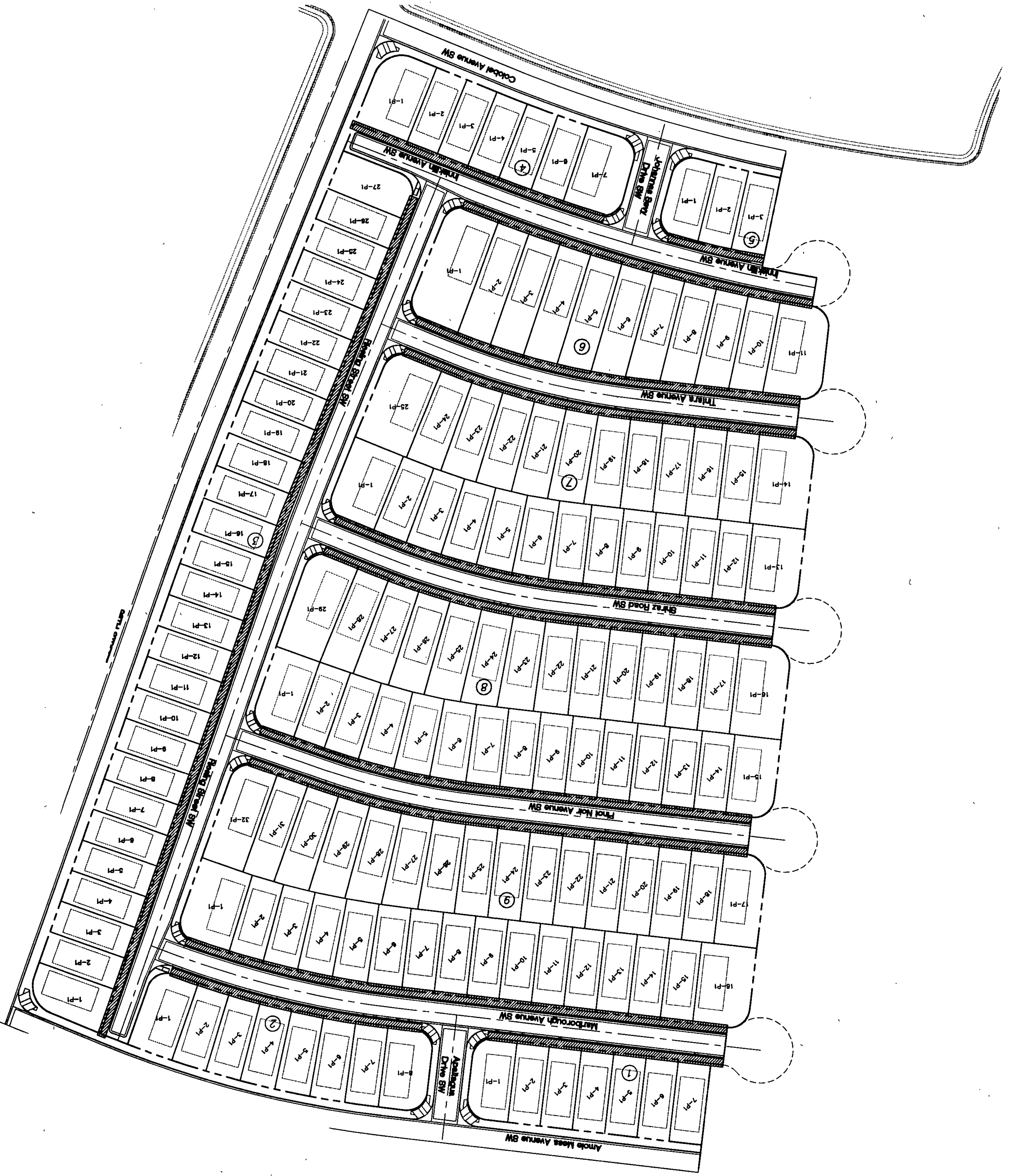
CITY OF ALBUQUERQUE

LONGFORD @ ARROWWOOD
VARIANCE FROM MIN. STD'S OF D.P.M.

Design Review Committee City Engineer Approval

City Project No. 1003231 Zone Map No. N-9-Z Sheet 1 of 1

WILSON ENGINEERING



▨ SIDEWALK TO BE DEFERRED

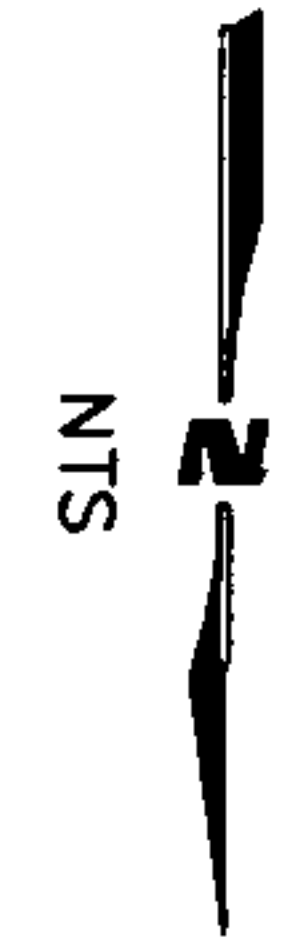


EXHIBIT D
6/9/04

CITY OF ALBUQUERQUE			
LONGFORD @ ARROWWOOD			
SIDEWALK DEFERRAL EXHIBIT			
Design Review Committee	City Engineer Approval	Mo. Des/7c	Mo. Des/7c
City Project No.	Zone Map No.	Last Design Update	Sheet
1003231	N-9-Z		2 OF 2

DRB ACTIONS

PROJECT NAME & NUMBER

1003231 / Longford at Arrowwood

LOCATION

98th between Riv Brans + Blake, SW (N-9)

Hearing Date

2/11/04

Action Requested

Sketch

Action Taken & Date

Sketch

**CITY OF ALBUQUERQUE
PLANNING DEPARTMENT
Development Review Board
February 11, 2004 Comments**

ITEM # 9

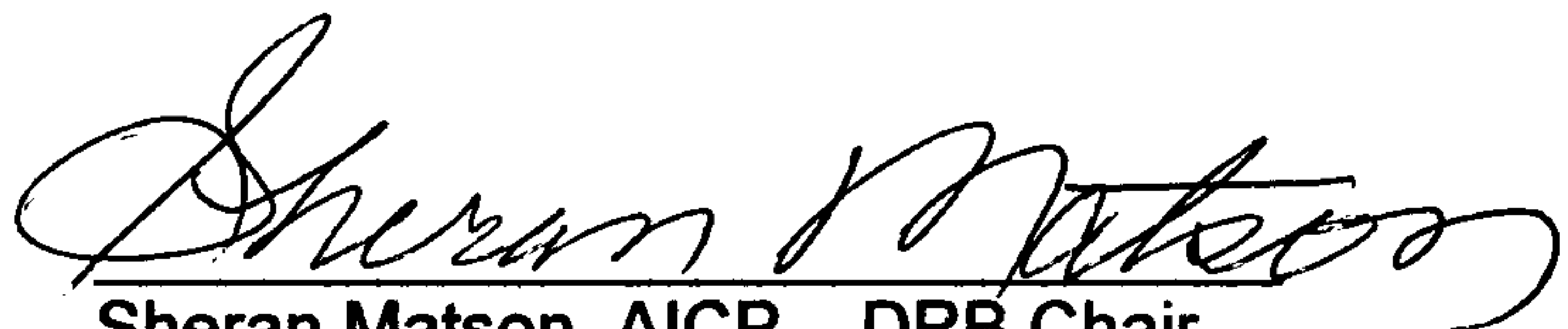
PROJECT # 1003231

APPLICATION # 04-00137

RE: Longford @ Arrowood/sketch

Be sure to follow the Rio Bravo Sector Plan in developing. A perimeter wall design submittal will be required at preliminary application.

Verbal
Nice to have park in subdivision
Antenna, small lots
Wall designer needed recommended



Sheran Matson, AICP DRB Chair
924-3880 Fax 924-3864 samtson@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: 1003231

AGENDA ITEM NO: 9

SUBJECT:

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

ACTION REQUESTED:

REV/CMT:(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.

RESOLUTION:

APPROVED ____; DENIED ____; DEFERRED ____; COMMENTS PROVIDED *discussed* X; 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: February 11, 2004

M

**DEVELOPMENT REVIEW BOARD
UTILITY DEVELOPMENT
Standard Comment Sheet**

DRB- 1003231

Item No. 9

Zone Atlas N-09

DATE ON AGENDA 02/11/04

INFRASTRUCTURE REQUIRED (X)YES ()NO

CROSS REFERENCE:

TYPE OF APPROVAL REQUESTED: () ANNEXATION

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

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

() SITE PLAN FOR BUILDING PERMIT

No. Comment

1. No sanitary sewer outfall exists for this property. The Snow Vista Sewer Interceptor must be constructed and accepted as a condition of Final Plat approvals. This interceptor is currently under design for construction by Curb Inc.

2. A 18" 2W water line transects site. A PRV will be required to provide 2WR pressures for the east subdivision.

3. Must request a Water/Sewer Availability Statement and provide a grading plan prior to Preliminary Plat submittal.

If you have any questions or comments please call Roger Green at 924-3989.



F

City of Albuquerque
Parks and Recreation Department
PO Box 1293, Albuquerque, New Mexico 87103
Inter-Office Correspondence

Development Review Board Comments

Project Number: 1003231
Application Number: 04DRB-00137


DRB Date: 2/11/04
Item Number: 9

Subdivision:
Tracts 29A & 30A1, Lands of Salazar Family Trust, Salazar Quatro Trust, JSJ Investment Company and Fabla Hannett

- 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: R-LT
Zone Page: N-9
New Lots (or units) : 377

Parks and Recreation Comments:
This request is subject to the park dedication ordinance. Per the ordinance 1.47 acres will need to be dedicated for park land, based on the size of the development. Please set up a meeting with me to discuss dedication and other proposed parks in the area.

Signed: 

Christina Sandoval, (DMD)

Phone: 768-3808



City of Albuquerque

P.O. BOX 1293 ALBUQUERQUE, NEW MEXICO 87103

DEVELOPMENT REVIEW BOARD TRANSPORTATION DEVELOPMENT Standard Comment Sheet

DRB- 1003231

Item No. 9

Zone Atlas H-9

DATE ON AGENDA 2-11-04

INFRASTRUCTURE REQUIRED YES () NO

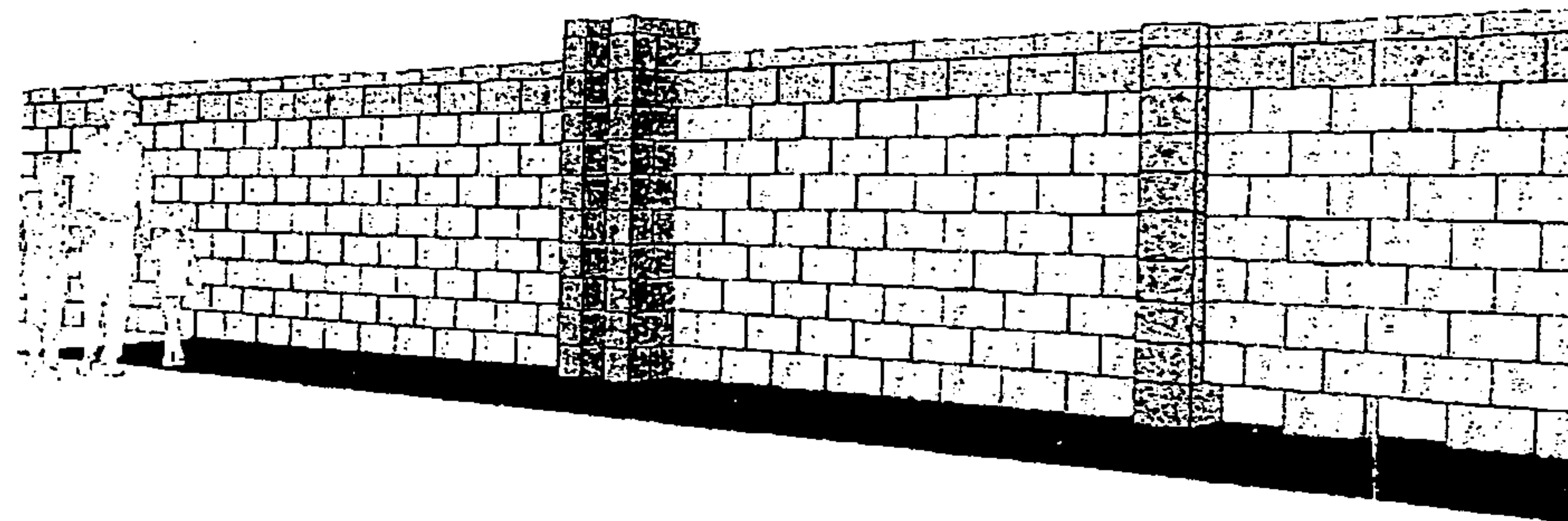
CROSS REFERENCE: _____

TYPE OF APPROVAL REQUESTED:

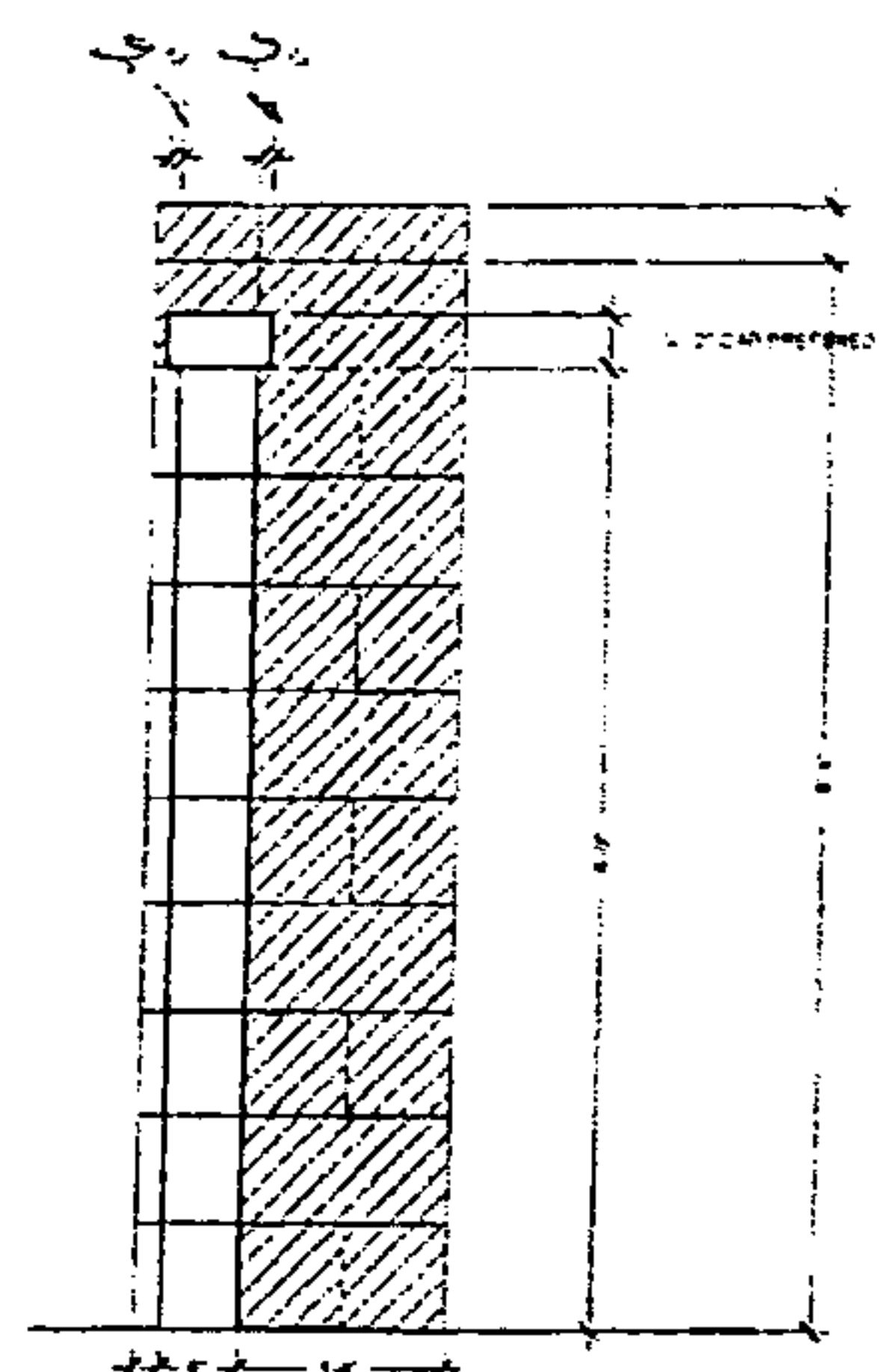
- SKETCH PLAT () PRELIMINARY PLAT () FINAL PLAT
- () SITE PLAN REVIEW AND COMMENT () SITE PLAN FOR SUBDIVISION
- () SITE PLAN FOR BUILDING PERMIT

No.	Comment
①	STANDARD INFRASTRUCTURE REQ'D
②	STREET X-SECTIONS MUST MEET DPM REQUIREMENTS
③	COORDINATE ENTRANCES WITH PLATTING ACTIONS TO THE HEALTH
④	ADD TRAFFIC DISTRIBUTION MAP
⑤	ANY OFFSITE MITIGATION? THIS IS REQ'D FOR THIS SIZE OF DEVELOPMENT.
⑥	ARE ALL LOTS PI?
⑦	ENSURE ADEQUATE SBRT DISTANCE @ ENTRANCES

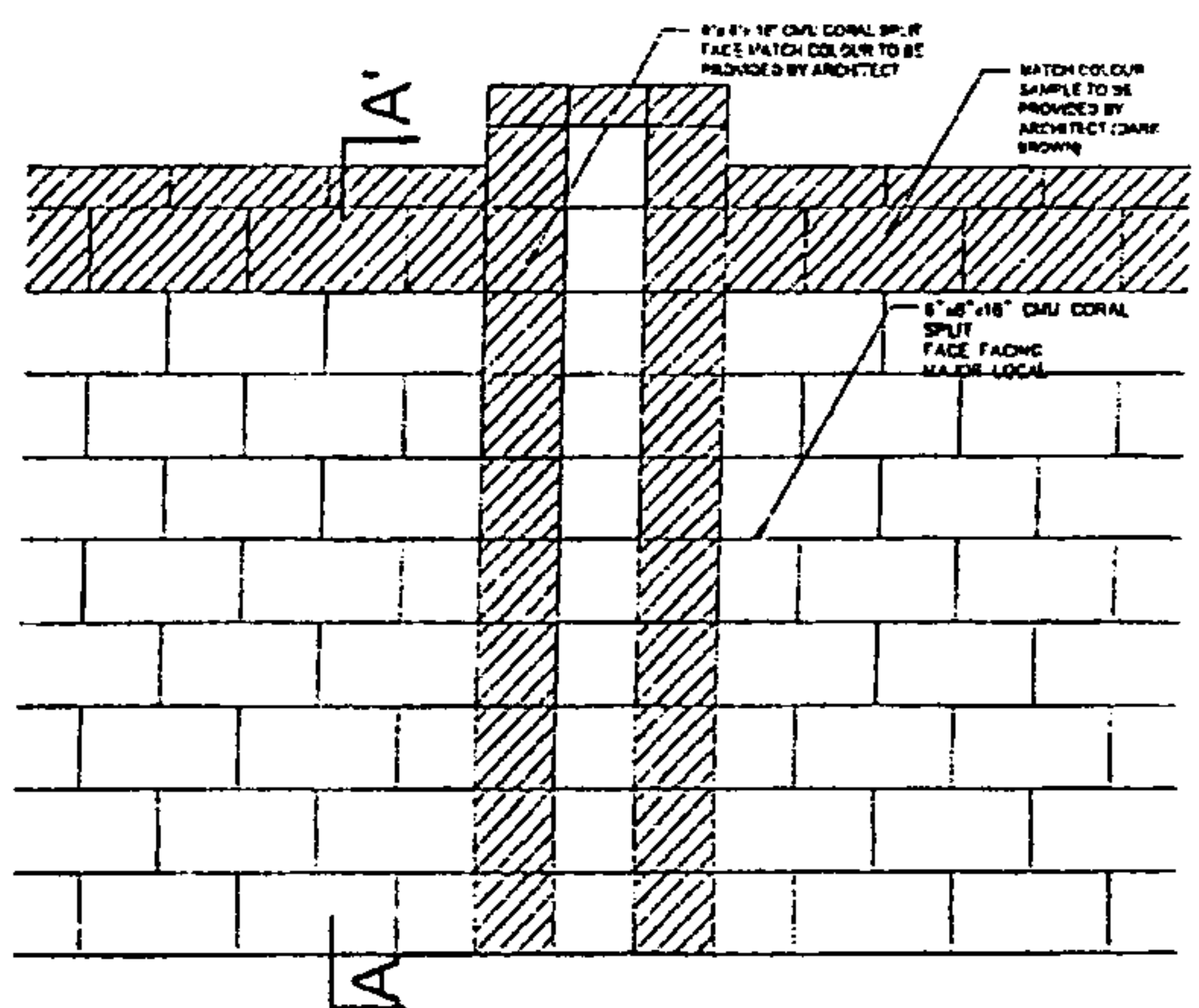
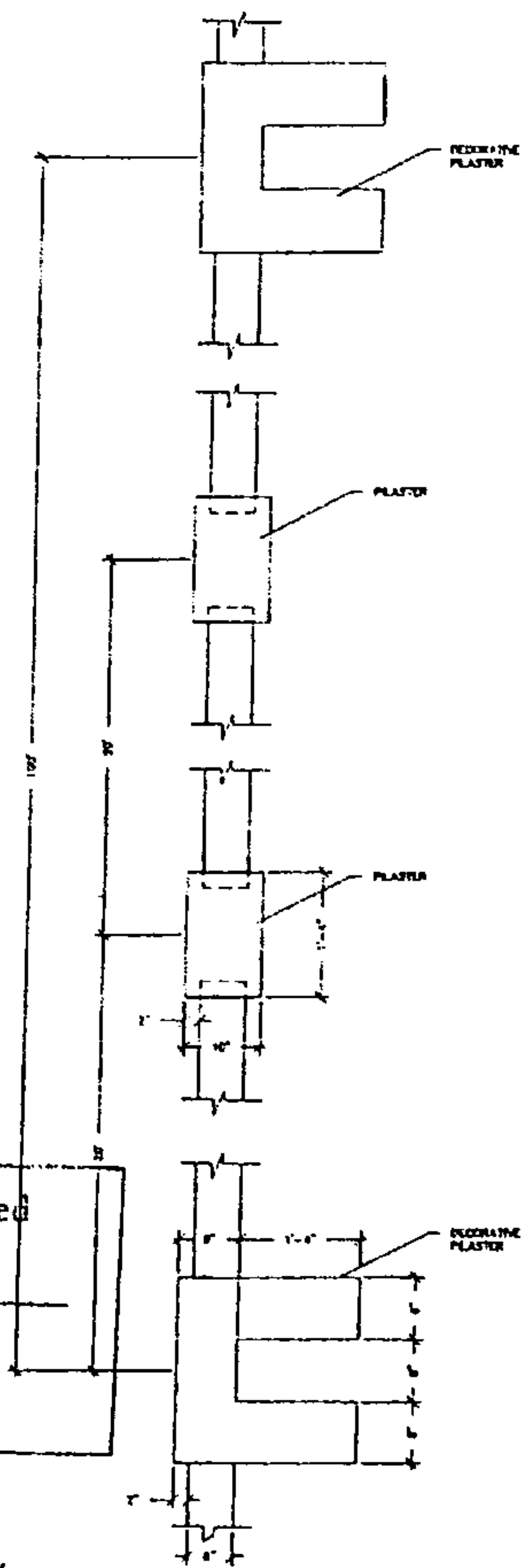
If you have any questions or comments please call Wilfred Gallegos at 924-3991. Meeting notes:



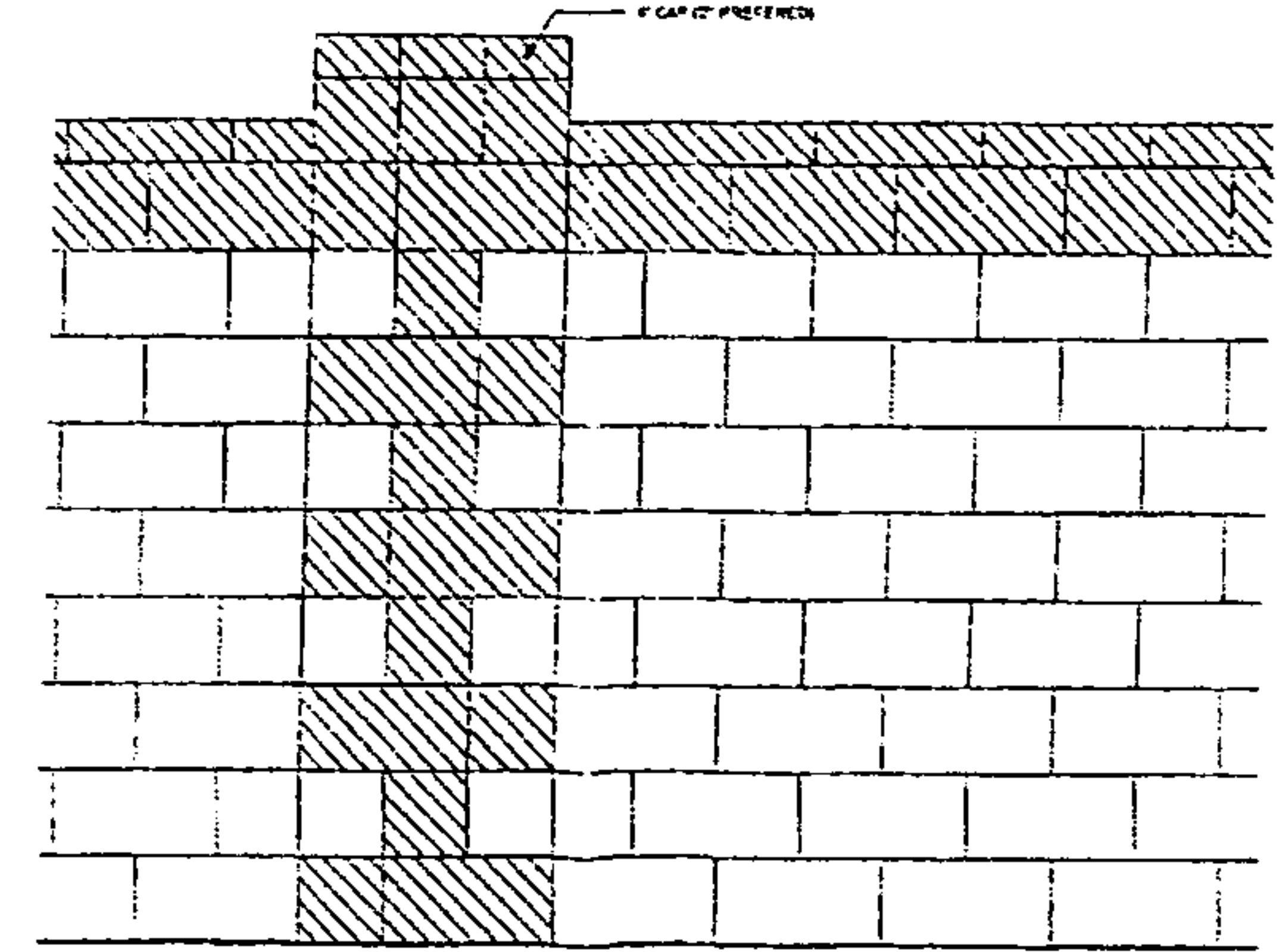
PERSPECTIVE WALL RENDERING
SCALE: NTS



WALL CROSS SECTION
VIEW A-A
SCALE: NTS



WALL ELEVATION
SCALE: NTS



Perimeter Wall Approved
[Signature]
 DRB: Chair
 6/9/04
 Dsg
 AT P.H.

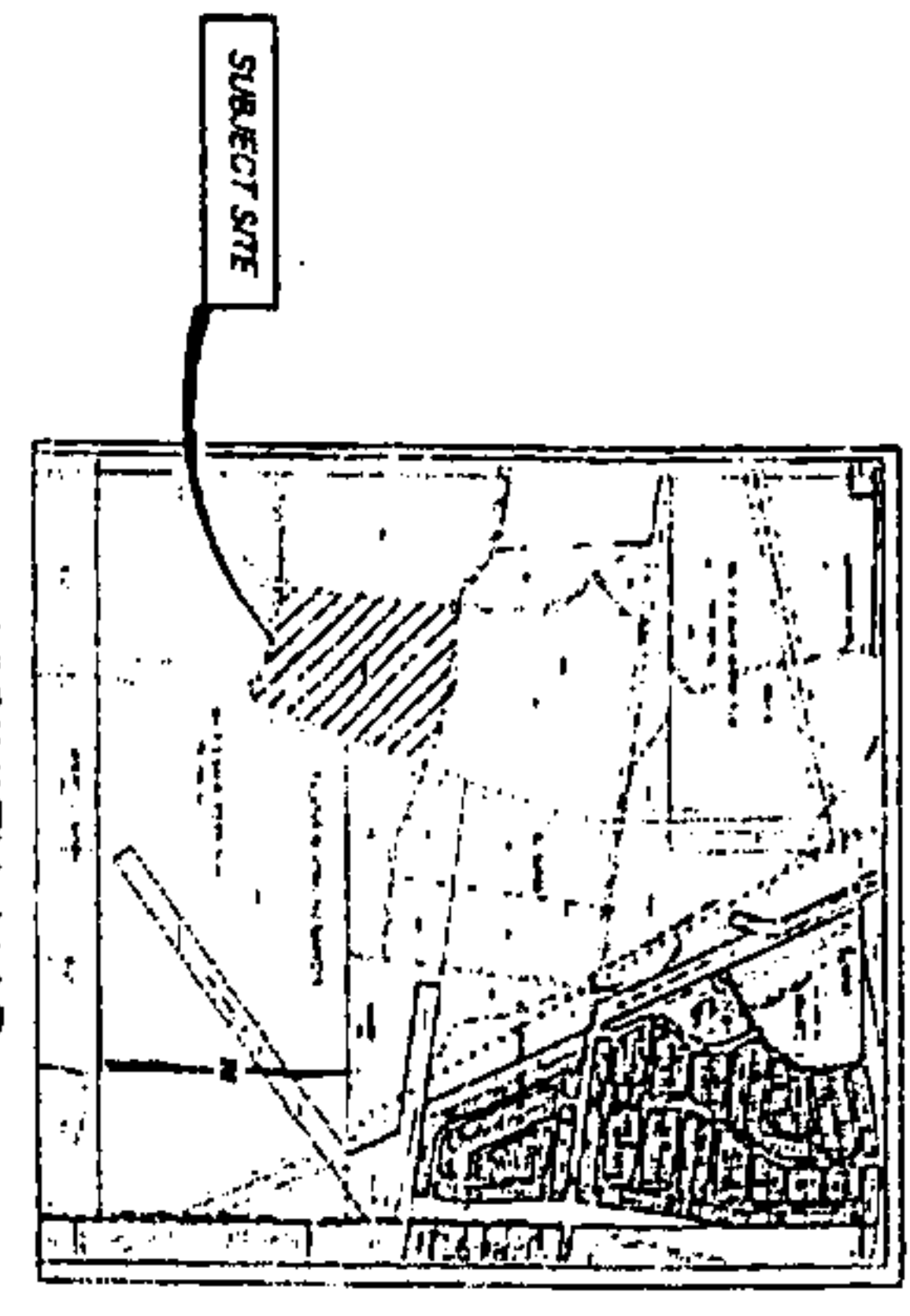
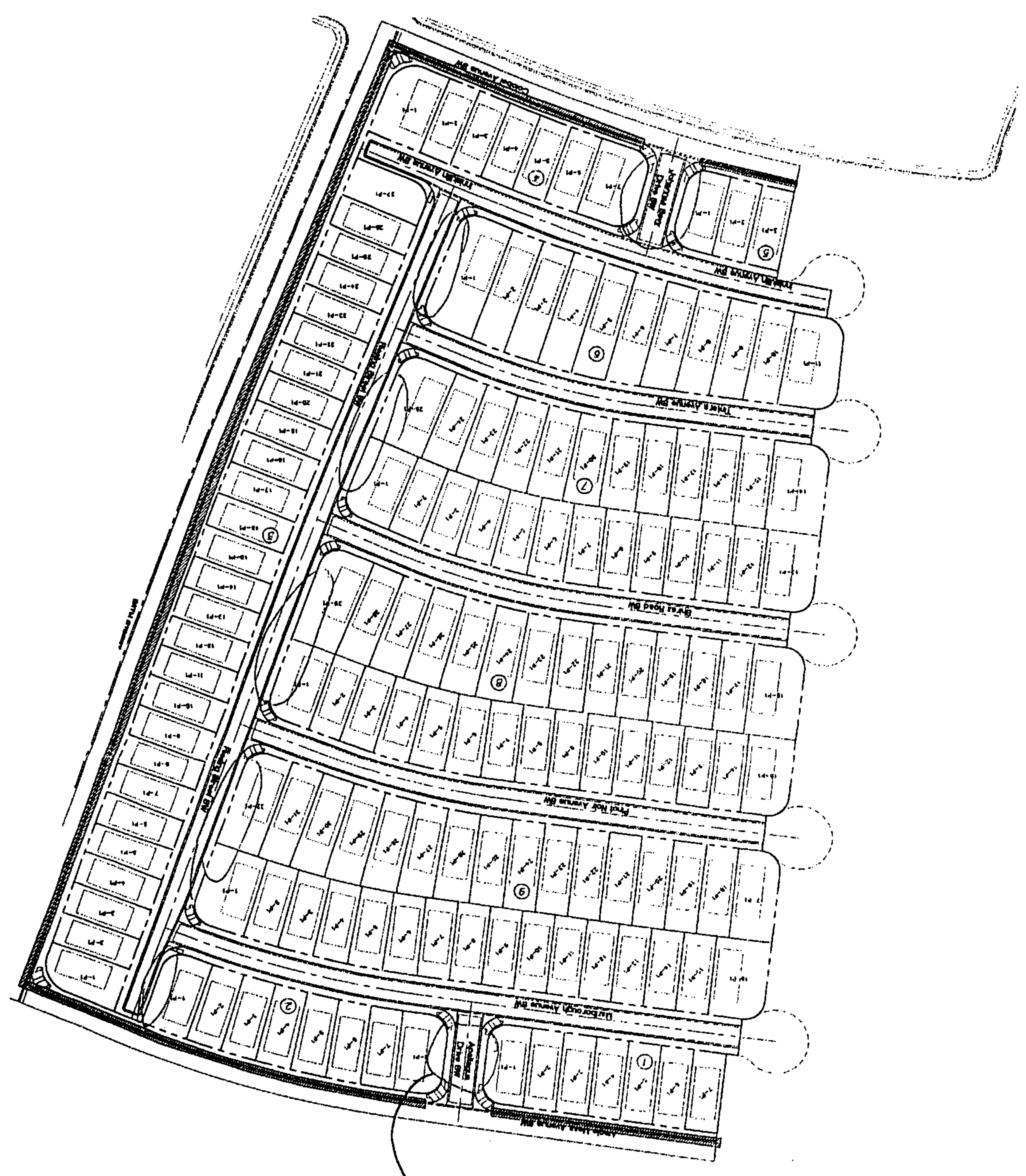
98th
 Apache Mesa
 Ave. NW
WILSON & COMPANY
 2600 THE AMERICAN ROAD SE
 SUITE 100
 RIO RANCHO, NEW MEXICO
 87124
 (505) 898-8021


#100 0201 N-6

LONGFORD @ ARROWWOOD

TYPICAL WALL EXHIBIT

REVISIONS	NO.	DATE	REMARKS	BY
DESIGN	SJS	WCEA NO. X4218001	DATE APR 2004	
DRAWN	JWD	PROJECT NO.	SHEET NO.	
CHECK	SJS	N/A	1 OF 2	



 LOCATION OF PERIMETER WALL
 PERIMETER WALLS SHOWN
 ARE NOT TO BE CONSIDERED
 PERIMETER WALLS

NTS

CITY OF ALBUQUERQUE		Sheet 2 of 2	
LONGFORD @ ARROWWOOD WALL PLAN EXHIBIT			
Design Review Committee	City Engineer Approved	Zone Map No.	N-9-Z
		City Request No.	1003233
Last Design Update			

City of Albuquerque



DEVELOPMENT/ PLAN REVIEW APPLICATION

Supplemental form **S**

SUBDIVISION

Major Subdivision action

Minor Subdivision action

Vacation **V**

Variance (Non-Zoning)

SITE DEVELOPMENT PLAN **P**

... for Subdivision Purposes

... for Building Permit

IP Master Development Plan

Cert. of Appropriateness (LUCC) **L**

Supplemental form **Z**

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: Longford at Arrowwood, LLC Attn: Ken Lucas PHONE: (505)761-9911

ADDRESS: 7707 Jefferson Street NE Ste. A FAX: (505) 761-9922

CITY: Albuquerque STATE NM ZIP 87109 E-MAIL: klucas@longfordhomes.com

Proprietary interest in site: Owner List all owners: Lands of Salazar Family Trust

AGENT (if any): Jennifer Whitey- Wilson and Company PHONE: (505) 348-4132

ADDRESS: 4900 Lang Avenue NE FAX: (505) 898-8501

CITY: Albuquerque STATE NM ZIP 87109 E-MAIL: Jennifer.whitey@wilsonco.com

DESCRIPTION OF REQUEST: Request Final Plat Approval of Longford at Arrowwood Subdivision. Contains 173 lots with P-1 designation.

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

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

Lot or Tract No. 30A-1 Block: N/A Unit: N/A

Subdiv. / Addn. Lands of Salazar/Quatro/JSJ/Hannett

Current Zoning: RLT Proposed zoning: No Change

Zone Atlas page(s): N-9-Z No. of existing lots: 1 No. of proposed lots: 173

Total area of site (acres): 29.5 Density if applicable: dwellings per gross acre: N/A dwellings per net acre: N/A

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

UPC No. 10090543001853014 MRGCD Map No. N/A

LOCATION OF PROPERTY BY STREETS: On or Near: 98th Street SW

Between: Rio Bravo SW and Blake SW

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 #0400261, Proj #0400263, Proj #1003231, 05 DRB 00483, 00484, 00485, 05 DRP 00389, 00390

Check-off if project was previously reviewed by Sketch Plat/Plan X, or Pre-application Review Team . Date of review: February 11, 2004

SIGNATURE Jennifer Whitey DATE 4/1/05

(Print) Jennifer Whitey Applicant Agent

FOR OFFICIAL USE ONLY

Form revised 9/01, 3/03, 7/03, 10/03, 3/04

<input type="checkbox"/> INTERNAL ROUTING	Application case numbers	Action	S.F.	Fees
<input checked="" type="checkbox"/> All checklists are complete	<u>05 DRB - 00588</u>	<u>FP</u>	<u>SC3</u>	<u>\$3500.00</u>
<input checked="" type="checkbox"/> All fees have been collected		<u>CMF</u>		<u>\$ 20.00</u>
<input checked="" type="checkbox"/> All case #s are assigned				<u>\$</u>
<input type="checkbox"/> AGIS copy has been sent				<u>\$</u>
<input checked="" type="checkbox"/> Case history #s are listed				<u>\$</u>
<input checked="" type="checkbox"/> Site is within 1000ft of a landfill				<u>\$</u>
<input checked="" type="checkbox"/> F.H.D.P. density bonus				<u>\$</u>
<input checked="" type="checkbox"/> F.H.D.P. fee rebate				<u>\$</u>
	Hearing date <u>4-20-05</u>			Total <u>\$3520.00</u>
	<u>4-8-05</u>	Project # <u>1003231</u>		
	Planner signature / date			

FORM S(3): SUBDIVISION - D.R.B. MEETING (UNADVERTISED) OR INTERNAL ROUTING

SKETCH PLAT REVIEW AND COMMENT

YOUR ATTENDANCE IS REQUIRED.

- Scale drawing of the proposed subdivision plat (folded to fit into an 8.5" by 14" pocket) 6 copies for unadvertised meetings. Sketches are not reviewed through internal routing.
- Site sketch with measurements showing structures, parking, Bldg. setbacks, adjacent rights-of-way and street improvements, etcetera, if there is any existing land use (folded to fit into an 8.5" by 14" pocket) 6 copies.
- Zone Atlas map with the entire property(ies) precisely and clearly outlined and crosshatched (to be photocopied)
- Letter briefly describing, explaining, and justifying the request
- Any original and/or related file numbers are listed on the cover application

MAJOR SUBDIVISION EXTENSION OF PRELIMINARY PLAT

Your attendance is required.

- Preliminary Plat reduced to 8.5" x 11"
 - Zone Atlas map with the entire property(ies) precisely and clearly outlined and crosshatched (to be photocopied)
 - Letter briefly describing, explaining, and justifying the request
 - Copy of previous D.R.B. approved infrastructure list
 - Copy of the LATEST Official D.R.B. Notice of approval for Preliminary Plat Extension request
 - Any original and/or related file numbers are listed on the cover application
- Extensions are not reviewed through internal routing.**
Extension of preliminary plat approval expires after one year.

MAJOR SUBDIVISION FINAL PLAT APPROVAL

Your attendance is required.

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

PEND **DXF FILE AND HARD COPY OF FINAL PLAT DATA FOR AGIS IS REQUIRED.**

MINOR SUBDIVISION PRELIMINARY / FINAL PLAT APPROVAL

Your attendance is required.

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

AMENDMENT TO PRELIMINARY PLAT (with minor changes)

Your attendance is required.

AMENDMENT TO INFRASTRUCTURE LIST (with minor changes)

AMENDMENT TO GRADING PLAN (with minor changes)

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

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

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

JENNIFER L WHITEY
Applicant name (print)

J Whitey
Applicant signature / date



Form revised 3/05, 8/03 and 11/03

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

Application case numbers
05DRB - 00588

[Signature] 48-05
 Planner signature / date
Project # 1003231

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

PAID RECEIPT

APPLICANT NAME Longford @ Arrowwood
AGENT Jennifer Whitney-Wilson & Co
ADDRESS 4900 Long NE
PROJECT & APP # 100 3231 / 05DRB 00508
PROJECT NAME Lands of Salazar / Quatro / JST / Hanwell
\$ 20.00 441032/3424000 Conflict Management Fee
\$ 3500⁰⁰ 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
3520⁰⁰ TOTAL AMOUNT DUE

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

**WILSON
& COMPANY**

P.O. Box 94000
Albuquerque, NM 87199-4000
505-348-4000



83-62
1011

098013
098013

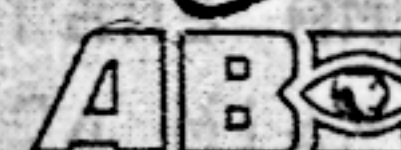
VOID AFTER 90 DAYS

4/1/2005

PAY *****3,500 DOLLARS AND *****00 CENTS \$ *****3,500.00

TWO SIGNATURES REQUIRED OVER \$50,000

TO CITY OF ALBUQUERQUE
THE PLANNING DEPARTMENT
ORDER 600-2ND ST NW
OF ALBUQUERQUE, NM 87102 US

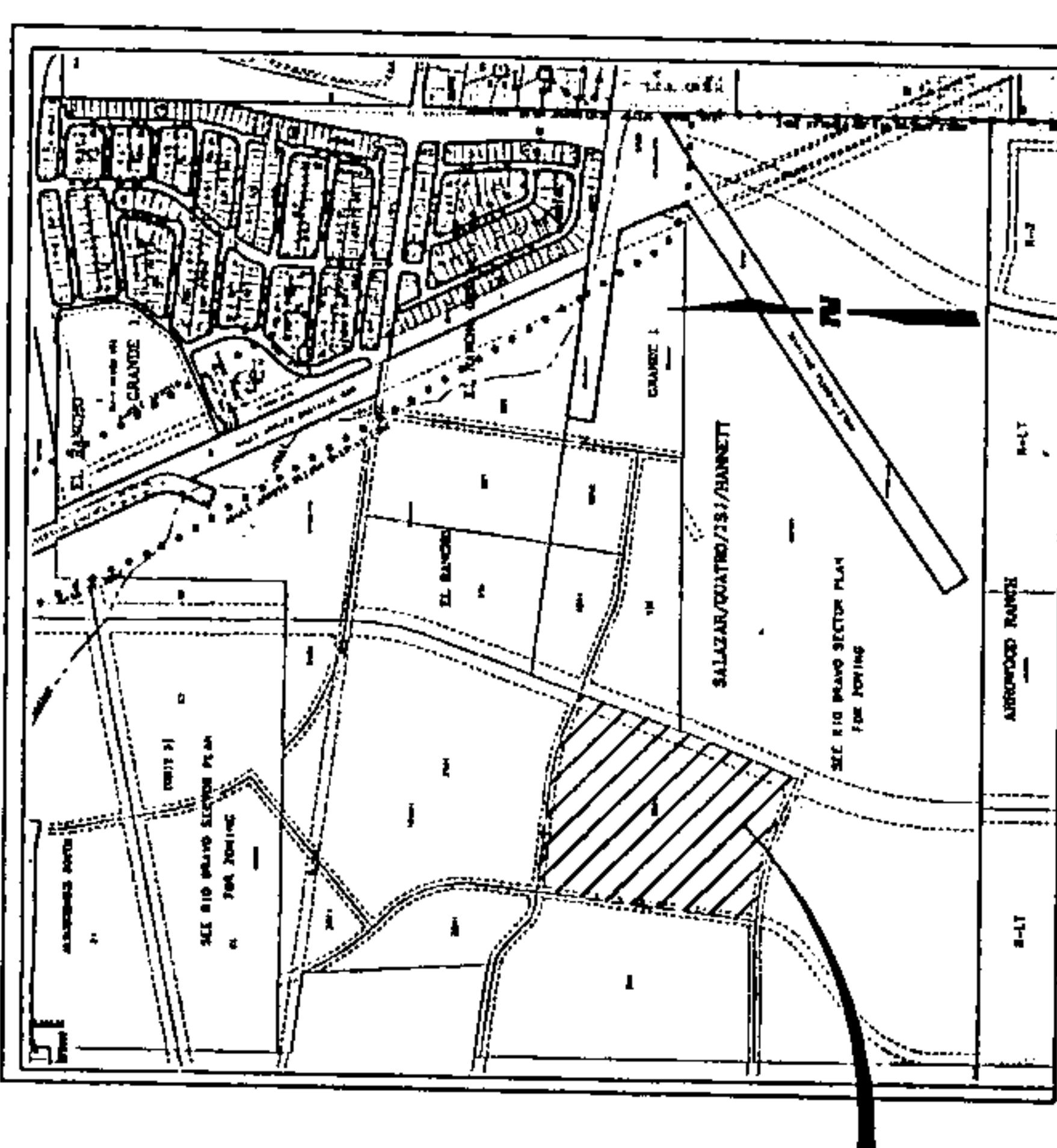


DocuCheck™
SECURITY PAPERS



MICROPRINTING
SIGNATURE LINE

COPY VOID
PANTOGRAPH

⑈098013⑈ ⑆101100621⑆0109146348⑈



VICINITY MAP
 ZONE ATLAS PAGE
 N-9-Z

 SIDEWALK TO BE DEFERRED
 SIDEWALK TO BE WAIVERED

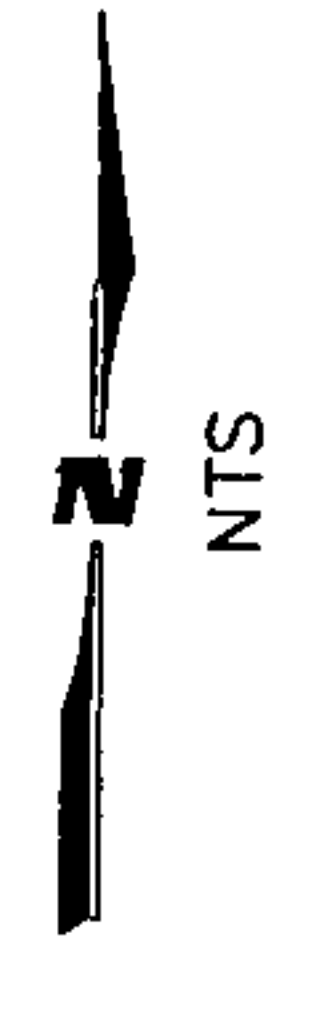
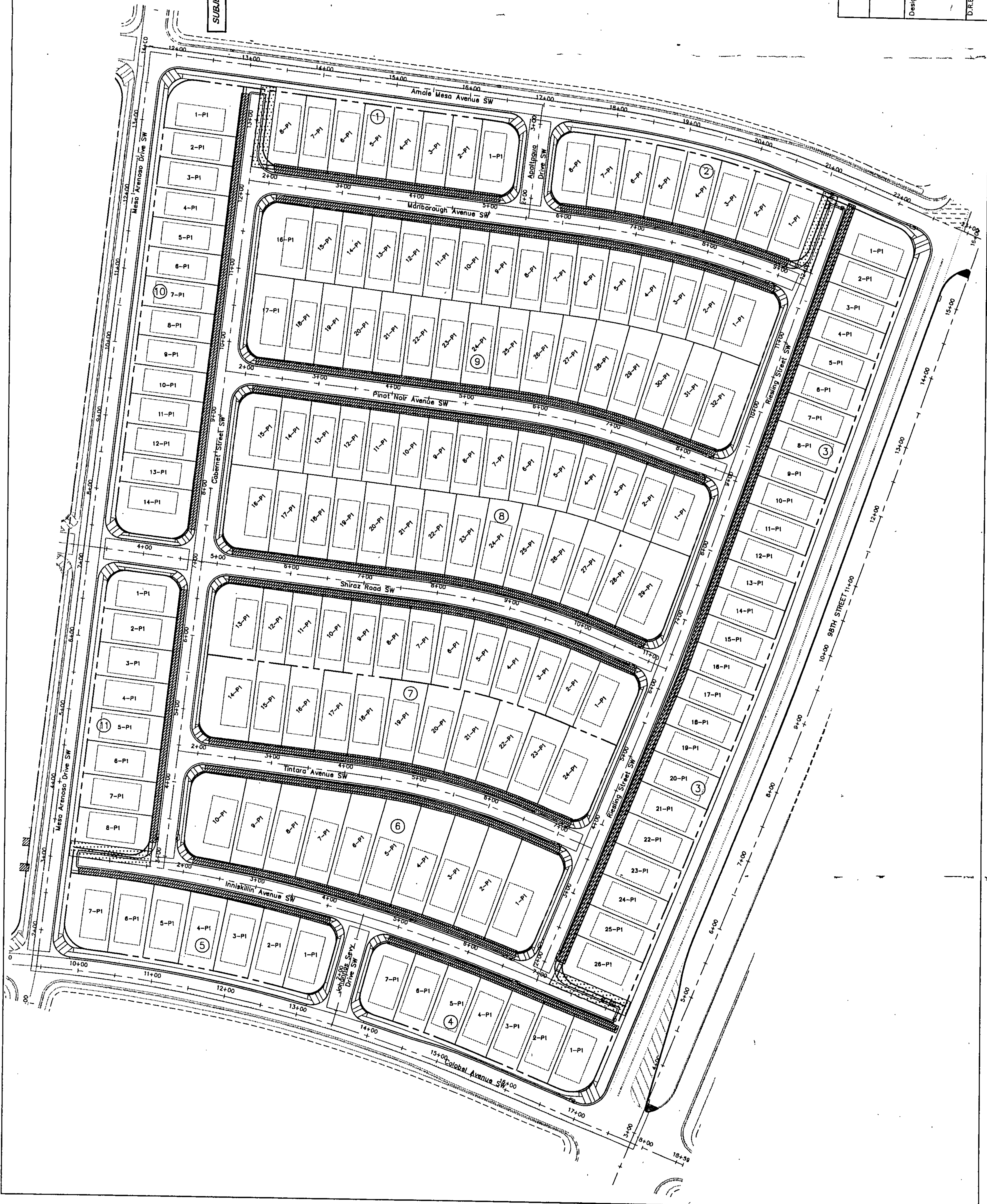


EXHIBIT C
 Date 3/30/05

CITY OF ALBUQUERQUE		Zone Map No. N-9-Z		Sheet 1 of 1	
LONGFORD @ ARROWWOOD SIDEWALK DEFERRAL & WAIVER EXHIBIT		Project No. 1003231		Date 3/30/05	
Design Review Committee	City Engineer Approval	Last Design Update	Ms. 2/29/05	Ms. 2/29/05	
WILSON & COMPANY					



19

No. of Lots: 178
Nearest Major Streets
GIBSON / 98th

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 ___ day of _____, 20___, 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 Longford at Arrowwood, LL.C. ("Subdivider"), a [state the type of business entity, for instance, "New Mexico corporation," "general partnership," "joint venture," "individual," etc.:] Nevada Limited Liability Co., whose address is 7007 Jefferson St. N.E. Suite A-B and whose telephone number is (505) 761-9911, is made in Albuquerque, New Mexico, and is entered into as of the date of final execution of this Agreement.

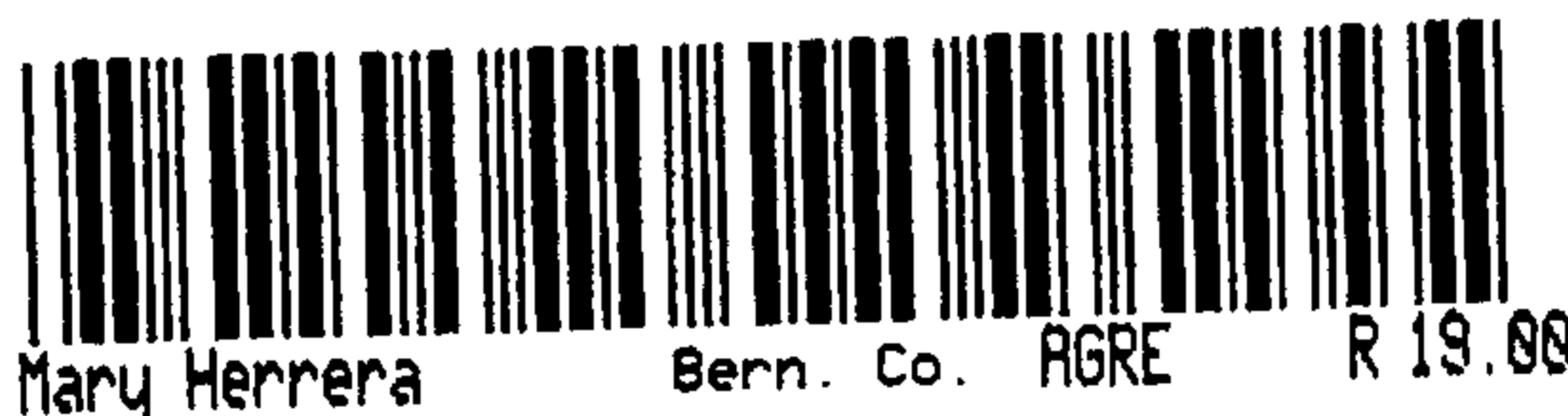
1. Recital. The Subdivider is developing certain lands within the City of Albuquerque, Bernalillo County, New Mexico, known as [existing legal description:] Tract 30A-1, Lands of Salazar Family Trust, recorded on July 7, 2003 in the records of the Bernalillo County Clerk at Book 2003C, pages 223 through _____ (the "Subdivision"). The Subdivider certifies that the Subdivision is owned by [state the name of the present real property owner exactly as shown on the real estate document conveying title in the Subdivision to the present owner:] Longford at Arrowwood, LLC ("Owner").

The Subdivider has submitted and the City has approved a preliminary plat or Site Development Plan identified as Longford at Arrowwood describing Subdivider's Property.

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

2. Improvements and Construction Deadline. The Subdivider agrees to install and complete the public and/or private improvements described Exhibit A, the required infrastructure listing ("Improvements"), to the satisfaction of the City, on or before the 17 day of FEBRUARY, 2007 ("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. 747281.

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



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

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

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

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

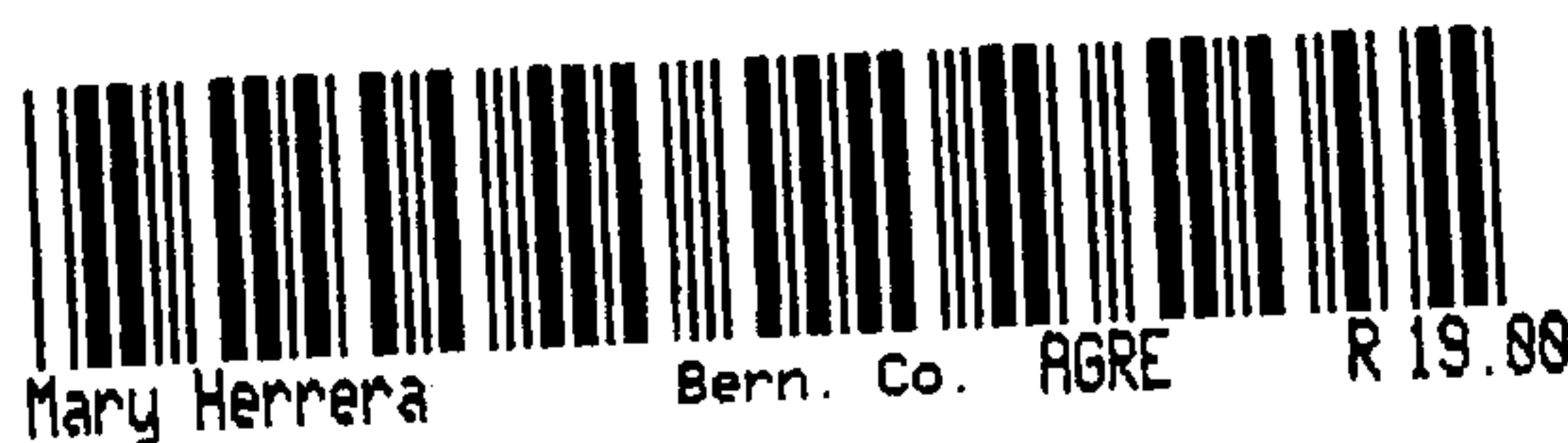
<u>Type of Fee</u>	<u>Amount</u>
<u>Engineering Fee</u>	3.25% of Actual Construction Cost
<u>Excavation And Sidewalk Ordinance, Street Restoration Fees</u>	As required per City-approved estimate. (Figure 7)

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

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

A. Construction Surveying. Construction surveying for the construction of the public Improvements shall be performed by COMMUNITY SCIENCE, and construction surveying of the private Improvements shall be performed by COMMUNITY SCIENCE. 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 WILSON & COMPANY, INC, and inspection of the private Improvements shall be performed by WILSON & COMPANY, INC, both New Mexico Registered Professional Engineers. If the inspection is performed by an entity other than the City, the City may monitor the inspection and the Subdivider



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

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

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

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

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

Type of Financial Guaranty:

Amount: \$ 5,892,357.10 Name of Financial Institution or Surety providing Guaranty: LEXON INS. CO. NO. 1011947

Date City first able to call Guaranty: 17 FEBRUARY 2007

[Construction Completion Deadline]: 17 FEBRUARY 2007

If Guaranty other than a Bond, last day City able to call Guaranty is:

X/A, 2007
Additional information:

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

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



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Page: 3 of 6

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Bk-A94 Pg-4213

R 19.00

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

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

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

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

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

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

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

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

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



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

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

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

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

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

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

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

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

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

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

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



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

SUBDIVIDER:

By [Signature]: [Signature]
Name: JOHN MURTAGH
Title: MANAGER
Dated: 3 MARCH 2005

CITY OF ALBUQUERQUE

[Signature]
City Engineer
Dated: 3-30-05 file 3/29/05
9/3/04

SUBDIVIDER'S NOTARY

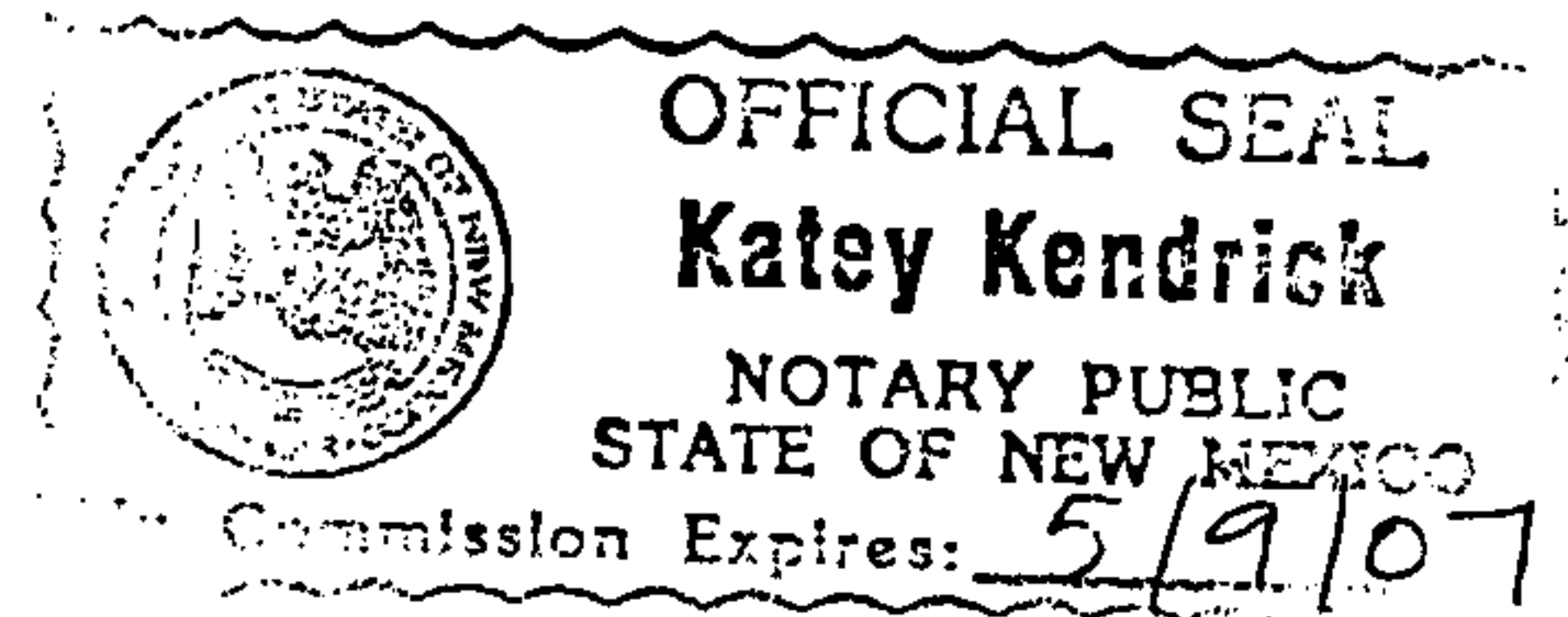
STATE OF NM)
COUNTY OF Bernalillo ss.

This instrument was acknowledged before me on 3rd day of March, 2005 by [name of person:] John Murtagh, [title or capacity, for instance, "President" or "Owner":] Manager of Longford @ Amaraod, LLC [Subdivider:]

[Signature]
Notary Public

My Commission Expires: 5/9/07

CITY'S NOTARY



STATE OF NEW MEXICO)
COUNTY OF BERNALILLO) ss.

This instrument was acknowledged before me on 30th day of March, 2005 by Richard Bourte, City Engineer of the City of Albuquerque, a municipal corporation, on behalf of said corporation.

[Signature]
Notary Public

My Commission Expires: 11-25-2007

EXHIBIT A AND POWER OF ATTORNEY ATTACHED



FINANCIAL GUARANTY AMOUNT

12/22/2004

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

Project Description:

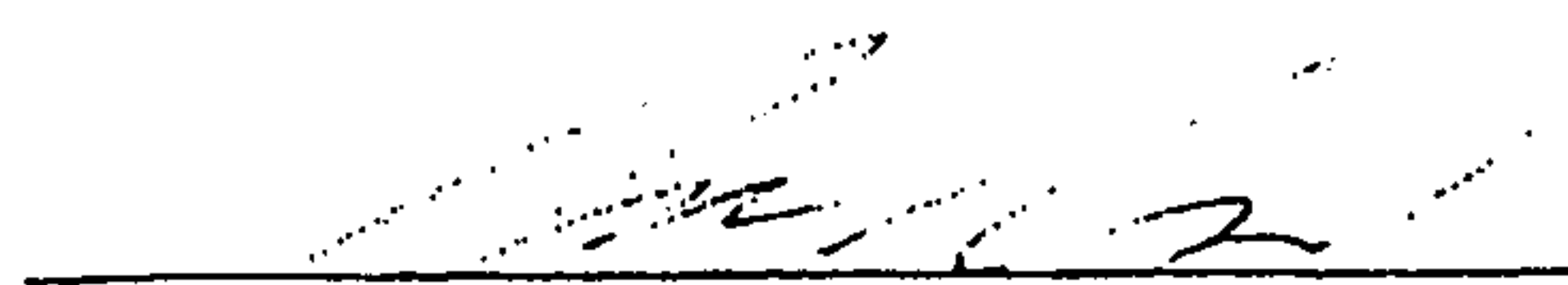
Project ID #: 747281, Longford Sub'd @ Arrowwood, Phase/Unit #: 1

Requested By: Steve Salazar, PE w/ Wilson & Co.

Approved estimate amount:		\$3,720,443.24
Contingency Amount:	10.00%	\$372,044.34
Subtotal:		\$4,092,487.56
NMGRT	6.0625%	\$248,107.05
Subtotal:		\$4,340,594.61
Engineering Fee	6.60%	\$286,479.24
Testing Fee	2.00%	\$86,811.89
Subtotal:		\$4,713,885.68
FINANCIAL GUARANTY RATE		1.25
Retainage Amount:		\$.00
TOTAL FINANCIAL GUARANTY REQUIRED		<u>\$5,892,357.10</u>

APPROVAL:

DATE:



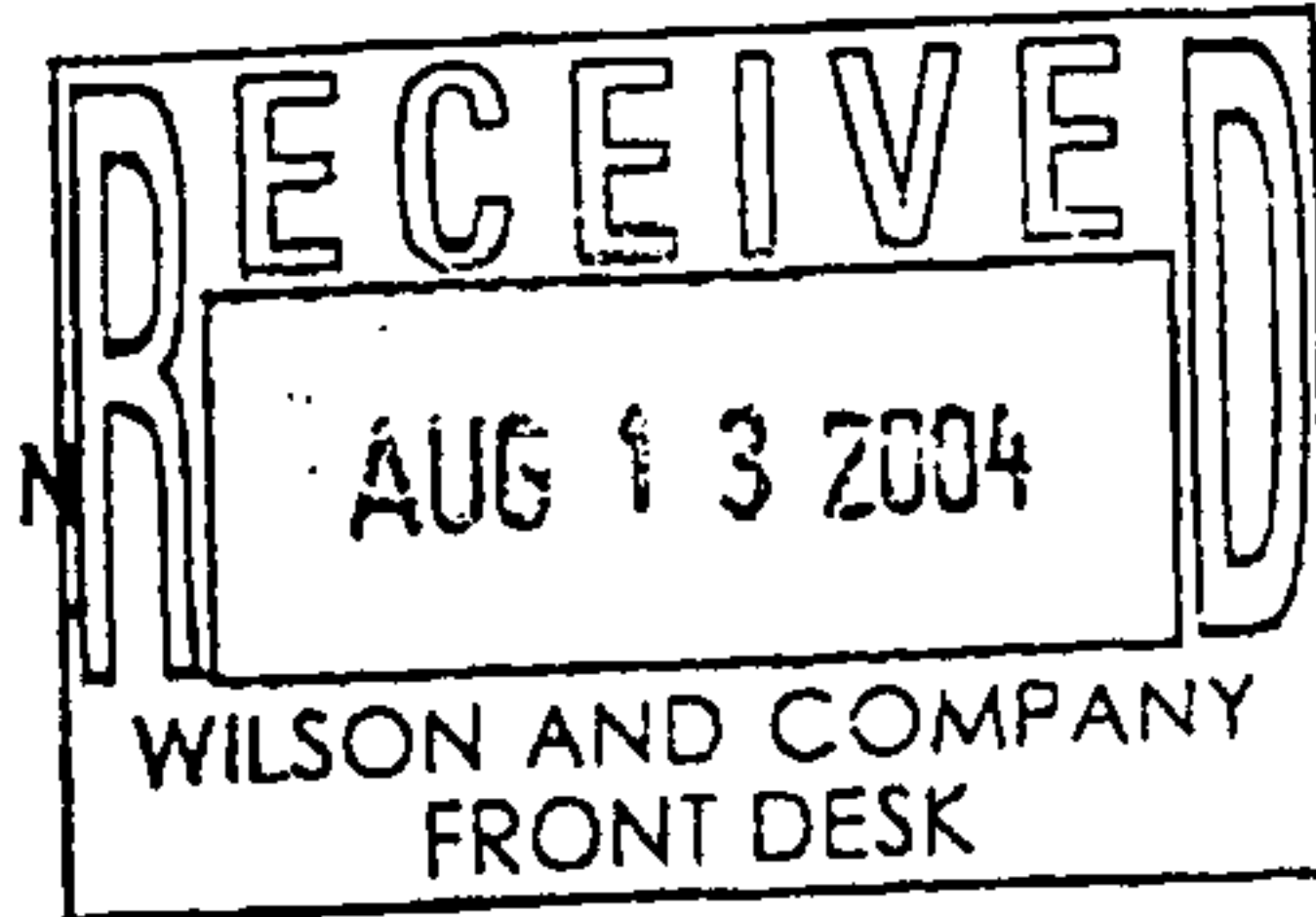
12-22-2004

Notes: 10% contingency, plans not approved. Certification for grading & drainage require prior to release of FG. Street lights per DPM.



DSA, X4218001

AMENDED
OFFICIAL NOTICE OF DECISION



CITY OF ALBUQUERQUE
PLANNING DEPARTMENT
DEVELOPMENT REVIEW BOARD

June 16, 2004

6. **Project # 1003231**
04DRB-00261 Major-Preliminary Plat Approval
04DRB-00263 Minor-Temp Defer SDWK

WILSON & COMPANY INC agent(s) for LONGFORD @ ARROWWOOD LLC request(s) the above action(s) for all or a portion of Tract(s) 30A1, **LANDS OF SALAZAR/QUATRO/SJ HANNETT**, zoned R-LT residential zone, located on 98TH ST SW, between RIO BRAVO SW and BLAKE SW containing approximately 59 acre(s). [REF: 02DRB-01621, 01622, 04DRB-00137] [Deferred from 5/19/04 & 6/9/04] (N-9)

At the June 16, 2004, Development Review Board meeting, with the signing of the infrastructure list dated 6/16/04 and approval of the grading plan engineer stamp dated 6/3/04 the preliminary plat was approved. 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 July 1, 2004 in the manner described below.

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

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

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


Sheran Matson, AICP, DRB Chair

cc: Longford @ Arrowwood LLC, 7007 Jefferson St NE, Suite A, 87109
Wilson & Company, Inc., 4900 Lang Ave NE, 87109
Marilyn Maldonado, Planning Department, 4th Floor, Plaza del Sol Bldg.
Scott Howell, Property Management, Legal Dept./4th Fir, City/County Bldg
File

Current DRC
Project Number: _____

FIGURE 12
INFRASTRUCTURE LIST

Date Submitted: 11/9/2004
Date Site Plan Approved: _____
Date Preliminary Plat Approved: 11/17/04
Date Preliminary Plat Expires: 6/16/05
DRB Project No.: 1003231
DRB Application No.: OADR B 07A3

ORIGINAL

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

AMENDED

Longford at Arrowwood
PROPOSED NAME OF PLAT AND/OR SITE DEVELOPMENT PLAN

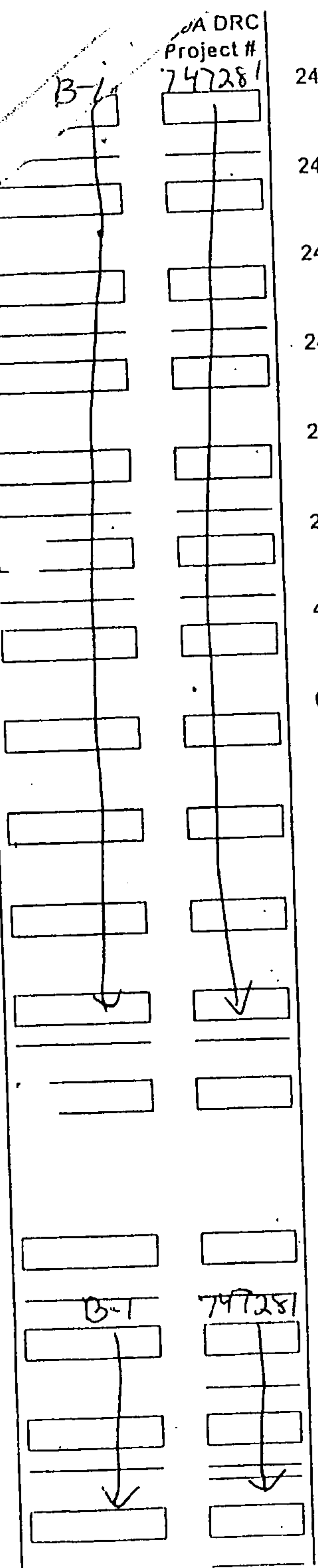
Tract 30A-1 of Lands of Salazar Family Trust
EXISTING LEGAL DESCRIPTION PRIOR TO PLATTING ACTION

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
			PAVING				/	/	/
B-1	74728	28' F-F	Res. Paving W/ C&G, 740 *4' Sidewalk Both Sides 320 1320	Marlborough Av.	Cabernet St.	Riesling St.	/	/	/
Sw-1		28' F-F	Res. Paving W/ C&G, 680 *4' Sidewalk Both Sides 1380 1380	Pinot Noir Av.	Cabernet St.	Riesling St.	/	/	/
		28' F-F	Res. Paving W/ C&G, 610 *4' Sidewalk Both Sides 1140 1140	Shiraz Av.	Cabernet St.	Riesling St.	/	/	/
		28' F-F	Res. Paving W/ C&G, 540 *4' Sidewalk Both Sides 1000 1000	Tintara Av.	Cabernet St.	Riesling St.	/	/	/
		28' F-F	Res. Paving W/ C&G, 530 *4' Sidewalk Both Sides 980 980	Inniskillin Av.	Cabernet St.	Riesling St.	/	/	/
		28' F-F	Res. Paving W/ C&G, 1010 *4' Sidewalk Both Sides 1940 1940	Riesling St.	Inniskillin Av.	Marlborough Av.	/	/	/
		28' F-F	Res. Paving W/ C&G, 940 *4' Sidewalk Both Sides 1800 1800	Cabernet St.	Inniskillin Av.	Marlborough Av.	/	/	/

COA DRC
Project #
747281

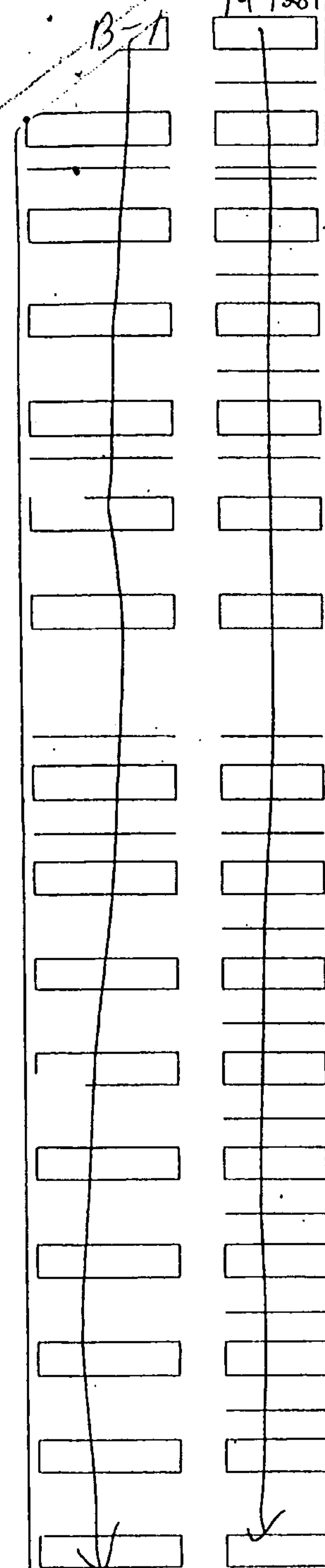
Size	Type of Improvement	Location	From	To	Private Inspector	City Inspector	City Cnst Engineer
32' F-F	Res. Paving W/ C&G, 110 *4' Sidewalk Both Sides 140	Johannas Sevy Dr.	Inniskillin Av.	Colobel Av.	/	/	/
32' F-F	Res. Paving W/ C&G, 110 *4' Sidewalk Both Sides 140	Apaltagua Dr.	Marlborough Av.	Amole Mesa Av.	/	/	/
32' F-F	Res. Paving W/ C&G, 110 *4' Sidewalk Both Sides 140	Shiraz Rd.	Cabernet St.	Mesa Arenosa Dr.	/	/	/
22' F-F	Res. Paving W/ C&G, 120 *4' Sidewalk Both Sides 180	Inniskillin Av.	Riesling St.	East Property Line	/	/	/
22' F-F	Res. Paving W/ C&G, 120 *4' Sidewalk Both Sides 180	Inniskillin Av.	Cabernet St.	West Property Line	/	/	/
22' F-F	Res. Paving W/ C&G, 120 *4' Sidewalk Both Sides 180	Riesling St.	Marlborough Av.	North Property Line	/	/	/
22' F-F	Res. Paving W/ C&G, 120 *4' Sidewalk Both Sides 180	Cabernet St.	Marlborough Av.	North Property Line	/	/	/
Major Local 1/2 Section (24' F-E)	Major Local Paving W/ C&G, 1090 6' Sidewalk Single Side 930	Amole Mesa Av.	Mesa Arenosa Dr.	98th st.	/	/	/
Major Local 1/2 Section (24' F-E)	Major Local Paving W/ C&G, 780 6' Sidewalk Single Side 620	Colobel Av.	Mesa Arenosa Dr.	98th st.	/	/	/
Major Local 1/2 Section (24' F-E)	Major Local Paving W/ C&G, 1200 6' Sidewalk Single Side 1150	Mesa Arenosa Dr.	Amole Mesa Av.	Colobel Av.	/	/	/
Principal Arterial 1/2 Sec. (30' F-F)	Major Local Paving W/ C&G, 1320 6' Sidewalk Single Side 1220	98th st.	Colobel Av.	Amole Mesa Av.	/	/	/
24' E-E w/ shld.	Temp. Pavement Section W/ Center Stripping 1320	98th st.	Amole Mesa Av.	Gibson Blvd.	/	/	/
DRAINAGE.							
24" - 42"	RCP W/ MH & Temp. Pond Outlet	25' Temp. Drainage Easement on Tract 29	Tract A-1 of Tract 29 (western block) Temp Ret. Pond	Mesa Arenosa Dr.	/	/	/
42"- 60" Dia.	RCP W/ MH & Inlets 42" 175 48" 410 18" 35	Inniskillin Av.	Mesa Arenosa Dr.	98th St.	/	/	/
24" Dia.	RCP W/ MH & Inlets 18" 25 24" 55	Tintara Av.	Lot 25, Blk. 7	Riesling St.	/	/	/



Size	Type of Improvement	Location	Inspector	Inspector	Engineer
24" Dia.	RCP W/ MH & Inlets 18" 25 24" 55	Shiraz Av. Lot 29, Blk. 8	/	/	/
24" Dia.	RCP W/ MH & Inlets 18" 25 24" 55	Pinot Noir Av. Lot 32, Blk. 9	/	/	/
24" Dia.	RCP W/ MH & Inlets 18" 25 24" 55	Marlborough Av. Lot 1, Blk. 2	/	/	/
24" Dia.	RCP W/ MH & Inlets 24" 430	Riesling St. Pinot Noir Av.	/	/	/
24" Dia.	RCP W/ MH & Inlets 24" 450	Riesling St. Shiraz Av.	/	/	/
24"- 60" Dia.	RCP W/ MH & Inlets 48" 1450	98th St. Colobel Av.	/	/	/
48" Dia.	RCP W/ MH & Inlets 24" 175	Amole Mesa Av. Riesling St.	/	/	/
60"- 72" Dia.	RCP W/ Manholes 66" 850 72" 590	30' Public Road, Utility & Drainage Esmt. on Tract 13-D 98th St.	/	/	/
84" Dia.	RCP W/ Manholes 84" 405	30' Public Road, Utility & Drng. Esmt. on Tract 8-A Northeast Corner of Tract 13-D	/	/	/
84" Dia.	RCP W/ Manholes see below	50' Public Drainage Easement on Tract 8-A Northwest Corner of Tract 8-A	/	/	/
84" Dia.	RCP W/ Manholes 84" 860	A.M.A.F.C.A. - "RW" 1" West Boundary Line of A.M.A.F.C.A. - "RW 1"	/	/	/
10.6 ac-ft Not in FG per Brod	Temp. Detention Pond w/ Agr. & Covl.	Tract A-1 of Tract 29	/	/	/
	WATER		/	/	/
12" Dia. 260	Waterline W/ Appurtenances	Mesa Arenosa Dr. Inniskillin Av.	/	/	/
8" Dia.	760 Waterline W/ Appurtenances	Marlborough Av. Cabernet St.	/	/	/
6" Dia.	Waterline W/ Appurtenances	Pinot Noir Av. 700 Cabernet St.	/	/	/

PRV (2we)
Existing 10" Waterline
South of Ex. PRV

A DRC
Project #
747281



Size	Type of Improvement	Location	From	To	Private Inspector	City Inspector	City Cnst Engineer
6" Dia.	Waterline W/ Appurtenances	Shiraz Av. 630	Cabernet St.	Riesling St.	/	/	/
6" Dia.	Waterline W/ Appurtenances	Tintara Av. 560	Cabernet St.	Riesling St.	/	/	/
12" Dia. 820	Waterline W/ Appurtenances	Inniskillin Av.	Mesa Arenosa Dr.	98th St.	/	/	/
12" 8" Dia. 950	Waterline W/ Appurtenances	Cabernet St.	Inniskillin Av.	Amole Mesa Marlborough Av.	/	/	/
6" 8" Dia.	1010 Waterline W/ Appurtenances	Riesling St.	Inniskillin Av.	Marlborough Av.	/	/	/
8" Dia.	150 Waterline W/ Appurtenances	Riesling St.	Marlborough Av.	Amole Mesa Av.	/	/	/
8" Dia.	180 Waterline W/ Appurtenances	Amole Mesa Av.	Riesling St.	98th St.	/	/	/
12" DIA. 170	" " " "	Amole Mesa Cabernet		Mesa Arenosa (#100359)			
SANITARY SEWER							
8" Dia.	760 Sanitary Sewer W/ MH & Appurtenances	Marlborough Av.	Cabernet St.	Riesling St.	/	/	/
8" Dia.	710 Sanitary Sewer W/ MH & Appurtenances	Pinot Noir Dr.	Cabernet St.	Riesling St.	/	/	/
8" Dia.	640 Sanitary Sewer W/ MH & Appurtenances	Shiraz Av.	Cabernet St.	Riesling St.	/	/	/
8" Dia.	570 Sanitary Sewer W/ MH & Appurtenances	Tintara Av.	Cabernet St.	Riesling St.	/	/	/
8" Dia.	680 Sanitary Sewer W/ MH & Appurtenances	Inniskillin Av.	Mesa Arenosa Dr.	98th St.	/	/	/
8" Dia.	800 Sanitary Sewer W/ MH & Appurtenances	Cabernet St.	Lot 1 Blk. 10	Inniskillin Av.	/	/	/
8" Dia.	360 Sanitary Sewer W/ MH & Appurtenances	Riesling St.	Sharaz Av.	Inniskillin Av.	/	/	/
8" Dia.	220 Sharaz → Pinot Noir						
8" Dia.	340 Sanitary Sewer W/ MH & Appurtenances	Riesling St.	Pinot Noir Av.	Amole Mesa Av.	/	/	/

Sequence #	COA DRC Project #	Size	Type of Improvement	Location	From	To	Private Inspector	City Inspector	City Cnst Engineer
B-1	74728	8" Dia.	150 Sanitary Sewer W/ MH & Appurtenances	Amole Mesa Av.	Riesling St.	98th St.	/	/	/
		10" Dia.	SAS Sanitary Sewer W/ MH & Appurtenances	Amole Mesa					
		10" Dia.	100 Sanitary Sewer W/ MH & Appurtenances	98th St.	Colobel Av.	Amole Mesa Av.	/	/	/
		10" Dia.	1240 Sanitary Sewer W/ MH & Appurtenances	60' Public Road, Utility & Drainage Esmt. on Tracts 13-D, 12-A-1 & 12-A-2	98th St.	NE Corner of Tract 13-D	/	/	/
		10"-12" Dia.	12" 355 Sanitary Sewer W/ MH & Appurtenances	60' Public Road, Utility & Drng. Esmt. on Tracts 13-D, 8-A, 12-A-2, & 9-B-2	Northeast Corner of Tract 13-D	Southwest Corner of Tract 9-B-2	/	/	/
		12" Dia.	700 Sanitary Sewer W/ MH & Appurtenances	44' Public Sanitary Sewer Easement on Tract 9-B-2	Southwest Corner of Tract 9-B-2	Ex. 24" SAS Interceptor / 40' Public SAS esmt.	/	/	/

NOTES

- * Sidewalk to be Deferred
- Engineers Grading & Drainage Certification is required for release of Financial Guaranty & SIA.
- Street lights per DPM

AGENT/OWNER		DEVELOPMENT REVIEW BOARD MEMBER APPROVALS	
Steve J. Salazar, PE (Agent)		<i>[Signature]</i> 11/17/04	<i>[Signature]</i> 11/17/04
NAME(print)		DRB CHAIR -- date	PARKS & GENERAL SERVICES -- date
Wilson & Co., 2600 American Rd., Rio Rancho NM			
FIRM		<i>[Signature]</i> 11-17-04	AMAFCA -- date
		TRANSPORTATION DEVELOPMENT -- date	
SIGNATURE		<i>[Signature]</i> 11/17/04	- date
MAXIMUM TIME ALLOWED TO CONSTRUCT THE IMPROVEMENTS WITHOUT A DRB EXTENSION: _____		UTILITY DEVELOPMENT -- date	
		<i>[Signature]</i> 12/17/04	- date
		CITY ENGINEER -- date	

DESIGN REVIEW COMMITTEE REVISIONS

REVISION	DATE	DRC CHAIR	USER DEPARTMENT	AGENT/OWNER

No. of Lots: 178
Nearest Major Streets
Gibson / 98th

FIGURE 19
SIDEWALK DEFERRAL AGREEMENT
PROJECT NO. 747281

THIS AGREEMENT is made this _____ day of _____, 20____, 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 Longford at Arrowwood, L.L.C. ("Developer"), whose address is 7007 Jefferson St. NE. Suite A-B and whose telephone number is (505) 761-9911, a (state the type of business entity, for instance, "New Mexico corporation," "general partnership," "joint venture," "individual," etc.): Nevada Limited Liability Co., 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 30A-1, Lands of Salazar Family Trust (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:) Longford at Arrowwood; 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 17 FEBRUARY, 2009 ("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.



2. Financial Guaranty. Developer will provide a financial guaranty in an amount of not less than 125% of the cost of constructing the sidewalk improvements within the Subdivision, as determined by the City. The financial guaranty must be irrevocable and may be in the form of a City-approved bond, 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 Sidewalk Construction Deadline. To meet the Subdivision Ordinance requirements, the Developer has provided the following "Financial Guaranty":

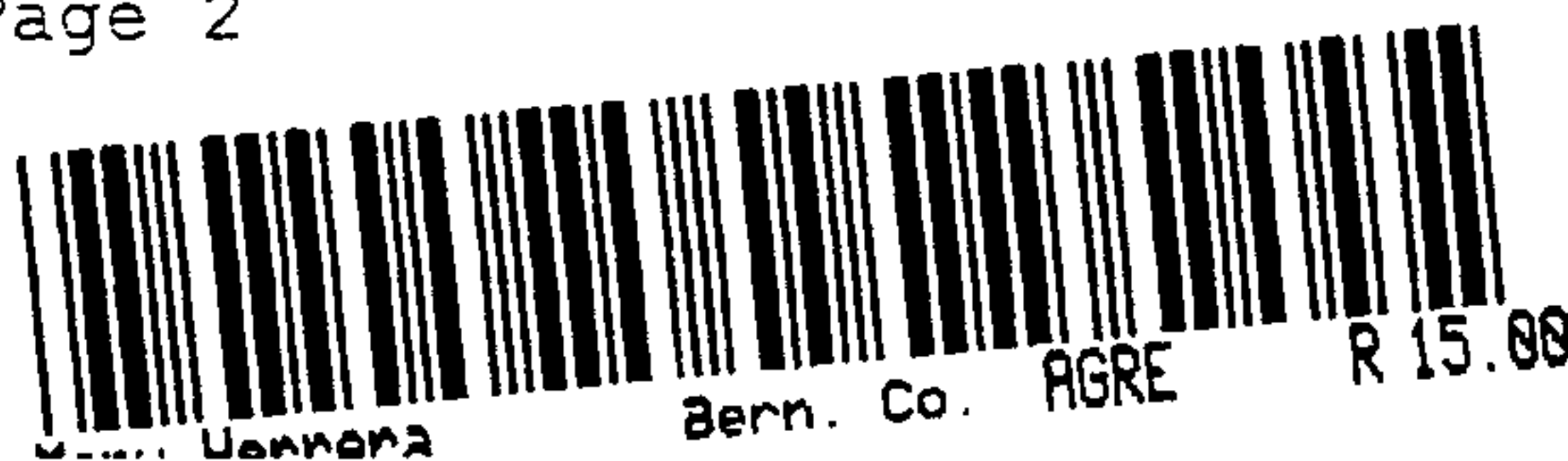
Type of Financial Guaranty: Sub-Division Bond # 1011946
Amount: \$ 109,367.84 Name of Financial Institution or
Surety providing Guaranty: Lexon Insurance Co.
Date City first able to call Guaranty (Sidewalk Construction
Deadline): 17 FEBRUARY 2009
If Guaranty other than a Bond, last day City able to call
Guaranty is: N/A, 20____.
Additional Information: _____

3. Completion, Acceptance and Release. The Developer shall report completion of sidewalk construction in writing to the City. The City shall inspect the sidewalks to verify completion. Upon acceptance of the improvements, the City shall promptly release the financial guaranty and Sidewalk Deferral Agreement.

4. Conveyance of Property Rights. When the sidewalks have been constructed, if the City does not own the real property upon which the sidewalks are constructed, the Developer shall convey to the City the real property rights required by the City together with the improvements, free and clear of all claims, encumbrances and liens, before the City will release the Financial Guaranty and Sidewalk Variance Agreement. Conveyance may be by dedication on the final plat of the Subdivision.

5. Indemnification. Until the sidewalks are accepted by the City, the Developer shall be solely responsible for maintaining the premises upon which the sidewalks are being constructed in a safe condition. The Developer agrees to defend, indemnify and hold harmless the City and its officers, agents and employees from and against all suits, actions or claims of any kind brought because of any injury or damage arising out of the design or construction of the sidewalks, or by reason of any act, omission or misconduct of the Developer, its agents or employees. 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. 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 City, or the agents or employees of the City; or (2) the giving of or the failure to give directions or instructions by the City, where such giving or failure to give directions or instructions is the primary cause of bodily injury to persons or damage to property.

6. Assignment. This Agreement shall not be assigned without the prior written consent of the City and the Developer and the express written concurrence of financial institution or surety which has undertaken to guaranty 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.



7. Release. If the subdivision or any part thereof is sold, conveyed or assigned, the City will not release the Developer from its obligations under this Agreement and will continue to hold the Developer responsible for all Improvements until a successor in interest to the Developer has posted a suitable financial guaranty and entered into a Sidewalk Improvements Agreement with the City. Thereafter, when the Developer'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.

8. Payment for Incomplete Improvements. If the Developer fails to satisfactorily complete construction of the sidewalks by the Construction Completion Deadline, the City may construct or cause the sidewalks to be constructed as shown on the final plat and in the approved plans and specifications. The Developer 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 Developer'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 Financial Guaranty, the Developer 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.

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

10. Notice. For purposes of giving formal written notice, including notice of change of address, the Developer'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.

11. 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.

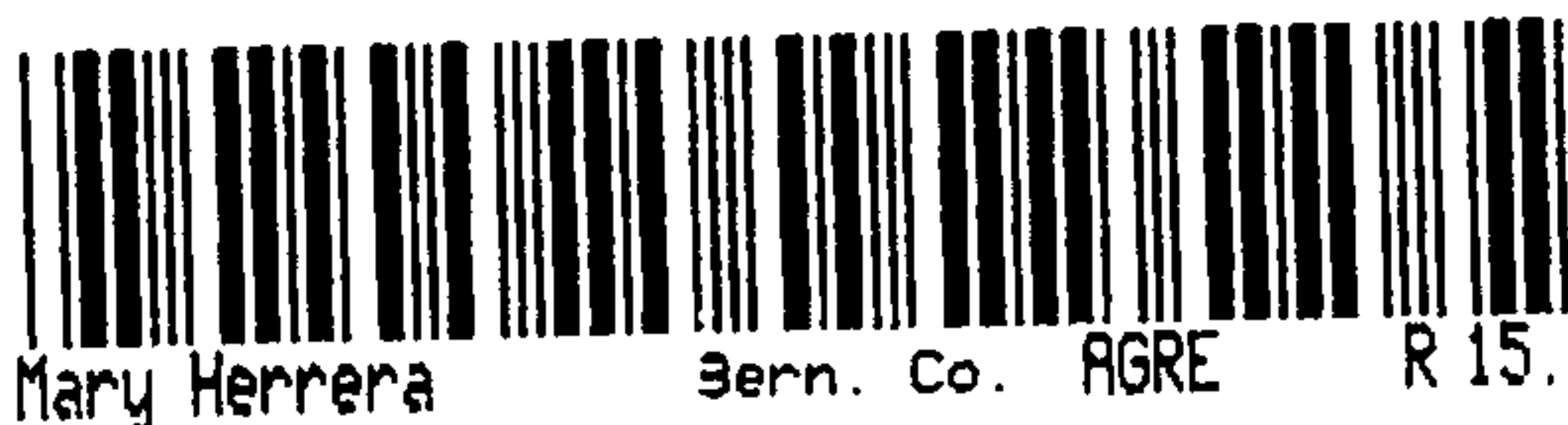
12. Changes to Agreement. Changes to this Agreement are not binding unless made in writing, signed by both parties.

13. 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.

14. 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.

15. Form not Changes. Developer agrees that changes to this form are not binding unless initialed by the Developer and signed by the City's Legal Department on this form.

16. Authority to Execute. If the Developer signing below is not the Owner of the Subdivision, the owner must provide a Power of Attorney or other evidence of authority to execute this Agreement which is acceptable to the City.



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

DEVELOPER:

CITY OF ALBUQUERQUE:

By (Signature): [Signature]
Name: John MURTAGH
Title: MANAGER
Dated: 3 MARCH 2005

[Signature]
City Engineer
Dated: 3-30-05

9/5/05 HR 3/20/05

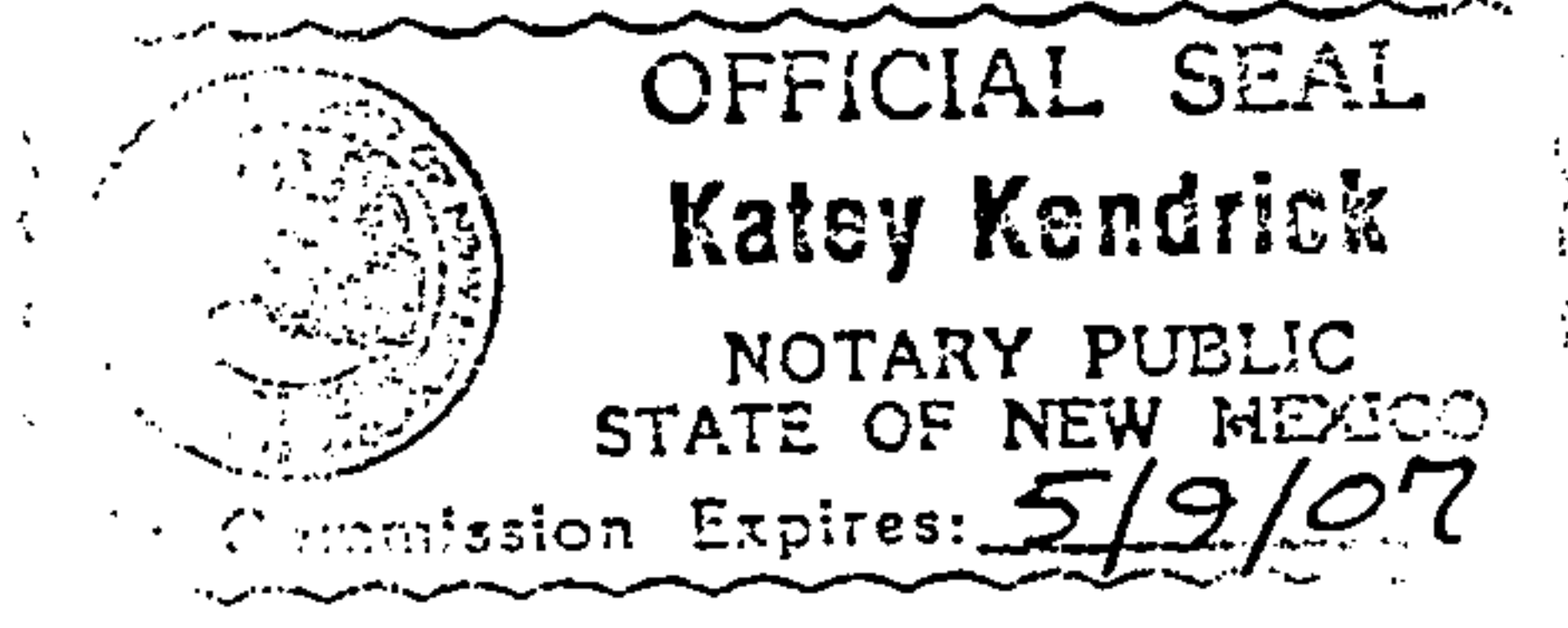
DEVELOPER'S NOTARY

STATE OF NM)
) ss.
COUNTY OF BERNALILLO

This instrument was acknowledged before me on 3RD day of MARCH, 2005 by (name of person:) John MURTAGH, (title or capacity, for instance, "President" or "Owner":) MANAGER of (Developer:) LONGFORD @ ARROWWOOD, LLC

[Signature]
Notary Public

My Commission Expires:
5/9/07



CITY'S NOTARY

STATE OF New Mexico
COUNTY OF Bernalillo ss.

This instrument was acknowledged before me on 30th day of March, 2005 by Richard Bourke, City Engineer of the City of Albuquerque, a municipal corporation, on behalf of said corporation.

[Signature]
Notary Public

My Commission Expires:
11-25-2007

EXHIBIT "A" ATTACHED

Mary Herrera Bern. Co. AGRE R 15.00 2005044352 6248488 Page: 4 of 4 03/31/2005 03:39P BK-A94 Pg-4214

FINANCIAL GUARANTY AMOUNT

12/22/2004

Type of Estimate: Sidewalk Deferral

Project Description:

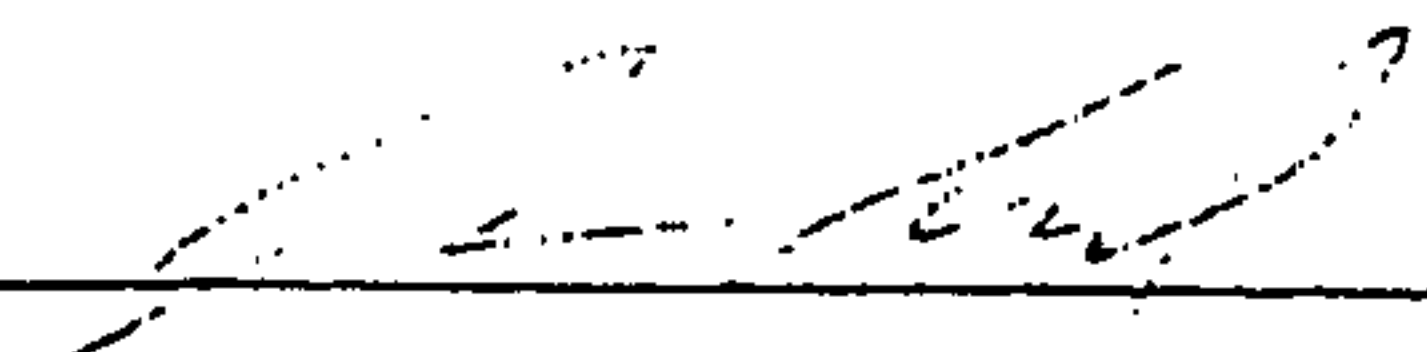
Project ID #: 747281, Longford Sub'd @ Arrowwood, Phase/Unit #: 1

Requested By: Steve Salazar, PE w/ Wilson & Co.

Approved estimate amount:		\$82,493.12
NMGRT	6.0625%	\$5,001.15
Subtotal:		\$87,494.27
125% FINANCIAL GUARANTY RATE		1.25
TOTAL FINANCIAL GUARANTY REQUIRED		<u>\$109,367.84</u>

APPROVAL:

DATE:



12-22-2004

Notes:

Lexon Insurance Company

To be attached to and form a part of **Bond No. 1011946**

Effective: 02/17/05

Bond Amount: \$109,368

Executed by: Longford at Arrowwood, LLC
7077 Jefferson Street NE – Suite A-B
Albuquerque, NM 87109, as Principal

and by Lexon Insurance Company
1919 S. Highland Ave., Building A, Suite 300 Lombard, IL 60148, as Surety

in favor of **City of Albuquerque**
(Obligee)

in consideration of the mutual agreements herein contained, the Principal and the Surety hereby consent to changing:


The Project Number Shall be Added as Follows: 747281

Nothing herein contained shall vary, alter or extend any provision or condition of this bond except as herein expressly stated.


This rider is effective February 17, 2005

Signed and Sealed March 23, 2005

Principal: Longford at Arrowwood, LLC

By:  _____
Principal

Surety: Lexon Insurance Company

By:  _____
Peggy Faust Attorney-in-Fact

POWER OF ATTORNEY

Lexon Insurance Company

KNOW ALL MEN BY THESE PRESENTS, that LEXON INSURANCE COMPANY, a Texas Corporation, with its principal office in Louisville, Kentucky, does hereby constitute and appoint:

Michael J. Scheer, James I. Moore, Christine Woods, Irene Diaz, Bonnie Kruse,

Stephen T. Kazmer, Dawn L. Morgan, Peggy Faust, Kelly A. Jacobs, Elaine Marcus, Jennifer J. McComb, Melissa Schmidt

its true and lawful Attorney(s)-In-Fact to make, execute, seal and deliver for, and on its behalf as surety, any and all bonds, undertakings or other writings obligatory in nature of a bond.

This authority is made under and by the authority of a resolution which was passed by the Board of Directors of LEXON INSURANCE COMPANY on the 1st day of July, 2003 as follows:

Resolved, that the President of the Company is hereby authorized to appoint and empower any representative of the Company or other person or persons as Attorney-In-Fact to execute on behalf of the Company any bonds, undertakings, policies, contracts of indemnity or other writings obligatory in nature of a bond not to exceed \$2,000,000.00, Two Million Dollars, which the Company might execute through its duly elected officers, and affix the seal of the Company thereto. Any said execution of such documents by an Attorney-In-Fact shall be as binding upon the Company as if they had been duly executed and acknowledged by the regularly elected officers of the Company. Any Attorney-In-Fact, so appointed, may be removed for good cause and the authority so granted may be revoked as specified in the Power of Attorney.

Resolved, that the signature of the President and the seal of the Company may be affixed by facsimile on any power of attorney granted, and the signature of the Vice President, and the seal of the Company may be affixed by facsimile to any certificate of any such power and any such power or certificate bearing such facsimile signature and seal shall be valid and binding on the Company. Any such power so executed and sealed and certificate so executed and sealed shall, with respect to any bond of undertaking to which it is attached, continue to be valid and binding on the Company.

IN WITNESS THEREOF, LEXON INSURANCE COMPANY has caused this instrument to be signed by its President, and its Corporate Seal to be affixed this 2nd day of July, 2003.



LEXON INSURANCE COMPANY

BY [Signature] David E. Campbell President

ACKNOWLEDGEMENT

On this 2nd day of July, 2003, before me, personally came David E. Campbell to me known, who being duly sworn, did depose and say that he is the President of LEXON INSURANCE COMPANY, the corporation described in and which executed the above instrument; that he executed said instrument on behalf of the corporation by authority of his office under the By-laws of said corporation.



[Signature] Lydia J. DeJong Notary Public

CERTIFICATE

I, the undersigned, Secretary of LEXON INSURANCE COMPANY, A Texas Insurance Company, DO HEREBY CERTIFY that the original Power of Attorney of which the foregoing is a true and correct copy, is in full force and effect and has not been revoked and the resolutions as set forth are now in force.

Signed and Sealed at Lombard, Illinois this 23rd Day of March, 2005.



[Signature] Donald D. Buchanan Secretary

ACKNOWLEDGMENT OF SURETY

STATE OF ILLINOIS }
COUNTY OF DU PAGE } S.S.

On March 23, 2005, before me, a Notary Public in and for said County and State, residing therein, duly commissioned and sworn, personally appeared *Peggy Faust*, known to me to be Attorney-in-Fact of Lexon Insurance Company, the corporation described in and that executed the within and foregoing instrument, and known to me to be the person who executed the said instrument on behalf of the said corporation executed the same.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my official seal, the day and year stated in this certificate above.

My Commission Expires on November 29, 2008

Bonnie J. Kruse
Notary Public



SUBDIVISION BOND

Bond No.: 1011946

Principal Amount: \$109,367.84

KNOW ALL MEN BY THESE PRESENTS, that we Longford at Arrowwood,, LLC
7007 Jefferson Street NE - Suite A-B, Albuquerque, NM 87109
as Principal, and Lexon Insurance Company
1919 S. Highland Avenue, Bldg. A, Ste. 300, Lombard, IL 60148 a TX
Corporation, as Surety, are held and firmly bound unto City of Albuquerque,
Planning Department - 4th Floor - Plaza Del Sol Building, Albuquerque, NM 87109
as Obligee, in the penal sum of One Hundred Nine Thousand Three Hundred Sixty Seven Dollars and 84/100
(Dollars) (\$ 109,367.84), lawful money of the
United States of America, for the payment of which well and truly to be made, we bind ourselves,
our heirs, executors, administrators, successors and assigns, jointly and severally, firmly by these
presents.

WHEREAS, Longford at Arrowwood,, LLC has agreed to construct in Longford Subdivision
at Arrowwood - Phase I Subdivision, in Albuquerque, NM the following
improvements:

Sidewalks

NOW, THEREFORE, THE CONDITION OF THIS OBLIGATION IS SUCH, that if the said
Principal shall construct, or have constructed, the improvements herein described, and shall save the
Obligee harmless from any loss, cost or damage by reason of its failure to complete said work, then
this obligation shall be null and void, otherwise to remain in full force and effect, and the Surety,
upon receipt of a resolution of the Obligee indicating that the improvements have not been installed
or completed, will complete the improvements or pay to the Obligee such amount up to the
Principal amount of this bond which will allow the Obligee to complete the improvements.

Upon approval by the Obligee, this instrument may be proportionately reduced as the public
improvements are completed.

Signed, sealed and dated, this 17th day of February, 2005

Longford at Arrowwood,, LLC
Principal
By: [Signature]

Lexon Insurance Company
Surety
By: [Signature]
Peggy Faust Attorney-in-Fact

POWER OF ATTORNEY

LX - 014458

Lexon Insurance Company

KNOW ALL MEN BY THESE PRESENTS, that LEXON INSURANCE COMPANY, a Texas Corporation, with its principal office in Louisville, Kentucky, does hereby constitute and appoint:

Michael J. Scheer, James I. Moore, Christine Woods, Irene Diaz, Bonnie Kruse,

Stephen T. Kazmer, Dawn L. Morgan, Peggy Faust, Kelly A. Jacobs, Elaine Marcus, Jennifer J. McComb, Melissa Schmidt

its true and lawful Attorney(s)-In-Fact to make, execute, seal and deliver for, and on its behalf as surety, any and all bonds, undertakings or other writings obligatory in nature of a bond.

This authority is made under and by the authority of a resolution which was passed by the Board of Directors of LEXON INSURANCE COMPANY on the 1st day of July, 2003 as follows:

Resolved, that the President of the Company is hereby authorized to appoint and empower any representative of the Company or other person or persons as Attorney-In-Fact to execute on behalf of the Company any bonds, undertakings, policies, contracts of indemnity or other writings obligatory in nature of a bond not to exceed \$2,000,000.00, Two Million Dollars, which the Company might execute through its duly elected officers, and affix the seal of the Company thereto. Any said execution of such documents by an Attorney-In-Fact shall be as binding upon the Company as if they had been duly executed and acknowledged by the regularly elected officers of the Company. Any Attorney-In-Fact, so appointed, may be removed for good cause and the authority so granted may be revoked as specified in the Power of Attorney.

Resolved, that the signature of the President and the seal of the Company may be affixed by facsimile on any power of attorney granted, and the signature of the Vice President, and the seal of the Company may be affixed by facsimile to any certificate of any such power and any such power or certificate bearing such facsimile signature and seal shall be valid and binding on the Company. Any such power so executed and sealed and certificate so executed and sealed shall, with respect to any bond of undertaking to which it is attached, continue to be valid and binding on the Company.

IN WITNESS THEREOF, LEXON INSURANCE COMPANY has caused this instrument to be signed by its President, and its Corporate Seal to be affixed this 2nd day of July, 2003.

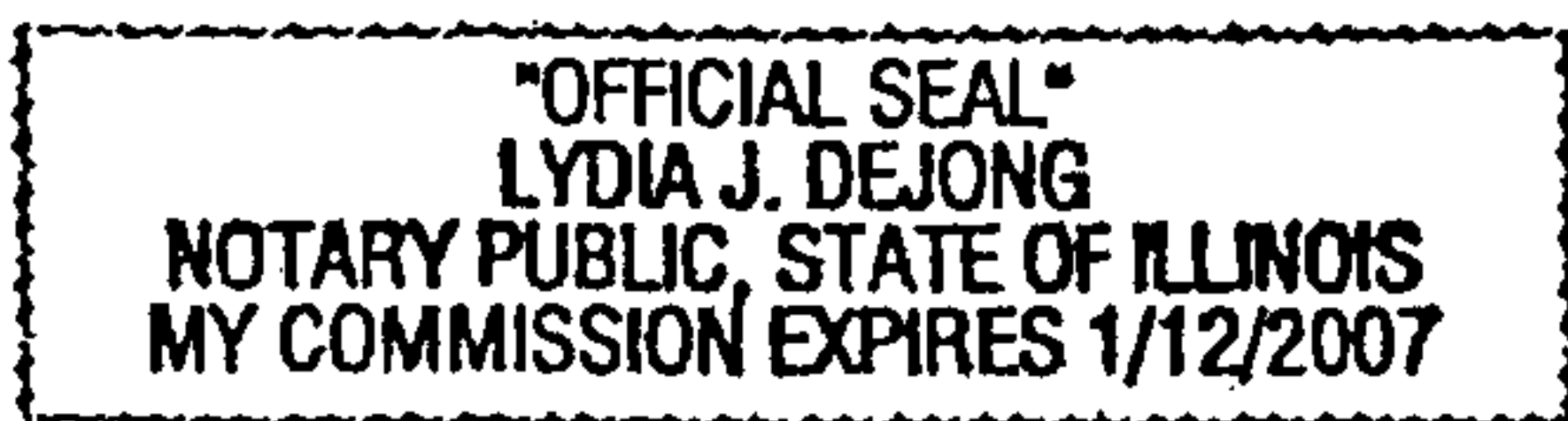


LEXON INSURANCE COMPANY

BY [Signature] David E. Campbell President

ACKNOWLEDGEMENT

On this 2nd day of July, 2003, before me, personally came David E. Campbell to me known, who being duly sworn, did depose and say that he is the President of LEXON INSURANCE COMPANY, the corporation described in and which executed the above instrument; that he executed said instrument on behalf of the corporation by authority of his office under the By-laws of said corporation.



[Signature] Lydia J. DeJong Notary Public

CERTIFICATE

I, the undersigned, Secretary of LEXON INSURANCE COMPANY, A Texas Insurance Company, DO HEREBY CERTIFY that the original Power of Attorney of which the foregoing is a true and correct copy, is in full force and effect and has not been revoked and the resolutions as set forth are now in force.

Signed and Sealed at Lombard, Illinois this 17th Day of February, 20 05.



[Signature] Donald D. Buchanan Secretary

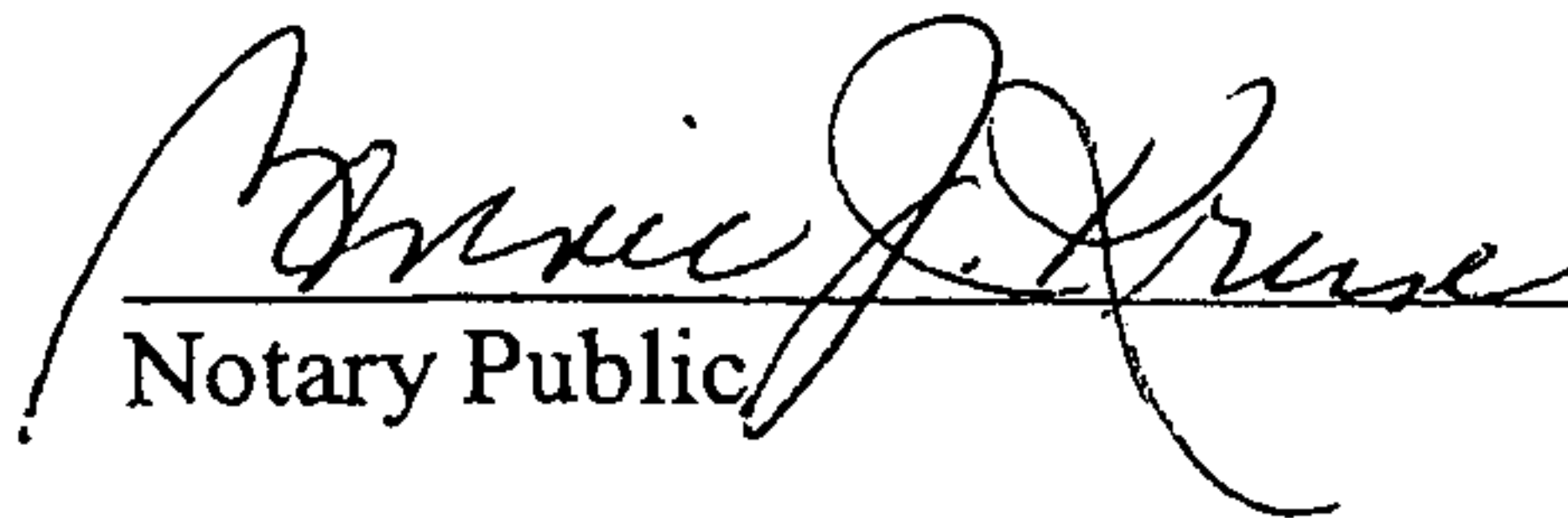
ACKNOWLEDGMENT OF SURETY

STATE OF ILLINOIS }
 } S.S.
COUNTY OF DU PAGE }

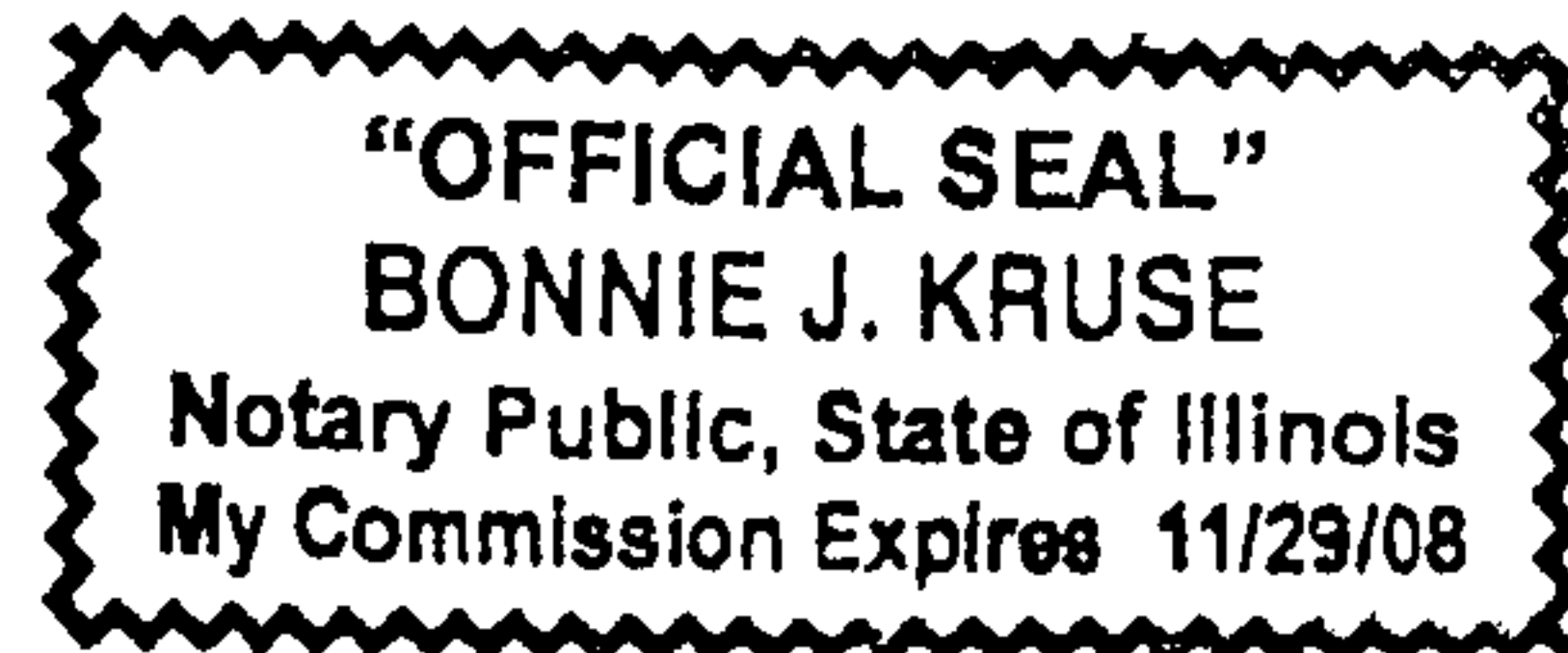
On February 17, 2005, before me, a Notary Public in and for said County and State, residing therein, duly commissioned and sworn, personally appeared Peggy Faust, known to me to be Attorney-in-Fact of Lexon Insurance Company, the corporation described in and that executed the within and foregoing instrument, and known to me to be the person who executed the said instrument on behalf of the said corporation executed the same.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my official seal, the day and year stated in this certificate above.

My Commission Expires on November 29, 2008



Notary Public



City of Albuquerque



DEVELOPMENT PLAN REVIEW APPLICATION

<p>SUBDIVISION</p> <p><input type="checkbox"/> Major Subdivision action</p> <p><input type="checkbox"/> Minor Subdivision action</p> <p><input type="checkbox"/> Vacation</p> <p><input type="checkbox"/> Variance (Non-Zoning)</p> <p>SITE DEVELOPMENT PLAN</p> <p><input type="checkbox"/> ... for Subdivision Purposes</p> <p><input type="checkbox"/> ... for Building Permit</p> <p><input type="checkbox"/> IP Master Development Plan</p> <p><input type="checkbox"/> Cert. of Appropriateness (LUCC)</p>	<p>Supplemental form</p> <p>S</p> <p>V</p> <p>P</p> <p>L</p>	<p>Supplemental form</p> <p>ZONING & PLANNING</p> <p><input type="checkbox"/> Annexation</p> <p><input type="checkbox"/> County Submittal</p> <p><input type="checkbox"/> EPC Submittal</p> <p><input type="checkbox"/> Zone Map Amendment (Establish or Change Zoning)</p> <p><input type="checkbox"/> Sector Plan (Phase I, II, III)</p> <p><input type="checkbox"/> Amendment to Sector, Area, Facility or Comprehensive Plan</p> <p><input type="checkbox"/> Text Amendment</p> <p>APPEAL / PROTEST of...</p> <p><input type="checkbox"/> Decision by: DRB, EPC, LUCC, Planning Director or Staff, ZHE, Zoning Board of Appeals</p>	<p>Z</p> <p>A</p>
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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: Longford at Arrowwood LLC, Attn: Kevin Daggett PHONE: 505/761-9911
 ADDRESS: 7007 Jefferson St., NE, Ste. A FAX: 505/761-9922
 CITY: Albuquerque STATE NM ZIP 87109 E-MAIL: kdaggett@longfordhomes.com
 Proprietary interest in site: Owner
 AGENT (if any): Wilson & Company, Inc. Attn: Steve Salazar PHONE: 505/348-4178
 ADDRESS: 4900 Lang Avenue NE FAX: 505/348-4055
 CITY: Albuquerque STATE NM ZIP 87109 E-MAIL: ssalazar@wilsonco.com

DESCRIPTION OF REQUEST: Request comments on sketch plat of proposed 377 P-1 designation lots
 Is the applicant seeking incentives pursuant to the Family Housing Development Program? Yes. No.

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

Lot or Tract No. Tracts 29A and 30A1 Block: N/A Unit: N/A
 Subdiv./Addn. Lands of Salazar Family Trust, Salazar Quatro Trust, JSJ Investment Co. and Fabla Hannett
 Current Zoning: RLT Proposed zoning: RLT
 Zone Atlas page(s): N-9-2 No. of **existing** lots: 2 No. of **proposed** lots: 377
 Total area of site (acres): 58.08 Density if applicable: dwellings per gross acre: N/A dwellings per net acre: N/A
 Within city limits? Yes. No , but site is within 5 miles of the city limits (DRB jurisdiction.) Within 1000FT of a landfill? No
 UPC No. N/A MRGCD Map No. N/A
 LOCATION OF PROPERTY BY STREETS: On or Near: 98th Street SW
 Between: Rio Bravo SW and Blake SW

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 # 1001594
App. 02DRB-01621, 02DRB-01625, 02DRB-01622
 Check-off if project was previously reviewed by Sketch Plat/Plan , or Pre-application Review Team . Date of review: _____

SIGNATURE Christopher A. Meier - for S. Salazar DATE 2/3/04
 (Print) Steve J. Salazar Applicant Agent

FOR OFFICIAL USE ONLY

Form revised 10/03

<p><input type="checkbox"/> INTERNAL ROUTING</p> <p><input checked="" type="checkbox"/> All checklists are complete</p> <p><input checked="" type="checkbox"/> All fees have been collected</p> <p><input checked="" type="checkbox"/> All case #s are assigned</p> <p><input checked="" type="checkbox"/> AGIS copy has been sent</p> <p><input checked="" type="checkbox"/> Case history #s are listed</p> <p><input checked="" type="checkbox"/> Site is within 1000ft of a landfill</p> <p><input type="checkbox"/> F.H.D.P. density bonus</p> <p><input type="checkbox"/> F.H.D.P. fee rebate</p>	<p>Application case numbers</p> <p><u>04DRB - 00137</u></p> <p>_____</p> <p>_____</p> <p>_____</p> <p>Hearing date <u>Feb. 11th 04.</u></p> <p><u>02/03/04</u></p> <p>Planner signature / date</p>	<p>Action</p> <p><u>Sketch</u></p> <p><u>CMP Fee</u></p> <p>_____</p> <p>_____</p>	<p>S.F.</p> <p><u>S(3)</u></p> <p>_____</p> <p>_____</p>	<p>Fees</p> <p>\$ <u>0</u></p> <p>\$ _____</p> <p>\$ <u>20⁰⁰</u></p> <p>\$ _____</p> <p>\$ _____</p> <p>Total</p> <p>\$ <u>20⁰⁰</u></p>
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Project # 1003231

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.
- VACANT** Site sketch with measurements showing structures, parking, Bldg. setbacks, adjacent rights-of-way and street improvements, etcetera, if there is any existing land use (folded to fit into an 8.5" by 14" pocket) 6 copies.
- Zone Atlas map with the entire property(ies) precisely and clearly outlined and crosshatched (to be photocopied)
- Letter briefly describing, explaining, and justifying the request
- Any original and/or related file numbers are listed on the cover application

MAJOR SUBDIVISION EXTENSION OF PRELIMINARY PLAT

Your attendance is required.

- Preliminary Plat reduced to 8.5" x 11"
- Zone Atlas map with the entire property(ies) precisely and clearly outlined and crosshatched (to be photocopied)
- Letter briefly describing, explaining, and justifying the request
- Copy of previous D.R.B. approved infrastructure list
- Copy of the LATEST Official D.R.B. Notice of approval for Preliminary Plat Extension request
- Any original and/or related file numbers are listed on the cover application

Extensions are not reviewed through internal routing.
Extension of preliminary plat approval expires after one year.

MAJOR SUBDIVISION FINAL PLAT APPROVAL

Your attendance is required.

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

DXF FILE AND HARD COPY OF FINAL PLAT DATA FOR AGIS IS REQUIRED.

MINOR SUBDIVISION PRELIMINARY / FINAL PLAT APPROVAL

Your attendance is required.

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

Infrastructure list if required (verify with DRB Engineer) NO INTERNAL ROUTING
DXF FILE AND HARD COPY OF FINAL PLAT DATA FOR AGIS IS REQUIRED.

AMENDMENT TO PRELIMINARY PLAT (with minor changes)

Your attendance is required.

AMENDMENT TO INFRASTRUCTURE LIST (with minor changes)

AMENDMENT TO GRADING PLAN (with minor changes)

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

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

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

Steve J. Salazar
Applicant name (print)

Christopher A. Medina for S. Salazar 2/3/04
Applicant signature / date



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

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

Application case numbers
04DRB - 00137

Derber 02/03/04
Planner signature / date

Project # 1003231

No. of Lots: 178
Nearest Major Streets
GIBSON / 98th

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 ___ day of _____, 20___, 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 Longford at Arrowwood, LLC ("Subdivider"), a [state the type of business entity, for instance, "New Mexico corporation," "general partnership," "joint venture," "individual," etc.:] Nebraska Limited Liability Co., whose address is 7007 Jefferson St. N.E. Suite A-B and whose telephone number is (505) 761-9911, is made in Albuquerque, New Mexico, and is entered into as of the date of final execution of this Agreement.

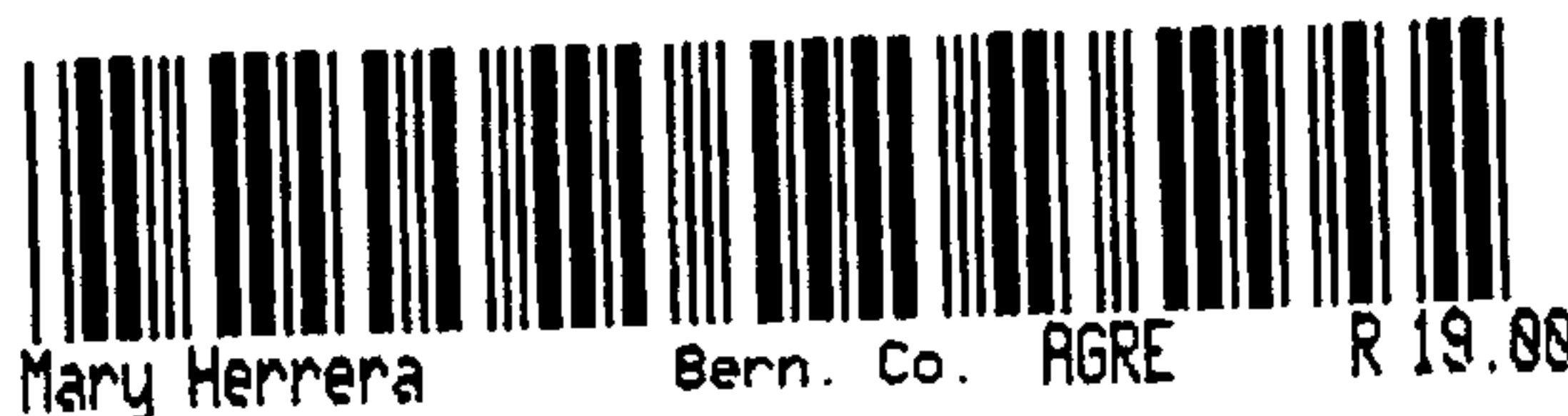
1. Recital. The Subdivider is developing certain lands within the City of Albuquerque, Bernalillo County, New Mexico, known as [existing legal description:] Tract 30A-1, Lands of Salazar Family Trust, recorded on July 7, 2003 in the records of the Bernalillo County Clerk at Book 2003C, pages 223 through _____ (the "Subdivision"). The Subdivider certifies that the Subdivision is owned by [state the name of the present real property owner exactly as shown on the real estate document conveying title in the Subdivision to the present owner:] Longford at Arrowwood, LLC ("Owner").

The Subdivider has submitted and the City has approved a preliminary plat or Site Development Plan identified as Longford at Arrowwood describing Subdivider's Property.

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

2. Improvements and Construction Deadline. The Subdivider agrees to install and complete the public and/or private improvements described Exhibit A, the required infrastructure listing ("Improvements"), to the satisfaction of the City, on or before the 17 day of FEBRUARY, 2007 ("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. 747281.

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



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

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

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

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

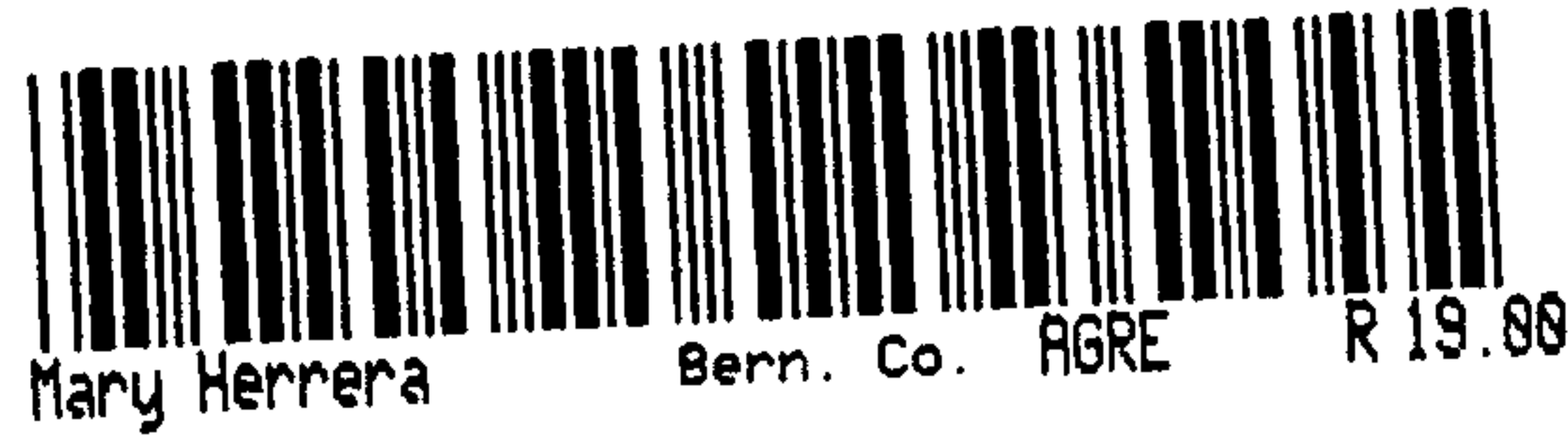
<u>Type of Fee</u>	<u>Amount</u>
<u>Engineering Fee</u>	<u>3.25% of Actual Construction Cost</u>
<u>Excavation And Sidewalk Ordinance, Street Restoration Fees</u>	<u>As required per City-approved estimate. (Figure 7)</u>

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

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

A. Construction Surveying. Construction surveying for the construction of the public Improvements shall be performed by COMMUNITY SCIENCE, and construction surveying of the private Improvements shall be performed by COMMUNITY SCIENCE. 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 WILSON & COMPANY, INC, and inspection of the private Improvements shall be performed by WILSON & COMPANY, INC, both New Mexico Registered Professional Engineers. If the inspection is performed by an entity other than the City, the City may monitor the inspection and the Subdivider



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

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

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

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

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

Type of Financial Guaranty:
Amount: \$ 5,892,357.10 Name of Financial Institution or Surety
providing Guaranty: LEXON INS. CO. NO. 1011947
Date City first able to call Guaranty: 17 FEBRUARY 2007
[Construction Completion Deadline]: 17 FEBRUARY 2007
If Guaranty other than a Bond, last day City able to call Guaranty is:
X/A, 20____
Additional information:

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

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

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

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

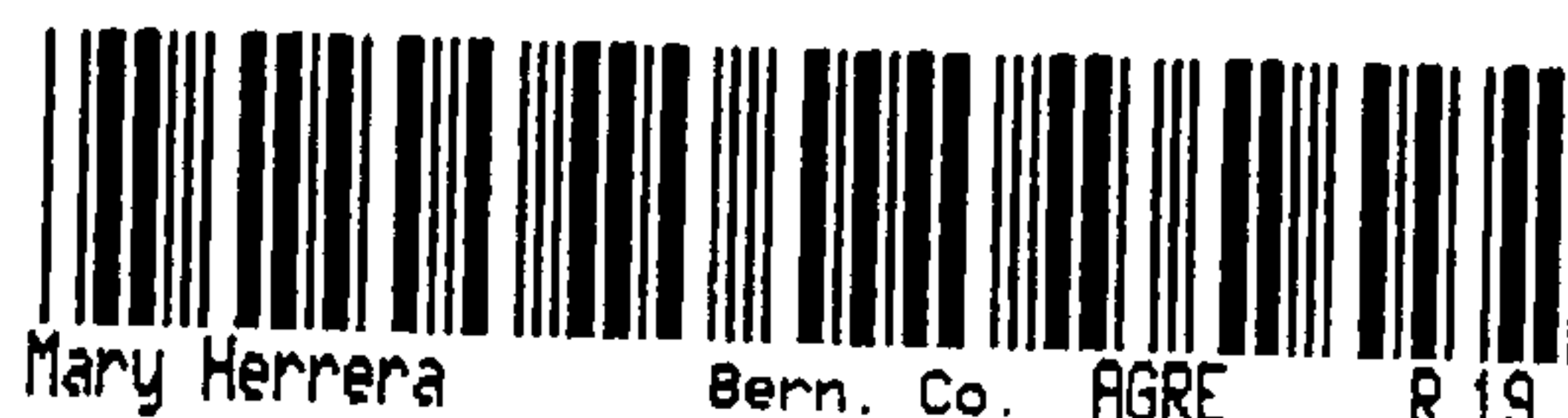
A. Loan Reserve Financial Guaranty. If a loan reserve letter was provided as the Financial Guaranty, the Subdivider must follow the procedures and meet the requirements detailed in the Development Process Manual, Volume 1, Chapter 5.

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

- (1) A revised Financial Guaranty in an amount of not less than 125% of the cost of completing the remaining Improvements, as estimated by the City;
- (2) A bond or other instrument acceptable to the City, which guarantees the completed Improvements against defective materials and workmanship for the period required by the Subdivision Ordinance.
- (3) Conveyance of real and personal property rights which meet the requirements of section 8 of this Agreement.

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

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



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

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

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

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

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

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

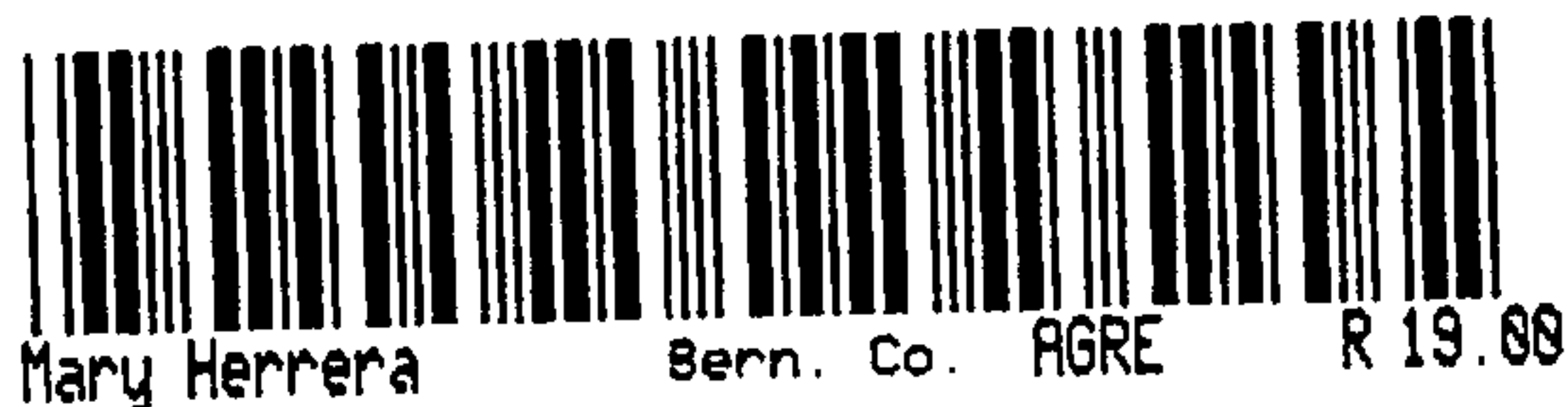
17. Changes to Agreement. Changes to this Agreement are not binding unless made in writing, signed by both parties.

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

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

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

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



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

SUBDIVIDER:

By [Signature]: [Signature]
Name: JOHN MURTAGH
Title: MANAGER
Dated: 3 MARCH 2005

CITY OF ALBUQUERQUE

[Signature]
City Engineer
Dated: 3-30-05 file 362465
3/31/05

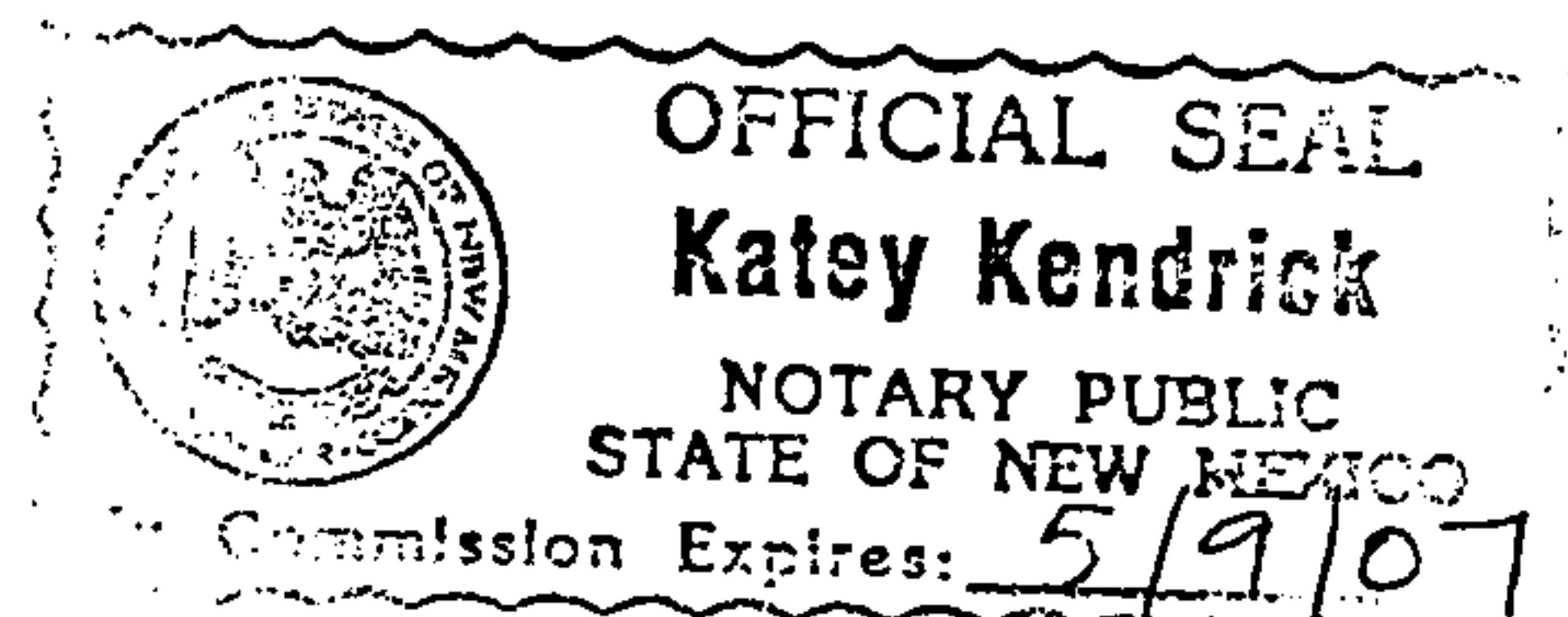
SUBDIVIDER'S NOTARY

STATE OF NM)
COUNTY OF Bernalillo ss.

This instrument was acknowledged before me on 3rd day of March, 20 05 by [name of person:] John Murtagh [title or capacity, for instance, "President" or "Owner":] Manager of Longford @ Arrowood, LLC [Subdivider:]

[Signature]
Notary Public

My Commission Expires: 5/9/07



CITY'S NOTARY

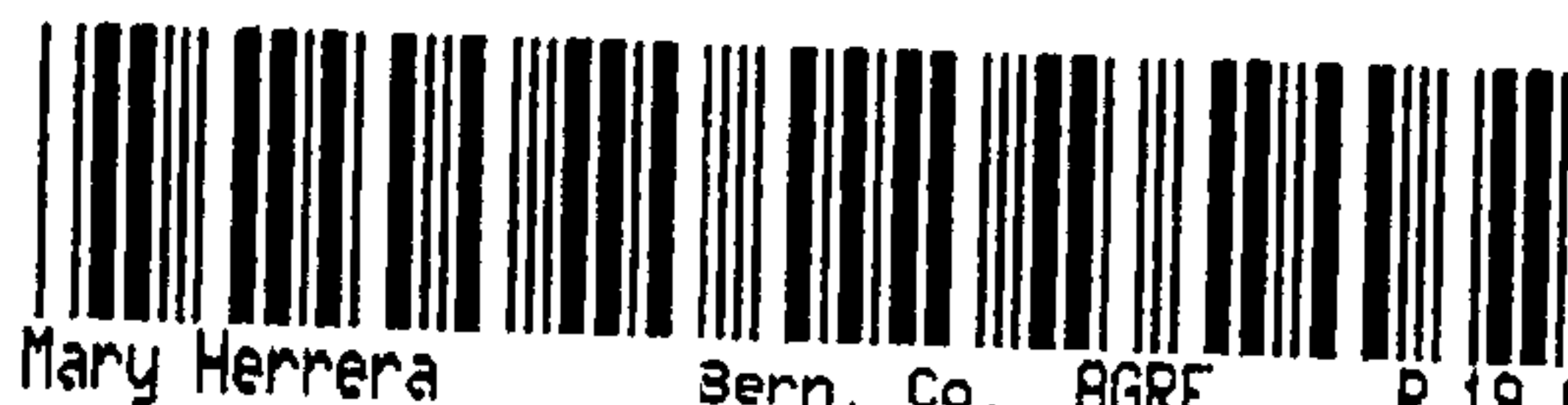
STATE OF NEW MEXICO)
COUNTY OF BERNALILLO) ss.

This instrument was acknowledged before me on 30th day of March, 20 05 by Richard Bourte, City Engineer of the City of Albuquerque, a municipal corporation, on behalf of said corporation.

[Signature]
Notary Public

My Commission Expires: 11-25-2007

EXHIBIT A AND POWER OF ATTORNEY ATTACHED



FINANCIAL GUARANTY AMOUNT

12/22/2004

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

Project Description:

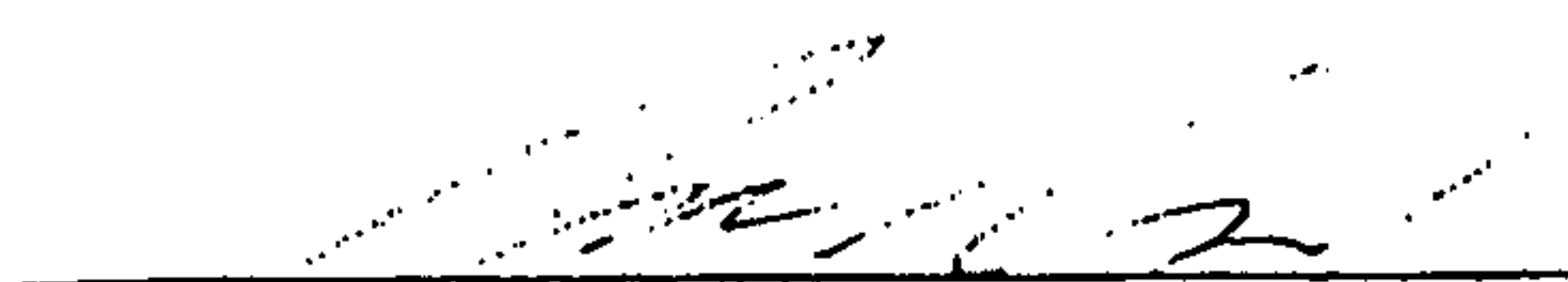
Project ID #: 747281, Longford Sub'd @ Arrowwood, Phase/Unit #: 1

Requested By: **Steve Salazar, PE w/ Wilson & Co.**

Approved estimate amount:		\$3,720,443.24
Contingency Amount:	10.00%	\$372,044.34
Subtotal:		\$4,092,487.56
NMGRT	6.0625%	\$248,107.05
Subtotal:		\$4,340,594.61
Engineering Fee	6.60%	\$286,479.24
Testing Fee	2.00%	\$86,811.89
Subtotal:		\$4,713,885.68
FINANCIAL GUARANTY RATE		1.25
Retainage Amount:		\$.00
TOTAL FINANCIAL GUARANTY REQUIRED		<u>\$5,892,357.10</u>

APPROVAL:

DATE:



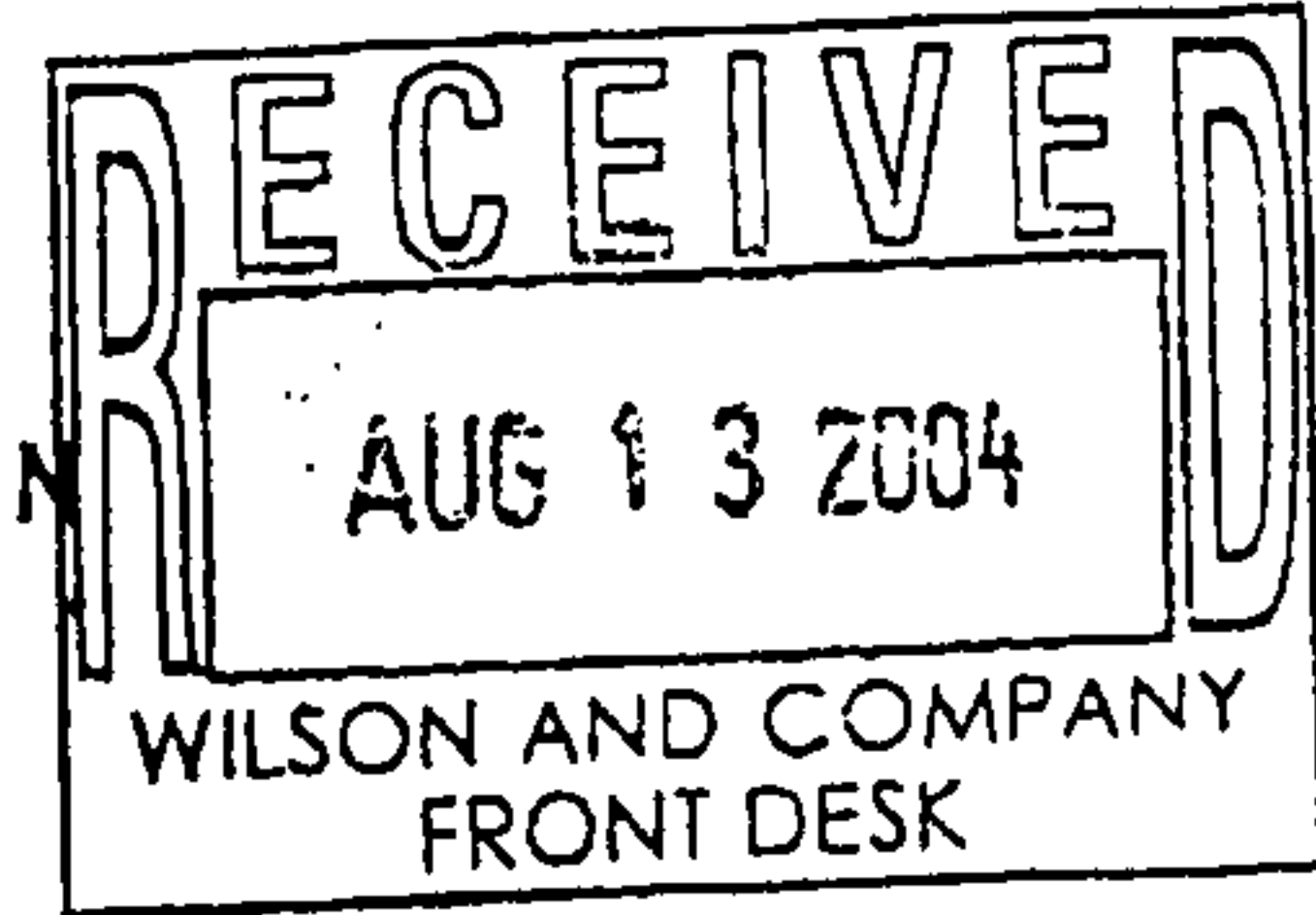
12-22-2004

Notes: 10% contingency, plans not approved. Certification for grading & drainage require prior to release of FG. Street lights per DPM.



DSA, X4218001

AMENDED
OFFICIAL NOTICE OF DECISION



CITY OF ALBUQUERQUE
PLANNING DEPARTMENT
DEVELOPMENT REVIEW BOARD

June 16, 2004

6. **Project # 1003231**
04DRB-00261 Major-Preliminary Plat Approval
04DRB-00263 Minor-Temp Defer SDWK

WILSON & COMPANY INC agent(s) for LONGFORD @ ARROWWOOD LLC request(s) the above action(s) for all or a portion of Tract(s) 30A1, **LANDS OF SALAZAR/QUATRO/SJ HANNETT**, zoned R-LT residential zone, located on 98TH ST SW, between RIO BRAVO SW and BLAKE SW containing approximately 59 acre(s). [REF: 02DRB-01621, 01622, 04DRB-00137] [Deferred from 5/19/04 & 6/9/04] (N-9)

At the June 16, 2004, Development Review Board meeting, with the signing of the infrastructure list dated 6/16/04 and approval of the grading plan engineer stamp dated 6/3/04 the preliminary plat was approved. 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 July 1, 2004 in the manner described below.

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

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

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


Sheran Matson, AICP, DRB Chair

cc: Longford @ Arrowwood LLC, 7007 Jefferson St NE, Suite A, 87109
Wilson & Company, Inc., 4900 Lang Ave NE, 87109
Marilyn Maldonado, Planning Department, 4th Floor, Plaza del Sol Bldg.
Scott Howell, Property Management, Legal Dept./4th Flr, City/County Bldg
File

Current DRC
Project Number:

FIGURE 12
INFRASTRUCTURE LIST

Date Submitted: 11/9/2004
Date Site Plan Approved:
Date Preliminary Plat Approved: 11/17/04
Date Preliminary Plat Expires: 6/16/05
DRB Project No.: 1003231
DRB Application No.: CADRB 07A3

ORIGINAL

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

AMENDED

Longford at Arrowwood

PROPOSED NAME OF PLAT AND/OR SITE DEVELOPMENT PLAN

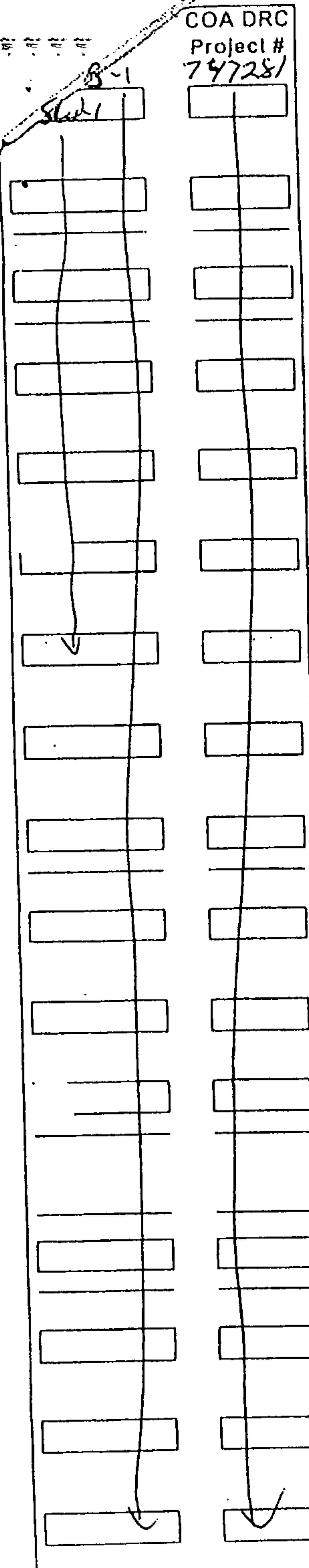
Tract 30A-1 of Lands of Salazar Family Trust

EXISTING LEGAL DESCRIPTION PRIOR TO PLATTING ACTION

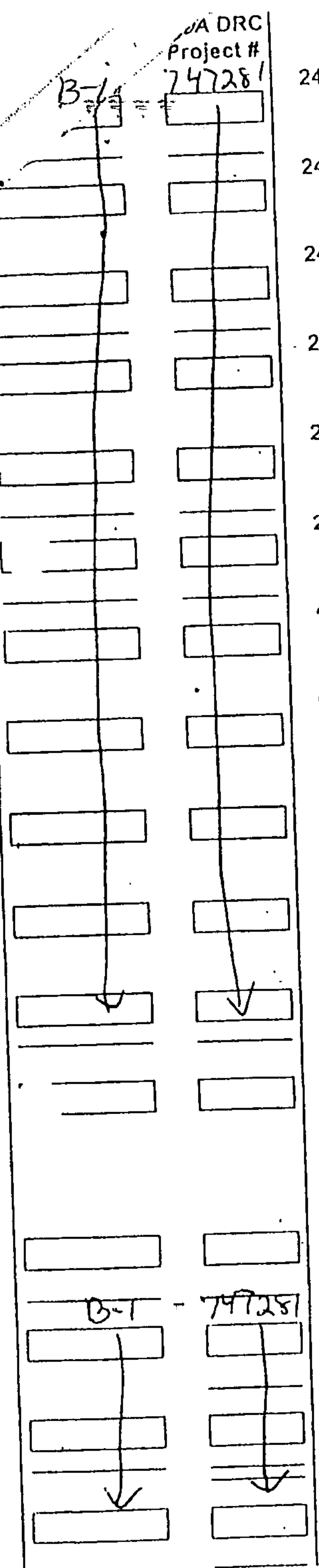
Following is a summary of PUBLIC/PRIVATE Infrastructure required to be constructed or financially guaranteed for the above development. This Listing is not necessarily a complete listing. During the SIA process and/or in the review of the construction drawings, if the DRC Chair determines that appurtenant 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
			PAVING				/	/	/
B-1	74728	28' F-F	Res. Paving W/ C&G, 740 *4' Sidewalk Both Sides 320 1320	Marlborough Av.	Cabernet St.	Riesling St.	/	/	/
Swal									
		28' F-F	Res. Paving W/ C&G, 680 *4' Sidewalk Both Sides 1380	Pinot Noir Av.	Cabernet St.	Riesling St.	/	/	/
		28' F-F	Res. Paving W/ C&G, 610 *4' Sidewalk Both Sides 1140	Shiraz Av.	Cabernet St.	Riesling St.	/	/	/
		28' F-F	Res. Paving W/ C&G, 540 *4' Sidewalk Both Sides 1000	Tintara Av.	Cabernet St.	Riesling St.	/	/	/
		28' F-F	Res. Paving W/ C&G, 530 *4' Sidewalk Both Sides 980	Inniskillin Av.	Cabernet St.	Riesling St.	/	/	/
		28' F-F	Res. Paving W/ C&G, 1010 *4' Sidewalk Both Sides 1940	Riesling St.	Inniskillin Av.	Marlborough Av.	/	/	/
		28' F-F	Res. Paving W/ C&G, 940 *4' Sidewalk Both Sides 1800	Cabernet St.	Inniskillin Av.	Marlborough Av.	/	/	/

COA DRC
Project #
747281



Size	Type of Improvement	Location	From	To	Private Inspector	City Inspector	City Cnst Engineer
32' F-F	Res. Paving W/ C&G, 110 *4' Sidewalk Both Sides 140	Johannas Sevy Dr.	Inniskillin Av. (2) 2" lifts	Colobel Av.	/	/	/
32' F-F	Res. Paving W/ C&G, 110 *4' Sidewalk Both Sides 140	Apaltagua Dr.	Marlborough Av.	Amole Mesa Av.	/	/	/
32' F-F	Res. Paving W/ C&G, 110 *4' Sidewalk Both Sides 140	Shiraz Rd.	Cabernet St.	Mesa Arenosa Dr.	/	/	/
22' F-F	Res. Paving W/ C&G, 120 *4' Sidewalk Both Sides 180	Inniskillin Av.	Riesling St.	East Property Line	/	/	/
22' F-F	Res. Paving W/ C&G, 120 *4' Sidewalk Both Sides 180	Inniskillin Av.	Cabernet St.	West Property Line	/	/	/
22' F-F	Res. Paving W/ C&G, 120 *4' Sidewalk Both Sides 180	Riesling St.	Marlborough Av.	North Property Line	/	/	/
22' F-F	Res. Paving W/ C&G, 120 *4' Sidewalk Both Sides 180	Cabernet St.	Marlborough Av.	North Property Line	/	/	/
Major Local 1/2 Section (24' F-E)	Major Local Paving W/ C&G, 1090 6' Sidewalk Single Side 930	Amole Mesa Av.	Mesa Arenosa Dr.	98th st.	/	/	/
Major Local 1/2 Section (24' F-E)	Major Local Paving W/ C&G, 780 6' Sidewalk Single Side 620	Colobel Av.	Mesa Arenosa Dr.	98th st.	/	/	/
Major Local 1/2 Section (24' F-E)	Major Local Paving W/ C&G, 1200 6' Sidewalk Single Side 1150	Mesa Arenosa Dr.	Amole Mesa Av.	Colobel Av.	/	/	/
Principal Arterial 1/2 Sec. (30' F-F)	Principal ARTERIAL Major Local Paving W/ C&G, 1320 6' Sidewalk Single Side 1220	98th st.	Colobel Av.	Amole Mesa Av.	/	/	/
24' E-E w/ shld.	Temp. Pavement Section W/ Center Stripping 1320	98th st.	Amole Mesa Av.	Gibson Blvd.	/	/	/
DRAINAGE.							
24" - 42"	RCP W/ MH & Temp. Pond Outlet	25' Temp. Drainage Easement on Tract 29	Tract A-1 of Tract 29 (western block) Temp Ret. Pond	Mesa Arenosa Dr.	/	/	/
42"- 60" Dia.	RCP W/ MH & Inlets 42" 175 48" 410 18" 35	Inniskillin Av.	Mesa Arenosa Dr.	98th St.	/	/	/
24" Dia.	RCP W/ MH & Inlets 18" 25 24" 55	Tintara Av.	Lot 25, Blk. 7	Riesling St.	/	/	/



Size	Type of Improvement	Location	Inspector	Inspector	Engineer
24" Dia.	RCP W/ MH & Inlets 18" 25 24" 55	Shiraz Av. Lot 29, Blk. 8	Riesling St.	/	/
24" Dia.	RCP W/ MH & Inlets 18" 25 24" 55	Pinot Noir Av. Lot 32, Blk. 9	Riesling St.	/	/
24" Dia.	RCP W/ MH & Inlets 18" 25 24" 55	Marlborough Av. Lot 1, Blk. 2	Riesling St.	/	/
24" Dia.	RCP W/ MH & Inlets 24" 430	Riesling St. Pinot Noir Av.	Amole Mesa Av.	/	/
24" Dia.	RCP W/ MH & Inlets 24" 450	Riesling St. Shiraz Av.	Inniskillin Av.	/	/
24"- 60" Dia.	RCP W/ MH & Inlets 48" 1450	98th St. Colobel Av.	Amole Mesa Av.	/	/
48" Dia.	RCP W/ MH & Inlets 24" 175	Amole Mesa Av. Riesling St.	98th St.	/	/
60"- 72" Dia.	RCP W/ Manholes 66" 850 72" 590	30' Public Road, Utility & Drainage Esmt. on Tract 13-D	98th St. NE Corner of Tract 13-D	/	/
84" Dia.	RCP W/ Manholes 84" 405	30' Public Road, Utility & Drng. Esmt. on Tract 8-A	Northeast Corner of Tract 13-D	/	/
84" Dia.	RCP W/ Manholes see below	50' Public Drainage Easement on Tract 8-A	Northwest Corner of Tract 8-A	/	/
84" Dia.	RCP W/ Manholes 84" 860	A.M.A.F.C.A. - "RW" 1"	West Boundary Line of A.M.A.F.C.A. - "RW 1"	/	/
10.6 ac-ft Not in FG per Brod	Temp. Detention Pond w/ Agr. & Covt.	Tract A-1 of Tract 29	Amole Channel Stub	/	/
WATER					
12" Dia. 260	Waterline W/ Appurtenances	Mesa Arenosa Dr. Inniskillin Av.	Riesling St.	/	/
8" Dia.	760 Waterline W/ Appurtenances	Marlborough Av. Cabernet St.	Riesling St.	/	/
6" Dia.	Waterline W/ Appurtenances	Pinot Noir Av. 700 Cabernet St.	Riesling St.	/	/

PRV (2we)
Existing 10" Waterline
South of Ex. PRV

A DRC
Project #
747281

Size	Type of Improvement	Location	From	To	Private Inspector	City Inspector	City Cnst Engineer
6" Dia.	Waterline W/ Appurtenances	Shiraz Av. 630	Cabernet St.	Riesling St.	/	/	/
6" Dia.	Waterline W/ Appurtenances	Tintara Av. 560	Cabernet St.	Riesling St.	/	/	/
12" Dia. 820	Waterline W/ Appurtenances	Inniskillin Av.	Mesa Arenosa Dr.	98th St.	/	/	/
12" Dia. 950	Waterline W/ Appurtenances	Cabernet St.	Inniskillin Av.	Amole Mesa Marlborough Av.	/	/	/
6" Dia. 100	Waterline W/ Appurtenances	Riesling St.	Inniskillin Av.	Marlborough Av.	/	/	/
8" Dia. 150	Waterline W/ Appurtenances	Riesling St.	Marlborough Av.	Amole Mesa Av.	/	/	/
8" Dia. 180	Waterline W/ Appurtenances	Amole Mesa Av.	Riesling St.	98th St.	/	/	/
12" DIA. 170	" " " "	Amole Mesa Cabernet		Mesa Arenosa (#100359)			
SANITARY SEWER							
8" Dia. 760	Sanitary Sewer W/ MH & Appurtenances	Marlborough Av.	Cabernet St.	Riesling St.	/	/	/
8" Dia. 710	Sanitary Sewer W/ MH & Appurtenances	Pinot Noir Dr.	Cabernet St.	Riesling St.	/	/	/
8" Dia. 640	Sanitary Sewer W/ MH & Appurtenances	Shiraz Av.	Cabernet St.	Riesling St.	/	/	/
8" Dia. 570	Sanitary Sewer W/ MH & Appurtenances	Tintara Av.	Cabernet St.	Riesling St.	/	/	/
8" Dia. 680	Sanitary Sewer W/ MH & Appurtenances	Inniskillin Av.	Mesa Arenosa Dr.	98th St.	/	/	/
8" Dia. 800	Sanitary Sewer W/ MH & Appurtenances	Cabernet St.	Lot 1 Blk. 10	Inniskillin Av.	/	/	/
8" Dia. 360	Sanitary Sewer W/ MH & Appurtenances	Riesling St.	Sharaz Av.	Inniskillin Av.	/	/	/
8" Dia. 220	Sharaz → Pinot Noir						
8" Dia. 340	Sanitary Sewer W/ MH & Appurtenances	Riesling St.	Pinot Noir Av.	Amole Mesa Av.	/	/	/

Sequence #	COA DRC Project #	Size	Type of Improvement	Location	From	To	Private Inspector	City Inspector	City Cnst Engineer
1	74728	8" Dia.	150 Sanitary Sewer W/ MH & Appurtenances	Amole Mesa Av.	Riesling St.	98th St.	/	/	/
2		10" Dia.	S.A.S. Sanitary Sewer W/ MH & Appurtenances	Amole Mesa	Colobel Av.	Amole Mesa Av.	/	/	/
3		10" Dia. 1240	Sanitary Sewer W/ MH & Appurtenances	60' Public Road, Utility & Drainage Esmt. on Tracts 13-D, 12-A-1 & 12-A-2	98th St.	NE Corner of Tract 13-D	/	/	/
4		10"-12" Dia. 355	Sanitary Sewer W/ MH & Appurtenances	60' Public Road, Utility & Drng. Esmt. on Tracts 13-D, 8-A, 12-A-2, & 9-B-2	Northeast Corner of Tract 13-D	Southwest Corner of Tract 9-B-2	/	/	/
5		12" Dia. 700	Sanitary Sewer W/ MH & Appurtenances	44' Public Sanitary Sewer Easement on Tract 9-B-2	Southwest Corner of Tract 9-B-2	Ex. 24" SAS Interceptor / 40' Public SAS esmt.	/	/	/

NOTES

- * Sidewalk to be Deferred
- Engineers Grading & Drainage Certification is required for release of Financial Guaranty & SIA.
- Street lights per DPM

AGENT/OWNER		DEVELOPMENT REVIEW BOARD MEMBER APPROVALS	
Steve J. Salazar, PE (Agent)		<i>[Signature]</i> 11/17/04	<i>[Signature]</i> 11/17/04
NAME(print)		DRB CHAIR -- date	PARKS & GENERAL SERVICES -- date
Wilson & Co., 2600 American Rd., Rio Rancho NM			
FIRM		<i>[Signature]</i> 11-17-04	AMAFCA -- date
		TRANSPORTATION DEVELOPMENT -- date	
<i>[Signature]</i>		<i>[Signature]</i> 11/17/04	- date
SIGNATURE		UTILITY DEVELOPMENT -- date	
MAXIMUM TIME ALLOWED TO CONSTRUCT THE IMPROVEMENTS WITHOUT A DRB EXTENSION: _____		<i>[Signature]</i> 12/17/04	- date
		CITY ENGINEER -- date	

DESIGN REVIEW COMMITTEE REVISIONS

REVISION	DATE	DRC CHAIR	USER DEPARTMENT	AGENT/OWNER

No. of Lots: 178
Nearest Major Streets
Gibson / 98th

FIGURE 19
SIDEWALK DEFERRAL AGREEMENT
PROJECT NO. 747781

THIS AGREEMENT is made this _____ day of _____, 20____, 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 Longford at Arrowwood, L.L.C. ("Developer"), whose address is 7007 Jefferson St. NE, Suite A-B and whose telephone number is (505) 761-9911, a (state the type of business entity, for instance, "New Mexico corporation," "general partnership," "joint venture," "individual," etc. :) Nevada Limited Liability Co., 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 30A-1, Lands of Salazar Family Trust (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:) Longford at Arrowwood; 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 17 FEBRUARY, 2009 ("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.



2. Financial Guaranty. Developer will provide a financial guaranty in an amount of not less than 125% of the cost of constructing the sidewalk improvements within the Subdivision, as determined by the City. The financial guaranty must be irrevocable and may be in the form of a City-approved bond, 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 Sidewalk Construction Deadline. To meet the Subdivision Ordinance requirements, the Developer has provided the following "Financial Guaranty":

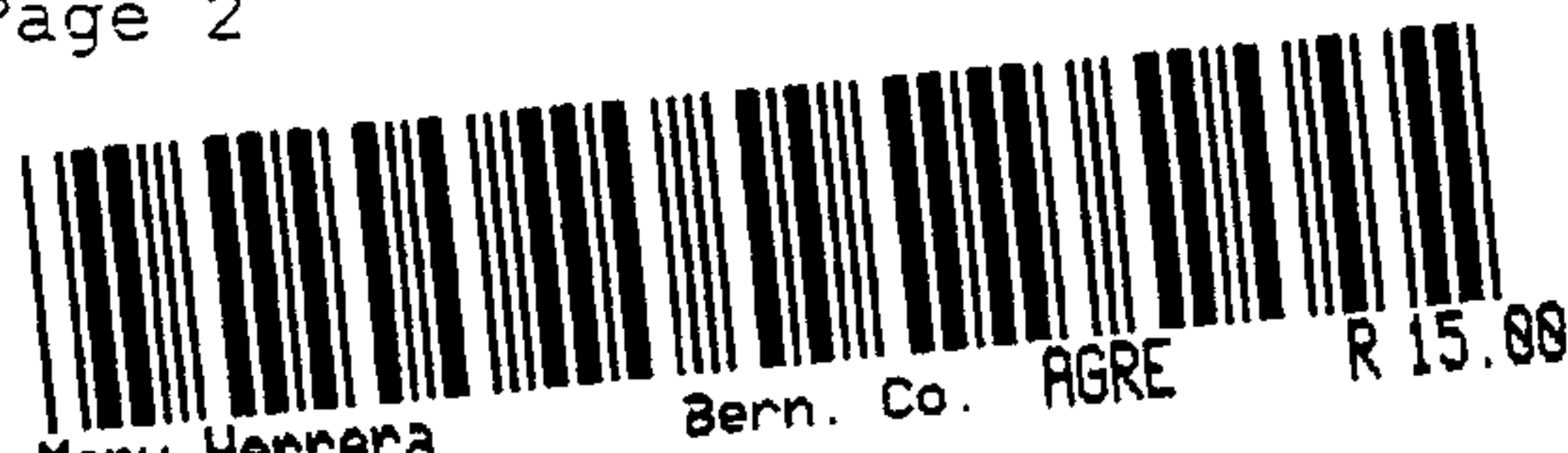
Type of Financial Guaranty: Sub-Division Bond # 1011946
Amount: \$ 109,367.84 Name of Financial Institution or
Surety providing Guaranty: Lexon Insurance Co.
Date City first able to call Guaranty (Sidewalk Construction
Deadline): 17 FEBRUARY 2009
If Guaranty other than a Bond, last day City able to call
Guaranty is: N/A, 2009.
Additional Information: _____

3. Completion, Acceptance and Release. The Developer shall report completion of sidewalk construction in writing to the City. The City shall inspect the sidewalks to verify completion. Upon acceptance of the improvements, the City shall promptly release the financial guaranty and Sidewalk Deferral Agreement.

4. Conveyance of Property Rights. When the sidewalks have been constructed, if the City does not own the real property upon which the sidewalks are constructed, the Developer shall convey to the City the real property rights required by the City together with the improvements, free and clear of all claims, encumbrances and liens, before the City will release the Financial Guaranty and Sidewalk Variance Agreement. Conveyance may be by dedication on the final plat of the Subdivision.

5. Indemnification. Until the sidewalks are accepted by the City, the Developer shall be solely responsible for maintaining the premises upon which the sidewalks are being constructed in a safe condition. The Developer agrees to defend, indemnify and hold harmless the City and its officers, agents and employees from and against all suits, actions or claims of any kind brought because of any injury or damage arising out of the design or construction of the sidewalks, or by reason of any act, omission or misconduct of the Developer, its agents or employees. 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. 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 City, or the agents or employees of the City; or (2) the giving of or the failure to give directions or instructions by the City, where such giving or failure to give directions or instructions is the primary cause of bodily injury to persons or damage to property.

6. Assignment. This Agreement shall not be assigned without the prior written consent of the City and the Developer and the express written concurrence of financial institution or surety which has undertaken to guaranty 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.



7. Release. If the subdivision or any part thereof is sold, conveyed or assigned, the City will not release the Developer from its obligations under this Agreement and will continue to hold the Developer responsible for all Improvements until a successor in interest to the Developer has posted a suitable financial guaranty and entered into a Sidewalk Improvements Agreement with the City. Thereafter, when the Developer'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.

8. Payment for Incomplete Improvements. If the Developer fails to satisfactorily complete construction of the sidewalks by the Construction Completion Deadline, the City may construct or cause the sidewalks to be constructed as shown on the final plat and in the approved plans and specifications. The Developer 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 Developer'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 Financial Guaranty, the Developer 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.

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

10. Notice. For purposes of giving formal written notice, including notice of change of address, the Developer'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.

11. 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.

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

13. 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.

14. 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.

15. Form not Changes. Developer agrees that changes to this form are not binding unless initialed by the Developer and signed by the City's Legal Department on this form.

16. Authority to Execute. If the Developer signing below is not the Owner of the Subdivision, the owner must provide a Power of Attorney or other evidence of authority to execute this Agreement which is acceptable to the City.



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

DEVELOPER:

CITY OF ALBUQUERQUE:

By (Signature): [Signature]
Name: John MURTAGH
Title: MANAGER
Dated: 3 MARCH 2005

[Signature]
City Engineer
Dated: 3-30-05

9/5/05

HJ 3/29/05

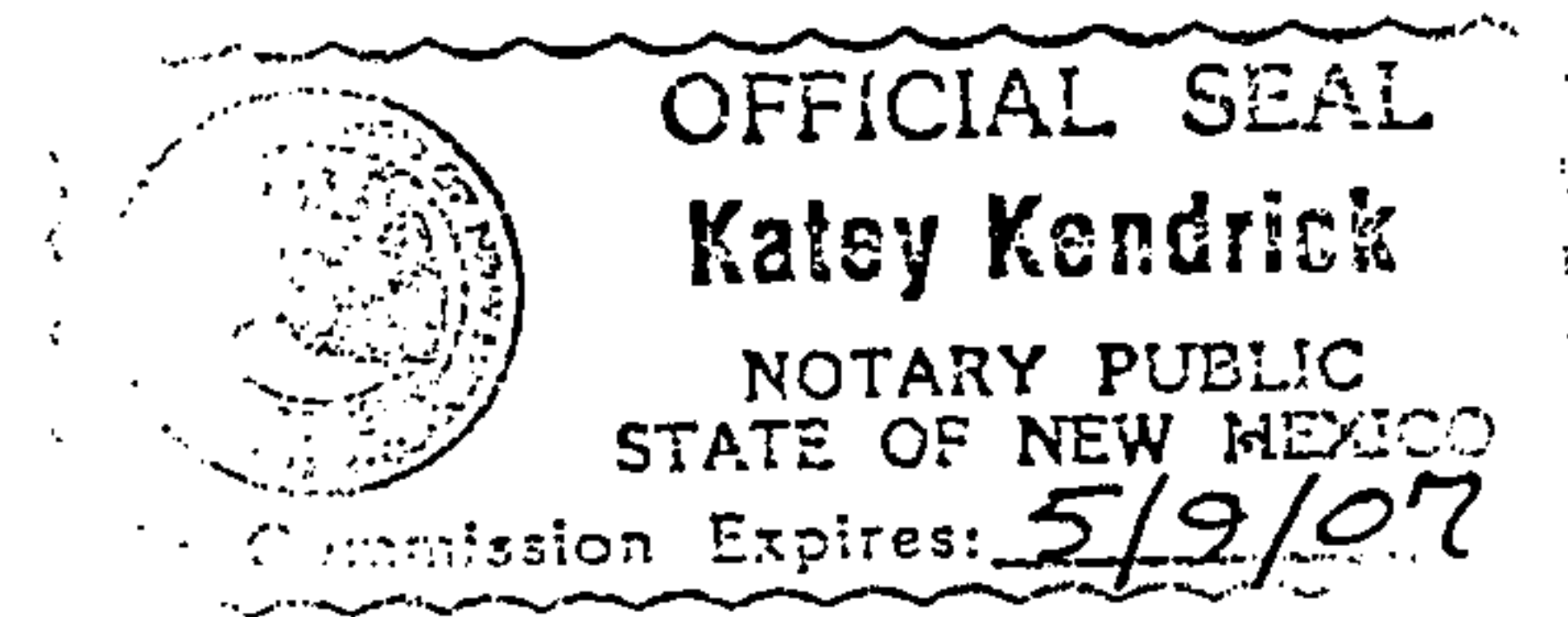
DEVELOPER'S NOTARY

STATE OF NM)
) ss.
COUNTY OF BERNALILLO)

This instrument was acknowledged before me on 3RD day of MARCH, 2005 by (name of person:) John MURTAGH, (title or capacity, for instance, "President" or "Owner":) MANAGER of (Developer:) LOXFORD @ ARROWWOOD, LLC

[Signature]
Notary Public

My Commission Expires: 5/9/07



CITY'S NOTARY

STATE OF New Mexico)
) ss.
COUNTY OF Bernalillo)

This instrument was acknowledged before me on 30th day of March, 2005 by Richard Bourte, City Engineer of the City of Albuquerque, a municipal corporation, on behalf of said corporation.

[Signature]
Notary Public

My Commission Expires: 11-25-2007

EXHIBIT "A" ATTACHED

Mary Herrera
Bern. Co. AGRE R 15.00
2005044352
6249499
Page: 4 of 4
03/31/2005 03:39P
Bk-A94 Pg-4214

FINANCIAL GUARANTY AMOUNT

12/22/2004

Type of Estimate: Sidewalk Deferral

Project Description:

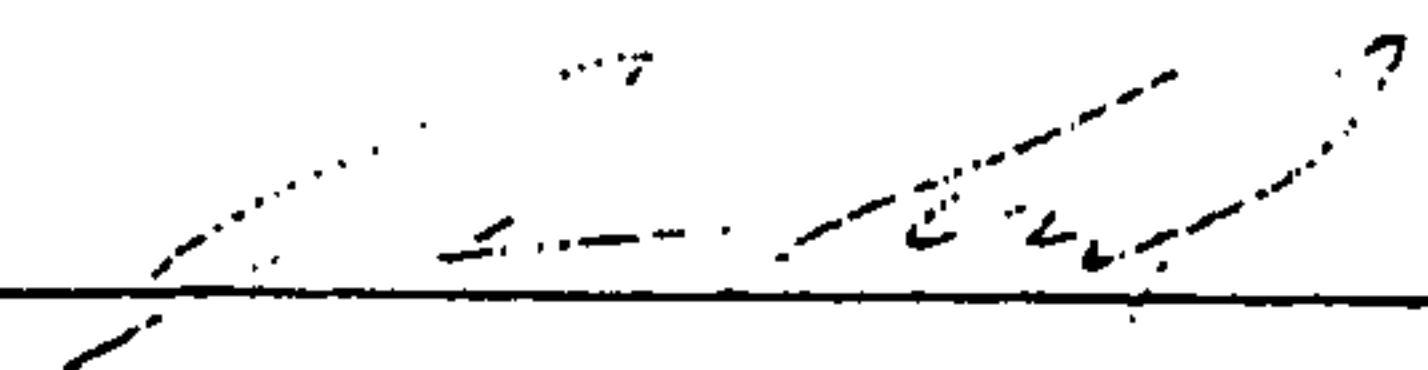
Project ID #: 747281, Longford Sub'd @ Arrowwood, Phase/Unit #: 1

Requested By: Steve Salazar, PE w/ Wilson & Co.

Approved estimate amount:		\$82,493.12
NMGRT	6.0625%	\$5,001.15
Subtotal:		\$87,494.27
125% FINANCIAL GUARANTY RATE		1.25
TOTAL FINANCIAL GUARANTY REQUIRED		\$109,367.84

APPROVAL:

DATE:



12-22-2004

Notes:

Lexon Insurance Company

To be attached to and form a part of **Bond No. 1011946**

Effective: 02/17/05

Bond Amount: \$109,368

Executed by: Longford at Arrowwood, LLC
7077 Jefferson Street NE – Suite A-B
Albuquerque, NM 87109, as Principal

and by Lexon Insurance Company
1919 S. Highland Ave., Building A, Suite 300 Lombard, IL 60148, as Surety

in favor of **City of Albuquerque**
(Obligee)

in consideration of the mutual agreements herein contained, the Principal and the Surety hereby consent to changing:


The Project Number Shall be Added as Follows: 747281

Nothing herein contained shall vary, alter or extend any provision or condition of this bond except as herein expressly stated.


This rider is effective February 17, 2005

Signed and Sealed March 23, 2005

Principal: Longford at Arrowwood, LLC

By:  _____
Principal

Surety: Lexon Insurance Company

By:  _____
Peggy Faust Attorney-in-Fact

POWER OF ATTORNEY

Lexon Insurance Company

KNOW ALL MEN BY THESE PRESENTS, that LEXON INSURANCE COMPANY, a Texas Corporation, with its principal office in Louisville, Kentucky, does hereby constitute and appoint:

Michael J. Scheer, James I. Moore, Christine Woods, Irene Diaz, Bonnie Kruse,

Stephen T. Kazmer, Dawn L. Morgan, Peggy Faust, Kelly A. Jacobs, Elaine Marcus, Jennifer J. McComb, Melissa Schmidt

its true and lawful Attorney(s)-In-Fact to make, execute, seal and deliver for, and on its behalf as surety, any and all bonds, undertakings or other writings obligatory in nature of a bond.

This authority is made under and by the authority of a resolution which was passed by the Board of Directors of LEXON INSURANCE COMPANY on the 1st day of July, 2003 as follows:

Resolved, that the President of the Company is hereby authorized to appoint and empower any representative of the Company or other person or persons as Attorney-In-Fact to execute on behalf of the Company any bonds, undertakings, policies, contracts of indemnity or other writings obligatory in nature of a bond not to exceed \$2,000,000.00, Two Million Dollars, which the Company might execute through its duly elected officers, and affix the seal of the Company thereto. Any said execution of such documents by an Attorney-In-Fact shall be as binding upon the Company as if they had been duly executed and acknowledged by the regularly elected officers of the Company. Any Attorney-In-Fact, so appointed, may be removed for good cause and the authority so granted may be revoked as specified in the Power of Attorney.

Resolved, that the signature of the President and the seal of the Company may be affixed by facsimile on any power of attorney granted, and the signature of the Vice President, and the seal of the Company may be affixed by facsimile to any certificate of any such power and any such power or certificate bearing such facsimile signature and seal shall be valid and binding on the Company. Any such power so executed and sealed and certificate so executed and sealed shall, with respect to any bond of undertaking to which it is attached, continue to be valid and binding on the Company.

IN WITNESS THEREOF, LEXON INSURANCE COMPANY has caused this instrument to be signed by its President, and its Corporate Seal to be affixed this 2nd day of July, 2003.

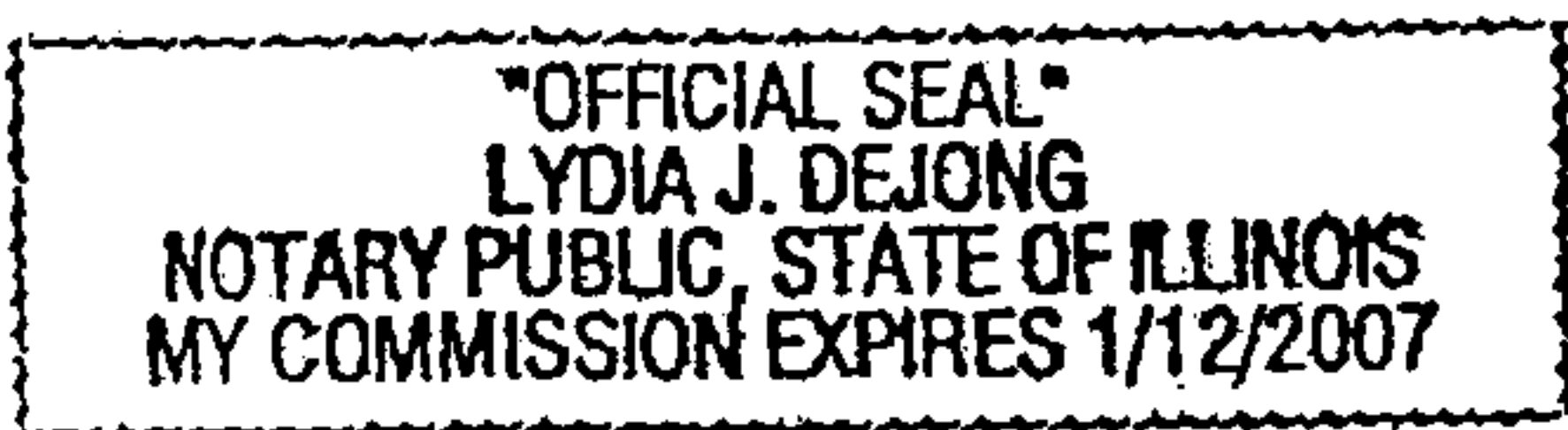


LEXON INSURANCE COMPANY

BY [Signature] David E. Campbell President

ACKNOWLEDGEMENT

On this 2nd day of July, 2003, before me, personally came David E. Campbell to me known, who being duly sworn, did depose and say that he is the President of LEXON INSURANCE COMPANY, the corporation described in and which executed the above instrument; that he executed said instrument on behalf of the corporation by authority of his office under the By-laws of said corporation.



[Signature] Lydia J. DeJong Notary Public

CERTIFICATE

I, the undersigned, Secretary of LEXON INSURANCE COMPANY, A Texas Insurance Company, DO HEREBY CERTIFY that the original Power of Attorney of which the foregoing is a true and correct copy, is in full force and effect and has not been revoked and the resolutions as set forth are now in force.

Signed and Sealed at Lombard, Illinois this 23rd Day of March, 20 05



[Signature] Donald D. Buchanan Secretary

41
42
43
44

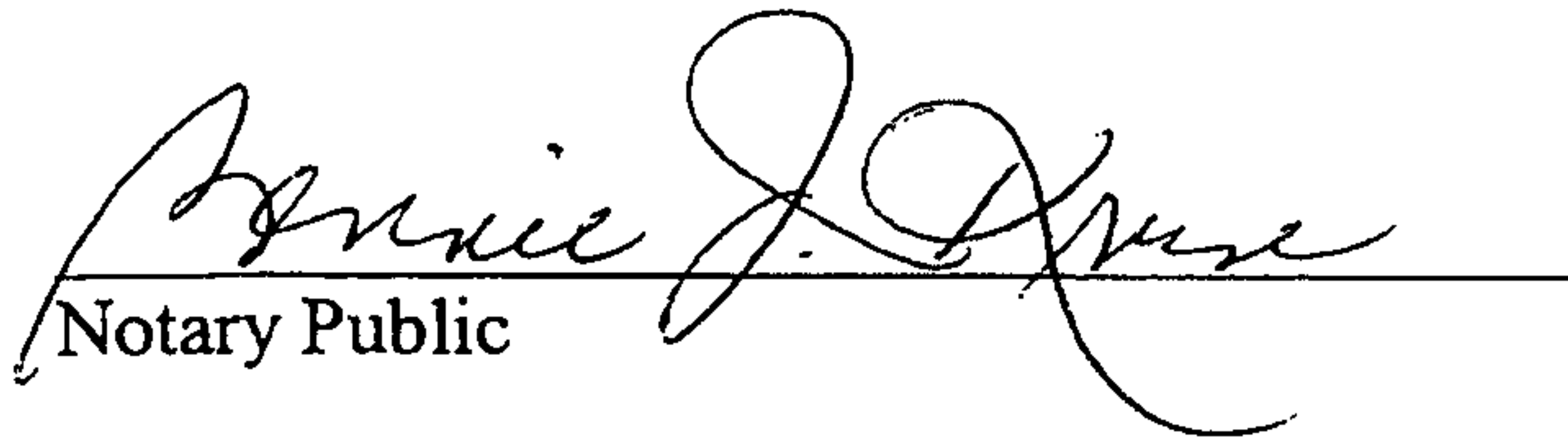
ACKNOWLEDGMENT OF SURETY

STATE OF ILLINOIS }
 } S.S.
COUNTY OF DU PAGE }

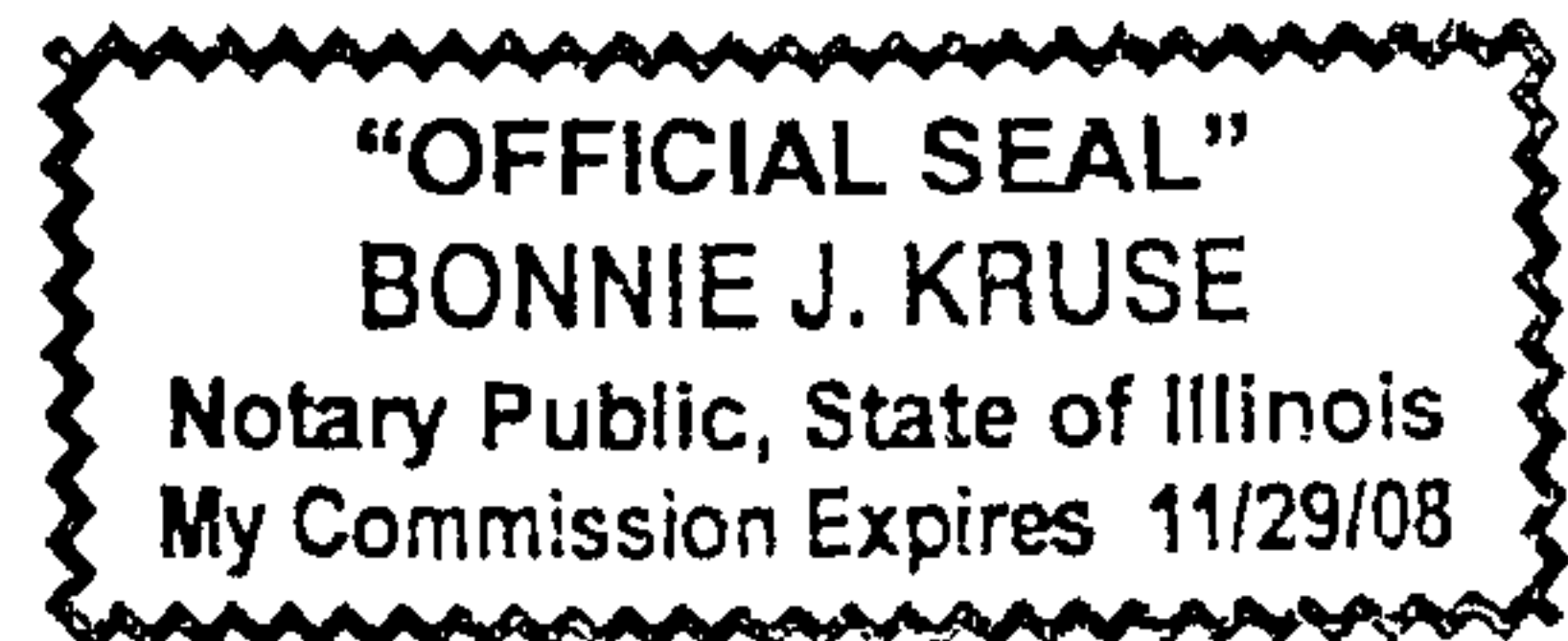
On March 23, 2005, before me, a Notary Public in and for said County and State, residing therein, duly commissioned and sworn, personally appeared *Peggy Faust*, known to me to be Attorney-in-Fact of Lexon Insurance Company, the corporation described in and that executed the within and foregoing instrument, and known to me to be the person who executed the said instrument on behalf of the said corporation executed the same.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my official seal, the day and year stated in this certificate above.

My Commission Expires on November 29, 2008



Notary Public



SUBDIVISION BOND

Bond No.: 1011946

Principal Amount: \$109,367.84

KNOW ALL MEN BY THESE PRESENTS, that we

Longford at Arrowwood,, LLC
7007 Jefferson Street NE - Suite A-B, Albuquerque, NM 87109

as Principal, and

Lexon Insurance Company
1919 S. Highland Avenue, Bldg. A, Ste. 300, Lombard, IL 60148 a TX

Corporation, as Surety, are held and firmly bound unto
City of Albuquerque,

Planning Department - 4th Floor - Plaza Del Sol Building, Albuquerque, NM 87109

as Obligee, in the penal sum of

One Hundred Nine Thousand Three Hundred Sixty Seven Dollars and 84/100

(Dollars) (\$ 109,367.84), lawful money of the
United States of America, for the payment of which well and truly to be made, we bind ourselves,
our heirs, executors, administrators, successors and assigns, jointly and severally, firmly by these
presents.

WHEREAS, Longford at Arrowwood,, LLC has agreed to construct in
Longford Subdivision
at Arrowwood - Phase I Subdivision, in Albuquerque, NM the following
improvements:

Sidewalks

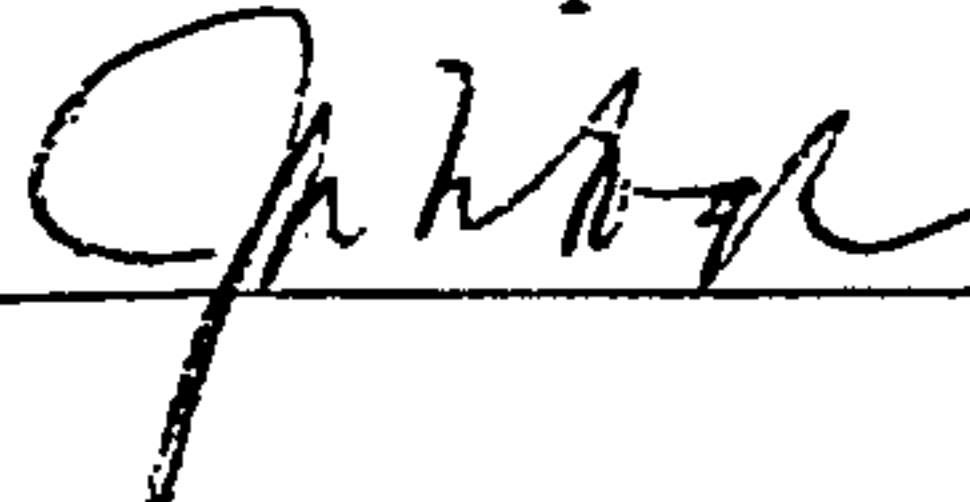
NOW, THEREFORE, THE CONDITION OF THIS OBLIGATION IS SUCH, that if the said
Principal shall construct, or have constructed, the improvements herein described, and shall save the
Obligee harmless from any loss, cost or damage by reason of its failure to complete said work, then
this obligation shall be null and void, otherwise to remain in full force and effect, and the Surety,
upon receipt of a resolution of the Obligee indicating that the improvements have not been installed
or completed, will complete the improvements or pay to the Obligee such amount up to the
Principal amount of this bond which will allow the Obligee to complete the improvements.

Upon approval by the Obligee, this instrument may be proportionately reduced as the public
improvements are completed.

Signed, sealed and dated, this 17th day of February, 2005

Longford at Arrowwood,, LLC

Principal

By: 

Lexon Insurance Company

Surety

By: 
Peggy Faust Attorney-in-Fact

POWER OF ATTORNEY

LX - 014458

Lexon Insurance Company

KNOW ALL MEN BY THESE PRESENTS, that LEXON INSURANCE COMPANY, a Texas Corporation, with its principal office in Louisville, Kentucky, does hereby constitute and appoint:

Michael J. Scheer, James I. Moore, Christine Woods, Irene Diaz, Bonnie Kruse,

Stephen T. Kazmer, Dawn L. Morgan, Peggy Faust, Kelly A. Jacobs, Elaine Marcus, Jennifer J. McComb, Melissa Schmidt

its true and lawful Attorney(s)-In-Fact to make, execute, seal and deliver for, and on its behalf as surety, any and all bonds, undertakings or other writings obligatory in nature of a bond.

This authority is made under and by the authority of a resolution which was passed by the Board of Directors of LEXON INSURANCE COMPANY on the 1st day of July, 2003 as follows:

Resolved, that the President of the Company is hereby authorized to appoint and empower any representative of the Company or other person or persons as Attorney-In-Fact to execute on behalf of the Company any bonds, undertakings, policies, contracts of indemnity or other writings obligatory in nature of a bond not to exceed \$2,000,000.00, Two Million Dollars, which the Company might execute through its duly elected officers, and affix the seal of the Company thereto. Any said execution of such documents by an Attorney-In-Fact shall be as binding upon the Company as if they had been duly executed and acknowledged by the regularly elected officers of the Company. Any Attorney-In-Fact, so appointed, may be removed for good cause and the authority so granted may be revoked as specified in the Power of Attorney.

Resolved, that the signature of the President and the seal of the Company may be affixed by facsimile on any power of attorney granted, and the signature of the Vice President, and the seal of the Company may be affixed by facsimile to any certificate of any such power and any such power or certificate bearing such facsimile signature and seal shall be valid and binding on the Company. Any such power so executed and sealed and certificate so executed and sealed shall, with respect to any bond of undertaking to which it is attached, continue to be valid and binding on the Company.

IN WITNESS THEREOF, LEXON INSURANCE COMPANY has caused this instrument to be signed by its President, and its Corporate Seal to be affixed this 2nd day of July, 2003.



LEXON INSURANCE COMPANY

BY [Signature] David E. Campbell President

ACKNOWLEDGEMENT

On this 2nd day of July, 2003, before me, personally came David E. Campbell to me known, who being duly sworn, did depose and say that he is the President of LEXON INSURANCE COMPANY, the corporation described in and which executed the above instrument; that he executed said instrument on behalf of the corporation by authority of his office under the By-laws of said corporation.



[Signature] Lydia J. DeJong Notary Public

CERTIFICATE

I, the undersigned, Secretary of LEXON INSURANCE COMPANY, A Texas Insurance Company, DO HEREBY CERTIFY that the original Power of Attorney of which the foregoing is a true and correct copy, is in full force and effect and has not been revoked and the resolutions as set forth are now in force.

Signed and Sealed at Lombard, Illinois this 17th Day of February, 20 05.



[Signature] Donald D. Buchanan Secretary


ACKNOWLEDGMENT OF SURETY

STATE OF ILLINOIS }
 } S.S.
COUNTY OF DU PAGE }

On February 17, 2005, before me, a Notary Public in and for said County and State, residing therein, duly commissioned and sworn, personally appeared Peggy Faust, known to me to be Attorney-in-Fact of Lexon Insurance Company, the corporation described in and that executed the within and foregoing instrument, and known to me to be the person who executed the said instrument on behalf of the said corporation executed the same.

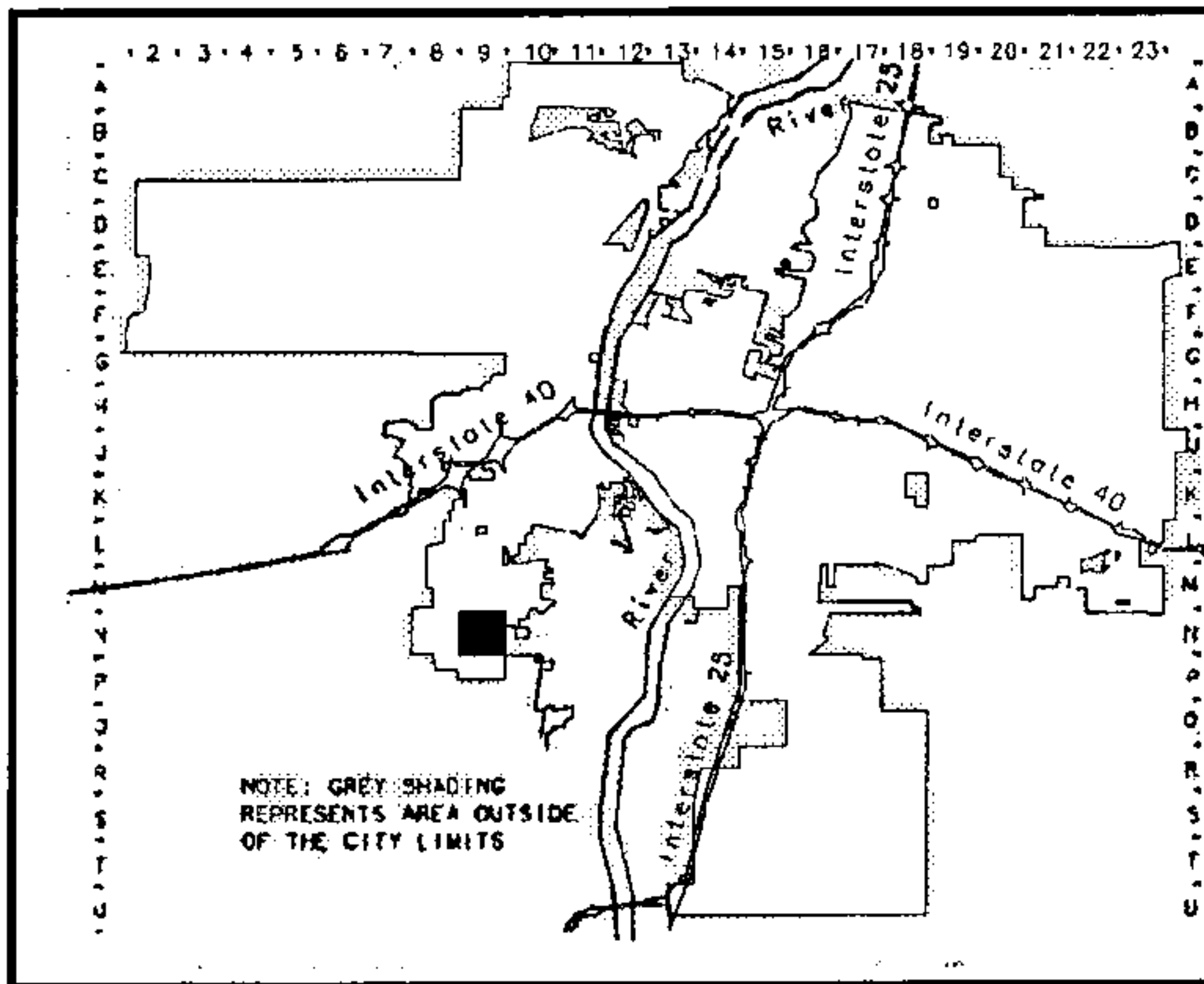
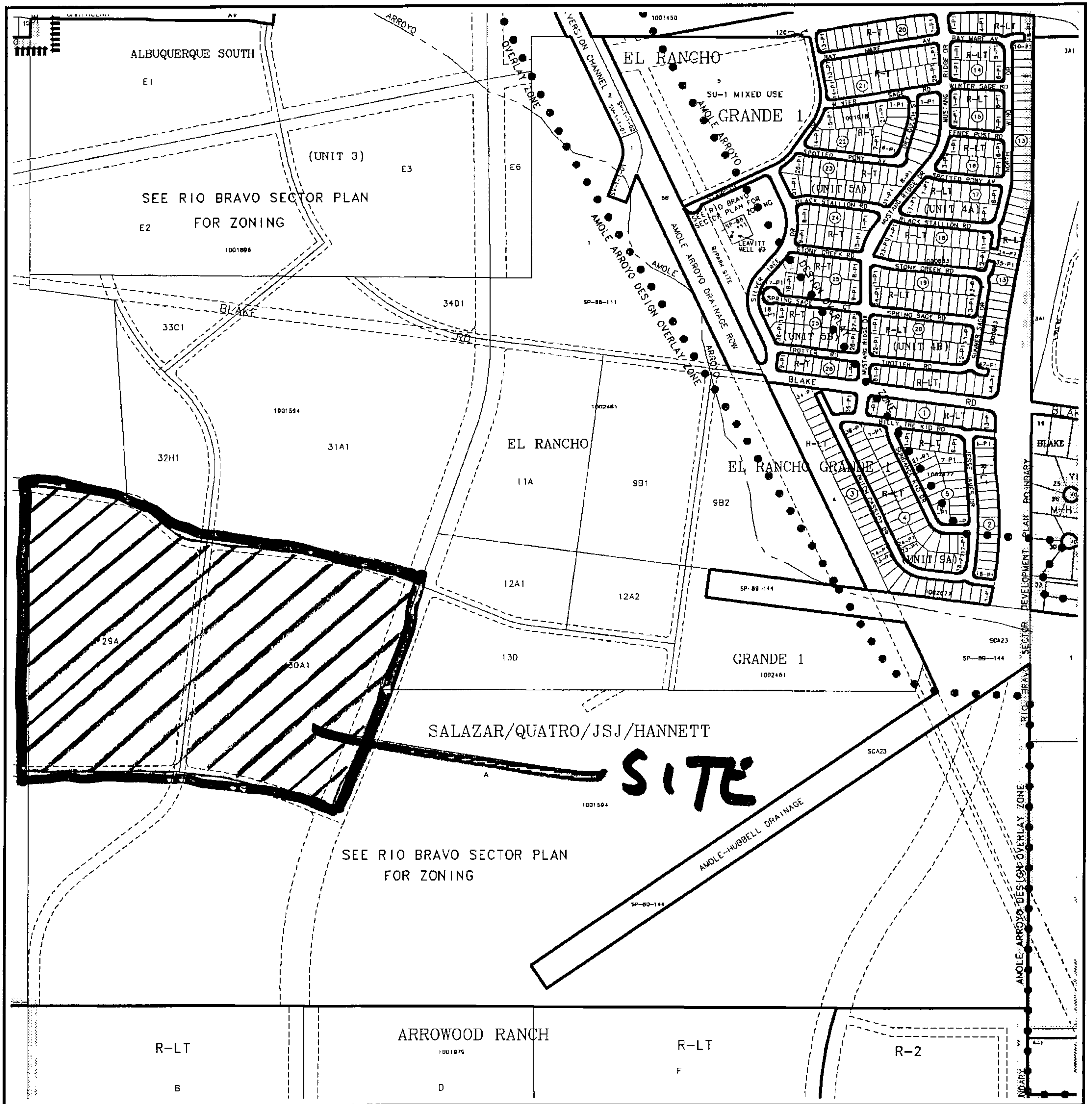
IN WITNESS WHEREOF, I have hereunto set my hand and affixed my official seal, the day and year stated in this certificate above.

My Commission Expires on November 29, 2008

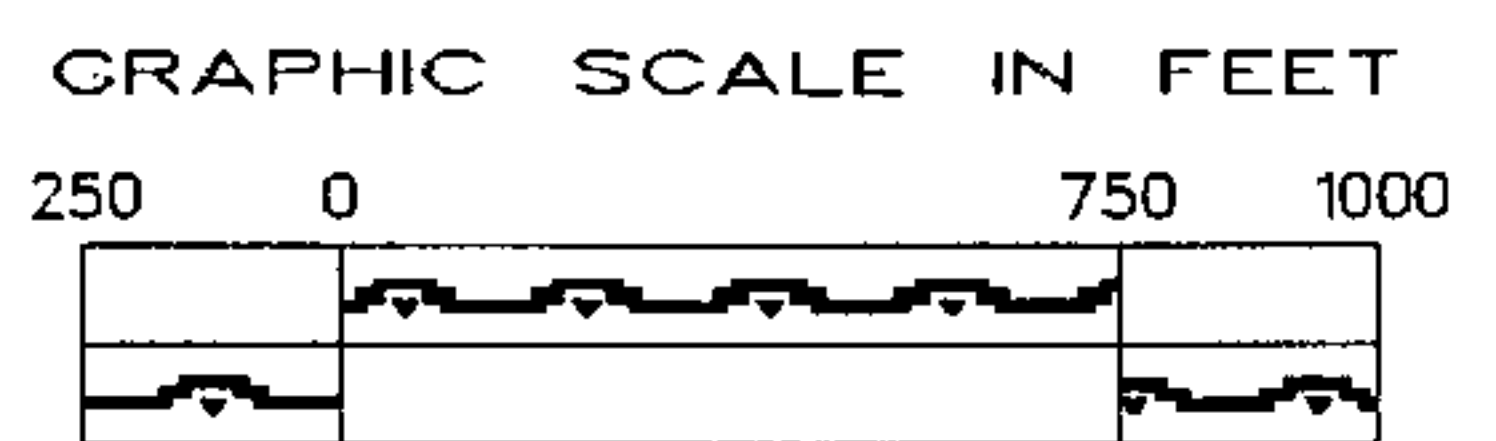


Notary Public





CITY OF
Albuquerque
A buquerque G eographic I nformation S ystem
PLANNING DEPARTMENT
© Copyright 2003



Zone Atlas Page
N-9-Z
Map Amended through August 01, 2003

**WILSON
& COMPANY**

2600 American Rd. SE, Suite 100
Rio Rancho, NM 87124
505-898-8021
505-898-8501 Fax

Albuquerque
Arlington
Colorado Springs
Denver
El Paso
Fort Worth
Houston
Kansas City
Las Cruces
Lenexa
Los Angeles
Omaha
Phoenix
Rio Rancho
Salina
San Bernardino

3 February 2004

Sheran Matson, Chairperson
City of Albuquerque
Development Review Board
Plaza Del Sol
600 Second Street NW
Albuquerque, NM 87103

Re: *Longford at Arrowwood*
WCEA Project #X4218001

Dear Sheran:

Wilson & Company, Inc. is submitting a Sketch Plat for the proposed project Longford at Arrowwood. We are requesting Sketch Plat Review and Comment for the above project. The proposed subdivision is in the City of Albuquerque, Tracts 29A, 30A-1 and 31A-1-A Lands of Salazar Family Trust. This is located in SE Albuquerque off 98th Street just south of Blake Rd. This project is within the Rio Bravo Sector Plan.

Attached are 6 copies of a scaled drawing of the proposed subdivision plat. In addition is the Zone Atlas Map (N-9-Z) clearly outlining the subject areas.

If you have any questions concerning this proposed project, please contact me at (505) 348-4178.

We will plan to attend the DRB Sketch Plat meeting 8 days from today's submittal.

WILSON & COMPANY



Steve J. Salazar, P.E.
Project Manager
Email: sjsalazar@wilsonco.com

sjs
Enclosure

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

PAID RECEIPT

APPLICANT NAME Longford @ Arrowwood LLC
AGENT wilson & Co. Inc.
ADDRESS 4900 Lang Av. NE
PROJECT & APP # 1003231, 04DRB-00137
PROJECT NAME Longford @ Arrowwood

\$ 20⁰⁰ 469099/4916000 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
\$ 20⁰⁰ TOTAL AMOUNT DUE

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

Counterreceipt.doc 12/29/03

RECEIPT# 0001967
Account 469099 Fund 0110
Activity 4916000 TRSLJS
Trans Amt \$20.00
J24 Misc \$20.00
CK \$20.00
CHANGE \$0.00

Lexon Insurance Company

To be attached to and form a part of **Bond No. 1011947**

Effective: 02/17/05

Bond Amount: \$5,892,357

Executed by: Longford at Arrowwood, LLC
7077 Jefferson Street NE – Suite A-B
Albuquerque, NM 87109, as Principal

and by Lexon Insurance Company
1919 S. Highland Ave., Building A, Suite 300 Lombard, IL 60148, as Surety

in favor of **City of Albuquerque**
(Obligee)

in consideration of the mutual agreements herein contained, the Principal and the Surety hereby consent to changing:


The Project Number Shall be Added as Follows: 747281

Nothing herein contained shall vary, alter or extend any provision or condition of this bond except as herein expressly stated.

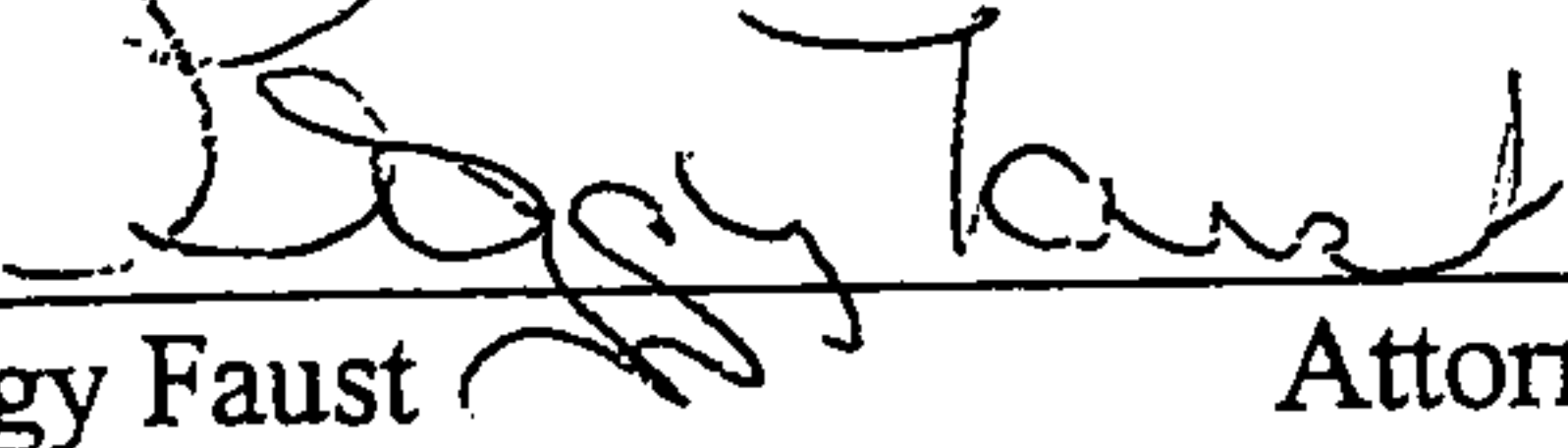
This rider is effective February 17, 2005

Signed and Sealed March 23, 2005

Principal: Longford at Arrowwood, LLC

By:  _____
Principal

Surety: Lexon Insurance Company

By:  _____
Peggy Faust Attorney-in-Fact

POWER OF ATTORNEY

Lexon Insurance Company

KNOW ALL MEN BY THESE PRESENTS, that LEXON INSURANCE COMPANY, a Texas Corporation, with its principal office in Louisville, Kentucky, does hereby constitute and appoint:

Michael J. Scheer, James I. Moore, Christine Woods, Irene Diaz, Bonnie Kruse,

Stephen T. Kazmer, Dawn L. Morgan, Peggy Faust, Kelly A. Jacobs, Elaine Marcus, Jennifer J. McComb, Melissa Schmidt

its true and lawful Attorney(s)-In-Fact to make, execute, seal and deliver for, and on its behalf as surety, any and all bonds, undertakings or other writings obligatory in nature of a bond.

This authority is made under and by the authority of a resolution which was passed by the Board of Directors of LEXON INSURANCE COMPANY on the 1st day of July, 2003 as follows:

Resolved, that the President of the Company is hereby authorized to appoint and empower any representative of the Company or other person or persons as Attorney-In-Fact to execute on behalf of the Company any bonds, undertakings, policies, contracts of indemnity or other writings obligatory in nature of a bond not to exceed \$ 6,000,000.00 Six Million Dollars dollars; which the Company might execute through its duly elected officers, and affix the seal of the Company thereto. Any said execution of such documents by an Attorney-In-Fact shall be as binding upon the Company as if they had been duly executed and acknowledged by the regularly elected officers of the Company. Any Attorney-In-Fact, so appointed, may be removed for good cause and the authority so granted may be revoked as specified in the Power of Attorney.

Resolved, that the signature of the President and the seal of the Company may be affixed by facsimile on any power of attorney granted, and the signature of the Vice President, and the seal of the Company may be affixed by facsimile to any certificate of any such power and any such power or certificate bearing such facsimile signature and seal shall be valid and binding on the Company. Any such power so executed and sealed and certificate so executed and sealed shall, with respect to any bond of undertaking to which it is attached, continue to be valid and binding on the Company.

IN WITNESS THEREOF, LEXON INSURANCE COMPANY has caused this instrument to be signed by its President, and its Corporate Seal to be affixed this 2nd day of July, 2003.

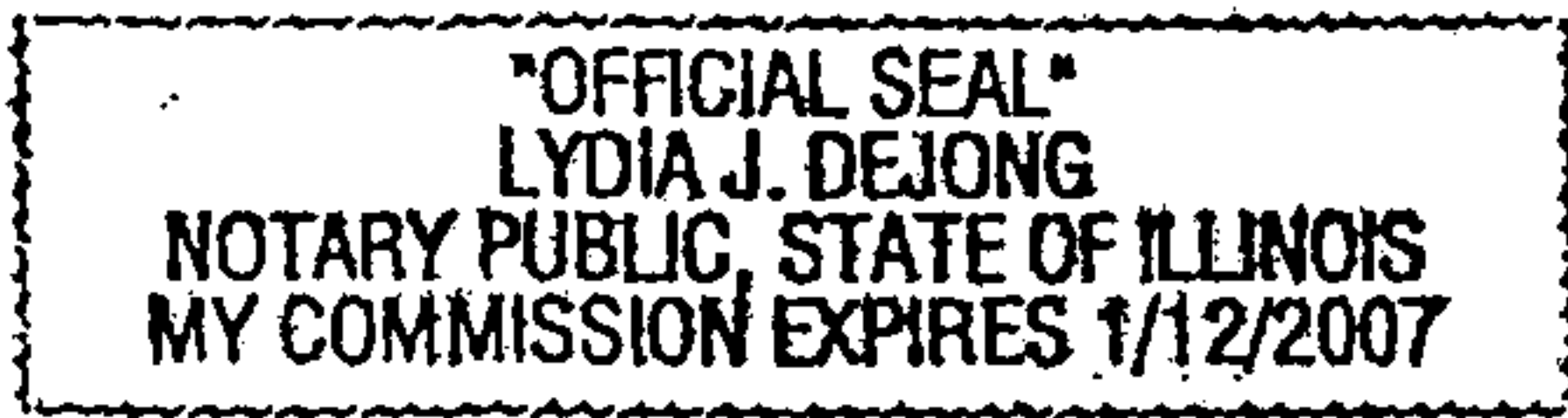


LEXON INSURANCE COMPANY

BY [Signature] David E. Campbell President

ACKNOWLEDGEMENT

On this 2nd day of July, 2003, before me, personally came David E. Campbell to me known, who being duly sworn, did depose and say that he is the President of LEXON INSURANCE COMPANY, the corporation described in and which executed the above instrument, that he executed said instrument on behalf of the corporation by authority of his office under the By-laws of said corporation.



[Signature] Lydia J. DeJong Notary Public

CERTIFICATE

I, the undersigned, Secretary of LEXON INSURANCE COMPANY, A Texas Insurance Company, DO HEREBY CERTIFY that the original Power of Attorney of which the foregoing is a true and correct copy, is in full force and effect and has not been revoked and the resolutions as set forth are now in force.

Signed and Sealed at Lombard, Illinois this 23rd Day of March, 2005.



[Signature] Donald D. Buchanan Secretary

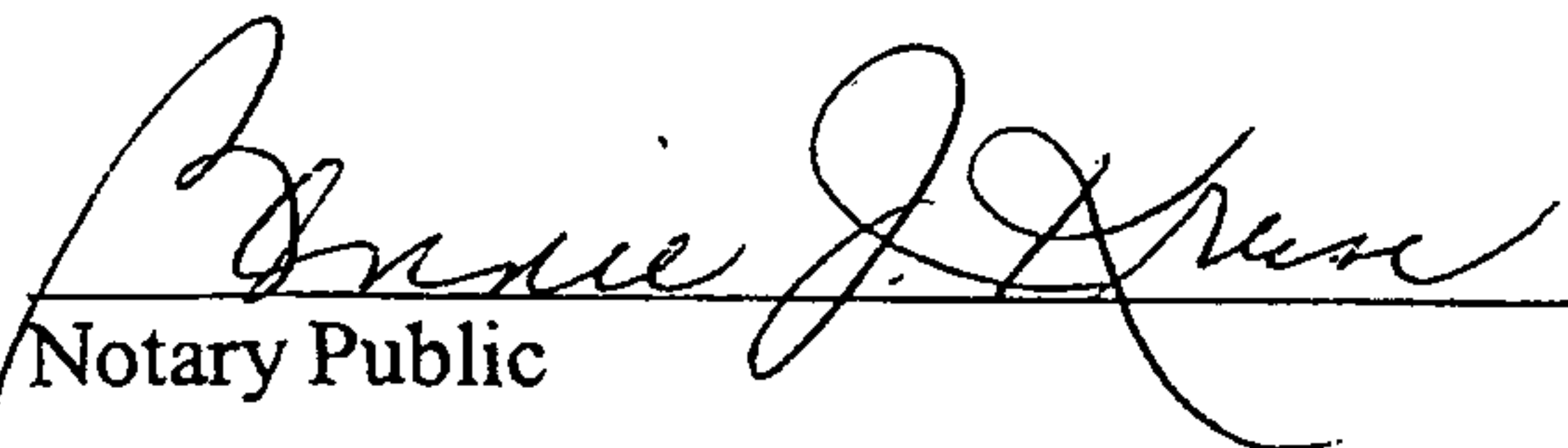
ACKNOWLEDGMENT OF SURETY

STATE OF ILLINOIS }
 } S.S.
COUNTY OF DU PAGE }

On March 23, 2005, before me, a Notary Public in and for said County and State, residing therein, duly commissioned and sworn, personally appeared Peggy Faust, known to me to be Attorney-in-Fact of Lexon Insurance Company, the corporation described in and that executed the within and foregoing instrument, and known to me to be the person who executed the said instrument on behalf of the said corporation executed the same.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my official seal, the day and year stated in this certificate above.

My Commission Expires on November 29, 2008



Notary Public



SUBDIVISION BOND

Bond No.: 1011947

Principal Amount: \$5,892,357.10

KNOW ALL MEN BY THESE PRESENTS, that we Longford at Arrowwood, LLC
7007 Jefferson Street NE - Suite A-B, Albuquerque, NM 87109
as Principal, and Lexon Insurance Company
1919 S. Highland Avenue, Bldg. A, Ste. 300, Lombard, IL 60148 a TX
Corporation, as Surety, are held and firmly bound unto City of Albuquerque,
Planning Department - 4th Floor - Plaza Del Sol Building, Albuquerque, NM 87109
as Obligee, in the penal sum of Five Million Eight Hundred Ninety Two Thousand Three Hundred Fifty Seven
Dollars and 10/100 (Dollars) (\$ 5,892,357.10), lawful money of the
United States of America, for the payment of which well and truly to be made, we bind ourselves,
our heirs, executors, administrators, successors and assigns, jointly and severally, firmly by these
presents.

WHEREAS, Longford at Arrowwood, LLC has agreed to construct in
Longford Subdivision
at Arrowwood - Phase I Subdivision, in Albuquerque, NM the following
improvements:

Paving, Storm Drain, Traffic Control, Water, Sanitary Sewer

NOW, THEREFORE, THE CONDITION OF THIS OBLIGATION IS SUCH, that if the said
Principal shall construct, or have constructed, the improvements herein described, and shall save the
Obligee harmless from any loss, cost or damage by reason of its failure to complete said work, then
this obligation shall be null and void, otherwise to remain in full force and effect, and the Surety,
upon receipt of a resolution of the Obligee indicating that the improvements have not been installed
or completed, will complete the improvements or pay to the Obligee such amount up to the
Principal amount of this bond which will allow the Obligee to complete the improvements.

Upon approval by the Obligee, this instrument may be proportionately reduced as the public
improvements are completed.

Signed, sealed and dated, this 17th day of February, 2005

Longford at Arrowwood, LLC
Principal
By: [Signature]

Lexon Insurance Company
Surety
By: [Signature]
Peggy Faust Attorney-in-Fact

POWER OF ATTORNEY

LX - 007993

Lexon Insurance Company

KNOW ALL MEN BY THESE PRESENTS, that LEXON INSURANCE COMPANY, a Texas Corporation, with its principal office In Louisville, Kentucky, does hereby constitute and appoint:

Michael J. Scheer, James I. Moore, Christine Woods, Irene Diaz, Bonnie Kruse,

Stephen T. Kazmer, Dawn L. Morgan, Peggy Faust, Kelly A. Jacobs, Elaine Marcus, Jennifer J. McComb, Melissa Schmidt

its true and lawful Attorney(s)-In-Fact to make, execute, seal and deliver for, and on its behalf as surety, any and all bonds, undertakings or other writings obligatory in nature of a bond.

This authority is made under and by the authority of a resolution which was passed by the Board of Directors of LEXON INSURANCE COMPANY on the 1st day of July, 2003 as follows:

Resolved, that the President of the Company is hereby authorized to appoint and empower any representative of the Company or other person or persons as Attorney-In-Fact to execute on behalf of the Company any bonds, undertakings, policies, contracts of indemnity or other writings obligatory in nature of a bond not to exceed \$ 6,000,000.00 Six Million Dollars dollars, which the Company might execute through its duly elected officers, and affix the seal of the Company thereto. Any said execution of such documents by an Attorney-In-Fact shall be as binding upon the Company as if they had been duly executed and acknowledged by the regularly elected officers of the Company. Any Attorney-In-Fact, so appointed, may be removed for good cause and the authority so granted may be revoked as specified in the Power of Attorney.

Resolved, that the signature of the President and the seal of the Company may be affixed by facsimile on any power of attorney granted, and the signature of the Vice President, and the seal of the Company may be affixed by facsimile to any certificate of any such power and any such power or certificate bearing such facsimile signature and seal shall be valid and binding on the Company. Any such power so executed and sealed and certificate so executed and sealed shall, with respect to any bond of undertaking to which it is attached, continue to be valid and binding on the Company.

IN WITNESS THEREOF, LEXON INSURANCE COMPANY has caused this instrument to be signed by its President, and its Corporate Seal to be affixed this 2nd day of July, 2003.

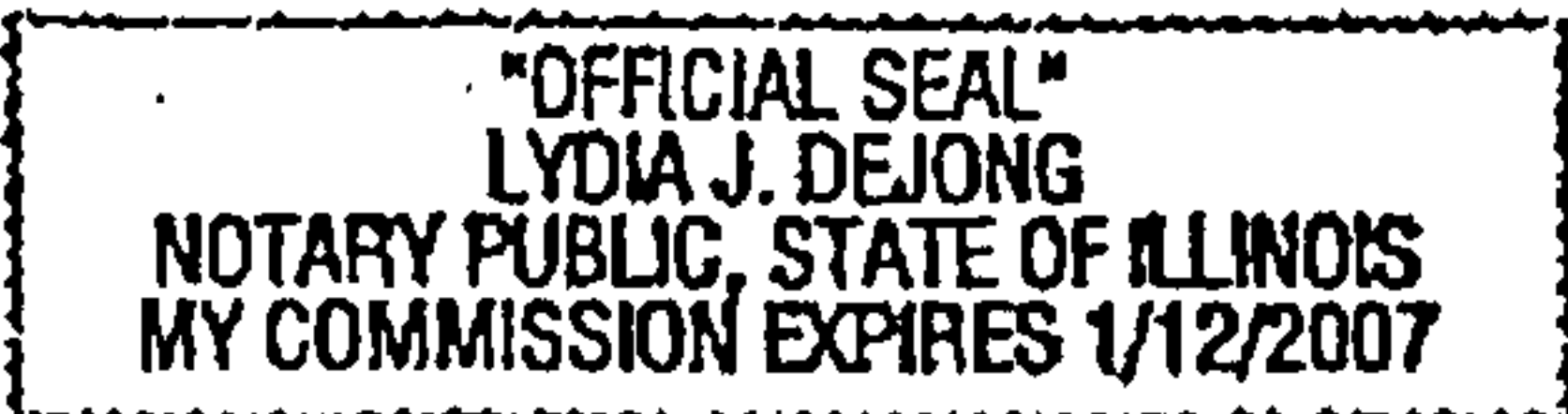


LEXON INSURANCE COMPANY

BY [Signature] David E. Campbell President

ACKNOWLEDGEMENT

On this 2nd day of July, 2003, before me, personally came David E. Campbell to me known, who being duly sworn, did depose and say that he is the President of LEXON INSURANCE COMPANY, the corporation described in and which executed the above instrument; that he executed said instrument on behalf of the corporation by authority of his office under the By-laws of said corporation.



[Signature] Lydia J. DeJong Notary Public

CERTIFICATE

I, the undersigned, Secretary of LEXON INSURANCE COMPANY, A Texas Insurance Company, DO HEREBY CERTIFY that the original Power of Attorney of which the foregoing is a true and correct copy, is in full force and effect and has not been revoked and the resolutions as set forth are now in force.

Signed and Sealed at Lombard, Illinois this 17th Day of February, 20 05



[Signature] Donald D. Buchanan Secretary

ACKNOWLEDGMENT OF SURETY

STATE OF ILLINOIS }
 } S.S.
COUNTY OF DU PAGE }

On February 17, 2005, before me, a Notary Public in and for said County and State, residing therein, duly commissioned and sworn, personally appeared Peggy Faust, known to me to be Attorney-in-Fact of Lexon Insurance Company, the corporation described in and that executed the within and foregoing instrument, and known to me to be the person who executed the said instrument on behalf of the said corporation executed the same.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my official seal, the day and year stated in this certificate above.

My Commission Expires on November 29, 2008



Notary Public



111
111
111
111

ACKNOWLEDGMENT OF SURETY

STATE OF ILLINOIS }
 }
 } S.S.
COUNTY OF DU PAGE }

On March 23, 2005, before me, a Notary Public in and for said County and State, residing therein, duly commissioned and sworn, personally appeared Peggy Faust, known to me to be Attorney-in-Fact of Lexon Insurance Company, the corporation described in and that executed the within and foregoing instrument, and known to me to be the person who executed the said instrument on behalf of the said corporation executed the same.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my official seal, the day and year stated in this certificate above.

My Commission Expires on November 29, 2008

Bonnie J. Kruse
Notary Public

