#21

COMPLETED 07/06/05 SH

DRB CASE ACTION LOG (FINAL PLAT)

REVISED 2/5/04

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

DRB Application No.: **05DRB-01055 (FP)** Project # **1003236**

Project Name: **VILLA DE LA CHAMISA UNIT 2**

Agent: Rio Grande Engineering Phone No.: 321-9099

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

OUTSTANDING SIGNATURES COMMENTS TO BE ADDRESSED

- ☐ TRANSPORTATION:
- ☐ UTILITIES:
- ☐ CITY ENGINEER / AMAFCA:
- ☒ PARKS / CIP: Park dedication fee
- ☐ 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: 07/06/05
  - -Tax printout from the County Assessor.
- ☐ **Include 3 copies of the approved site plan along with the originals.**
- ☐ **County Treasurer's signature must be obtained prior to the recording of the plat with the County Clerk.**
- ☐ **Property Management's signature must be obtained prior to Planning Department's signature.**
- ☒ **AGIS DXF File approval required.**
- ☐ **Copy of recorded plat for Planning.**

Project Number 1003236

#21

DRB CASE ACTION LOG (FINAL PLAT)

REVISED 2/5/04

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Project Name: **VILLA DE LA CHAMISA UNIT 2**

Agent: Rio Grande Engineering Phone No.: 321-9099

Project Number 1003236

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- ☒ **AGIS DXF File approval required.**
- ☐ **Copy of recorded plat for Planning.**

DEVELOPMENT REVIEW BOARD
ACTION SHEET

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

June 29, 2005 9:00 a.m.

MEMBERS:

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

Wilfred Gallegos, Transportation Development
Brad Bingham, Alternate City Engineer
Roger Green, Utility Development
Christina Sandoval, Parks & Recreation

****

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

PLANNING FILE.

05DRB-00446 Minor-Prelim&Final Plat Approval

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

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

THERE ARE NO SKETCH PLATS THIS WEEK

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

ADJOURNED: 12:30 P.M.

City of Albuquerque
Parks and Recreation Department

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

Development Review Board Comments

Project Number: 1003236	**DRB Date:** 6/29/2005
Application Number: 05DRB-01055	**Item Number:** 21

Subdivision:

Tract A, Villa De La Chamisa Unit 2,

Zoning: SU-1 for PRD

Zone Page: B-10

New Lots (or units) : 33

Request for:

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

Parks and Recreation Comments:

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

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 33 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.

Signed: CS

Christina Sandoval, (DMD) Phone: 768-3808

CITY OF ALBUQUERQUE
PLANNING DEPARTMENT
JUNE 29, 2005
DRB Comments

Item # 21

Project # 1003236 **Application # 05-01055**

RE: Tract A, Villa de la Chamisa, Unit 2

Lots 17, 18 & 19 are in the reverse order of the approved SPS &SPBP. Please correct the final plat. This was actually a condition of final plat.

Planning will take delegation for AGIS dxf approval and to record the plat.

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

CITY OF ALBUQUERQUE

THREE HUNDRED YEARS 1706 • 2006
ALBUQUERQUE
Making History

PLANNING DEPARTMENT
DEVELOPMENT AND BUILDING SERVICES
HYDROLOGY DEVELOPMENT SECTION

DEVELOPMENT REVIEW BOARD--SPEED MEMO

DRB CASE NO/PROJECT NO: 1003236 **AGENDA ITEM NO: 21**

SUBJECT:

Final Plat

ACTION REQUESTED:

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

ENGINEERING COMMENTS:

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

RESOLUTION:

APPROVED _X_; DENIED ____; DEFERRED _____; COMMENTS PROVIDED ___; WITHDRAWN

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

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

FOR:

SIGNED: Bradley L. Bingham
City Engineer/AMAFCA Designee

DATE: June 29, 2005

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

OFFICIAL NOTICE OF DECISION

CITY OF ALBUQUERQUE
PLANNING DEPARTMENT
DEVELOPMENT REVIEW BOARD

April 20, 2005

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)

At the April 20, 2005, Development Review Board meeting, the vacation was approved as shown on Exhibit C in the Planning file, subject to these findings and conditions:

FINDINGS:

1. The public welfare is in no way served by retaining the rights-of-way and/or easements.

2. There is no convincing evidence that any substantial property right is being abridged against the will of the owner of the right.

CONDITIONS:

1. The vacated property shall be shown on a replat approved by the Development Review Board and the approved replat shall be filed for record with the Bernalillo County Clerk's Office within one year.

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 and final plat was approved with the following condition of final plat approval:

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.

If you wish to appeal this decision, you must do so by May 5, 2005, in the manner described below.

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

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

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.)

Please note that the vacation of all plats, rights-of-way, and easements are void after one year from the final appeal date referenced above if all conditions are not met (The effective date of Development Review Board approval is the hearing date plus the 15-day appeal period.) (REF: Chapter 14 Article 14 Part 7-2 (E)(3)(6) Revised Ordinance.)

For Sheran Matson, AICP, DRB Chair

Cc: Clearbrook Investments Inc., 8901 Adams NE, 87114
Rio Grande Engineering, 1606 Central SE, Suite 201, 87106
Marilyn Maldonado, Planning Department, 4th Floor, Plaza del Sol Bldg.
File

DRB PUBLIC HEARING SIGN IN SHEETS

CASE NUMBER: 1003236 AGENDA#: 7 DATE: 4/20/05

1. Name: David Sauble Address: Rio Grande Engr 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

ALBUQUERQUE
Making History

PLANNING DEPARTMENT
DEVELOPMENT AND BUILDING SERVICES
HYDROLOGY DEVELOPMENT SECTION

DEVELOPMENT REVIEW BOARD--SPEED MEMO

DRB CASE NO/PROJECT NO: 1003236 **AGENDA ITEM NO: 7**

SUBJECT:

Vacation
Sidewalk Deferral
Preliminary Plat

ACTION REQUESTED:

APP:

P.O. Box 1293

Albuquerque

New Mexico 87103

www.cabq.gov

ENGINEERING COMMENTS:

The Hydrology Section has no objection to the vacation request.
An approved drainage plan dated 5-7-04 is on file for Preliminary Plat approval.

RESOLUTION: Signed I.L.

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: April 20, 2005

DEVELOPMENT REVIEW BOARD
ACTION SHEET

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

APRIL 13, 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.
B. Changes and/or Additions to the Agenda
C. New or Old Business

Adjourned: 12:12 P.M.

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

1. **Project # 1002315**
05DRB-00477 Major-One Year SIA

BOHANNAN HUSTON INC agent(s) for MESA VERDE DEVELOPMENT request(s) the above action(s) for Tract(s) 13-B, **WILDERNESS @ HIGH DESERT, UNIT 3,** zoned SU-2 HD/R-R, located on FOOTHILLS TRAIL NE, between WILDERNESS TRAIL NE and HIGH DESERT PL NE containing approximately 73 acre(s). [REF: 02DRB01650, 02DRB01653, 02DRB01654, 04DRB01723, 04DRB00713] (F-23) **A ONE-YEAR EXTENSION OF THE SIA WAS APPROVED.**

2. **Project # 1003011**
05DRB-00439 Major-Vacation of Pub Right-of-Way

CITY OF ALBUQUERQUE agent(s) for BRAKE MASTERS, INC. request(s) the above action(s) for all or a portion of Block(s) 4 & 5, Tract(s) A, **INEZ ADDITION,** zoned C-2, located on WYOMING BLVD NE, between PROSPECT AVE NE and MENAUL BLVD NE containing approximately 5 acre(s). [REF: 03DRB02088, 03DRB02089] *[Deferred from 4/13/05]* (H-19) **DEFERRED AT THE AGENT'S REQUEST TO 5/11/05.**

3. **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) **DEFERRED AT THE AGENT'S REQUEST TO 4/20/05.**

4. **Project # 1004022**
05DRB-00428 Major-Vacation of Pub Right-of-Way

EDWARD G LOPEZ request(s) the above action(s) for all or a portion of Lot(s) 1 & 2, **VISTA DEL SOL,** zoned R-1, located on CRESTVIEW DR SW, between CRESTVIEW PLACE SW and CENTRAL SW. [REF: V-78-11] (K-11) **THE VACATION WAS APPROVED AS SHOWN ON EXHIBIT B IN THE PLANNING FILE.**

5. **Project # 1001273**
05DRB-00478 Major-Amnd 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 3 acre(s). [REF: Z-94-13-1, 04DRB01659] (F-16) **THE AMENDED SITE PLAN FOR BUILDING PERMIT WAS APPROVED AND SIGNED OFF BY THE BOARD.**

6. **Project # 1003634**
05DRB-00409 Major-Vacation of Pub Right-of-Way

GARCIA KRAEMER & ASSOCIATES agent(s) for GREATER ALBUQUERQUE HABITAT FOR HUMANITY request(s) the above action(s) for all or a portion of Lot(s) 6B, Block(s) 12, **EASTERN ADDITION,** zoned SU-2 MR, located on HIGH STREET SE, between CROMWELL SE and PACIFIC SE containing approximately 1 acre(s). [REF: 04ZHE01162, 01ZHE01165, 01ZHE01166, 04DRB01297] *[Deferred from 4/6/05 & 4/13/05]* (K-14) **DEFERRED AT THE AGENT'S REQUEST TO 5/11/05.**

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 # 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) **DEFERRED AT THE AGENT'S REQUEST TO 4/20/05.**

8. **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]* (D-12) **DEFERRED AT THE AGENT'S REQUEST TO 4/20/05.**

9. **Project # 1003919**
05DRB-00558 Minor-SiteDev Plan BldPermit/EPC

CONSENSUS PLANNING INC agent(s) for CITY OF ALBUQUERQUE DEPARTMENT OF MUNICIPAL DEVELOPMENT request(s) the above action(s) for all or a portion of Lot(s) A1, **PARADISE SKIES, UNIT 5,** zoned SU-1/R-T, located on SAGITTARIUS AVE NW, between ROCKCLIFF CT NW and CASSIOPEIA ST NW containing approximately 5 acre(s). [REF: Z-97-143, DRB-97-142, 05EPC00179] **[Stephanie Shumsky, EPC Case Planner]** (A-10) **THE SITE PLAN FOR BUILDING PERMIT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO TRANSPORTATION DEVELOPMENT BECAUSE THEY NEED CITY STANDARD DRAWING NUMBERS FOR WORK WITHIN PUBLIC RIGHT-OF-WAY.**

10. **Project # 1000560**
05DRB-00546 Minor-Amnd SiteDev Plan Subdivision

PRECISION SURVEYS, INC agent(s) for NEW MEXICO CANCER CENTER request(s) the above action(s) for all or a portion of Tract(s) 1A-2-B and 1A-2-A-3, **JOURNAL CENTER,** zoned IP, located on LANG AVE NE, between PASEO DEL NORTE NE and JEFFERSON ST NE containing approximately 6 acre(s). (D-17) **AN AMENDED SITE DEVELOPMENT PLAN FOR SUBDIVISION WAS APPROVED AND SIGNED OFF BY THE BOARD.**

05DRB-00527 Minor-Prelim&Final Plat Approval

PRECISION SURVEYS INC agent(s) for DESIGN GROUP request(s) the above action(s) for all or a portion of Tract(s) 1A-2-B1, **JOURNAL CENTER,** zoned IP, located on LANG AVE NE, between JEFFERSON ST NE and HEADLINE NE containing approximately 6 acre(s). *[Deferred from 4/6/05]* (D-17) **THE PRELIMINARY AND FINAL PLAT WERE APPROVED AND SIGNED OFF BY THE BOARD.**

11. **Project # 1002590**
05DRB-00540 Minor-SiteDev Plan Subd

MARK GOODWIN & ASSOCIATES, PA agent(s) for MEL FAMIE, LLC request(s) the above action(s) for all or a portion of Tract(s) B, REDIVISION OF **LANDS OF BRACKSON A. COURSON**, zoned RD, located on 64TH ST NW, between MILNE RD NW and TIERRA PRIETTA NW containing approximately 4 acre(s). (F-10) **INDEFINITELY DEFERRED AT THE AGENT'S REQUEST.**

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

12. **Project # 1001946**
05DRB-00557 Minor-Prelim&Final Plat Approval

BOHANNAN HUSTON INC agent(s) for LOWE'S HOME CENTERS-TARGET CORP request(s) the above action(s) for all or a portion of Tract(s) A-1-A-1 AND A-1-E-1, **LOS ANGELES CENTER,** zoned M-1, located on PASEO DEL NORTE NE, between I-25 and SAN PEDRO NE containing approximately 13 acre(s). [REF: 04DRB01176, 04DRB01177, 04DRB01178, 05DRB00492, 05EPC00176] (D-18) **PRELIMINARY PLAT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO PLANNING FOR ENVIRONMENTAL HEALTH SIGNATURE.**

13. **Project # 1004092**
05DRB-00562 Minor-Prelim&Final Plat Approval

RIO GRANDE ENGINEERING agent(s) for DAVID SOULE & DEBBIE ROCHEFORD request(s) the above action(s) for all or a portion of Lot(s) 31, Block(s) 15, **MESA VERDE ADDITION,** zoned R-2, located on TENNESSEE NW, between CHICO NW and COPPER NW containing approximately 1 acre(s). (K-19) **PRELIMINARY PLAT APPROVED WITH FINAL SIGN OFF DELEGATED TO PLANNING FOR THE AGIS DXF FILE.**

14. **Project # 1004088**
05DRB-00555 Minor-Prelim&Final Plat Approval

BILLY W. BACA request(s) the above action(s) for all or a portion of Lot(s) 3A, 4A, 5 and 6, **NELSON SUBDIVISION,** zoned C-3, located west of 4TH ST NW and MONTANO NW and containing approximately 1 acre(s). (F-14) **PRELIMINARY PLAT APPROVED WITH FINAL SIGN OFF DELEGATED TO PLANNING FOR THE AGIS DXF FILE.**

15. **Project # 1004089**
05DRB-00556 Minor-Prelim&Final Plat Approval

WILKS CO agent(s) for CHESTER BURSON request(s) the above action(s) for all or a portion of Lot(s) A, B and C, **RALPH L DAY ADDITION,** zoned C-2, located on 2ND STREET NW, between PLACITAS RD NW and VINEYARD NW containing approximately 2 acre(s).[REF: ZA-93-280] (F-15) **PRELIMINARY PLAT APPROVED WITH FINAL SIGN OFF DELEGATED TO TRANSPORTATION DEVELOPMENT FOR EVALUATION OF SIDEWALK EASEMENT REQUIREMENTS.**

16. **Project # 1002743**
04DRB-00927 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) D, **LA LUZ DEL OESTE, UNIT 4,** zoned SU-1 special use zone, located on COORS BLVD NW, between WESTERN TRAILS NW and DELLYNE NW containing approximately 2 acre(s). [REF: 03DRB-00989, 03DRB-01544, 03DRB-02083, 04DRB-00399, 04DRB-00888, 04DRB-00886] [*Final Plat Indef Deferred for SIA]* (F-11) **FINAL PLAT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO PLANNING FOR AGIS DXF FILE.**

17. **Project # 1004090**
05DRB-00559 Minor-Prelim&Final Plat Approval

BRASHER & LORENZ INC agent(s) for JIM HAKEEM request(s) the above action(s) for all or a portion of Lot(s) 1 & 2, Block(s) 17, Tract(s) 2, **NORTH ALBUQUERQUE ACRES, UNIT 3,** zoned R-D, located on WYOMING BLVD NE, between CORONA AVE NE and ANAHEIM AVE NE containing approximately 2 acre(s). (C-19) **PRELIMINARY PLAT APPROVED WITH FINAL SIGN OFF DELEGATED TO PLANNING FOR AGIS DXF FILE.**

18. **Project # 1001090**
05DRB-00563 Major-Final Plat Approval

ADVANCED ENGINEERING & CONSULTING agent(s) for NEWMAN HOMES INC (PAUL NEWMAN) request(s) the above action(s) for all or a portion of Lot(s) 29, 30, 31 & 32, Block(s) 4, Tract(s) 3, **TIERRA MORENA SUBDIVISION, UNIT 3,** zoned SU-2 FOR 0-1 & R-T, located on SIGNAL AVE NE, between BARSTOW ST NE and VENTURA AVE NE containing approximately 4 acre(s). [REF: 01DRB00908, 01DRB00909, 04DRB00863, 04DRB00864, 04DRB00863, 04DRB00864] (C-20) **FINAL PLAT APPROVED AND SIGNED OFF BY THE BOARD.**

19. **Project # 1004093**
05DRB-00564 Minor-Prelim&Final Plat Approval

ADVANCED ENGINEERING & CONSULTING agent(s) for MICHAEL & SUSAN MORSE request(s) the above action(s) for all or a portion of Lot(s) 1, 2 and 3, Block(s) 51, **TERRACE ADDITION,** zoned SU-2 DR, located on GOLD AVE SE and SILVER AVE SE containing approximately 1 acre(s). [REF: Z-78-6, ZA-76-69] (K-15) **PRELIMINARY PLAT APPROVED WITH FINAL SIGN OFF DELEGATED TO PLANNING FOR THE AGIS DXF FILE.**

20. **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) **DEFERRED AT THE AGENT'S REQUEST TO 4/20/05.**

21. **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) **PRELIMINARY PLAT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO PLANNING FOR AGIS DXF FILE AND FEE SIMPLE LANGUAGE.**

22. **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] *[Indef. Deferred on 3/16/05]* (H-22) **PRELIMINARY AND FINAL PLAT APPROVED AND SIGNED OFF BY THE BOARD.**

23. **Project # 1003781**
04DRB-01768 Minor-Final Plat Approval

ALBUQUERQUE SURVEYING CO., INC. agent(s) for TEAM SOUTHWEST, SPERRY VAN NESS request(s) the above action(s) for all or a portion of Tract(s) 1A, 2A1 & 2B1, **UNIVERSITY TOWERS,** zoned C-3 heavy commercial zone, located on UNIVERSITY BLVD NE, between INDIAN SCHOOL RD NE and I-40 containing approximately 9 acre(s). *[Indefinitely deferred for the SIA]* (H-15) **FINAL PLAT APPROVED AND SIGNED OFF BY THE BOARD. AGENT NEEDS AMAFCA'S SIGNATURE PRIOR TO RECORDING.**

24. **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 & 4/13/05]* (G-13) **DEFERRED AT THE AGENT'S REQUEST TO 4/20/05.**

THERE ARE NO SKETCH PLATS THIS WEEK

25. Approval of the Development Review Board Minutes for March 30, 2005. **DRB MINUTES FOR MARCH 30, 2005 WERE APPROVED.**

ADJOURNED: 12:12 p.m.

DRB PUBLIC HEARING SIGN IN SHEETS

CASE NUMBER: 1003236 AGENDA#: 3 DATE: 4.13.05

1. Name: David Sauer Address: RG Eagt Zip: _____

2. Name: _____ Address: _____ Zip: _____

3. Name: _____ Address: _____ Zip: _____

4. Name: _____ Address: _____ Zip: _____

5. Name: _____ Address: _____ Zip: _____

6. Name: _____ Address: _____ Zip: _____

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12. Name: _____ Address: _____ Zip: _____

13. Name: _____ Address: _____ Zip: _____

14. Name: _____ Address: _____ Zip: _____

CITY OF ALBUQUERQUE

THREE HUNDRED YEARS 1706 * 2006
ALBUQUERQUE
Making History

PLANNING DEPARTMENT
DEVELOPMENT AND BUILDING SERVICES
HYDROLOGY DEVELOPMENT SECTION

DEVELOPMENT REVIEW BOARD--SPEED MEMO

DRB CASE NO/PROJECT NO: 1003236 **AGENDA ITEM NO: 3**

SUBJECT:

Vacation
Preliminary Plat

ACTION REQUESTED:

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

P.O. Box 1293

Albuquerque

New Mexico 87103

www.cabq.gov

ENGINEERING COMMENTS:

An approved drainage report dated 5-7-04 is on file for Preliminary Plat approval.
An approved infrastructure list is required for Preliminary Plat approval.
No objection to vacation request

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: April 13, 2005

CITY OF ALBUQUERQUE
PLANNING DEPARTMENT
DEVELOPMENT REVIEW BOARD

April 13, 2005

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] (B-10)

AMAFCA — No adverse comments.

COG — No adverse comments.

Transit — No objections.

Zoning Enforcement

Unless otherwise approved in the site development plan, Lot 30 in Villa de la Chamisa Unit 2 will be required to have both a front and street side yard setback of twenty (20) feet, thus limiting the building area compared to other lots in both units of the subdivision.

Neighborhood Coordination — Letter sent to Ventana Ranch NA "R".

APS — No comments received.

Police Department — No comments at this time.

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

PNM Electric & Gas — Approves.

Comcast — No comments received.

QWEST — No comments received.

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

M.R.G.C.D. — No comments received.

Open Space Division — No adverse comments.

City Engineer

No objection to the vacation request. An approved drainage report is required for Preliminary Plat approval. Comments on the I.L.

Transportation Development

No objection to vacation action. No objection to the deferral of sidewalk. Street lights per DPM needs to be listed on the infrastructure list. Where is the gate on Arbol? Unsure why parcel "A" is being created, this should simply be part of the right-of-way. Offsite mitigation fee is $565 per lot and may be applied to Transportation impact fees. Calle Chamisa needs to show a 26' street connection to the south property line. (It needs to be clear that a street connection may be made further south in the future.

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 33 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. No objection to the vacation or deferral of sidewalks

Utilities Development

No objection to Vacation request. No objection to Preliminary Plat approval with NMUI signature on Infrastructure List. No objection to Sidewalk deferral.

Planning Department

It appears some administrative amendments to the SPS & SPBP are required before Planning can approve this plat.

The site plans show Tracts B & C in Unit 1. Unit I shows these tracts As Tracts B & C with Tract B as the opposite tract as the Tract B on the site plans!

The site plans do not show the new Tract A shown on the Unit 2 plat nor do they show the pedestrian tract shown on the Unit 2 plat as Tract B !

Unit 2 eliminates three lots (Lots 17, 18 & 19) shown on the site plans and creates Tract A. As a result, the lot numbers on the Unit 2 plat and the lot numbers on the site plans do not match.

Because there are site plans tied to these plats, each tract must have a different letter designation even though some are on one plat & some on the other.

The tracts & parcel listed under "Purpose" on the first page of Unit 2 must match whatever the designations should be. The parcel is called Parcel C on the first page & Parcel A on the plat itself.

Is the drainage easement with the owners to the east executed as required by the site plans? #14.

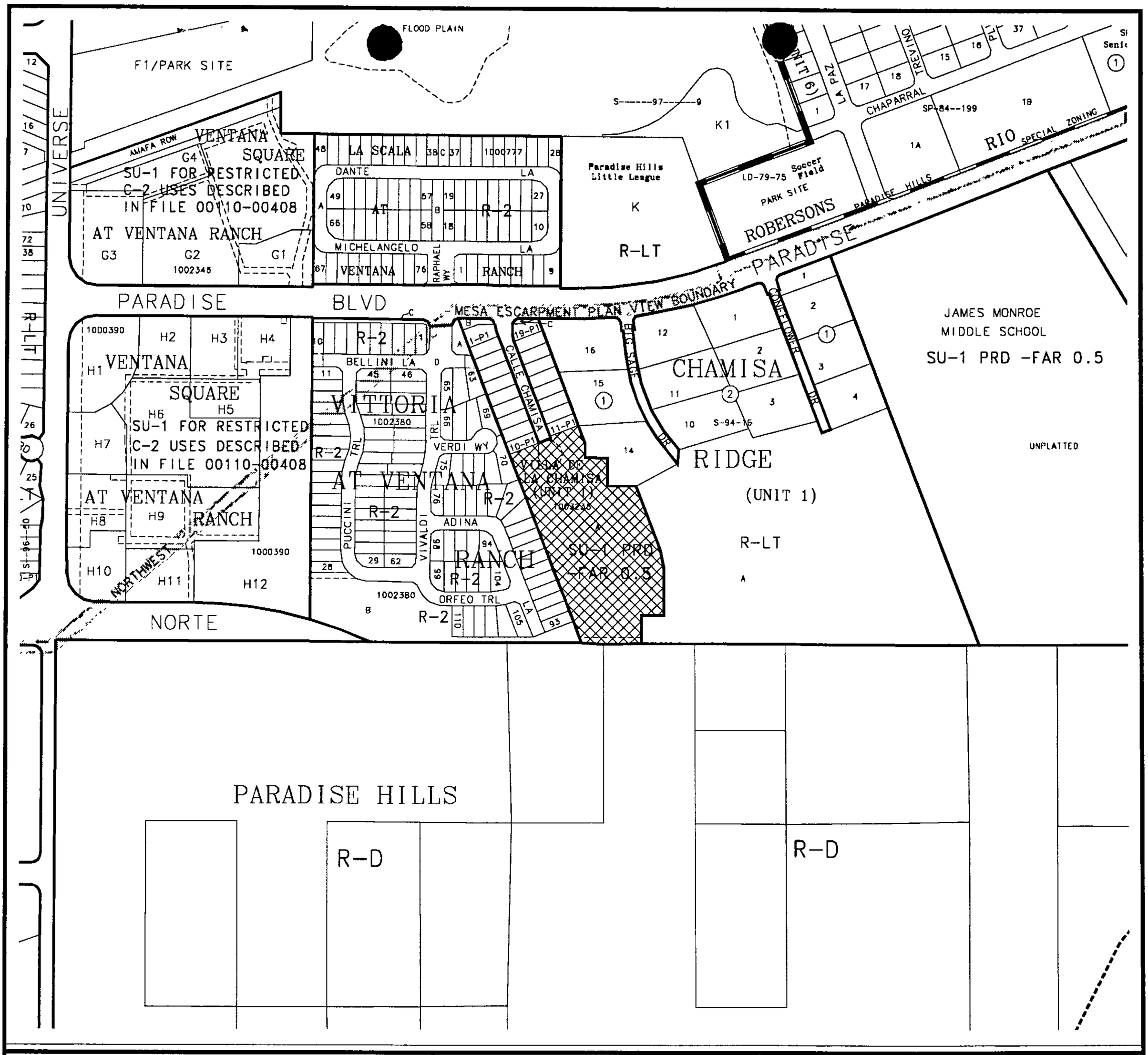
Because the homeowners association is to maintain the gate to Chamisa Ridge (#10 on site plans) and the landscape & pedestrian tracts, the president of the HOA must sign the final plats accepting responsibility.

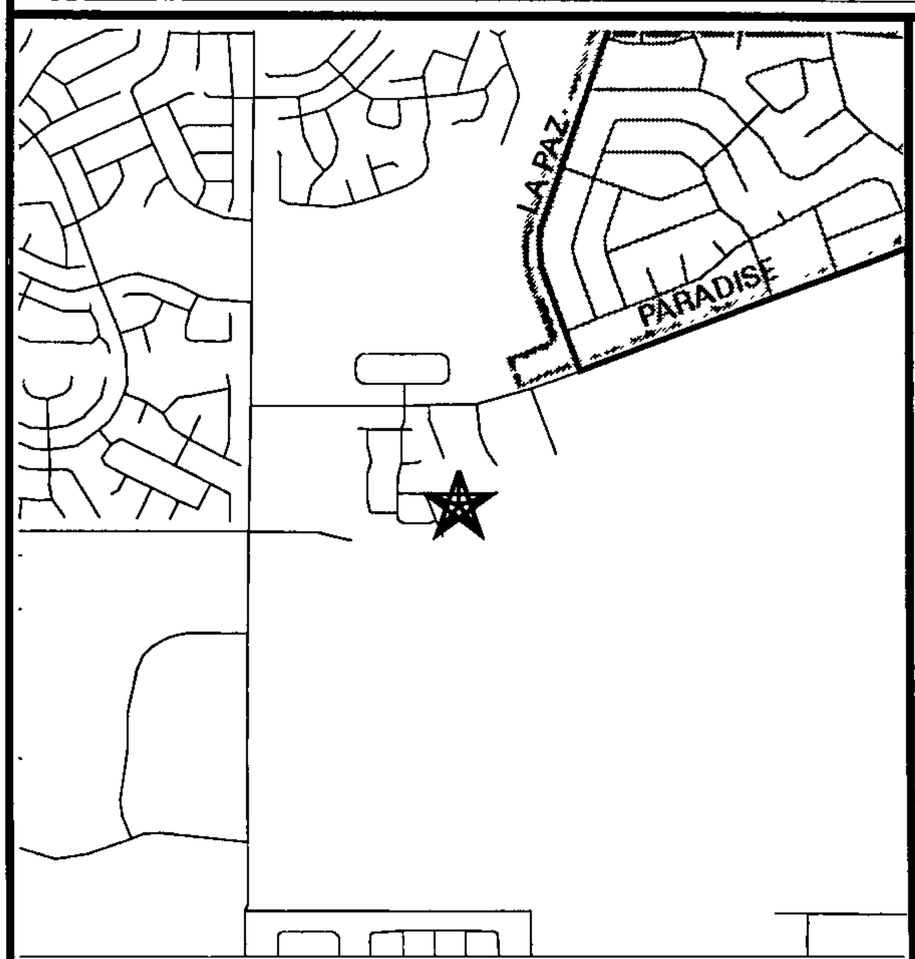
Planning has no objection to the sidewalk deferral and vacation requests.

The perimeter wall design will be approved once split face block is specified to follow the zone code requirement.

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

cc: Clearbrook Investments Inc., 8901 Adams NE, 87114
Rio Grande Engineering, 1606 Central Ave SE, Suite 201, 87106





Note: Shaded area indicates County

Not to Scale

ZONING MAP

AGIS

Scale 1"= 513 '

PROJECT NO.
1003236

HEARING DATE
4-13-05

MAP NO.
B-10

ADDITIONAL CASE NUMBER(S)
05DRB-00452
05DRB-00453
05DRB-00454

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, April 13, 2005,** beginning at **9:00 a.m.** for the purpose of considering the following:

Project # 1002315 05DRB-00477 Major-Two Year SIA	BOHANNAN HUSTON INC agent(s) for MESA VERDE DEVELOPMENT request(s) the above action(s) for Tract(s) 13-B, **WILDERNESS @ HIGH DESERT, UNIT 3,** zoned SU-2 HD/R-R, located on FOOTHILLS TRAIL NE, between WILDERNESS TRAIL NE and HIGH DESERT PL NE containing approximately 73 acre(s). [REF: 02DRB01650, 02DRB01653, 02DRB01654, 04DRB01723, 04DRB00713] (F-23)
Project # 1003011 05DRB-00439 Major-Vacation of Pub Right-of-Way	CITY OF ALBUQUERQUE agent(s) for BRAKE MASTERS, INC. request(s) the above action(s) for all or a portion of Block(s) 4 & 5, Tract(s) A, **INEZ ADDITION,** zoned C-2, located on WYOMING BLVD NE, between PROSPECT AVE NE and MENAUL BLVD NE containing approximately 5 acre(s). [REF: 03DRB02088, 03DRB02089] (H-19)
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] (B-10)
Project # 1004022 05DRB-00428 Major-Vacation of Pub Right-of-Way	EDWARD G LOPEZ request(s) the above action(s) for all or a portion of Lot(s) 1 & 2, **VISTA DEL SOL,** zoned R-1, located on CRESTVIEW DR SW, between CRESTVIEW PLACE SW and CENTRAL SW. [REF: V-78-11] (K-11)

SEE PAGE 2 . . .

PUBLIC HEARING--DEVELOPMENT REVIEW BOARD
CITY OF ALBUQUERQUE

PAGE 2

Project # 1001273
05DRB-00478 Major-Amnd 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 3 acre(s). [REF: Z-94-13-1, 04DRB01659] (F-16)

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

Sheran Matson

Sheran Matson, AICP, DRB Chair
Development Review Board

TO BE PUBLISHED IN THE ALBUQUERQUE JOURNAL MONDAY, MARCH 28, 2005.

FYI

NOTIFICATION OF HEARING for the DEVELOPMENT REVIEW BOARD

March 28, 2005

TO: Laura Horton and Bruce Nyberg, Ventana Ranch Neighborhood Association

This letter will serve as your notification from the City of Albuquerque, under provisions of 0-92 pertaining to a request for: **Requests the following for approximately six (6) acre(s): Major Vacation of Public Easements, Major Preliminary Plat Approval and Minor Temporary Deferral of Sidewalks for Villa del la Chamisa Subdivision - Unit 2.**

Proposed by: **Rio Grande Engineering at 321-9099**
Agent for: **Clearbrook Investments, Inc.**

For property located: **On or near Calle Chamisa NW between Vivaldi Trail NW and Big Sage NW.**

The case number(s) assigned is: **05DRB-00452, 00454 and 00453, Project #-1003236.**

City Planning accepted application for this request on **March 17, 2005**.

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

Please be advised that this application is scheduled for a hearing before the Development Review Board (DRB) at **9 a.m.** on **Wednesday, April 13, 2005** in the **Planning Hearing Room, Lower Level, Plaza Del Sol Building, 600 Second St. NW.**

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

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

Sincerely,

Stephani I. Winklepleck

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

cc: Claire Senova, DRB Administrative Assistant

CITY OF PLANNING
PLANNING DEPARTMENT
PROPERTY OWNERSHIP LIST

Meeting Date: APRIL 13, 2005
Zone Atlas Page: B-10-Z
Notification Radius: 100 Ft.

Project# 1003236
App# 05DRB-00452
App# 05DRB-00453
App# 05DRB-00454

Cross Reference and Location:

Applicant: CLEARBROOK INVESTMENTS, INC
Address: 8901 ADAMS NE
ALBUQUERQUE NM 87114

Agent: RIO GRANDE ENGINEERING
Address: 1606 CENTRAL AVE SE, STE# 201
ALBUQUERQUE NM 87106

Special Instructions:

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

Date Mailed: MARCH 25, 2005

Signature: KYLE TSETHLIKAI

101006518006030219 LEGAL: TR 1 LAN D DIV PLAT FOR MARIN SUB'D TR 1 THRU 4 BEI LAND USE:
PROPERTY ADDR: 00000 N/A
OWNER NAME: LAHUSEN LARRY
OWNER ADDR: 00000

101006515005032001 LEGAL: TR D R/W PLAT OF VITTORIA SUBDIVISION AT VENTANA R LAND USE:
PROPERTY ADDR: 00000
OWNER NAME: VENTANA RANCH COMMUNITY ASSOC
OWNER ADDR: 00010 TRAMWAY LP NE ALBUQUERQUE NM 87122

101006520009530902 LEGAL: LT 1 5 BL K 1 PLAT OF CHAMISA RIDGE SUBD UNIT 1 CONT LAND USE:
PROPERTY ADDR: 00000 BIG SAGE
OWNER NAME: GARRITY MARK E & NANCY A
OWNER ADDR: 09705 BIG SAGE DR NW ALBUQUERQUE NM 87114

101006515608230561 LEGAL: LT 6 9 PL AT OF VITTORIA SUBDIVISION AT VENTANA RANC LAND USE:
PROPERTY ADDR: 00000 VERDI
OWNER NAME: LAS VENTANAS LTD PARTNERSHIP
OWNER ADDR: 00010 TRAMWAY LP NE ALBUQUERQUE NM 87122

101006515108230562 LEGAL: LT 6 8 PL AT OF VITTORIA SUBDIVISION AT VENTANA RANC LAND USE:
PROPERTY ADDR: 00000 VERDI
OWNER NAME: LAS VENTANAS LTD PARTNERSHIP
OWNER ADDR: 00010 TRAMWAY LP NE ALBUQUERQUE NM 87122

101006527404531018 LEGAL: TR A PLA T OF CHAMISA RIDGE SUBD UNIT 1 CONT 17.780 LAND USE:
PROPERTY ADDR: 00000 N/A
OWNER NAME: GELTMORE LAND LTD
OWNER ADDR: 04408 CANYON CT NE ALBUQUERQUE NM 87111

101006521007630903 LEGAL: LT 1 4 BL K 1 PLAT OF CHAMISA RIDGE SUBD UNIT 1 CONT LAND USE:
PROPERTY ADDR: 00000 N/A
OWNER NAME: BARAJAS RAMIRO & MARIA G
OWNER ADDR: 07115 WESTFORD PL NW ALBUQUERQUE NM 87114

101006516306530560 LEGAL: LT 7 0 PL AT OF VITTORIA SUBDIVISION AT VENTANA RANC LAND USE:
PROPERTY ADDR: 00000 VERDI
OWNER NAME: LAS VENTANAS LTD PARTNERSHIP
OWNER ADDR: 00010 TRAMWAY LP NE ALBUQUERQUE NM 87122

101006515806430559 LEGAL: LT 7 1 PL AT OF VITTORIA SUBDIVISION AT VENTANA RANC LAND USE:
PROPERTY ADDR: 00000 VERDI
OWNER NAME: LAS VENTANAS LTD PARTNERSHIP
OWNER ADDR: 00010 TRAMWAY LP NE ALBUQUERQUE NM 87122

101006515306430558 LEGAL: LT 7 2 PL AT OF VITTORIA SUBDIVISION AT VENTANA RANC LAND USE:
PROPERTY ADDR: 00000 VERDI
OWNER NAME: LAS VENTANAS LTD PARTNERSHIP
OWNER ADDR: 00010 TRAMWAY LP NE ALBUQUERQUE NM 87122

101006516505330548 LEGAL: LT 8 2 PL AT OF VITTORIA SUBDIVISION AT VENTANA RANC LAND USE:
PROPERTY ADDR: 00000 ADINA
OWNER NAME: D R HORTON INC
OWNER ADDR: 04400 ALAMEDA BL NE ALBUQUERQUE NM 87113

101006515505330550 LEGAL: LT 8 0 PL AT OF VITTORIA SUBDIVISION AT VENTANA RANC LAND USE:
PROPERTY ADDR: 00000 ADINA
OWNER NAME: D R HORTON INC
OWNER ADDR: 04400 ALAMEDA BL NE ALBUQUERQUE NM 87113

101006516005330549 LEGAL: LT 8 1 PL AT OF VITTORIA SUBDIVISION AT VENTANA RANC LAND USE:
PROPERTY ADDR: 00000 ADINA
OWNER NAME: D R HORTON INC
OWNER ADDR: 04400 ALAMEDA BL NE ALBUQUERQUE NM 87113

101006516804730547 LEGAL: LT 8 3 PL AT OF VITTORIA SUBDIVISION AT VENTANA RANC LAND USE:
PROPERTY ADDR: 00000 ADINA
OWNER NAME: D R HORTON INC
OWNER ADDR: 04400 ALAMEDA BL NE ALBUQUERQUE NM 87113

101006516904330546 LEGAL: LT 8 4 PL AT OF VITTORIA SUBDIVISION AT VENTANA RANC LAND USE:
PROPERTY ADDR: 00000 ADINA
OWNER NAME: D R HORTON INC
OWNER ADDR: 04400 ALAMEDA BL NE ALBUQUERQUE NM 87113

101006517003930545 LEGAL: LT 8 5 PL AT OF VITTORIA SUBDIVISION AT VENTANA RANC LAND USE:
PROPERTY ADDR: 00000 ADINA
OWNER NAME: D R HORTON INC
OWNER ADDR: 04400 ALAMEDA BL NE ALBUQUERQUE NM 87113

101006517103530544 LEGAL: LT 8 6 PL AT OF VITTORIA SUBDIVISION AT VENTANA RANC LAND USE:
PROPERTY ADDR: 00000 ADINA
OWNER NAME: D R HORTON INC
OWNER ADDR: 04400 ALAMEDA BL NE ALBUQUERQUE NM 87113

101006517303230543 LEGAL: LT 8 7 PL AT OF VITTORIA SUBDIVISION AT VENTANA RANC LAND USE:
PROPERTY ADDR: 00000 ADINA
OWNER NAME: D R HORTON INC
OWNER ADDR: 04400 ALAMEDA BL NE ALBUQUERQUE NM 87113

101006517402830542 LEGAL: LT 8 8 PL AT OF VITTORIA SUBDIVISION AT VENTANA RANC LAND USE:
PROPERTY ADDR: 00000 ADINA
OWNER NAME: D R HORTON INC
OWNER ADDR: 04400 ALAMEDA BL NE ALBUQUERQUE NM 87113

101006517602430541 LEGAL: LT 8 9 PL AT OF VITTORIA SUBDIVISION AT VENTANA RANC LAND USE:
PROPERTY ADDR: 00000 ADINA
OWNER NAME: D R HORTON INC
OWNER ADDR: 04400 ALAMEDA BL NE ALBUQUERQUE NM 87113

101006511701330530 LEGAL: TR B PLA T OF VITTORIA SUBDIVISION AT VENTANA RANCH LAND USE:
PROPERTY ADDR: 00000
OWNER NAME: VENTANA RANCH COMMUNITY ASSOC
OWNER ADDR: 00010 TRAMWAY LP NE ALBUQUERQUE NM 87122

101006517702030540 LEGAL: LT 9 0 PL AT OF VITTORIA SUBDIVISION AT VENTANA RANC LAND USE:
PROPERTY ADDR: 00000 ADINA
OWNER NAME: D R HORTON INC
OWNER ADDR: 04400 ALAMEDA BL NE ALBUQUERQUE NM 87113

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101006517901730539   LEGAL: LT 9 1 PL AT OF VITTORIA SUBDIVISION AT VENTANA RANC  LAND USE:
                     PROPERTY ADDR: 00000   ADINA
                        OWNER NAME: D R HORTON INC
                        OWNER ADDR: 04400   ALAMEDA                    BL NE ALBUQUERQUE NM       87113

101006518001330538   LEGAL: LT 9 2 PL AT OF VITTORIA SUBDIVISION AT VENTANA RANC  LAND USE:
                     PROPERTY ADDR: 00000   ADINA
                        OWNER NAME: D R HORTON INC
                        OWNER ADDR: 04400   ALAMEDA                    BL NE ALBUQUERQUE NM       87113

101006518100930537   LEGAL: LT 9 3 PL AT OF VITTORIA SUBDIVISION AT VENTANA RANC  LAND USE:
                     PROPERTY ADDR: 00000   ADINA
                        OWNER NAME: D R HORTON INC
                        OWNER ADDR: 04400   ALAMEDA                    BL NE ALBUQUERQUE NM       87113

101006418050820110   LEGAL: THE  N1/2  OF LT 6 OF SEC 15 T11N R2E CONT 3.00 AC M  LAND USE:
                     PROPERTY ADDR: 00000   N/A
                        OWNER NAME: RANSOM RICHARD E TRSUTEES RICH
                        OWNER ADDR: 00000                                ALBUQUERQUE NM       87103

101006421449220136   LEGAL: TR O F LA ND IN SEC 15 T11N R2E IN W NE NE NW CONT 5  LAND USE:
                     PROPERTY ADDR: 00000   N/A
                        OWNER NAME: MYSTIC LLC
                        OWNER ADDR: 05715   CENTRAL                     NE ALBUQUERQUE NM       87108
```

"Attachment A"

3/15/05
DAVID SOULE, RIO GRANDE ENGINEERING
1606 CENTRAL SE, SUITE 201
PHONE: 872-0999 FAX: 872-2205
ZONE MAP: B-10

Ventana Ranch NA (R)
***Laura Horton**
7224 Cascada Rd. NW / 87114 898-8103 (h)
Bruce Nyberg
6824 Brushfield Rd. NW / 87114 890-6559 (h)

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

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

NOTICE TO APPLICANTS

SUGGESTED INFORMATION FOR NEIGHBORHOOD NOTIFICATION LETTERS

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

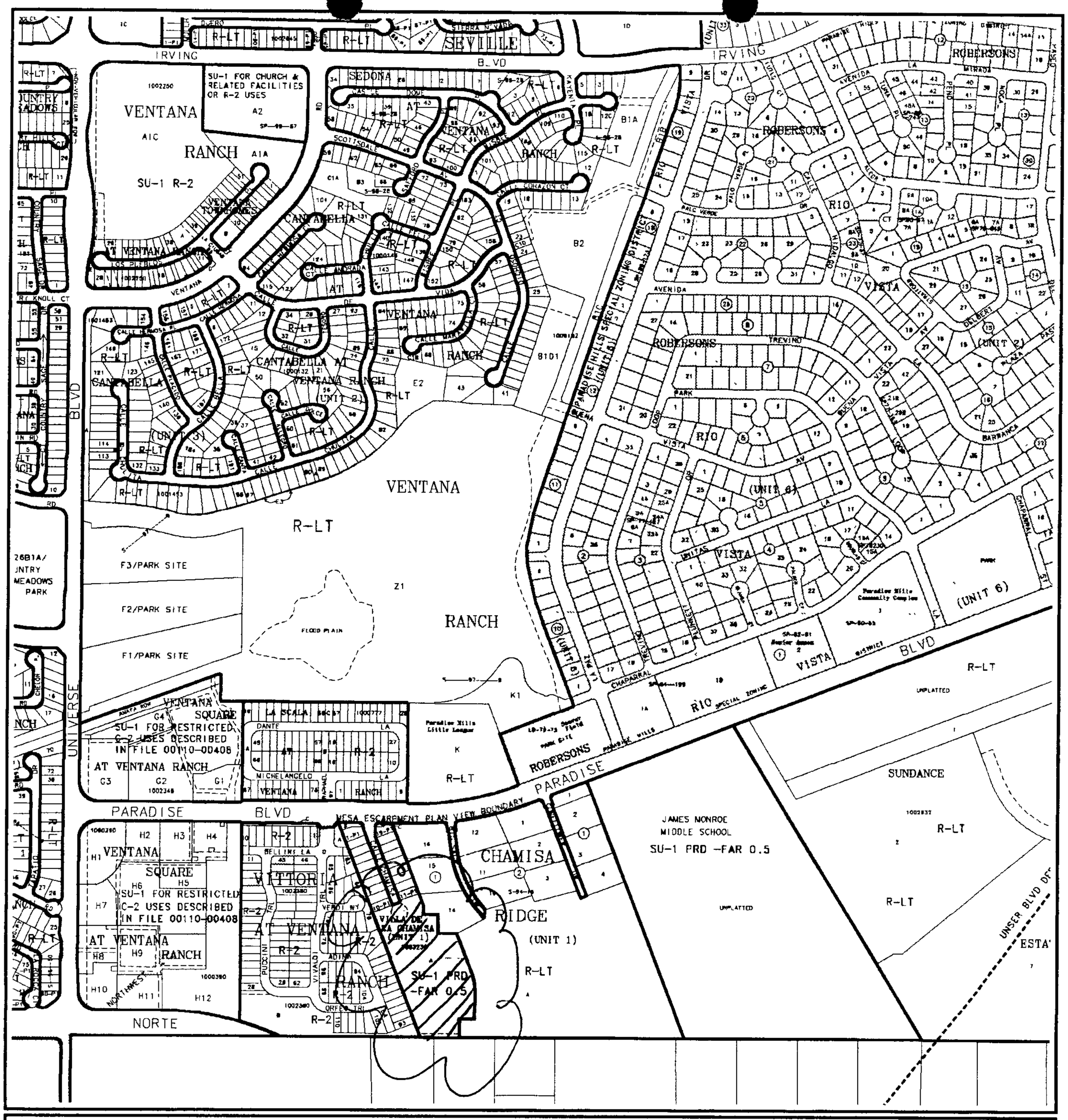
WE RECOMMEND THAT THE NOTIFICATION LETTER INCLUDE THE FOLLOWING INFORMATION:

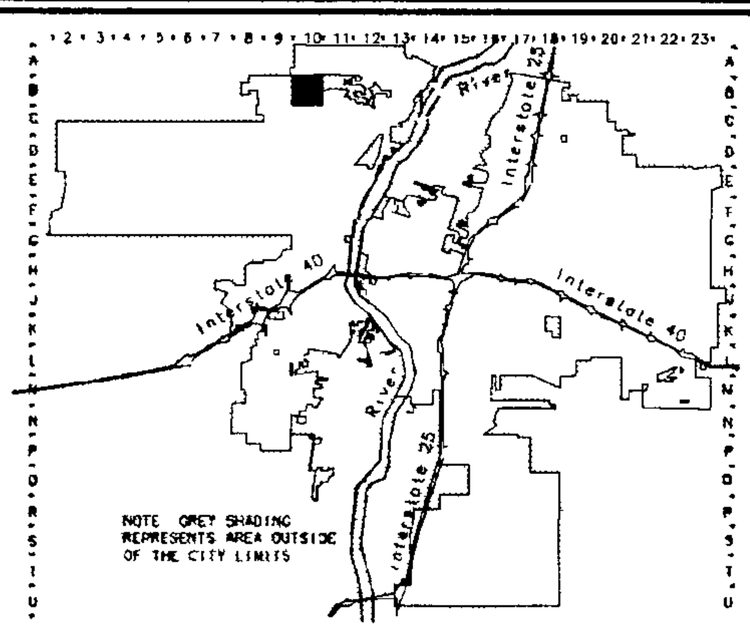
1. The street address of the subject property.
2. The legal description of the property, including lot or tract number (if any), block number (if any), and name of the subdivision.
3. A physical description of the location, referenced to streets and existing land uses.
4. A complete description of the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

* *

(below this line for ONC use only)

Date of Inquiry: **3/15/05** Time Entered: **2:05PM** ONC Rep. Initials: **JK**





Albuquerque Geographic Information System
PLANNING DEPARTMENT

© Copyright 2004

GRAPHIC SCALE IN FEET

250 0 750 1000

Zone Atlas Page

B-10-Z

Map Amended through March 08, 2005

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 Villa de la Chamisa Phase 2

AGIS MAP # B-10

LEGAL DESCRIPTION Tract A - Villa de la Chamisa Unit 1

____ **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 5/7/04 [date].

Applicant / Agent — Date 3/15/05

Bradley L. Bjorn — Hydrology Division Representative — Date 3/15/05

____ **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 NMUI [date]

Applicant / Agent — Date 3/15/05

Utilities Division Representative — Date 3/15/05

DRB#____-_____

Current DRC
Project Number:_____

ORIGINAL

FIGURE 12

INFRASTRUCTURE LIST

Clair

Date Submitted: 4/20/05
Date Site Plan Approved: 6/23/05
Date Preliminary Plat Approved: 4/20/05
Date Preliminary Plat Expires: 4/20/06
DRB Project No.: 1003236
DRB Application No.: 05-00454

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

VILLA DE LA CHAMISA SUBDIVISION- UNIT 2
PROPOSED NAME OF PLAT AND/OR SITE DEVELOPMENT PLAN

TRACT A- VILLA DE LA CHAMISA UNIT 1
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
		26' F-F	Residential Road with Curb and Gutter including 4' wide Sidewalk*	Calle Chamisa	Lot 10	Terminous 26' stub to South	/	/	/
		26'F-f	Residential Road with Curb and Gutter Including 4' wide sidewalk*	Calle Arbol	Calle Chamisa	East Property Line	/	/	/
		~~24'~~ 20' E-E	Residential Road w/o Curb and Gutter no sidewalk	Calle Arbol	East Property Line	Big Sage Drive	/	/	/
		26'F-f	Residential Road with Curb and Gutter Including 4' wide sidewalk*	Calle Pinon	Calle Chamisa	Terminous	/	/	/
		8"	Waterline**	Calle Chamisa	Lot 10	Terminous	/	/	/
		8"	Sewerline** W/ Lift Station - force main	Calle Chamisa	Lot 10	Terminous	/	/	/
		8"	Waterline**	Calle Arbol	Calle Chamisa	East Property Line	/	/	/
		8"	Sewerline**	Calle Arbol	Calle Chamisa	East Property Line	/	/	/
		6"	Waterline**	Calle Pinon	Calle Chamisa	Terminous	/	/	/

PAGE ____ OF ____

revised 07/01/01

ORIGINAL

SIA Sequence #	COA DRC Project #	Size	Type of Improvement	Location	From	To	Private Inspector	City Inspector	City Cnst Engineer
		8"	Sewerline**	Calle Pinon	Calle Chamisa	Terminous	/	/	/
		~~$ 505 / lot~~	~~Traffic Mitigatition Fee~~	~~N/A~~	~~N/A~~	~~N/A~~	/	/	/
		24" RCP	RCP stormdrain	Public Drainage Easement (Lot 16)	East Property Line	West Property Line	/	/	/
			Public Drainage Pond with agreement and coventents	Lots 17, 18, 19			/	/	/
			vehicle gate per site plan	Calle Arbol	east propery line	East Property line	/	/	/
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PAGE ____ OF ____

revised 07/01/01

ORIGINAL

NAME OF PLAT AND/OR SITE PLAN _____

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

NOTES

1 Grading certification required prior to release of financial guarantee
* Internal sidewalks to be deferred
** Water and Sewer are in New Mexico Utilities Franchise Area and will not be bonded to City of Albuquerque

2 Streetlights shall be constructed per DPM

3

AGENT / OWNER	DEVELOPMENT REVIEW BOARD MEMBER APPROVALS	
David Sodi NAME (print)	Andrew Garcia 4/20/05 DRB CHAIR - date	Christina Sandoval 4/20/05 PARKS & GENERAL SERVICES - date
Rio Grande Engineering FIRM	4-20-05 TRANSPORTATION DEVELOPMENT - date	_____ AMAFCA - date
DMM 3/15/05 SIGNATURE - date	Roger Lee 4/20/05 UTILITY DEVELOPMENT - date	3-21-05 New Mexico Utilities, Inc - date
MAXIMUM TIME ALLOWED TO CONSTRUCT THE IMPROVEMENTS WITHOUT A DRB EXTENSION: _____	Bradley L. Brigham 4/20/05 CITY ENGINEER - date	_____ _____ - date

DESIGN REVIEW COMMITTEE REVISIONS

REVISION	DATE	DRC CHAIR	USER DEPARTMENT	AGENT /OWNER
1	6/28/05			

PAGE ____ OF ____

revised 07/01/01

City of Albuquerque

DEVELOPMENT/ PLAN REVIEW APPLICATION

	Supplemental form
SUBDIVISION	**S**
X 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: CLEARBROOK INVESTMENTS, INC PHONE: 505-858-1800

ADDRESS: 8901 ADAMS NE FAX: 505-858-1811

CITY: ALBUQUERQUE STATE NM ZIP 87114 E-MAIL: WWW.STILLBROOKE.COM

Proprietary interest in site: OWNER **List all owners:** SOLE OWNER BY CONTRACT

AGENT (if any): RIO GRANDE ENGINEERING PHONE: 505-321-9099

ADDRESS: 1606 CENTRAL SE, SUITE 201 FAX: 505-872-2205

CITY: ALBUQUERQUE STATE NM ZIP 87106 E-MAIL: david@riograndeengineering.com

DESCRIPTION OF REQUEST: FINAL PLAT APPROVAL

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

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

Lot or Tract No. Tract A Block: ___ Unit: ___

Subdiv. / Addn. ~~Villa de la Chamisa Unit 1~~ ~~PDR~~ Villa de la Chamisa, Unit 2

Current Zoning: SU-1 for PRD Proposed zoning: SU-1 for PRD

Zone Atlas page(s): B-10 No. of **existing** lots: 1 No. of **proposed** lots: 33

Total area of site (acres): 5.88 Density if applicable: dwellings per gross acre: .5far dwellings per net acre: 6

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

UPC No. 101006518006030219, MRGCD Map No. ___

LOCATION OF PROPERTY BY STREETS: On or Near: Calle Chamisa NW

Between: Vivaldi Trail NW and Big Sage NW

CASE HISTORY:

List **any** current or prior case number that may be relevant to your application (Proj., App., DRB-, AX_,Z_, V_, S_, etc.): 1003236

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

SIGNATURE [signature] DATE 6/20/05

(Print) DAVID SOULE, PE ___ Applicant _X_ Agent

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

☐ **INTERNAL ROUTING**	Application case numbers	Action	S.F.	Fees
☑ All checklists are complete	05DRB - - 01055	FP	33	$ 0
☑ All fees have been collected	- -	GFM		$ 20.00
☑ All case #s are assigned	- -			$
N ☐ AGIS copy has been sent	- -			$
☑ Case history #s are listed	- -			$
N ☐ Site is within 1000ft of a landfill				Total
N ☐ F.H.D.P. density bonus				$ 20.00
N ☐ F.H.D.P. fee rebate	Hearing date 06/29/05			

Sandy Handley 06/21/05 PROJECT # 1003236

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 Official D.R.B. Notice of approval
__ 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.**

✓ X Proposed Final Plat (folded to fit into an 8.5" by 14" pocket) **6** copies for unadvertised meetings, **4** copies for internal routing.
✓ X Design elevations & cross sections of perimeter walls
✓ X Zone Atlas map with the entire property(ies) precisely and clearly outlined and crosshatched (to be photocopied)
NA Original Mylar drawing of the proposed plat for internal routing only. Otherwise, bring Mylar to meeting.
✓ X Property owner's and City Surveyor's signatures on the Mylar drawing
✓ X SIA financial guaranty verification
NA Landfill disclosure and EHD signature line on the Mylar drawing if property is within a landfill buffer
X Any original and/or related file numbers are listed on the cover application
Sprint **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, **4** copies for internal routing
__ Original Preliminary Plat, Infrastructure List, and/or Grading Plan (folded to fit into an 8.5" by 14" pocket) **6** copies for unadvertised meetings. **4** copies for 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 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.

David Sork
Applicant name (print)

6/20/05
Applicant signature / date

Form revised 10/03

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

Application case numbers
05DRB - ____ - 01055
____ - ____ - ____
____ - ____ - ____

Sandy Handley 06/21/05
Planner signature / date

Project # 1003236

Rio Grande Engineering

June 20, 2005

Ms. Sheran Matson
Chair- Development Review Board
City of Albuquerque
600 Second Street NW
Albuquerque, NM 87102

RE: Final Plat approval for
Villa de la Chamisa Subdivision- Unit 2
Project # 1003236

Dear Ms. Matson:

The purpose of this letter is to introduce and explain the proposed Final Plat for Villa de la Chamisa phase 2. The Site Plan for Subdivision was approved and the approval of the Site Plan for Subdivision was delegated to the DRB by the EPC on April 15, 2004. The DRB approved the Site plan for Subdivision and Building Permit on June 6, 2004. The preliminary plat was approved on April 20, 2005. The project has been financially guaranteed and a copy of the recorded SIA is enclosed.

Should you have any questions regarding this submittal, feel free to contact me.

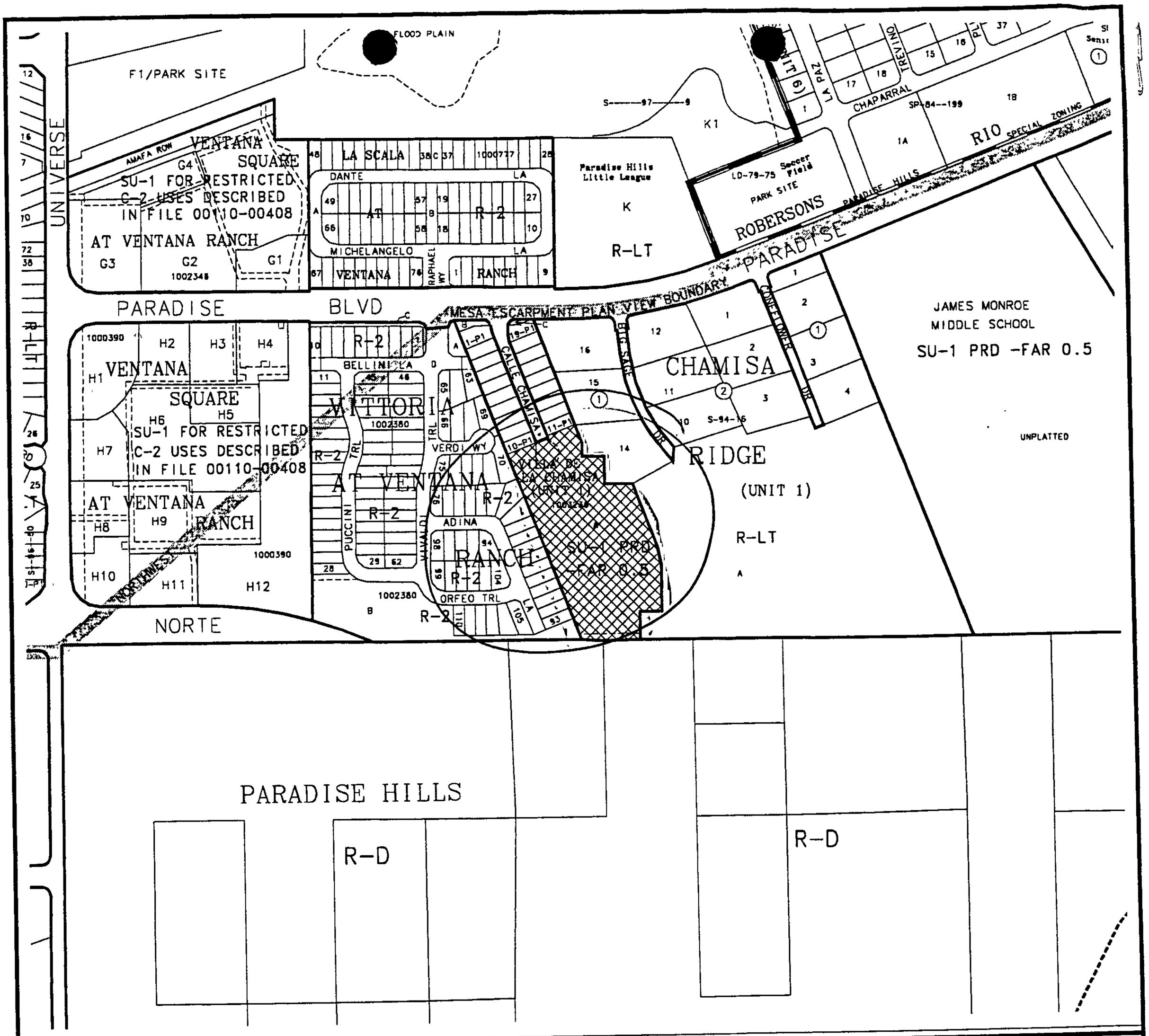
Sincerely,

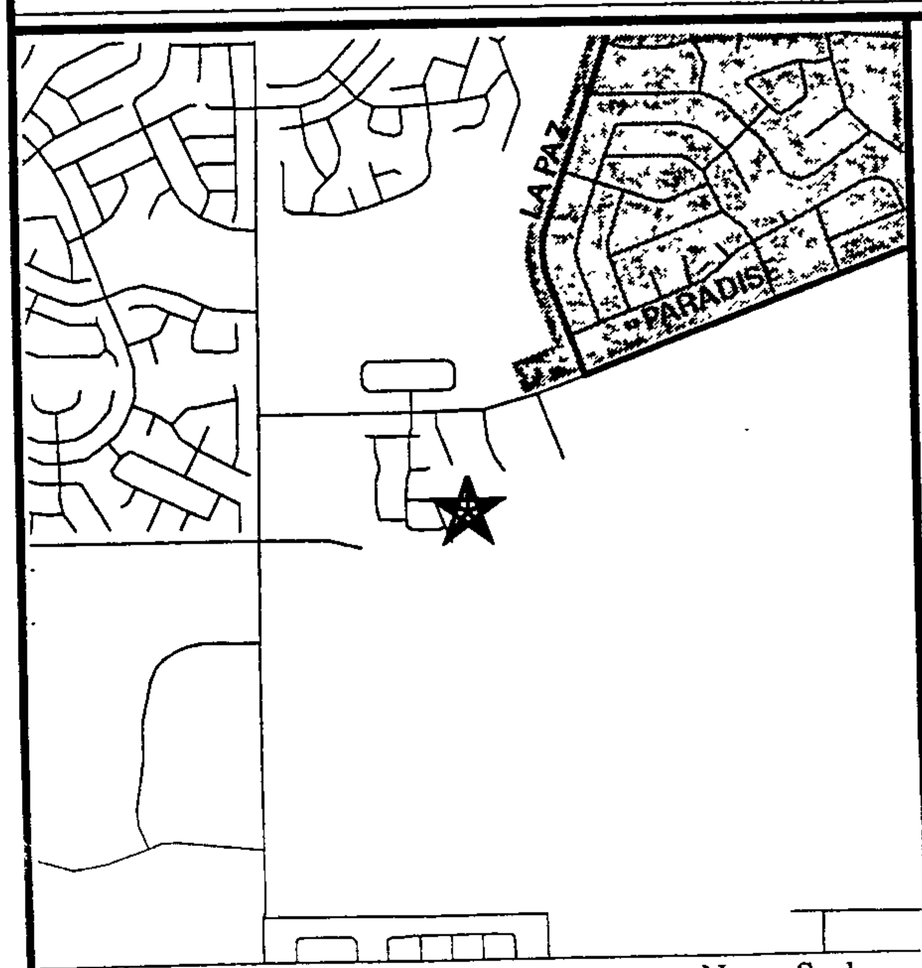
David Soule, PE

cc: Scott Henry

JN: 2300

Drbsubltr062005





Note: Shaded area indicates County

Not to Scale

ZONING MAP

AGIS

Scale 1"= 513 '

PROJECT NO.
1003236

HEARING DATE
4-13-05

MAP NO.
B-10

ADDITIONAL CASE NUMBER(S)
05DRB-00452
05DRB-00453
05DRB-00454

No. of Lots: 36
Nearest Major Streets
Universe & Paradise NW

FIGURE 12

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

AGREEMENT TO CONSTRUCT
PUBLIC AND/OR PRIVATE SUBDIVISION IMPROVEMENTS

THIS AGREEMENT is made this 7th day of June, 20 05, by and between the City of Albuquerque, New Mexico ("City"), a municipal corporation, whose address is P. O. Box 1293 (One Civic Plaza), Albuquerque, New Mexico 87103, and Clearbrook Investments Inc ("Subdivider"), a [state the type of business entity, for instance, "New Mexico corporation," "general partnership," "joint venture," "individual," etc.:] New Mexico Corporation, whose address is 8901 Adams, NE Suite A. Alb NM 87113 and whose telephone number is 505-858-1800, 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 A, Villa de la Chamisa Unit 1, recorded on January 18, 2005 in the records of the Bernalillo County Clerk at Book vol. 2005C, pages folio 20 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:] Clearbrook Investments, Inc ("Owner").

The Subdivider has submitted and the City has approved a preliminary plat or Site Development Plan identified as Villa de la Chamisa Unit 2 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 5th day of May, 2006 ("Construction Completion Deadline"), at no cost to the City. The Improvements are shown in greater detail on the Subdivider's proposed and approved plans, which have been filed with the City Engineer and are identified as Project No. 741982.

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

Mary Herrera Bern. Co. AGRE R 19.00
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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:

Type of Fee	Amount
Engineering Fee	3.25% of Actual Construction Cost
Excavation And Sidewalk Ordinance, Street Restoration Fees	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 JCI, and construction surveying of the private Improvements shall be performed by JCI. 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 Rio Grande Engineering, and inspection of the private Improvements shall be performed by Rio Grande Engineering, 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 Geotest, Inc, and field testing of the private Improvements shall be performed by Geotest, Inc, both certified testing laboratories under the supervision of a New Mexico Registered Professional Engineer, in accordance with the current City of Albuquerque Standard Specifications for Public Works Construction. If any field testing is performed by an entity other than the City, the City may monitor the field testing and the Subdivider shall ensure that the field testing entity provides all field testing results, reports and related data to the City which the City requires for review. The Subdivider shall pay the City a reasonable fee for any field testing performed by the City.

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

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

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

Type of Financial Guaranty: Loan Reserve
Amount: $ 174,879.59 Name of Financial Institution or Surety Compass Bank
Date City first able to call Guaranty: May 5 2006
[Construction Completion Deadline]: May 5 2006 20____
If Guaranty other than a Bond, last day City able to call Guaranty is:
July 5, 20 06
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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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]: Cynthia A. King
Name: Cynthia A. King Clearbrook Investments Inc
Title: VP Finance
Dated: 5-23-05

CITY OF ALBUQUERQUE

City Engineer
Dated: 6-07-05

6/7/05

SUBDIVIDER'S NOTARY

STATE OF NM)
) ss.
COUNTY OF Bernalillo)

This instrument was acknowledged before me on 23rd day of May, 20 05 by [name of person:] Cynthia A. King, [title or capacity, for instance, "President" or "Owner":] VP of Finance of [Subdivider:] Clearbrook Investments Inc.

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

Deborah J. Fisher
Notary Public

My Commission Expires:
May 12, 2008

CITY'S NOTARY

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

This instrument was acknowledged before me on 7th day of, June, 20 05 by Richard Dourte, City Engineer of the City of Albuquerque, a municipal corporation, on behalf of said corporation.

Gloria D. Saavedra
Notary Public

My Commission Expires:
11-25-2007

EXHIBIT A AND POWER OF ATTORNEY ATTACHED

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Current DRC
Project Number_____

ORIGINAL

FIGURE 12

INFRASTRUCTURE LIST

Date Submitted: 4/20/05
Date Site Plan Approved: 6/23/05
Date Preliminary Plat Approved: 4/20/05
Date Preliminary Plat Expires: 4/20/06
DRB Project No.: 1003236
DRB Application No.: 05-00454

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

VILLA DE LA CHAMISA SUBDIVISION- UNIT 2
PROPOSED NAME OF PLAT AND/OR SITE DEVELOPMENT PLAN

TRACT A- VILLA DE LA CHAMISA UNIT 1
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
B-1	741982	26' F-F	Residential Road with Curb and Gutter including 4' wide Sidewalk*	Calle Chamisa 710 + 17 x 2π (30) 1260 + 2π(45) - 80 1260 + 2π(45) - 80	Lot 10	Terminous 26' Stub to South	1	1	1
Su-1		26'F-f	Residential Road with Curb and Gutter including 4' wide sidewalk*	Calle Arbol 410	Calle Chamisa	East Property Line	1	1	1
		24' E-E	Residential Road w/o Curb and Gutter no sidewalk	Calle Arbol 160	East Property Line	Big Sage Drive	1	1	1
		26'F-f	Residential Road with Curb and Gutter Including 4' wide sidewalk*	Calle Pinon 260	Calle Chamisa	Terminous	1	1	1
NMUI		8"	Waterline**	Calle Chamisa	Lot 10	Terminous	1	1	1
NMUI		8"	Sewerline**	Calle Chamisa	Lot 10	Terminous	1	1	1
		8"	Waterline**	Calle Arbol	Calle Chamisa	East Property Line	1	1	1
		8"	Sewerline**	Calle Arbol	Calle Chamisa	East Property Line	1	1	1
		6"	Waterline**	Calle Pinon	Calle Chamisa	Terminous	1	1	1

PAGE ____ OF ____

revised 07/01/1

Sequence #	Project #	Size	Type of Improvement	Location	From	To	Private Inspector	City Inspector	City Cnst Engineer
MMUI	741982	8"	Sewerline**	Calle Pinon	Calle Chamisa	Terminous	/	/	/
		~~$ 585 / lot~~	~~Traffic Mitigatition Fee~~	N/A	N/A	N/A	/	/	/
B-1		24" RCP	RCP stormdrain 130	Public Drainage Easement (Lot 16)	East Property Line	West Property Line	/	/	/
			Public Drainage Pond with agreement and coventents	Lots 17, 18, 19			/	/	/
B-1			vehicle gate per site plan	Calle Arbol	east propery line	East Property line	/	/	/
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PAGE ___ OF ___

revised 07/01/

NAME OF PLAT AND/OR SITE PLAN _____

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

NOTES

1 Grading certification required prior to release of financial guarantee
* Internal sidewalks to be deferred
** Water and Sewer are in New Mexico Utilities Franchise Area and will not be bonded to City of Albuquerque

2 Streetlights shall be constructed per DPM

3

AGENT / OWNER

David Soule
NAME (print)

Rio Grande Engineering
FIRM

DMM 3/15/05
SIGNATURE - date

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

DEVELOPMENT REVIEW BOARD MEMBER APPROVALS

Andrew Garcia 4/20/05
DRB CHAIR - date

Christina Sandoval 4/20/05
PARKS & GENERAL SERVICES - date

4-20-05
TRANSPORTATION DEVELOPMENT - date

_____
AMAFCA - date

Roger Lee 4/20/05
UTILITY DEVELOPMENT - date

3-21-05
New Mexico Utilities, Inc - date

Bradley L. Brigham 4/20/05
CITY ENGINEER - date

_____ - date

DESIGN REVIEW COMMITTEE REVISIONS

REVISION	DATE	DRC CHAIR	USER DEPARTMENT	AGENT /OWNER

PAGE ____ OF ____

revised 07/01/01

FINANCIAL GUARANTY AMOUNT

05/09/2005

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

Project Description:

Project ID #: 741982, Villa de la Chamisa, unit 2, Phase/Unit #: 1

Requested By: **David Soule, PE w/ Rio Grande Engineering**

Approved estimate amount:		$109,708.11
Contingency Amount:	10.00%	$10,970.81
Subtotal:		$120,678.92
NMGRT	6.75%	$8,145.83
Subtotal:		$128,824.75
Engineering Fee	6.60%	$8,502.43
Testing Fee	2.00%	$2,576.49
Subotal:		$139,903.67
FINANCIAL GUARANTY RATE		1.25
Retainage Amount:		$.00
TOTAL FINANCIAL GUARANTY REQUIRED		**$174,879.59**

APPROVAL: DATE:

05-09-05

Notes: 10% contingency, plans not approved. Certification for grading & drainage prior to release of financial guaranty. Water & SAS by NMUI and not included in this financial guaranty.

Compass Bank

P.O. Box 26144
Albuquerque, New Mexico 87125
www.compassweb.com

May 24, 2005

James Lewis
Chief Administrative Officer
City of Albuquerque
P. O. Box 1293

RE: Loan Reserve for **Clearbrook Investments, Inc.**
City of Albuquerque Project No.: 7419.82
Project Name: Villa de la Chamisa Unit 2, Phase/Unit #1

Dear Mr. Lewis:

This is to advise the City of Albuquerque ("*City*") that at the request of Clearbrook Investments, Inc., Compass Bank ("*Financial Institution*") in Albuquerque, New Mexico, holds a loan reserve in the sum of ONE HUNDRED SEVENTY FOUR THOUSAND EIGHT HUNDRED SEVENTY NINE DOLLARS AND 59/100's ($174,879.59) ("*Loan Reserve*") for the exclusive purpose of providing the financial guarantee which the City requires Clearbrook Investments, Inc, ("*Subdivider*") to provide for the installation of the improvements which must be constructed at ***Villa de la Chamisa Unit 2 Subdivision***, Project No. 741982 ("*Project*"). The amount of the Loan reserve is 125% of the *City's* estimated cost of the project as required by the *City's* Subdivision Ordinance. The improvements are identified in the agreement between the City of Albuquerque and *Subdivider,* which was recorded on June 9, 2005 in the records of the Clerk of Bernalillo County, New Mexico in Book A-98 Pages 1558 to 1558.

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

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

3) **Draw on Reserve:** If by May 5, 2006 the improvements described in the Agreement have not been fully installed, inspected, approved and accepted by the City, then, upon presentation between May 5, 2006 and July 5, 2006 inclusive, the *City* may demand payment from the *Financial Institution* up to the lesser of the amount stated in this Loan Reserve Letter or the latest Reduced Loan Reserve Balance authorized in writing by the *City*. The *City* may demand payment by delivering to the *Financial Institution* a certified "Demand for Payment" executed by the CAO or the CAO's authorized designee which shall state that the *Subdivider* has failed to comply with the terms of the Agreement and also shall state the estimated cost of completing the improvements specified in the Agreement ("*Estimated Cost of Completion*"). Upon receipt of the Demand for Payment, the Financial Institution shall promptly draw from the loan reserves by cashier's check to the City of Albuquerque the amount of 125% of the *estimated cost of completion*, not to exceed the lesser of the amount stated in this Loan Reserve or the latest Reduced Loan Reserve Balance authorized in writing by the *City*. The *Financial Institution* shall deliver the cashier's check to the *City* within 3 days of receipt of the Demand for Payment.

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

a. Sixty (60) days after the *City* accepts the completed improvements specified in the Agreement; or
b. *City* delivery of the Demand for Payment and the *Financial Institution's* payment to the *City* by cashier's check as required in Section 3 herein; or
c. Expiration of the date July 5, 2006 or
d. Written termination of this Loan Reserve Letter signed by its Chief Administrative Officer of the *City*

Compass Bank, Albuquerque New Mexico

By: _____
Rick White, Sr. Vice President

ACCEPTED
City of Albuquerque

By: _____ Date: 6-07-05
CAO or the CAO's authorized designee

Lyle Ehlos

6-2-05

WITNESSES

_____ Date _____ _____ Date_____

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

PAID RECEIPT

APPLICANT NAME CLEARBROOK INVESTMENTS, INC

AGENT RIO GRANDE ENGINEERING

ADDRESS 1606 CENTRAL SE STE 201

PROJECT & APP # 1003236/05DRB01055

PROJECT NAME VILLA DE LA CHAMISA UNIT # 1

$ 20.00 441032/3424000 Conflict Management Fee

$ _____ 441006/4983000 DRB Actions

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

$ _____ 441018/4971000 Public Notification

$ _____ 441006/4983000 DRAINAGE PLAN REVIEW OR TRAFFIC IMPACT STUDY***

( )Major/Minor Subdivision ( )Site Development Plan ( )Bldg Permit
( ) Letter of Map Revision ( )Conditional Letter of Map Revision
( ) Traffic Impact Study

$ 20.00 TOTAL AMOUNT DUE

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

Rio Grande Engineering
1606 Central Ave SE Suite 201
Albuquerque New Mexico 87106

BANK OF THE WEST
THE ACADEMY OFFICE
1-800-488-2265
95-681/1070

10317

6/21/05

Pay to the Order of City of Albuq $ 20.00

Twenty dollars and no/100 Dollars

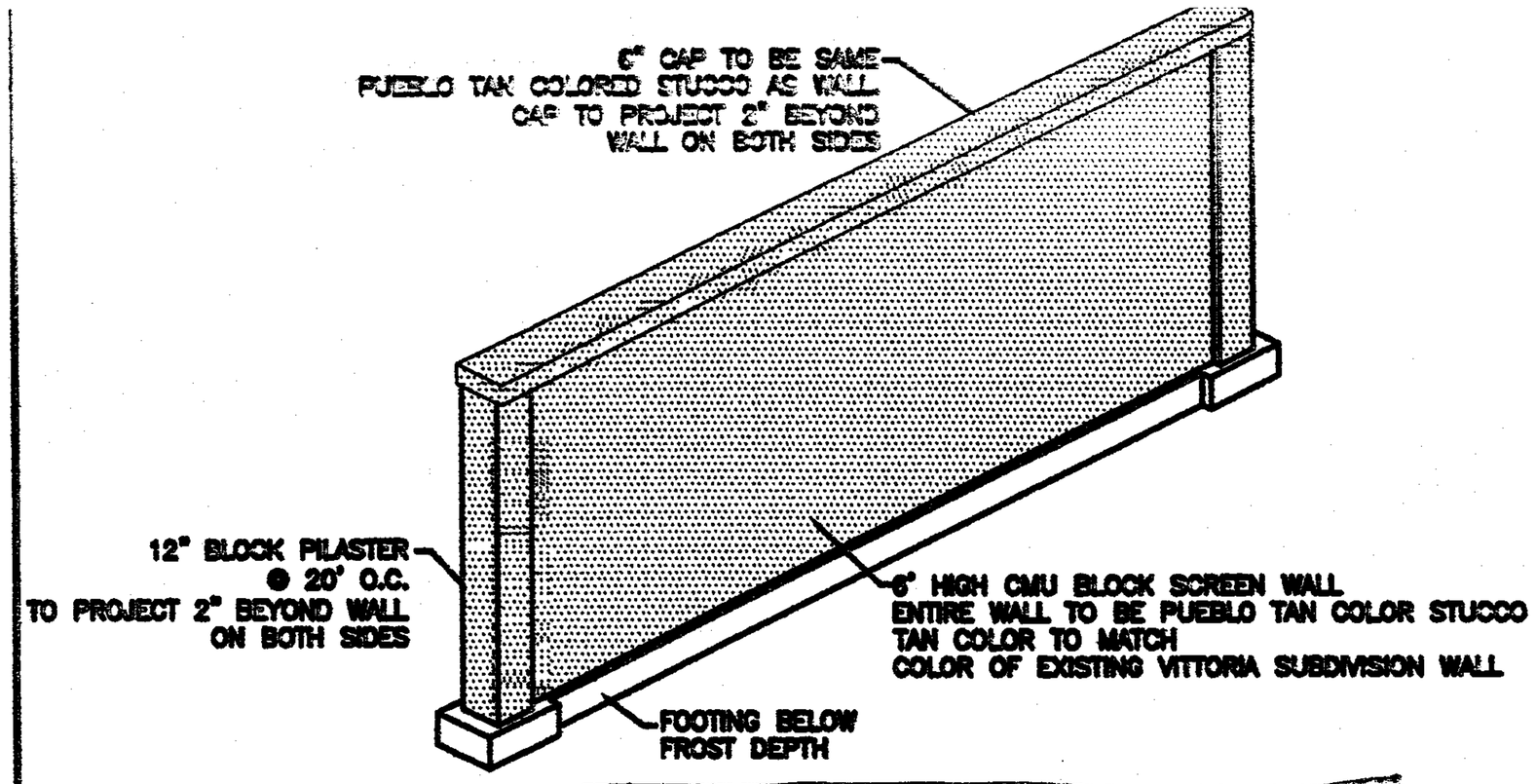
City Of Albuquerque
Treasury Division

6/21/2005 11:28AM LOC: AWNX
RECEIPT# 00414809 WSH 007 TRANS# 0025
Account 441032 Fund 0110
Activity 3424000 TRSLJS
Trans Amt $20.00
J24 Misc $0.00
$20.00
CHANGE 10.00

memo Villa de la Chamisa

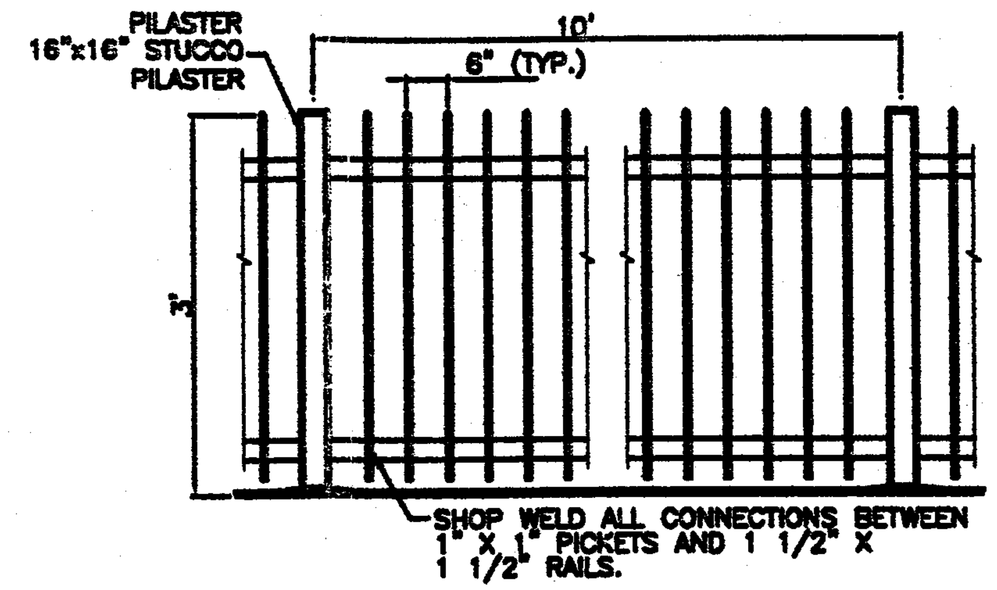
⑈010317⑈ ⑆107006813⑆ 2850227249⑈

© 2003 INTUIT INC. # 145 1-800-433-8810



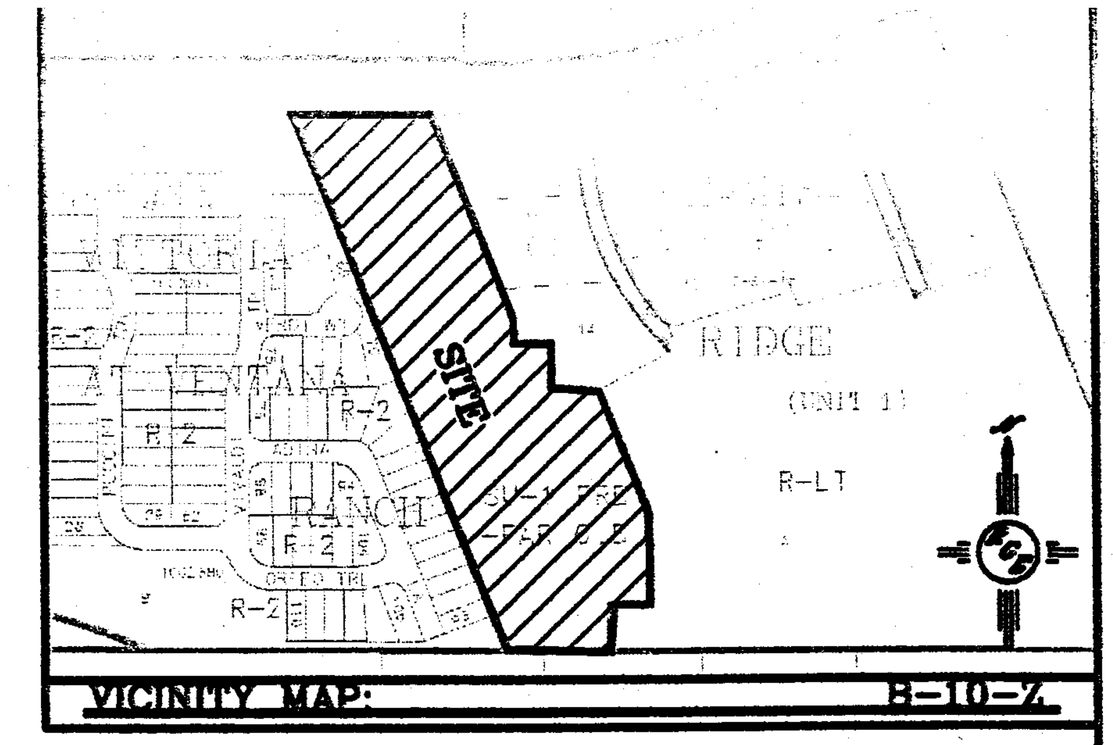
6' PERIMETER SCREEN WALL DETAIL ALONG PARADISE BOULEVARD

NTS



WROUGHT IRON FENCE DETAIL

NTS



VICINITY MAP: B-10-Z

LEGAL DESCRIPTION:

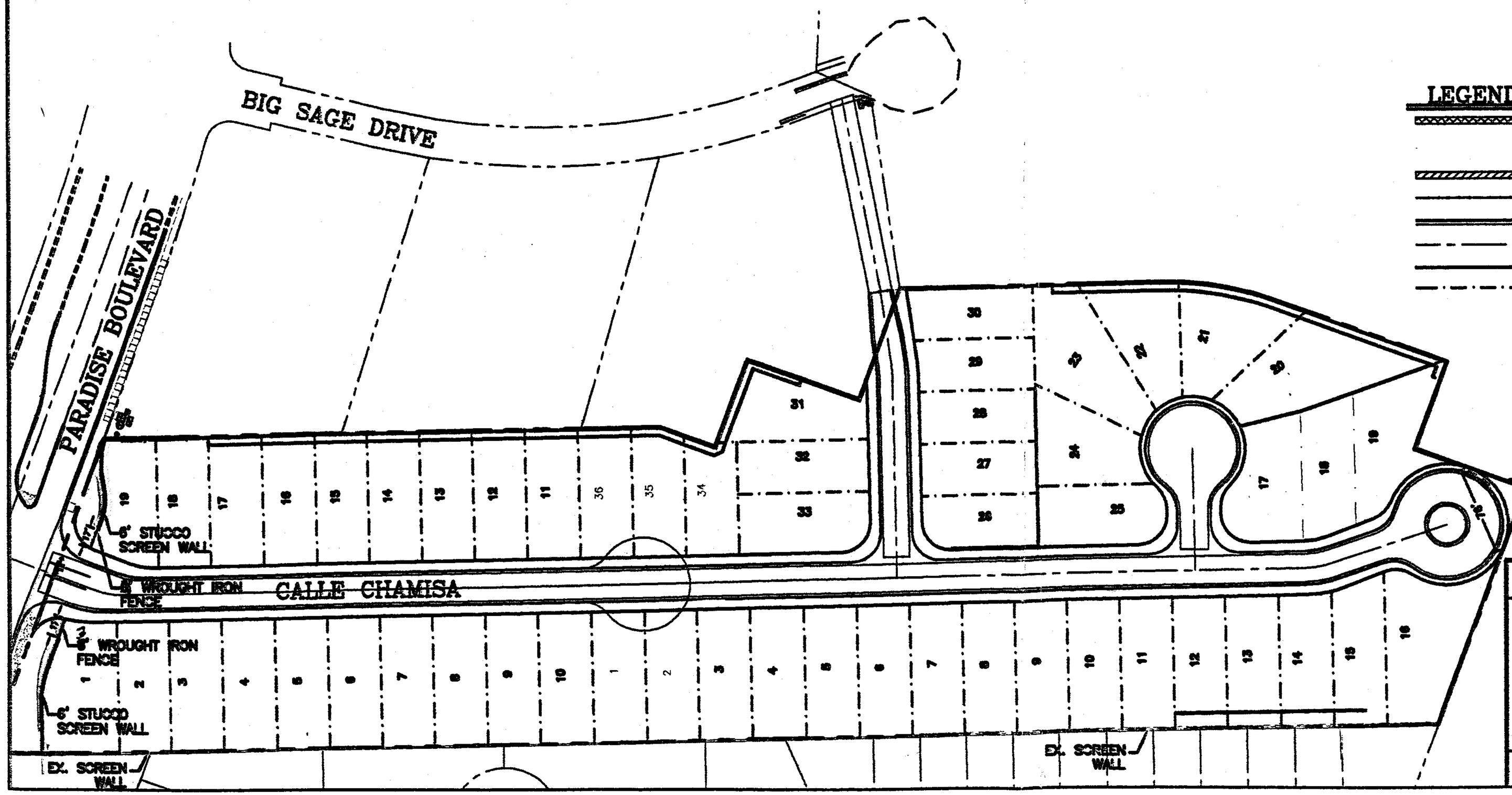
TRACT 1, LANDS OF MARIN

NOTES:

1. ALL EXPOSED WALL HEIGHTS ON ADJOINING PROPERTIES SHALL NOT EXCEED 5' OF EXPOSED WALL FACE.
2. PERIMETER AND COMMON WALLS SHALL BE TAN CMU UNLESS OTHERWISE NOTED.

LEGEND

- PROPOSED RETAINING WALL—EXPOSED FACE OF SCREEN WALL W/RETAINING WALL FACING ADJOINING PROPERTIES SHALL NOT EXCEED 8'.
- PROPOSED 6' SCREEN WALL
- PROPOSED WROUGHT IRON FENCE
- PROPOSED CURB AND GUTTER
- CENTERLINE
- RIGHT-OF-WAY
- LOT LINES



Perimeter Wall Approved

DRB Chair

12/08/04

Date

DRB#1003236

ENGINEER'S SEAL	VILLA DE LA CHAMISA	DRAWN BY WCWU
	WALL DESIGN EXHIBIT	DATE 6-15-04
	Rio Grande Engineering	SHEET #
DAVID SOULE P.E. #14522		JOB # 2300

Current DRC
Project Number_____

ORIGINAL

FIGURE 12

INFRASTRUCTURE LIST

Date Submitted: 4/20/05
Date Site Plan Approved: 6/23/05
Date Preliminary Plat Approved 4/20/05
Date Preliminary Plat Expires. 4/20/06
DRB Project No.: 1003236
DRB Application No : 05-00454

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

VILLA DE LA CHAMISA SUBDIVISION- UNIT 2
PROPOSED NAME OF PLAT AND/OR SITE DEVELOPMENT PLAN

TRACT A- VILLA DE LA CHAMISA UNIT 1
EXISTING LEGAL DESCRIPTION PRIOR TO PLATTING ACTION

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		26' F-F	Residential Road with Curb and Gutter including 4' wide Sidewalk*	Calle Chamisa	Lot 10	Terminous 26' Stub to South	/	/	/
		26'F-f	Residential Road with Curb and Gutter Including 4' wide sidewalk*	Calle Arbol	Calle Chamisa	East Property Line	/	/	/
		24' E-E	Residential Road w/o Curb and Gutter no sidewalk	Calle Arbol	East Property Line	Big Sage Drive	/	/	/
		26'F-f	Residential Road with Curb and Gutter Including 4' wide sidewalk*	Calle Pinon	Calle Chamisa	Terminous	/	/	/
		8"	Waterline**	Calle Chamisa	Lot 10	Terminous	/	/	/
		8"	Sewerline**	Calle Chamisa	Lot 10	Terminous	/	/	/
		8"	Waterline**	Calle Arbol	Calle Chamisa	East Property Line	/	/	/
		8"	Sewerline**	Calle Arbol	Calle Chamisa	East Property Line	/	/	/
		6"	Waterline**	Calle Pinon	Calle Chamisa	Terminous	/	/	/

PAGE ____ OF ____

revised 07/01/01

ORIGINAL

SIA Sequence #	COA DRC Project #	Size	Type of Improvement	Location	From	To	Private Inspector	City Inspector	City Cnst Engineer
		8"	Sewerline**	Calle Pinon	Calle Chamisa	Terminous	/	/	/
		~~$ 505 / lot~~	~~Traffic Mitigatition Fee~~	N/A	N/A	N/A	/	/	/
		24" RCP	RCP stormdrain	Public Drainage Easement (Lot 16)	East Property Line	West Property Line	/	/	/
			Public Drainage Pond with agreement and coventents	Lots 17, 18, 19			/	/	/
			vehicle gate per site plan	Calle Arbol	east propery line	East Property line	/	/	/
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PAGE ___ OF ___

NAME OF PLAT AND/OR SITE PLAN _____ ORIGINAL

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

NOTES

1 Grading certification required prior to release of financial guarantee

* Internal sidewalks to be deferred

** Water and Sewer are in New Mexico Utilities Franchise Area and will not be bonded to City of Albuquerque

2 Streetlights shall be constructed per DPM

3

AGENT / OWNER

David Soule
NAME (print)

Rio Grande Engineering
FIRM

DMM 3/15/05
SIGNATURE - date

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

DEVELOPMENT REVIEW BOARD MEMBER APPROVALS

Andrew Garcia 4/20/05
DRB CHAIR - date

Christina Sandoval 4/20/05
PARKS & GENERAL SERVICES - date

4-20-05
TRANSPORTATION DEVELOPMENT - date

AMAFCA - date

4/20/05
UTILITY DEVELOPMENT - date

3-21-05
New Mexico Utilities, Inc - date

Bradley L. Brigham 4/20/05
CITY ENGINEER - date

_____ - date

DESIGN REVIEW COMMITTEE REVISIONS

REVISION	DATE	DRC CHAIR	USER DEPARTMENT	AGENT /OWNER

PAGE ____ OF ____

revised 07/01/01

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

PAID RECEIPT

APPLICANT NAME R Clearbrook Investments Inc.

AGENT Rio Grande Engineering

ADDRESS 1606 Central Ave SE. Suite 201

PROJECT & APP # 1003236

PROJECT NAME La Chamisa, Unit 2

$ _____ 441032/3424000 Conflict Management Fee

$ _____ 441006/4983000 DRB Actions

$ 110.00 441006/4971000 EPC/AA/LUCC Actions & All Appeals deferred fee

$ _____ 441018/4971000 Public Notification

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( ) Letter of Map Revision ( )Conditional Letter of Map Revision
( ) Traffic Impact Study

$ 110.00 TOTAL AMOUNT DUE

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

Rio Grande Engineering
1606 Central Ave SE Suite 201
Albuquerque,NM 87106

BANK OF THE WEST
THE ACADEMY OFFICE
1-800-488-2265
95-681/1070

10240

4/19/2005

Pay to the Order of City of Albuquerque $ **110.00

One Hundred Ten and 00/100********** Dollars

Security Features Details on back.

City oF Albuquerque

memo 2300 - Submittal

⑈010240⑈ ⑆107006813⑆ 2850272 49⑈

© 2003 INTUIT INC. # 145 1-800-433-8810

Current DRC
Project Number _____

ORIGINAL

FIGURE 12

Date Submitted: 3.17.05
Date Site Plan Approved: _____
Date Preliminary Plat Approved: _____
Date Preliminary Plat Expires: _____
DRB Project No.: 1003236
DRB Application No.: _____

INFRASTRUCTURE LIST

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

VILLA DE LA CHAMISA SUBDIVISION- UNIT 2
PROPOSED NAME OF PLAT AND/OR SITE DEVELOPMENT PLAN

TRACT A- VILLA DE LA CHAMISA UNIT 1
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revised 07/01/01

SIA Sequence #	COA DRC Project #	Size	Type of Improvement	Location	From	To	Private Inspector	City Inspector	City Cnst Engineer
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		$ 175 / lot	Traffic Mitigatition Fee	N/A	N/A	N/A	/	/	/
		24" RCP	RCP stormdrain	Public Drainage Easement	East Property Line	West Property Line	/	/	/
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PAGE ____ OF ____

NAME OF PLAT AND/OR SITE PLAN _____

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

NOTES

1 Grading certification required prior to release of financial guarantee
* Internal sidewalks to be deferred
** Water and Sewer are in New Mexico Utilities Franchise Area and will not be bonded to City of Albuquerque

2

3

AGENT / OWNER

David Sale
NAME (print)

Rio Grande Engineering
FIRM

3/15/02
SIGNATURE - date

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

DEVELOPMENT REVIEW BOARD MEMBER APPROVALS

DRB CHAIR - date

PARKS & GENERAL SERVICES - date

TRANSPORTATION DEVELOPMENT - date

AMAFCA - date

UTILITY DEVELOPMENT - date

New Mexico Utilities, Inc - date

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**
_X_ 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: CLEARBROOK INVESTMENTS, INC PHONE: 505-858-1800

ADDRESS: 8901 ADAMS NE FAX: 505-858-1811

CITY: ALBUQUERQUE STATE NM ZIP 87114 E-MAIL: WWW.STILLBROOKE.COM

Proprietary interest in site: OWNER **List all owners**: SOLE OWNER BY CONTRACT

AGENT (if any): RIO GRANDE ENGINEERING PHONE: 505-321-9099

ADDRESS: 1606 CENTRAL SE, SUITE 201 FAX: 505-872-2205

CITY: ALBUQUERQUE STATE NM ZIP 87106 E-MAIL: david@riograndeengineering.com

DESCRIPTION OF REQUEST: ~~FINAL~~ Preliminary PLAT APPROVAL, Sidewalk deferral, Vacation of Public easement Villa de la Chamisa unit 2

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

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

Lot or Tract No. Tract A Block: Unit:

Subdiv. / Addn. Villa de la Chamisa Unit 1

Current Zoning: SU-1 for PRD Proposed zoning: SU-1 for PRD

Zone Atlas page(s): B-10 No. of **existing** lots: 1 No. of **proposed** lots: 33

Total area of site (acres): 5.88 Density if applicable: dwellings per gross acre: .5far dwellings per net acre: 6

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

UPC No. 101006518006030219, MRGCD Map No.

LOCATION OF PROPERTY BY STREETS: On or Near: Calle Chamisa NW

Between: Vivaldi Trail NW and Big Sage NW

CASE HISTORY:

List **any** current or prior case number that may be relevant to your application (Proj., App., DRB-, AX_,Z_, V_, S_, etc.): 1003236

04DRB 00801, 00802, 00799, 00800, 00804, 01739

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

SIGNATURE DATE 3/15/05

(Print) DAVID SOULE, PE ___ Applicant _X_ Agent

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

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

Application case numbers	Action	S.F.	Fees
05DRB - - 00452	VPE	V	$ 45.00
05DRB - - 00453	TDS	V	$ 0
05DRB - - 00454	PP	SC2)	$ 1155.00
- -	ADFee		$ 75.00
- -	CMF		$ 20.00
		Total	$ 1295.00

Hearing date 4-13-05

3-17-05 Project # 1003236

FORM V: SUBDIVISION VARIANCES & VACATIONS

☐ **BULK LAND VARIANCE** **(Public Hearing Case)**

- ☐ Application for subdivision (Plat) on FORM S-3, including those submittal requirements. Variance and subdivision should be applied for simultaneously. (**24** copies)
- ☐ 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.

David Sork
Applicant name (print)

3/14/05
Applicant signature / date

Form revised April 2003

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

Application case numbers
05DRB -00452
05DRB -00453
- -

3-17-05
Planner signature / date

Project # 1003236

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**

- X Proposed Preliminary Plat including the Grading Plan (folded to fit into an 8.5" by 14" pocket) **24** copies
- X Proposed Infrastructure List
- X Design elevations & cross sections of perimeter walls
- X Zone Atlas map with the entire property(ies) precisely and clearly outlined and crosshatched (to be photocopied)
- X Letter briefly describing, explaining, and justifying the request
- X Property owner's and City Surveyor's signature on the proposed plat
- X FORM DRWS Drainage Report, Water & Sewer availability statement filing information
- X Office of Community & Neighborhood Coordination inquiry response, notifying letter, certified mail receipts
- X Sign Posting Agreement
- X TIS/AQIA Traffic Impact Study / Air Quality Impact Assessment form
- X Fee (see schedule)
- X 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.

David Sok
Applicant name (print)

3/15/05
Applicant signature / date

Form revised 10/03

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

Application case numbers
05DRB-_____-00454
_____-_____-_____
_____-_____-_____

3-17-05
Planner signature / date

Project # 1003236

CITY OF *ALBUQUERQUE*

TRAFFIC IMPACT STUDY (TIS) / ENVIRONMENTAL HEALTH INFORMATION FORM

TO BE COMPLETED BY APPLICANT

APPLICANT: Clearbrook Investments **Date of request:** 3/15/05 **Zone atlas page(s):** B10

CURRENT:

Zoning SU-1 for PRD

Parcel Size (acres / sq.ft.) 5.88

Legal Description -

Lot or Tract # A Block #

Subdivision Name Villa de la Chamisa unit 1

REQUESTED CITY ACTION(S):

Annexation	[ ]	Sector Plan	[ ]	Site Development Plan:		Building Permit	[ ]
Comp Plan Amendment	[ ]	Zone Change	[ ]	a) Subdivision	[ ]	Access Permit	[ ]
		Conditional Use	[ ]	b) Build'g Purposes	[ ]	Other	[X]
				c) Amendment	[ ]	Preliminary plat.	

PROPOSED DEVELOPMENT:

No construction / development [ ]

New Construction [X]

Expansion of existing development [X]

GENERAL DESCRIPTION OF ACTION: [1]

# of units - 33

Building Size - 2000 (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 [signature] Date 3/15/05

(To be signed upon completion of processing by Traffic Engineer and Environmental Health)

TRANSPORTATION DEVELOPMENT

TRAFFIC IMPACT STUDY (TIS) REQUIRED: YES [ ] NO [X] 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 [X] Mitigating reasons for not requiring **TIS:** Previously studied: [ ]

Notes:

IF A TIS IS REQUIRED: A scoping meeting (as outlined in the Development Process Manual) must be held to define the level of analysis needed and the parameters of the study. **Any subsequent changes to the development proposal identified above may require an update or new TIS.**

Tony Lyon 3-15-05

TRAFFIC ENGINEER DATE

ENVIRONMENTAL HEALTH

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

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 Villa de la Chamisa Phase 2

AGIS MAP # B-10

LEGAL DESCRIPTION Tract A - Villa de la Chamisa Unit 1

____ **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 5/7/04 [date]

Applicant / Agent — Date 3/15/05

Bradley L. Bjorn — Hydrology Division Representative — Date 3/15/05

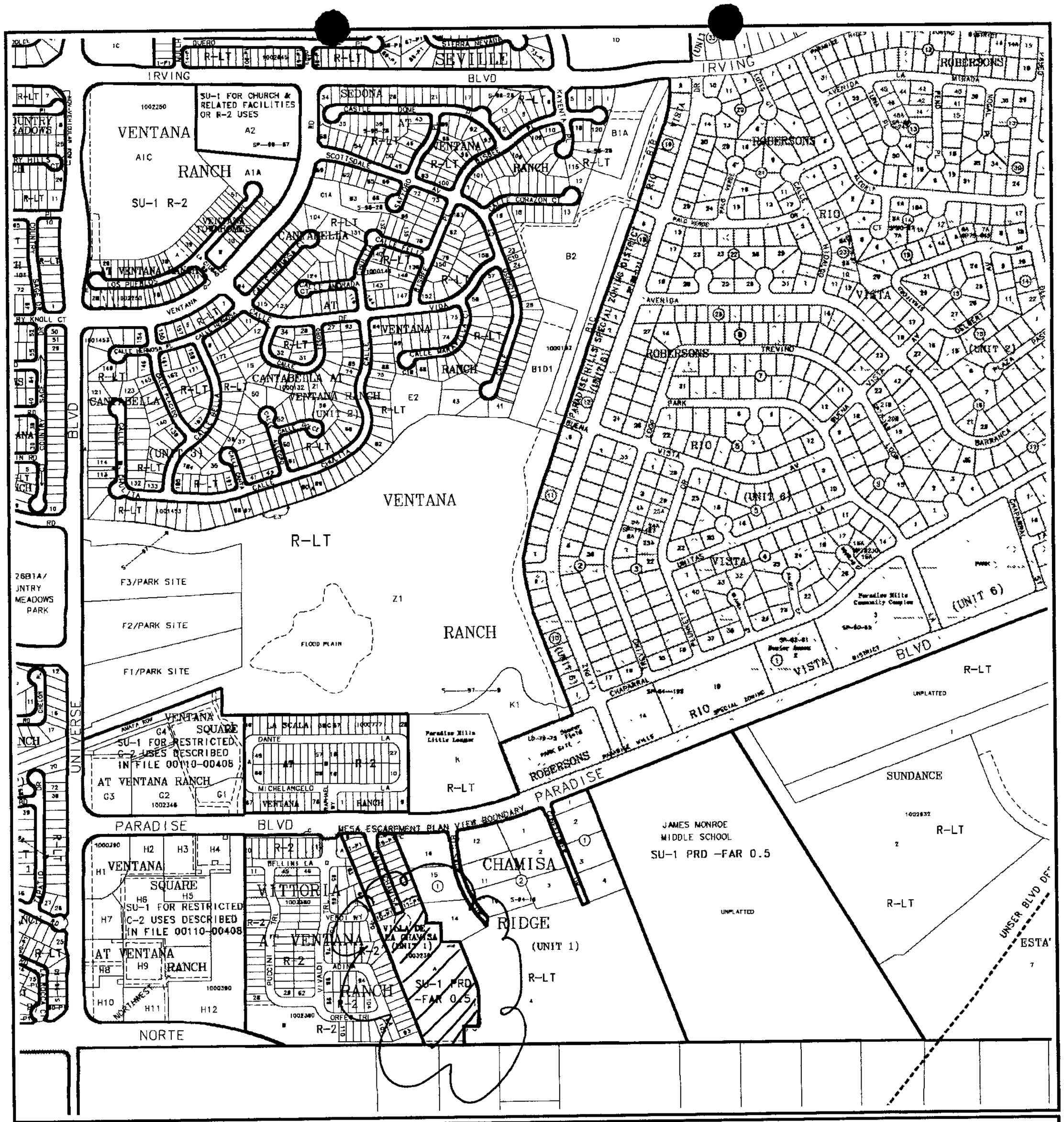
____ **WATER AND SEWER AVAILABILITY STATEMENT**

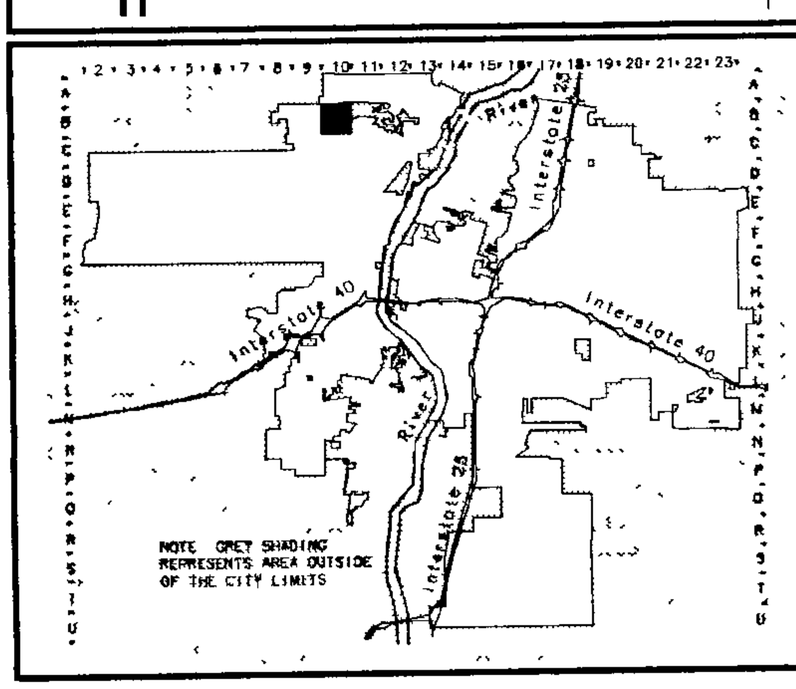
A Water and Sewer Availability Statement for this project was requested from the City of Albuquerque Utilities Development Division (2nd floor Plaza del Sol) on NMUI [date]

Applicant / Agent — Date 3/15/05

Utilities Division Representative — Date 3/15/05

DRB#____-_____





Albuquerque Geographic Information System
PLANNING DEPARTMENT

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GRAPHIC SCALE IN FEET

250 0 750 1000

Zone Atlas Page

B-10-Z

Map Amended through March 08, 2005

Rio Grande Engineering

March 15, 2005

Ms. Sheran Matson
Chair- Development Review Board
City of Albuquerque
600 Second Street NW
Albuquerque, NM 87102

RE: Preliminary Plat approval for
Villa de la Chamisa Subdivision- Unit 2
Project # 1003236

Dear Ms. Matson:

The purpose of this letter is to introduce and explain the proposed Preliminary Plat for Villa de la Chamisa. The Site Plan for Subdivision was approved and the approval of the Site Plan for Subdivision was delegated to the DRB by the EPC on April 15, 2004. The DRB approved the Site plan for Subdivision and Building Permit on June 6, 2004. A copy of the approved Site Plan has been enclosed. As shown on the Site plan, this project was to be completed in phases. Phase one has been completed and all of the requisites of phase 2 have been met. There have been no changes to the overall layout and the overall grading plan included the second phase.

In addition to Preliminary Plat approval, we request a temporary deferral of the internal sidewalks and vacation of a temporary public easement used as a turn-around for phase 1.

Should you have any questions regarding this submittal, feel free to contact me.

Sincerely,

David Soule, PE

cc: Scott Henry
Laura Horton, VRNA
Bruce Nyberg, VRNA

JN: 2300

ALBUQUERQUE
Making History

City of Albuquerque

P.O. Box 1293, Albuquerque, NM 87103

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

March 15, 2005

David Soule
Rio Grande Engineering
1606 Central SE, Suite 201
Phone: 872-0999 Fax: 872-2205

Thank you for your inquiry of **March 15, 2005** requesting the names of Recognized Neighborhood Associations who would be affected under the provisions of O-92 by your proposed project at **TRACT A, VILLA DE LA CHAMISA, UNIT 1, LOCATED ON CALLE CHAMISA NW BETWEEN PARADISE BLVD. NW AND PASEO DEL NORTE BLVD. NW,** Zone Map **B-10**

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

SEE "ATTACHMENT A" FOR NEIGHBORHOOD INFORMATION.

Please note that according to O-92 you are required to notify each of these contact persons by **certified mail, return receipt requested, before** the Planning Department will accept your application filing. **IMPORTANT! Failure of adequate notification may result in your Application Hearing being deferred for 30 days.** If you have any questions about the information provided, please contact me at (505) 924-3914 or via an e-mail message at juliaking@cabq.gov or by fax at (505) 924-3913.

Sincerely,

Julia King

Julia King
Senior Office Assistant
OFFICE OF NEIGHBORHOOD COORDINATION
Planning Department

planningmaform(10/27/04)

"Attachment A"

3/15/05
DAVID SOULE, RIO GRANDE ENGINEERING
1606 CENTRAL SE, SUITE 201
PHONE: 872-0999 FAX: 872-2205
ZONE MAP: B-10

Ventana Ranch NA (R)
***Laura Horton**
7224 Cascada Rd. NW / 87114 898-8103 (h)
Bruce Nyberg
6824 Brushfield Rd. NW / 87114 890-6559 (h)

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

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

NOTICE TO APPLICANTS

SUGGESTED INFORMATION FOR NEIGHBORHOOD NOTIFICATION LETTERS

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

WE RECOMMEND THAT THE NOTIFICATION LETTER INCLUDE THE FOLLOWING INFORMATION:

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

* *

(below this line for ONC use only)

Date of Inquiry: **3/15/05** Time Entered: **2:05PM** ONC Rep. Initials: **JK**

Rio Grande Engineering

March 15, 2005

Ms. Sheran Matson
Chair- Development Review Board
City of Albuquerque
600 Second Street NW
Albuquerque, NM 87102

RE: Preliminary Plat approval for
Villa de la Chamisa Subdivision- Unit 2
Project # 1003236

Dear Ms. Matson:

The purpose of this letter is to introduce and explain the proposed Preliminary Plat for Villa de la Chamisa. The Site Plan for Subdivision was approved and the approval of the Site Plan for Subdivision was delegated to the DRB by the EPC on April 15, 2004. The DRB approved the Site plan for Subdivision and Building Permit on June 6, 2004. A copy of the approved Site Plan has been enclosed. As shown on the Site plan, this project was to be completed in phases. Phase one has been completed and all of the requisites of phase 2 have been met. There have been no changes to the overall layout and the overall grading plan included the second phase.

In addition to Preliminary Plat approval, we request a temporary deferral of the internal sidewalks..

Should you have any questions regarding this submittal, feel free to contact me.

Sincerely,

David Soule, PE

cc: Scott Henry
Laura Horton, VRNA
Bruce Nyberg, VRNA

JN: 2300

Rio Grande Engineering

March 15, 2005

Ms. Sheran Matson
Chair- Development Review Board
City of Albuquerque
600 Second Street NW
Albuquerque, NM 87102

RE: Preliminary Plat approval for
Villa de la Chamisa Subdivision- Unit 2
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In addition to Preliminary Plat approval, we request a temporary deferral of the internal sidewalks..

Should you have any questions regarding this submittal, feel free to contact me.

Sincerely,

David Soule, PE

cc: Scott Henry
Laura Horton, VRNA
Bruce Nyberg, VRNA

JN: 2300

7004 1160 0000 5114 6880

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OFFICIAL USE

ALBUQUERQUE, NM 87114

Postage	$ 1.06	UNIT ID: 0109
Certified Fee	2.30	Postmark Here
Return Reciept Fee (Endorsement Required)	1.75	
Restricted Delivery Fee (Endorsement Required)		Clerk: KGNFG6
Total Postage & Fees	$ 5.11	03/16/05

Sent To Bruce Nybrg
Street, Apt. No.; or PO Box No. 6824 Brushfield NW
City, State, ZIP+4 Alb NM 87114

PS Form 3800, June 2002 See Reverse for Instructions

7004 1160 0000 5114 6859

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OFFICIAL USE

ALBUQUERQUE, NM 87114

Postage	$ 1.06	UNIT ID: 0109
Certified Fee	2.30	Postmark Here
Return Reciept Fee (Endorsement Required)	1.75	
Restricted Delivery Fee (Endorsement Required)		Clerk: KGNFG6
Total Postage & Fees	$ 5.11	03/16/05

Sent To Laura Horton
Street, Apt. No.; or PO Box No. 7224 Cascada RD NW
City, State, ZIP+4 Alb NM 87114

PS Form 3800, June 2002 See Reverse for

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

PAID RECEIPT

APPLICANT NAME Clearbrook INVestment

AGENT Rio Grande Engineering

ADDRESS 1606 Central SE

PROJECT & APP # 1003236, 05DRB 00452/00457

PROJECT NAME

$ 20.00 441032/3424000 Conflict Management Fee

$ 1200.00 441006/4983000 DRB Actions

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

$ 75.00 441018/4971000 Public Notification

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

$ 1295.00 TOTAL AMOUNT DUE

City Of Albuquerque
Treasury Division
3/17/05 12:00PM LOC: ANNX
RECEIPT# 0003700003 WS# 006 TRANS# 0037
Account 441018 Fund 0110
Activity 4971000 TRSEJA
Trans Amt $1,295.00
J24 $75.00
CK $1,295.00
CHANGE $0.00
Thank You

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

Rio Grande Engineering
1606 Central Ave SE Suite 201
Albuquerque New Mexico 87106

BANK OF THE WEST
THE ACADEMY OFFICE
1-800-488-2265
95-681/1070

10203

Mar 17, 05

Pay to the Order of City of Albuq $ 1,295.00

One thousand two hundred ninety five and 00/100 Dollars

City Of Albuquerque
Treasury Division
3/17/2005 12:00PM LOC: ANNX
RECEIPT# 0003700003 WS# 006 TRANS# 0037
Account 441032 Fund 0110
Activity 3424000 TRSEJA
Trans Amt $1,295.00

memo VAC

⑈010203⑈ ⑆107006813⑆ 2850272249⑈

© 2003 INTUIT INC. # 145 1-800-433-8810

508237 (6/04)

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 3-29-05 To 4-13-05

5. REMOVAL

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

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

(Applicant or Agent) (Date)

I issued 2 signs for this application, 3-17-05 (Date), (Staff Member)

DRB PROJECT NUMBER: 1003236

Rev. 5/9/03

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

TRANSMISSION OK

TX/RX NO	3141
CONNECTION TEL	98722205
SUBADDRESS	
CONNECTION ID	
ST. TIME	03/21 09:27
USAGE T	01'16
PGS.	3
RESULT	OK

CITY OF ALBUQUERQUE
PLANNING DEPARTMENT
FAX FORM

TO: David Spule **FAX #** 872-2205

 # PAGES (INCLUDING COVER SHEET) 3

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

COMMENTS:

Villa de la Chamisa
#1003236
Planning's comments

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, April 13, 2005,** beginning at **9:00 a.m.** for the purpose of considering the following:

Project # 1002315
05DRB-00477 Major-Two Year SIA

BOHANNAN HUSTON INC agent(s) for MESA VERDE DEVELOPMENT request(s) the above action(s) for Tract(s) 13-B, **WILDERNESS @ HIGH DESERT, UNIT 3,** zoned SU-2 HD/R-R, located on FOOTHILLS TRAIL NE, between WILDERNESS TRAIL NE and HIGH DESERT PL NE containing approximately 73 acre(s). [REF: 02DRB01650, 02DRB01653, 02DRB01654, 04DRB01723, 04DRB00713] (F-23)

No objection to the requested action.

Project # 1003011
05DRB-00439 Major-Vacation of Pub Right-of-Way

CITY OF ALBUQUERQUE agent(s) for BRAKE MASTERS, INC. request(s) the above action(s) for all or a portion of Block(s) 4 & 5, Tract(s) A, **INEZ ADDITION,** zoned C-2, located on WYOMING BLVD NE, between PROSPECT AVE NE and MENAUL BLVD NE containing approximately 5 acre(s). [REF: 03DRB02088, 03DRB02089] (H-19)

No objection to the requested action.

Applicant has one year to get a replat approved by DRB and recorded to complete the vacation action. After one year the vacation is null and void per the City Subdivision Ordinance.

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] (B-10)

It appears some administrative amendments to the SPS & SPBP are required before Planning can approve this plat.

The site plans show Tracts B & C in Unit 1. Unit I shows these tracts As Tracts B & C with Tract B as the opposite tract as the Tract B on the site plans!

The site plans do not show the new Tract A shown on the Unit 2 plat nor do they show the pedestrian tract shown on the Unit 2 plat as Tract B !

Unit 2 eliminates three lots (Lots 17, 18 & 19) shown on the site plans and creates Tract A. As a result, the lot numbers on the Unit 2 plat and the lot numbers on the site plans do not match.

Because there are site plans tied to these plats, each tract must have a different letter designation even though some are on one plat & some on the other.

The tracts & parcel listed under "Purpose" on the first page of Unit 2 must match whatever the designations should be. The parcel is called Parcel C on the first page & Parcel A on the plat itself.

Is the drainage easement with the owners to the east executed as required by the asite plans? #14.

Because the homeowners association is to maintain the gate to Chamisa Ridge (#10 on site plans) and the landscape & pedestrian tracts, the president of the HOA must sign the final plats accepting responsibility.

Planning has no objection to the sidewalk deferral and vacation requests.

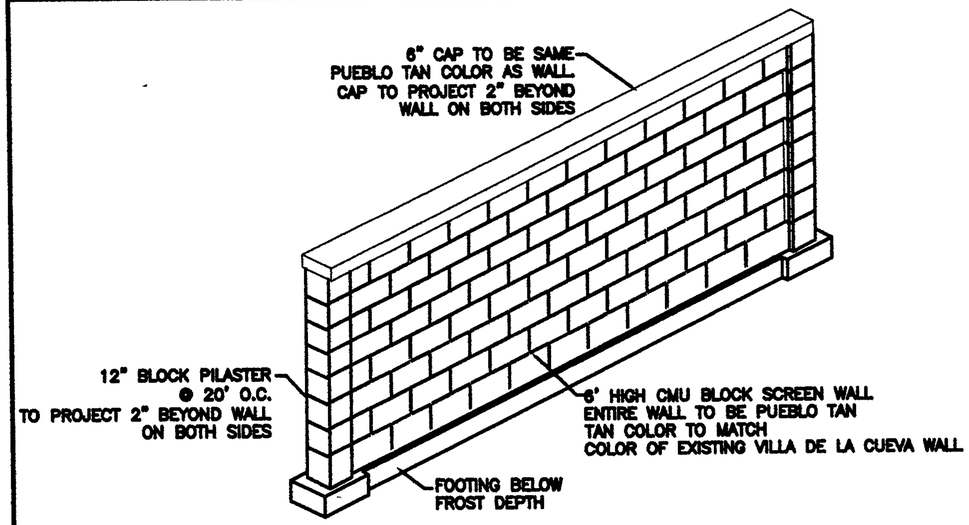
The perimeter wall design will be approved once split face block is specified to follow the zone code requirement.

be will work

Project # 1004022
05DRB-00428 Major-Vacation of Pub Right-of-Way

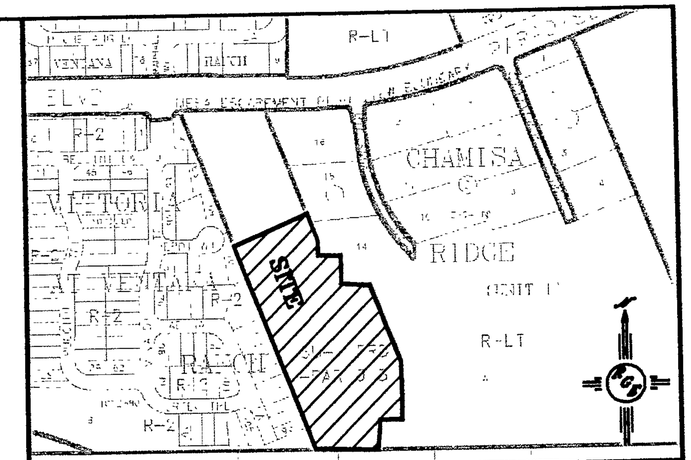
EDWARD G LOPEZ request(s) the above action(s) for all or a portion of Lot(s) 1 & 2, **VISTA DEL SOL,** zoned R-1, located on CRESTVIEW DR SW, between CRESTVIEW PLACE SW and CENTRAL SW. [REF: V-78-11] (K-11)

SEE PAGE 2 . . .



6' PERIMETER SCREEN WALL DETAIL

NTS



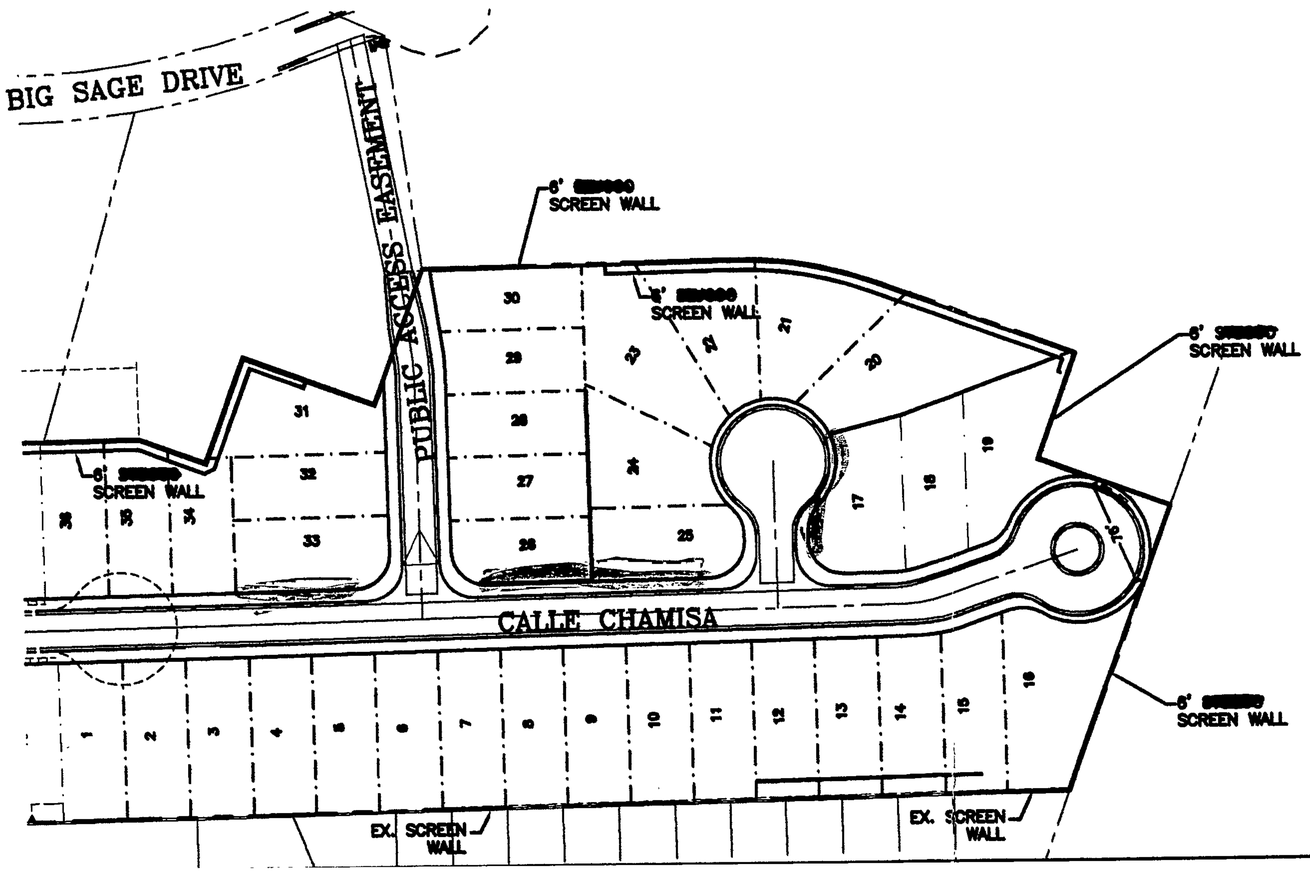
VICINITY MAP: B-10-Z

LEGAL DESCRIPTION:

TRACT 1, LANDS OF MARIN

NOTES:

1. ALL EXPOSED WALL HEIGHTS ON ADJOINING PROPERTIES SHALL NOT EXCEED 8' OF EXPOSED WALL FACE.
2. PERIMETER AND COMMON WALLS SHALL BE TAN CMU UNLESS OTHERWISE NOTED.

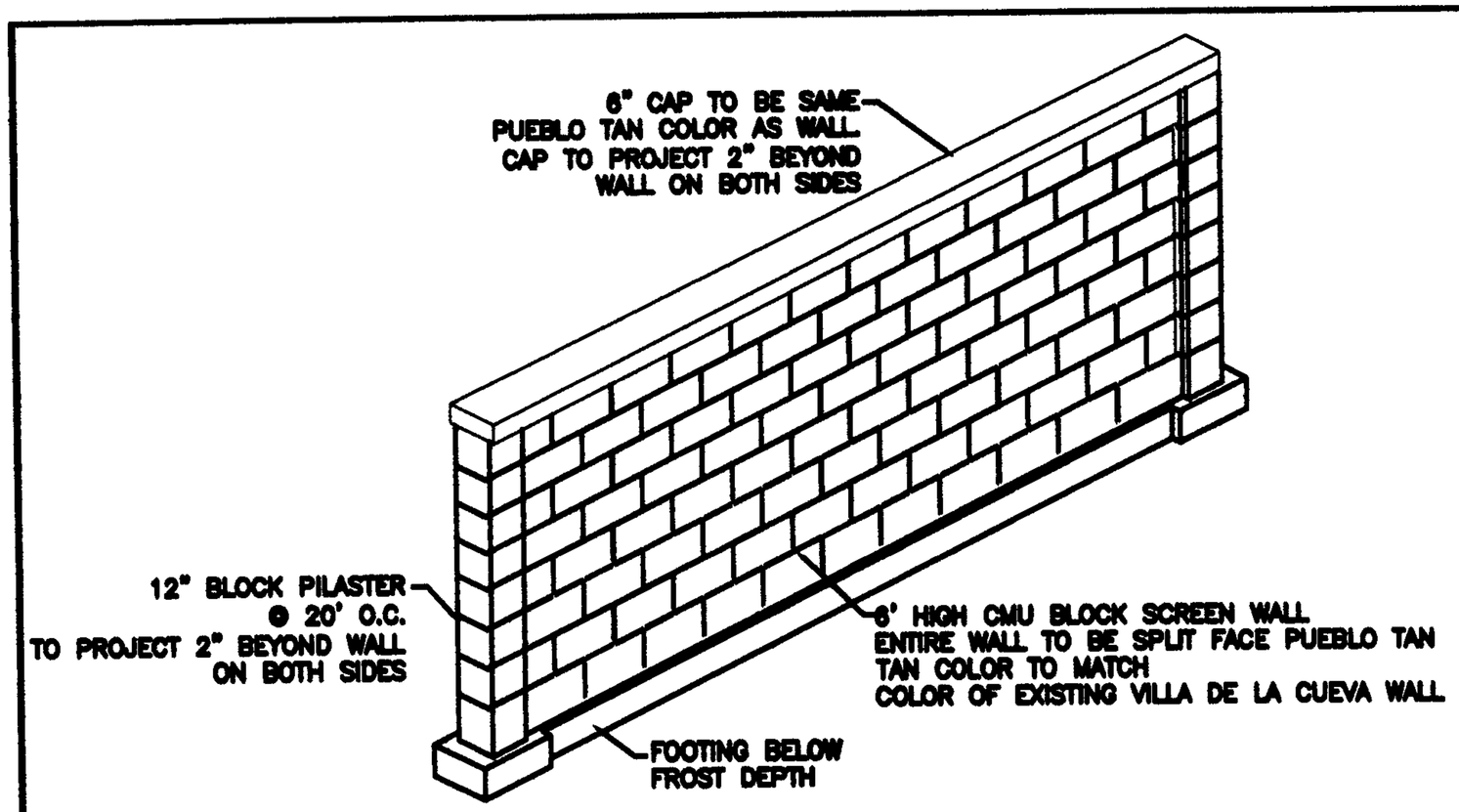


LEGEND

- PROPOSED RETAINING WALL–EXPOSED FACE OF SCREEN WALL W/RETAINING WALL FACING ADJOINING PROPERTIES SHALL NOT EXCEED 8'.
- PROPOSED 6' SCREEN WALL
- PROPOSED WROUGHT IRON FENCE
- PROPOSED CURB AND GUTTER
- CENTERLINE
- RIGHT–OF–WAY
- LOT LINES

DRB#

ENGINEER'S SEAL	VILLA DE LA CHAMISA PH. II	DRAWN BY WCWJ
		DATE 3-16-05
	WALL DESIGN EXHIBIT	[redacted]
	Rio Grande Engineering, 1606 CENTRAL AVENUE SE, SUITE 201, ALBUQUERQUE, NM 87106, (505) 272-[redacted]	SHEET #
DAVID SOULE P.E. #14522		JOB # 2300



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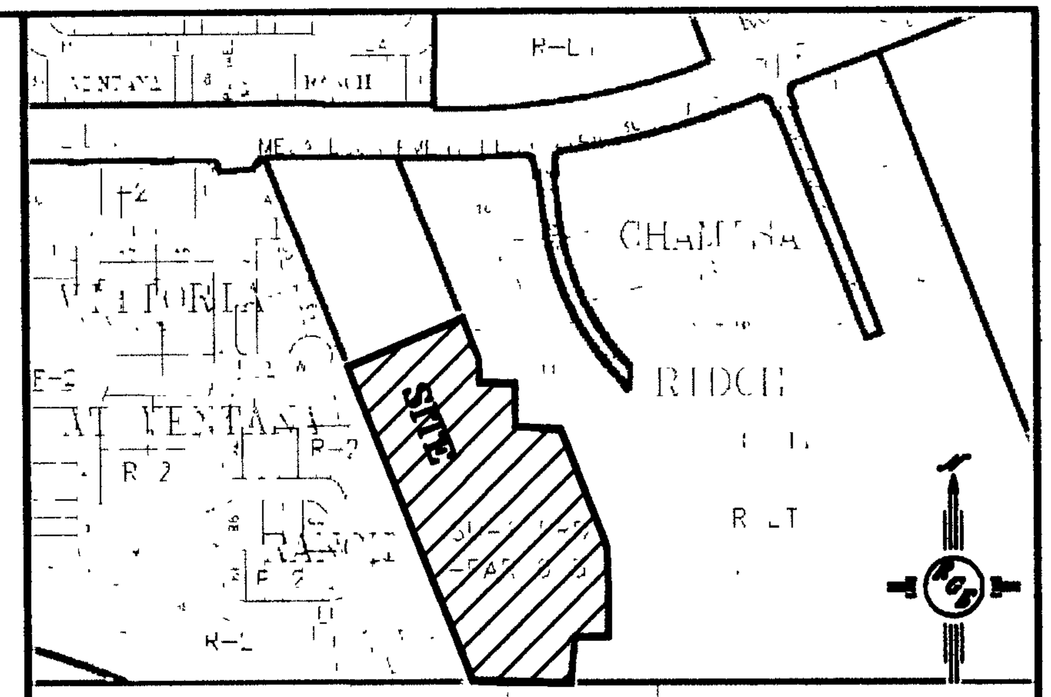

VICINITY MAP: N-10-Z

LEGAL DESCRIPTION:

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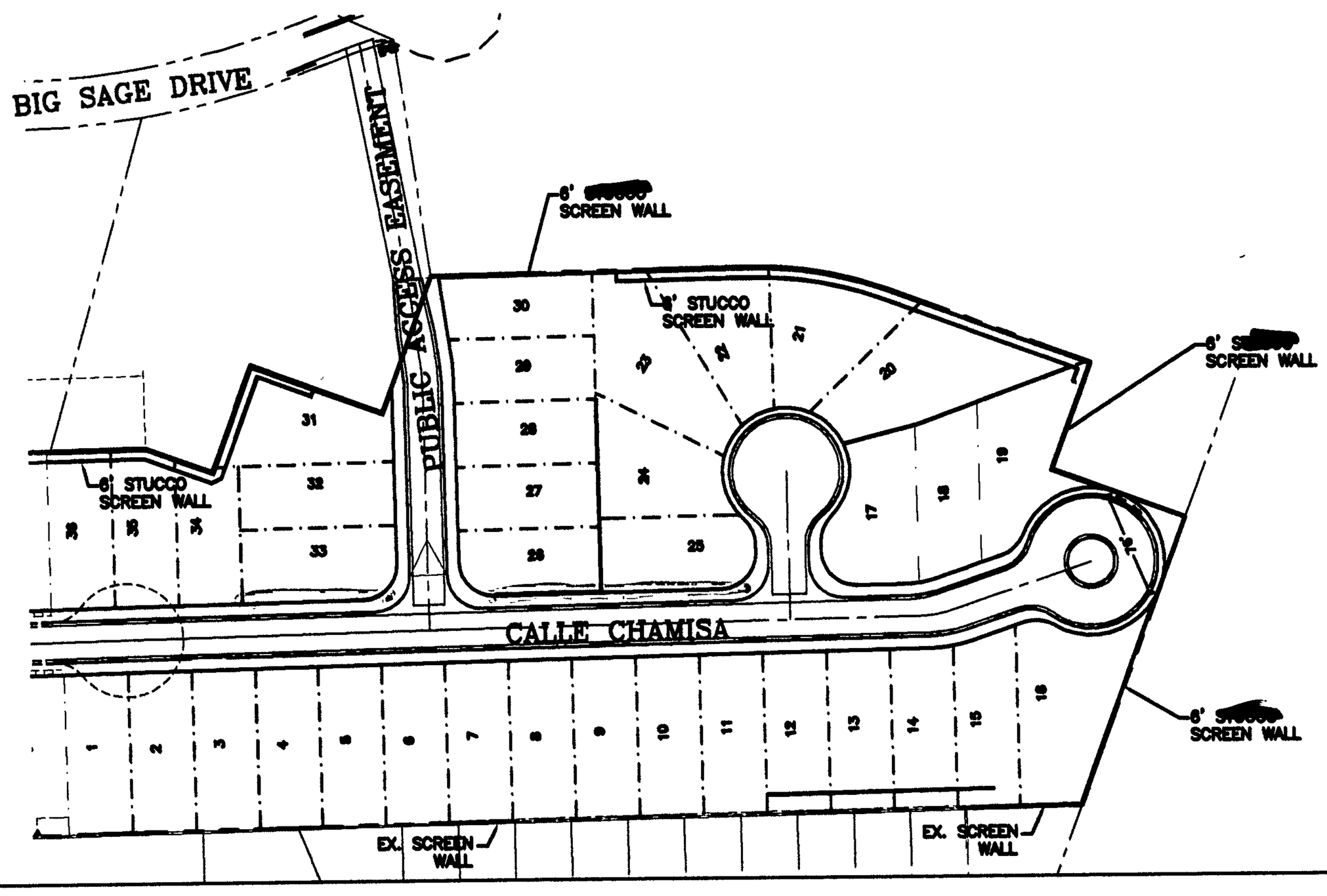

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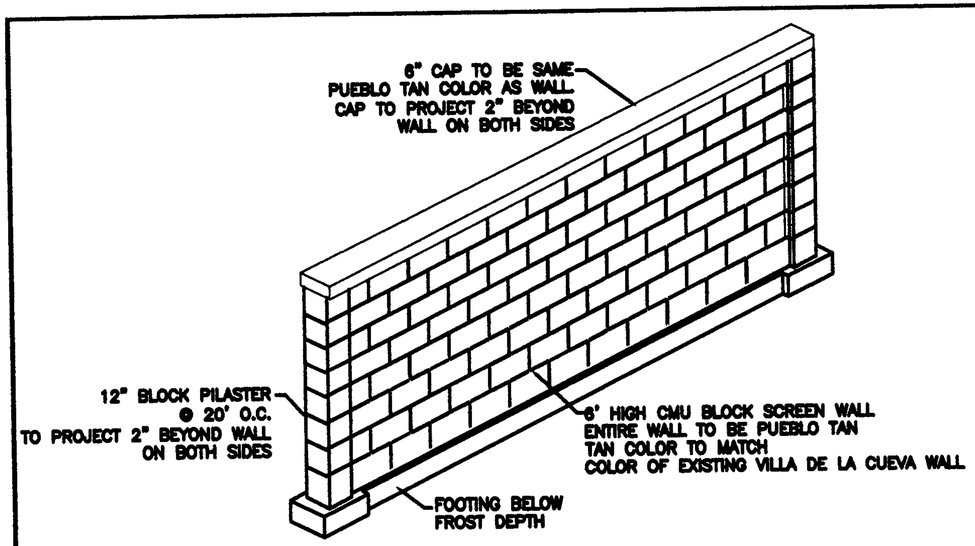
- LOT LINES

Perimeter Wall Approved
DRB Chair
4/20/05
Date

DRB#

ENGINEER'S SEAL	VILLA DE LA CHAMISA PH. II	DRAWN BY WCWJ
		DATE 3-16-05
	WALL DESIGN EXHIBIT	[redacted]
	Rio Grande Engineering, 1600 Central Avenue SE, Suite 201, Albuquerque, NM 87106, (505) 872-0999	SHEET #
DAVID SOULE P.E. #14522		JOB # 2300



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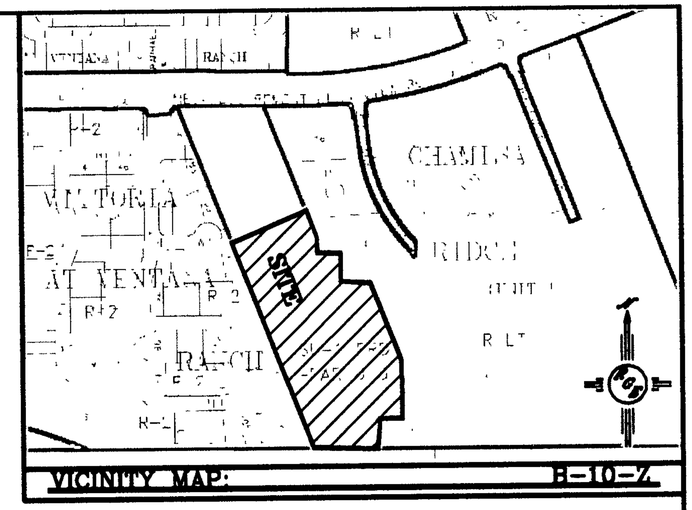

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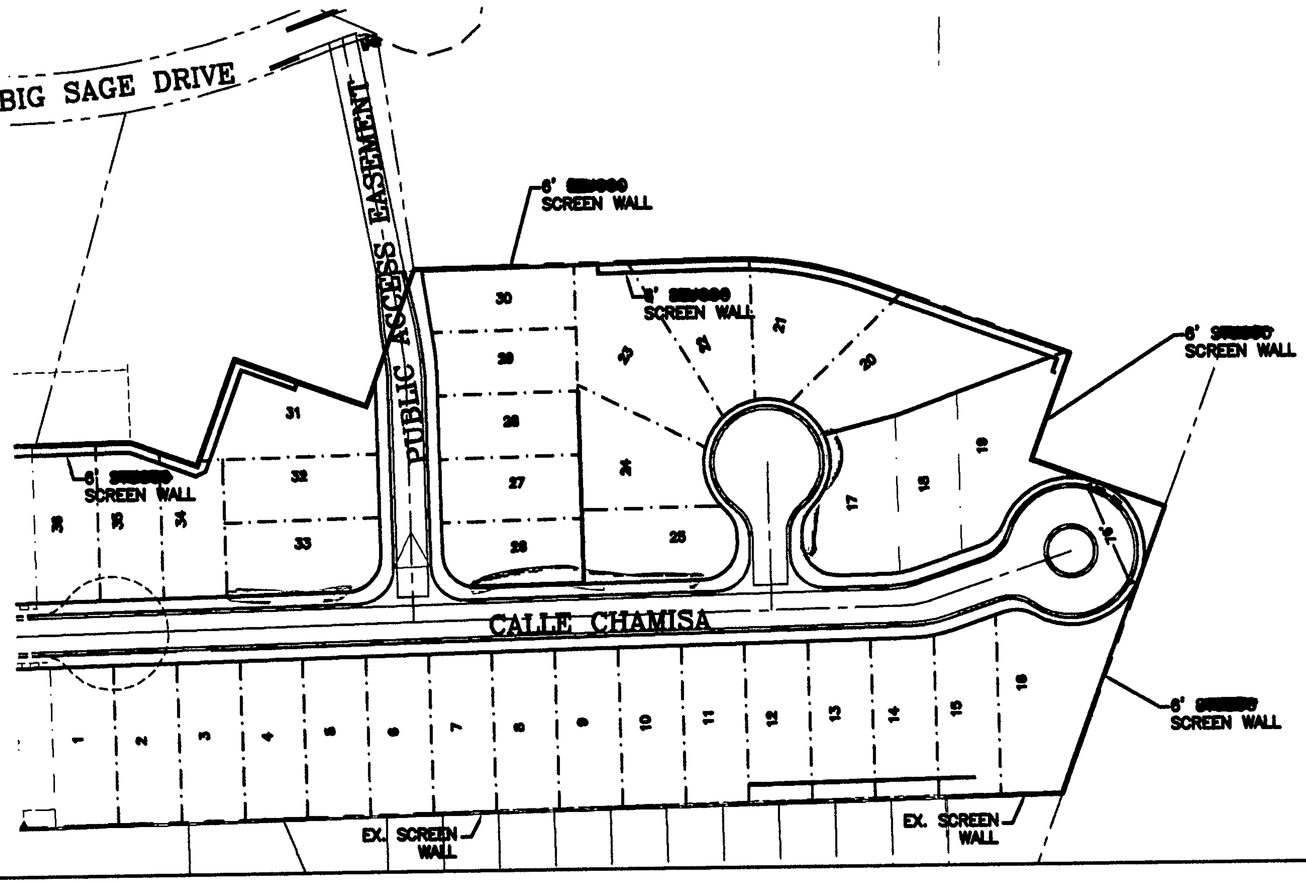

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		DATE 3-16-05
	WALL DESIGN EXHIBIT	[illegible]
	Rio Grande Engineering, 1000 CENTRAL AVENUE SE SUITE 201, ALBUQUERQUE, NM 87106, (505) 272-[illegible]	SHEET #
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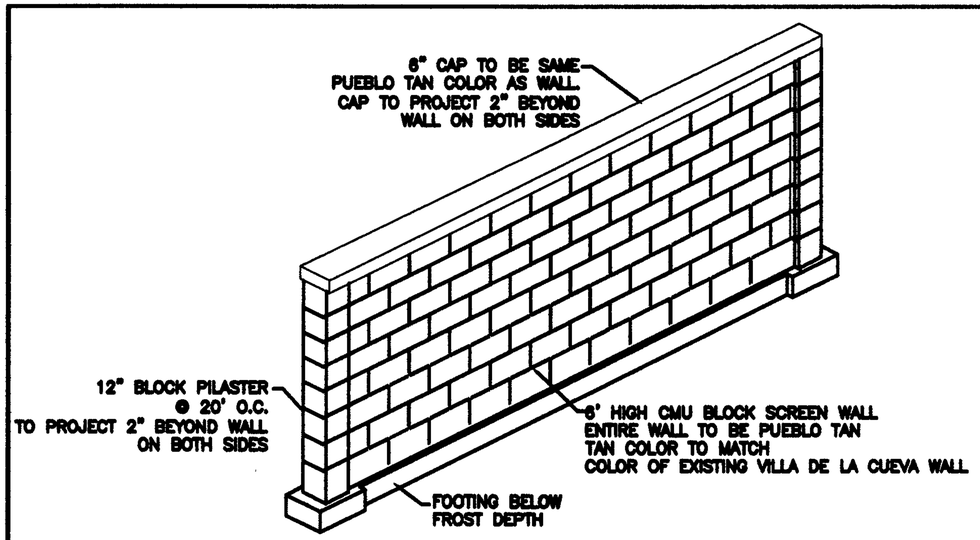

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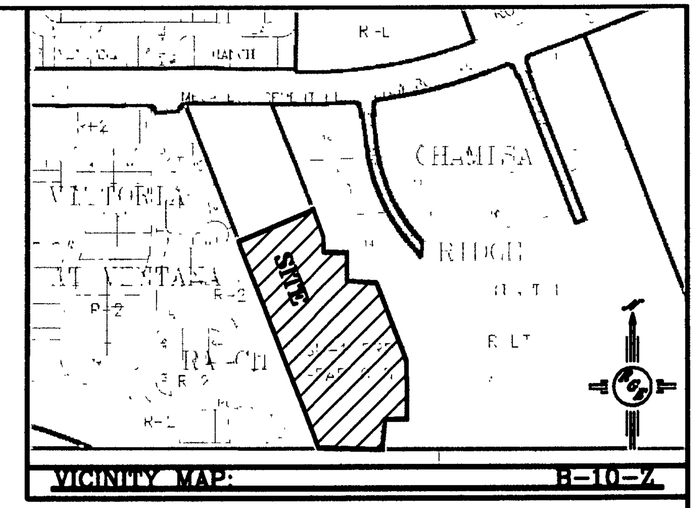

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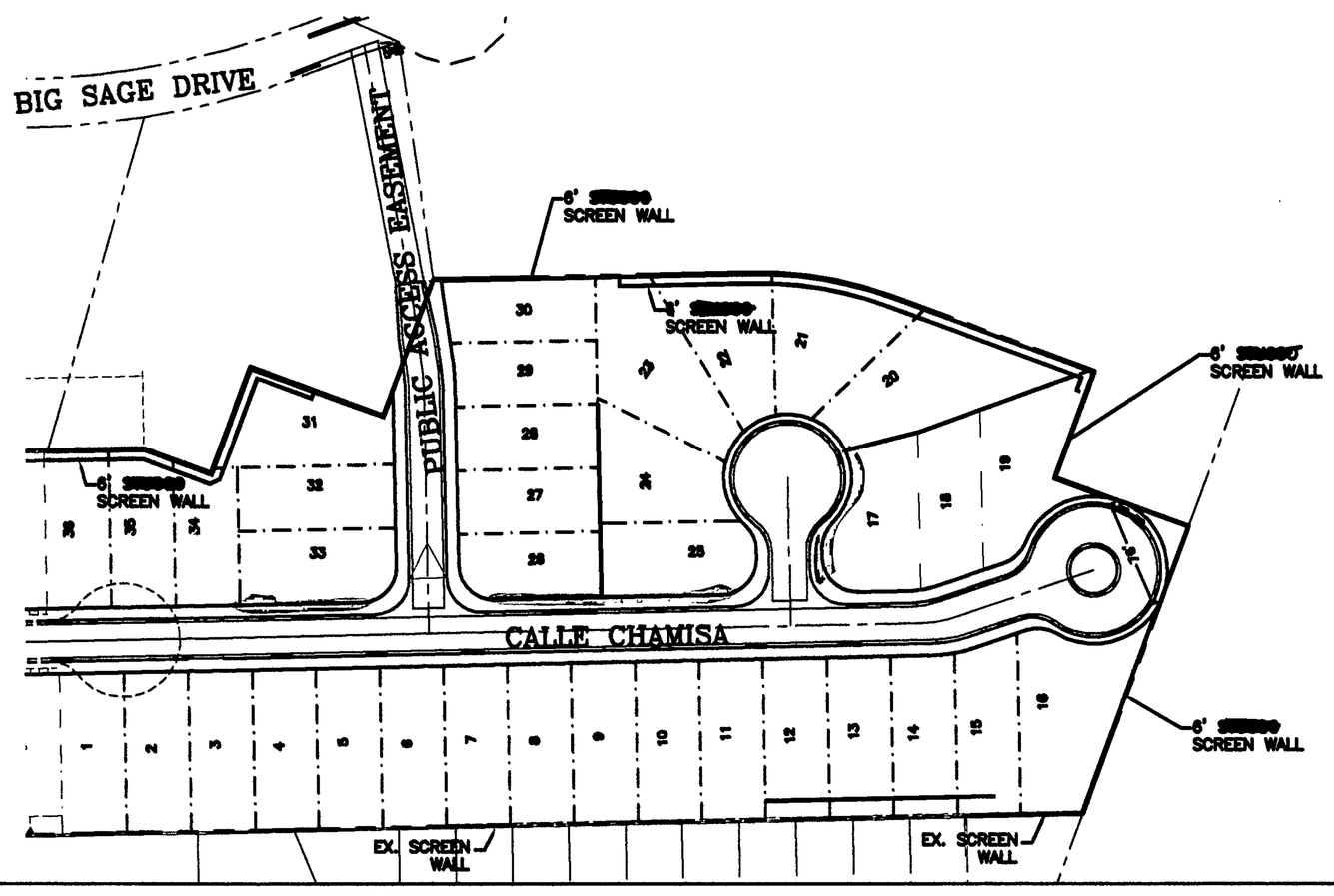

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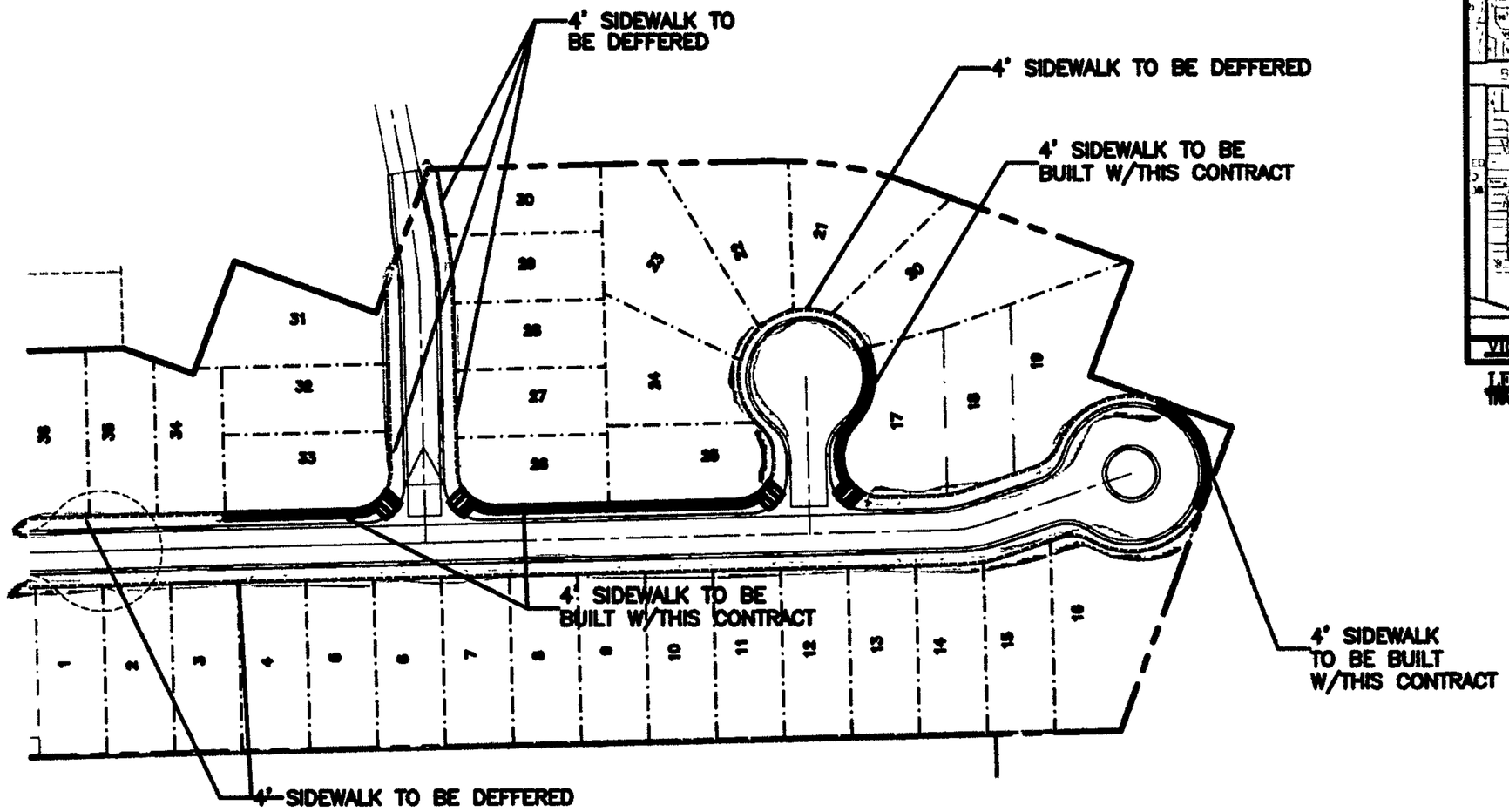
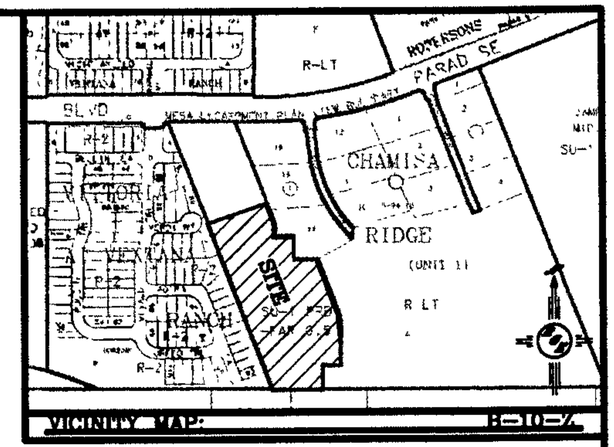
DRB#

ENGINEER'S SEAL	VILLA DE LA CHAMISA PH. II	DRAWN BY WCWJ
		DATE J-16-03
	WALL DESIGN EXHIBIT	
	Rio Grande Engineering, 1000 CENTRAL AVENUE SE, SUITE 201, ALBUQUERQUE, NM 87106, (505) 872-0999	SHEET #
DAVID SOULE P.E. #14522		JOB # 2300





LEGAL DESCRIPTION:
[redacted]

EXHIBIT C B
Date 4/13/05

LEGEND

4' SIDEWALK TO BE DEFFERED

4' SIDEWALK TO BE BUILT W/THIS CONTRACT

ENGINEER'S SEAL	VILLA DE LA CHAMISA PH. II	DRAWN BY WCMJ
	SIDEWALK DEFFERAL EXHIBIT	DATE 3-16-05
	Rio Grande Engineering	SHEET #
DAVID SOULE P.E. #14822		JOB # 2300