

#6



DRB CASE ACTION LOG (FINAL PLAT)

Comp 45 8/10/06

REVISED 9/28/05

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.: 06DRB-00876 (FP)
Project Name: CORONA DEL SOL
Agent: Quik Draw Engineering

Project # 1003247
Phone No.: 898-0389

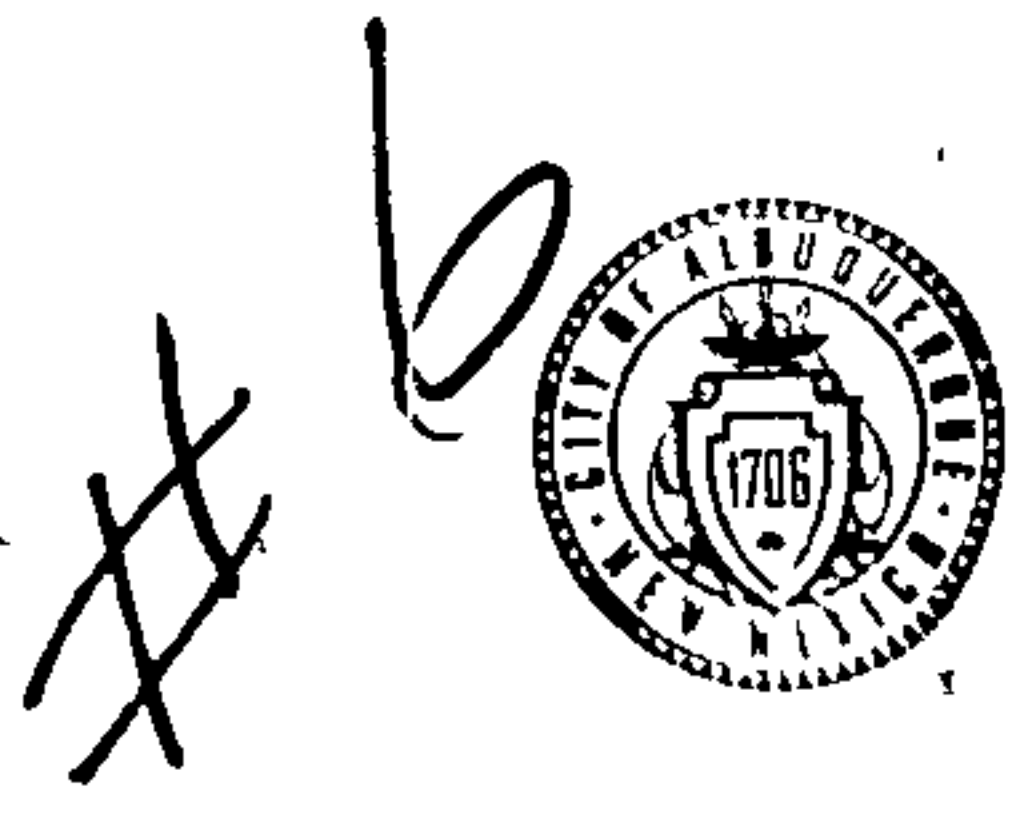
Your request for (SDP for SUB), (SDP for BP), (FINAL PLATS), (MASTER DEVELOP. PLAN), was approved on 7/12/06 by the DRB with delegation of signature(s) to the following departments.
OUTSTANDING SIGNATURES COMMENTS TO BE ADDRESSED

- TRANSPORTATION: _____
- _____
- _____
- _____
- _____
- UTILITIES: _____
- _____
- _____
- _____
- CITY ENGINEER / AMAFCA: _____
- _____
- _____
- _____
- PARKS / CIP: _____
- _____
- _____
- _____
- PLANNING (Last to sign): Record Plat ok
- 15 day appeal period. ok.
- _____
- _____

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

called owner for plat 8/10/06 45

Project Number 1003247



DRB CASE ACTION LOG (FINAL PLAT)

REVISED 9/28/05

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Project Name: CORONA DEL SOL
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Project # 1003247
Phone No.: 898-0389

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- 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 1003247



OFFICIAL NOTICE OF DECISION

CITY OF ALBUQUERQUE
PLANNING DEPARTMENT
DEVELOPMENT REVIEW BOARD

July 12, 2006

6. Project # 1003247
06DRB-00874 Major-Preliminary Plat Approval
06DRB-00876 Major-Final Plat approval
06DRB-00875 Minor-Temp Defer SDWK

QUIK DRAW ENGINEERING agent(s) for MARK VALENCIA request(s) the above action(s) for all or a portion of Lot(s) 1 & 2 VALENCIA SUBDIVISION (to be known as **CORONA DEL SOL**) zoned R-2 residential townhomes, located on ALAMOGORDO NW, between ST JOSEPH NW and TUCSON NW containing approximately 1 acre(s). [REF: 04DRB-00190, 05DRB-00498] (G-11)

At the July 12, 2006, Development Review Board meeting, with the signing of the infrastructure list dated 4/6/05 and approval of the grading plan engineer stamp dated 11/16/04 the preliminary plat was approved.

The final plat was approved with final sign off delegated to Planning for the 15-day appeal period and to record the plat.

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

If you wish to appeal this decision, you must do so by July 27, 2006, in the manner described below.

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

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



OFFICIAL NOTICE OF DECISION

PAGE 2

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.)

A handwritten signature in black ink that reads "Sheran Matson".

Sheran Matson, AICP, DRB Chair

Cc: Mark Valencia, 4545 Arrowhead Ave NW, 87114
Quik Draw Engineering, P.O. Box 729, Corrales, NM 87048
Marilyn Maldonado, Planning Department, 4th Floor, Plaza del Sol Bldg.
File

DRB PUBLIC HEARING SIGN IN SHEETS

CASE NUMBER: 1003247 AGENDA#: 6 DATE: 7-12-06

1. Name: Mark Veremia Address: 4545 Arrowhead^{NW} Head^{NW} Zip: 87114

2. Name: Jose Esquivel Address: Quik Draw 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: _____

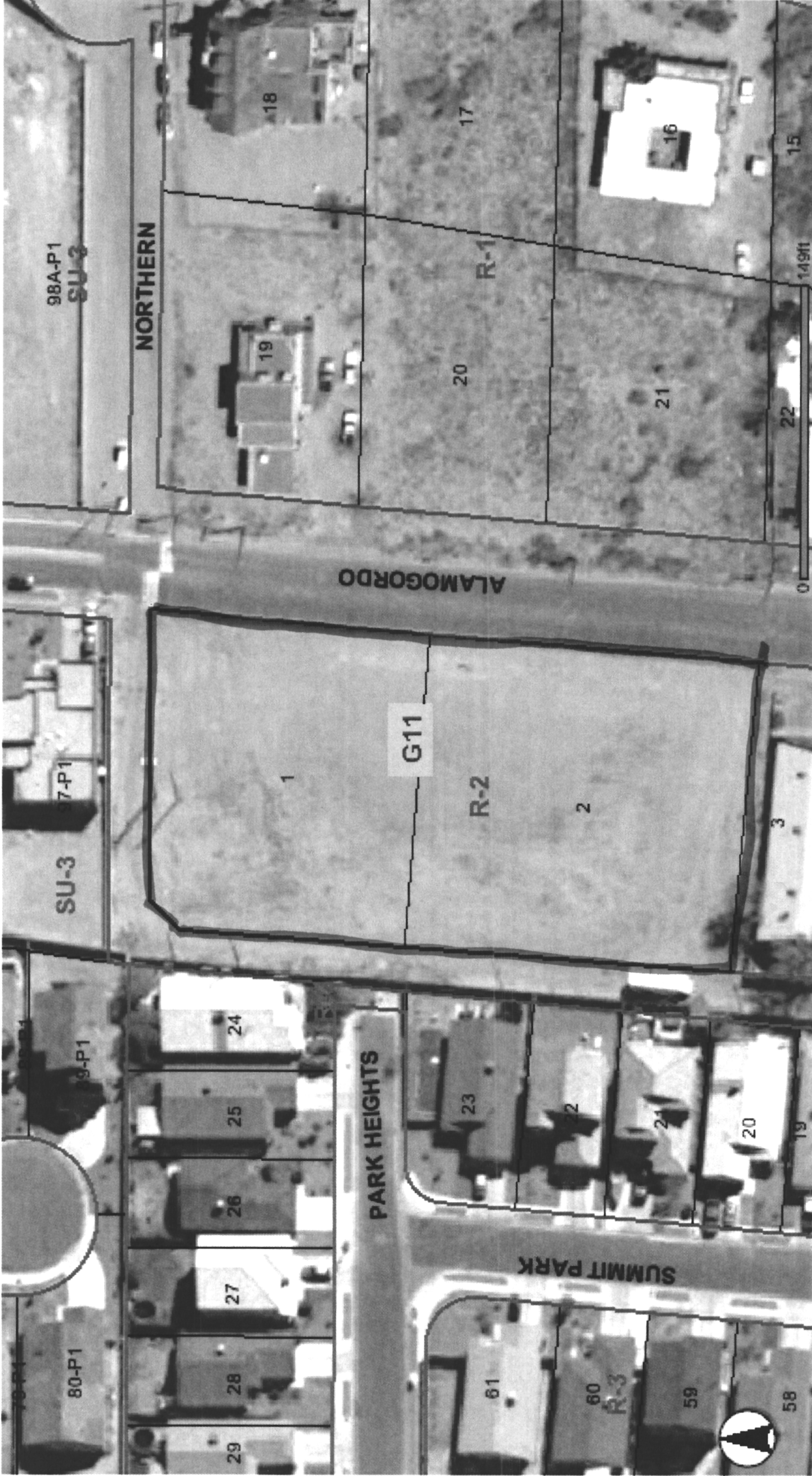
10. Name: _____ Address: _____ Zip: _____

11. Name: _____ Address: _____ Zip: _____

12. Name: _____ Address: _____ Zip: _____

13. Name: _____ Address: _____ Zip: _____

14. Name: _____ Address: _____ Zip: _____



4
1003247
7/12/06

*** ERROR TX REPORT ***

TX FUNCTION WAS NOT COMPLETED

TX/RX NO 0473
CONNECTION TEL 9p8970389
SUBADDRESS
CONNECTION ID
ST. TIME 06/28 09:28
USAGE T 00'00
PGS. 0
RESULT NG 0 #018



DEVELOPMENT REVIEW BOARD FAX FORM

TO: QUICK DRAW ENGINEERING

FAX NUMBER: 897-0389 # PAGES 3

SENT BY: Sheran Matson, DRB Chair DATE: 06/27/06

PHONE NUMBER: 924-3880 FAX # 924-3864

PROJECT NO: 1003247 APPLICATION NO: 06DRB-00875
06DRB-00874
06DRB-00876

CORONA DEL SOL

*** ERROR TX REPORT ***

TX FUNCTION WAS NOT COMPLETED

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SUBADDRESS
CONNECTION ID
ST. TIME 06/27 15:55
USAGE T 00'00
PGS. 0
RESULT NG 0 #018



DEVELOPMENT REVIEW BOARD FAX FORM

TO: QUICK DRAW ENGINEERING

FAX NUMBER: 897-0389 # PAGES 3

SENT BY: Sheran Matson, DRB Chair DATE: 06/27/06

PHONE NUMBER: 924-3880 FAX # 924-3864

PROJECT NO: 1003247 APPLICATION NO: 06DRB-00875

06DRB-00874
06DRB-00876

CORONA DEL SOL



**DEVELOPMENT REVIEW BOARD
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TO: QUICK DRAW ENGINEERING

FAX NUMBER: 897-0389 **# PAGES** 3

SENT BY: Sheran Matson, DRB Chair **DATE:** 06/27/06

PHONE NUMBER: 924-3880 **FAX #** 924-3864

PROJECT NO: 1003247 **APPLICATION NO:** 06DRB-00875

06DRB-00874
06DRB-00876

CORONA DEL SOL

occurring after October 31, 2006, are subject to the provisions of City Council Resolution R-06-74. The complete resolution is available on the City website: www.cabq.gov/citycouncil.

Project # 1003613

06DRB-00854 Major-Preliminary Plat Approval
06DRB-00855 Major-Vacation of Public Easements
06DRB-00859 Minor-SiteDev Plan Subd/EPC
06DRB-00856 Minor-Sidewalk Waiver
06DRB-00857 Minor-Temp Defer SDWK

THOMPSON ENGINEERING CONSULTANTS INC agent(s) for WAREHOUSE MOLDING & DOOR CORP request(s) the above action(s) for all or a portion of Tract(s) 34, MRGCD Map 39, Lot(s) 11, Rancho Rico and Lot(s) 1-4, Powell Gardens Addition (to be known as **SUNSET VILLA ADDITION**) zoned SU-1 for PRD, located on SUNSET GARDENS RD SW between ATRISCO RD SW and ARENAL DITCH, containing approximately 15 acres. (K-12)

There are corrections that need to be made to the perimeter wall design on the SPS. Even though EPC approved the SPS with wall problems, DRB is requiring minor changes to bring the design into compliance with the Zone Code.

The plat & site plan also do not agree. The lot numbers do not match, the Tract letters do not match, the Powell Addition lots that are part of the plat are not included as part of the SPS. This last comment may be a serious problem. It needs discussion with the case planner.

No objection to the requested vacations and sidewalk actions.

Be aware that preliminary plat and final plat approvals occurring after October 31, 2006, are subject to the provisions of City Council Resolution R-06-74. The complete resolution is available on the City website: www.cabq.gov/citycouncil.

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QUICK DRAW ENGINEERING agent(s) for MARK VALENCIA request(s) the above action(s) for all or a portion of Lot(s) 1 & 2 VALENCIA SUBDIVISION (to be known as **CORONA DEL SOL**) zoned R-2 residential townhomes, located on ALAMOGORDO NW, between ST JOSEPH NW and TUCSON NW containing approximately 1 acre(s). [REF: 04DRB-00190, 05DRB-00498] (G-11)

This preliminary plat was previously approved in 4/05 and expired in 4/06. This appears to be a second submittal of the same previously approved preliminary plat.

The lot size exceeds R2 requirements for townhomes.

Are there to be any perimeter walls or retaining walls visible from Alamogordo? If so, Planning will take delegation of the final plat until the wall design is submitted and approved by the DRB Chair.

Planning will also take delegation of the final plat for the 15 day appeal period.

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Project # 1003469
06DRB-00882 Major-Vacation of Public Easements

TERRAMETRICS OF NEW MEXICO agent(s) for JEFFREY & LORRI ZUMWALT AND ED & CHARLENE WHITEHOUSE request(s) the above action(s) for Lot(s) 7A-P1, 8A-P1 & 9A-P1, **OAKLAND HEIGHTS**, zoned R-D (3 Du/Acre) located on OAKLAND AVE NE, between BARSTOW ST NE and VENTURA ST NE containing approximately 1 acre(s). [REF: 04DRB-00891] (O-20)

Planning has no objection to these vacation requests.

Applicant has one year to record the plat completing the vacations.

Be aware that preliminary plat and final plat approvals occurring after October 31, 2006, are subject to the provisions of City Council Resolution R-06-74. The complete resolution is available on the City website: www.cabq.gov/citycouncil.

Project # 1003886
06DRB-00861 Major-Preliminary Plat Approval
06DRB-00862 Major-Vacation of Pub Right-of-Way
06DRB-00864 Major-Vacation of Public Easements
06DRB-00863 Minor-Vacation of Private Easements
06DRB-00867 Minor-Temp Defer SDWK

MARK GOODWIN & ASSOCIATES agent(s) for HOME SITE FIVE request(s) the above action(s) for all or a portion of Tract(s) C & 42, MESA VILLAGE SUBDIVISION (to be known as **SILVER LEAF SUBDIVISION**) zoned R-3, located on LOMAS BLVD NE, between SELLARS DR NE and EASTERDAY NE containing approximately 52 acre(s). [REF: 05DRB-01831] (J-20)

The preliminary plat was originally approved on 3/23/06. It has expired after one year. This is a re-submittal of the already approved preliminary plat as later amended.

The requested vacations were also previously approved as was the temporary deferral of sidewalks.

The previously approved perimeter wall design is still valid.

*** TX REPORT ***

TRANSMISSION OK

TX/RX NO 0467
CONNECTION TEL 9p8993429
SUBADDRESS
CONNECTION ID
ST. TIME 06/27 15:48
USAGE T 01'25
PGS. 3
RESULT OK



DEVELOPMENT REVIEW BOARD FAX FORM

TO: MARK VALENCIA

FAX NUMBER: 899-3429 # PAGES 3

SENT BY: Sheran Matson, DRB Chair DATE: 06/27/06

PHONE NUMBER: 924-3880 FAX # 924-3864

PROJECT NO: 1003247 APPLICATION NO: 06DRB-00874
06DRB-00876
06DRB-00875

CORONA DEL SOL



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CORONA DEL SOL

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

DEVELOPMENT REVIEW BOARD--SPEED MEMO

DRB CASE NO/PROJECT NO: 1003247

AGENDA ITEM NO: 6

SUBJECT:

Sidewalk Deferral
Final Plat
Preliminary Plat

ACTION REQUESTED:

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

P.O. Box 1293

ENGINEERING COMMENTS:

Albuquerque

An approved drainage plan dated 11-16-04 is on file for Preliminary Plat approval.
An approved infrastructure list is required for Preliminary Plat approval.

New Mexico 87103

RESOLUTION:

www.cabq.gov

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

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

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

FOR:

SIGNED: Bradley L. Bingham
City Engineer/AMAFCA Designee

DATE: July 12, 2006



CITY OF ALBUQUERQUE
 PLANNING DEPARTMENT
 DEVELOPMENT REVIEW BOARD

July 12, 2006

Project # 1003247

06DRB-00874 Major-Preliminary Plat Approval
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AMAFCA No adverse comments.

COG

For information, Alamogordo Dr is identified as a Bike Route on the Long Range Bikeway System.

Transit No objection to the request.

Zoning Enforcement No adverse comments.

Neighborhood Coordination Letter sent to Vista Grande NA (R).

APS **Valencia Subdivision** (aka Corona del Sol) will consist of 4 custom homes on ¼ acre lots. The proposed development is located within the following school attendance areas: SR Marmon Elementary School, John Adams Middle School, and West Mesa High School. **Currently, West Mesa is exceeding capacity.**

School	2006-07 Projections	2006-07 Capacity	Space Available
S.R. Marmon	821	874	53
John Adams	972	1,155	183
West Mesa	2,706	2,100	-606

A new southwest high school is planned to open with a 9th grade academy in 2008 with the remainder of the school to open in 2009. The new high school will relieve overcrowding at West Mesa High School.

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

Fire Department All required fire hydrants shall be installed and made serviceable prior to and during construction of subdivision.

PNM Electric & Gas Approved.

Comcast No comments received.

QWEST No comments received.

Environmental Health No comments received.

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

Open Space Division No adverse comments.

City Engineer

An approved grading and drainage plan is on file for Preliminary Plat approval.

Transportation Development

Is Exhibit C supposed to be a temporary deferral of sidewalk? Alamogordo will require a 6' sidewalk. Is the curb and gutter in place along Alamogordo?

Parks & Recreation No objection to any of the requests.

Utilities Development

No objection with Plat approval, but need infrastructure list with a new fire hydrant required and possibly water/sewer services. No objection to Sidewalk Deferral.

Planning Department

This preliminary plat was previously approved in 4/05 and expired in 4/06. This appears to be a second submittal of the same previously approved preliminary plat.

The lot size exceeds R2 requirements for townhomes.

Are there to be any perimeter walls or retaining walls visible from Alamogordo? If so, Planning will take delegation of the final plat until the wall design is submitted and approved by the DRB Chair.

Planning will also take delegation of the final plat for the 15 day appeal period.

Planning Department

- No objection to the temporary deferral of sidewalk construction.

Be aware that residential subdivision preliminary plat and final plat approvals occurring after October 31, 2006, are subject to the provisions of City Council Resolution R-06-74. The complete resolution is available on the City website: www.cabq.gov/citycouncil.

Impact Fee Administrator

The creation of a 5 lot subdivision and the temporary deferral of sidewalk construction will not require impact fees. However, Impact Fees will be required at the time of building permit for each home in this subdivision. Using an average of 2000sf of heated area and .05 for impervious acreage the estimated impact fees for each home are as follows:

1. Roadway Facilities for the NW Mesa: \$3662.00
2. Public Safety Facilities for the Westside: \$414.00
3. Parks, Trails, Open Space for NW Mesa/Volcano: \$2420.00
4. Drainage Facilities for the NW Mesa: \$702.60

Impact Fees are to be paid at the time of issuance of building permits; however, the total Impact Fees may be paid at a rate of 67% if permits are obtained by December 29, 2006.

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

cc:Mark Valencia, 4545 Arrowhead Ave NW, 87114
Quik Draw Engineering, P.O. Box 729, Corrales, NM 87048



**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, July 12, 2006**, beginning at **9:00 a.m.** for the purpose of considering the following:

Project # 1004355

06DRB-00808 Major-Vacation of Public Easements

WILSON AND COMPANY agent(s) for KB HOMES request(s) the above action(s) for all or a portion of Tract(s) 2, **VISTA VIEJA, UNIT 2**, zoned R-1 residential zone, located on SCENIC RD NW, between 81ST ST NW and ALBERICOQUE PL NW containing approximately 41 acre(s). [REF: 04DRB-01522, 04DRB-01523, 04DRB-01524, PROJECT #1003470] (D-9)

Project # 1003102

06DRB-00832 Major-Preliminary Plat Approval
06DRB-00837 Minor-Sidewalk Waiver
06DRB-00838 Minor-Temp Defer SDWK

ISAACSON & ARFMAN PA agent(s) for INFILL SOLUTIONS request(s) the above action(s) for all or a portion of Lot(s) 12-A, **LANDS OF FERRARI-ESQUIBEL-PALMER** (to be known as **THE SOFT LOFTS**) zoned SU-1 PRD (22 Du/Acre), located on LAGRIMA DE ORO NE, between JUAN TABO NE and MORRIS ST NE containing approximately 2 acre(s). [REF: 04DRB-00236, 06EPC-00146, 06EPC-00147, 05DRB-00911] (F-21)

Project # 1004184

06DRB-00819 Major-Bulk Land Variance
06DRB-00820 Minor-Prelim&Final Plat Approval

COMMUNITY SCIENCES CORP agent(s) for TOM SALAZAR request(s) the above action(s) for all or a portion of Tract(s) A-1, **LANDS OF SALAZAR FAMILY TRUST ETAL**, zoned RLT AND SU-1 MIXED USE, located on VERMEJO PARK RD SW, between 98TH ST SW and UNSER BLVD SW containing approximately 149 acre(s). [REF: 05DRB-00810, 05DRB-00811] (N-9)

Project # 1004715

06DRB-00813 Major-Preliminary Plat Approval
06DRB-00814 Major-Vacation of Public Easements
06DRB-00815 Minor-Subd Design (DPM) Variance
06DRB-00816 Minor-Sidewalk Waiver
06DRB-00817 Minor-Temp Defer SDWK

MARK GOODWIN & ASSOCIATES PA agent(s) for JTH, LLC request(s) the above action(s) for all or a portion of Lot(s) 6, 7, **JUAN TABO HILLS, UNIT 1** (to be known as **JUAN TABO HILLS, UNIT 2**) zoned R-D residential and related uses zone, Developing Area, located on JUAN TABO BLV D SE, between EUBANK BLVD SE and FOUR HILLS RD SE containing approximately 83 acre(s). (M-21, M-22)

SEE PAGE 2 . . .



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

PAGE 2

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06DRB-00856 Minor-Sidewalk Waiver
06DRB-00857 Minor-Temp Defer SDWK

THOMPSON ENGINEERING CONSULTANTS INC agent(s) for WAREHOUSE MOLDING & DOOR CORP request(s) the above action(s) for all or a portion of Tract(s) 34, MRGCD Map 39, Lot(s) 11, Rancho Rico and Lot(s) 1-4, Powell Gardens Addition (to be known as **SUNSET VILLA ADDITION**) zoned SU-1 for PRD, located on SUNSET GARDENS RD SW between ATRISCO RD SW and ARENAL DITCH, containing approximately 15 acres. (K-12)

Project # 1003247

06DRB-00874 Major-Preliminary Plat Approval
06DRB-00876 Major-Final Plat approval
06DRB-00875 Minor- Minor-Temp Defer
SDWK

QUICK DRAW ENGINEERING agent(s) for MARK VALENCIA request(s) the above action(s) for all or a portion of Lot(s) 1 & 2 VALENCIA SUBDIVISION (to be known as **CORONA DEL SOL**) zoned R-2 residential townhomes, located on ALAMOGORDO NW, between ST JOSEPH NW and TUCSON NW containing approximately 1 acre(s). [REF: 04DRB-00190, 05DRB-00498] (G-11)

Project # 1003469

06DRB-00882 Major-Vacation of Public
Easements

TERRAMETRICS OF NEW MEXICO agent(s) for JEFFREY & LORRI ZUMWALT AND ED & CHARLENE WHITEHOUSE request(s) the above action(s) for Lot(s) 7A-P1, 8A-P1 & 9A-P1, **OAKLAND HEIGHTS**, zoned R-D (3 Du/Acre) located on OAKLAND AVE NE, between BARSTOW ST NE and VENTURA ST NE containing approximately 1 acre(s). [REF: 04DRB-00891] (C-20)

Project # 1003886

06DRB-00861 Major-Preliminary Plat Approval
06DRB-00862 Major-Vacation of Pub Right-of-
Way
06DRB-00864 Major-Vacation of Public
Easements
06DRB-00863 Minor-Vacation of Private
Easements
06DRB-00867 Minor-Temp Defer SDWK

MARK GOODWIN & ASSOCIATES agent(s) for HOME SITE FIVE request(s) the above action(s) for all or a portion of Tract(s) C & 42, MESA VILLAGE SUBDIVISION (to be known as **SILVER LEAF SUBDIVISION**) zoned R-3, located on LOMAS BLVD NE, between SELLARS DR NE and EASTERDAY NE containing approximately 52 acre(s). [REF: 05DRB-01831] (J-20)

SEE PAGE 3 . . .



PUBLIC HEARING--DEVELOPMENT REVIEW BOARD
CITY OF ALBUQUERQUE

PAGE 3

Project # 1004974

06DRB-00884 Major-SiteDev Plan Subd
06DRB-00885 Major-SiteDev Plan Bldg Permit

STUDIO SW ARCHITECTS agent(s) for SAN PEDRO EQUITIES request(s) the above action(s) for all or a portion of Lot(s) 1, 2, 3, 30, 31 and 32, Tract(s) A, Block(s) 34, NORTH ALBUQUERQUE ACRES, zoned SU-2, IP, located on SAN PEDRO NE BETWEEN HOLLY NE AND CARMEL NE containing approximately 5 acres.[REF:AX-84-9,Z-84-41] (C-18)

Project # 1003703

06DRB-00886 Major-Preliminary Plat Approval
06DRB-00887 Major-Vacation of Public Right-of-Way
06DRB-00888 Minor-Temp Defer SDWK

ADIL RIZVI request(s) the above action(s) for all or a portion of Lot(s) 13, 14, 15, 16, 19 & 20, Block(s) 2, Tract(s) 3, Unit(s) 3, NORTH ALBUQUERQUE ACRES, (to be known as **EAGLE'S VIEW ESTATES**, zoned RD, located on VENTURA NE between EAGLE ROCK NE and OAKLAND NE containing approximately 6 acres. [REF: 04DRB-01533] (C-20)

Project # 1004240

06DRB-00890 Major-Preliminary Plat Approval
06DRB-00891 Minor-Sidewalk Waiver
06DRB-00892 Minor-Temp Defer SDWK
06DRB-00893 Minor-Vacation of Private Easements

ADVANCED ENGINEERING & CONSULTING LLC agent(s) for VILLAS LAS MANANITAS DEVELOPMENT LLC request(s) the above action(s) for all or a portion of Tract(s) 87-A-1-B, 87-A-2, 87-B-1, 87-B-2, 87-B-3, 88, 89A, 89-B-1, 89-B-2-A, Lot(s) A-1 and A-2, LANDS OF E. MAS (to be known as **VILLAS LAS MANANITAS SUBDIVISION**, zoned SU-1 FOR C-1 AND R-1, located on INDIAN SCHOOL RD NW between the ALAMEDA DRAIN AND RIO GRANDE BLVD NW containing approximately 5 acres. [REF: 05DRB-00918] (H-13)

Project # 1004932

06DRB-00889 Major-Vacation of Public Right-of-Way

RIMCON INC., WALTER TILLEY agent(s) for ALAN MALOTT request(s) the above action(s) for Lot(s) B, Block(s) 5, **MONTE VISTA ADDITION**, zoned C-1, located on CAMPUS BLVD NE between TULANE DR NE and CARLISLE NE containing approximately 1 acre(s). [REF: 06DRB-00775] (K-16)

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

Sheran Matson, AICP, DRB Chair
Development Review Board

TO BE PUBLISHED IN THE ALBUQUERQUE JOURNAL MONDAY, JUNE 26, 2006.

3247

DXF Electronic Approval Form

DRB Project Case #: 1003247

Subdivision Name: CORONA DEL SOL LOTS 1A, 1B, 2A & 2B

Surveyor: BRIAN K MCCLINTOCK

Contact Person: MARK VALENCIA

Contact Information: 238-1113

DXF Received: 6/5/2006

Hard Copy Received: 6/5/2006

Coordinate System: NMSP Grid (NAD 27)


Approved

06.05.2006
Date

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

AGIS Use Only
Copied fc **3247** to agiscov on **6/5/2006** Contact person notified on **6/5/2006**

PLANNING TRACKING LOG

Date	Project Name & #	Action Request	Action Taken
2/18/04	Coronado del Sal	Sketch	Comments given
	Prj 1003247		
3/30/05	Coronado del Sal	Prel Plat	Deferred then it expired
	Prj 1003247	ID for SIA	
8/3/05	,,	TDS	No Show
8/10/05	,,	,,	Approved TDS
7/12/06	Coronado del Sal Prj 1003247	Major Prel Plat New Sub Temp leg of SW of site plat	Final Plat

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

Meeting Date: JULY 12, 2006
Zone Atlas Page: G-11-Z
Notification Radius: 100 Ft.

Project# 1003247
App#06DRB-00874
App#06DRB-00875
App#06DRB-00876

Cross Reference and Location: ALAMOGORDO NW BETWEEN ST JOSEPH NW
AND TUCSON NW

Applicant: MARK VALENCIA
Address: 4545 ARROWHEAD AVE NW
ALBUQUERQUE, NM 87114

Agent: QUICK DRAW ENGINEERING
PO BOX 729
CORRALES, NM 87048

Special Instructions:

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

Date Mailed: JUNE 23, 2006
Signature: YVONNE SAAVEDRA

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

PROJECT # 1003247
APPLICATION # _____

PAGE 1 **OF** 2

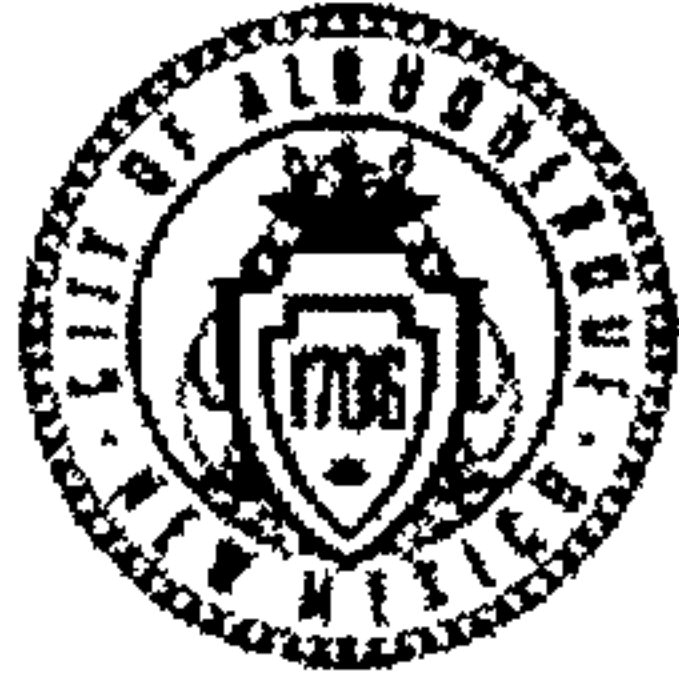
ZONE ATLAS PAGE #	ZONE ATLAS #	GRID LOCATIONS	PARCEL SEQUENCES	NAME AND ADDRESS
G-11	1011060	394-305	102-06	✓ Dup
		391-289	05	✓ Dup ²
		396-272	04	✓
		390-266	03	✓ Dup
		389-258	02	✓ Dup ²
		383-228	409-09	✓ COA
		407-242	103-15	✓
		409-253	14	✓
		410-263	13	✓
		410-273	12	✓
		412-284	11	✓
		413-294	10	✓
		415-305	09	✓
		420-330	118-01	✓
		414-340	02	✓
		392-329	116-43	✓

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

PROJECT # 1003247
APPLICATION # _____

PAGE 2 **OF** 2

ZONE ATLAS PAGE #	ZONE ATLAS #	GRID LOCATIONS	PARCEL SEQUENCES	NAME AND ADDRESS
G-11	1011060	392-335	116-42	✓
		378-328	27	✓
		379-333	28	✓
		381-297	104-28	✓
		376-297	27	✓
		386-297	29	✓
		382-285	110-06	✓
		381-279	05	✓
		381-275	04	✓
		380-271	03	✓
		380-266	02	✓
		379-261	01	✓
		380-249	109-11	✓
		376-249	10	✓



mainframe@coa1mp3.ca To
bq.gov cc
06/22/2006 01:49 PM bcc
Subject

1 R E C O R D S W I T H L A B E L S PAGE
1
01011060 *** THIS UPC CODE HAS NO MASTER RECORD ON FILE
0101106039430510206 LEGAL: 001 CORO NA DEL SOL SUBD
LAND USE:
PROPERTY ADDR: 00000 ALAMOGORDO
OWNER NAME: VALENCIA MARK & JENNY
OWNER ADDR: 06821 TESUQUE DR NW
ALBUQUERQUE NM 87120
0101106039128910205 LEGAL: 002 CORO NA DEL SOL SUB
LAND USE:
PROPERTY ADDR: 00000 ALAMOGORDO
OWNER NAME: VALENCIA MARK & JENNY
OWNER ADDR: 06821 TESUQUE DR NW
ALBUQUERQUE NM 87120
0101106039627210204 LEGAL: 003 CORO NA DEL SOL SUB N110FT
LAND USE:
PROPERTY ADDR: 00000 ALAMOGORDO
OWNER NAME: TJS ENTERPRISES LLC
OWNER ADDR: 03626 VISTA GRANDE DR NW
ALBUQUERQUE NM 87120
0101106039026610203 LEGAL: CORO NA D EL SOL SUBD S55FT OF LOT 3
LAND USE:
PROPERTY ADDR: 00000 ALAMOGORDO
OWNER NAME: SCHMIDT THEODORE R & JANICE L
OWNER ADDR: 03626 VISTA GRANDE DR NW
ALBUQUERQUE NM 87120
0101106038925810202 LEGAL: 004 CORO NA DEL SOL SUBD
LAND USE:
PROPERTY ADDR: 00000 ALAMOGORDO
OWNER NAME: SCHMIDT THEODORE R & JANICE L
OWNER ADDR: 03626 VISTA GRANDE NW
ALBUQUERQUE NM 87120
0101106038322840909 LEGAL: PK C ORON A DEL SOL ADD PARK
LAND USE:
PROPERTY ADDR: 00000 SEQUOIA
OWNER NAME: CITY OF ALBUQUERQUE
OWNER ADDR: PO BOX 1293
ALBUQUERQUE NM 87103
0101106040724210315 LEGAL: 025 B NO R THERN HTS ADD
LAND USE:
PROPERTY ADDR: 00000 ALAMOGORDO
OWNER NAME: TRUJILLO RAYMOND T & SYLVIA E
OWNER ADDR: 03610 ALAMOGORDO DR NW
ALBUQUERQUE NM 87120
0101106040925310314 LEGAL: LT 2 4 BL K B NORTHERN HEIGHTS ADDN CONT 0.2745
AC + LAND USE:
PROPERTY ADDR: 00000 ALAMOGORDO
OWNER NAME: ROMAN CATHOLIC CHURCH
OWNER ADDR: 04000 ST JOSEPH'S PL NW
ALBUQUERQUE NM 87120

0101106037832811627 REPLAT LAND USE: LEGAL: LOT 89 P 1 PLAT OF OXBOW PARK SUBDIVISION (A
PROPERTY ADDR: 00000 PINON JAY
OWNER NAME: PRINCE DONALD PHILIP
OWNER ADDR: 03800 PINON JAY CT NW
ALBUQUERQUE NM 87120

0101106037933311628 REPLAT LAND USE: LEGAL: LOT 88 P 1 PLAT OF OXBOW PARK SUBDIVISION (A
PROPERTY ADDR: 00000 PINON JAY
OWNER NAME: IVERSON RICHARD D & LURAE J
OWNER ADDR: 03804 PINON JAY CT NW
ALBUQUERQUE NM 87120

0101106038129710428 LAND USE: LEGAL: LOT 25 P LAT OF PARK RIDGE ESTATES SUBDIVISION
PROPERTY ADDR: 00000 PARK HEIGHTS
OWNER NAME: HANSEN MICHAEL A
OWNER ADDR: 05105 PARK HEIGHTS RD NW
ALBUQUERQUE NM 87120

0101106037629710427 LAND USE: LEGAL: LOT 26 P LAT OF PARK RIDGE ESTATES SUBDIVISION
PROPERTY ADDR: 00000 PARK HEIGHTS
OWNER NAME: MARTIN MOLLY J.
OWNER ADDR: 05109 PARK HEIGHTS RD NW
ALBUQUERQUE NM 87120

0101106038629710429 LAND USE: LEGAL: LOT 24 P LAT OF PARK RIDGE ESTATES SUBDIVISION
PROPERTY ADDR: 00000 PARK HEIGHTS
OWNER NAME: SANCHEZ ARTHUR C - SGT 1ST CLA
OWNER ADDR: 05101 PARK HEIGHTS RD NW
ALBUQUERQUE NM 87120

0101106038228511006 LAND USE: LEGAL: LOT 23 P LAT OF PARK RIDGE ESTATES SUBDIVISION
PROPERTY ADDR: 00000 SUMMIT PARK
OWNER NAME: BACA MATTHEW M. & MARIA S.
OWNER ADDR: 03720 SUMMIT PARK DR NW
ALBUQUERQUE NM 87120

0101106038127911005 LAND USE: LEGAL: LOT 22 P LAT OF PARK RIDGE ESTATES SUBDIVISION
PROPERTY ADDR: 00000 SUMMIT PARK
OWNER NAME: MARINO REBECCA
OWNER ADDR: 03716 SUMMIT PARK RD NW
ALBUQUERQUE NM 87120

0101106038127511004 LAND USE: LEGAL: LOT 21 P LAT OF PARK RIDGE ESTATES SUBDIVISION
PROPERTY ADDR: 00000 SUMMIT PARK
OWNER NAME: MARQUEZ RICHARD R. & BARBARA M
OWNER ADDR: 03712 SUMMIT PARK NW
ALBUQUERQUE NM 87120

0101106038027111003 LAND USE: LEGAL: LOT 20 P LAT OF PARK RIDGE ESTATES SUBDIVISION
PROPERTY ADDR: 00000 SUMMIT PARK
OWNER NAME: HUSTON MARK & MARIA
OWNER ADDR: 03708 SUMMIT PARK RD NW
ALBUQUERQUE NM 87120

101106038322840909

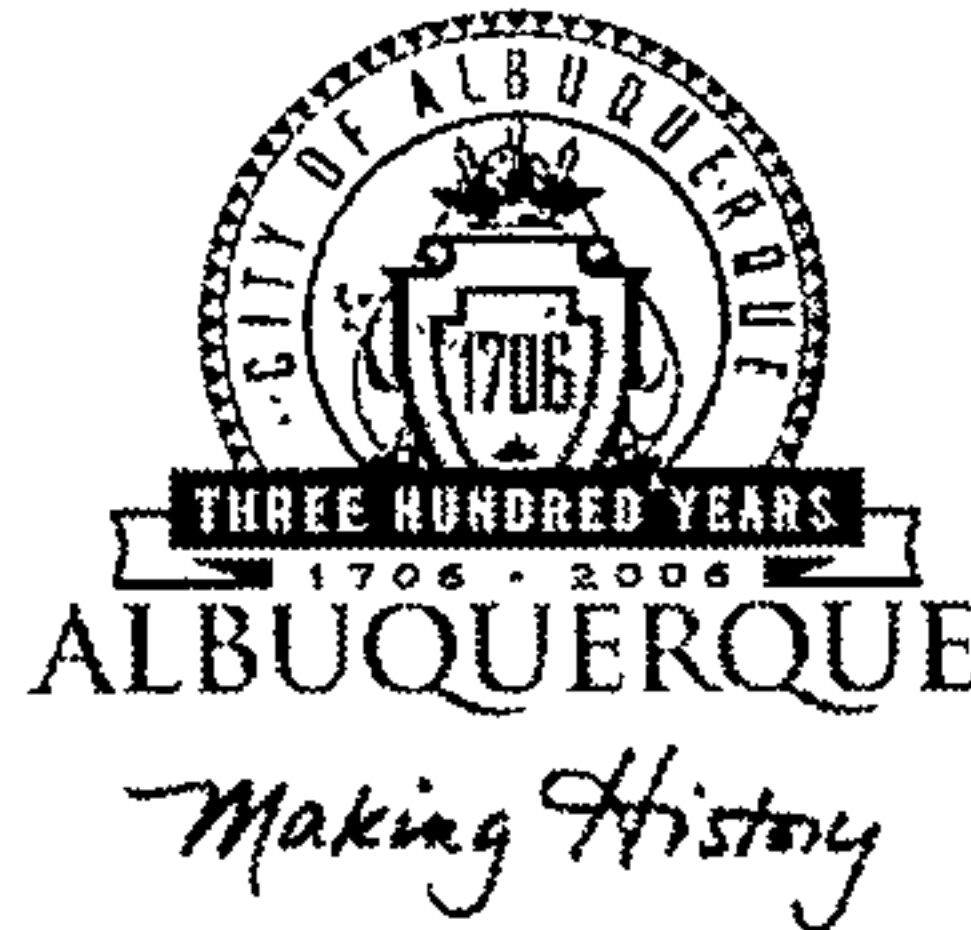
LEGAL: * PK CORONA DEL SOL ADD PARK
PROPERTY ADDR: SEQUOIA RD NW

OWNERS NAME: CITY OF ALBUQUERQUE
OWNERS ADDR: PO BOX 1293
ALBUQUERQUE, NM 87103

101106041434011802

LEGAL: LOT 99 P1 PLAT OF OXBOW PARK SUBDIVISION (A B, OXBOW
SUBDIVISION
PROPERTY ADDR: 3804 ALAMOGORDO DR NW

OWNERS NAME: GONZAGOWSKI KATHLEEN L
OWNERS ADDR: PO BOX 7643
ALBUQUERQUE, NM 87194



City of Albuquerque
P.O. Box 1293, Albuquerque, NM 87103

June 12, 2006

Mark Valencia
4545 Arrowhead Avenue NW/87123
Phone: 238-1113/Fax: 899-3429

Dear Mark:

Thank you for your inquiry of June 12, 2006 requesting the names of Recognized Neighborhood Associations who would be affected under the provisions of O-92 by your proposed project at **LOT 1 AND 2 OF CORONA DEL SOL, ALSO KNOWN AS VALENCIA SUBDIVISION LOCATED ON COORS BOULEVARD NW BETWEEN ALAMOGORDO DRIVE NW** zone map **G-11**.

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

VISTA GRANDE N.A. (VTG) "R"

***Ted Schmidt**

3626 Vista Grande NW/87120 831-3627 (h)

Berent Groth

3546 Sequoia Pl. NW/87120 836-5542 (h)

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

Sincerely,

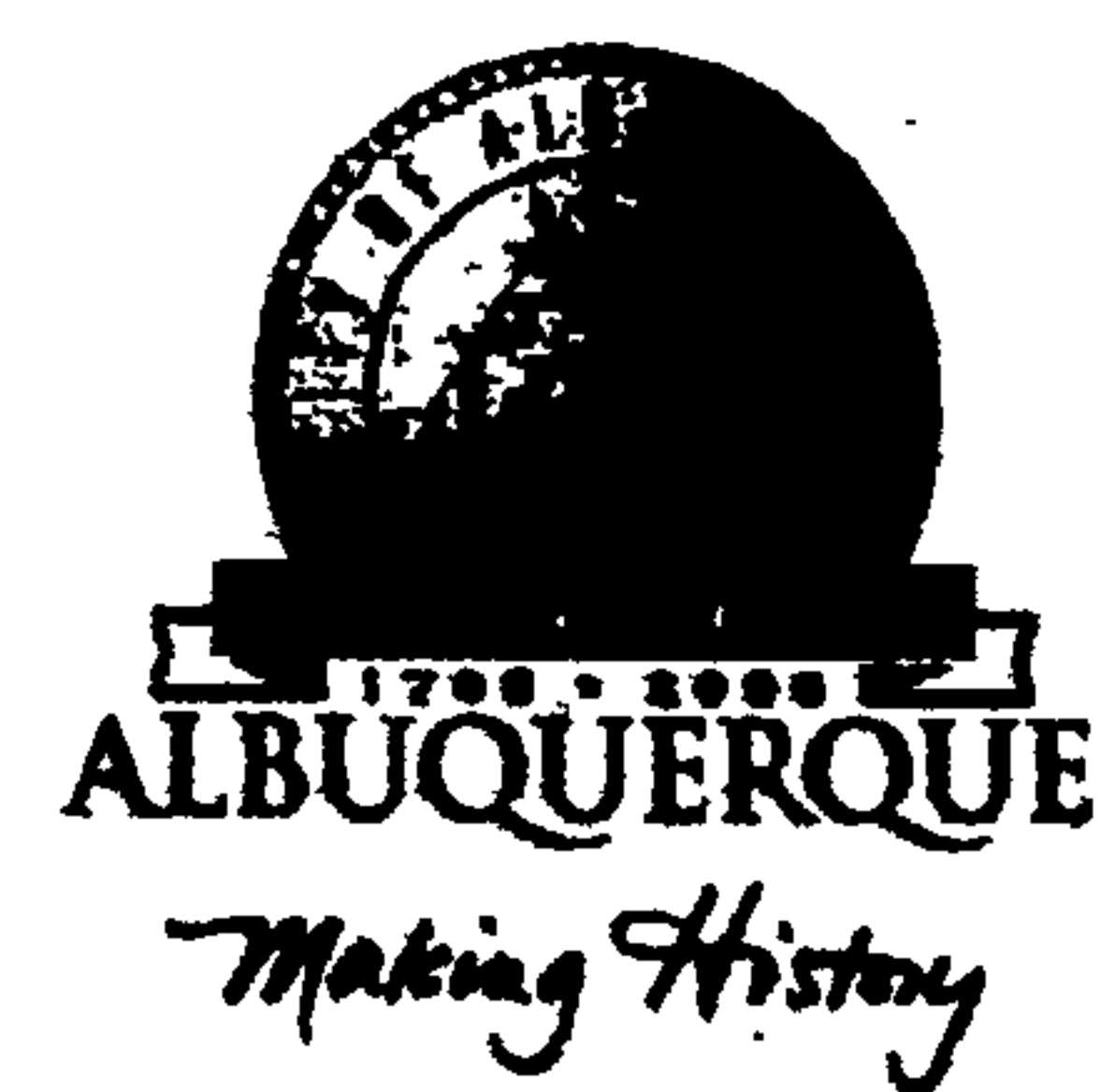
Stephani Winklepleck

Neighborhood Program Coordinator
OFFICE OF NEIGHBORHOOD COORDINATION
Planning Department

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

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

planningrnaform(10/08/05)



January 26, 2005

Lyle Losack, PE
QuickDraw Engineering
PO Box 729
Corrales, NM 87048

**Re: Valencia Subdivision Drainage Report
Engineer's Stamp dated 11-16-04, (G11/D1)**

Dear Mr. Losack,

Based upon the information provided in your submittal dated 11-16-04, the above referenced plan is approved for Preliminary Plat action by the DRB. Once that board approves the plan, please submit a mylar copy for my signature in order to obtain a Rough Grading Permit.

P.O. Box 1293

Albuquerque

New Mexico 87103

This project requires a National Pollutant Discharge Elimination System (NPDES) permit. Refer to the attachment that is provided with this letter for details. If you have any questions please feel free to call the Municipal Development Department, Hydrology section at 768-3654 (Charles Caruso).

If you have any questions, you can contact me at 924-3982.

www.cabq.gov

Sincerely,

Bradley L. Bingham, PE
Principal Engineer, Planning Dept.
Development and Building Services

C: Chuck Caruso, PE, DMD
file

Project # 1003247

MARK VALENCIA
4545 ARROWHEAD AVE NW
ALBUQUERQUE, NM 87114

Project # 1003247

BERENT GROTH
Vista Grande N.A.
3546 SEQUOIA PL NW
ALBUQUERQUE, NM 87120

101106039026610203

SCHMIDT THEODORE R & JANICE L
3626 VISTA GRANDE DR NW
ALBUQUERQUE NM 87120

101106041026310313

ELWELL JOHNNY F ETUX
1117 PALISADES NW
ALBUQUERQUE NM 87105

101106041530510309

LOPEZ RAY E ETUX
3726 ALAMOGODO NW
ALBUQUERQUE NM 87120

101106039232911643

HAWK DAVID L
3801 ALAMOGORDO DR NW
ALBUQUERQUE NM 87120

101106037933311628

IVERSON RICHARD D & LURAE J
3804 PINON JAY CT NW
ALBUQUERQUE NM 87120

101106038629710429

SANCHEZ ARTHUR C - SGT 1ST CL
5101 PARK HEIGHTS RD NW
ALBUQUERQUE NM 87120

101106038127511004

MARQUEZ RICHARD R. & BARBARA
3712 SUMMIT PARK NW
ALBUQUERQUE NM 87120

101106037926111001

MARQUEZ MICHAEL J. & MELINDA
3700 SUMMIT PARK DR NW
ALBUQUERQUE NM 87120

Project # 1003247

QUICK DRAW ENGINEERING
PO BOX 729
CORRALES, NM 87048

101106039430510206

VALENCIA MARK & JENNY
6821 TESUQUE DR NW
ALBUQUERQUE NM 87120

101106040724210315

TRUJILLO RAYMOND T & SYLVIA E
3610 ALAMOGORDO DR NW
ALBUQUERQUE NM 87120

101106041027310312

MASCARENAS ANTHONY I & MARY S
3720 ALAMOGORDO DR NW
ALBUQUERQUE NM 87120

101106042033011801

BOWMAN SHEILA ROY & STEPHEN A
10 S NEWLAND ST
LAKEWOOD CO 80226

101106039233511642

ABAS FRANCISCO A & EVELYN P
3803 ALAMOGORDO DR NW
ALBUQUERQUE NM 87120

101106038129710428

HANSEN MICHAEL A
5105 PARK HEIGHTS RD NW
ALBUQUERQUE NM 87120

101106038228511006

BACA MATTHEW M. & MARIA S.
3720 SUMMIT PARK DR NW
ALBUQUERQUE NM 87120

101106038027111003

HUSTON MARK & MARIA
3708 SUMMIT PARK RD NW
ALBUQUERQUE NM 87120

101106038024910911

LUCERO DAVID E & MAXINE
5100 PARK RIDGE RD NW
ALBUQUERQUE NM 87120

Project # 1003247

TED SCHMIDT
Vista Grande N.A.
3626 VISTA GRANDE NW
ALBUQUERQUE, NM 87120

101106039627210204

TJS ENTERPRISES LLC
3626 VISTA GRANDE DR NW
ALBUQUERQUE NM 87120

101106040925310314

ROMAN CATHOLIC CHURCH
4000 ST JOSEPH'S PL NW
ALBUQUERQUE NM 87120

101106041228410311

ENGLEBRECHT LLOYD H & DOROTHY
1605 CAMINA PLACER
FARMINGTON NM 87401

101106041434011802

GONZAGOWSKI KATHLEEN L
PO BOX 7643
ALBUQUERQUE, NM 87194

101106037832811627

PRINCE DONALD PHILIP
3800 PINON JAY CT NW
ALBUQUERQUE NM 87120

101106037629710427

MARTIN MOLLY J.
5109 PARK HEIGHTS RD NW
ALBUQUERQUE NM 87120

101106038127911005

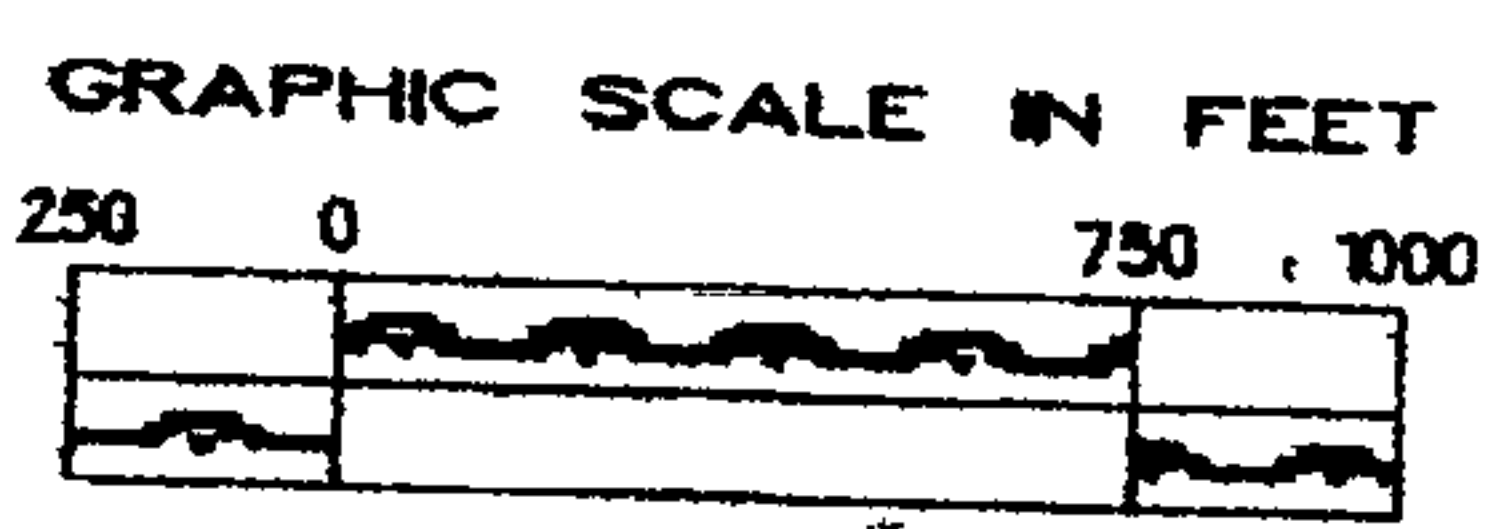
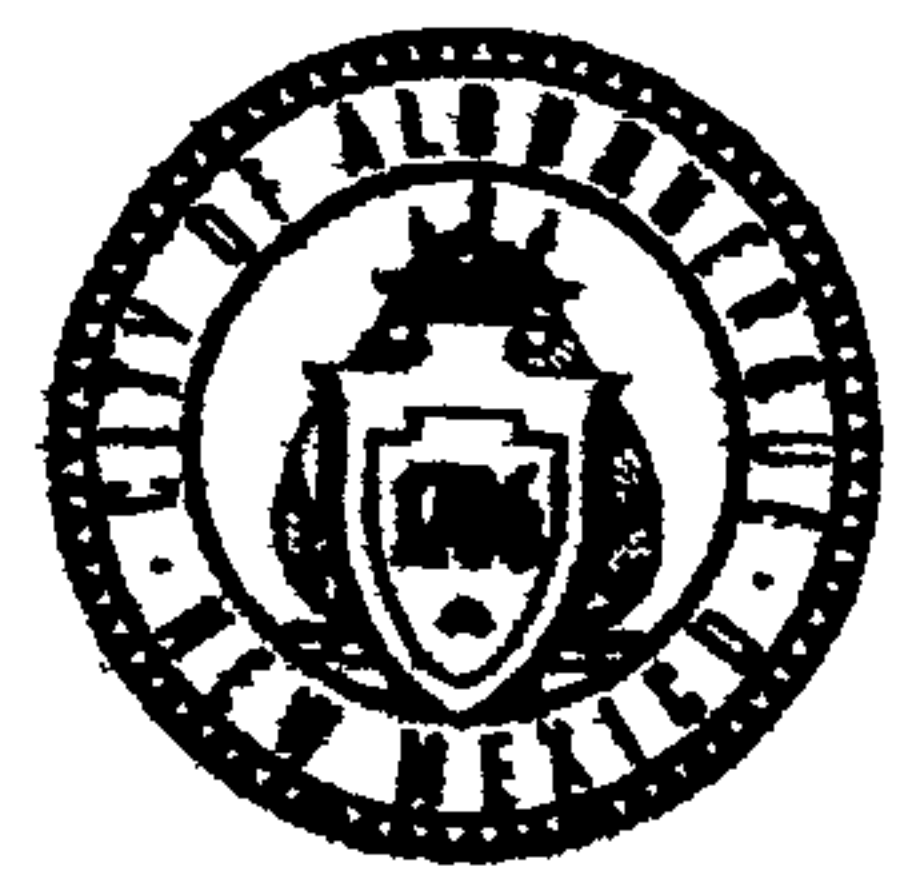
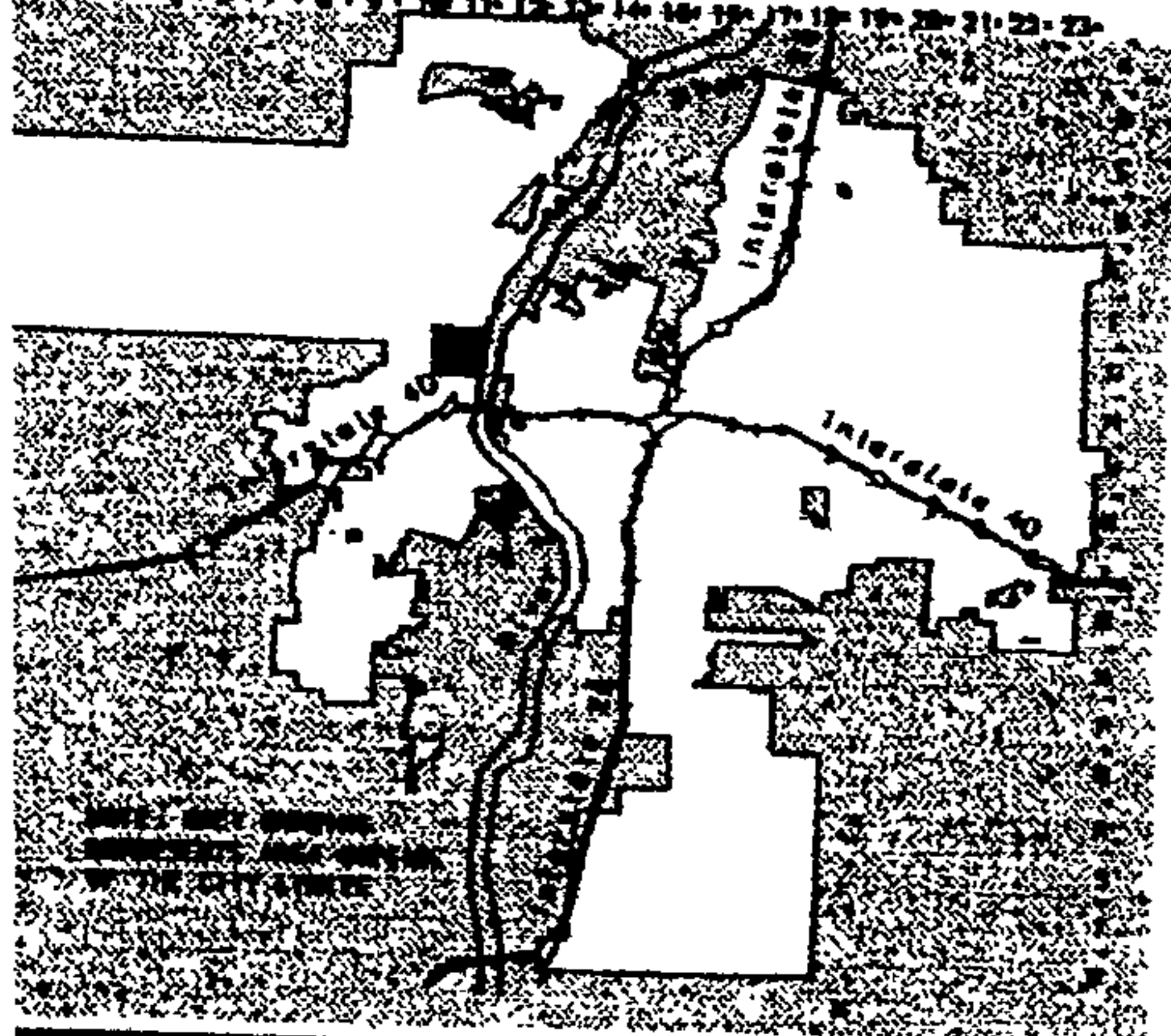
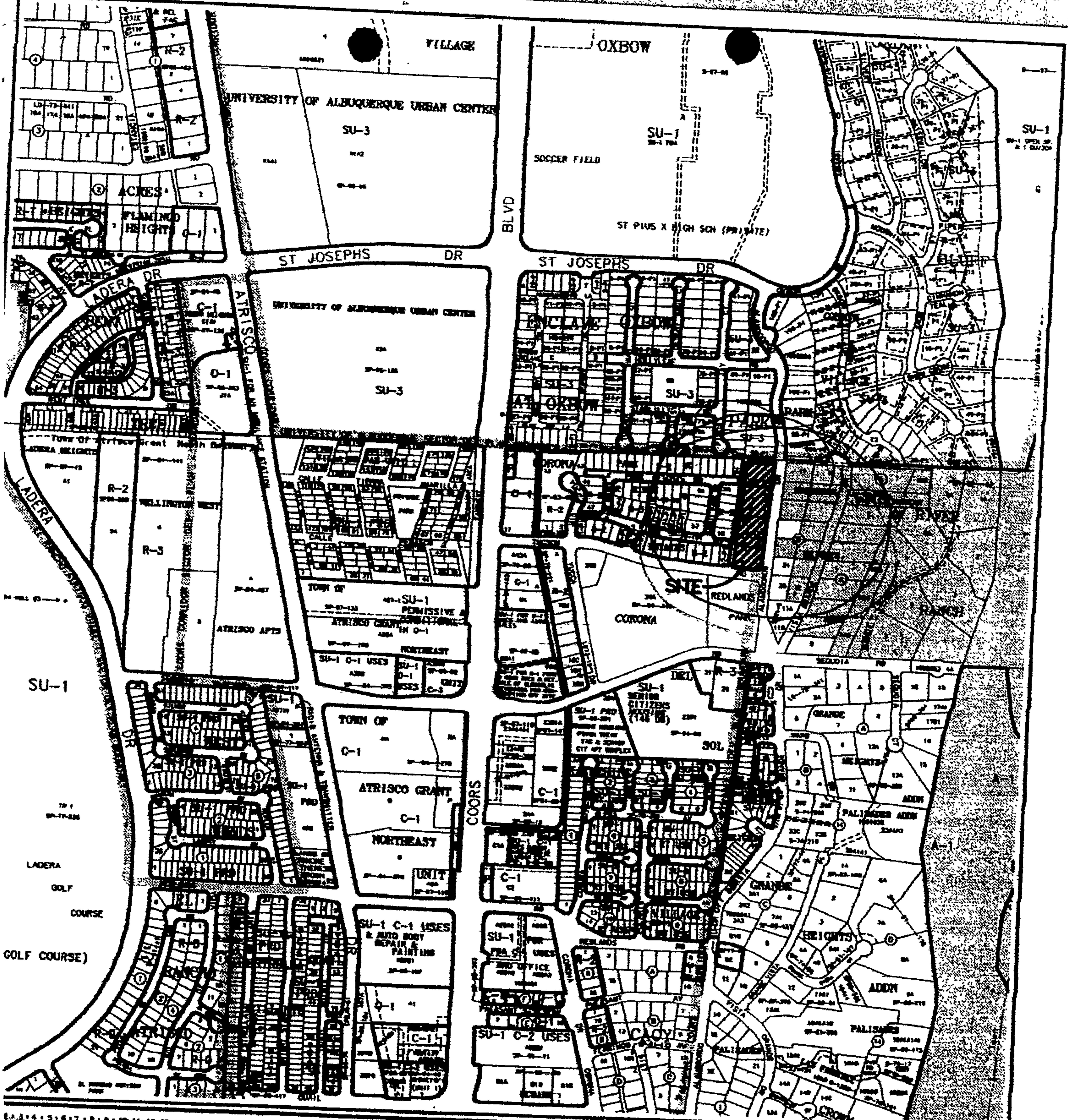
MARINO REBECCA
3716 SUMMIT PARK RD NW
ALBUQUERQUE NM 87120

101106038026611002

ARCHIBEQUE CHRISTOPHER S.
3704 SUMMIT PARK DR NW
ALBUQUERQUE NM 87120

101106037624910910

GRIEGO NICK &
5104 PARK RIDGE RD NW
ALBUQUERQUE NM 87120



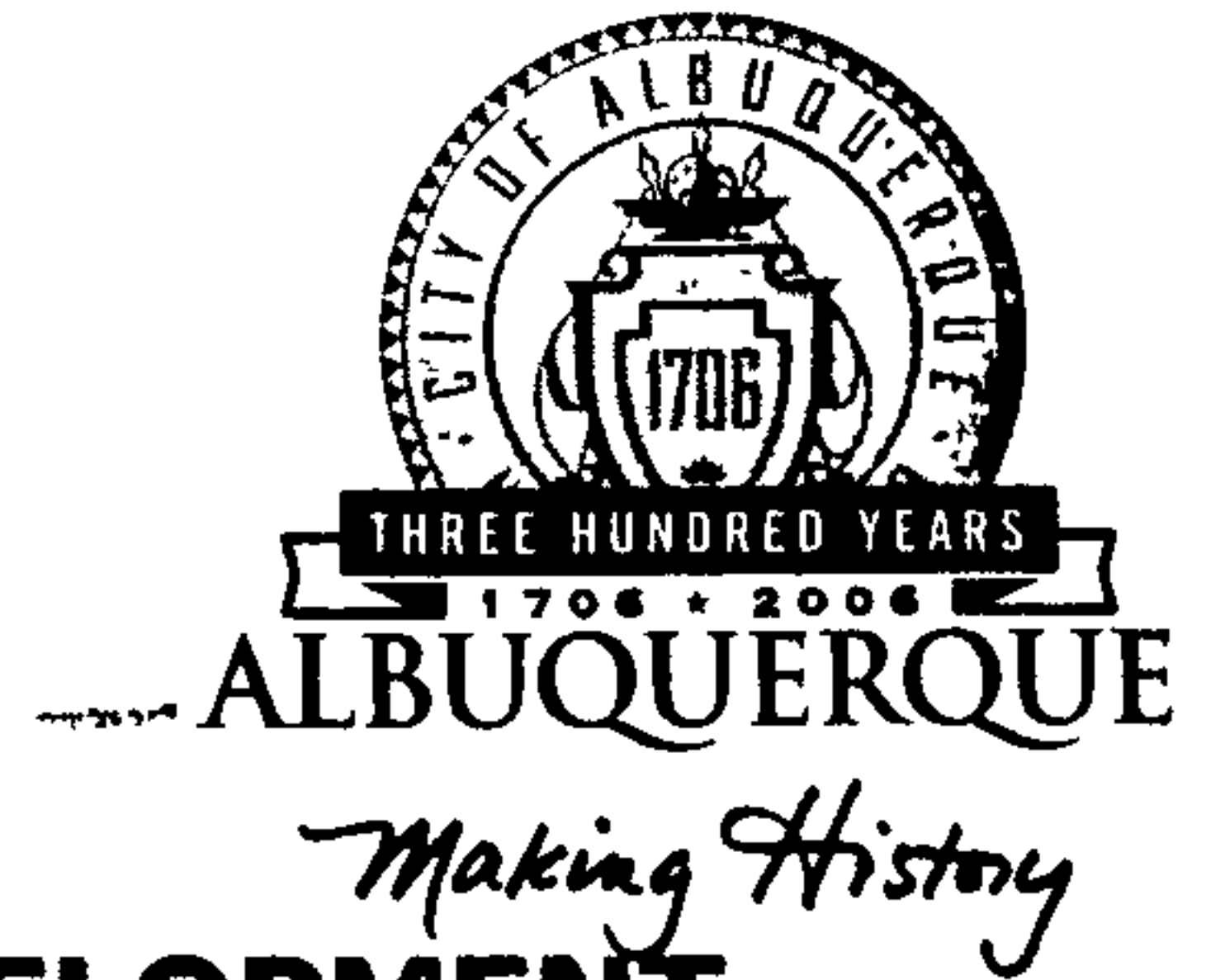
Albuquerque Graphic Institute, S.p.a.
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Zone Atlas Page

G-11-Z

Map Amended through October 31, 2003

FYI



NOTIFICATION OF HEARING for the DEVELOPMENT REVIEW BOARD

June 22, 2006

TO: Ted Schmidt and Berent Groth, Vista Grande 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 one (1) acre(s) – Major Preliminary Plat Approval; Major Final Plat Approval and Minor Temporary Deferral of Sidewalks for a proposed four (4) custom homes to be built.**

Proposed by: Quick Draw Engineering at 505-898-0389
Agent for: Mark Valencia

P.O. Box 1293

For property located: On or near Alamogordo Drive NW between St. Joseph Drive NW and Tucson Road NW.

Albuquerque

The case number(s) assigned is: 06DRB- 00874, 00876 and 00875, Project # 1003247.

City Planning accepted application for this request on June 13, 2006.

New Mexico 87103

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

www.cabq.gov

Please be advised that this application is scheduled for a hearing before the Development Review Board (DRB) at 9 a.m. on Wednesday, July 12, 2006 in the **Planning Hearing Room, Lower Level, Plaza Del Sol Building, 600 Second St. NW.**

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

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

Sincerely,

Stephani J. Winklepleck

Stephani I. Winklepleck

Neighborhood Program Coordinator

OFFICE OF NEIGHBORHOOD COORDINATION

PLANNING DEPARTMENT

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

Mark #238-1113

PROJECT 1003247

No. of Lots: 4
Nearest Major Streets: COORS & ALAMARCA

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 12th day of May, 2006, 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 MARK VALENCIA & JENNY VALENCIA HUSBANDS ("Subdivider"), a [state the type of business entity, for instance, "New Mexico corporation," "general partnership," "joint venture," "individual," etc.:] individual, whose address is 4545 ACCOMMODATION AVE APO N.M. 87114 and whose telephone number is 505-238-1113, is made in Albuquerque, New Mexico, and is entered into as of the date of final execution of this Agreement.

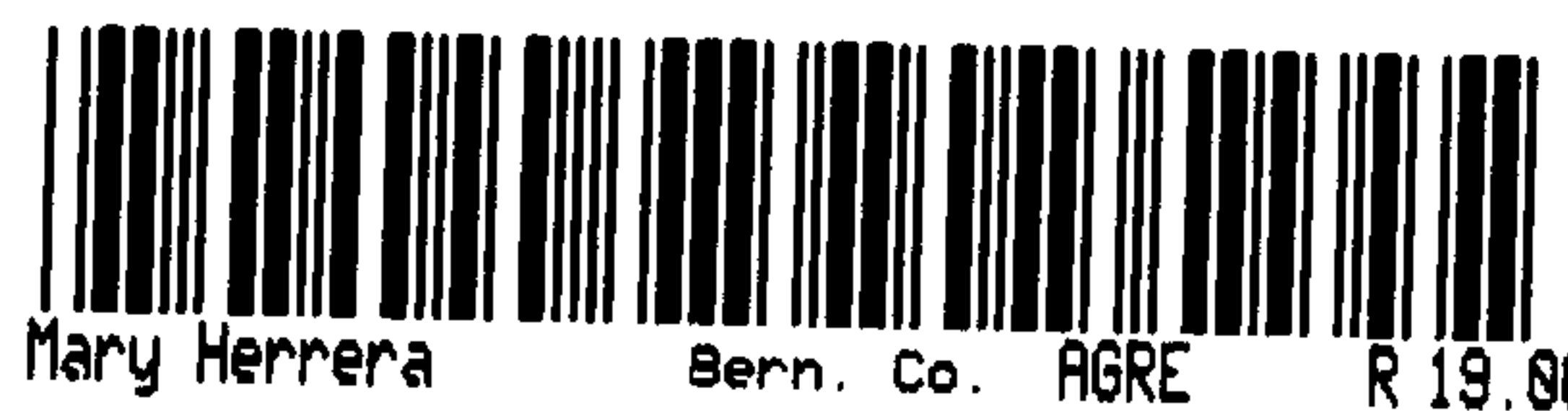
1. Recital. The Subdivider is developing certain lands within the City of Albuquerque, Bernalillo County, New Mexico, known as [existing legal description:] Lot 1 & 2 of Corona Del Sol, recorded on July 25th 1961 in the records of the Bernalillo County Clerk at Book Vol 03, pages 110 through _____ (the "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:] MARK VALENCIA ("Owner").
JENNY VALENCIA

The Subdivider has submitted and the City has approved a preliminary plat or Site Development Plan identified as CORONA DEL SOL SUBDIVISION describing Subdivider's Property.

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

2. Improvements and Construction Deadline. The Subdivider agrees to install and complete the public and/or private improvements described in Exhibit A, the required infrastructure listing ("Improvements"), to the satisfaction of the City, on or before the 13 day of March, 2008 ("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. 765781.

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





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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:

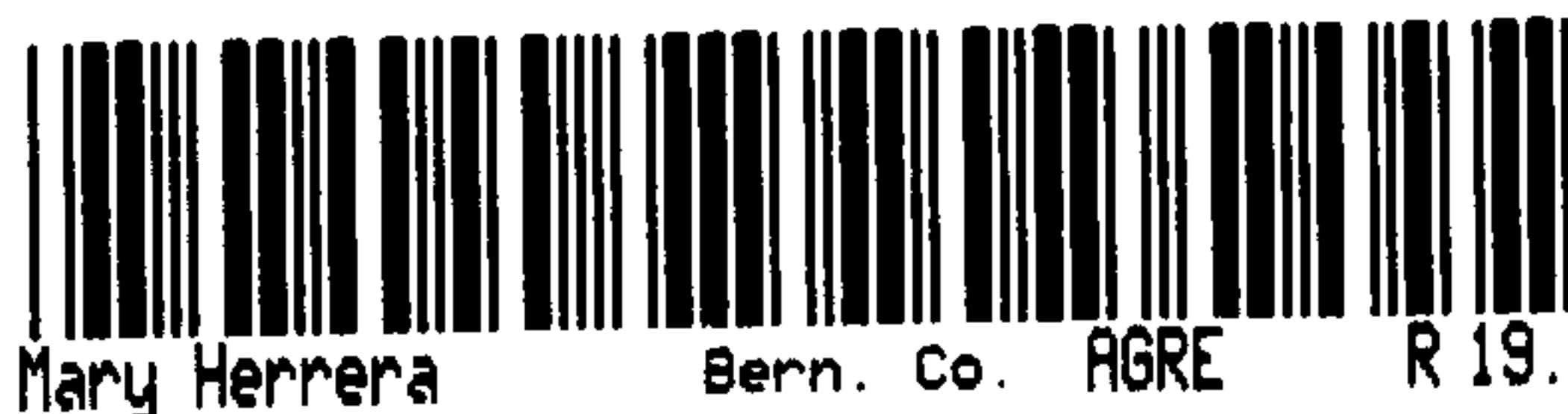
<u>Type of Fee</u>	<u>Amount</u>
<u>Engineering Fee</u>	<u>3.25% of Actual Construction Cost</u>
<u>Excavation And Sidewalk Ordinance, Street Restoration Fees</u>	<u>As per required City - approved estimate. (Figure 7)</u>

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

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

A. Construction Surveying. Construction surveying for the construction of the public Improvements shall be performed by Brian McClintock and construction surveying of the private Improvements shall be performed by Brian McClintock. 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 Quik Draw Engineers and inspection of the private Improvements shall be performed by Quik Draw Eng., 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



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

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

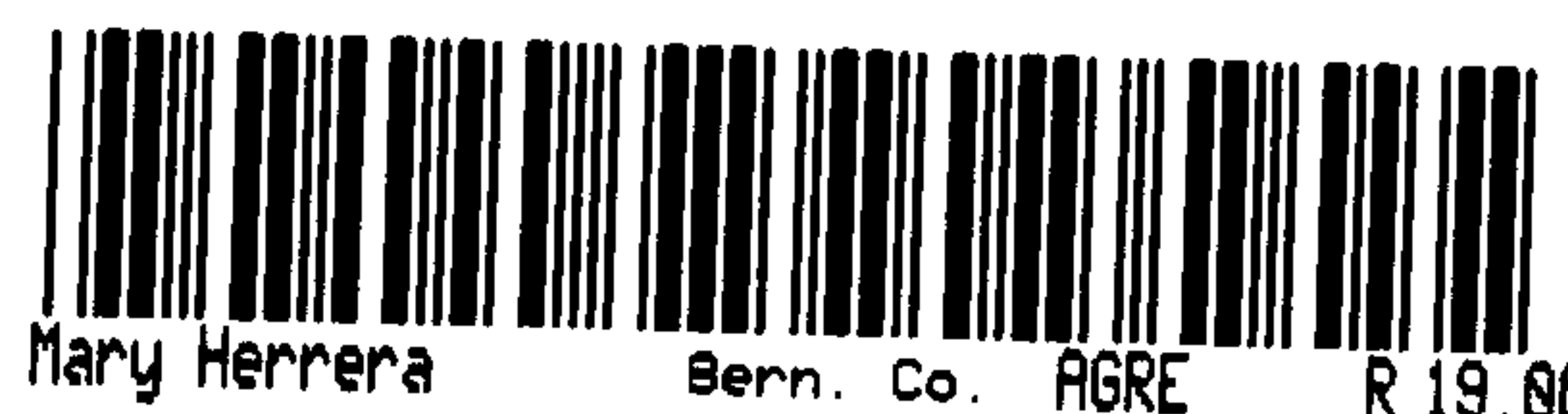
A. Loan Reserve Financial Guaranty. If a loan reserve letter was provided as the Financial Guaranty, the Subdivider must follow the procedures and meet the requirements detailed in the Development Process Manual, Volume 1, Chapter 5.

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

- (1) A revised Financial Guaranty in an amount of not less than 125% of the cost of completing the remaining Improvements, as estimated by the City;
- (2) A bond or other instrument acceptable to the City, which guarantees the completed Improvements against defective materials and workmanship for the period required by the Subdivision Ordinance.
- (3) Conveyance of real and personal property rights which meet the requirements of section 8 of this Agreement.

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

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



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

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

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

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

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

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

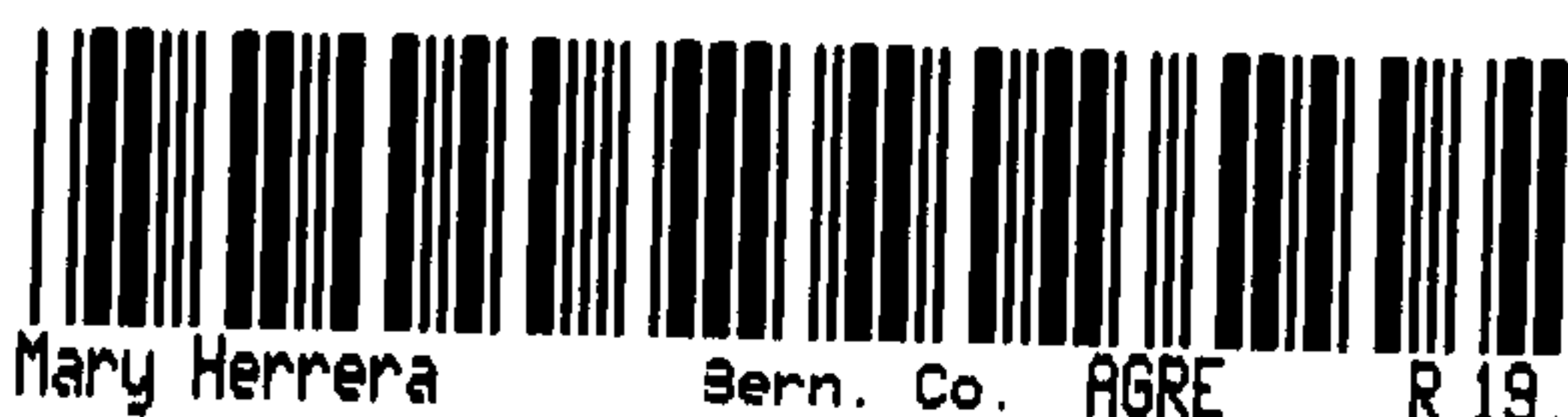
17. Changes to Agreement. Changes to this Agreement are not binding unless made in writing, signed by both parties.

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

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

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

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



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

SUBDIVIDER:

By [Signature]: Mark & Jenny Valencia
Name: Mark & Jenny Valencia Husband; wife
Title: _____
Dated: 3-13-06

CITY OF ALBUQUERQUE

[Signature]
City Engineer

Dated: 5-22-06

[Signature]

[Signature]
5-19-06

SUBDIVIDER'S NOTARY

STATE OF New Mexico
COUNTY OF Bernalillo) ss.

This instrument was acknowledged before me on 13th day of March, 20 06 by [name of person:] Mark D. Valencia, [title or capacity, for instance, "President" or "Owner":] Owner of [Subdivider:] Mark D. Valencia / Jenny Valencia

My Commission Expires: 1-8-07



Deborah P. Bryan
DEBORAH P. BRYAN
NOTARY PUBLIC-STATE OF NEW MEXICO
Notary Bond Filed with Secretary of State
My Commission Expires 1-8-07

CITY'S NOTARY

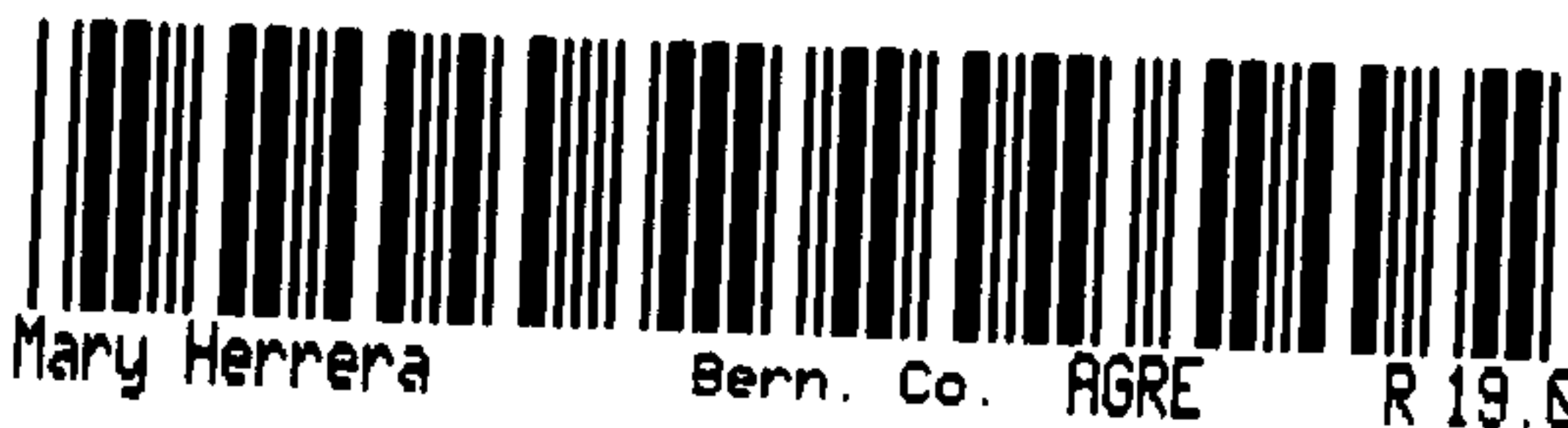
STATE OF NEW MEXICO)
COUNTY OF BERNALILLO)) ss.

This instrument was acknowledged before me on 22nd day of May, 20 06 by Richard Sourte, City Engineer of the City of Albuquerque, a municipal corporation, on behalf of said corporation.

[Signature]
Notary Public

My Commission Expires: 11-25-2007

EXHIBIT A AND POWER OF ATTORNEY ATTACHED



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Page: 6 of 6
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POWER OF ATTORNEY

NOTE: Must be signed and notarized

FIGURE 16

CIRCLE ONE:
SUBDIVISION BOND FOR:
SIA, SW'S, SPCL.AGRMT.

BOND NO. (SURETYS NO. :) 864726S
CONTACT PERSON'S NAME: Thomas C Buckner

SUBDIVISION IMPROVEMENTS BOND

KNOW ALL MEN BY THESE PRESENTS: That we Mark Valencia and Jenny Valencia
 ("SUBDIVIDER") a [state type of business entity, for
instance, "New Mexico corporation," "general partnership", "joint venture",
"individual", etc. :] Husband and Wife
 "Principal", and Developers Surety and Indemnity Company ("NAME OF SURETY"),
a corporation organized and existing under and by virtue of the laws of the
State of Iowa and authorized to do business in the
State of New Mexico, as "Surety," whose address is 17780 Fitch Suite 200
Irvine CA 92614 and whose telephone number is 949 263 3300
are held and firmly bound unto the CITY OF ALBUQUERQUE in the penal sum of
(WRITTEN AMOUNT) Seventy Five Thousand Eight Hundred and Six Dollar and 63/100
Dollars, (AMOUNT OF FIGURES) \$75,806.63), as amended by change orders
approved by the Surety or changes to the infrastructure list approved by the
City Development Review Board, the payment of which is well and truly to be
made, and each of us bind ourselves, our and each of our heirs, executors,
administrators, successors and assigns, jointly and severally, and firmly by
these presents.

NOW, THEREFORE, the condition of the above obligation is such that:

WHEREAS, the Principal is the owner of and/or is interested in or is
developing land and premises known as Lot 1 & 2 of Corona Del Sol
 ("NAME OF SUBDIVISION"), CITY PROJECT NO. 765781; and

WHEREAS, said Subdivision is subject to the provisions and conditions of
the ordinance of the CITY OF ALBUQUERQUE known as the Subdivision Ordinance,
the requirements of which include the installation of various other
improvements by the Principal; and

WHEREAS, the Subdivision Ordinance also requires the Principal to
install and construct the following improvements at the Subdivision: [list the
improvements, e.g., water, sewer, pavement, sidewalks:]
Excavation, Sidewalk Ordinance, Street Restoration ("IMPROVEMENTS")

All construction shall be performed in accordance with the Agreement to
Construct Public and/or Private Subdivision Improvements Agreement entered
into between ("NAME OF SUBDIVIDER") Mark Valencia and Jenny Valencia
and the CITY OF ALBUQUERQUE, as recorded in the office of the Clerk of
Bernalillo County, New Mexico, in Book Misc. (leave blank), pages _____
through _____, as amended by change orders or amendments to the Agreement.

NOW, THEREFORE, if the Principal completes construction of the Improvements
and facilitates and performs the work herein above specified to be performed,
all on or before [Construction Completion Deadline established in Agreement or
as amended:] March 13, 2008 ("the Construction
Completion Deadline"), then this obligation shall be null and void; if the
Principal does not complete construction by or before the Construction
Completion Deadline, the City may call on this obligation until released by
the City.

IN WITNESS WHEREOF, this bond has been executed this 10th day of January, 2006.

Principal:

By [signature:] [Signature]
Name: Mark Valencia
Title: owner
Dated: 1/10/06

SURETY: Developers Surety and Indemnity Company

By [signature:] [Signature]
Name: Thomas C. Buckner
Title: Attorney-in-Fact
Dated: January 10th 2006

STATE OF Arizona)
COUNTY OF Maricopa) ss.

2006 Subscribed and sworn to before me this 10 day of January,

[Signature]
Notary Public

My Commission Expires:
3/31/09

*NOTE: Power of Attorney for Surety must be attached.



**POWER OF ATTORNEY FOR
DEVELOPERS SURETY AND INDEMNITY COMPANY
INDEMNITY COMPANY OF CALIFORNIA**
PO BOX 19725, IRVINE, CA 92623 (949) 263-3300

KNOW ALL MEN BY THESE PRESENTS, that except as expressly limited, DEVELOPERS SURETY AND INDEMNITY COMPANY and INDEMNITY COMPANY OF CALIFORNIA, do each, hereby make, constitute and appoint:

Thomas C. Buckner, Mike Herranen, jointly or severally

as their true and lawful Attorney(s)-in-Fact, to make, execute, deliver and acknowledge, for and on behalf of said corporations, as sureties, bonds, undertakings and contracts of suretyship giving and granting unto said Attorney(s)-in-Fact full power and authority to do and to perform every act necessary, requisite or proper to be done in connection therewith as each of said corporations could do, but reserving to each of said corporations full power of substitution and revocation, and all of the acts of said Attorney(s)-in-Fact, pursuant to these presents, are hereby ratified and confirmed.

This Power of Attorney is granted and is signed by facsimile under and by authority of the following resolutions adopted by the respective Board of Directors of DEVELOPERS SURETY AND INDEMNITY COMPANY and INDEMNITY COMPANY OF CALIFORNIA, effective as of November 1, 2000:

RESOLVED, that the Chairman of the Board, the President and any Vice President of the corporation be, and that each of them hereby is, authorized to execute Powers of Attorney, qualifying the attorney(s) named in the Powers of Attorney to execute, on behalf of the corporations, bonds, undertakings and contracts of suretyship; and that the Secretary or any Assistant Secretary of the corporations be, and each of them hereby is, authorized to attest the execution of any such Power of Attorney;

RESOLVED, FURTHER, that the signatures of such officers may be affixed to any such Power of Attorney or to any certificate relating thereto by facsimile, and any such Power of Attorney or certificate bearing such facsimile signatures shall be valid and binding upon the corporation when so affixed and in the future with respect to any bond, undertaking or contract of suretyship to which it is attached.

IN WITNESS WHEREOF, DEVELOPERS SURETY AND INDEMNITY COMPANY and INDEMNITY COMPANY OF CALIFORNIA have severally caused these presents to be signed by their respective Executive Vice President and attested by their respective Secretary this 1st day of February, 2005.

By: [Signature]
David H. Rhodes, Executive Vice-President

By: [Signature]
Walter A. Crowell, Secretary

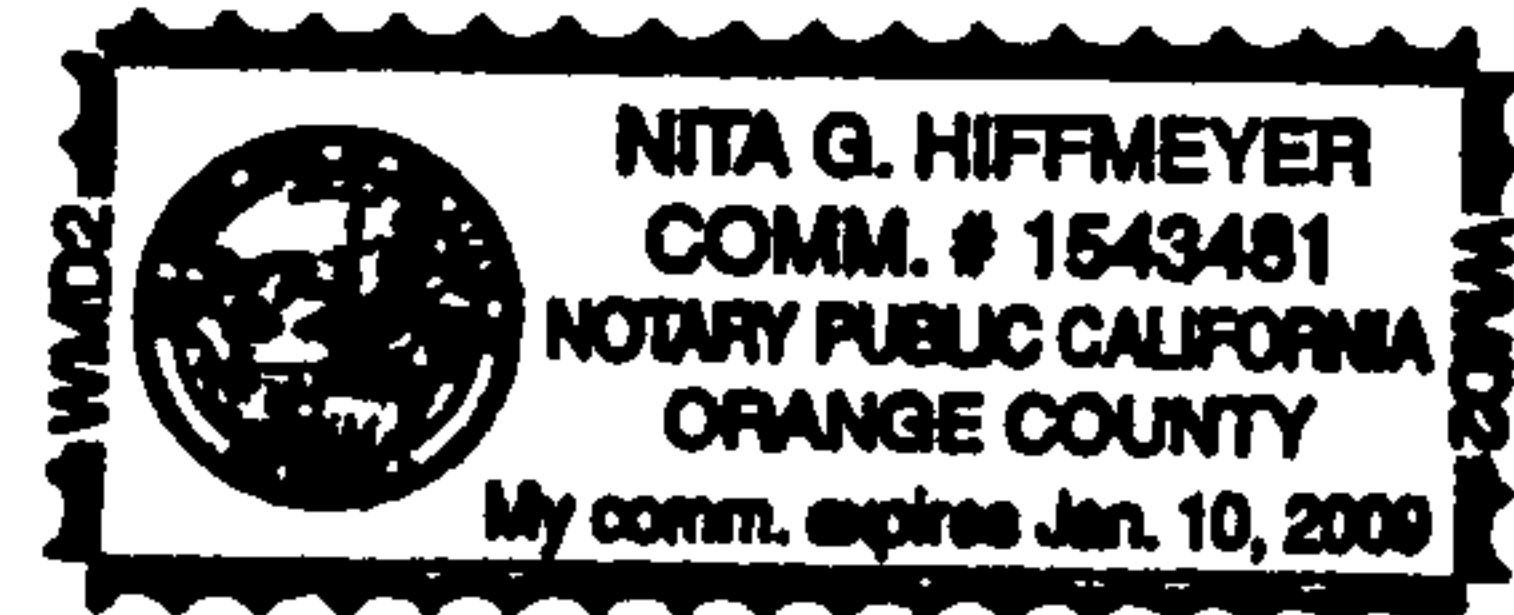


STATE OF CALIFORNIA)
)SS.
COUNTY OF ORANGE)

On February 1, 2005, before me, Nita G. Hiffmeyer, personally appeared David H. Rhodes and Walter A. Crowell, personally known to me (or proved to me on the basis of satisfactory evidence) to be the persons whose names are subscribed to the within instrument and acknowledged to me that they executed the same in their authorized capacities, and that by their signatures on the instrument the entity upon behalf of which the persons acted, executed the instrument.

WITNESS my hand and official seal.

Signature [Signature]



CERTIFICATE

The undersigned, as Executive Vice-President, of DEVELOPERS SURETY AND INDEMNITY COMPANY and INDEMNITY COMPANY OF CALIFORNIA, does hereby certify that the foregoing Power of Attorney remains in full force and has not been revoked, and furthermore, that the provisions of the resolutions of the respective Boards of Directors of said corporations set forth in the Power of Attorney, are in force as of the date of this Certificate.

This Certificate is executed in the City of Irvine, California, the 10 day of January, 2006.

By: [Signature]
David L. Kerrigan, Executive Vice-President

INFRASTRUCTURE LIST

ORIGINAL

EXHIBIT "A"

TO SUBDIVISION IMPROVEMENTS AGREEMENT

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

CORONA DEL SOL SUBDIVISION

PROPOSED NAME OF PLAT AND/OR SITE DEVELOPMENT PLAN

LOT 1+2 CORONA DEL SOL

EXISTING LEGAL DESCRIPTION PRIOR TO PLATTING ACTION

Date Site Plan Approved: _____
 Date Preliminary Plat Approved: 4/06/05
 Date Preliminary Plat Expires: 4/06/06
 DRB Project No.: 1003247
 DRB Application No.: 05DRB.004

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 Cost Engineer
		8"	CMU RETAINING WALL	EXISTING PUBLIC ALLEY	SOUTH PL	ALAMOBORDO DRIVE	1	1	1
		4'	SIDEWALK	ALAMOBORDO DRIVE	SOUTH PL	NORTH PL	1	1	1
		20'	ALLEY DRIVE PAD	ALAMOBORDO DR	20' SOUTH OF NORTH PL	NORTH PL	1	1	1
			RELOCATE HYDRANT	ALAMOBORDO DR	NORTH PL		1	1	1
		20'	DRIVE PADS w/ CURB CUTS	ALAMOBORDO	SOUTH PL	NORTH PL	1	1	1
			WATERLINE SERVICES	ALAMOBORDO	SOUTH PL	NORTH PL	1	1	1
			SANITARY SEWER & SERVICES	ALAMOBORDO	SOUTH PL	NORTH PL	1	1	1
							1	1	1
							1	1	1

Sub Sequence #	COA DRB Project #	Sbs	Type of Improvement	Location	From	To	Private Inspector	City Inspector	City Civil Engineer

NOTES

- 1 A GRADING AND DRAINAGE CERTIFICATION OF THE APPROVED GRADING PLAN IS REQUIRED PRIOR TO THE RELEASE OF FINANCIAL GUARANTEE
- 2
- 3

AGENT / OWNER	DEVELOPMENT REVIEW BOARD MEMBER APPROVALS		
Kyle C. Losack PE <small>NAME (print)</small> QUICKDRAW <small>FIRM</small> Kyle C. Losack PE <small>SIGNATURE - date</small>	Matthew Holtz <small>DRB CHAIR - date</small>	Christina Sandoval <small>PARKS & GENERAL SERVICES - date</small>	AMAPCA - date - date - date
MAXIMUM TIME ALLOWED TO CONSTRUCT THE IMPROVEMENTS WITHOUT A DRB EXTENSION: _____	Jeff Ay <small>TRANSPORTATION DEVELOPMENT - date</small>	David S. Dru... <small>UTILITY DEVELOPMENT - date</small>	
	Bradley H. Bingham <small>CITY ENGINEER - date</small>		

DESIGN REVIEW COMMITTEE REVISIONS

REVISION	DATE	DRB CHAIR	USER DEPARTMENT	AGENT / OWNER

FINANCIAL GUARANTY AMOUNT

09/30/2005

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

Project Description:

Project ID #: 765781, Corona del Sol Subdivision, Phase/Unit #: 1

Requested By: Lyle Losack, P.E. - QuikDraw Engineering

Approved estimate amount:		\$49,069.83
Contingency Amount:	10.00%	\$4,906.98
Subtotal:		\$53,976.81
NMGRT	6.75%	\$3,643.43
Subtotal:		\$57,620.24
Engineering Fee	3.25%	\$1,872.66
Testing Fee	2.00%	\$1,152.40
Subtotal:		\$60,645.30
FINANCIAL GUARANTY RATE		1.25
Retainage Amount:		\$0.00
TOTAL FINANCIAL GUARANTY REQUIRED		<u>\$75,806.63</u>

Should be 6.6%

APPROVAL:

DATE:

Lyle Losack

9/30/05

Notes: 10% Contingency, plans not yet approved

ORIGINAL

INFRASTRUCTURE LIST

EXHIBIT "A"

TO SUBDIVISION IMPROVEMENTS AGREEMENT

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

Date Site Plan Approved:

Date Preliminary Plat Approved:

Date Preliminary Plat Expires:

DRB Project No.:

DRB Application No.:

2/06/05

4/06/05

1003277

052222

CORONA DEL SOL SUBDIVISION
 PROPOSED NAME OF PLAT AND/OR SITE DEVELOPMENT PLAN
 LOT 1+2 CORONA DEL SOL
 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 DRB Chair determines that applicant items and/or unforeseen items have not been included in the Infrastructure listing, the DRB Chair may include those items in the listing and related financial guarantees. Likewise, if the DRB Chair determines that applicant 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 DRB 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 Inspection	City Inspection	City Engineer
		8" CMU	RETAINING WALL	EXISTING	SOUTH PL	ALAMOBORDS DRIVE	1	1	1
		4'	SEWER MAIN	ALAMOBORDS DRIVE	SOUTH PL	NORTH PL	1	1	1
		20'	ALLEY DRIVE PAD	ALAMOBORDS DR	20' SOUTH	NORTH PL	1	1	1
			RELOCATE HYDRANT	ALAMOBORDS DR	NORTH PL		1	1	1
		20'	DRIVE PADS	ALAMOBORDS	SOUTH PL	NORTH PL	1	1	1
			WATERLINE SERVICES	ALAMOBORDS	SOUTH PL	NORTH PL	1	1	1
			SANITARY SEWER SERVICES	ALAMOBORDS	SOUTH PL	NORTH PL	1	1	1

Sl. Sequence #	ODA DRP Project #	Sts	Type of Improvement	Location	From	To	Private Inspector	City Inspector	City Civil Engineer

NOTES

A GRADING AND DRAINAGE CERTIFICATION OF THE APPROVED GRADING PLAN IS REQUIRED PRIOR TO THE RELEASE OF FINANCIAL GUARANTEE

AGENT/OWNER	DEVELOPMENT REVIEW BOARD MEMBER APPROVALS
-------------	---

<p><u>hyle C. Losack PE.</u> NAME (print)</p> <p><u>POUKORAW</u> FIRM</p> <p><u>hyle C. Losack PE.</u> SIGNATURE - date</p>	<p><u>Amason Holtz</u> 4/6/05 DRG CHAIR - date</p> <p><u>Jeff Ay</u> 4-6-05 TRANSPORTATION DEVELOPMENT - date</p> <p><u>Dennis Dru...</u> 4/6/05 UTILITY DEVELOPMENT - date</p> <p><u>Bradley H. Bingham</u> 4-6-05 CITY ENGINEER - date</p>	<p><u>Christina Sandoval</u> 4/6/05 PARKS & GENERAL SERVICES - date</p> <p>_____ ANAPCA - date</p> <p>_____ - date</p> <p>_____ - date</p>
---	--	--

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

DESIGN REVIEW COMMITTEE REVISIONS

REVISION	DATE	DRG CHAIR	USER DEPARTMENT	AGENT/OWNER

City of Albuquerque



DEVELOPMENT/ PLAN REVIEW APPLICATION

Supplemental form

SUBDIVISION

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

SITE DEVELOPMENT PLAN

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

STORM DRAINAGE

- Storm Drainage Cost Allocation Plan

S Z ZONING & PLANNING

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

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

APPLICANT INFORMATION:

NAME: Mark Valencia PHONE: 505-238-1113
 ADDRESS: 4545 Arrowhead Ave N.W. FAX: 505-899-3429
 CITY: ABA STATE N.M. ZIP 87114 E-MAIL: JENMValencia@AOL.com
 Proprietary interest in site: OWNER List all owners: Mark Valencia / Jenny Valencia
 AGENT (if any): Quick Draw Engineering PHONE: 898-0389
 ADDRESS: P.O. Box 729 FAX: 897-0389
 CITY: Cochales STATE N.M. ZIP 87048 E-MAIL: _____

DESCRIPTION OF REQUEST: Preliminary Plot Approval, Final Plot Approval, DEFERRAL OF SIDE WALKS.

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

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

Lot or Tract No. Lot 1 & 2 of Corona Del Sol Block: _____ Unit: _____
 Subdiv. / Addn. Corona Del Sol also known as Valencia Subdivision
 Current Zoning: R-2 Proposed zoning: R-2
 Zone Atlas page(s): G-11-2 No. of existing lots: 2 No. of proposed lots: 4
 Total area of site (acres): 1.06 Density if applicable: dwellings per gross acre: 4 dwellings per net acre: 4
 Within city limits? Yes. No , but site is within 5 miles of the city limits.) Within 1000FT of a landfill? NO
 UPC No. 101106039129910205 MRGCD Map No. _____

LOCATION OF PROPERTY BY STREETS: On or Near: St. Pius High School NW Alamosordo NW
 Between: Corona NW and St. Joseph NW

CASE HISTORY: St. Joseph NW, Tucson NW
 List any current or prior case number that may be relevant to your application (Proj., App., DRB-, AX_Z_, V_, S_, etc.):
SV 98-52 DRB 98-18 198-30 198-29 599-4, OADR B 001900500498

Check-off if project was previously reviewed by Sketch Plat/Plan?, or Pre-application Review Team?. Date of review: 7/26/05

SIGNATURE Mark Valencia DATE _____
 (Print) Mark Valencia Applicant Agent

FOR OFFICIAL USE ONLY

Form revised 4/04

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

Application case numbers	Action	S.F.	Fee
<u>06DRB - 00874</u>	<u>PP</u>	_____	<u>\$ 625.00</u>
<u>06SPD - 00875</u>	<u>IDS</u>	_____	<u>\$ -0-</u>
<u>06DRB - 00874</u>	<u>FP</u>	_____	<u>\$ -0-</u>
_____	<u>CMF</u>	_____	<u>\$ 20</u>
_____	<u>ADU</u>	_____	<u>\$ 75.00</u>

Hearing date 7-12-06

Total \$ 720.00

in Sis 6/13/04

Project # 1003247

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

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

MAJOR SUBDIVISION PRELIMINARY PLAT APPROVAL

- Proposed Preliminary Plat including the Grading Plan (folded to fit into an 8.5" by 14" pocket) **24 copies**
 - Proposed Infrastructure List *sub. w/ in file approved*
 - Design elevations & cross sections of perimeter walls **3 copies** (11" x 17" maximum)
 - Zone Atlas map with the entire property(ies) precisely and clearly outlined and crosshatched (to be photocopied)
 - Letter briefly describing, explaining, and justifying the request
 - Property owner's and City Surveyor's signature on the proposed plat
 - FORM DRWS Drainage Report, Water & Sewer availability statement filing information
 - Office of Community & Neighborhood Coordination inquiry response, notifying letter, certified mail receipts
 - Sign Posting Agreement
 - Signed** Pre-Annexation Agreement if Annexation required.
 - MATIS/AQIA Traffic Impact Study / Air Quality Impact Assessment form
 - Fee (see schedule) - *565.15*
 - 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.

Marky Valencia
Applicant name (print)

[Signature]
Applicant signature / date



Form revised 11/04 and JUNE 05

- Checklists complete
 - Fees collected
 - Case #s assigned
 - Related #s listed
- Application case numbers
DuDRB - 00874

Kim Sims 4/13/04
Planner signature / date

Project # 1003247

FORM V: SUBDIVISION VARIANCES & VACATIONS

BULK LAND VARIANCE (PUBLIC HEARING CASE)

- ___ Application for subdivision (Plat) on FORM S-3, including those submittal requirements. **24 copies** of the plat are required. The Variance and subdivision should be applied for simultaneously.
- ___ Letter briefly describing and explaining: the request, compliance with criteria in the Development Process Manual, and any improvements to be waived.
- ___ Notice on the proposed Plat that there are conditions to subsequent subdivision (refer to DPM)
- ___ Office of Community & Neighborhood Coordination inquiry response, notifying letter, certified mail receipts
- ___ Sign Posting Agreement
- ___ Fee (see schedule) Fee is for Variance. Plat fee is listed on FORM-S.
- ___ Any original and/or related file numbers are listed on the cover application

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

VACATION OF PUBLIC RIGHT-OF-WAY

VACATION OF PUBLIC EASEMENT

- ___ The complete document which created the public easement (folded to fit into an 8.5" by 14" pocket) **24 copies.**
(Not required for dedicated and City owned public right-of-way.)
- ___ Drawing showing the easement or right-of-way to be vacated, its relation to existing streets, etc. (not to exceed 8.5" by 14") **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 DPM)

SIDEWALK DESIGN VARIANCE

SIDEWALK WAIVER

- ___ Scale drawing showing the proposed variance or waiver (not to exceed 8.5" by 14") **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 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 (not to exceed 8.5" by 14") **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 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 (not to exceed 8.5" by 14") **6 copies**
- ___ 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.

VACATION OF RECORDED PLAT

- ___ **6 copies** of the recorded plat to be vacated.
- ___ **6 copies** of documents justifying the vacation.
- ___ Zone Atlas map with the entire property(ies) precisely and clearly outlined and crosshatched (to be photocopied)
- ___ Letter describing, explaining, and justifying the vacation
- ___ Any original and/or related file numbers are listed on the cover application
- ___ Office of Community & Neighborhood Coordination inquiry response, notifying letter, certified mail receipts

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.

Mark Valencia
Applicant name (print)

[Signature]
Applicant signature / date



Form revised 4/03, 10/03 and APRIL 2006

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

Application case numbers
 06DRB - _____ - 00875
 _____ - _____ - _____
 _____ - _____ - _____

_____ *K... 6/13/06* _____
 Planner signature / date

Project # 1003247

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

SKETCH PLAT REVIEW AND COMMENT

YOUR ATTENDANCE IS REQUIRED.

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

MAJOR SUBDIVISION EXTENSION OF PRELIMINARY PLAT

Your attendance is required.

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

Extensions are not reviewed through internal routing.

Extension of preliminary plat approval expires after one year.

MAJOR SUBDIVISION FINAL PLAT APPROVAL

Your attendance is required.

- Proposed Final Plat (folded to fit into an 8.5" by 14" pocket) 6 copies for unadvertised meetings
- Design elevations & cross sections of perimeter walls 3 copies
- Zone Atlas map with the entire property(ies) precisely and clearly outlined and crosshatched (to be photocopied)
- 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
- Copy of recorded SIA
- Landfill disclosure and EHD signature line on the Mylar drawing if property is within a landfill buffer
- Any original and/or related file numbers are listed on the cover application

DXF FILE AND HARD COPY OF FINAL PLAT DATA FOR AGIS IS REQUIRED.

MINOR SUBDIVISION PRELIMINARY / FINAL PLAT APPROVAL

Your attendance is required.

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

AMENDMENT TO PRELIMINARY PLAT (with minor changes)

Your attendance is required.

AMENDMENT TO INFRASTRUCTURE LIST (with minor changes)

AMENDMENT TO GRADING PLAN (with minor changes)

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

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

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

Mark Valencia Applicant name (print)
[Signature] Applicant signature / date 6/5/06



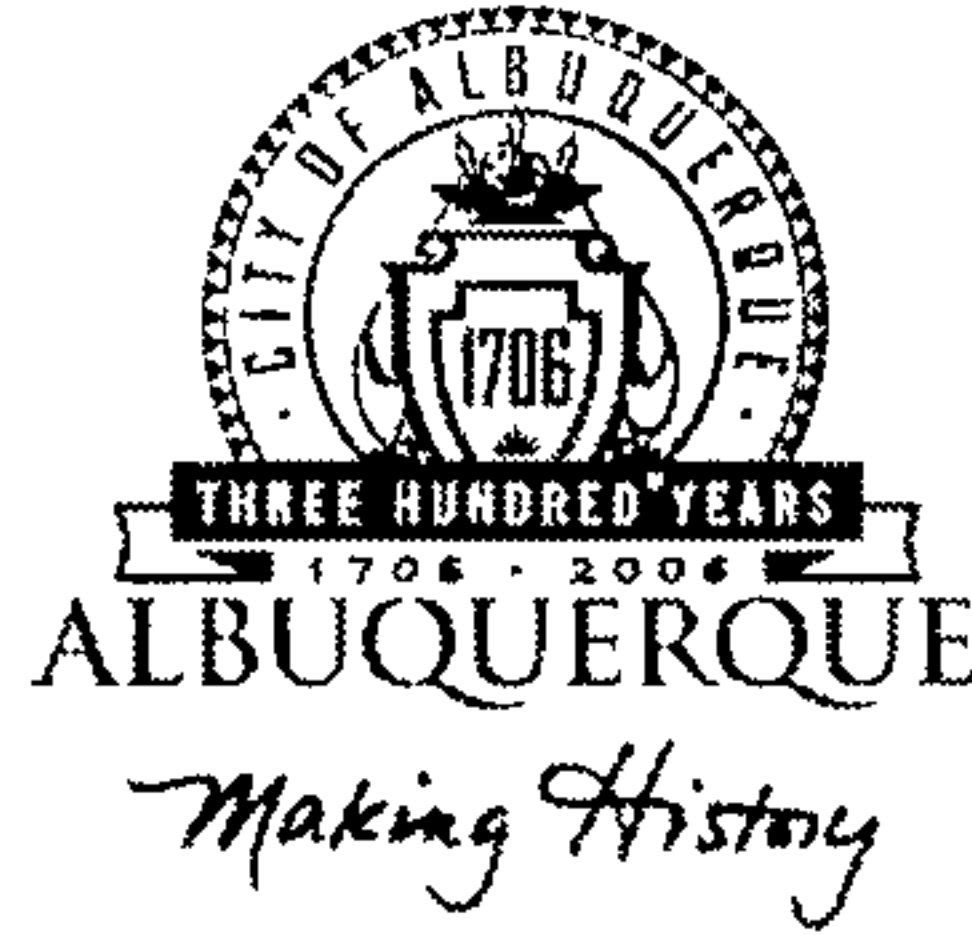
Form revised 8/04, 1/05 & 10/05

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

Application case numbers
06DRB - - 00 874

Kim Sui 6/5/06 6/13/06
 Planner signature / date

Project # 1003247



City of Albuquerque

P.O. Box 1293, Albuquerque, NM 87103

June 12, 2006

Mark Valencia
4545 Arrowhead Avenue NW/87123
Phone: 238-1113/Fax: 899-3429

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.

Dear Mark:

Thank you for your inquiry of **June 12, 2006** requesting the names of Recognized Neighborhood Associations who would be affected under the provisions of O-92 by your proposed project at **LOT 1 AND 2 OF CORONA DEL SOL, ALSO KNOWN AS VALENCIA SUBDIVISION LOCATED ON COORS BOULEVARD NW BETWEEN ALAMOGORDO DRIVE NW** zone map **G-11**.

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

VISTA GRANDE N.A. (VTG) "R"

***Ted Schmidt**

3626 Vista Grande NW/87120 831-3627 (h)

Berent Groth

3546 Sequoia Pl. NW/87120 836-5542 (h)

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

Sincerely,

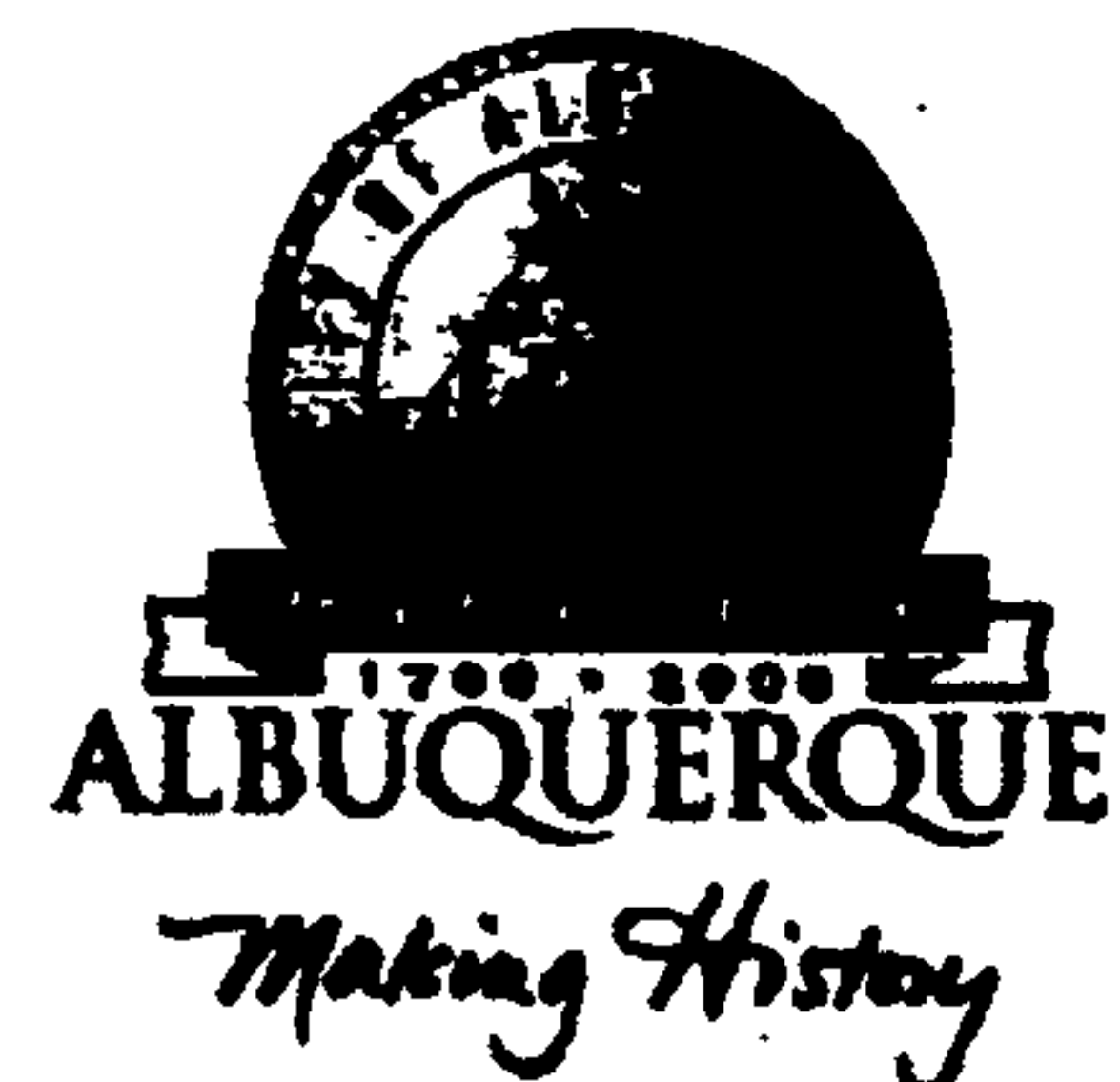
Stephani Winklepleck

Neighborhood Program Coordinator
OFFICE OF NEIGHBORHOOD COORDINATION
Planning Department

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

planningrnaform(10/08/05)

CITY OF ALBUQUERQUE



January 26, 2005

Lyle Losack, PE
QuickDraw Engineering
PO Box 729
Corrales, NM 87048

**Re: Valencia Subdivision Drainage Report
Engineer's Stamp dated 11-16-04, (G11/D1)**

Dear Mr. Losack,

Based upon the information provided in your submittal dated 11-16-04, the above referenced plan is approved for Preliminary Plat action by the DRB. Once that board approves the plan, please submit a mylar copy for my signature in order to obtain a Rough Grading Permit.

P.O. Box 1293

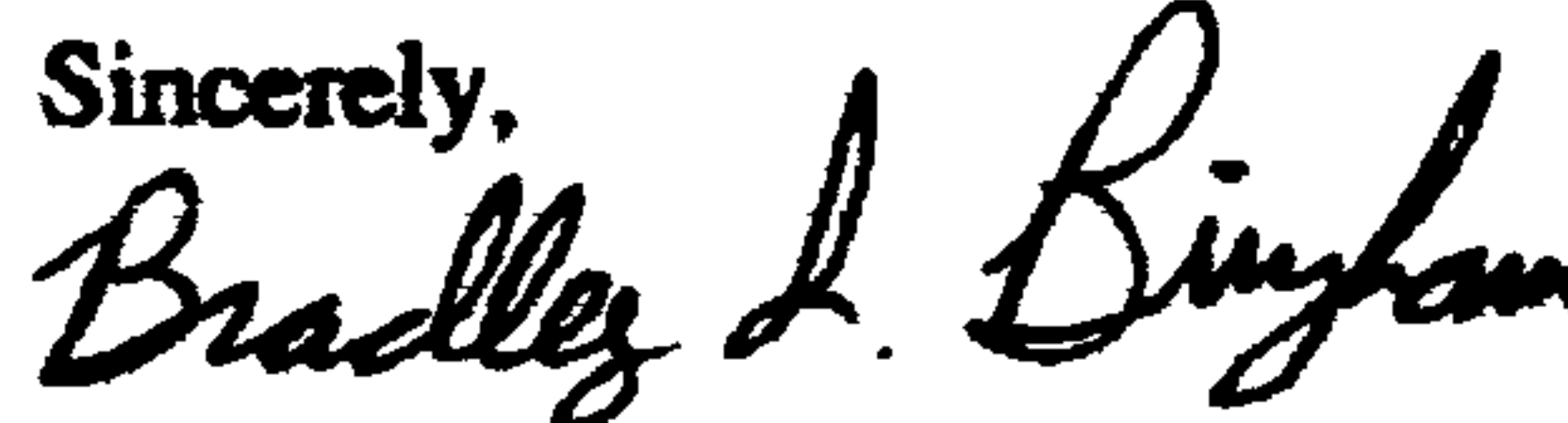
Albuquerque

New Mexico 87103

This project requires a National Pollutant Discharge Elimination System (NPDES) permit. Refer to the attachment that is provided with this letter for details. If you have any questions please feel free to call the Municipal Development Department, Hydrology section at 768-3654 (Charles Caruso).

If you have any questions, you can contact me at 924-3982.

www.cabq.gov

Sincerely,

Bradley L. Bingham, PE
Principal Engineer, Planning Dept.
Development and Building Services

C: Chuck Caruso, PE, DMD
file

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: **06/12/06** Time Entered: **2:10 p.m.** ONC Rep. Initials: **SW**

**Attn:
Ted Schmidt**

Dear Sir,

This letter is to notify you of an upcoming project in the vicinity of vista grande.

It is our intension to subdivide the property of lot 1 and 2 of corona del sol into 4 lots each consisting of ¼ acre and build four custom homes. The property is currently zoned r-2 high density and will remain the same. The property is located between coors blvd nw between Alamogordo dr nw.

Please contact me for more information should you see fit. I will be happy to go over any pertinent details.

Very sincerely,

**Mark Valencia
Telephone :238-1113**

**Attn:
Berent groth**

Dear Sir,

This letter is to notify you of an upcoming project in the vicinity of you neighborhood association.

It is our intension to subdivide the property of lot 1 and 2 of corona del sol into 4 lots each consisting of $\frac{1}{4}$ acre and build four custom homes. The property is currently zoned r-2 high density and will remain the same. The property is located between coors blvd nw between Alamogordo dr nw.

Please contact me for more information should you see fit. I will be happy to go over any *pertinent details*.

Very sincerely,

**Mark Valencia
Telephone :238-1113**

7006 0100 0006 9868 2696

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

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OFFICIAL USE

Postage	\$ 0.49	UNIT 11: 0118
Certified Fee		
Return Receipt Fee (Endorsement Required)	1.85	Postmark Here JUN 13 2006
Restricted Delivery Fee (Endorsement Required)		Clerk: T6570
Total Postage & Fees	\$ 4.64	06/13/06

Sent To Berent Cristt USPS

Street, Apt. No.;
or PO Box No. 3546 Sequoia PL N.W.

City, State, ZIP+4 ABQ N.M. 87120

PS Form 3800, June 2002 See Reverse for Instructions

7006 0100 0006 9868 2689

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

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

OFFICIAL USE

Postage	\$ 0.39	UNIT 11: 0118
Certified Fee		
Return Receipt Fee (Endorsement Required)	1.85	Postmark Here JUN 13 2006
Restricted Delivery Fee (Endorsement Required)		Clerk: T6570
Total Postage & Fees	\$ 4.64	06/13/06

Sent To TED SCHMIDT

Street, Apt. No.;
or PO Box No. 3626 Vista Grande N.W.

City, State, ZIP+4 ABQ N.M. 87120

PS Form 3800, June 2002 See Reverse for Instructions



QuikDraw
Engineering, L.L.C.
Post Office Box 729
Corrales, New Mexico 87048
505-898-0389WK 505-8970389FAX
quikdrawengr@aol.com

Date: June 2, 2006

To: City Of Albuquerque
Design Review Board (DRB)
City Of Albuquerque

From: Lyle C. Losack, P.E.

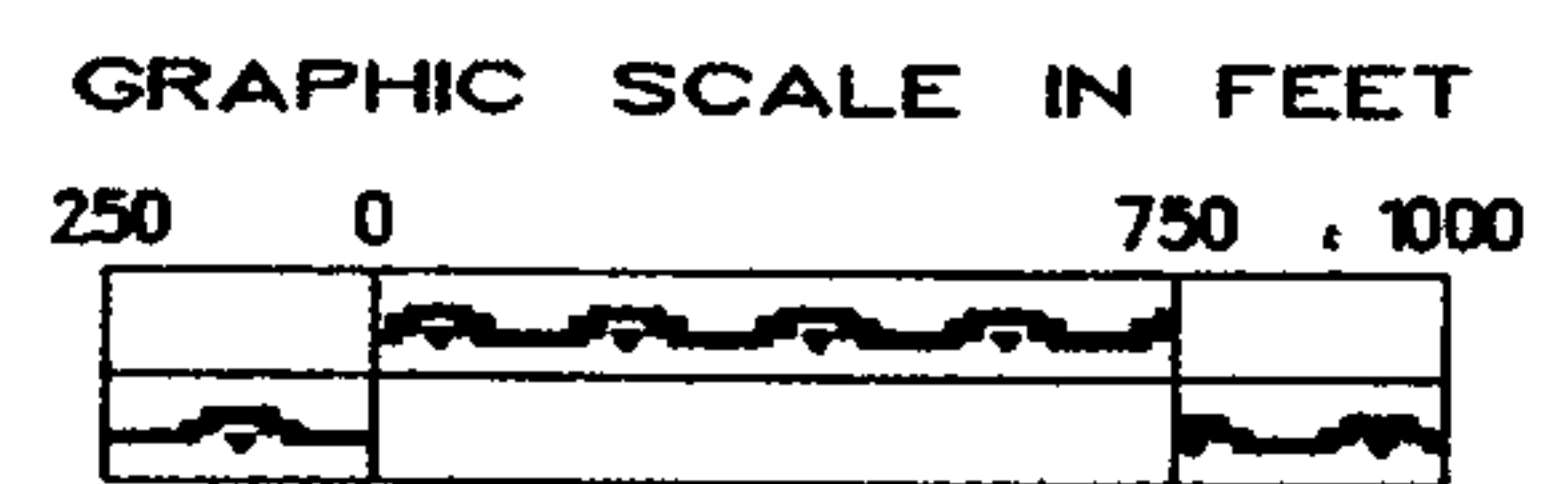
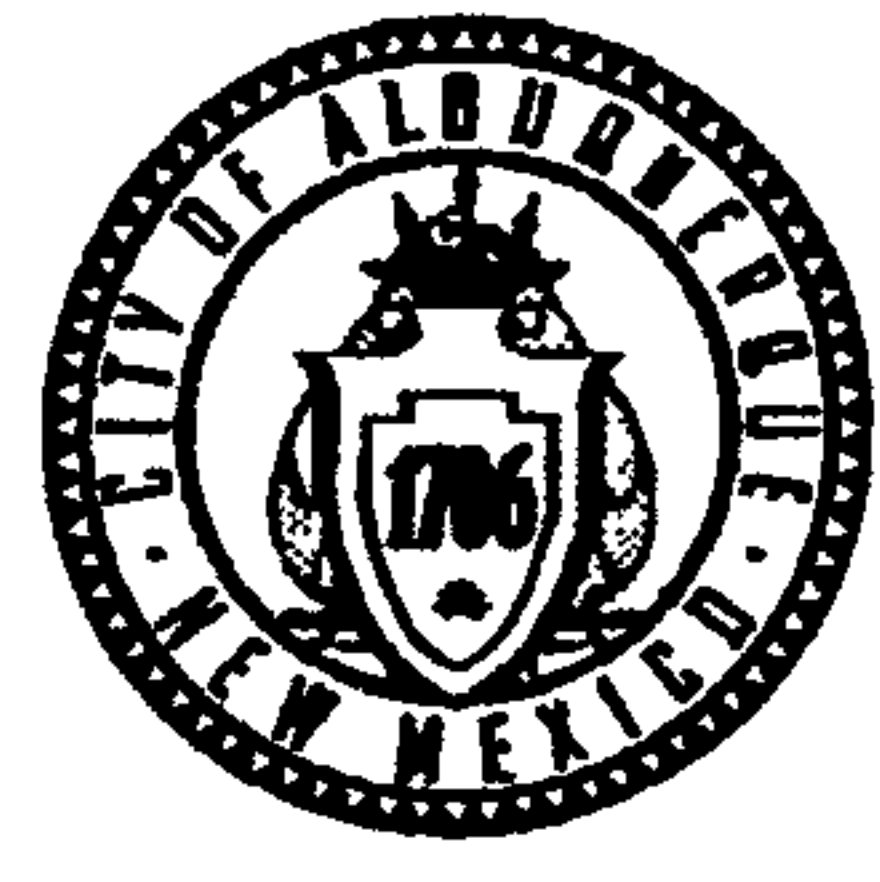
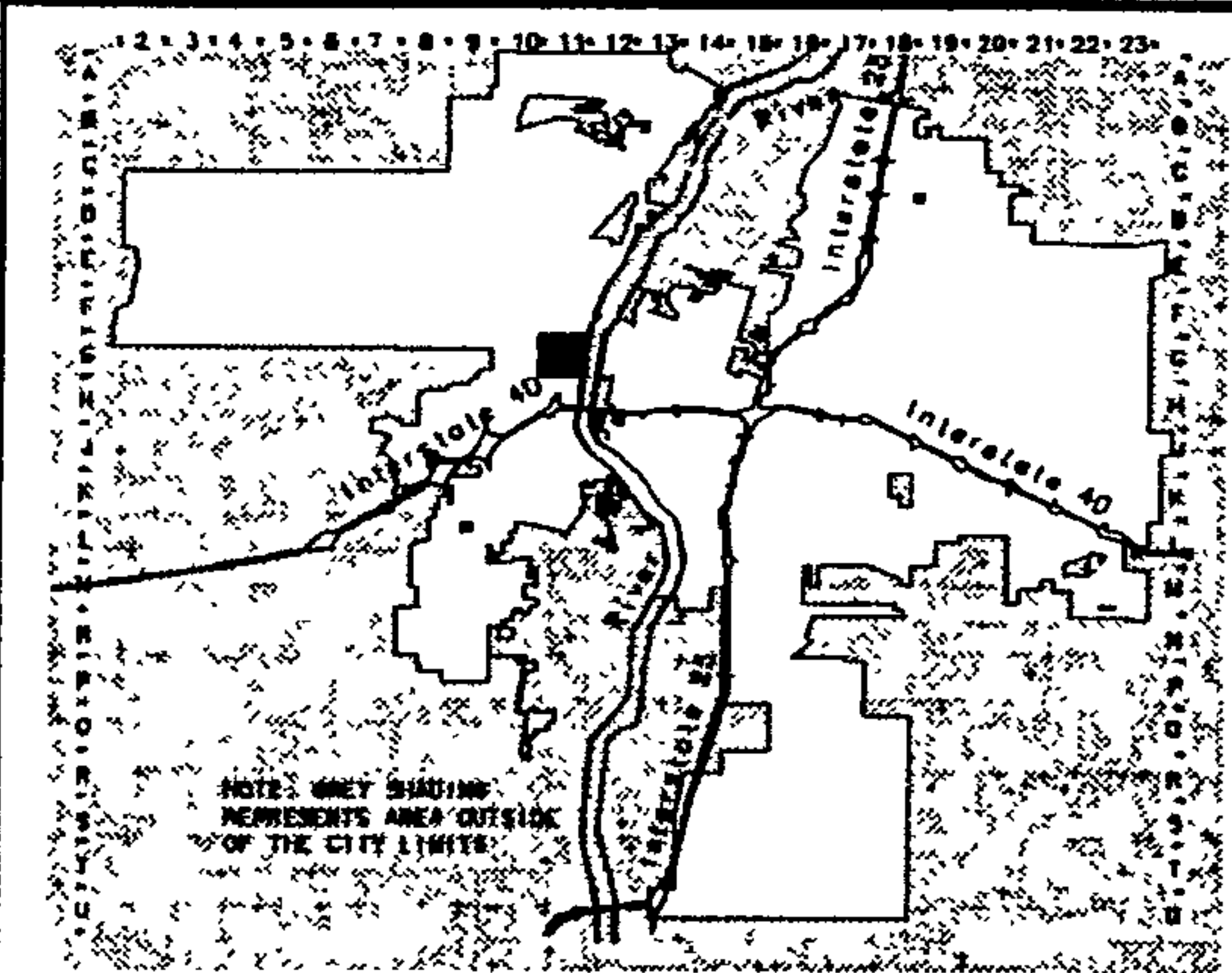
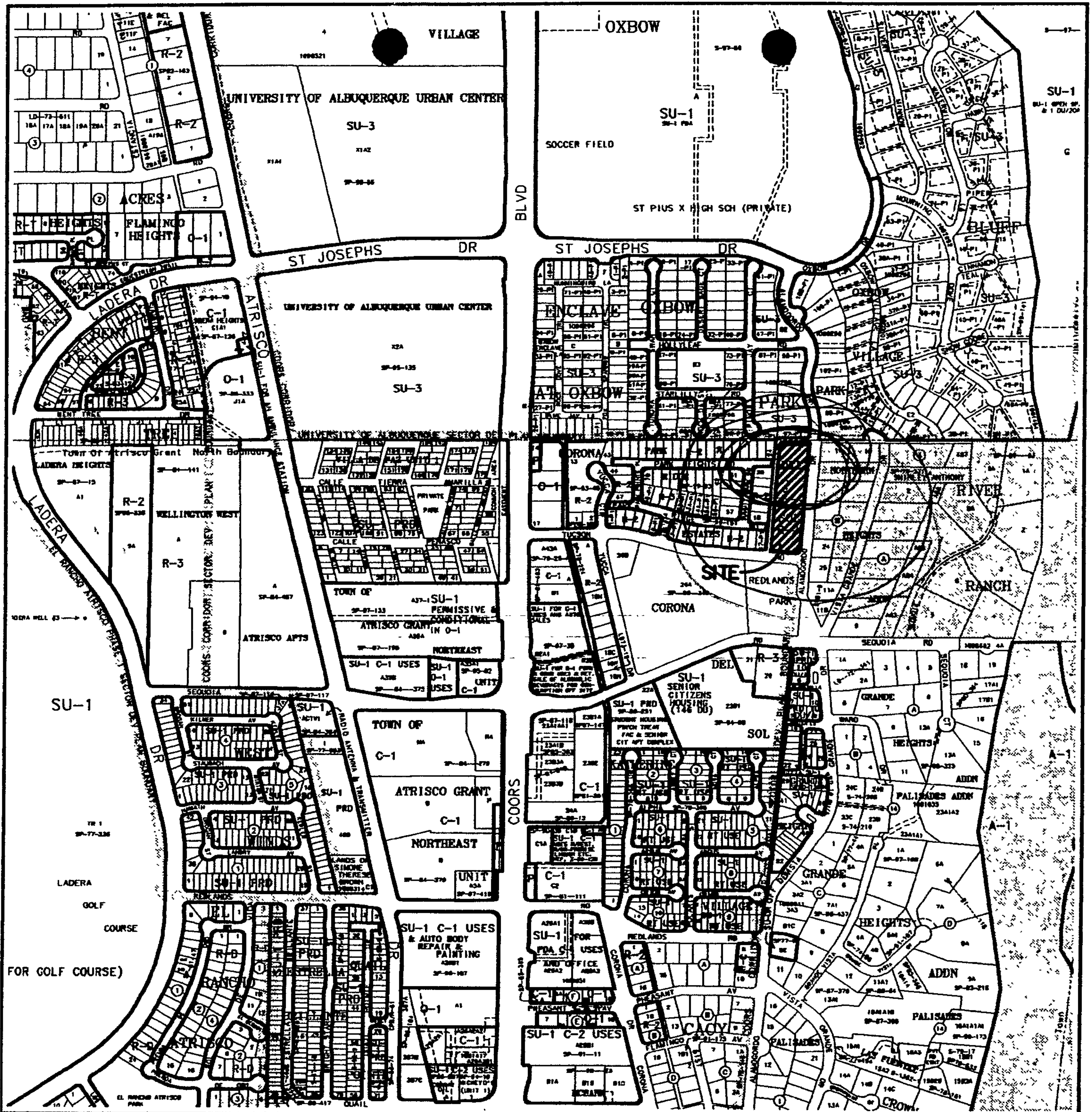
Re: Project #1003247

- ~~WE ARE~~ Requesting MAJOR SUBDIVISION PRELIMINARY PLAT APPROVAL.
- We are requesting a MAJOR SUBDIVISION FINAL PLAT SIGN-OFF.
- ~~WE ARE~~ Requesting TEMPORARY DEFERRAL OF SIDEWALK CONSTRUCTION.

Very Respectfully,

Lyle C. Losack, PE

C: File



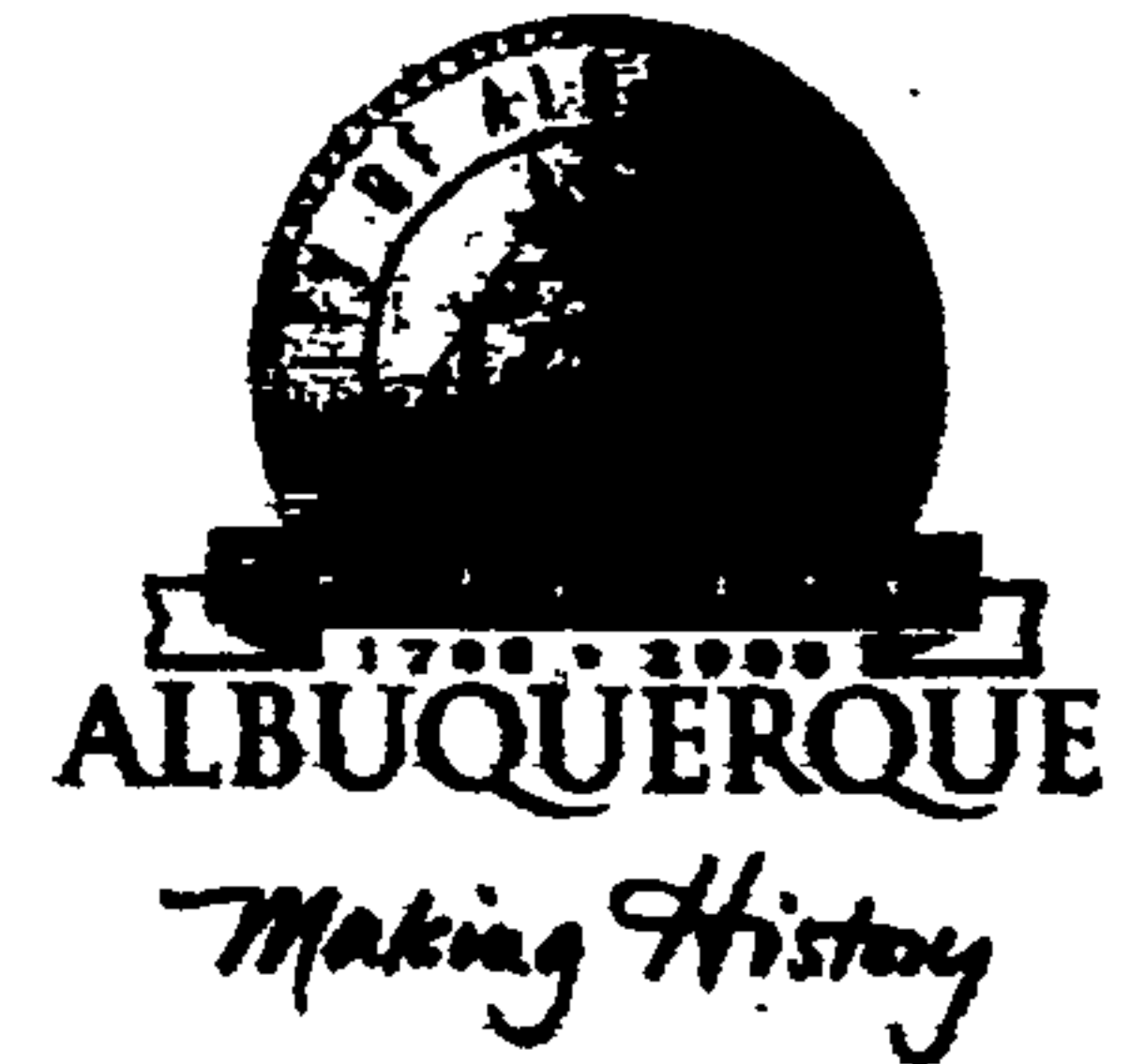
Albuquerque Geographic Information System
 PLANNING DEPARTMENT
 © Copyright 2003

Zone Atlas Page

G-11-Z

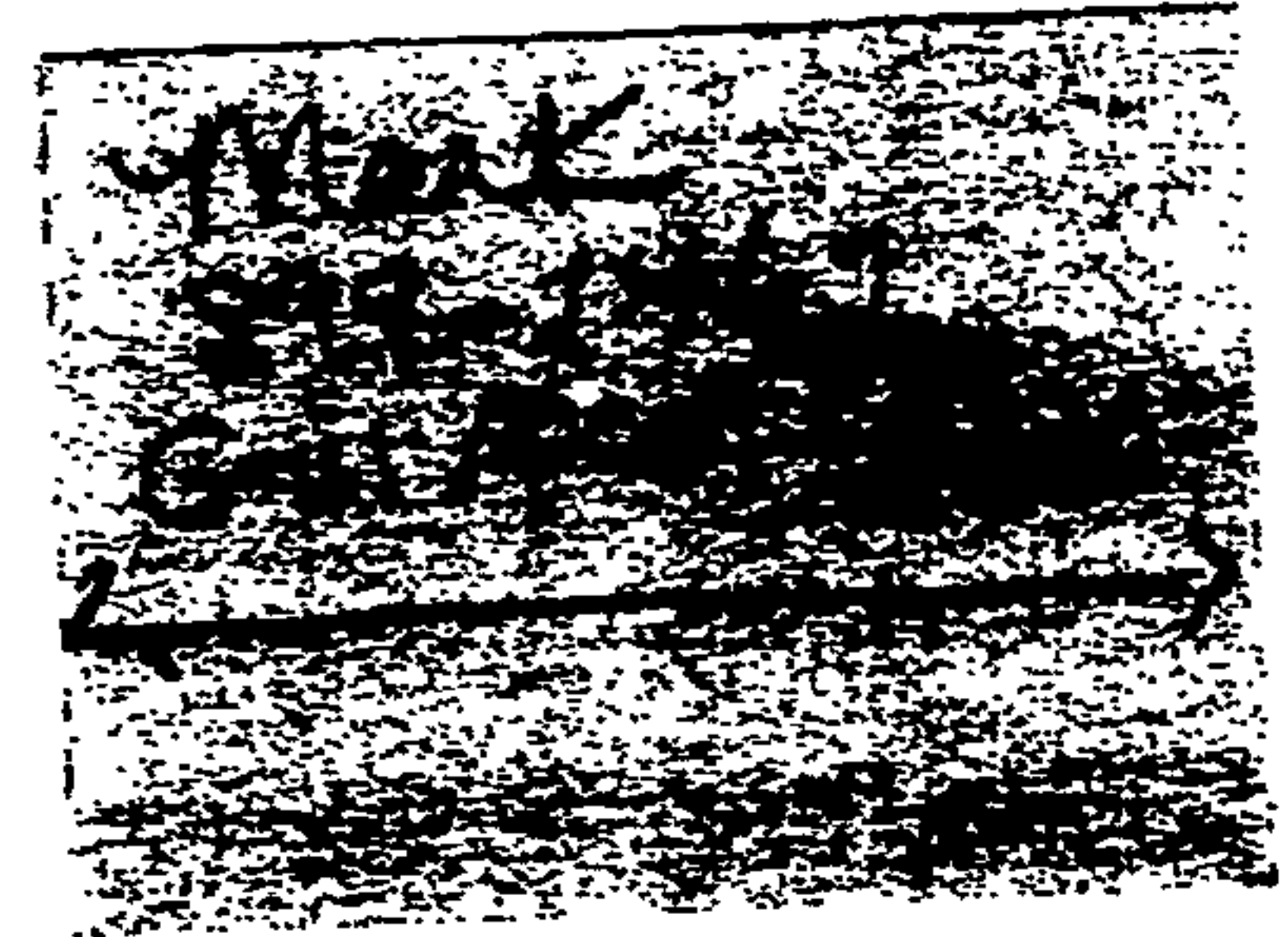
Map Amended through October 01, 2003

CITY OF ALBUQUERQUE



January 26, 2005

Lyle Losack, PE
QuickDraw Engineering
PO Box 729
Corrales, NM 87048



**Re: Valencia Subdivision Drainage Report
Engineer's Stamp dated 11-16-04, (G11/D1)**

Dear Mr. Losack,

Based upon the information provided in your submittal dated 11-16-04, the above referenced plan is approved for Preliminary Plat action by the DRB. Once that board approves the plan, please submit a mylar copy for my signature in order to obtain a Rough Grading Permit.

P.O. Box 1293

Albuquerque

New Mexico 87103

This project requires a National Pollutant Discharge Elimination System (NPDES) permit. Refer to the attachment that is provided with this letter for details. If you have any questions please feel free to call the Municipal Development Department, Hydrology section at 768-3654 (Charles Caruso).

If you have any questions, you can contact me at 924-3982.

www.cabq.gov

Sincerely,

Bradley L. Bingham, PE
Principal Engineer, Planning Dept.
Development and Building Services

C: Chuck Caruso, PE, DMD
file



OFFICIAL NOTICE OF DECISION

CITY OF ALBUQUERQUE
PLANNING DEPARTMENT
DEVELOPMENT REVIEW BOARD

August 10, 2005

10. Project # 1003247
05DRB-01217 Minor-Temp Defer SDWK

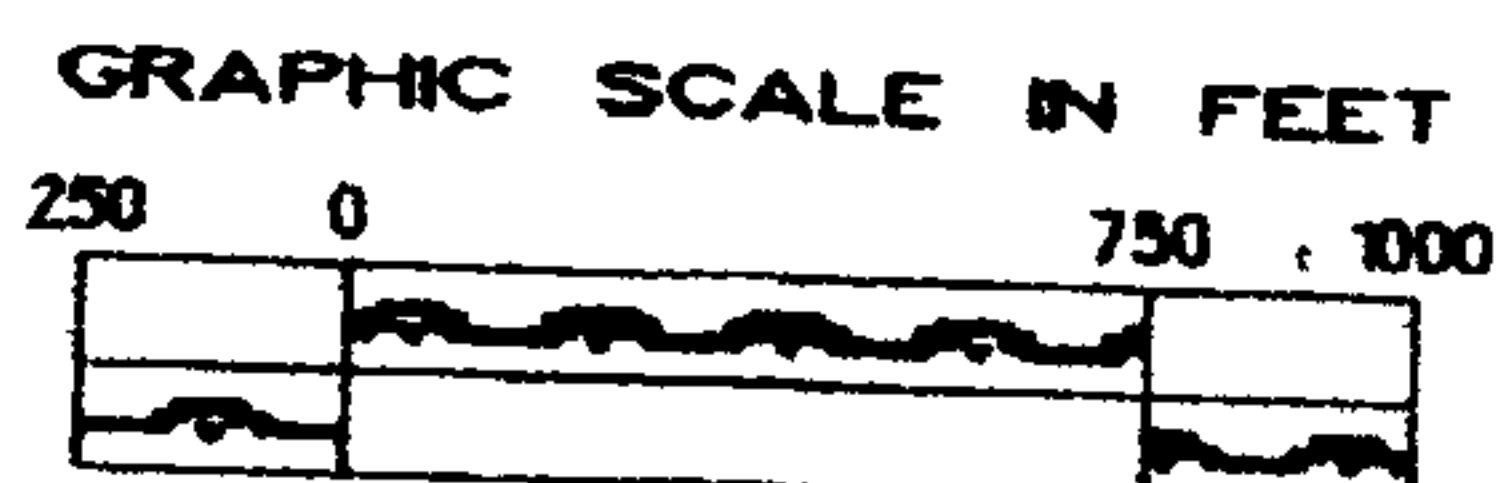
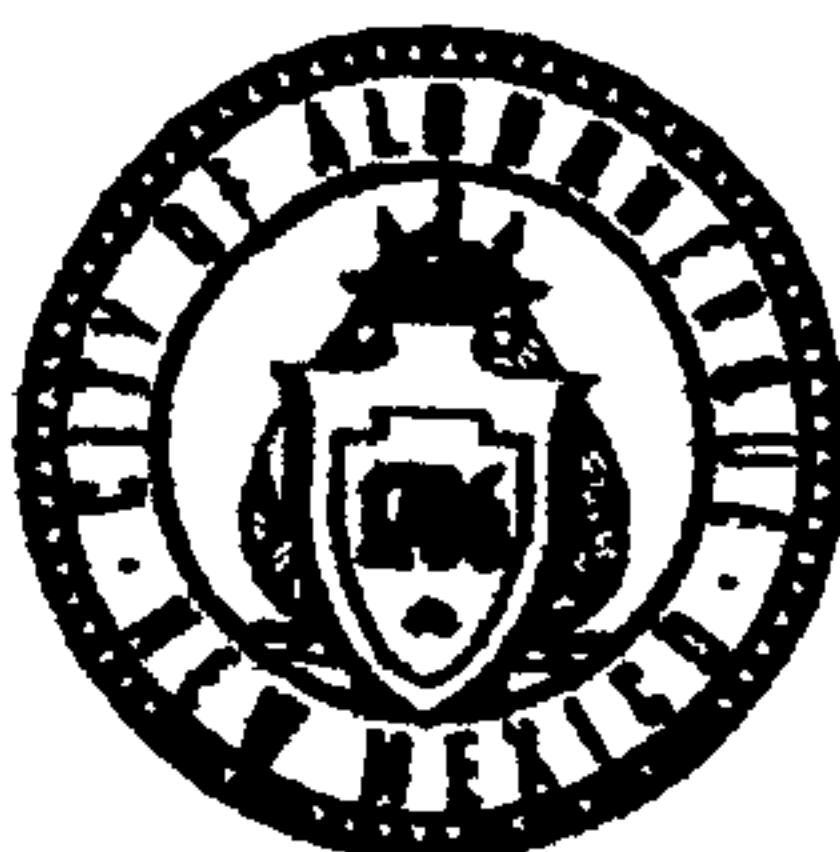
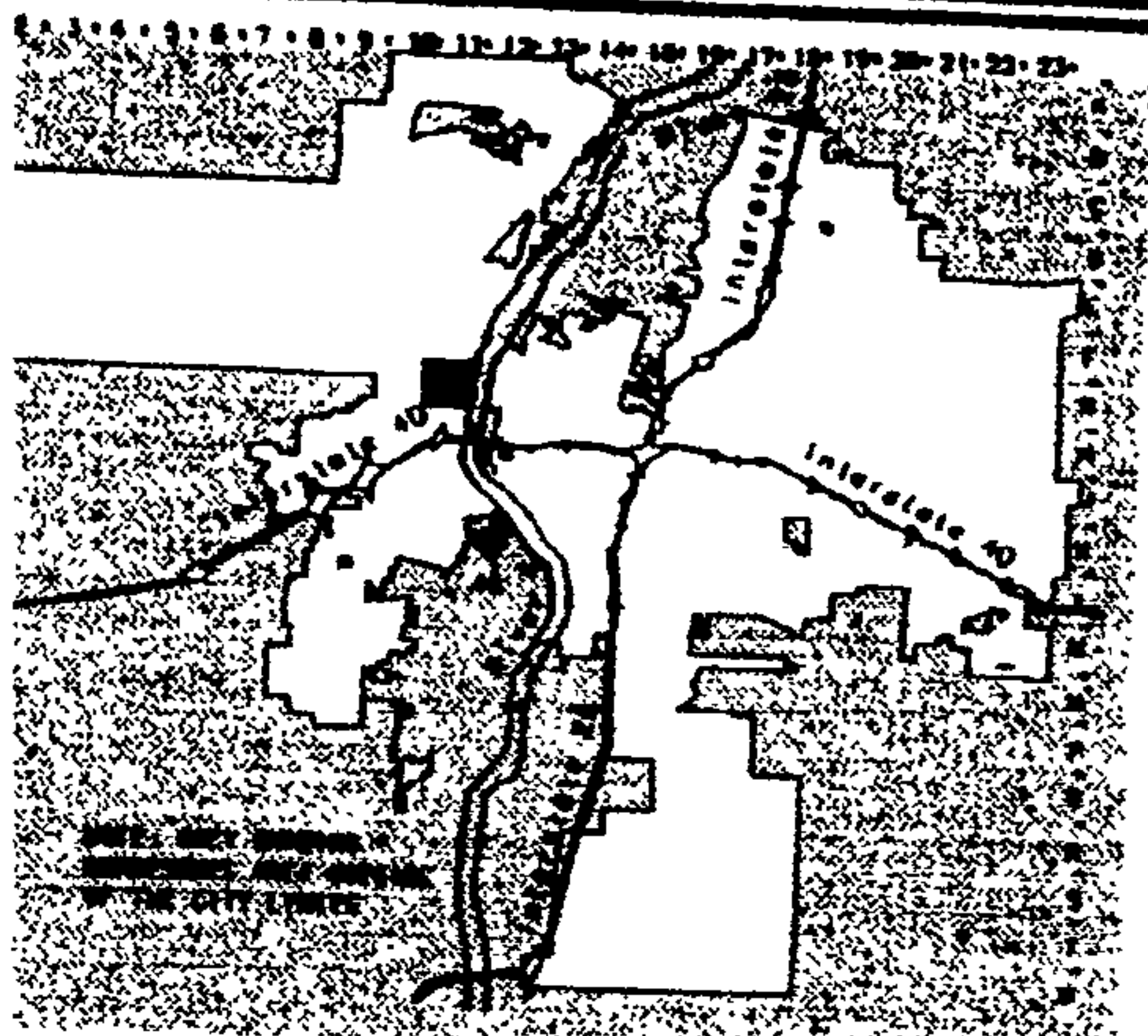
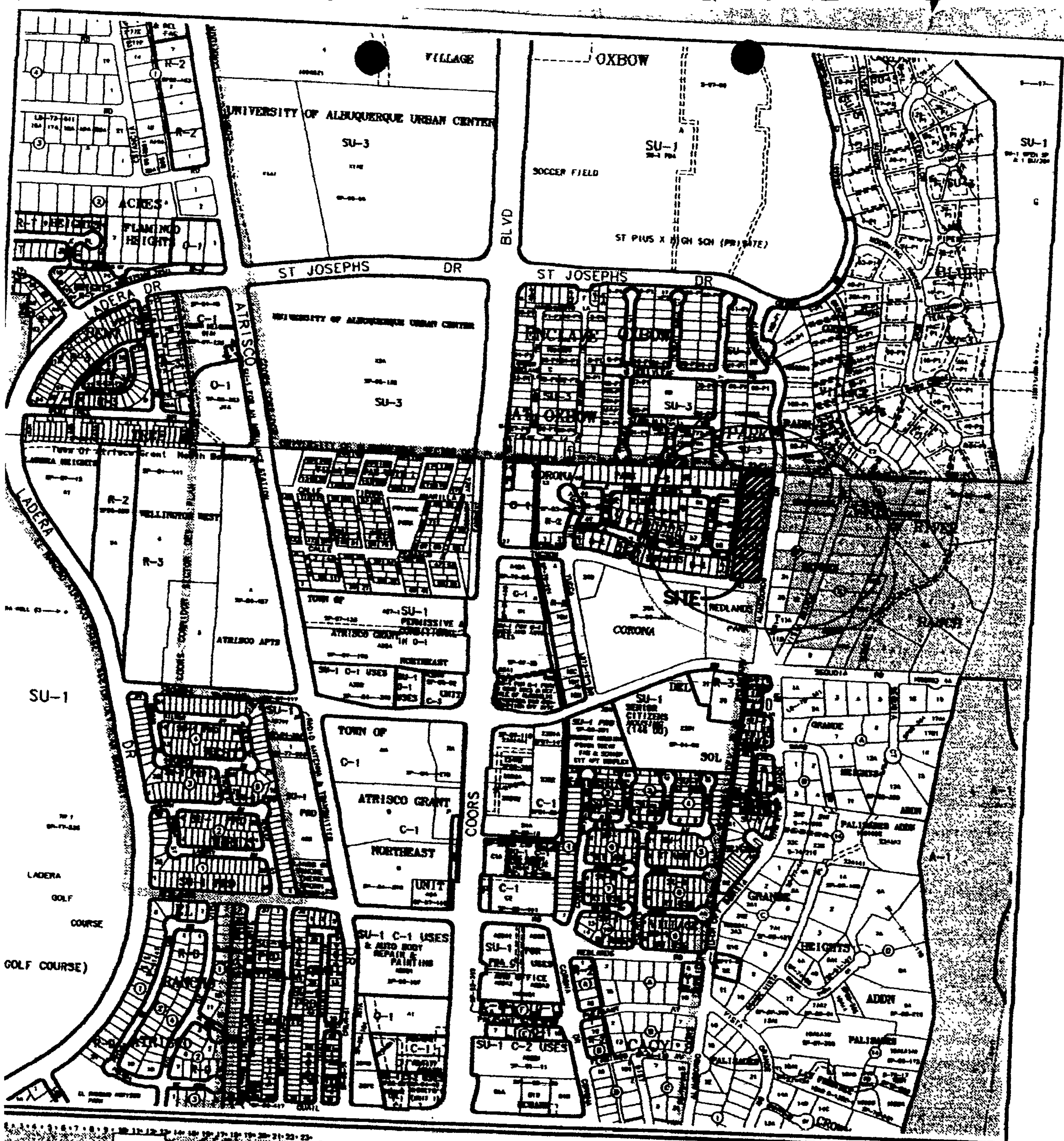
QUICK DRAW ENGINEERING agent(s) for MARK VALENCIA request(s) the above action(s) for Lot(s) 1 & 2, CORONA DEL SOL (to be known as **VALENCIA SUBDIVISION**) zoned R-2 residential zone TOWNHOMES, located on ALAMAGORDO ST NW between COORS BLVD NW AND ST JOSEPH NW, containing approximately 1 acre(s). [REF: SV-98-52, DRB-98-18, Z-98-38, V-98-29, S-99-4] [*Listed under Project #1004347 in error*] [*Was Indef deferred on a no show*] (G-11)

At the August 10, 2005, Development Review Board meeting, the temporary deferral of construction of sidewalks on the interior streets was approved as shown on Exhibit C in the Planning file.



Sheran Matson, AICP, DRB Chair

Cc: Mark D Valencia, 6821 Tesuque Dr NW, 87120
Quik Draw Engineering LLC, P.O. Box 729, Corrales, NM 87048
Marilyn Maldonado, Planning Department, 4th Floor, Plaza del Sol Bldg.
File



Albuquerque Graphic Institute, Inc.
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Zone Atlas Page
G-11-Z
 Map Amended through October 01, 2003

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

PAID RECEIPT

City of Albuquerque
Treasury Division

6/13/2006 12:43 PM LOC: ANX
RECEIPT# 00059617 WSH 008 TRANS# 0044
Account 441006 Fund 0110
Activity/ 4983000
Trans Amt 4720.00
J24 Misc

4720.00
*0.00
VT
CHANGE
Total Due

APPLICANT NAME MARK VALEN CIA
AGENT _____
ADDRESS _____
PROJECT & APP # 1003247 / 06 DRB 00874, 00875, 00876
PROJECT NAME CORONA DEL SOL

- \$ 20.00 441032/3424000 Conflict Management Fee
- \$ 625.00 441006/4983000 DRB Actions
- \$ _____ 441006/4971000 EPC/AA/LUCC Actions & All Appeals
- \$ _____ 441018/4971000 Public Notification
- \$ 25.00 441006/4983000 DRAINAGE PLAN REVIEW OR TRAFFIC IMPACT STUDY***
 Major/Minor Subdivision Site Development Plan Bldg Permit
 Letter of Map Revision Conditional Letter of Map Revision
 Traffic Impact Study
- \$ 720.00 TOTAL AMOUNT DUE

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

6/13/2006 12:43PM
RECEIPT# 00059617 WSH 008 TRANS# 0044
ACCOUNT 441006 FUND 0110
ACTIVITY 4983000
TRANS AMT 4720.00
J24 Misc

City of Albuquerque
Treasury Division

Counterreceipt.doc 6/21/04

City of Albuquerque
Treasury Division

6/13/2006 12:43PM LOC: ANX
RECEIPT# 00059615 WSH 008 TRANS# 0044
Account 441032 Fund 0110
Activity 3424000
Trans Amt 4720.00
J24 Misc

420.00
Total Due

SIGN POSTING AGREEMENT

REQUIREMENTS

POSTING SIGNS ANNOUNCING PUBLIC HEARINGS

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

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

1. LOCATION

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

2. NUMBER

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

3. PHYSICAL POSTING

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

4. TIME

Signs must be posted from 6/27/06 To 7/12/06

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.

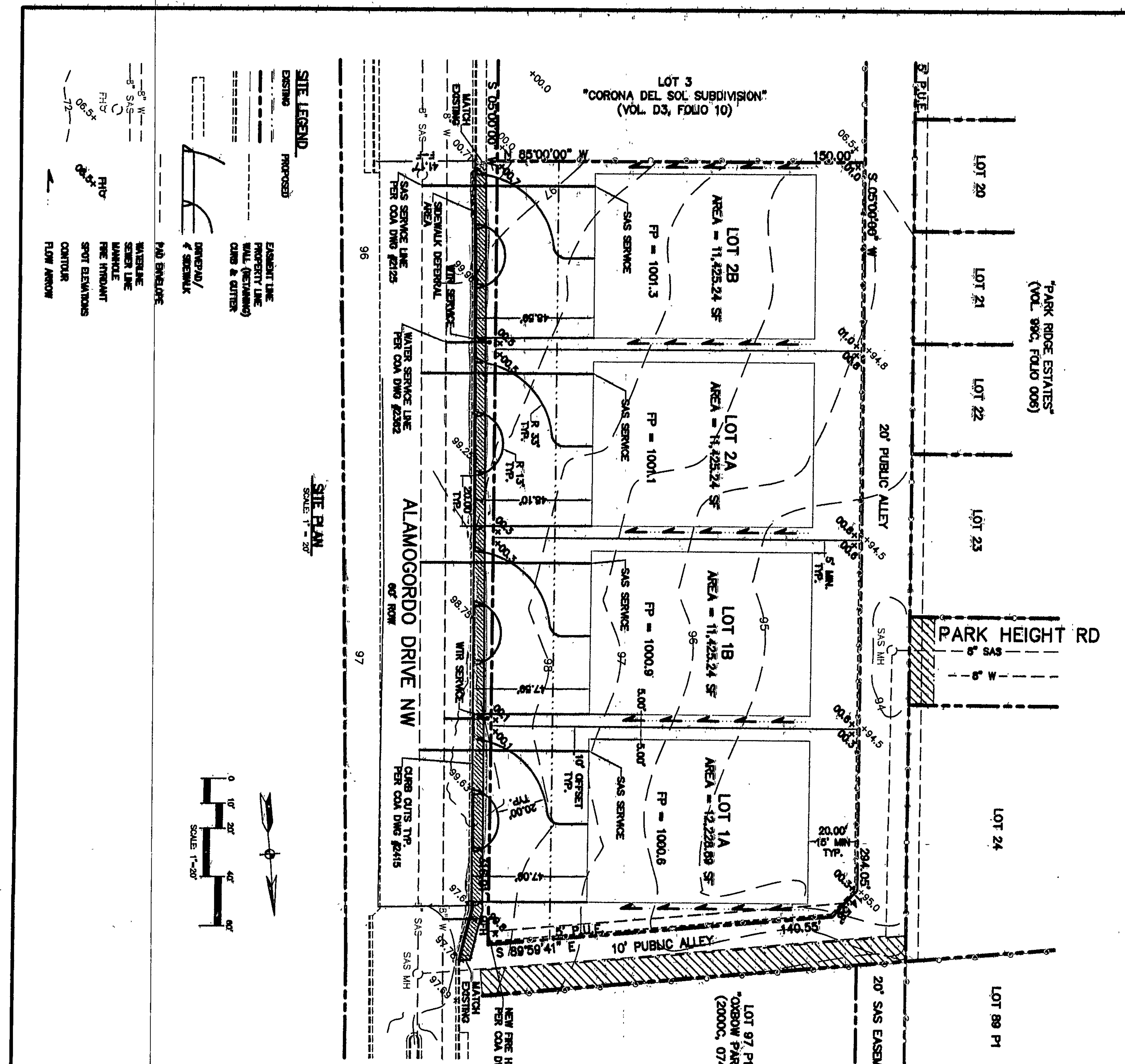
I have read this sheet and discussed it with the Development Services Front Counter Staff. I understand (A) my obligation to keep the sign(s) posted for (15) days and (B) where the sign(s) are to be located. I am being given a copy of this sheet.

[Signature]
(Applicant or Agent)

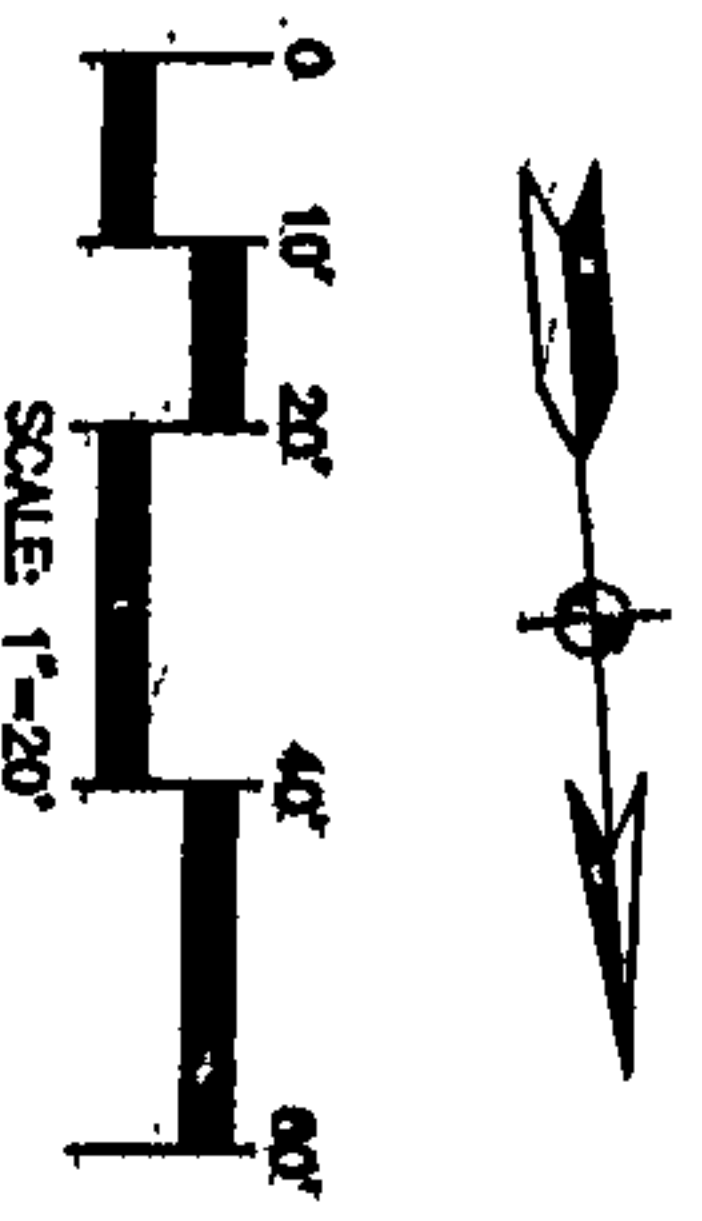
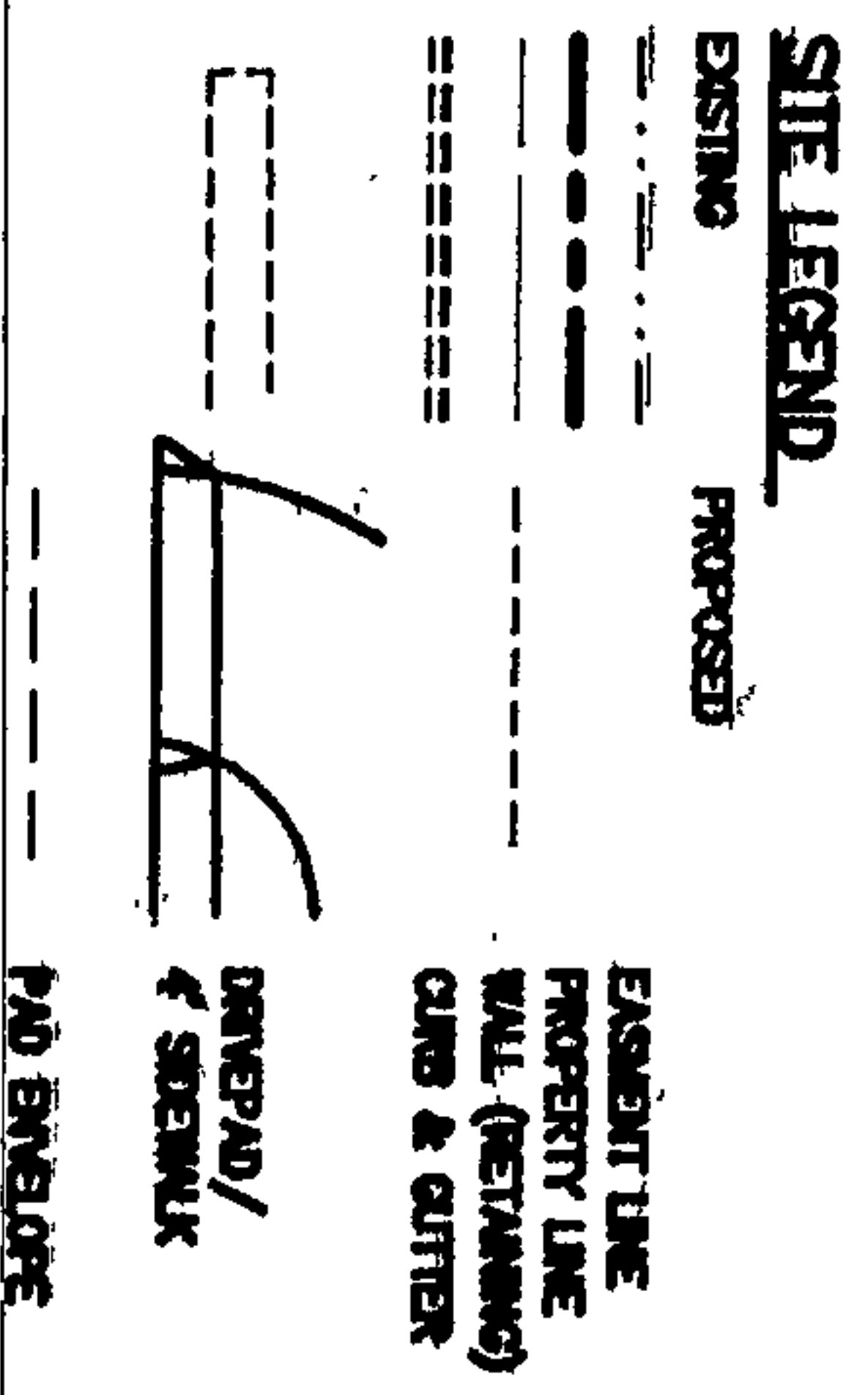
6/12/06
(Date)

I issued 2 signs for this application, 6/13/06 Kim Jis
(Date) (Staff Member)

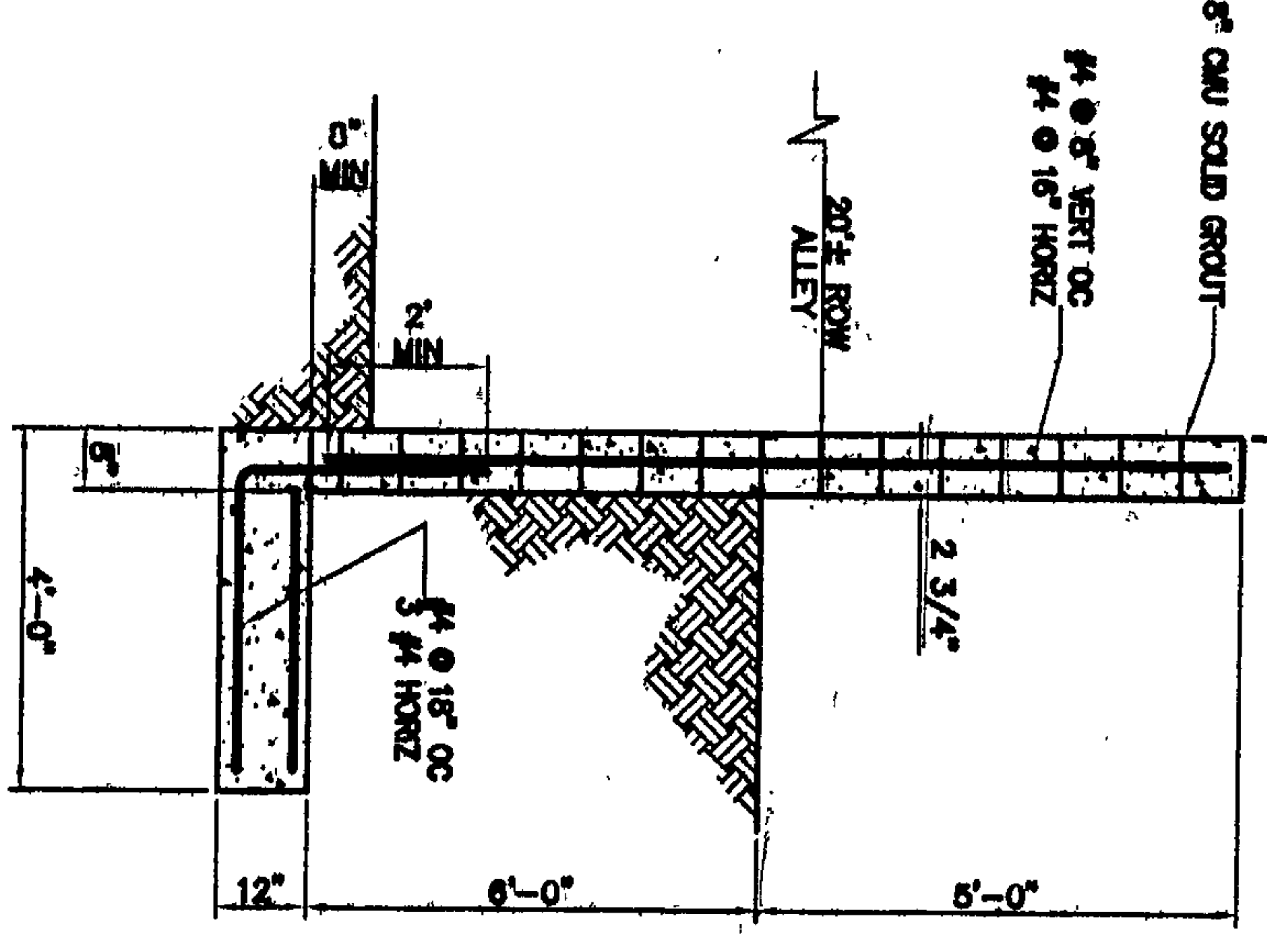
DRB PROJECT NUMBER: 1003247



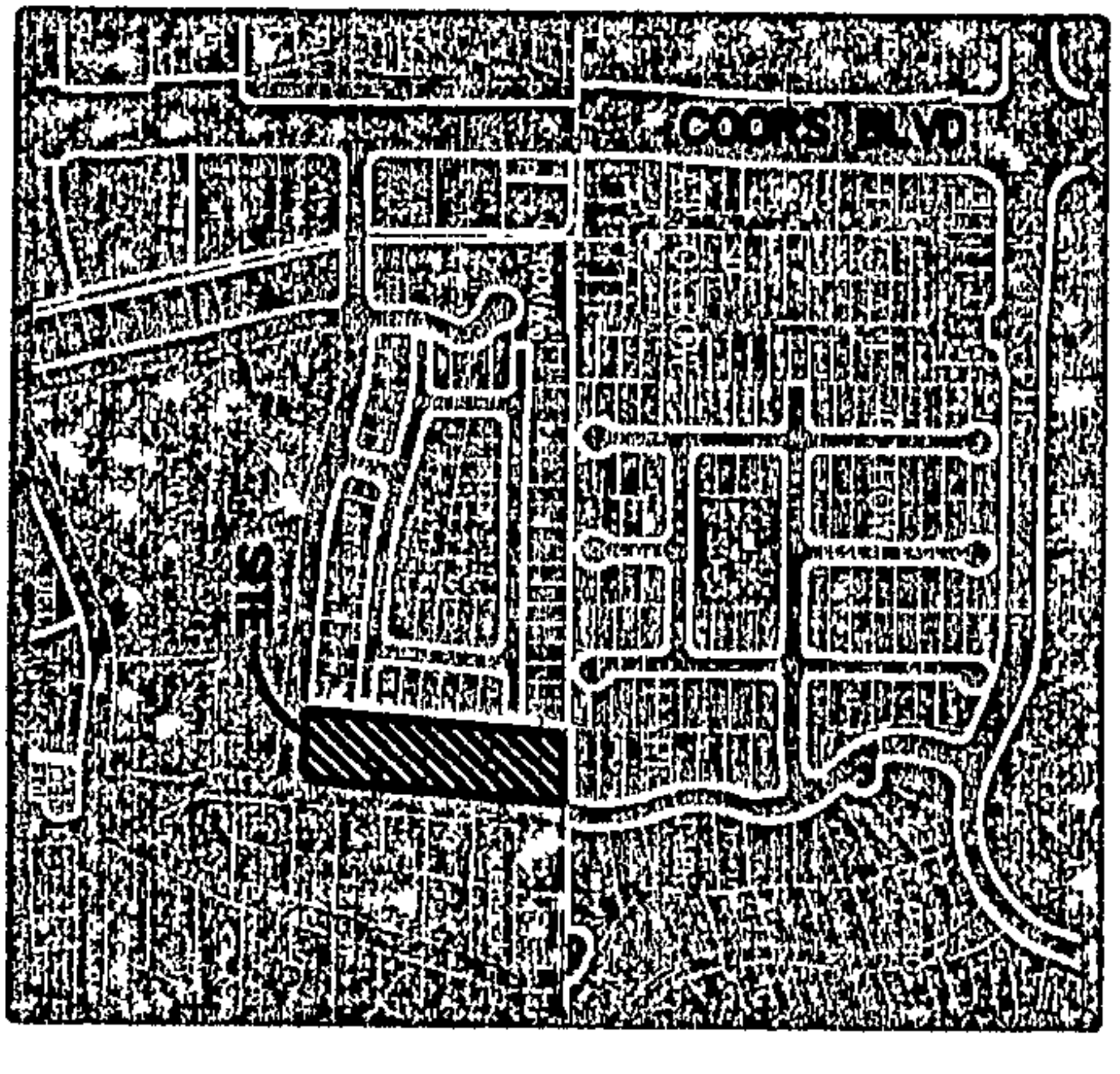
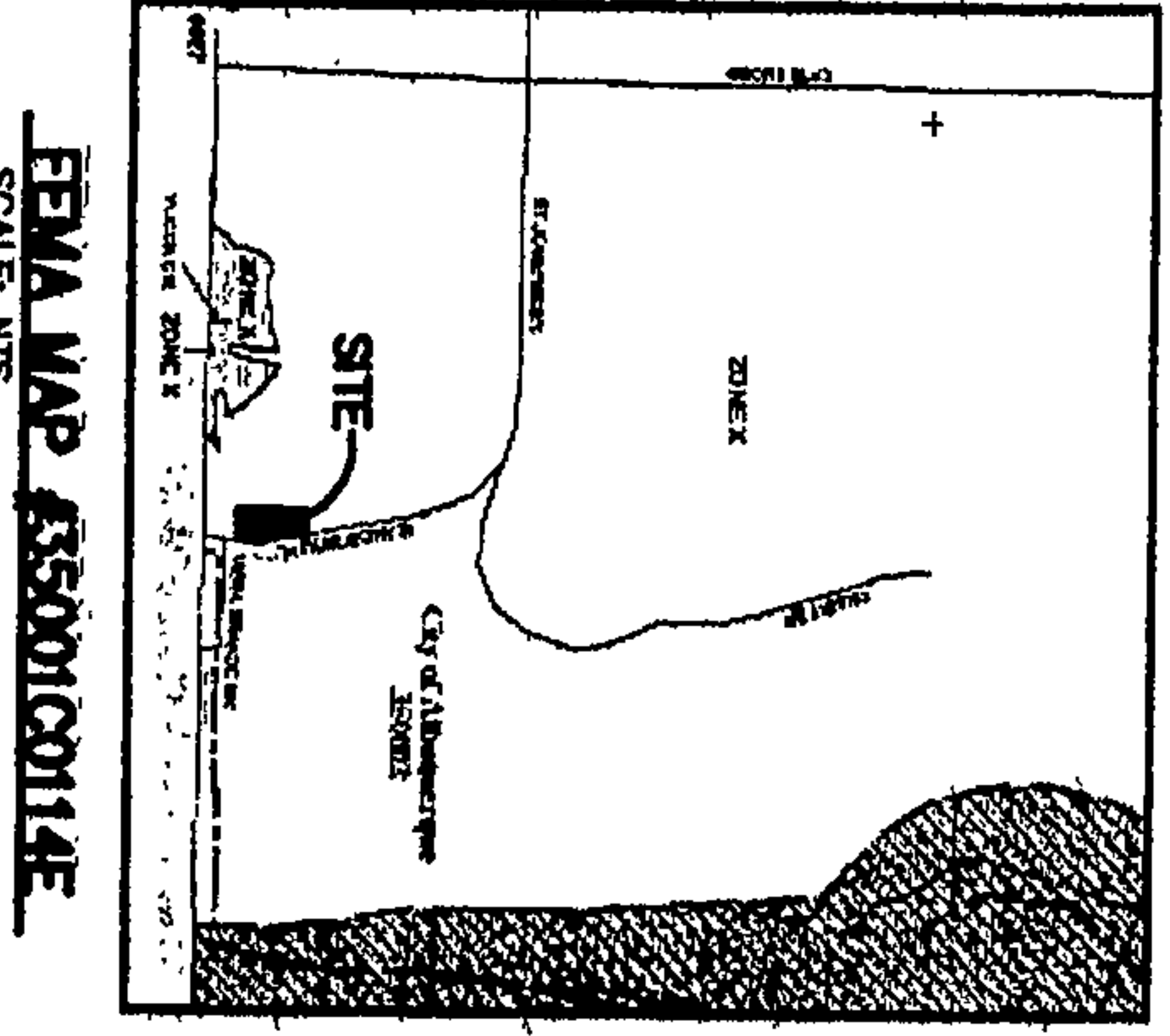
SITE PLAN
SCALE: 1" = 20'



RETAINING WALL SECTION
SCALE: NTS



- RETAINING WALL NOTES:**
1. ALL CONCRETE IS TO BE MIN. 3000 PSI IN 28 DAYS.
 2. MINIMUM COMPACTON TO BE 90% PER ASTM D 1557.
 3. FOR A DEPTH OF 2' MINIMUM. CONTINUE TO BE 90% MINIMUM.
 4. 2% AIR REL AGAINST WALLS IS TO BE HAND-PLACED.
 5. MAIN COURSE SHALL BE 8" GRADE TO 4" ASPH. C&G.
 6. ALL EMBANKMENTS SHALL BE AT LEAST 24" MIN. AND SPACING TO V-LINER SHALL BE AT LEAST 24" MIN. OF 40' MAX. DEPTH TO THE FILLED BLOCK CORNER. AND SHALL EXTEND TO THE TOE OF THE FOOTING.
 7. CONTRACTOR TO FIELD VERIFY DIMENSIONS AND BEYOND DIMENSIONS OF ANY VARIATIONS THAT WOULD AFFECT THE INTENT OF THE DESIGN.
 8. CONTRACTOR TO PROVIDE SOIL TEST TO DETERMINE 1500 PSI MIN. SOIL BEARING PRESSURE.



NOTE: CONTRACTOR TO ACQUIRE 50-19 PERMIT W/ BUILDING PERMIT BEFORE WORKING IN STREET PUBLIC R.O.W.

EXHIBIT C
07/12/06
2/03/05
2/03/05

WALERICA SUBDIVISION
ALBUQUERQUE, NEW MEXICO

ENGINEER'S SEAL

QUICKDRAW ENGINEERING, LLC
P.O. Box 729
Corral, NM 87046
One: 505.993.0299 Fax: 505.993.0299

SITE GRADING PLAN

DATE: 7/06
SCALE: AS SHOWN
BY: JS SWANN
CHECKED: LA
DATE: 07/12/06

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

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

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

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

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

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

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

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

05DRB-00490 Minor-Amnd Prelim Plat
Approval

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

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

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

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

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

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

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

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

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

- 05DRB-00210 Minor- Final Plat Approval

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

15. **Project # 1004036**
05DRB-00446 Minor-Prelim&Final Plat
Approval

HALL SURVEYING CO agent(s) for MAX CONTRERAS request(s) the above action(s) for all or a portion of Tract(s) A & B, **MAX REPLAT**, zoned RA-2, located on RIO GRANDE BLVD NW, between ZICKERT RD NW and BEACH RD NW containing approximately 2 acre(s). (H-12/H-13) **INDEFINITELY DEFERRED AT THE AGENT'S REQUEST.**

16. **Project # 1003247**
05DRB-00498 Minor-Prelim&Final Plat
Approval

LYLE C LOSACK, PE agent(s) for MARK D VALENCIA request(s) the above action(s) for all or a portion of Tract(s) 1 & 2, **CORONA DEL SOL**, zoned R-2, located on ALAMAGORDO NW, between ST. JOSEPHS NW and TUCSON NW containing approximately 2 acre(s). [REF: DRB-98-18, Z-98-38, 04DRB00190] *[Deferred from 3/30/05]* (G-11) **DEFERRED AT THE AGENT'S REQUEST TO 4/6/05.**

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

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

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

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

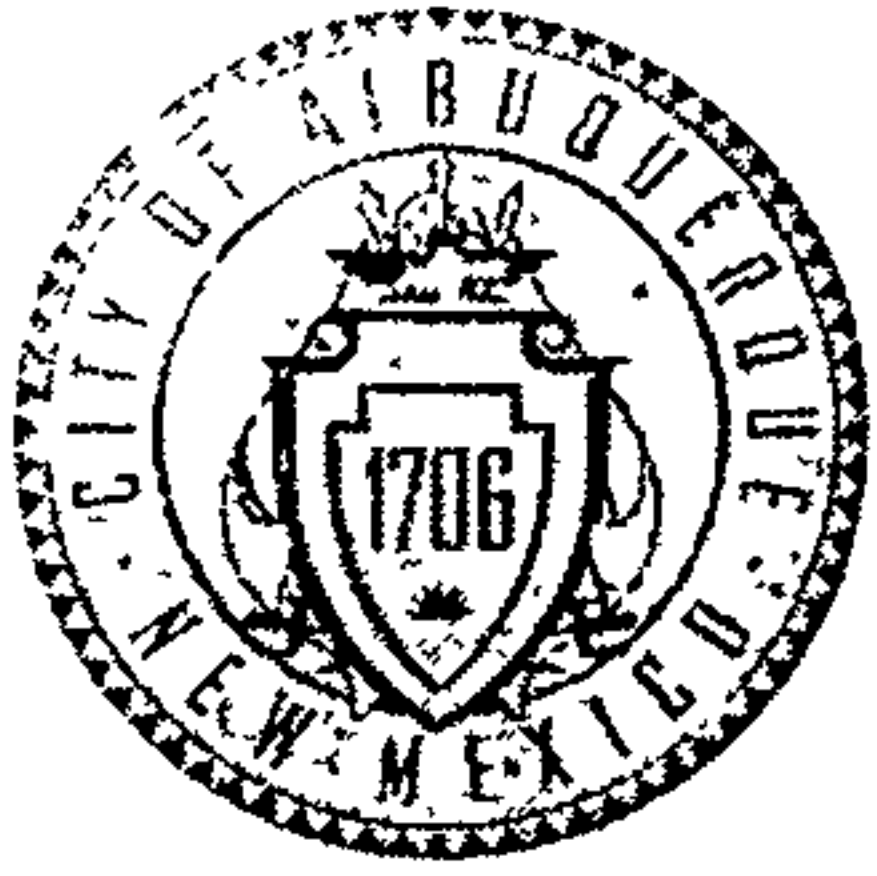
19. **Project # 1003231**
05DRB-00483 Minor-Amnd Prelim Plat
Approval
05DRB-00484 Minor-Sidewalk Waiver
05DRB-00485 Minor-Temp Defer SDWK

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

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

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

ADJOURNED: 10:55 A.M.



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

Project Number: 1003247

Application Number: 05DRB-00498

DRB Date: 3/30/2005

Item Number: 16

Subdivision:

Tracts 1 & 2, Corona Del Sol

Zoning: R-2

Zone Page: G-11

New Lots (or units) : 4

Request for:

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

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 4 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.

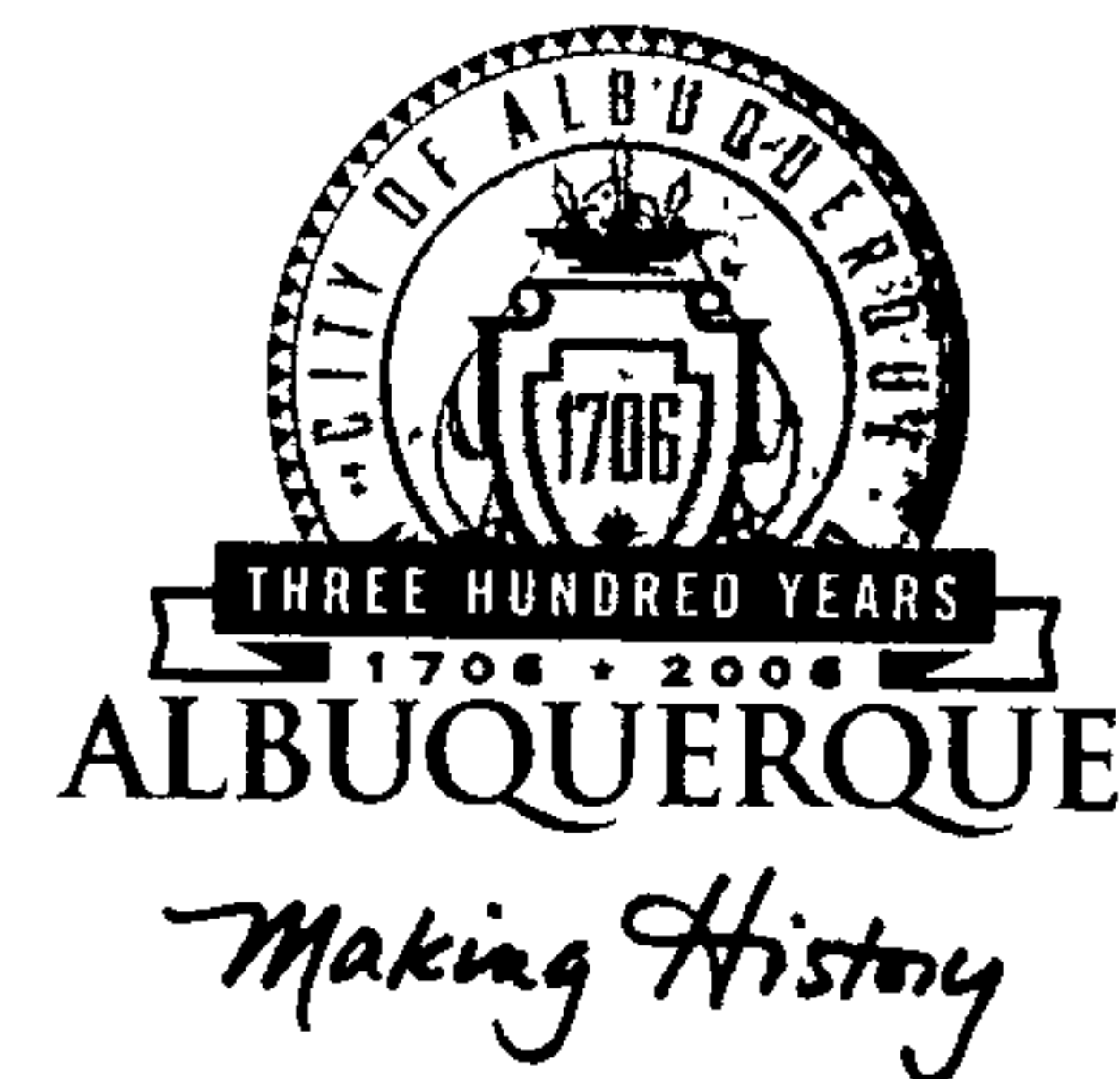
The park development requirement will be met via the payment of a fee prior to issuance of building permit for each new dwelling unit.

Signed:

Christina Sandoval, (DMD)

Phone: 768-3808

CITY OF ALBUQUERQUE



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

DEVELOPMENT REVIEW BOARD--SPEED MEMO

DRB CASE NO/PROJECT NO: 1003247

AGENDA ITEM NO: 16

SUBJECT:

Final Plat
Preliminary Plat

ACTION REQUESTED:

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

P.O. Box 1293

ENGINEERING COMMENTS:

Albuquerque

An approved drainage report dated 11-16-04 is on file for Preliminary Plat approval.
An approved infrastructure list is required for Preliminary Plat approval.
An executed Subdivision Improvements Agreement with financial guarantees is required for Final Plat sign-off.

New Mexico 87103

RESOLUTION:

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

www.cabq.gov

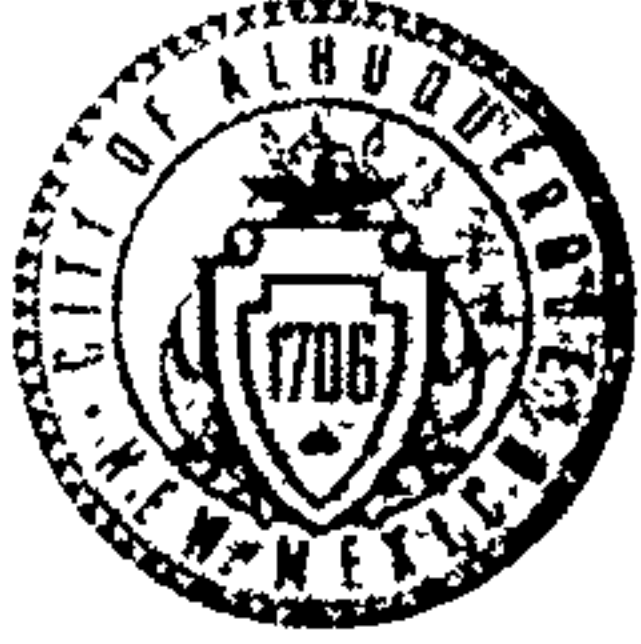
SIGNED-OFF: (SEC-PLN) (SP-SUB) (SP-BP) (FP) BY: (UD) (CE) (TRANS) (PKS) (PLNG)

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

FOR:

SIGNED: Bradley L. Bingham
City Engineer/AMAFCA Designee

DATE: March 30, 2005



**DEVELOPMENT REVIEW BOARD
ACTION SHEET**

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

April 6, 2005 9:00 a.m.

MEMBERS:

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

Wilfred Gallegos, Transportation Development
Brad Bingham, Alternate City Engineer

Roger Green, Utility Development
Christina Sandoval, Parks & Recreation

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

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

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

- A. Call to Order: 9:00 A.M. Adjourned: 11:30 A.M.
B. Changes and/or Additions to the Agenda
C. New or Old Business

CASES WHICH REQUIRE PUBLIC NOTIFICATION

MAJOR SUBDIVISIONS, VACATIONS, SIA EXTENSIONS AND SITE DEVELOPMENT PLANS

1. **Project # 1001085**
05DRB-00402 Major-Two Year SIA

ANTHONY E DECK request(s) the above action(s) for all or a portion of Lot(s) 16 & 17, Block(s) B, **ROSEWOOD SUBDIVISION, UNIT 1**, zoned R-D, located on BLOSSOMWOOD PL NW, between HANOVER RD NW and AMAFCA ROW/I-40 containing approximately 10 acre(s).[REF: 01DRB00261, 03DRB00372] (J-10) **TWO-YEAR SIA WAS APPROVED.**

2. **Project # 1000296**
05DRB-00406 Major-Vacation of Public Easements

BOHANNAN HUSTON INC agent(s) for SCOTT PATRICK HOMES request(s) the above action(s) for all or a portion of Lot(s) 16P1, **OXBOW VILLAGE**, zoned SU-3, located on NORTHERN AVE NW, between OXBOW VILLAGE LN NW and VISTA GRANDE DR NW containing approximately 1 acre(s). [REF: 02DRB02808] (G-11) **VACATION WAS APPROVED AS SHOWN ON EXHIBIT B IN THE PLANNING FILE.**

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

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

4. **Project # 1003384**
05DRB-00380 Major-Vacation of Public Easements

TIERRA WEST LLC agent(s) for RSF LAND & CATTLE CO. LLC request(s) the above action(s) for Tract(s) MM-1-A and MM-1-B, **SEVEN BAR RANCH**, zoned C-2 (SC), located on Seven Bar Loop Rd NW between Cottonwood DR NW and Old Airport Ave NW containing approximately 7 acre(s). [REF: 04DRB-01874, 04EPC-01035] (B-14) **VACATION WAS APPROVED AS SHOWN ON EXHIBIT B IN THE PLANNING FILE.**

5. **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] (K-14) **DEFERRED AT THE AGENT'S REQUEST TO 4/13/05.**

6. **Project # 1004010**
05DRB-00404 Major-Vacation of Public Easements

MARK & MICHELLE GALLEGOS request(s) the above action(s) for all or a portion of Tract(s) A-1-A, A-1-B, A-1-C & A-1-D, **LANDS OF ROBERT N GARCIA**, zoned RA-2, located on DON ONOFRE TRAIL NW, between CANDELARIA NW and GRIEGOS NW containing approximately 1 acre(s). [REF: [DRB-94-022] (F-13) **VACATION WAS APPROVED AS SHOWN ON EXHIBIT B IN THE PLANNING FILE.**

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

WILSON & COMPANY agent(s) for SCOTT SCHIABOR SPS LC request(s) the above action(s) for all or a portion of Tract(s) 1A, 2A, 1B & 2B, **VISTA VIEJA SUBDIVISION**, KASSUBA-MONTBEL LANDS, zoned R-1 residential zone, located on 81ST ST NW and ALBERICOQUE PL NW containing approximately 152 acre(s). [REF: 04DRB00825, 04DRB01460] [*Deferred from 11/3/04, 11/10/04, 12/1/04, 1/12/05 & 2/16/05 & 3/16/05 & 3/30/05 & 4/6/05*] (D-9) **DEFERRED AT THE AGENT'S REQUEST TO 4/20/05.**

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

SURVEYS SOUTHWEST, LTD agent(s) for WAYNE LUJAN request(s) the above action(s) for LOTS 24-A, 24-B, 24-C & 24-D, **RICE'S DURANES ADDITION NO. 1**, zoned R-2, located on RICE AVE NW containing approximately 1 acre(s). [REF: 05DRB-00371] [*Deferred from 3/30/05*] (H-12) **VACATIONS WERE APPROVED AS SHOWN ON EXHIBIT B IN THE PLANNING FILE. WITH THE SIGNING OF THE INFRASTRUCTURE LIST DATED 4/6/05 THE PRELIMINARY PLAT WAS APPROVED WITH CONDITION OF FINAL PLAT: UTILITY DEVELOPMENT NEEDS TO RECEIVE A RECORDED COPY OF RELEASE OF EASEMENT. FINAL PLAT WAS INDEFINITELY DEFERRED FOR SIA.**

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

SURVEYS SOUTHWEST, LTD agent(s) for WAYNE LUJAN request(s) the above action(s) for all or a portion of Lot(s) 23-B, **RICE'S DURANES ADDITION NO. 1**, zoned R-2, located on RICE AVE NW and RIO GRANDE BLVD NW and containing approximately 1 acre(s). [*Deferred from 3/16/05 & 3/30/05*] (H-13) **PRELIMINARY PLAT WAS APPROVED WITH FINAL SIGNOFF DELEGATED TO PARKS FOR CASH-IN-LIEU AND UTILITIES, PROJECT DEPENDS ON INFRASTRUCTURE BEING INSTALLED WITH LOTS 24A-D. UTILITIES CANNOT SIGN PLAT UNTIL AFTER PLAT FOR 24A-D.**

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

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

9. **Project # 1001932**
05DRB-00523 Minor-SiteDev Plan
BldPermit/EPC
- CLAUDIO VIGIL ARCHITECTS agent(s) for PAUL HEDGES request(s) the above action(s) for all or a portion of Tract(s) C, WEST RIDGE, UNIT 1, **(to be known as GUARDIAN SELF STORAGE)** zoned SU-1 FOR C-1 AND IP USES, located at the southeast corner of OURAY RD NW and TWIN OAKS DR NW, containing approximately 4 acre(s). [REF: AX-80-18, Z-80-87, 04EPC01718] [David Stallworth, EPC Case Planner] *[Deferred from 4/6/05]* (G-10) **DEFERRED AT THE AGENT'S REQUEST TO 4/20/05.**

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

10. **Project # 1004074**
05DRB-00524 Minor-Prelim&Final Plat
Approval
- SURVEYS SOUTHWEST LTD agent(s) for JAKE TRUJILLO request(s) the above action(s) for all or a portion of Lot(s) 19, **ROSSITER ADDITION**, zoned R-2, located on 10TH ST NW, between BELLROSE AVE NW and 11TH STREET NW containing approximately 1 acre(s). (G-14) **PRELIMINARY PLAT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO PARKS FOR CASH-IN-LIEU.**
11. **Project # 1003865**
05DRB-00521 Minor-Prelim&Final Plat
Approval
- FORSTBAUER SURVEYING, LLC agent(s) for PARKS CUSTOM BUILDERS INC request(s) the above action(s) for all or a portion of Lot(s) 11, 12, 21 & 22, Block(s) 28, Tract(s) A, **NORTH ALBUQUERQUE ACRES, UNIT B**, zoned SU-2 IP, located on ALAMEDA BLVD NE, between SAN PEDRO NE and LOUISIANA NE containing approximately 4 acre(s). [REF: 05DRB00006, DRB-99-187, Z-87-42-1] (C-18) **THE ABOVE REQUEST WAS INDEFINITELY DEFERRED AT THE AGENT'S REQUEST.**

12. **Project # 1000560**
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) **DEFERRED AT THE AGENT'S REQUEST TO 4/13/05.**

13. **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] (J-23) **DEFERRED AT THE AGENT'S REQUEST TO 4/13/05.**

14. **Project # 1003554**
05DRB-00530 Minor-Prelim&Final Plat
Approval

TIERRA WEST LLC agent(s) for AMC DEVELOPMENT INC request(s) the above action(s) for all or a portion of Lot(s) 1-8, Block(s) 9 and Lot(s) 2-9, Block(s) 8, **SKYLINE HEIGHTS**, (to be known as **CENTRAL PARK PLACE, PHASE 1**) zoned C-2, located on CENTRAL AVE SE, between CONCHAS ST SE and EUBANK BLVD SE containing approximately 4 acre(s). [REF: ZA-88-406, 04DRB01099, 04DRB01100] [Deferred from 4/6/05] (L-20) **DEFERRED AT THE AGENT'S REQUEST TO 4/20/05.**

15. **Project # 1003971**
05DRB-00506 Minor- Prelim&Final Plat
Approval

WAYJOHN SURVEYING, INC agent(s) for LUBRICAR INC. request(s) the above action(s) for all or a portion of Tract(s) A & B, **ROBERT H. MOTT ADDITION**, zoned C-2, located on 4TH STREET NW, between GENE AVE NW and GAVILAN PLACE NW containing approximately 1 acre(s). [REF: 05DRB-00293] (F-14) **PRELIMINARY AND FINAL PLAT APPROVED AND SIGNED OFF BY THE BOARD.**

16. **Project # 1003989**
05DRB-00507 Minor-Prelim&Final Plat
Approval

WAYJOHN SURVEYING INC agent(s) for EMILY GORDEN request(s) the above action(s) for all or a portion of Lot(s) 22 THRU 27, Block(s) 3, Tract(s) A, B & R ADDITION, zoned C-2, located on LOMAS BLVD NE, between DALLAS ST NE and TENNESSEE ST NE containing approximately 1 acre(s). [Listed under Project #1004070 in error] (K-19) **INDEFINITELY DEFERRED AT THE AGENT'S REQUEST.**

17. **Project # 1003668**
04DRB-01414 Minor- Final Plat Approval

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

18. ~~Project # 1003247~~
05DRB-00498 Minor-Prelim&Final Plat
Approval

LYLE C LOSACK, PE agent(s) for MARK D VALENCIA request(s) the above action(s) for all or a portion of Tract(s) 1 & 2, **CORONA DEL SOL**, zoned R-2, located on ALAMAGORDO NW, between ST. JOSEPHS NW and TUCSON NW containing approximately 2 acre(s). [REF: DRB-98-18, Z-98-38, 04DRB00190] *[Deferred from 3/30/05]* (G-11) **WITH THE SIGNING OF THE INFRASTRUCTURE LIST DATED 4/6/05 AND APPROVAL OF THE GRADING PLAN ENGINEER STAMP DATED 11/16/04 THE PRELIMINARY PLAT WAS APPROVED WITH THE CONDITION: REEVALUATE THE NEED FOR THE 25-FOOT PRIVATE ACCESS EASEMENT. ~~FINAL PLAT WAS INDEFINITELY DEFERRED FOR THE SIA.~~**

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

LYLE C LOSACK, PE agent(s) for BRENDAN T. O'SULLIVAN request(s) the above action(s) for all or a portion of Lot(s) 10 & 11, Block(s) C, DAVIDSON ADDITION, (to be known as DON JUAN DE ONATE ALBUQUERQUE REDEVELOPMENT DEVELOPMENT OWNED AND BUILT BY BRENDAN T. O' SULLIVAN SUBDIVISION, zoned SU-2 FOR RT, located on CANDELARIA NW, between 10TH STREET NW and 7TH STREET NW containing approximately 1 acre(s). [REF: 03DRB00683, 03DRB02124][*Deferred from 3/30/05*](G-14) **WITH THE SIGNING OF THE INFRASTRUCTURE LIST DATED 4/6/05 AND APPROVAL OF THE GRADING PLAN ENGINEER STAMP DATED 2/17/04 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

20. **Project # 1004076**
05DRB-00526 Minor-Sketch Plat or Plan

SURVEYS SOUTHWEST agent(s) for ROY SOLOMON request(s) the above action(s) for all or a portion of Lot(s) 11 THRU 14, Block(s) 23, **THOMAS ADDITION**, zoned R-LT residential zone, located on HILTON AVE NE and HENDRIX RD NE and containing approximately 1 acre(s). (G-20) **THE ABOVE REQUEST WAS REVIEWED AND COMMENTS WERE GIVEN.**

21. **Project # 1003828**
05DRB-00520 Minor-Sketch Plat or Plan

JEFF MORTENSEN & ASSOCIATES INC agent(s) for WILLIAM T CANIGLIA request(s) the above action(s) for all or a portion of Tract(s) 70A, 71A, 113 & 114A, **MRGCD MAP #34**, zoned R-1, located on CANDELARIA RD NW, between 12TH ST NW and RIO GRANDE BLVD NW containing approximately 7 acre(s). [REF: 04DRB01904] (G-13) **THE ABOVE REQUEST WAS REVIEWED AND COMMENTS WERE GIVEN.**

22. **Project # 1002457**
05DRB-00529 Minor-Sketch Plat or Plan

MARK GOODWIN & ASSOCIATES PA agent(s) for MAINSTREET PROPERTIES LLC request(s) the above action(s) for all or a portion of Block(s) 2, Tract(s) X-1-A & X-1-B, GLENWOOD HILLS, UNIT 1, (to be known as GLENWOOD LOFTS) zoned SU-1 PRD, located on MONTGOMERY BLVD NE, between TRAMWAY NE and SPANISH BIT NE containing approximately 3 acre(s). [REF: ZA-73-89, ZA-74-187] (G-23) **THE ABOVE REQUEST WAS REVIEWED AND COMMENTS WERE GIVEN.**

23. **Project # 1004075**
05DRB-00525 Minor-Sketch Plat or Plan

BOHANNAN HUSTON INC agent(s) for UNIVERSITY OF NEW MEXICO AND NEW MEXICO STATE LAND OFFICE request(s) the above action(s) for **MESA DEL SOL**, zoned SU-2 PLANNED COMMUNITY, located on I-25, between BROADWAY BLVD SW and LOS PICAROS RD SW containing approximately 12, 000 acre(s). (P-21 THRU P-22, S-14 THRU S-22, N-21, N-22, S-12, T-12, Q-15 THRU Q-22, T-14 THRU T-22, R-14 THRU R-22, U-14 THRU U-23) **THE ABOVE REQUEST WAS REVIEWED AND COMMENTS WERE GIVEN.**

24. Approval of the Development Review Board Minutes for March 23, 2005. **THE DRB MINUTES FOR MARCH 23, 2005 WERE APPROVED BY THE BOARD**

ADJOURNED: 11:30 A.M.



OFFICIAL NOTICE OF DECISION

CITY OF ALBUQUERQUE
PLANNING DEPARTMENT
DEVELOPMENT REVIEW BOARD

August 10, 2005

10. Project # 1003247
05DRB-01217 Minor-Temp Defer SDWK

QUICK DRAW ENGINEERING agent(s) for MARK VALENCIA request(s) the above action(s) for Lot(s) 1 & 2, CORONA DEL SOL (to be known as **VALENCIA SUBDIVISION**) zoned R-2 residential zone TOWNHOMES, located on ALAMAGORDO ST NW between COORS BLVD NW AND ST JOSEPH NW, containing approximately 1 acre(s). [REF: SV-98-52, DRB-98-18, Z-98-38, V-98-29, S-99-4] [*Listed under Project #1004347 in error*] [*Was Indef deferred on a no show*] (G-11)

At the August 10, 2005, Development Review Board meeting, the temporary deferral of construction of sidewalks on the interior streets was approved as shown on Exhibit C in the Planning file.



Sheran Matson, AICP, DRB Chair

Cc: Mark D Valencia, 6821 Tesuque Dr NW, 87120
Quik Draw Engineering LLC, P.O. Box 729, Corrales, NM 87048
Marilyn Maldonado, Planning Department, 4th Floor, Plaza del Sol Bldg.
File

**CITY OF ALBUQUERQUE
PLANNING DEPARTMENT**

**August 3, 2005
DRB Comments**

NASHON

ITEM # 17

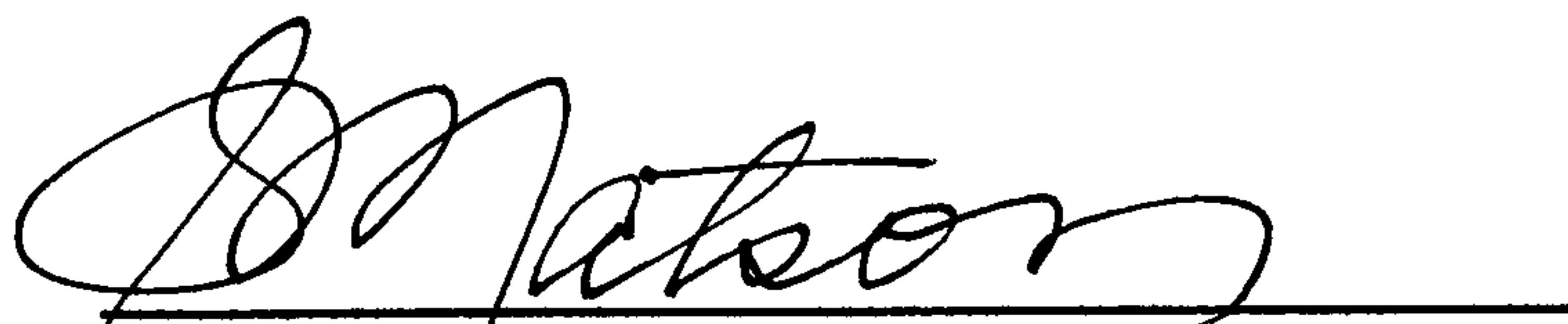
PROJECT # 1003247

APPLICATION # 05-01217

Re: Valencia Subdivision/minor temp defer sidewalk

No objection to the request.

Next time please be sure to label your exhibit for deferral of sidewalks as "Sidewalk Exhibit".



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

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

#10

PAID RECEIPT

APPLICANT NAME MARK D Valencia
AGENT Lyle Losac
ADDRESS P.O. Box 729 Corrales
PROJECT & APP # 100 32 47 / 05 DRB - 01217
PROJECT NAME Corona del Sol

\$ _____ 441032/3424000 Conflict Management Fee
\$ 50.00 441006/4983000 DRB Actions Deferral
\$ _____ 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
\$ 50.00 TOTAL AMOUNT DUE

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

Quikdraw Engineering, LLC
P.O. Box 729, 505-898-0389
Corrales, NM 87048
Date: 8/8/05
95-219 281 1070 1350708258 1898
Pay to the Order of City of Albuquerque \$50.00
Fifty Dollars + 00/100 Dollars
City of Albuquerque Treasury Division
Wells Fargo Bank, N.A. 4341 Corrales Rd, Corrales, NM 87048
WELLS FARGO
8/8/2005 12:35PM LOC: ANNX
RECEIPT# 00047441 US# 007 TRANS# 0014
Account: 441006 Fund 0110
Activity: 4983000 TRSLJS
Trans Amt: \$50.00
J24 Misc: \$50.00
10700219211350708258 01898

CK CHANGE \$50.00 \$0.00

Thank You



**DEVELOPMENT REVIEW BOARD
ACTION SHEET**

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

August 10, 2005

9:00 a.m.

MEMBERS:

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

Wilfred Gallegos, Transportation Development
Brad Bingham, Alternate City Engineer

Roger Green, Utility Development
Christina Sandoval, Parks & Recreation

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

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

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

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

Adjourned: 10:15 A.M.

B. Changes and/or Additions to the Agenda

C. New or Old Business

CASES WHICH REQUIRE PUBLIC NOTIFICATION

MAJOR SUBDIVISIONS, VACATIONS, SIA EXTENSIONS AND SITE DEVELOPMENT PLANS

1. Project # 1002948

05DRB-01171 Major-One Year SIA

05DRB-01172 Minor-Ext of SIA for Temp
Defer SDWK

ISAACSON & ARFMAN agent(s) for MS DEV ONE, LLC request(s) the above action(s) for all or a portion of **VISTA FAISAN SUBDIVISION**, zoned RA-2 residential and agricultural zone, located on ADOBE RD NW, between MONTANO RD NW and GUADALUPE TRAIL NW containing approximately 6 acre(s). (F-14) **A ONE-YEAR EXTENSION OF THE SIA WAS APPROVED. A ONE-YEAR EXTENSION TO THE FOUR-YEAR AGREEMENT FOR THE DEFERRAL OF SIDEWALKS WAS APPROVED.**

2. **Project # 1001081**
05DRB-01173 Major-Vacation of Pub
Right-of-Way

TIERRA WEST agent(s) for HOME DEPOT U.S.A. INC request(s) the above action(s) for all or a portion of Lot(s) 23, **SNOW HEIGHTS ADDITION**, zoned C-2 (SC) community commercial zone, located on SNOW HEIGHTS CIRCLE NE, between MENAUL BLVD NE and SNOW HEIGHTS BLVD NE. [Deferred from 8/10/05] (H-20) **DEFERRED AT THE AGENT'S REQUEST TO 8/24/05.**

3. **Project # 1001628**
05DRB-01167 Major-Vacation of Public
Easements
05DRB-01166 Major-Preliminary Plat
Approval
05DRB-01170 Minor-Temp Defer SDWK
05DRB-01168 Minor-Subd Design (DPM)
Variance
05DRB-01169 Minor-Sidewalk Waiver

BOHANNAN HUSTON INC agent(s) for JUDE BACA request(s) the above action(s) for all or a portion of the EQUESTRIAN CENTER (to be known as **MESA RIDGE SUBDIVISION**) zoned SU-1 for PRD special use zone, located on MONTANO RD NW, between VISTA MONTANO NW and EQUESTRIAN CENTER NW containing approximately 8 acre(s). (E-11) **THE VACATION WAS APPROVED AS SHOWN ON EXHIBIT B IN THE PLANNING FILE. WITH THE SIGNING OF THE INFRASTRUCTURE LIST DATED 8/10/05 AND APPROVAL OF THE GRADING PLAN ENGINEER STAMP DATED 7/7/05 THE PRELIMINARY PLAT WAS APPROVED WITH CONDITIONS: NEED AMAFCA'S SIGNATURE. ALL STORM DRAIN EASEMENTS WILL BE GRANTED TO THE CITY OF ALBUQUERQUE AT FINAL PLAT. THE TEMPORARY DEFERRAL OF CONSTRUCTION OF SIDEWALKS ON THE INTERIOR STREETS WAS APPROVED AS SHOWN ON EXHIBIT C IN THE PLANNING FILE. A SUBDIVISION DESIGN VARIANCE FROM MINIMUM DPM 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.**

- 05DRB-01242 Minor-SiteDev Plan
Subd/EPC
05DRB-01251 Minor-SiteDev Plan
BldPermit/EPC

CONSENSUS PLANNING, INC agent(s) for JUDE BACA request(s) the above action(s) for all or a portion of Tract(s) Z-1, SADDLE RIDGE, UNIT 2 (to be known as **MESA RIDGE SUBDIVISION**) zoned SU-1 PRD, located on MONTANO ROAD NW, between VISTA MONTANO NW and EQUESTRIAN DR NW [REF: 01-EPC-01759, 01-EPC-01760, 01-EPC-01761] [Russell Brito for Lola Bird, EPC Case Planner] (E-11) **THE SITE PLAN FOR SUBDIVISION WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO CITY ENGINEER FOR LABELING ALL STORM DRAINS AND TO PLANNING FOR 15-DAY**

APPEAL PERIOD AND RUSSELL BRITO'S COMMENTS ON EPC TRAIL ACCESS. THE SITE PLAN FOR BUILDING PERMIT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO CITY ENGINEER FOR LABELING ALL STORM DRAINS AND TO PLANNING FOR 15-DAY APPEAL PERIOD AND RUSSELL BRITO'S COMMENTS ON EPC TRAIL ACCESS.

4. **Project # 1004300**
05DRB-01080 Minor-SiteDev Plan
BldPermit

JIM MEDLEY, Architect AIA agent(s) for ROBERT NAVARRETTE request(s) the above action(s) for all or a portion of Lot(s) 31, 32, Block(s) 9, Tract(s) A, **NORTH ALBUQUERQUE ACRES, UNIT B**, zoned SU-2, M-1, located on EAGLE ROCK AVE NE and SAN MATEO BLVD NE containing approximately 2 acre(s). [Deferred from 7/27/05 and 8/10/05] (C-18) **DEFERRED AT THE AGENT'S REQUEST TO 8/17/05.**

5. **Project # 1000650**
05DRB-01067 Major-SiteDev Plan
BldPermit

TIERRA WEST LLC agent(s) for DOUBLE CHEESE CORP request(s) the above action(s) for all or a portion of Tract(s) 1A2, **LANDS OF LAMONICA**, zoned SU-1/C-1 permissive use, located on COORS BLVD SW, between LAMONICA RD SW and RIO BRAVO BLVD SW containing approximately 2 acre(s). [*Deferred from 7/20/05, Indef deferred on a no show on 8/10/05*] (P-10) **INDEFINITELY DEFERRED ON A NO SHOW.**

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

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

6. **Project # 1004343**
05DRB-01213 Minor-SiteDev Plan
BldPermit

BOHANNAN HUSTON INC. agent(s) for CITY OF ALBUQUERQUE request(s) the above action(s) for all or a portion of Lot(s) 22-27, **ALAMEDA BUSINESS PARK,**

zoned SU-2 IP-EP, located on EDITH BLVD NW, between ALAMEDA PARK DR NW and the AMAFCA DIVERSION CHANNEL containing approximately 12 acre(s). [REF: DRB-98-223] *[Deferred from 8/3/05 & 8/10/05]* (C-16) **DEFERRED AT THE AGENT'S REQUEST TO 9/7/05.**

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

KEN HOVEY agent(s) for COMMERCIAL ENTERPRISES INC request(s) the above action(s) for all or a portion of Tract(s) 49, **CLIFFORD INDUSTRIAL PARK**, zoned SU-2 / M-1, located on WASHINGTON PL NE and ANAHEIM NE and containing approximately 3 acre(s). *[Was Indef Deferred on 4/7/04 on a no show] [Deferred from 8/10/05]* (C-17) **DEFERRED AT THE AGENT'S REQUEST TO 8/17/05.**

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

8. **Project # 1002457**
05DRB-01226 Major-Final Plat Approval

MARK GOODWIN & ASSOCIATES agent(s) for MAINSTREET PROPERTIES, LLC request(s) the above action(s) for all or a portion of Tract(s) X-1-A, X-1-B, Block(s) 2, GLENWOOD HILLS, UNIT 1 (to be known as **GLENWOOD LOFTS**) zoned SU-1 / PRD, located on MONTGOMERY NE, between TRAMWAY NE and SPANISH BIT ST NE containing approximately 3 acre(s). [REF: 05DRB-00529] (G-23) **FINAL PLAT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO PLANNING TO RECORD.**

9. **Project # 1003606**
05DRB-01211 Major-Final Plat Approval

MARK GOODWIN & ASSOCIATES agent(s) for WESTLAND DEVELOPMENT CO., INC. request(s) the above action(s) for Lot(s) 509-26 509-27, 19W, 12B, Row 7, Tract(s) L and B, Town of Atrisco Grant, Unit A, Westland North Subdivision, Sundoro South, Unit 1,

Painted Sky, Unit 1 (to be known as **SUNDORO SOUTH UNIT 5**, zoned SU-2 FOR RLT, located on LADERA DRIVE NW, between 94TH STREET NW and 90TH STREET NW containing approximately 23 acre(s). [REF: 04DRB-01693, 01692, 01691, 01690, 01689, 04DRB-01237] [*Deferred from 8/3/05*] (J-9) **FINAL PLAT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO UTILITIES DEVELOPMENT TO RESOLVE DEAD-END WATERLINE IN TEPHRA AND TO PLANNING TO RECORD PLAT AND SEE PROOF OF RECORDING OF EASEMENTS FOR KIPUKA DRIVE AND AMAFCA'S SIGNATURE.**

10. ~~Project # 1003247~~
~~05DRB-01217-Minor-Temp Defer SDWK~~

QUICK DRAW ENGINEERING agent(s) for MARK VALENCIA request(s) the above action(s) for Lot(s) 1 & 2, CORONA DEL SOL (to be known as **VALENCIA SUBDIVISION**) zoned R-2 residential zone TOWNHOMES, located on ALAMAGORDO ST NW between COORS BLVD NW AND ST JOSEPH NW, containing approximately 1 acre(s). [REF: SV-98-52, DRB-98-18, Z-98-38, V-98-29, S-99-4] [*Listed under Project #1004347 in error*] [*Was Indef deferred on a no show*] (G-11) **TEMPORARY DEFERRAL OF CONSTRUCTION OF SIDEWALKS ON THE INTERIOR STREETS WAS APPROVED AS SHOWN ON EXHIBIT C IN THE PLANNING FILE.**

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

11. **Project # 1004360**
05DRB-01245 Minor-Sketch Plat or Plan

RIO GRANDE ENGINEERING agent(s) for WASHINGTON INVESTORS request(s) the above action(s) for all or a portion of Lot(s) 313-A-2-A, ACRES ADDITION (to be known as **ENTRADA DEL BOSQUE**) zoned RA-2, located on MOUNTAIN ROAD NW, between GALBADON NW and LULAC AVE NW containing approximately 3 acre(s). (J-12) **THE ABOVE REQUEST WAS REVIEWED AND COMMENTS WERE GIVEN.**

12. **Project # 1004163**
05DRB-01219 Minor-Sketch Plat or Plan

JON E BOLTZ request(s) the above action(s) for all or a portion of Lot(s) 10, **SIERRA BONITA ADDITION**, zoned R-1, located on BELLROSE AVE NW, between GRIEGOS NW and FREEMAN NW containing approximately 1 acre(s). [REF: 05DRB-00743] (F-14) **THE ABOVE REQUEST WAS REVIEWED AND COMMENTS WERE GIVEN.**

13. **Project # 1004359**
05DRB-01244 Minor-Sketch Plat or Plan

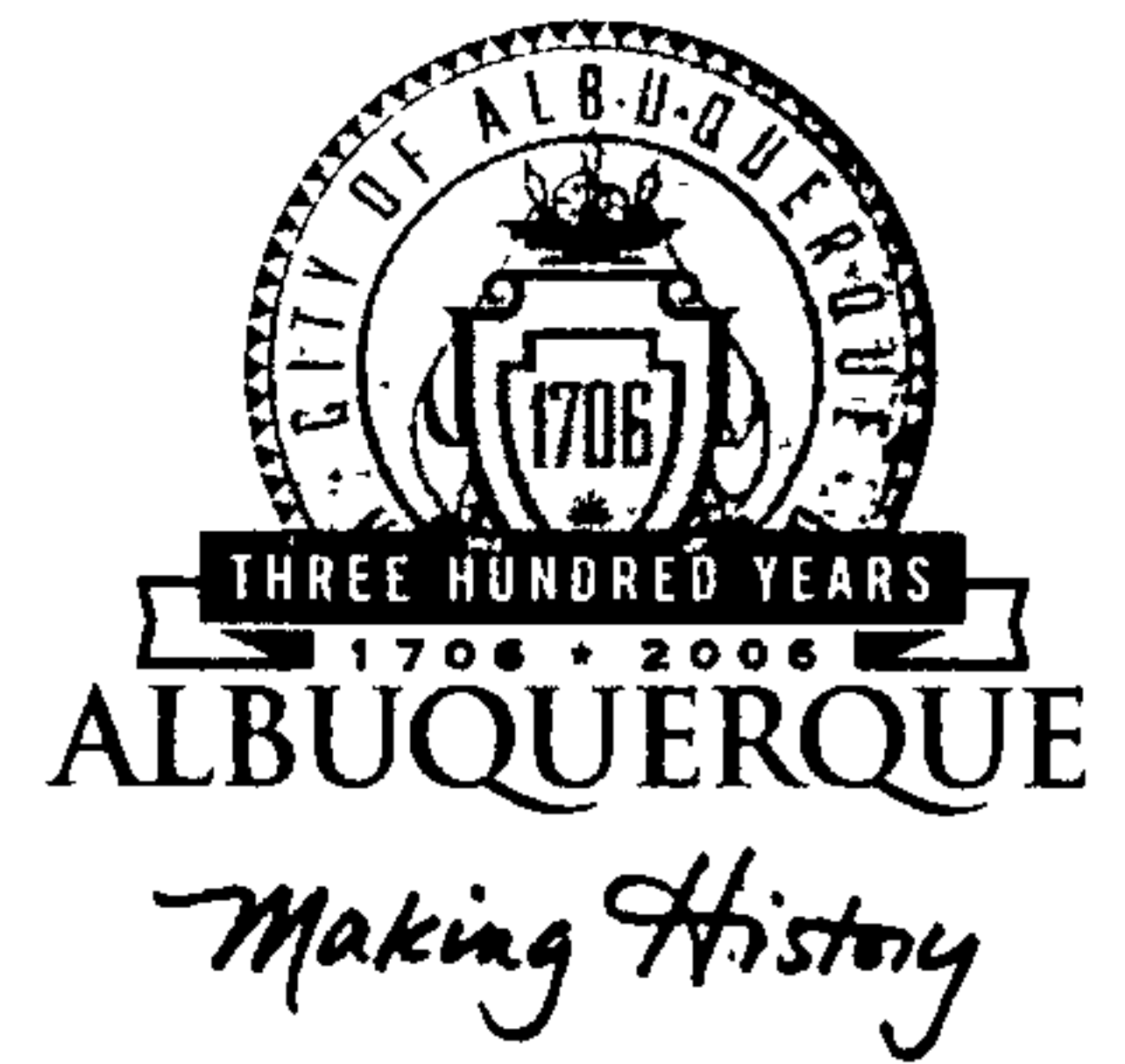
MICHAEL EAVES agent(s) for CALITERRA DEVELOPMENT request(s) the above action(s) for all or a portion of Lot(s) 17, **RICE'S DURANES ADDITION, UNIT 1**, zoned R-2, located on RICE NW, between RIO GRANDE BLVD NW and INDIAN SCHOOL RD NE containing approximately 1 acre(s). (H-12) **THE ABOVE REQUEST WAS REVIEWED AND COMMENTS WERE GIVEN.**

14. Approval of the Development Review Board Minutes for July 27, 2005. **THE DRB MINUTES FOR JULY 27, 2005 WERE APPROVED BY THE BOARD.**

ADJOURNED: 10:15 A.M.



CITY OF ALBUQUERQUE



PLANNING DEPARTMENT
DEVELOPMENT AND BUILDING SERVICES
HYDROLOGY DEVELOPMENT SECTION

DEVELOPMENT REVIEW BOARD – SPEED MEMO

DRB CASE NO/PROJECT NO: 1003247

AGENDA ITEM NO: 10

SUBJECT:

Sidewalk Deferral

ACTION REQUESTED:

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

ENGINEERING COMMENTS:

No objection to Sidewalk Deferral request.

P.O. Box 1293

RESOLUTION:

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

Albuquerque

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

New Mexico 87103 DELEGATED: (SEC-PLN) (SP-SUB) (SP-BP) (FP) TO: (UD) (CE) (TRANS) (PRKS) (PLNG)

FOR:

www.cabq.gov

SIGNED: Bradley L. Bingham
City Engineer / AMAFCA Designee

DATE: August 10, 2005



**DEVELOPMENT REVIEW BOARD
ACTION SHEET**

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

August 3, 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

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

Adjourned: 11:15 A.M.

CASES WHICH REQUIRE PUBLIC NOTIFICATION

MAJOR SUBDIVISIONS, VACATIONS, SIA EXTENSIONS AND SITE DEVELOPMENT PLANS

1. **Project # 1001926**
05DRB-01125 Major-One Year SIA

TIERRA WEST LLC agent(s) for JD HOME, INC., request(s) the above action(s) for all or a portion of Lots 1 – 34 **MUSTANG MESA**, zoned R-2, located on 72nd PL NW, between INTERSTATE 40 WEST and GLENRIO RD NW containing approximately 5 acre(s). [REF: 03DRB-01224; 03DRB-01225; 04DRB-01358; 04DRB-1393; 04DRB-01394] (J-10) **A ONE-YEAR EXTENSION OF THE SUBDIVISION IMPROVEMENTS AGREEMENT WAS APPROVED.**

2. **Project # 1004353**
05DRB-01119 Major-Preliminary Plat
Approval
05DRB-01120 Minor-Temp Defer
SDWK

SURV-TEK, INC agent(s) for LONGFORD AT THE TRAILS, LLS request(s) the above action(s) for all or a portion of Tract(s) 6, **THE TRAILS, UNIT 2**, zoned R-LT residential zone, located on OAKRIDGE ST NW, between WOODMONT AVE NW and TREELINE AVE NW containing approximately 17 acre(s). [REF: 04DRB01322] [Listed under Project #1002962 in error] [Deferred from 8/3/05] (C-9) **DEFERRED AT THE AGENT'S REQUEST TO 8/17/05.**

3. **Project # 1003189**
05DRB-01127 Major-Preliminary Plat
Approval
05DRB-01129 Minor-Temp Defer
SDWK

RIO GRANDE ENGINEERING agent(s) for FULLER HOMES, INC request(s) the above action(s) for all or a portion of Tract(s) 355, 356 TRACTS A & B, LANDS OF HECTOR ROJO, **TOWN OF ATRISCO GRANT**, zoned RD-R1, located on TOWER RD SW, between COORS BLVD SW and STINSON RD SW containing approximately 15 acre(s). [Deferred from 8/3/05] (L-10) **DEFERRED AT THE AGENT'S REQUEST TO 8/17/05.**

4. **Project # 1004177**
05DRB-01122 Major-Preliminary Plat
Approval
05DRB-01124 Minor-Temp Defer
SDWK
05DRB-01123 Minor-Sidewalk Waiver

BOHANNAN HUSTON INC. agent(s) for SANDIA PROPERTIES LTD. CO. request(s) the above action(s) for TRACTS 10, 11, 12 & 13 VENTANA RANCH WEST, **(to be known as VENTANA HIGHLANDS SUBDIVISION)** zoned R-LT residential zone, located on VENTANA RIDGE RD NW and containing approximately 74 acre(s). (B-8) **WITH THE SIGNING OF THE INFRASTRUCTURE LIST DATED 8/3/05 AND APPROVAL OF THE GRADING PLAN ENGINEER STAMP DATED 7/25/05 THE PRELIMINARY PLAT WAS APPROVED WITH CONDITIONS: A PUBLIC DRAINAGE EASEMENT ON TRACT A AS WELL AS EXCLUDING TRACT A FROM THE P.U.E. AND A BLOCK LENGTH VARIANCE BE APPLIED FOR PRIOR TO FINAL PLAT. THE TEMPORARY DEFERRAL OF**

CONSTRUCTION OF SIDEWALKS ON THE INTERIOR STREETS WAS APPROVED AS SHOWN ON EXHIBIT C IN THE PLANNING FILE. A SIDEWALK VARIANCE FOR WAIVER OF SIDEWALKS WAS APPROVED AS SHOWN ON EXHIBIT C IN THE PLANNING FILE.

5. **Project # 1004315**
05DRB-01121 Major-Vacation of
Public Easements

BOHANNAN HUSTON, INC., agent(s) for ALTURA WEST DEVELOPMENT LLC, request(s) the above action(s) for Lot(s) 33, **OXBOW BLUFF SUBDIVISION**, zoned SU-3, located on SILVERY MINOW LN NW, between WATERWILLOW LN NW and GREY HAWK LN NW. (G-11) **THE VACATION WAS APPROVED AS SHOWN ON EXHIBIT B IN THE PLANNING FILE WITH ADDED CONDITION: AN EXECUTED ENCROACHMENT AGREEMENT IS REQUIRED CONCURRENT WITH FINAL PLAT APPROVAL.**

6. **Project # 1003257**
05DRB-00934 Major-Vacation of
Public Easements
05DRB-00933 Major-Vacation of Pub
Right-of-Way
05DRB-00929 Major-Preliminary Plat
Approval
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:04DRB-00204] [Deferred from 6/29/05 &

7/20/05 & 7/27/05] (A-10) THE VACATIONS WERE APPROVED AS SHOWN ON EXHIBIT B IN THE PLANNING FILE. WITH THE SIGNING OF THE INFRASTRUCTURE LIST DATED 8/3/05 AND APPROVAL OF THE GRADING PLAN ENGINEER STAMP DATED 8/2/05 THE PRELIMINARY PLAT WAS APPROVED WITH CONDITIONS: OPEN SPACE ACCEPTS TRACTS F, G, H, I, J, K, N, O AND P. THE EASEMENTS FOR BOTH MCMAHON BLVD AND THE ARROYO CROSSING BE GRANTED PRIOR TO FINAL PLAT APPROVAL. A SIDEWALK VARIANCE FOR WAIVER OF SIDEWALK 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.

7. **Project # 1001275**
05DRB-01207 Minor-SiteDev Plan
BldPermit/EPC

CONSENSUS PLANNING agent(s) for AUTO ZONE, INC request(s) the above action(s) for all or a portion of Lot(s) 4, **LOWES SUBDIVISION**, zoned SU-1 FOR C-2 AND I-P PERMISSIVE, located on COORS BLVD NW, between ALAMEDA BLVD NW and COORS-BY-PASS NW containing approximately 2 acre(s). [REF: 05EPC00749, 01EPC00742, 01EPC00743, 01DRB00160, 01DRB01426, 01DRB01427] [**Stephanie Shumsky, EPC Case Planner**] (B-14) WITH THE SIGNING OF THE INFRASTRUCTURE LIST DATED 8/3/05 THE SITE PLAN FOR BUILDING PERMIT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO CITY ENGINEER FOR SIA AND PLANNING FOR CHANGES ON THE LANDSCAPE PLAN.

8. **Project # 1002529**
05DRB-01216 Minor-SiteDev Plan
BldPermit/EPC

CONSENSUS PLANNING agent(s) for CAS LLC request(s) the above action(s) for all or a portion of Lot(s) 1, CAS ADDITION (to be known as **VISTA DEL BOSQUE**) zoned SU-1 FOR O-1 PERMISSIVE USES, located on COORS BLVD NW, between WESTSIDE DRIVE NW and the CALABACILLAS ARROYO containing approximately 3 acre(s). [REF: 05EPC-00748, 04EPC-01840, 04EPC-01840, 04EPC-01843, 05DRB-00212, 05DRB-00213, 05DRB-00214] [**David Stallworth, EPC Case Planner**] (B-13) **SITE PLAN FOR BUILDING PERMIT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO UTILITIES DEVELOPMENT TO REVISE THE UTILITY PLAN FOR PUBLIC WATER/SEWER LINES. REVISE EASEMENTS AND CHECK IF SITE PLAN MATCHES UTILITY PLAN AND PLANNING FOR DAVID STALLWORTHS INITIALS.**

05DRB-01208 Minor-SiteDev Plan
BldPermit/EPC

GEORGE RAINHART, ARCHITECT agent(s) for STERLING DEVELOPMENT request(s) the above action(s) for all or a portion of Lot(s) 3 and 4, Tract(s) 6-B BLACK FARMS ESTATES (to be known as **SHOPS @ WESTSIDE DRIVE NW**) zoned SU-1 FOR C-1, located on the northeast corner of COORS BLVD NW and WESTSIDE DRIVE NW and containing approximately 3 acre(s). [REF: DRB-94-495] [**David Stallworth, EPC Case Planner**] (B-13) **SITE PLAN FOR BUILDING PERMIT WAS APPROVED WITH FINAL SIGN OFF DELEGATED PLANNING FOR DAVID STALLWORTHS INITIALS AND 3 COPIES OF THE SITE PLAN.**

05DRB-01175 Major-Final Plat
Approval

BORDENAVE DESIGNS agent(s) for CAS LLC request(s) the above action(s) for all or a portion of Tract(s) 6-B, **CAS ADDITION, BLACK RANCH**, zoned SU-1 special use zone, located on COORS BLVD NW, between WESTSIDE DR NW and CALABACILLAS ARROYO NW containing approximately 6 acre(s). [REF: 04DRB01374, 04DRB01059, 04DRB02060, 04EPC01840, 04EPC01841, 04EPC01843, 03EPC02058, 03EPC02059, 03EPC02060, Z-93-115] [*Deferred from 7/27/05*] (B-13/B-14) **FINAL PLAT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO UTILITIES DEVELOPMENT FOR NMU INC SIGNATURE AND CHECK THAT PLAT AND SITE PLAN MATCH AND TO PLANNING TO RECORD.**

9. **Project # 1002944**
05DRB-00706 Minor-SiteDev Plan
Subd/EPC
05DRB-00707 Minor-SiteDev Plan
BldPermit/EPC

CLAUDIO VIGIL ARCHITECTS agent(s) for LINDA CONTOS & JOHN HEIDRICH request(s) the above action(s) for all or a portion of Tract(s) F-1 and F-2, **LANDS OF ZOLIN/KUNATH, TRES ESQUINAS, LLC., CURB INC. AND THE CITY OF ALBUQUERQUE**, zoned SU-1 FOR MIXED USE C-1 PERMISSIVE, located on UNSER BLVD NW, between MCMAHON DR NW and NIGHT WHISPER RD NW containing approximately 9 acre(s). [REF: Z-97-119, ZA-99-118, DRB-90-423, 04EPC-01556] [Elvira Lopez, EPC Case Planner] (*Indef deferred 5/4/05*) (A-11) **SITE PLAN FOR SUBDIVISION WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO PLANNING FOR 3 COPIES OF SITE PLAN. WITH THE SIGNING OF THE INFRASTRUCTURE LIST DATED 8/3/05 THE SITE PLAN FOR BUILDING PERMIT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO CITY ENGINEER FOR SIA AND PLANNING FOR 3 COPIES OF SITE PLAN.**

- 05DRB-01214 Minor-Prelim&Final Plat
Approval

SURVEYS SOUTHWEST agent(s) for LINDA CONTOS request(s) the above action(s) for all or a portion of Tract(s) F-1 and F-2, **LANDS OF ZOLIN/KUNATH, TRES ESQUINAS LLC & CURB INC**, (to be known as **NORTH UNSER VET CLINIC**) zoned SU-1 special use zone, located on PINON VERDE DR NW, between WILLOW RD NW and UNSER BLVD NW containing approximately 2 acre(s). [REF: 05DRB-00706, 05DRB-00707] (A-11) **PRELIMINARY PLAT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO TRANSPORTATION DEVELOPMENT FOR 24-FOOT EASEMENT AND PLANNING FOR CROSS-LOT DRAINAGE EASEMENT AND AGIS DXF FILE.**

10. **Project # 1004343**
05DRB-01213 Minor-SiteDev Plan
BldPermit

BOHANNAN HUSTON INC. agent(s) for CITY OF ALBUQUERQUE request(s) the above action(s) for all or a portion of Lot(s) 22-27, **ALAMEDA BUSINESS PARK**, zoned SU-2 IP-EP, located on EDITH BLVD NW, between ALAMEDA PARK DR NW and the AMAFCA DIVERSION CHANNEL containing approximately 12 acre(s). [REF: DRB-98-223] *[Deferred from 8/3/05]* (C-16) **DEFERRED AT THE AGENT'S REQUEST TO 8/10/05.**

11. **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, 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 & 7/13/05 & 7/20/05 & 7/27/05 & 8/3/05]* (D-18) **DEFERRED AT THE AGENT'S REQUEST TO 8/17/05.**

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

12. **Project # 1003364**
05DRB-01210 Minor-Prelim&Final Plat
Approval

TIERRA WEST LLC agent(s) for DOUBLE CHEESE CORP. request(s) the above action(s) for all or a portion of Tract(s) 1-A-1-A, 1-A-2-A and 1-A-3-A, **NORTH ALBUQUERQUE ACRES, TRACT 2, UNIT 3**, zoned SU-2 special neighborhood zone, located on PASEO DEL NORTE BLVD NE, between LOUISIANA BLVD NE and HOLLY AVE NE containing approximately 4 acre(s). [REF: DRB-96-66, 04EPC-00495, 04EPC-00494] (C-19) **PRELIMINARY PLAT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO PLANNING TO RECORD.**

13. **Project # 1004338**
05DRB-01186 Minor-Prelim&Final Plat
Approval

JEFF MORTENSEN & ASSOCIATES agent(s) for FRANKLIN GAUER, JR & MARY DAY GAUER request(s) the above action(s) for all or a portion of Tract(s) 1-A & 1-B, **QUARTER HORSE ACRES**, zoned R-1 residential zone, located on SPUR COURT NW, between INTERSTATE 40 and MOUNTAIN ROAD NW containing approximately 1 acre(s). [REF: SP-96-189] (H-12) **PRELIMINARY PLAT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO PLANNING FOR AGIS DXF FILE.**

14. **Project # 1003606**
05DRB-01211 Major-Final Plat
Approval

MARK GOODWIN & ASSOCIATES agent(s) for WESTLAND DEVELOPMENT CO., INC. request(s) the above action(s) for Lot(s) 509-26 509-27, 19W, 12B, Row 7, Tract(s) L and B, Town of Atrisco Grant, Unit A, Westland North Subdivision, Sundoro South, Unit 1, Painted Sky, Unit 1 (to be known as **SUNDORO SOUTH UNIT 5**, zoned SU-2 FOR RLT, located on LADERA DRIVE NW, between 94TH STREET NW and 90TH STREET NW containing approximately 23 acre(s). [REF: 04DRB-01693, 01692, 01691, 01690, 01689, 04DRB-01237] [*Deferred from 8/3/05*] (J-9) **DEFERRED AT THE AGENT'S REQUEST TO 8/10/05.**

15. **Project # 1003749**
05DRB-01185 Major-Final Plat
Approval

MARK GOODWIN & ASSOCIATES, PA agent(s) for ALPHA EQUITIES, LLC request(s) the above action(s) for all or a portion of ELENA GALLEGOS GRANT, UNIT 2, ACADEMY SQUARE, TRACT B (to be known as **ANCALA VILLAGE**) zoned O-1 office and institution zone, located on JUAN TABO NE, between SPAIN RD NE and OSUNA RD NE containing approximately 3 acre(s). [REF: 042HE01594, 05DRB00059] (F-21) **FINAL PLAT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO PLANNING TO RECORD.**

16. **Project # 1003673**
05DRB-01212 Minor-Prelim&Final Plat
Approval

TERRAMETRICS OF NEW MEXICO agent(s) for MOCK ASSOCIATES request(s) the above action(s) for all or a portion of Lot(s) 1-P-1, **OAKLAND SOUTH**, zoned RD 3D/UA, located on OAKLAND AVE NE, between BARSTOW ST NE and VENTURA STREET NE [REF: 04DRB01637, 05DRB00029, 05DRB00028] (C-20) **PRELIMINARY AND FINAL PLAT WAS APPROVED AND SIGNED OFF BY THE BOARD.**

17. ~~Project # 1003247~~
~~05DRB-01217 Minor-Temp Defer~~
SDWK

QUICK DRAW ENGINEERING agent(s) for MARK VALENCIA request(s) the above action(s) for Lot(s) 1 & 2, CORONA DEL SOL (to be known as **VALENCIA SUBDIVISION**, zoned R-2 residential zone TOWNHOMES, located on ALAMAGORDO ST NW between COORS BLVD NW AND ST JOSEPH NW, containing approximately 1 acre(s). [REF: SV-98-52, DRB-98-18, Z-98-38, V-98-29, S-99-4] [*Listed under Project #1004347 in error*] (G-11) **INDEFINITELY DEFERRED ON A NO SHOW. LATER REQUESTED DEFERRAL TO 8/10/05.**

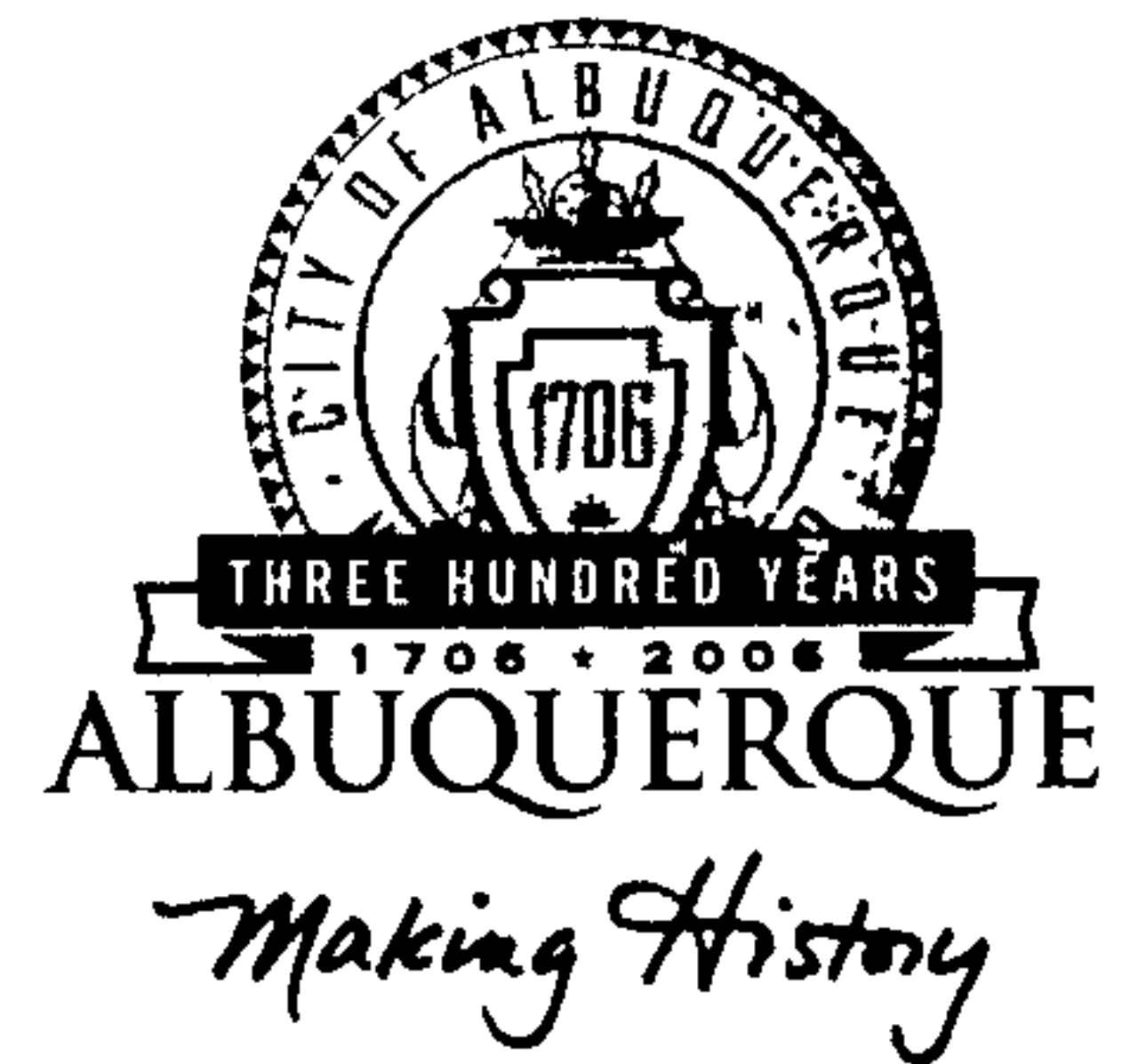
NO ACTION IS TAKEN ON THESE CASES:
APPLICANT - AGENT IS REQUIRED TO BE AT THE MEETING

THERE ARE NO SKETCH PLATS THIS WEEK. . .

18. Approval of the Development Review Board Minutes for July 13 and July 20, 2005. **DEVELOPMENT REVIEW BOARD MINUTES FOR JULY 13 AND JULY 20, 2005 WERE APPROVED BY THE BOARD.**

ADJOURNED: 11:15 A.M.

CITY OF ALBUQUERQUE



PLANNING DEPARTMENT
DEVELOPMENT AND BUILDING SERVICES
HYDROLOGY DEVELOPMENT SECTION

DEVELOPMENT REVIEW BOARD – SPEED MEMO

DRB CASE NO/PROJECT NO: 1003247

AGENDA ITEM NO: 17

SUBJECT:

Sidewalk Deferral

ACTION REQUESTED:

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

ENGINEERING COMMENTS:

No objections.

P.O. Box 1293

RESOLUTION:

Indef.

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

Albuquerque

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

New Mexico 87103 DELEGATED: (SEC-PLN) (SP-SUB) (SP-BP) (FP) TO: (UD) (CE) (TRANS) (PRKS) (PLNG)

FOR:

www.cabq.gov

SIGNED: Bradley L. Bingham
City Engineer / AMAFCA Designee

DATE: August 3, 2005

**CITY OF ALBUQUERQUE
PLANNING DEPARTMENT
April 6, 2005
DRB Comments**

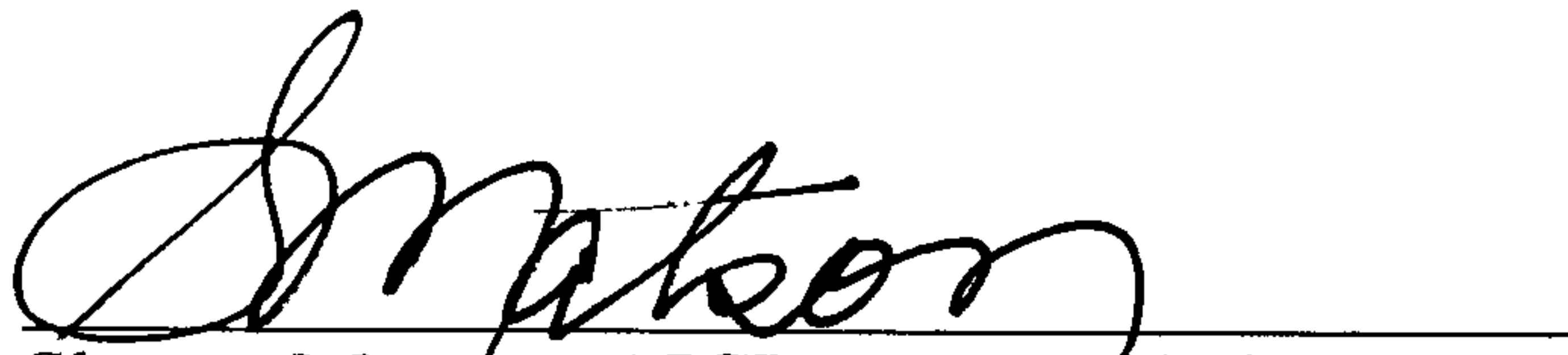
ITEM # 18

PROJECT # 10003247 APPLICATION # 05-00498/minor plat

Re: Corona Del Sol, Units 1 & 2

AGIS dxf approval is required before Planning signs the plat.

Planning must record the plat.



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

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

ITEM # 16

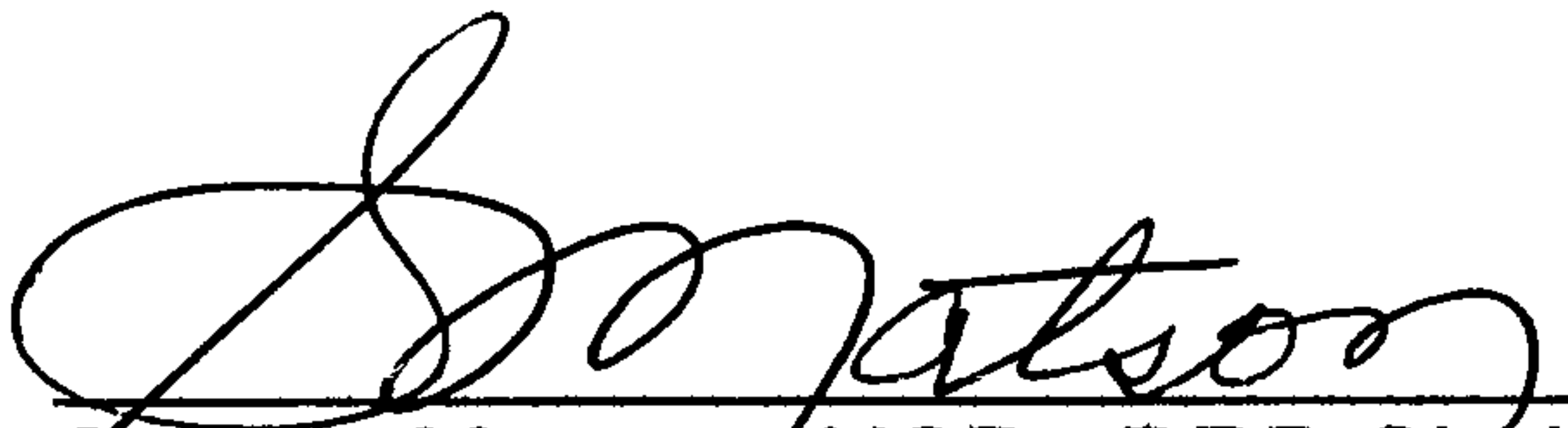
PROJECT # 1003247 APPLICATION # 05-00498

RE: Tracts 1 & 2, Corona del Sol/minor plat

The zoning must appear under Subdivision Data on the plat.

AGIS dxf approval is required before Planning signs the plat.

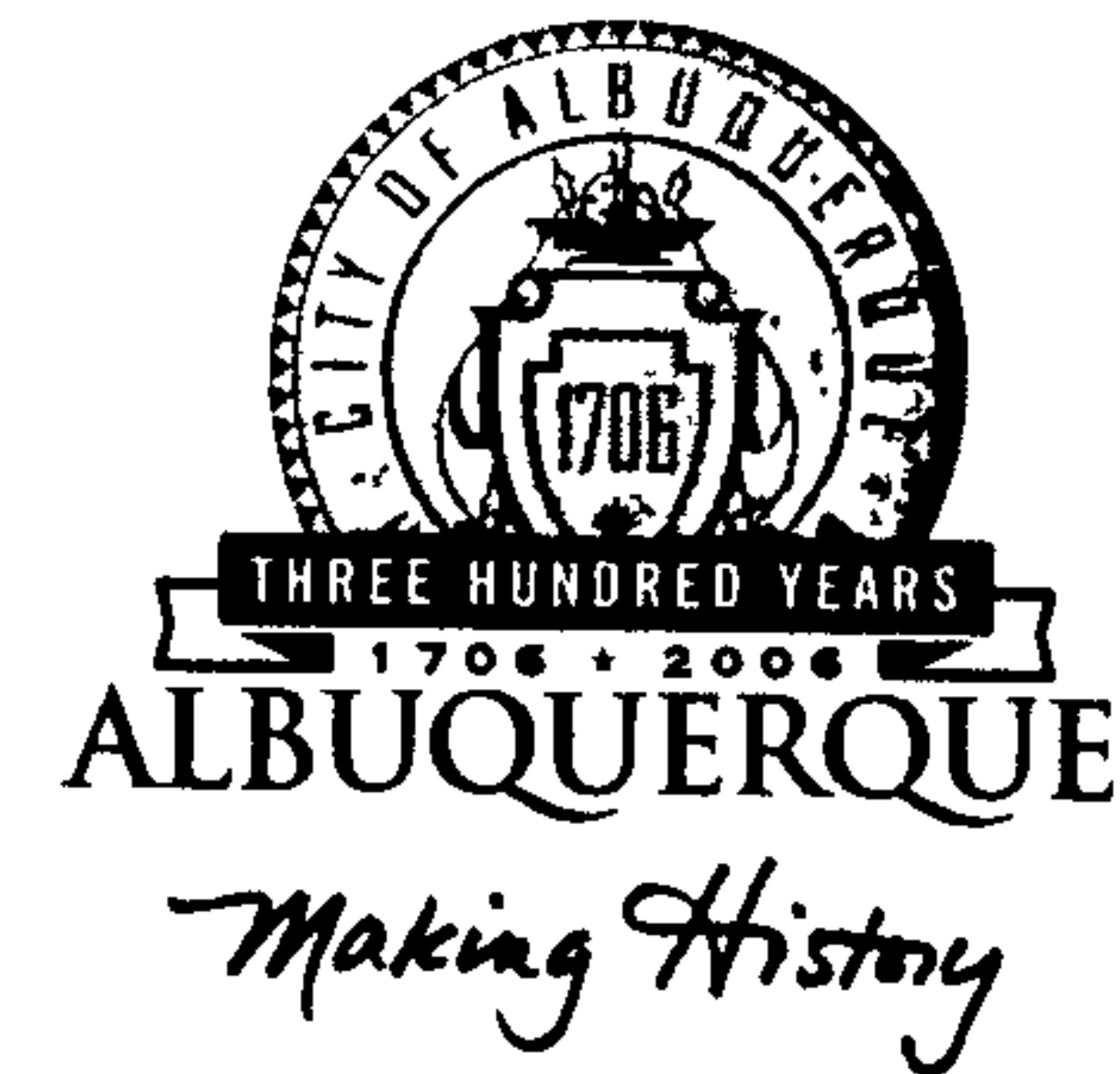
Planning must record the plat.



Sheran Matson, AICP DRB Chair

924-3880 fax 924-3863 smatson@cabq.gov

CITY OF ALBUQUERQUE



PLANNING DEPARTMENT
DEVELOPMENT AND BUILDING SERVICES
HYDROLOGY DEVELOPMENT SECTION

DEVELOPMENT REVIEW BOARD--SPEED MEMO

DRB CASE NO/PROJECT NO: 1003247

AGENDA ITEM NO: 18

SUBJECT:

Final Plat
Preliminary Plat

ACTION REQUESTED:

APP:(x)

P.O. Box 1293

ENGINEERING COMMENTS:

An approved drainage report dated 11-16-04 is on file for Preliminary Plat approval.

Albuquerque

New Mexico 87103

RESOLUTION: *signed I.L.*

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

www.cabq.gov

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

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

FOR:

SIGNED: Bradley L. Bingham
City Engineer/AMAFCA Designee

DATE: April 6, 2005

PROJECT NUMBER: _____

Application Number: _____

PLAT APPROVAL

***** Utility Approvals:**

PNM Electric Services _____ Date

PNM Gas Services _____ Date

Qwest Telecommunications _____ Date

Comcast _____ Date

New Mexico Utilities _____ Date

City Approvals:

City Surveyor _____ Date

* Real Property Division (conditional) _____ Date

** Environmental Health Department (conditional) _____ Date

Traffic Engineering, Transportation Division _____ Date

Utilities Development _____ Date

Parks and Recreation Department _____ Date

AMAFCA _____ Date

City Engineer _____ Date

DRB Chairperson, Planning Department _____ Date

conditional (include signature line when applicable)

* - if there is a vacation involved with the plat

** - if the plat involves any known or existing landfill issues

*** - if applicable

A City of Albuquerque



DEVELOPMENT/ PLAN REVIEW APPLICATION

Supplemental form S

SUBDIVISION

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

SITE DEVELOPMENT PLAN

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

Supplemental form Z

ZONING & PLANNING

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

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: Mark D. Valencia PHONE: (505) 238-1113
 ADDRESS: 6821 Tesuque Dr NW FAX: (505) 899-1462
 CITY: Albuquerque STATE NM ZIP 87120 E-MAIL: jenmvalencia@aol.com
 Proprietary interest in site: OWNER
 AGENT (if any): Quik Draw Engineering LLC PHONE: (505) 898-0389
 ADDRESS: PO Box 729 FAX: (505) 897-0389
 CITY: Corrales STATE NM ZIP 87048 E-MAIL: _____

DESCRIPTION OF REQUEST: Sidewalk Deferral of Saw

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

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

Lot or Tract No. 142 Block: _____ Unit: _____
 Subdiv. / Addn. Coronal Del Sol also known as Valencia Subdivision
 Current Zoning: R-2 Residential Townhome Proposed zoning: R-2 Residential + Townhome
 Zone Atlas page(s): Map M-11 No. of existing lots: 2 No. of proposed lots: 4
 Total area of site (acres): 1.06 Density if applicable: dwellings per gross acre: 4 dwellings per net acre: 4
 Within city limits? Yes. No , but site is within 5 miles of the city limits.) Within 1000FT of a landfill? NO
 UPC No. 101106039128910205 MRGCD Map No. _____
 LOCATION OF PROPERTY BY STREETS: On or Near: Alamogordo Street
 Between: Coors Blvd and St Joseph to Alamogordo

CASE HISTORY:

List any current or prior case number that may be relevant to your application (Proj., App., DRB, AX, Z, V, S, etc.):
SV97-52 DRB97-18 298-38 V98-24 599-4, 04DRB00190

Check-off if project was previously reviewed by Sketch Plan or Pre-application Review Team . Date of review: 05/04/98

SIGNATURE [Signature] DATE 7/26/05
 (Print) Lyle C. Losack, PE Applicant Agent

FOR OFFICIAL USE ONLY

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

Application case numbers	Action	S.F.	Fees
05DRB - 01217	IDS	V	\$ 0.00
		CMF	\$ 20.00
			\$
			\$
			\$
			\$
Hearing date <u>08/03/05</u>	#1003247		Total \$ 0.00

Ki SCS 07/26/05 100 3247

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.

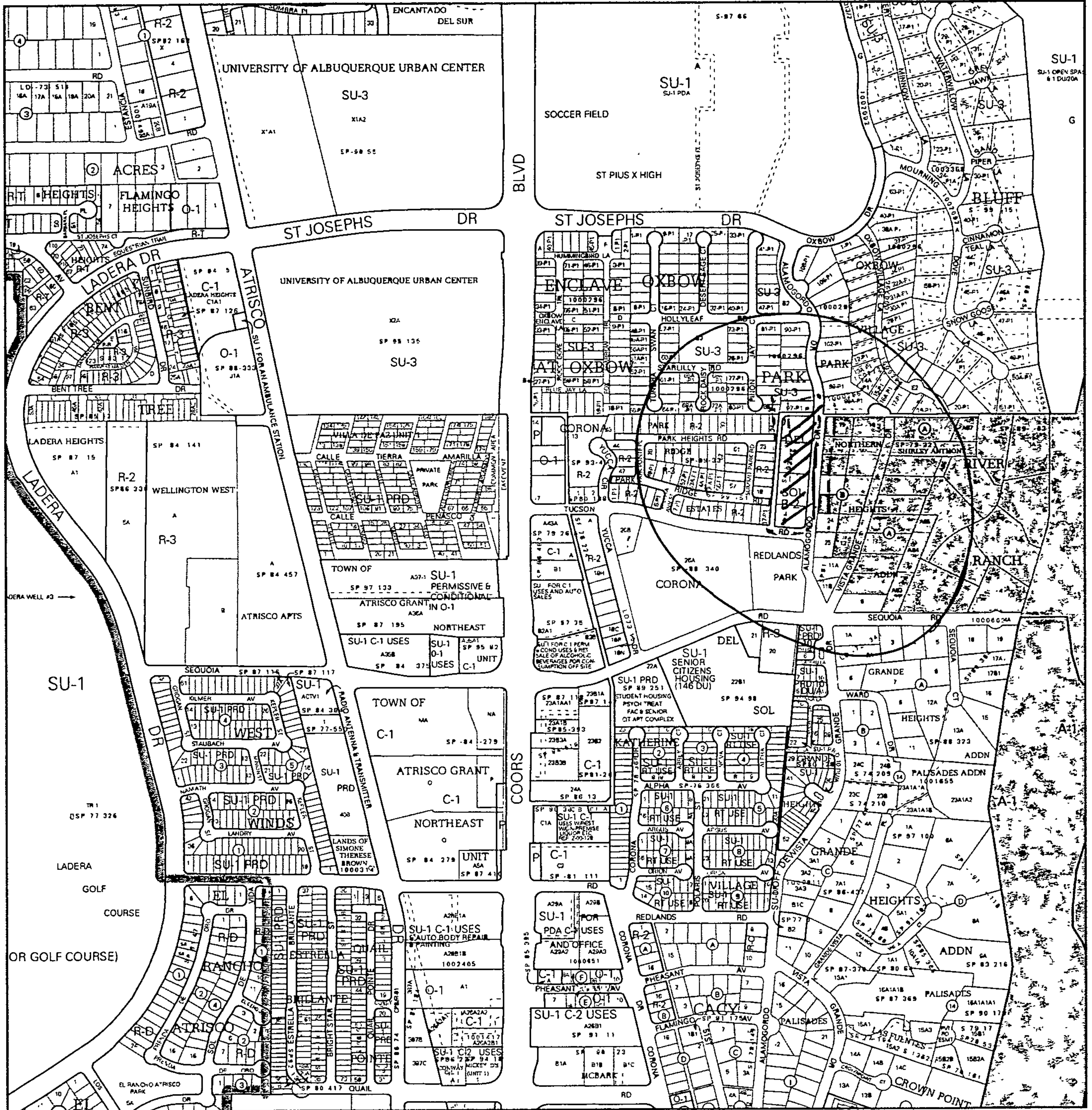
Quik Draw Engineering LLC
 Applicant name (print)
[Signature] PE 7/26/05
 Applicant signature / date



Form revised April 2003

- Checklists complete
 - Fees collected
 - Case #s assigned
 - Related #s listed
- Application case numbers
 05DRB- _____ - 01217
 _____ - _____
 _____ - _____

[Signature] 07/26/05
 Planner signature / date
Project # 100 4347
100 3247



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

Albuquerque Geographic Information System

Note: Grey Shading Represents Area Outside of the City Limits

Zone Atlas Page:
G-11-Z

Selected Symbols

Map amended through: Apr 07, 2005

0 750 1,500 Feet



QuikDraw
Engineering, L.L.C.
Post Office Box 729
Corrales, New Mexico 87048
505-898-0389WK 505-8970389FAX
quikdrawengr@aol.com

July 25, 2005

City of Albuquerque
DRB Review – Sidewalk Deferral Request

Re: Corona Del Sol – City Project # 765781

To whom it may concern,

We respectfully request sidewalk deferral for the above named project.
The sidewalks will be constructed at the same time of the houses.

Thank you,

A handwritten signature in black ink that reads "Lyle C. Losack P.E." in a cursive style.

Lyle C. Losack, P.E.
Owner

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

PAID RECEIPT

APPLICANT NAME Mark D. Valencia
AGENT Lyle Losac
ADDRESS P.O. Box 779 Corrales
PROJECT & APP # 1004347 / 05DRB-01217
PROJECT NAME Corona Del Sol

\$ 20.⁵⁰ 441032/3424000 Conflict Management Fee

\$ _____ 441006/4983000 DRB Actions

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

\$ _____ 441018/4971000 Public Notification

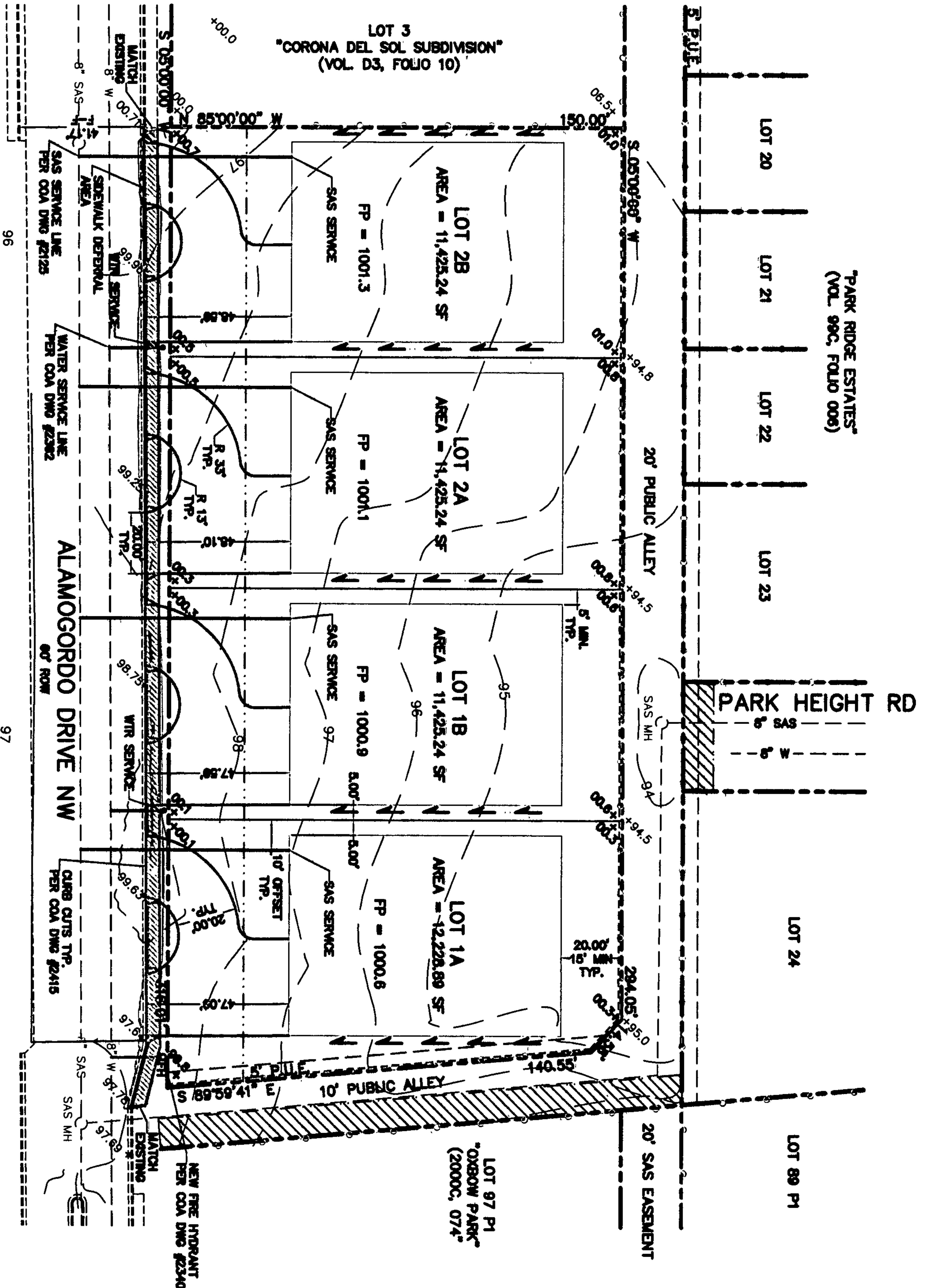
\$ _____ 441006/4983000 DRAINAGE PLAN REVIEW OR TRAFFIC IMPACT STUDY***
() Major/Minor Subdivision () Site Development Plan () Bldg Permit
() Letter of Map Revision () Conditional Letter of Map Revision
() Traffic Impact Study

\$ 20.⁵⁰ TOTAL AMOUNT DUE

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

City Of Albuquerque
Treasury Division

7/26/2005 12:17PM LOC: ANNX
RECEIPT# 00044477 WSH 006 TRANS# 0012
Account 441032 Fund 0110
Activity 3424000 TRSASK
Trans Amt \$20.00
J24 Misc \$20.
00
CK \$20.00
CHANGE \$0.00



SITE LEGEND

EXISTING
PROPOSED

EASEMENT LINE
PROPERTY LINE
WALL (REMAINING)
CURB & GUTTER

DRAINAGE/
SIDEWALK

WATERLINE
SEWER LINE
MANHOLE
FIRE HYDRANT
SPOT ELEVATIONS
CONTOUR
FLOW ARROW

SITE PLAN
SCALE: 1" = 20'

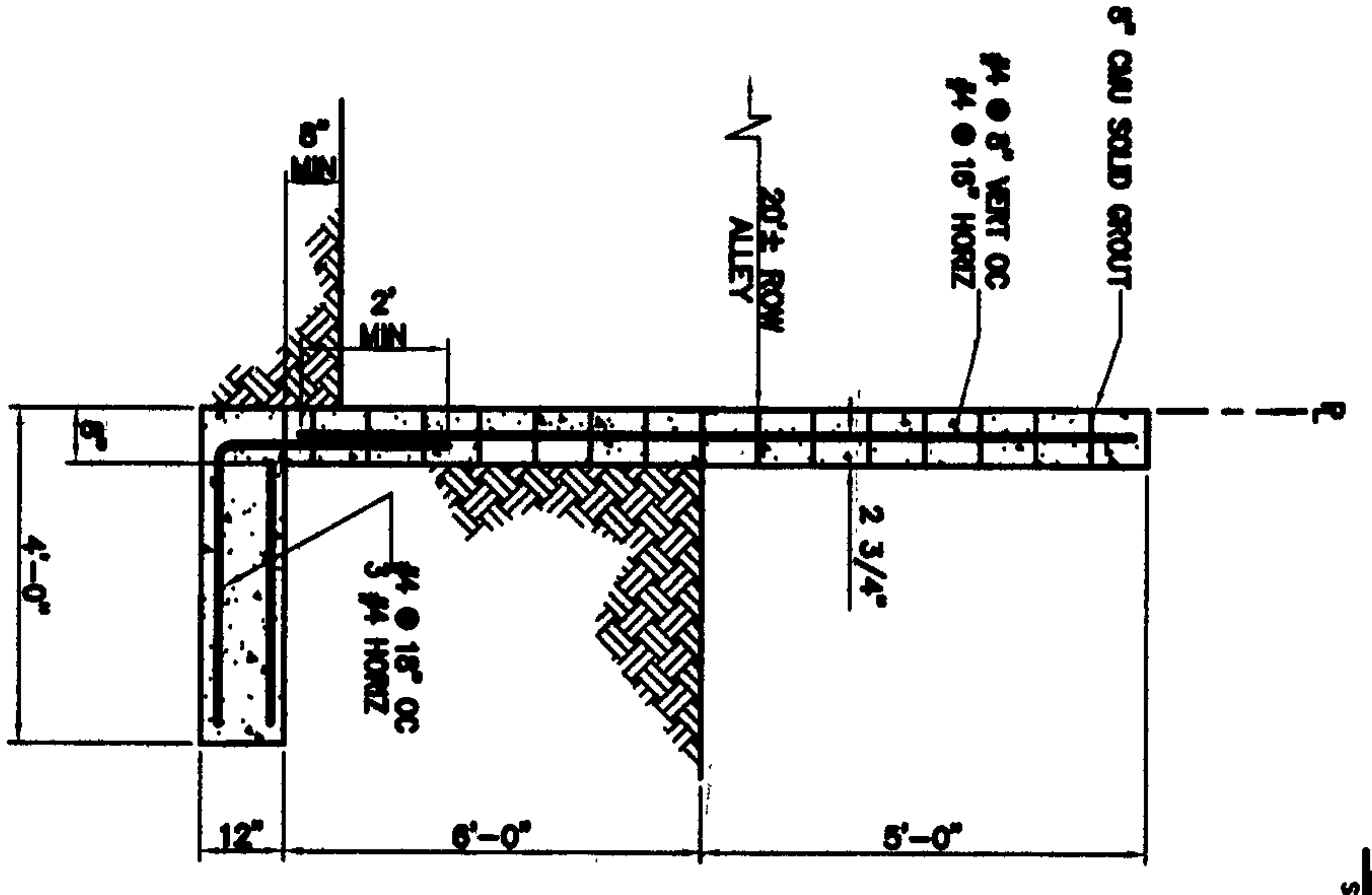
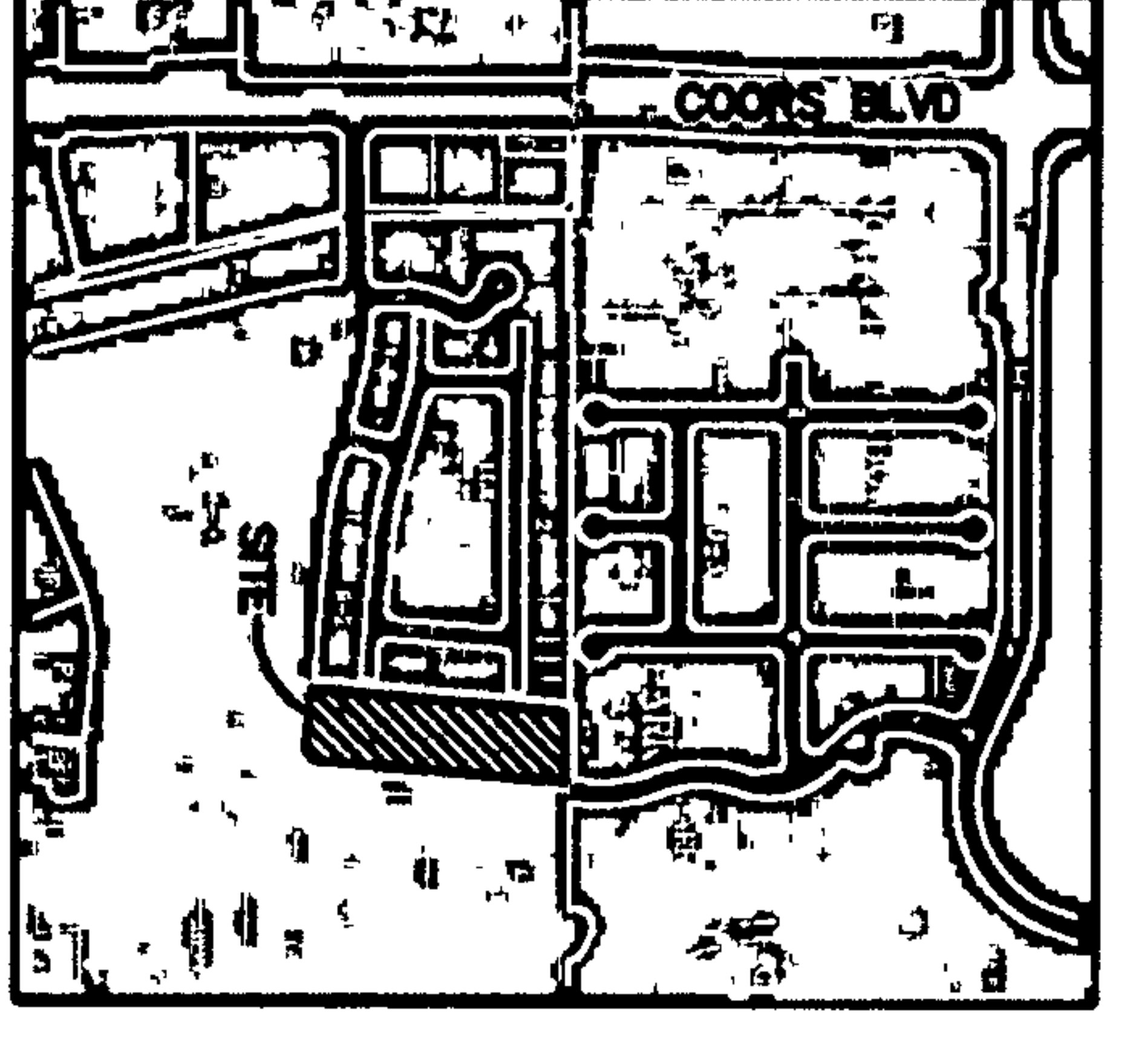
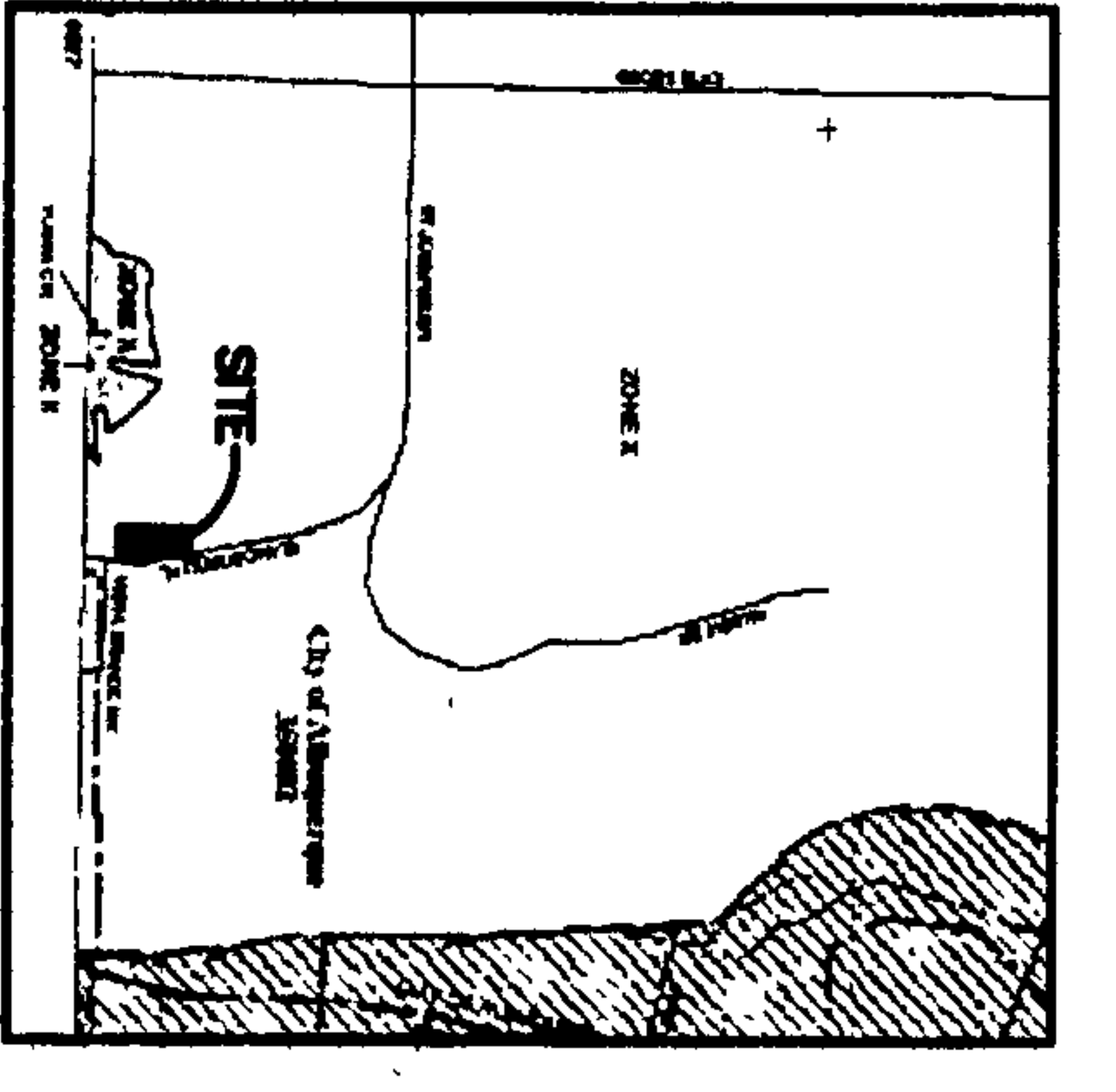
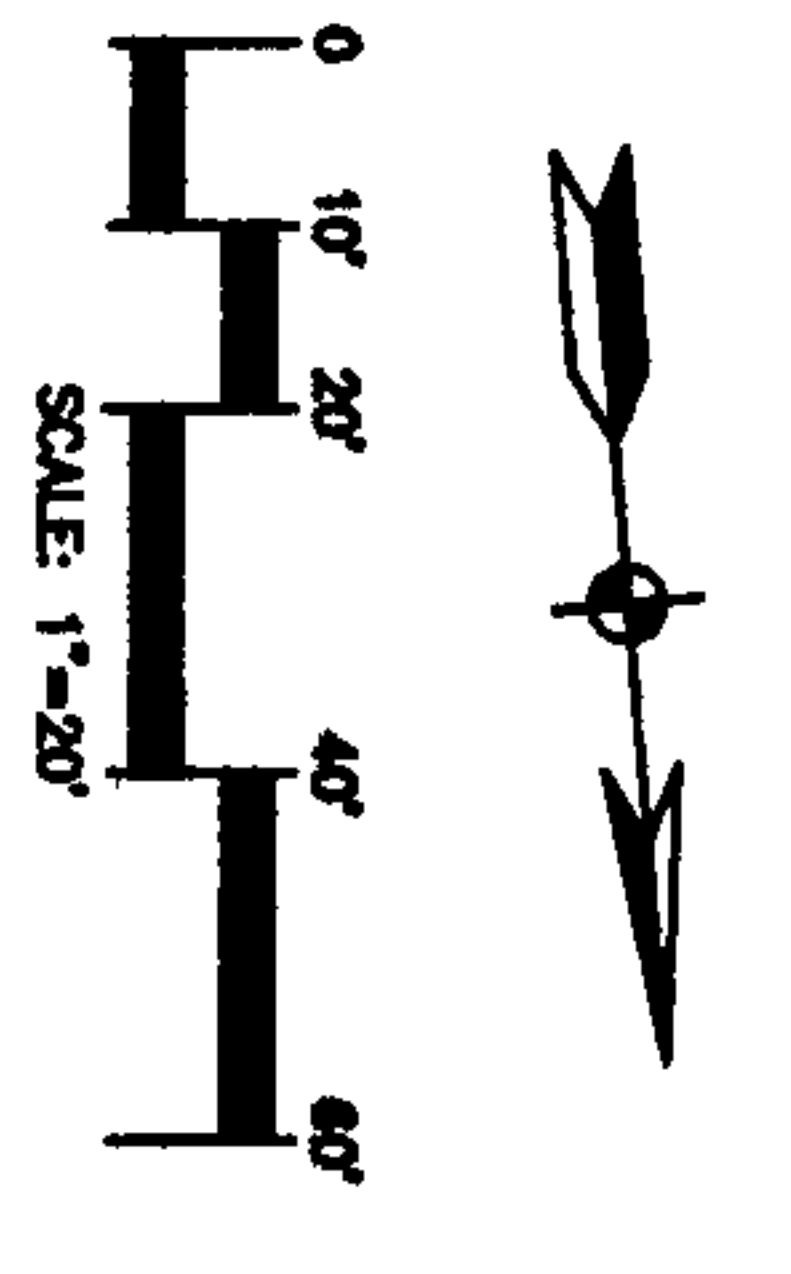


EXHIBIT C
Date: 8/03/05

SIDEWALKS

RETAINING WALL NOTES:

1. ALL CONCRETE IS TO BE MIN. 3000 PSI IN 28 DAYS.
2. MINIMUM COMPACTION TO BE ONE PER ASTM D 1587.
3. BACK FILL AGAINST WALLS IS TO BE HAND-PLACED AND COMPACTED.
4. ALL REBAR TO BE GRADE SO ASTM #16.
5. FORMS SHALL BE AT LEAST EQUAL IN SIZE AND SPACING TO THE TIEED REBAR. CURBS AND SHALL EXTEND TO THE TOP OF THE FOOTING.
6. CONTRACTOR TO FIELD VERIFY DIMENSIONS AND ELEVATION OF THE DESIGN.
7. CONTRACTOR TO PROVIDE SOIL TEST TO OBTAIN 1500 PSI MIN. SOIL BEARING PRESSURE.

NOTE: CONTRACTOR TO ACQUIRE SO-16 PERMIT W/ BUILDING PERMIT BEFORE WORKING IN STREET PUBLIC R.O.W.

VALERONA SUBDIVISION
ALBUQUERQUE, NEW MEXICO

ENGINEER'S SEAL

QUICKDRAW ENGINEERING, L.L.C.
F.O. Box 729
Corralitos, NM 87704
Phone: (505) 958-0500 Fax: (505) 958-0500

SITE GRADING PLAN

DATE: 8/03/05

SCALE: 1" = 20'

Project Number: _____

Date Submitted: 3/30/05

Date Site Plan Approved: _____

Date Preliminary Plat Approved: 4/06/05

Date Preliminary Plat Expires: 4/06/06

DNB Project No.: 1003247

DRB Application No.: 05DRB.004

ORIGINAL

INFRASTRUCTURE LIST

EXHIBIT "A"

TO SUBDIVISION IMPROVEMENTS AGREEMENT

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

CORONA DEL SOL SUBDIVISION

PROPOSED NAME OF PLAT AND/OR SITE DEVELOPMENT PLAN

LOT 1+2 CORONA DEL SOL

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 guarantees. 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 Const Engineer
		8" CMU	RETAINING WALL	EXISTING PUBLIC ALLEY	SOUTH PL	ALAMOBORDO DRIVE	1	1	1
		4'	SIDEWALK	ALAMOBORDO DRIVE	SOUTH PL	NORTH PL	1	1	1
		20'	ALLEY DRIVE PAD	ALAMOBORDO DR	20' SOUTH of NORTH PL	NORTH PL	1	1	1
			RELOCATE HYDRANT	ALAMOBORDO DR	NORTH PL		1	1	1
		20'	DRIVE PADS w/ CURB CUTS	ALAMOBORDO	SOUTH PL	NORTH PL	1	1	1
			WATERLINE SERVICES	ALAMOBORDO	SOUTH PL	NORTH PL	1	1	1
			SANITARY SEWER & SERVICES	ALAMOBORDO	SOUTH PL	NORTH PL	1	1	1
							1	1	1
							1	1	1

Sequence #	QA	OOA DRG	Project I
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Site	Type of Improvement	Location	To

Private Inspector	City Inspector	City Chief Engineer
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

NOTES
 A GRADING AND DRAINAGE CERTIFICATION OF THE APPROVED GRADING PLAN IS REQUIRED PRIOR TO THE RELEASE OF
 PRINCIPAL CONTRACTOR

AGENT / OWNER

DEVELOPMENT REVIEW BOARD MEMBER APPROVALS

NAME (PRINT) Kyle C. Kosack PE

DATE CHAIR - date 4-6-05

Signature Christine Sanderson 4/6/05
 PARKS & GENERAL SERVICES - GMS

FIRM ARC DRAG

TRANSPORTATION DEVELOPMENT - date 4-6-05

AMRCA - date

SIGNATURE - date Kyle C. Kosack PE

UTILITY DEVELOPMENT - date 4/6/05

- date

MAXIMUM TIME ALLOWED TO CONSTRUCT THE IMPROVEMENTS WITHOUT A DRG

CITY ENGINEER - date Buddy S. Bingham 4-6-05

- date

EXTENSION

DESIGN REVIEW COMMITTEE REVISIONS

REVISION	DATE	DRG CHAIR	USER DEPARTMENT	AGENT / OWNER

A City of Albuquerque



DEVELOPMENT/ PLAN REVIEW APPLICATION

Supplemental form		Supplemental form	
SUBDIVISION	S	ZONING & PLANNING	Z
<input checked="" type="checkbox"/> Major Subdivision action		<input type="checkbox"/> Annexation	
<input checked="" type="checkbox"/> Minor Subdivision action		<input type="checkbox"/> County Submittal	
<input type="checkbox"/> Vacation	V	<input type="checkbox"/> EPC Submittal	
<input type="checkbox"/> Variance (Non-Zoning)		<input type="checkbox"/> Zone Map Amendment (Establish or Change Zoning)	
SITE DEVELOPMENT PLAN	P	<input type="checkbox"/> Sector Plan (Phase I, II, III)	
<input type="checkbox"/> ...for Subdivision Purposes		<input type="checkbox"/> Amendment to Sector, Area, Facility or Comprehensive Plan	
<input type="checkbox"/> ...for Building Permit		<input type="checkbox"/> Text Amendment (Zoning Code/Sub Regs)	
<input type="checkbox"/> IP Master Development Plan			
<input type="checkbox"/> Cert. of Appropriateness (LUCC)	L		
		APPEAL / PROTEST of...	A
		<input type="checkbox"/> Decision by: DRB, EPC, LUCC, Planning Director or Staff, ZHE, Zoning Board of Appeals	

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

APPLICANT INFORMATION:

NAME: Mark D. Valencia PHONE: 505-238-1113
 ADDRESS: 6821 Tesuque Dr NW FAX: 505-899-1462
 CITY: Albuquerque STATE NM ZIP 87120 E-MAIL: tenmvalencia@aol.com
 Proprietary interest in site: Owner
 AGENT (if any): Lyle C. Losack, PE PHONE: 505-898-0389
 ADDRESS: PO Box 729 FAX: 505-897-0389
 CITY: Corrales STATE NM ZIP 87048 E-MAIL: gwikdrwengr@aol.com

DESCRIPTION OF REQUEST: Preliminary Plat Review & Final

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

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

Lot or Tract No. 1 & 2 Block: _____ Unit: _____
 Subdiv. / Addn. Corona Del Sol
 Current Zoning: R-2 Residential/Townhome Proposed zoning: R-2 Residential & Townhome
 Zone Atlas page(s): Map G-11 No. of existing lots: 2 No. of proposed lots: 4
 Total area of site (acres): 1.06 Density if applicable: dwellings per gross acre: 4 dwellings per net acre: 4
 Within city limits? Yes. No but site is within 5 miles of the city limits.) Within 1000FT of a landfill? NO
 UPC No. 101106039128910205 MRGCD Map No. _____
 LOCATION OF PROPERTY BY STREETS: On or Near: St Joseph St NEAR CORRALES
 Between: Paseo Del Norte NW and T-90 Tucson NW
 per SAM Sketch

CASE HISTORY:

List any current or prior case number that may be relevant to your application (Proj., App., DRB, AX, Z, V, S, etc.):
SV 98-52 DRB 98-17 2 98-38 V 99-29 S 99-4 04 DRB 00190

Check-off if project was previously reviewed by Sketch Plat/Plan Review or Pre-application Review Team Date of review: 2/5/04

SIGNATURE Lyle C. Losack, PE DATE 3/22/05
 (Print) _____ Applicant Agent

FOR OFFICIAL USE ONLY

<input type="checkbox"/> INTERNAL ROUTING	Application case numbers	Action	S.F.	Fees
<input checked="" type="checkbox"/> All checklists are complete	<u>05DRB - 00498</u>	<u>PEFS (3)</u>		<u>\$ 425.00</u>
<input type="checkbox"/> All fees have been collected		<u>CMF</u>		<u>\$ 20.00</u>
<input type="checkbox"/> All case #'s are assigned				\$
<input checked="" type="checkbox"/> MAGIS copy has been sent <u>Randy</u>				\$
<input type="checkbox"/> Case history #'s are listed				\$
<input checked="" type="checkbox"/> Site is within 1000ft of a landfill				\$
<input checked="" type="checkbox"/> F.H.D.P. density bonus				\$
<input checked="" type="checkbox"/> F.H.D.P. fee rebate				\$
	Hearing date <u>3-30-05</u>			Total <u>\$ 445.00</u>

[Signature] 3/22/05 PROJ # 1003247

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

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.

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

MINOR SUBDIVISION PRELIMINARY / FINAL PLAT APPROVAL

Your attendance is required.

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

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.

Lyle C. Losack, PE
 Applicant name (print)
Lyle C. Losack PE 3/22/05
 Applicant signature / date



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

Application case numbers
 05DRB-00498

Form revised 10/03
Shirley 3-22-05
 Planner signature / date
Project # 1003247



QuikDraw
Engineering, L.L.C.
Post Office Box 729
Corrales, New Mexico 87048
505-898-0389WK 505-8970389FAX
quikdrawengr@aol.com

Date: March 22, 2005

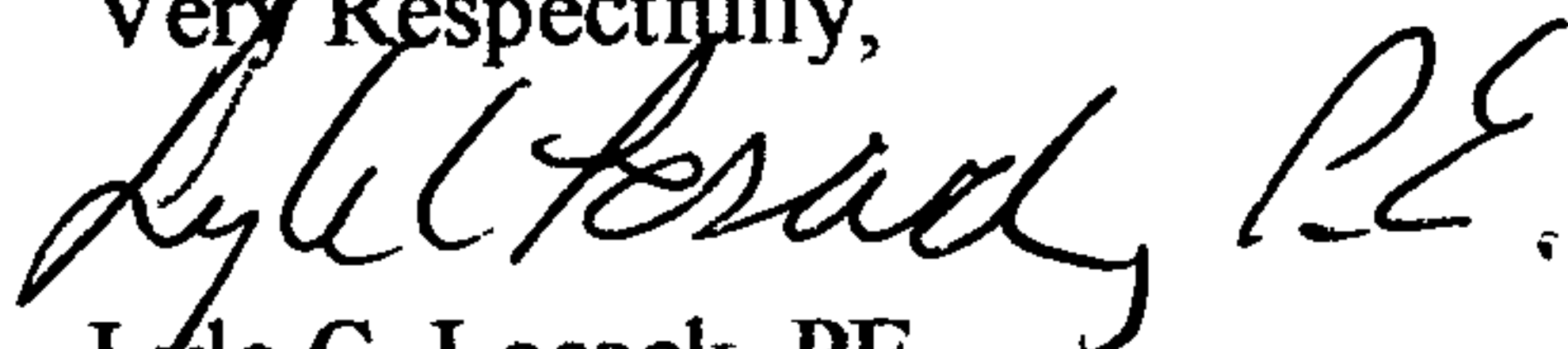
To: City Of Albuquerque
Design Review Board (DRB)
City Of Albuquerque

From: Lyle C. Losack, P.E.

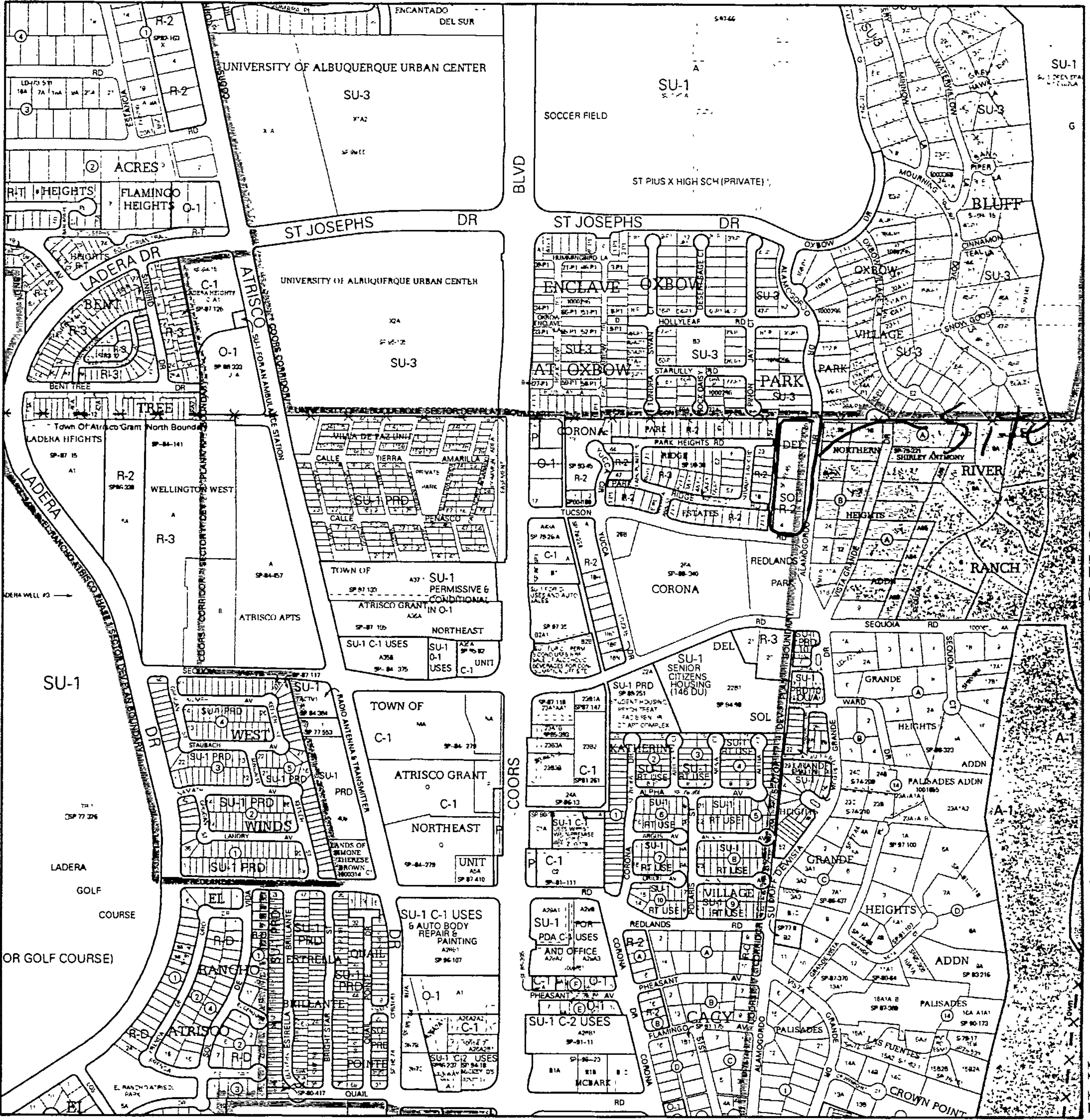
Re: Project #1003247

- We are requesting a Minor Subdivision Preliminary Plat sign-off and approval of infrastructure list.
- We are not aware of any Zoning restriction.
- Provided Site 4/ Sketch plans to demonstrate intended purpose of property.

Very Respectfully,


Lyle C. Losack, PE

C: File

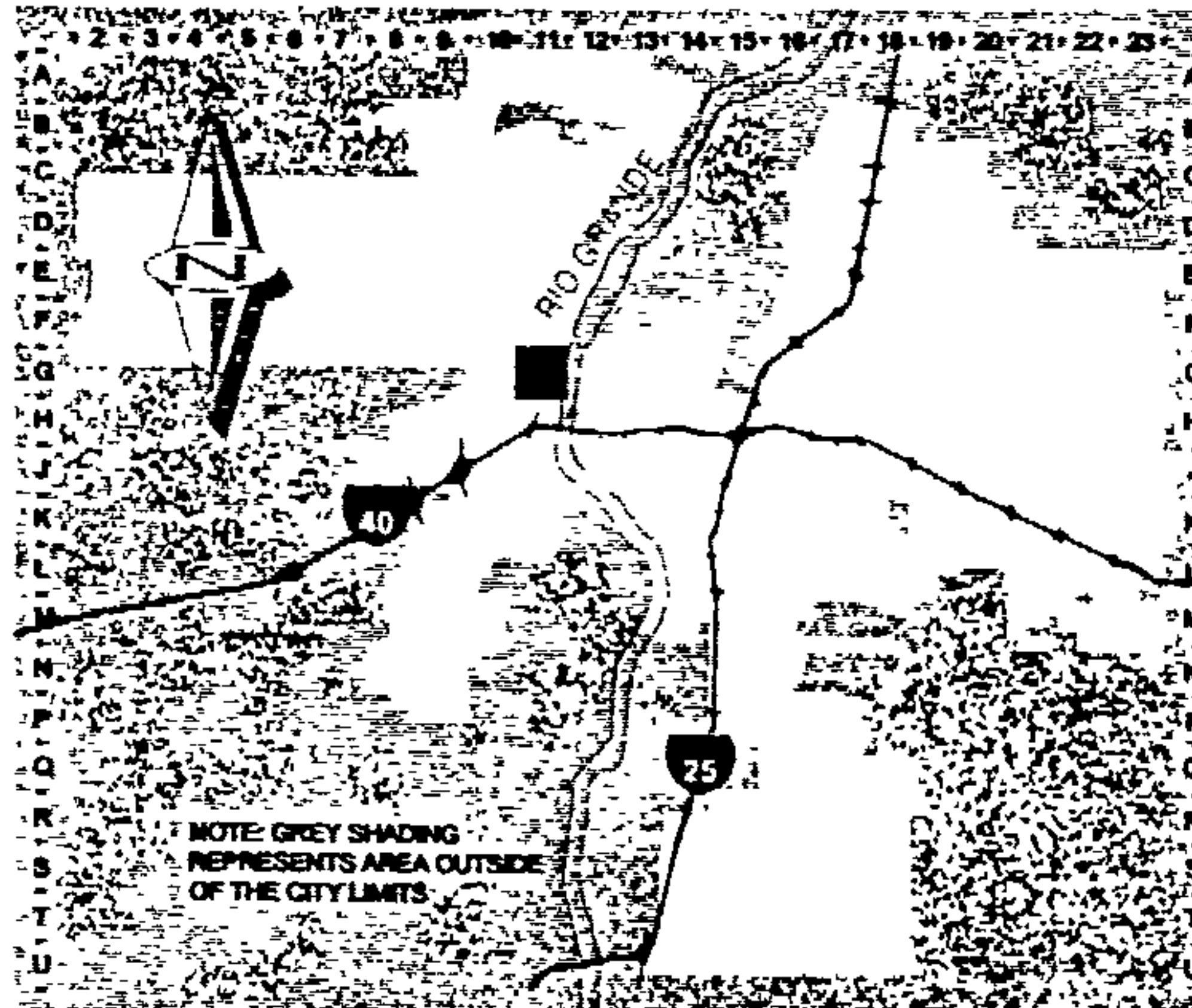
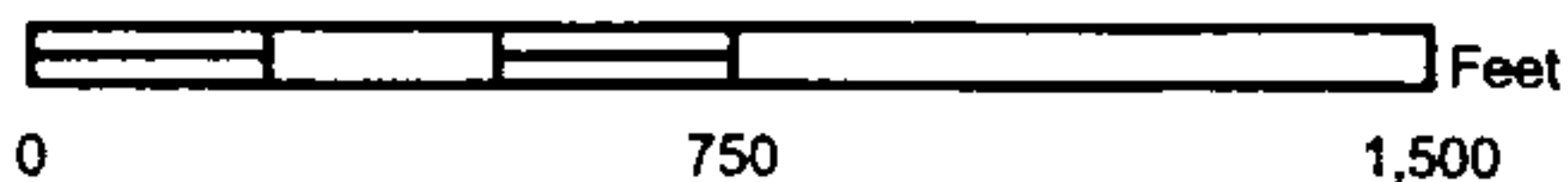


Zone Atlas Page: **G-11-Z**

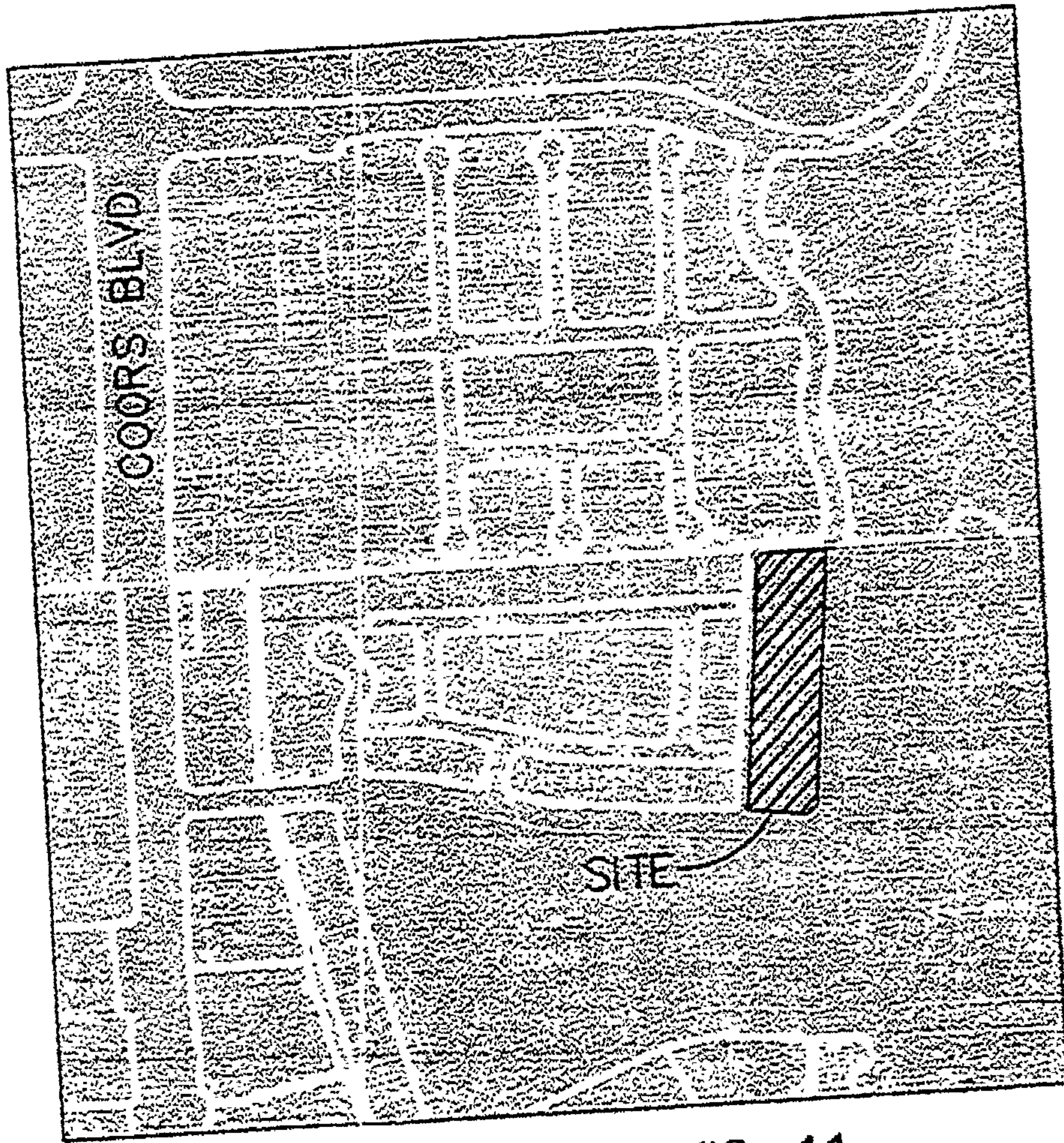
Map amended through: **Aug 06, 2004**

Selected Symbols

- Unincorporated Areas
- Sector Plan Boundaries
- Parcel Boundaries
- Easement Lines
- Freeway Lanes
- Jurisdictional Boundaries
- Westgate Wall
- Escarpment
- Grant Boundaries
- Petroglyph
- H-1 Buffer Zone
- Arroyos
- LDN Noise Level
- Airport Clearance Zone
- Design Overlay Zones



THREE HUNDRED YEARS
1706 • 2006
ALBUQUERQUE
Hacienda Historia
AGIS
Albuquerque Geographic Information System
PLANNING DEPARTMENT
© Copyright 2004



ZONE MAP #G-11

SCALE: NTS

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

PAID RECEIPT

DUPLICATE
City of Albuquerque
Treasury Division

3/22/2005 12:30PM LOC: ANNX
RECEIPT# 00039324 WSH# 007 TRANS# 0012
ACCOUNT 441032 Fund 0110 TRSCCS
ACTIVITY 3424000 \$445.00
Trans Amt \$445.00
J24 Misc \$20.00

Thank You

APPLICANT NAME MARK D. Valencia
AGENT Lyle C Losack
ADDRESS Po Box 729
PROJECT & APP # 1003247/05DRB 00498
PROJECT NAME Corona Del Sol

- \$ 20.00 441032/3424000 Conflict Management Fee
- \$ 425.00 441006/4983000 DRB Actions
- \$ _____ 441006/4971000 EPC/AA/LUCC Actions & All Appeals
- \$ _____ 441018/4971000 Public Notification
- \$ _____ 441006/4983000 DRAINAGE PLAN REVIEW OR TRAFFIC IMPACT STUDY***
 Major/Minor Subdivision Site Development Plan Bldg Permit
 Letter of Map Revision Conditional Letter of Map Revision
 Traffic Impact Study
- \$ 445.00 TOTAL AMOUNT DUE

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

Quikdraw Engineering, LLC
P.O. Box 729 505-898-0389
Corrales, NM 87048

95-219 281
1070
1350708258

Date 3/22/05 1749

Pay to the Order of City of Albuquerque
Four Hundred Forty Five and no/100 \$ 445.00

WELLS FARGO Wells Fargo Bank, N.A.
4341 Corrales Rd
Corrales, NM 87048
wellsfargo.com

Memo Fee for DRB
Project #1003247

Account 441006 Fund 0110
Activity 4983000
Trans Amt \$445.00

1070021921350708258 01749

CHANCE

Thank You

DUPLICATE
City of Albuquerque
Treasury Division
3/22/2005 12:30PM LOC: ANNX
RECEIPT# 00039324 WSH# 007 TRANS# 0012
ACCOUNT 441032 Fund 0110 TRSCCS
ACTIVITY 3424000 \$445.00
Trans Amt \$445.00
J24 Misc \$0.00

**CITY OF ALBUQUERQUE
PLANNING DEPARTMENT
Development Review Board
2/18/04 Comments**

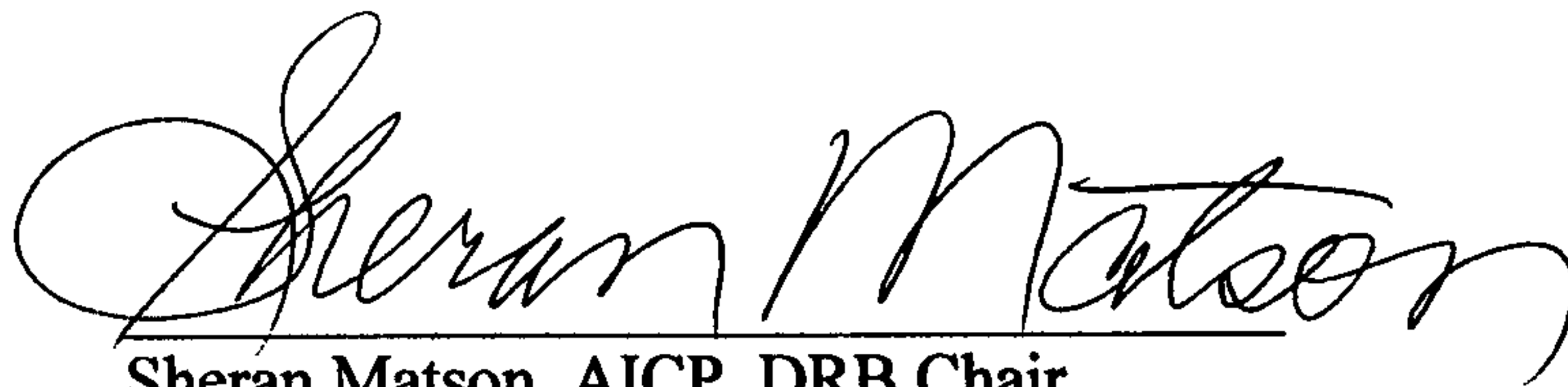
ITEM# 11

PROJECT# 1003247

APPLICATION# 04-00190

RE: Lots 1-2, Corona del Sol/sketch

Are single family or townhomes planned ? Be sure to check the zone code for setbacks, etc prior to developing plans.



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



City of Albuquerque

P.O. BOX 1293 ALBUQUERQUE, NEW MEXICO 87103

DEVELOPMENT REVIEW BOARD TRANSPORTATION DEVELOPMENT Standard Comment Sheet

DRB- 1003247 Item No. 11 Zone Atlas G-11

DATE ON AGENDA 2-18-04

INFRASTRUCTURE REQUIRED (✓) YES () NO

CROSS REFERENCE: _____

TYPE OF APPROVAL REQUESTED:

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

No.	Comment
	• ALAMOGORDO IS A BIKE ROUTE (MAJOR LOCAL)
	• WHAT IS HEIGHT of X-SECTION? IS THERE CURB & GUTTER?
	• WILL LOTS TAKE ACCESS FROM ALLEY? IMPROVEMENTS REQ'D
	• ALLEY NEEDS TO BE 20'
	• RADIUS @ LOT 1A SHOULD BE 25'

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



F

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

Development Review Board Comments

Project Number: 1003247
Application Number: 04DRB-00190

DRB Date: 2/18/04
Item Number: 11

Subdivision:

Lots 1 & 2, Corona Del Sol

Zoning: R-2

Zone Page: G-11

New Lots (or units) : 2

Request for:

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

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 2 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: 

Christina Sandoval, (DMD)

Phone: 768-3808



City of Albuquerque
CITY OF ALBUQUERQUE
P.O. BOX 1293 ALBUQUERQUE, NEW MEXICO 87103
PUBLIC WORKS DEPARTMENT
DEVELOPMENT SERVICE
HYDROLOGY DEVELOPMENT SECTION

DEVELOPMENT REVIEW BOARD--SPEED MEMO

DRB CASE NO/PROJECT NO: 1003247

AGENDA ITEM NO: 11

SUBJECT:

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

ACTION REQUESTED:

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

ENGINEERING COMMENTS:

An approved drainage plan is required for Preliminary Plat approval.

RESOLUTION:

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

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

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

FOR:

SIGNED: Bradley L. Bingham
City Engineer/AMAFCA Designee

DATE: February 18, 2004

City of Albuquerque



DEVELOPMENT/ PLAN REVIEW APPLICATION

Supplemental form		Supplemental form	
SUBDIVISION	S	ZONING & PLANNING	Z
<input checked="" type="checkbox"/> Major Subdivision action		<input type="checkbox"/> Annexation	
<input checked="" type="checkbox"/> Minor Subdivision action <i>SK</i>		<input type="checkbox"/> County Submittal	
<input type="checkbox"/> Vacation	V	<input type="checkbox"/> EPC Submittal	
<input type="checkbox"/> Variance (Non-Zoning)		<input type="checkbox"/> Zone Map Amendment (Establish or Change Zoning)	
SITE DEVELOPMENT PLAN	P	<input type="checkbox"/> Sector Plan (Phase I, II, III)	
<input type="checkbox"/> ...for Subdivision Purposes		<input type="checkbox"/> Amendment to Sector, Area, Facility or Comprehensive Plan	
<input type="checkbox"/> ...for Building Permit		<input type="checkbox"/> Text Amendment (Zoning Code/Sub Regs)	
<input type="checkbox"/> IP Master Development Plan			
<input type="checkbox"/> Cert. of Appropriateness (LUCC)	L		
		APPEAL / PROTEST of...	A
		<input type="checkbox"/> Decision by: DRB, EPC, LUCC, Planning Director or Staff, ZHE, Zoning Board of Appeals	

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

APPLICANT INFORMATION:

NAME: MARK D. VALENCIA PHONE: 505-238-1113
 ADDRESS: 6821 Tesuque Dr. N.W. FAX: 505-899-1462
 CITY: Albuquerque STATE: N.M. ZIP: 87120 E-MAIL: JENMVALENCIA@AOL.COM.
 Proprietary interest in site: owner
 AGENT (if any): Mark Valencia owner PHONE: 238-1113
 ADDRESS: 6821 Tesuque Dr. N.W. FAX: _____
 CITY: Albuquerque STATE: N.M. ZIP: 87120 E-MAIL: JENMVALENCIA@AOL.COM.

DESCRIPTION OF REQUEST: Sketch Plat Review and Comment

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

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

Lot or Tract No. LAND 2 Block: _____ Unit: _____
 Subdiv. / Addn. CORONA DEL SOL
 Current Zoning: R-2 Residential Townhome Proposed zoning: R-2 Residential and Townhome
 Zone Atlas page(s): MAP G-11 No. of existing lots: 2 No. of proposed lots: 2
 Total area of site (acres): 1.06 Density if applicable: dwellings per gross acre: 4 dwellings per net acre: 4
 Within city limits? Yes. No , but site is within 5 miles of the city limits.) Within 1000FT of a landfill? No
 UPC No. 101106039128910209 MRGCD Map No. _____
 LOCATION OF PROPERTY BY STREETS: On or Near: St. Joseph and St. Ignace
 Between: Prosezo Del Norte and St. Ignace

CASE HISTORY: St. Joseph
 List any current or prior case number that may be relevant to your application (Proj., App., DRB-, AX_Z_, V_, S_, etc.): N/A
SV 98-52 DRB/98-18, 2 98-38, 1 98-29, 599-4
 Check-off if project was previously reviewed by Sketch Plat/Plan , or Pre application Review Team Date of review: N/A
 SIGNATURE: Mark Valencia DATE: 2-5-04
 (Print) Mark D. Valencia Applicant Agent

FOR OFFICIAL USE ONLY

<input checked="" type="checkbox"/> INTERNAL ROUTING	Application case numbers	Action	S.F.	Fees
<input checked="" type="checkbox"/> All checklists are complete	<u>04DRB</u> - <u>00190</u>	<u>SK</u>	<u>93</u>	\$ <u>0</u>
<input checked="" type="checkbox"/> All fees have been collected	_____	_____	_____	\$ _____
<input checked="" type="checkbox"/> All case #s are assigned	_____	_____	_____	\$ _____
<input checked="" type="checkbox"/> AGIS copy has been sent	_____	_____	_____	\$ _____
<input checked="" type="checkbox"/> Case history #s are listed	_____	_____	_____	\$ _____
<input checked="" type="checkbox"/> Site is within 1000ft of a landfill	_____	_____	_____	\$ _____
<input type="checkbox"/> F.H.D.P. density bonus	Hearing date <u>2/18/04</u>	_____	_____	Total \$ <u>0</u>
<input type="checkbox"/> F.H.D.P. fee rebate	<u>2/10/04</u>	_____	_____	_____
<u>Billings</u>	Planner signature / date	Project #	<u>1003247</u>	

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

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

SKETCH PLAT REVIEW AND COMMENT

YOUR ATTENDANCE IS REQUIRED.

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

MAJOR SUBDIVISION EXTENSION OF PRELIMINARY PLAT

Your attendance is required.

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

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

MAJOR SUBDIVISION FINAL PLAT APPROVAL

Your attendance is required.

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

MINOR SUBDIVISION PRELIMINARY / FINAL PLAT APPROVAL

Your attendance is required.

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- Property owner's and City Surveyor's signatures on the Mylar drawing
- Landfill disclosure and EHD signature line on the Mylar drawing if property is within a landfill buffer
- Fee (see schedule)
- Any original and/or related file numbers are listed on the cover application
- Infrastructure list if required (verify with DRB Engineer) **NO INTERNAL ROUTING**
- DXF FILE AND HARD COPY OF FINAL PLAT DATA FOR AGIS IS REQUIRED.**

AMENDMENT TO PRELIMINARY PLAT (with minor changes)

Your attendance is required.

AMENDMENT TO INFRASTRUCTURE LIST (with minor changes)

AMENDMENT TO GRADING PLAN (with minor changes)

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

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

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

Mark Valenzuela
Applicant name (print)

[Signature] 2-5-04
Applicant signature / date



Form revised 3/03, 9/03 and 11/03

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

Application case numbers
04DRB - 00190

[Signature] 2/10/04
Planner signature / date

Project # 1003247

On Feb 5, 2011 I came in to pick-up a Development Review board scheduled. In 2003 I was given a 2003 schedule, which made the deadline Feb 11, 2004 at noon. Being lay that information I came in Feb 10, 2004 thinking I was a day ahead of deadline. When I presented my information for review that review I was informed that I had missed the deadline which was noon this day, which would put me on the schedule for Feb 25 review. This letter is a request to be rescheduled on Feb. 18, 2011,

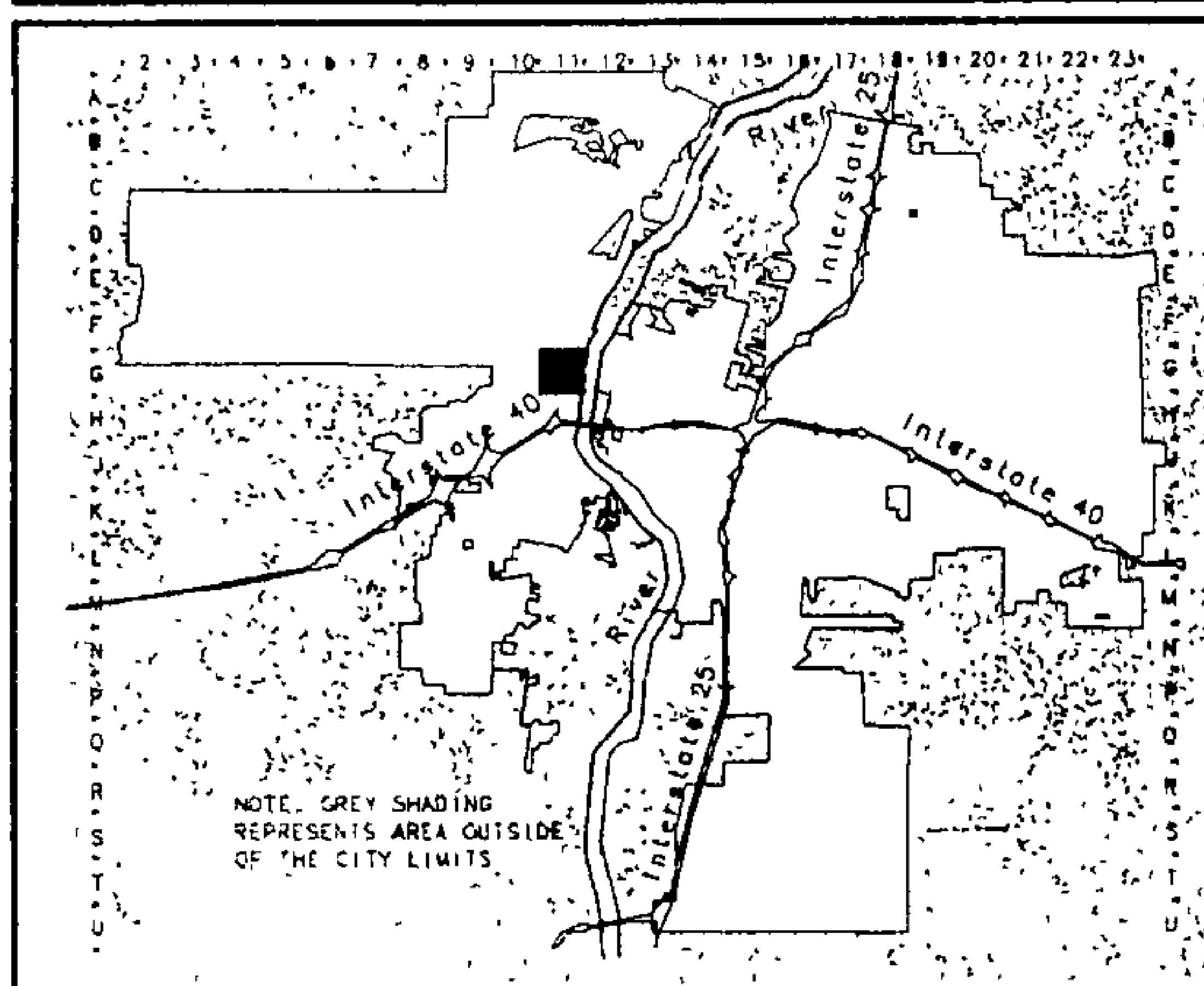
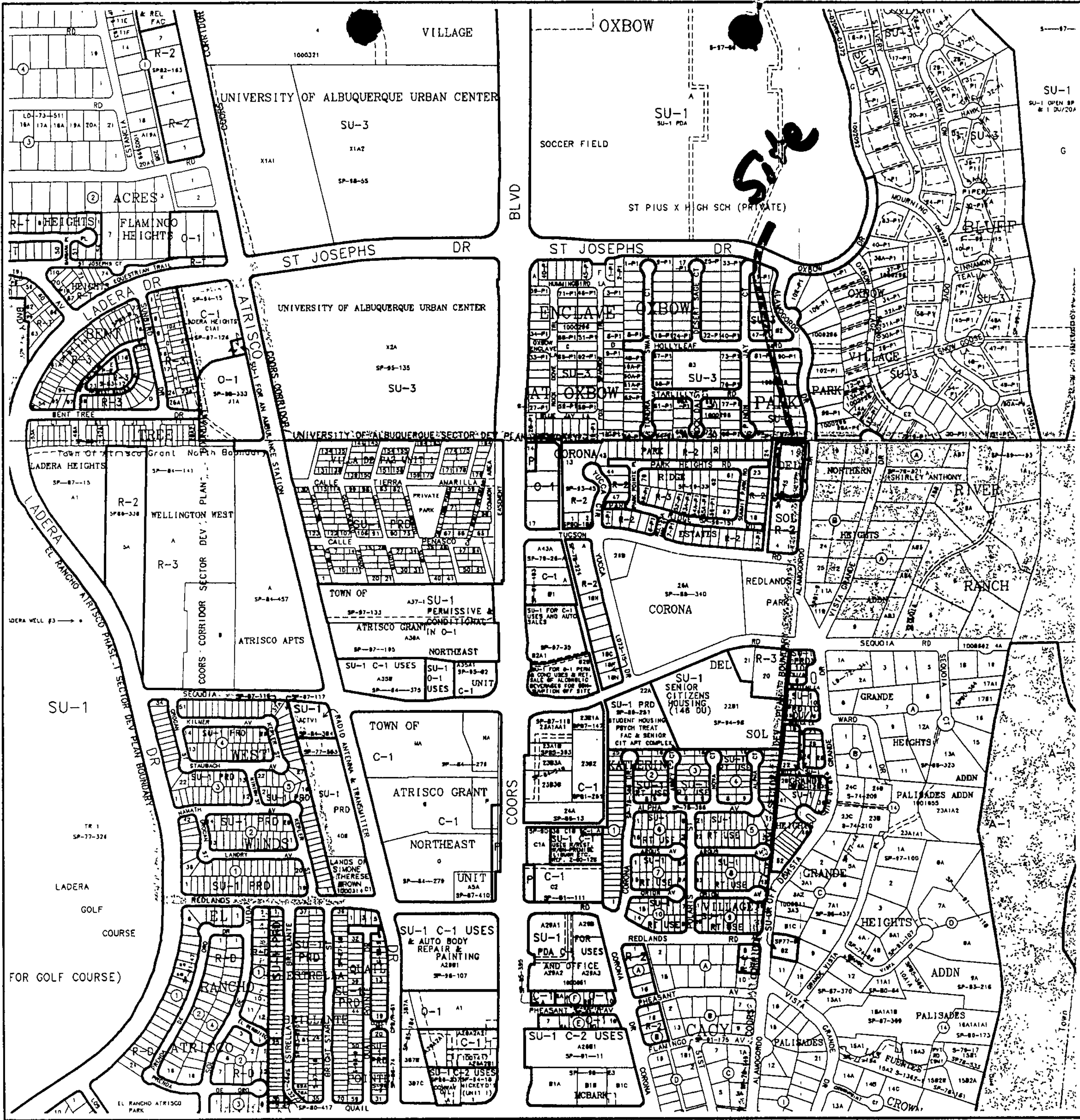
Thank you,
D. J. [unclear]
[unclear]

Thank you,
Mark Walker

I WOULD LIKE TO SUBDIVIDE LOTS 1 AND 2 OF
CORONA DEL SOL INTO 4 LOTS AS PROPOSED IN
SCETCH PLAT.

A handwritten signature in black ink, appearing to read 'MVA', enclosed within a hand-drawn oval.

THANK YOU
MARK VALENCIA

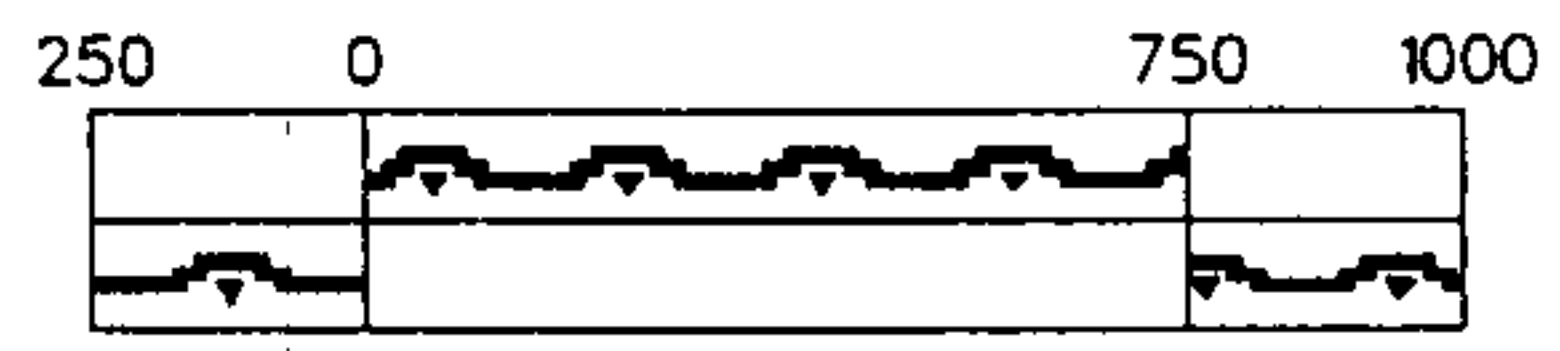


CITY OF Albuquerque

Albuquerque Geographic Information System
PLANNING DEPARTMENT

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GRAPHIC SCALE IN FEET



Zone Atlas Page

G-11-Z

Map Amended through July 10, 2003