

DRB CASE ACTION LOG (FINAL PLAT)

REVISED 9/28/05

completed
5/10/07
[Signature]

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.: 07DRB-00003 (FP)

Project # 1003369

Project Name: VINTNER COURT

Agent: Shakeel Rizvi

Phone No.: 315-6563

Your request for (SDP for SUB), (SDP for BP), (FINAL PLATS), (MASTER DEVELOP. PLAN), was approved on 1/10/07 by the DRB with delegation of signature(s) to the following departments.

OUTSTANDING SIGNATURES COMMENTS TO BE ADDRESSED

- TRANSPORTATION: 15' pedestrian easement
- SIA Approval - done
- private drainage easement
- BBB not needed
- UTILITIES: _____
- _____
- _____
- CITY ENGINEER / AMAFCA: _____
- _____
- _____
- PARKS / CIP: _____
- _____
- _____
- PLANNING (Last to sign): record plat
- BBB
- _____
- _____

- 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.** OK
- Copy of recorded plat for Planning.**

Project Number 1003369

#17



DRB CASE ACTION LOG (FINAL PLAT)

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.: 07DRB-00003 (FP)

Project # 1003369

Project Name: VINTNER COURT

Agent: Shakeel Rizvi

Phone No.: 315-6563

Your request for (SDP for SUB), (SDP for BP), (FINAL PLATS), (MASTER DEVELOP. PLAN), was approved on 1/16/07 by the DRB with delegation of signature(s) to the following departments.

OUTSTANDING SIGNATURES COMMENTS TO BE ADDRESSED

TRANSPORTATION: 20' pedestrian easement

SIA approved

private drainage easement

UTILITIES:

CITY ENGINEER / AMAFCA:

PARKS / CIP:

PLANNING (Last to sign): record plat

SDP

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.

OK

Project Number

1003369



**DEVELOPMENT REVIEW BOARD
ACTION SHEET
Plaza del Sol Hearing Room, Basement, Plaza del Sol Building**

January 10, 2007

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: 9:53 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 # 1005237

06DRB-01758 Major-Vacation of Pub
Right-of-Way

06DRB-01759 Major-Vacation of Public
Easements

06DRB-01760 Minor-Sketch Plat or Plan

JEFF MORTENSEN & ASSOCIATES INC agent(s) for MARK 3S INC request(s) the above action(s) for all or a portion of Lot(s) 9 & 10, Block(s) 20, Tract(s) 3, NORTH ALBUQUERQUE ACRES, UNIT 3 (to be known as **TRACTS A & B, MARK 3S, HOLLY DEVELOPMENT**), zoned SU-2 FOR MIXED USE, located on HOLLY AVE NE, between VENTURA ST NE and HOLBROOK ST NE containing approximately 1 acre(s). [REF: 06EPC-01580, 06EPC-01581] (C-20) **THE VACATIONS WERE APPROVED AS SHOWN ON EXHIBIT B IN THE PLANNING FILE. THE ABOVE REQUEST WAS REVIEWED AND COMMENTS WERE GIVEN.**

2. **Project # 1001178**
06DRB-01757 Major-Vacation of Pub
Right-of-Way
06DRB-01756 Minor-Prelim&Final Plat
Approval

SURVEYS SOUTHWEST LTD agent(s) for RUSSELL WHITENER request(s) the above action(s) for all or a portion of Tract(s) A-1-B-3, **ACME ACRES AND A PORTION OF VACATED ALISO AVE NE**, zoned C-3 heavy commercial zone, located on CUTLER AVE NE, between ALISO AVE NE and I-40 containing approximately 1 acre(s). [REF: DRB-85-738, 01DRB-01573] (H-17) **THE VACATION WAS APPROVED AS SHOWN ON EXHIBIT B IN THE PLANNING FILE. THE PRELIMINARY AND FINAL PLAT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO CITY ENGINEER FOR AMAFCA SIGNATURE, CITY STORM DRAIN EASEMENT AND REAL PROPERTY SIGNATURE AND TRANSPORTATION DEVELOPMENT FOR STREET PLACEMENT.**

3. **Project # 1004526**
06DRB-01761 Major-Vacation of Pub
Right-of-Way

INEZ AGUILAR request(s) the above action(s) for all or a portion of Tract(s) 400, **TOWN OF ATRISCO GRANT, UNIT 3**, zoned R-D residential and related uses zone, developing area, located on 75TH ST SW, between SAN IGNACIO RD SW and AMOLE DEL NORTE SW containing approximately acre(s). [REF: 05DRB-01678] *[Deferred from 1/10/07]* (L-10) **DEFERRED AT THE AGENT'S REQUEST TO 1/17/07.**

4. **Project # 1004428**
06DRB-01121 Major-Vacation of Public
Easements
06DRB-01119 Major-Preliminary Plat
Approval
06DRB-01122 Minor-Temp Defer SDWK

MARK GOODWIN & ASSOCIATES agent(s) for ALBUQUERQUE RIO BRAVO PARTNERS LLC request(s) the above action(s) for all or a portion of Tract(s) RR-3A, RR-3B, RR-3C, RR-3D and RR-3E, TOWN OF ATRISCO GRANT (to be known as **CEJA VISTA**) zoned SU-1, C-1, R-LT, located on DENNIS CHAVEZ BLVD SW, between MEADE AVE SE and 118TH ST SW containing approximately 99 acre(s). [REF: 05DRB-01460, 05DRB-01461] *[Deferred from 8/30/06 & 9/27/06 & 10/4/06 & 10/18/06 & 11/1/06 & 11/29/06 & 12/13/06 & 1/10/07]* (P-9) **DEFERRED AT THE AGENT'S REQUEST TO 1/17/07.**

5. **Project # 1002739**
06DRB-01621 Major-Vacation of Public Easements
06DRB-01622 Major-Vacation of Pub Right-of-Way
06DRB-01623 Minor-Final Plat Approval

MARK GOODWIN & ASSOCIATES agent(s) for KB HOME NEW MEXICO INC request(s) the above action(s) for **ANDERSON HEIGHTS, UNIT 5A**, zoned RD/RLT, located on 118TH ST SW, between DENNIS CHAVES BLVD SW and COLOBEL AVE SW containing approximately 41 acre(s). [REF: 06DRB-01431] [Deferred from 12/6/06 & 12/13/06 & 12/20/06] [Deferred from 1/3/07 & 1/10/07] (P-8) **DEFERRED AT THE BOARD'S REQUEST TO 1/17/07.**

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

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

THERE ARE NO SITE DEVELOPMENT PLANS THIS WEEK . . .

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

6. **Project # 1003429**
07DRB-00002 Major-Final Plat Approval

BOHANNAN HUSTON INC agent(s) for CURB INC request(s) the above action(s) for all or a portion of Tract(s) 16B & 16C, EL RANCHO GRANDE, UNIT 2 (to be known as **SIERRA RANCH SUBDIVISION**, zoned R-D, located on GIBSON BLVD SW and AMOLE MESA AVE SW and containing approximately 28 acre(s). [REF: 06DRB000003] (N-8) **THE FINAL PLAT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO PARKS FOR OPEN SPACE NOTE AND PLANNING FOR APS LANGUAGE AND TO RECORD.**

7. **Project # ~~1003369~~**
07DRB-00003 Major-Final Plat Approval

SHAKEEL RIZVI request(s) the above action(s) for all or a portion of Lot(s) 6 & 7, Tract(s) 3, Block(s) 16, **NO ALBUQUERQUE ACRES, UNIT 3 (to be known as VINTNER COURT)** zoned R-D, (5 DU/ACRE), located on WILSHIRE AVE NE, between VENTURA ST NE and HOLBROOK ST NE containing approximately 2 acre(s). [REF: 06DRB-01601, 06DRB-01602] (C-20) **THE FINAL PLAT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO TRANSPORTATION DEVELOPMENT FOR 20-FOOT PEDESTRIAN EASEMENT, PRIVATE**

DRAINAGE EASEMENT AND A COPY OF THE APPROVED SIA AND TO PLANNING TO RECORD THE PLAT.

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

8. **Project # 1005312**
06DRB-01771 Minor-Sketch Plat or Plan

PATRICK SERDO request(s) the above action(s) for all or a portion of Lot(s) 1, Block(s) 54, **FOUR HILLS 17TH INSTALLMENT**, zoned R-1, located on WAGON TRAIN DR SE, between CASTELLANO SE and CATRON SE containing approximately 1 acre(s). [Deferred from 1/3/07] (M-23) **THE ABOVE REQUEST WAS REVIEWED AND COMMENTS WERE GIVEN.**

9. Approval of the Development Review Board Minutes for January 3, 2007. **THE DRB MINUTES WERE DEFERRED TO 1/17/07.**

ADJOURNED: 9:53 A.M.

WILSHIRE

99999
6

C20

99999
7

R-D

7
1003369
01/10/2007

9219
8

VINTNER

8608
21

9215
27

28

29

30



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

Development Review Board Comments

Project Number: 1003369
Application Number: 07DRB-00003

DRB Date: 1/10/2007
Item Number: 7

Subdivision: Vitner Court
 Lots 6 & 7, Tract 3, Block 16, NAA, Unit 3

Request for:

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

Zoning: RD

Zone Page: C-20

New Lots (or units) : 6

Parks and Recreation Comments:

The R-D zone requires 2,400 square feet of open space for each dwelling unit. With submittal of the Preliminary Plat/Site Development Plan, provide an Open Space Calculation Table showing the lot number, lot size, building & driveway area, provided open space, remaining open space requirement (this table can be separate from the plat itself). Provide a dimensioned Typical Lot Plan, which shows a typical lot with the building footprint and driveway (this should be on the Site Development Plan rather than the plat). Include one of the following notes on the Preliminary and Final Plats indicating how the total remaining open space requirement will be met:

All open space requirements are met on the lot with the dwelling per the provisions of Section 14-16-3-8 (A) (1).

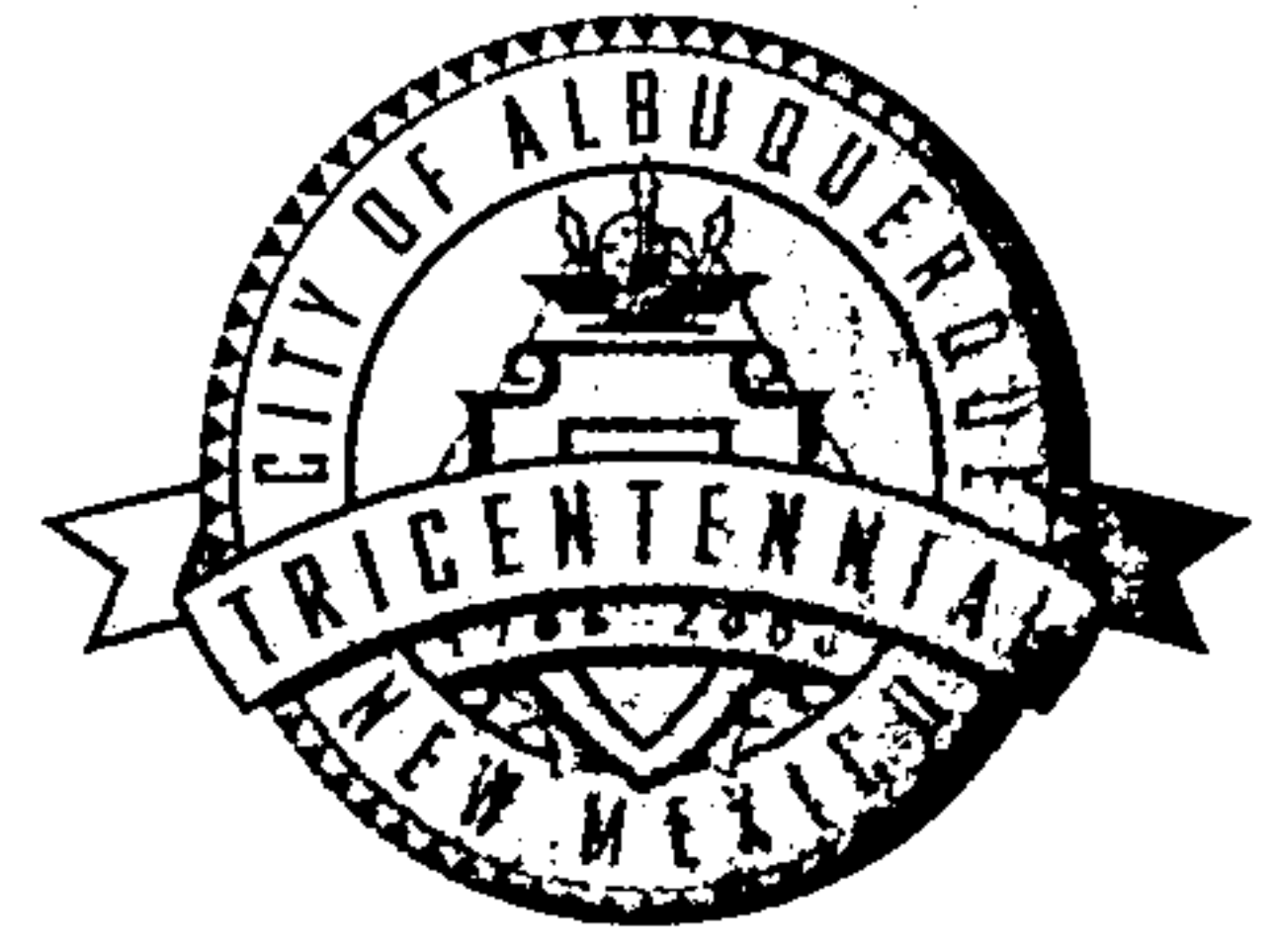
Total remaining open space requirements are met via a cash payment to the City of Albuquerque per the provisions of Section 14-16-3-8 (A) (2).

Total remaining open space requirements are met via the provision of detached open space per the provisions of Section 14-16-3-8 (A) (3). *Note: This option is only applicable to land covered by a Sector Development Plan.

Signed: CS
 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: 1003369

AGENDA ITEM NO: 7

SUBJECT:

Final Plat

ACTION REQUESTED:

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

ENGINEERING COMMENTS:

Plat comments.

P.O. Box 1293

Albuquerque

New Mexico 87103

www.cabq.gov

RESOLUTION:

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

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

SIGNED: Bradley L. Bingham
City Engineer / AMAFCA Designee

DATE: JANUARY 10, 2007

3369

DXF Electronic Approval Form

DRB Project Case #: 1003369

Subdivision Name: VINTNER COURT

Surveyor: PHILIP W TURNER

Contact Person: PHILIP W TURNER

Contact Information: 884-9087

DXF Received: 12/29/2006

Hard Copy Received: 1/2/2007

Coordinate System: NMSP Grid (NAD 27)


Approved

1-2-2007
Date

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

AGIS Use Only
Copied fc 3369 to agiscov on 1/2/2007 Contact person notified on 1/2/2007



OFFICIAL NOTICE OF DECISION

CITY OF ALBUQUERQUE
PLANNING DEPARTMENT
DEVELOPMENT REVIEW BOARD

November 29, 2006

- 3. Project # 1003369**
06DRB-01601 Major-Vacation of Pub Right-of-Way
06DRB-01602 Major-Vacation of Public Easements

ADIL RIZVI request(s) the above action(s) for all or a portion of Lot(s) 6 & 7, Block(s) 16, Tract(s) 3, Unit 3, NORTH ALBUQUERQUE ACRES (to be known as **VINTNER COURT SUBDIVISION**) zoned R-D (5 DU/acre) located on WILSHIRE NE, between VENTURA NE and CORONA NE containing approximately 2 acre(s). [REF: 04DRB-00510, 04DRB-00511, 04DRB-00513, 04DRB-00519, 04DRB-00514] (C-20)

At the November 29, 2006, Development Review Board meeting, the vacations were approved as shown on Exhibit B in the Planning file, subject to these findings and conditions:

FINDINGS:

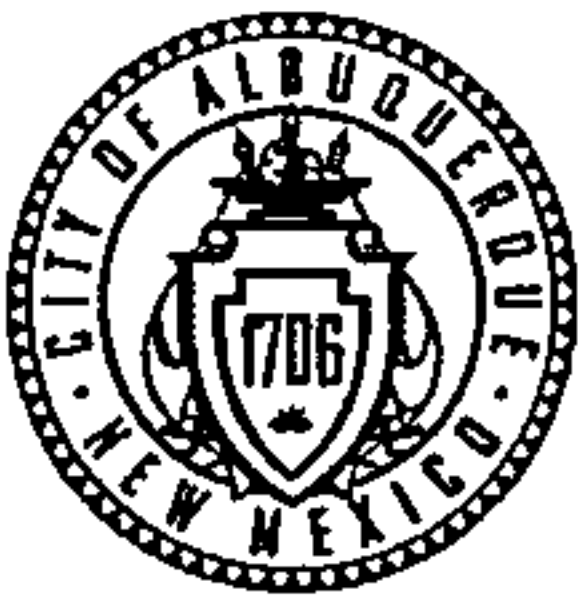
1. The public welfare is in no way served by retaining the rights-of-way and/or easements.
2. There is no convincing evidence that any substantial property right is being abridged against the will of the owner of the right.

CONDITIONS:

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

If you wish to appeal this decision, you must do so by December 14, 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.



OFFICIAL NOTICE OF DECISION

PAGE 2

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

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

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

A handwritten signature in cursive script, reading "S. Matson", is positioned above the typed name.

Sheran Matson, AICP, DRB Chair

Cc: Adil Rizvi, 7515 Treviso Court NE, 87113
Scott Howell, Property Management, Legal Dept./4th Flr, City/County Bldg
Marilyn Maldonado, Planning Department, 4th Floor, Plaza del Sol Bldg.
File

DRB PUBLIC HEARING SIGN IN SHEETS

CASE NUMBER: 1003369 AGENDA#: 3 DATE: 11-29-06

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

CITY OF ALBUQUERQUE



PLANNING DEPARTMENT
DEVELOPMENT AND BUILDING SERVICES
HYDROLOGY DEVELOPMENT SECTION

DEVELOPMENT REVIEW BOARD – SPEED MEMO

DRB CASE NO/PROJECT NO: 1003369

AGENDA ITEM NO: 3

SUBJECT:

Vacation of Public Easements
Vacation of Public Right-of-Way

ACTION REQUESTED:

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

ENGINEERING COMMENTS:

No adverse comments.

P.O. Box 1293

Albuquerque

New Mexico 87103

www.cabq.gov

RESOLUTION:

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

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

SIGNED: Bradley L. Bingham
City Engineer / AMAFCA Designee

DATE: NOVEMBER 29, 2006



CITY OF ALBUQUERQUE
 PLANNING DEPARTMENT
 DEVELOPMENT REVIEW BOARD

November 29, 2006

Project # 1003369

06DRB-01601 Major-Vacation of Pub Right-of-Way
 06DRB-01602 Major-Vacation of Public Easements

ADIL RIZVI request(s) the above action(s) for all or a portion of Lot(s) 6 & 7, Block(s) 16, Tract(s) 3, Unit 3, NORTH ALBUQUERQUE ACRES (to be known as **VINTNER COURT SUBDIVISION**) zoned R-D (5 DU/acre) located on WILSHIRE NE, between VENTURA NE and CORONA NE containing approximately 2 acre(s). [REF: 04DRB-00510, 04DRB-00511, 04DRB-00513, 04DRB-00519, 04DRB-00514] (C-20)

- AMAFCA No adverse comments.
- COG No adverse comments.
- Transit No comments received.
- Zoning Enforcement No adverse comments.
- Neighborhood Coordination

Letters sent to North Albuquerque Acres (R) and Vineyard Estates NA (R).

APS **Vintner Court Subdivision** will consist of 6 residential homes. The proposed development will affect North Star Elementary, Desert Ridge Middle School, and La Cueva High School.

School	2006-07 Projections	2006-07 Capacity	Space Available
North Star	510	850	340
Desert Ridge	1,215	1,240	25
La Cueva	2,284	2,300	16

North Star Elementary will open in Jan 2007. Prior to Jan 2007, students attending North Star Elementary will be temporarily located at Double Eagle Elementary until the new school opens. North Star will help address future growth at the elementary school level in the far northeast area.

Keep this in mind when preparing to submit for platting action that the APS agreement must be signed and recorded at time of application submittal. A copy is required with the submittal.

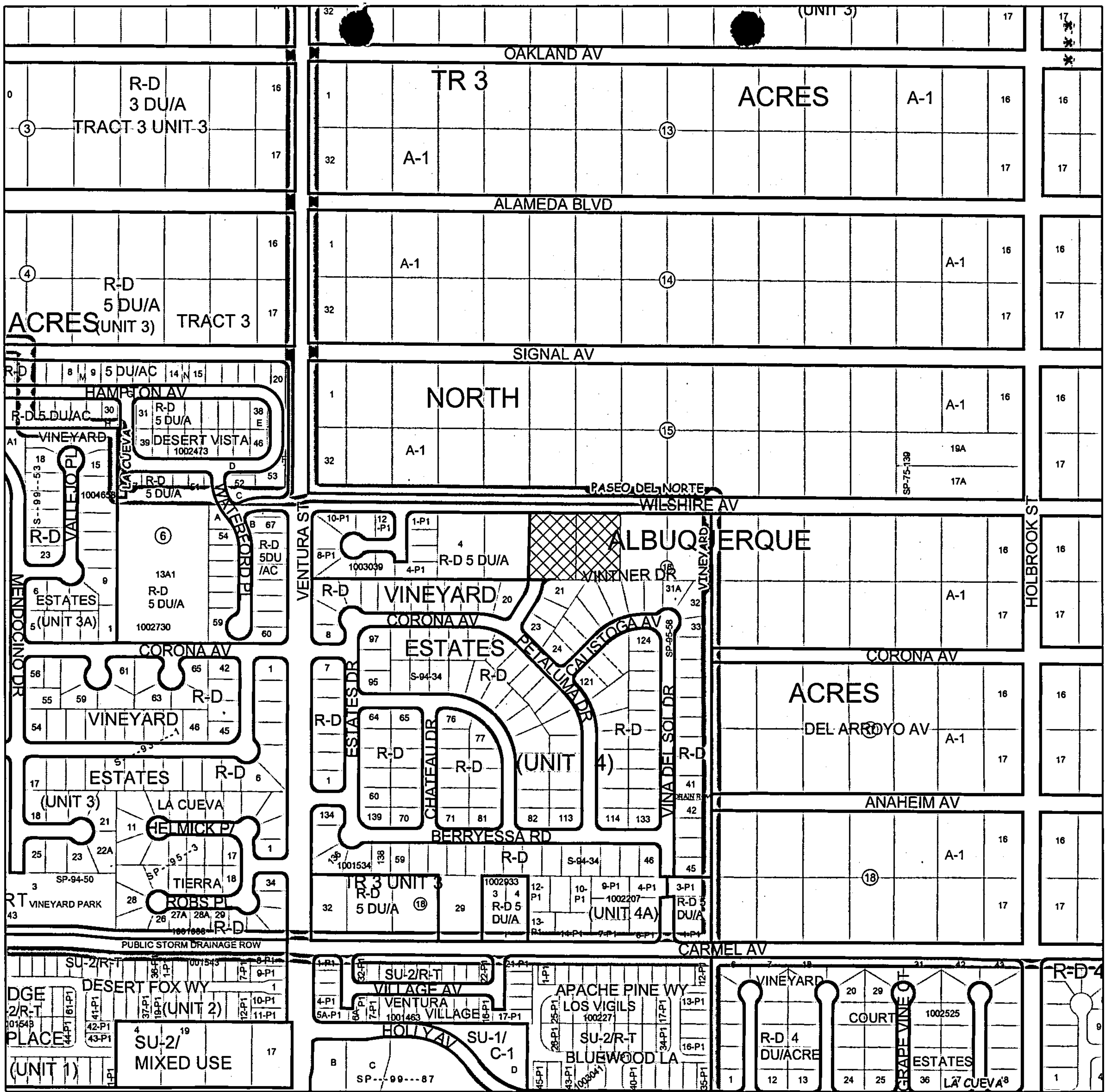
No objection to the requested vacations.

If the vacation is approved, applicant has one year to file the plat completing the vacation. Otherwise the vacation expires.

Impact Fee Administrator

No comment on the proposed vacation of public right of way and easements.

IT IS REQUIRED THAT THE APPLICANT AND/OR AGENT BE PRESENT AT THE HEARING
Cc:Adil Rizvi, 7515 Treviso Court NE, 87113



ZONING MAP

Note: Grey shading indicates County.



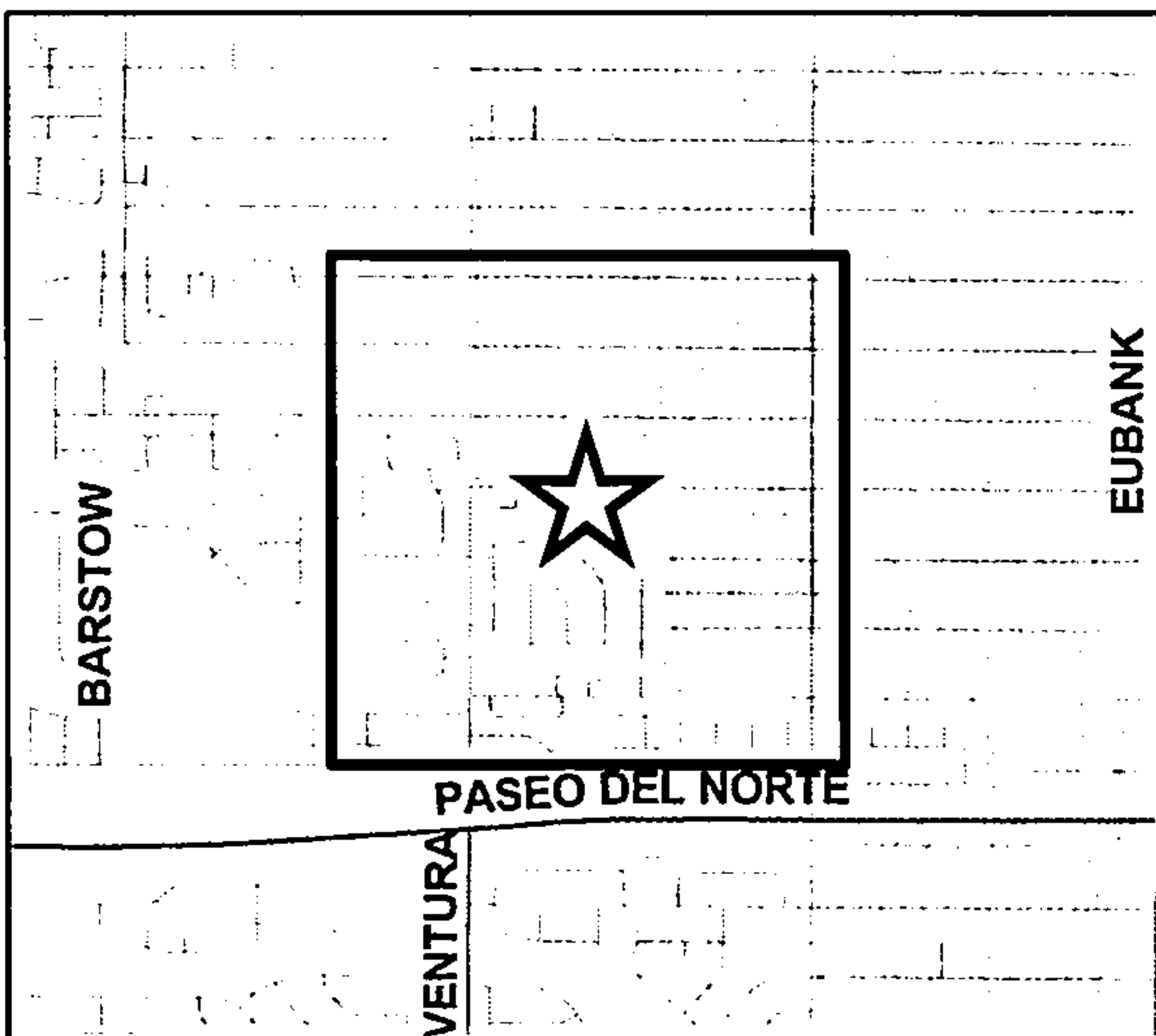
1 inch equals 500 feet

Project Number:
1003369

Hearing Date:
11/29/2006

Zone Map Page:
C-20

Additional Case Numbers:
06DRB-01601 06DRB-01602





NOTIFICATION OF HEARING for the DEVELOPMENT REVIEW BOARD

November 16, 2006

TO: Pat Verrelle and Tony Huffman, Vineyard Estates Neighborhood Association
Cynthia Reinhart and Jackie McDowell, North Albuquerque Acres Comm. Assoc.

This letter will serve as your notification from the City of Albuquerque, under provisions of 0-92 pertaining to a request for: **Requests the following for approximately two (2) acre(s) -- Major Vacation of Public Right-of-Way and Major Vacation of Public Easements for Vitner Court Subdivision for five (5) feet of public right-of-way, public roadway and drainage easements.**

Proposed by: Adil Rizvi at (505) 315-6484

Agent for: Adil Rizvi

P.O. Box 1293

For property located: On or near Wilshire Avenue NE between Ventura NE and Corona Avenue NE.

Albuquerque

The case number(s) assigned is: 06DRB-01601 and 01602, Project # 1003369.

City Planning accepted application for this request on November 3, 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, November 29, 2006 in the Planning Hearing Room, Room 160, Plaza Del Sol Building, 600 Second St. NW. (Back in business - in the Planning Hearing Room!!!)

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**

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

Meeting Date: November 29, 2006
Zone Atlas Page: C-20
Notification Radius: 100 Ft.

Project# 1003369
App#06DRB-01601
06DRB-01602

Cross Reference and Location: WILSHIRE NE BETWEEN VENTURA NE AND
CORONA NE

Applicant: ADIL RIZUI
7515 TREVISO COURT NE
ALBUQUERQUE, NM 87113

Agent:

Special Instructions:

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

Date Mailed: NOVEMBER 10, 2006
Signature: ERIN TREMLIN

City of Albuquerque



DEVELOPMENT/ PLAN REVIEW APPLICATION

SUBDIVISION

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

SITE DEVELOPMENT PLAN

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

STORM DRAINAGE

- Storm Drainage Cost Allocation Plan

Supplemental form

S Z ZONING & PLANNING

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

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

APPLICANT INFORMATION:

NAME: ADIL RIZVI PHONE: 315-6484
 ADDRESS: 7515 Treviso Court, NE FAX: 292-3904
 CITY: Albuquerque STATE NM ZIP 87113 E-MAIL: adilr@thegroup.cc
 Proprietary interest in site: Owner/Agent List all owners: _____
 AGENT (if any): ADIL RIZVI PHONE: 315-6484
 ADDRESS: 7515 Treviso Court, NE FAX: 292-3904
 CITY: Albuquerque STATE NM ZIP 87113 E-MAIL: adilr@thegroup.cc

DESCRIPTION OF REQUEST: Vacation public right-of-way & Vacation of public easements

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. lots 6 & 7, BK 16, T3, U3 NAA Block: 16 Unit: 3
 Subdiv. / Addn. VINTNER COURT SUBDIVISION
 Current Zoning: R-D 5 DU/Acre Proposed zoning: R-D 5 DU/Acre
 Zone Atlas page(s): C-20 No. of existing lots: 2 No. of proposed lots: 6
 Total area of site (acres): 2 Density if applicable: dwellings per gross acre: 10 dwellings per net acre: _____
 Within city limits? Yes. No , but site is within 5 miles of the city limits.) Within 1000FT of a landfill? NO
 UPC No. 1-090-064-371-250-40526 MRGCD Map No. _____
 LOCATION OF PROPERTY BY STREETS: On or Near: WILSHIRE NE
 Between: VENTURA NE and CORONA NE

CASE HISTORY:

List any current or prior case number that may be relevant to your application (Proj., App., DRB, AX, Z, V, S, etc.): 04DRB-00510,

04DRB-00511, 04DRB-00513, 04DRB-00519, 04DRB-00514

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

SIGNATURE Adil Rizvi DATE 11/20/06
 (Print) ADIL RIZVI Applicant Agent

FOR OFFICIAL USE ONLY

Form revised 4/04

INTERNAL ROUTING	Application case numbers	Action	S.F.	Fees
<input checked="" type="checkbox"/> All checklists are complete	<u>06DRB-01601</u>	<u>NRW</u>		\$ <u>600.00</u>
<input checked="" type="checkbox"/> All fees have been collected	<u>06DRB-01602</u>	<u>UPE</u>		\$ <u>45.00</u>
<input checked="" type="checkbox"/> All case #s are assigned		<u>CMF</u>		\$ <u>20.00</u>
<input checked="" type="checkbox"/> AGIS copy has been sent		<u>ADU</u>		\$ <u>75.00</u>
<input checked="" 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				Total
<input checked="" type="checkbox"/> F.H.D.P. fee rebate				\$ <u>740.00</u>

Hearing date 11/29/06

W. S. S. 11/3/06
 Planner signature / date

Project # 1003369

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.

ADIL RIZVI
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-01601
06DRB-
-

Ki Sus 11/3/06
Planner signature / date
Project # 100 3369

R e c	UPC CODE	OWNER	OWNER ADDRESS	OWNE R CITY	OWN ER ST ATE	OWN ER ZIP CODE	PRO PERT Y CLA SS	TAX DIST RICT	LEGAL
1	10200643 71250405 26	SKYBLUE INVEST MENTS LLC	7049 LUELL A ANNE DR NE	ALBUQ UERQU E	NM	8710 9	VAC	A1A	* 007 016NORTH ALBUQ ACRES UN 3 TR3
2	10200644 05231406 12	EMMONS MARK E DWARD & LORAIN E L	8520 VINA D EL SOL NE	ALBUQ UERQU E	NM	8712 2	RES	A1A	LT 32 SUBD PLAT OF VINEYARD ES TATES UNIT IV M /L OR 13,517 SQ F T
3	10200643 56233406 01	HERRERA LOUIS & ELIZABETH	8608 VINTN ER NE	ALBUQ UERQU E	NM	8712 2 421 9	RES	A1A	LT 21 SUBD PLAT OF VINEYARD ES TATES UNIT IV M /L OR 11,308 SQ F T
4	10200643 56250405 27	SKYBLUE INVEST MENTS LLC	7049 LUELL A ANNE DR NE	ALBUQ UERQU E	NM	8710 9	VAC	A1A	*006 016 TRACT 3 UNIT #3 NORTH ALBUQUERQUE A
5	10200643 21250405 29	AL- SABASSI ABDUL F ATTAH	PO BOX 6502 8 MANSORI			3565 1	VAC	A1A	*004 016 TRACT 3 UNIT #3 NORTH ALBUQUERQUE A
6	10200643 37232405 45	COWHAM JOSEPH H IV & KATHLEEN	9119 CORO NA AVE NE	ALBUQ UERQU E	NM	8712 2 269 4	RES	A1A	LT 20 SUBD PLAT OF VINEYARD ES TATES UNIT IV M /L OR 11,700 SQ F T
7	10200643 72280101 07	GARCIA DENNIS P & DONNA J	9221 WILSHI RE AVE NE	ALBUQ UERQU E	NM	8712 2	RES	X1A	* 026 015NORTH ALBUQ ACRES TR 3 UNIT 3 LOT 2
8	10200643 89232406 10	HAYAT MAJEED & KAREN	9227 CALIST OGA AVE NE	ALBUQ UERQU E	NM	8712 2	RES	A1A	LT 30 SUBD PLAT OF VINEYARD ES TATES UNIT IV M /L OR 7,819 SQ F T
9	10200643 38250405 28	AL- SABASSI ABDUL F ATTAH	PO BOX 6502 8 MANSORI			3565 1	VAC	A1A	*005 016 TRACT 3 UNIT #3 NORTH ALBUQUERQUE A
10	10200643 30232405 44	REDMOND JAMES M & SUSAN O	9115 CORO NA AVE NE	ALBUQ UERQU E	NM	8712 2	RES	A1A	LT 19 SUBD PLAT OF VINEYARD ES TATES UNIT IV M /L OR 8,429 SQ F T
11	10200643 89250405 25	HARNICK DAVID J & CONNIE V	9219 VINTN ER CT NE	ALBUQ UERQU E	NM	8712 2	RES	A1A	* 008 016NORTH ALBUQ ACRES UN 3 TR3
12	10200643 88280101 08	CURRY GEORGE & KIMBERLIE	9301 WILSHI RE AVE NE	ALBUQ UERQU E	NM	8712 2	RES	X1A	* 025 015NORTH ALBUQ ACRES UN 3 TR3
13	10200644 04280101 09	FARMER RONALD A & LAURA H	9311 WILSHI RE AVE NE	ALBUQ UERQU E	NM	8712 2	RES	X1A	* 024 015NORTH ALBUQ ACRES UN 3 TR3
14	10200643 95233406 11	DINHAM DANA C & BONITA L	9231 CALIST OGA NE	ALBUQ UERQU E	NM	8712 2 421 1	RES	A1A	LT 31-A PLAT OF LT 31- A VINEYA RD ESTATES UNI AC M/L
15	10200643 21280101 04	DEVERAUX MICHA EL A &	9175 WILSHI RE AVE NE	ALBUQ UERQU E	NM	8712 2	RES	X1A	* 029 015NORTH ALBUQ ACRES TR 3 UNIT 3 LOT 2
16	10200643 56280101 06	KLEINE CAROL	9211 WILSHI RE AVE NE	ALBUQ UERQU E	NM	8712 2	RES	X1A	* 027 015NORTH ALBUQ ACRES TR 3 UNIT 3 LOT 2
17	10200643 23232405 43	GRANDE RUDY & A NGELINA	9109 CORO NA AVE NE	ALBUQ UERQU E	NM	8712 2 269 4	RES	A1A	LT 18 SUBD PLAT OF VINEYARD ES TATES UNIT IV M /L OR 7,322 SQ F T
18	10200644 05250405 24	MITCHELL CHARLE S W & KAREY L	9227 VINTN ER DR NE	ALBUQ UERQU E	NM	8712 2	RES	A1A	* 009 016NORTH ALBUQ ACRES UN 3 TR3
19	10200643 76231406 08	STROUPHAUER AL LEN D & HELEN W	9219 CALIST OGA AVE NE	ALBUQ UERQU E	NM	8712 2 421 1	RES	A1A	LT 28 SUBD PLAT OF VINEYARD ES TATES UNIT IV M /L OR 10,115 SQ F T
2	10200643	ULIBARRI ERNEST	9209 CALIST	ALBUQ	NM	8712	RES	A1A	LT 26 SUBD PLAT OF VINEYARD ES

0	64223406 06	J & SHARON G	OGA AVE NE	UERQU E		2 421 1			TATES UNIT IV M /L OR 10,123 SQ F T
2 1	10200643 82232406 09	CHEN KEN S & SU SAN	9223 CALIST OGA AVE NE	ALBUQ UERQU E	NM	8712 2 421 1	RES	A1A	LT 29 SUBD PLAT OF VINEYARD ES TATES UNIT IV M /L OR 8,442 SQ F T
2 2	10200643 39280101 05	SCANLON GENE G & KAREN N	4401 MARQ UETTE AVE NE	ALBUQ UERQU E	NM	8710 8 112 1	RES	X1A	* 028 015NORTH ALBUQ ACRES TR 3 UNIT 3 LT28 B
2 3	10200643 52226406 02	KEMPI GREGORY D &	8604 VINTN ER DR NE	ALBUQ UERQU E	NM	8712 2	RES	A1A	LT 22 SUBD PLAT OF VINEYARD ES TATES UNIT IV M /L OR 8,076 SQ F T
2 4	10200643 69228406 07	STORKS MARGAR ET T	9215 CALIST OGA AVE NE	ALBUQ UERQU E	NM	8712 2 421 1	RES	A1A	LT 27 SUBD PLAT OF VINEYARD ES TATES UNIT IV M /L OR 11,783 SQ F T
2 5	10200643 18232405 42	MARCUM PAMELA L	9105 CORO NA AVE NE	ALBUQ UERQU E	NM	8712 2 269 4	RES	A1A	LT 17 SUBD PLAT OF VINEYARD ES TATES UNIT IV M /L OR 7,183 SQ F T

Or Current Resident
AL-SABASSI ABDUL FATTAH
PO BOX 65028 MANSORI
, 35651

Or Current Resident
CHEN KEN S & SUSAN
9223 CALISTOGA AVE NE
ALBUQUERQUE, NM 87122 4211

Or Current Resident
COWHAM JOSEPH H IV & KATHLEEN
9119 CORONA AVE NE
ALBUQUERQUE, NM 87122 2694

Or Current Resident
CURRY GEORGE & KIMBERLIE
9301 WILSHIRE AVE NE
ALBUQUERQUE, NM 87122

Or Current Resident
DEVERAUX MICHAEL A &
9175 WILSHIRE AVE NE
ALBUQUERQUE, NM 87122

Or Current Resident
DINHAM DANA C & BONITA L
9231 CALISTOGA NE
ALBUQUERQUE, NM 87122 4211

Or Current Resident
EMMONS MARK EDWARD &
LORAIN L
8520 VINA DEL SOL NE
ALBUQUERQUE, NM 87122

Or Current Resident
FARMER RONALD A & LAURA H
9311 WILSHIRE AVE NE
ALBUQUERQUE, NM 87122

Or Current Resident
GARCIA DENNIS P & DONNA J
9221 WILSHIRE AVE NE
ALBUQUERQUE, NM 87122

Or Current Resident
GRANDE RUDY & ANGELINA
9109 CORONA AVE NE
ALBUQUERQUE, NM 87122 2694

Or Current Resident
HARNICK DAVID J & CONNIE V
9219 VINTNER CT NE
ALBUQUERQUE, NM 87122

Or Current Resident
HAYAT MAJEED & KAREN
9227 CALISTOGA AVE NE
ALBUQUERQUE, NM 87122

Or Current Resident
HERRERA LOUIS & ELIZABETH
8608 VINTNER NE
ALBUQUERQUE, NM 87122 4219

Or Current Resident
KEMPI GREGORY D &
8604 VINTNER DR NE
ALBUQUERQUE, NM 87122

Or Current Resident
KLINE CAROL
✓ 9211 WILSHIRE AVE NE
ALBUQUERQUE, NM 87122

Or Current Resident
MARCUM PAMELA L
9105 CORONA AVE NE
ALBUQUERQUE, NM 87122 2694

Or Current Resident
MITCHELL CHARLES W & KAREY L
9227 VINTNER DR NE
ALBUQUERQUE, NM 87122

Or Current Resident
REDMOND JAMES M & SUSAN O
9115 CORONA AVE NE
ALBUQUERQUE, NM 87122

Or Current Resident
SCANLON GENE G & KAREN N
4401 MARQUETTE AVE NE
ALBUQUERQUE, NM 87108 1121

Or Current Resident
SKYBLUE INVESTMENTS LLC
7049 LUELLA ANNE DR NE
ALBUQUERQUE, NM 87109

Or Current Resident
STORKS MARGARET T
9215 CALISTOGA AVE NE
ALBUQUERQUE, NM 87122 4211

Or Current Resident
STROUPHAUER ALLEN D & HELEN W
9219 CALISTOGA AVE NE
ALBUQUERQUE, NM 87122 4211

Or Current Resident
ULIBARRI ERNEST J & SHARON G
9209 CALISTOGA AVE NE
ALBUQUERQUE, NM 87122 4211

Project# 1003369
ADIL RIZUI
7515 TREVISO COURT NE
ALBUQUERQUE, NM 87113

Project# 1003369
CYNTHIA REINHART
North Albuquerque Acres Comm. Assoc.
13300 OAKLAND NE
ALBUQUERQUE, NM 87122


Project# 1003369
JACKIE MCDOWELL
North Albuquerque Acres Comm. Assoc.
7820 BEVERLY HILLS AVE
ALBUQUERQUE, NM 87122

Project# 1003369
PAT VERRELLE
Vineyard Estates N.A.
8415 VINTAGE DR. NE
ALBUQUERQUE, NM 87122

Project# 1003369
TONY HUFFMAN
Vineyard Estates N.A.
8912 CORONA AVE NE
ALBUQUERQUE, NM 87122

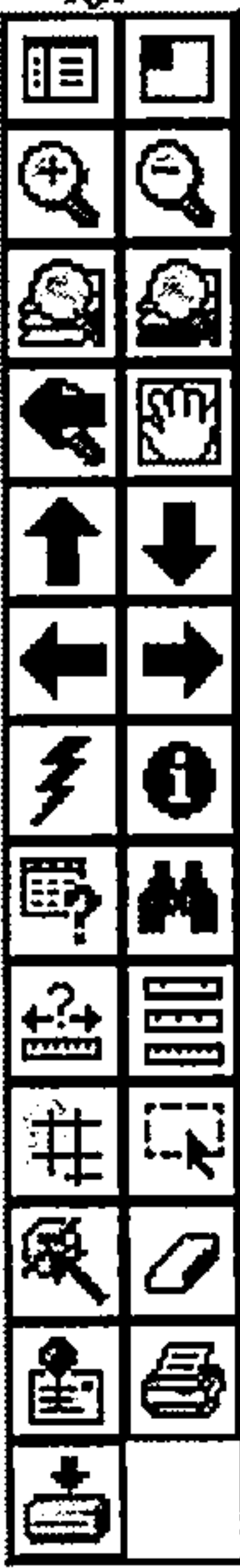
Or Current Resident

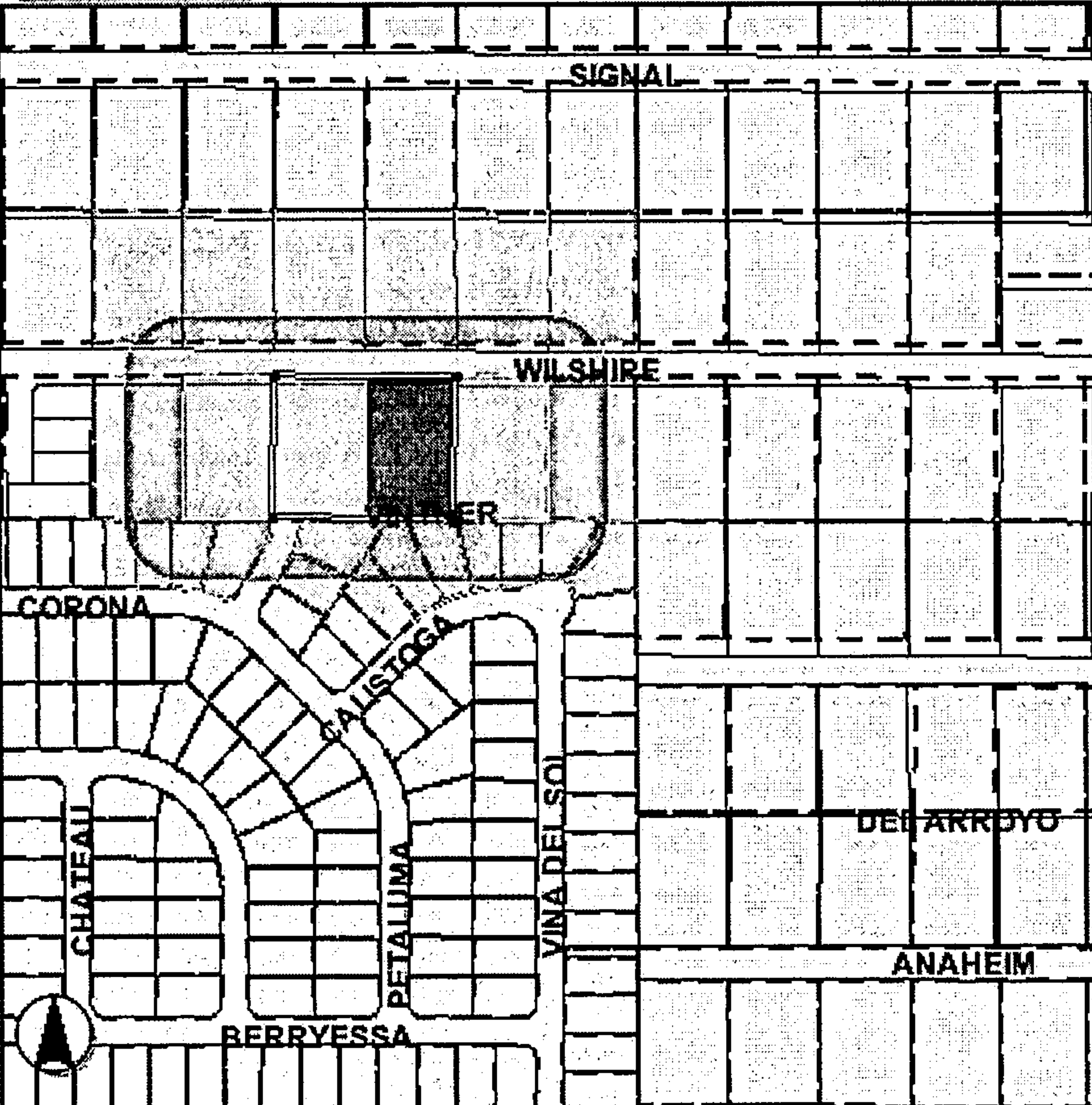
Or Current Resident



CITY OF ALBUQUERQUE
www.cabq.gov

ALBUQUERQUE GIS DATA WEBSITE





LAYERS

- STREETS
- BASEMAP
- PARCELS
- LOT NUMBERS
- METRO ADDRESS
- ZONING
- OWNERSHIP
- 2FT CONTOUR
- ADDRESS POINTS
- LANDUSE
- INFRASTRUCTURE
- TRANSIT/SUNTRAN
- BOUNDARIES
- SITES
- ENVIRONMENT
- APS
- TRAFFIC ENG.
- AIR PHOTO
 - 2004 AIR PHOTO
 - 2002 AIR PHOTO
 - 1999 AIR PHOTO

Refresh Map

Auto Refresh

Help:

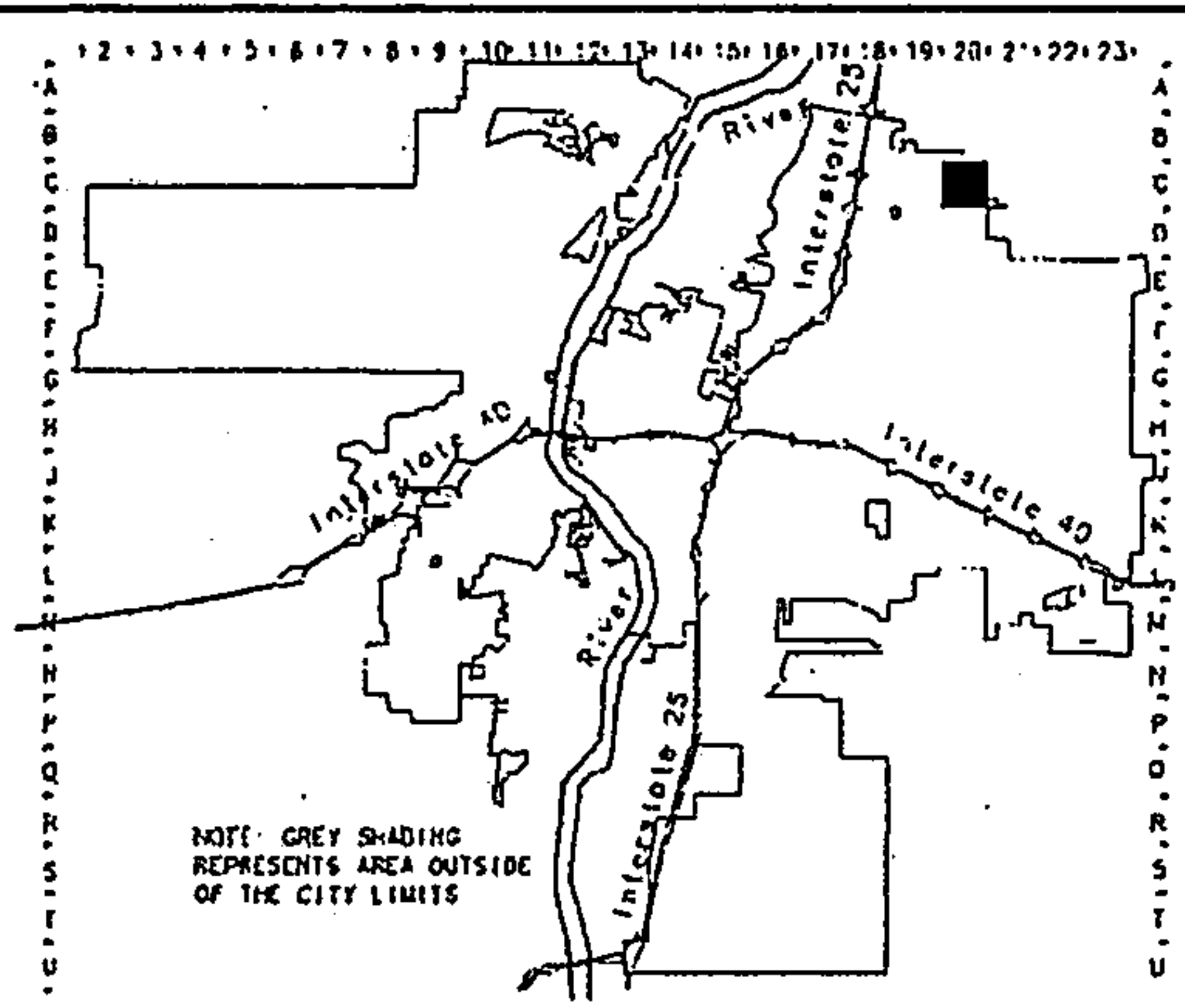
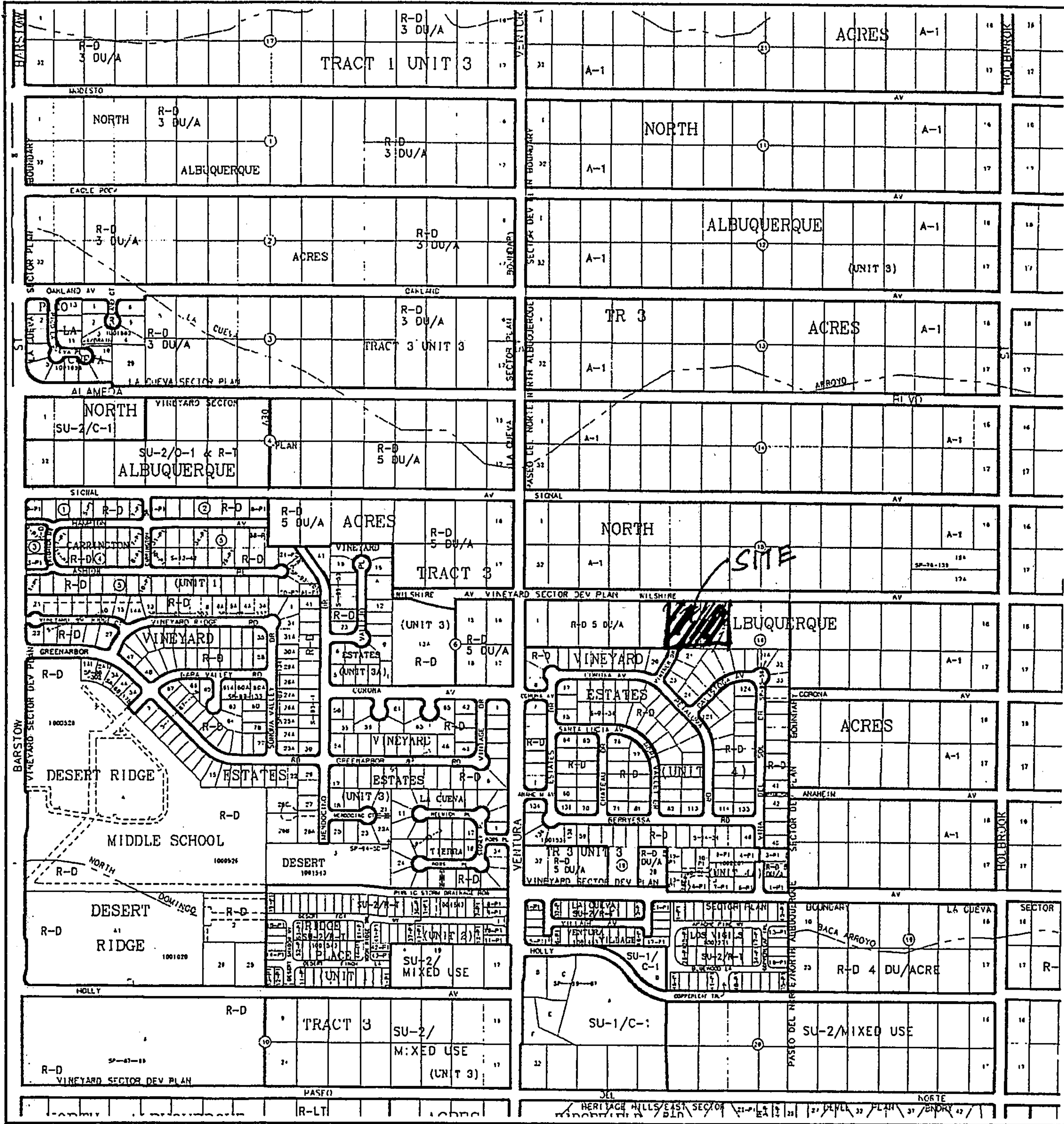
- Closed group, click to open.
- Open group, click to close.
- Map layer.
- Hidden group/layer, click for visible.
- Visible group/layer, click to hide.
- Layer not visible at this scale.
- Partially visible group, click for visible.
- Inactive layer, click for active.
- The active layer.

OWNERSHIP

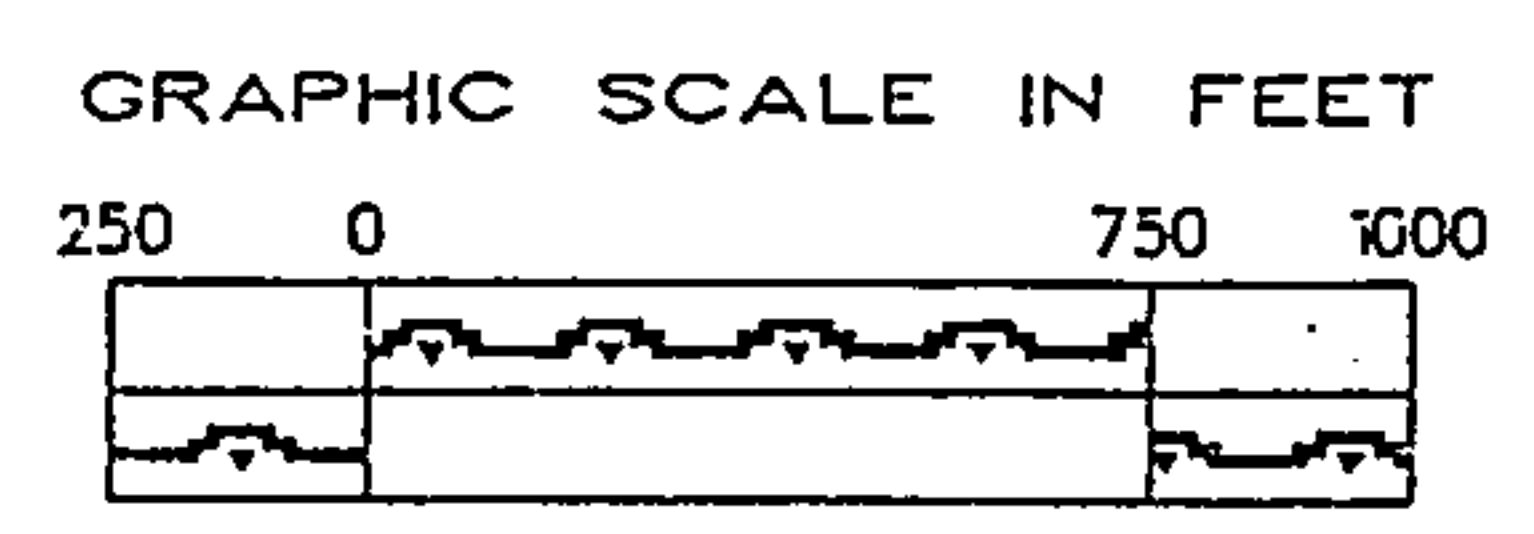
Rec	UPC CODE	OWNER	OWNER ADDR
1	102006437125040526	SKYBLUE INVESTMENTS LLC	7049 LUELLA ANN
2	102006440523140612	EMMONS MARK EDWARD & LORAIN E L	8520 VINA DEL SC
2	102006425622240604	HEPPERD, LOUIS & ELIZABETH	8600 VINTNER, NI

Pan
SEARCH
REFRESH
HELP
INDEX PAGE

CONTACT



CITY OF
Albuquerque
Albuquerque Geographic Information System
PLANNING DEPARTMENT
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Zone Atlas Page
C-20-Z
Map Amended through July 31, 2003

Ms. Sheran Matson, AICP
DRB Chair
City of Albuquerque,
P.O.Box 1293
Albuquerque, New Mexico 87102

November 2, 2006

VITNER COURT SUBDIVISION: DRB NO: 1003369
REQUEST FOR VACATION OF PUBLIC RIGHT OF WAY, VACATION
OF PUBLIC EASEMENT AND VACATION OF PUBLIC DRAINAGE
EASEMENTS

Dear Ms. Matson:

I am hereby requesting five (5) feet vacation of public right-of-way, south of Wilshire and also vacation of public roadway and drainage easements that currently exist on lots 6 and 7 of the proposed Vitner Court Subdivision.

All of the above requests along with the preliminary plat were approved in May of 2004 by the Design Review Board. Although we have extended the preliminary plat till June of 2007, the vacation of the public right-of way and easements have expired. We were under the assumption that the vacation action was also a part of the preliminary plat extension and a separate request was not required.

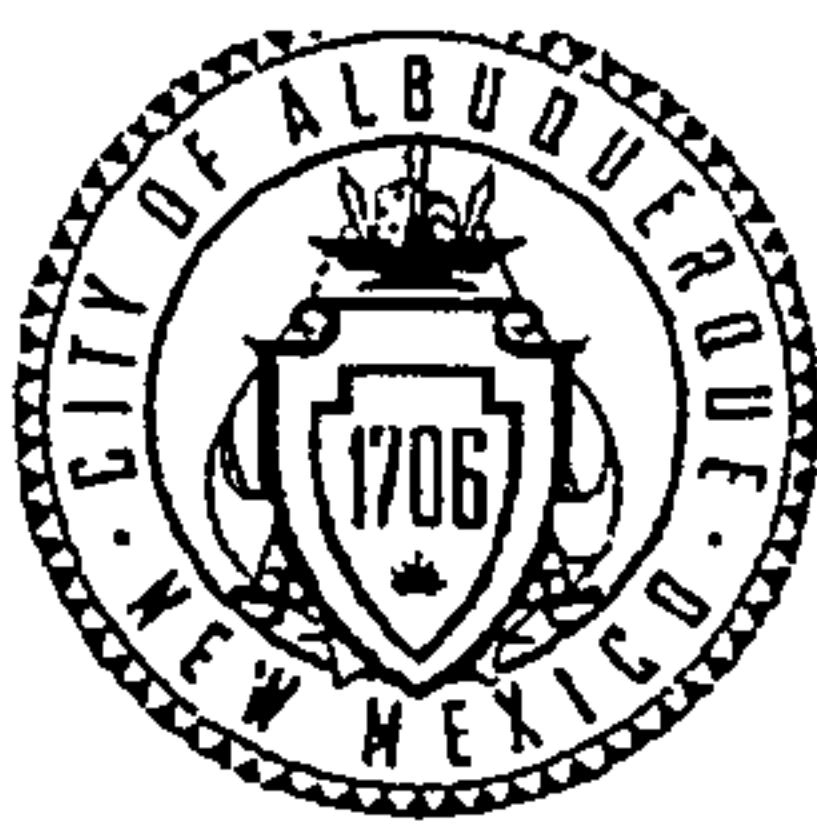
We have recently completed the final plat for the Vitner Court Subdivision and realized that the vacation of public right-of-way easements have expired and needs to be reapplied.

Should you have any questions, please call me at 315-6484. Thank you for your cooperation.

Sincerely,



Adil Rizvi
7515 Treviso Court, NE.
Albuquerque, NM 87112



City of Albuquerque

P.O. Box 1293, Albuquerque, NM 87103

November 1, 2006

Shakeel Rizvi
8504 Waterford Pl. NE/87122

Dear Shakeel:

Thank you for your inquiry of November 1, 2006 requesting the names of Recognized Neighborhood Associations who would be affected under the provisions of O-92 by your proposed project at **A REPLAT OF LOTS 6 AND 7, BLOCK 16, TRACT 3, UNIT 3, NORTH ALBUQUERQUE ACRES** Zone Map: **C-20**.

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

NORTH ALBUQ. ACRES COMM. ASSOC. (NAA) "R"

***Cynthia Reinhart**

11300 Oakland NE/87122 856-6054 (h)

Jackie McDowell

7820 Beverly Hills Ave. NE/87122 828-2430 (w)

VINEYARD ESTATES N.A. (VYE) "R"

***Pat Verrelle**

8415 Vintage Dr. NE/87122 821-6993 (h)

Tony Huffman

8912 Corona Ave. NE/87122 823-2456 (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)

7006 2150 0004 1253 025

Domestic Mail Only, No Insurance Coverage Provided

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

ALBUQUERQUE NM 87122 OFFICIAL USE

Postage	\$ 0.39	0109
Certified Fee	\$2.40	14
Return Receipt Fee (Endorsement Required)	\$1.85	Postmark Here
Restricted Delivery Fee (Endorsement Required)	\$0.00	
Total Postage & Fees	\$ 4.64	11/03/2006

Sent To Jackie McDowell
 Street, Apt. No., or PO Box No. 7820 Beverly Hills Ave. NE
 City, State, ZIP+4 Albuquerque, NM 87122
 PS Form 3800, August 2006 See Reverse for Instructions

U.S. Postal Service™
CERTIFIED MAIL™ RECEIPT
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ALBUQUERQUE NM 87122 OFFICIAL USE

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Certified Fee	\$2.40	14
Return Receipt Fee (Endorsement Required)	\$1.85	Postmark Here
Restricted Delivery Fee (Endorsement Required)	\$0.00	
Total Postage & Fees	\$ 4.64	11/03/2006

Sent To Cynthia Reinhart
 Street, Apt. No., or PO Box No. 11300 Oakland NE
 City, State, ZIP+4 Albuquerque, NM 87122
 PS Form 3800, August 2006 See Reverse for Instructions

7006 2150 0004 1253 025

7006 2150 0004 1253 025

Domestic Mail Only, No Insurance Coverage Provided

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

ALBUQUERQUE NM 87122 OFFICIAL USE

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Restricted Delivery Fee (Endorsement Required)	\$0.00	
Total Postage & Fees	\$ 4.64	11/03/2006

Sent To Pat Verrelle
 Street, Apt. No., or PO Box No. 8415 Vintage Dr. NE
 City, State, ZIP+4 Albuquerque, NM 87122
 PS Form 3800, August 2006 See Reverse for Instructions

U.S. Postal Service™
CERTIFIED MAIL™ RECEIPT
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For delivery information visit our website at www.usps.com

ALBUQUERQUE NM 87122 OFFICIAL USE

Postage	\$ 0.39	0109
Certified Fee	\$2.40	14
Return Receipt Fee (Endorsement Required)	\$1.85	Postmark Here
Restricted Delivery Fee (Endorsement Required)	\$0.00	
Total Postage & Fees	\$ 4.64	11/03/2006

Sent To Tony Huffman
 Street, Apt. No., or PO Box No. 8912 Corona Ave. NE
 City, State, ZIP+4 Albuquerque, NM 87122
 PS Form 3800, August 2006 See Reverse for Instructions

7006 2150 0004 1253 025



**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, November 29, 2006**, beginning at **9:00 a.m.** for the purpose of considering the following:

Project # 1004999

Q6DRB-01578 Major-Vacation of Pub
Right-of-Way

GLEN EFFERTZ request(s) the above action(s) for all or a portion of Tract(s) 316, **OLD TOWN ELEMENTARY SCHOOL**, zoned RA-1 residential zone, located on MOUNTAIN RD NW, between RIO GRANDE NW and GALBALDON NW containing approximately 1 acre(s). [REF: 06DRB-00965] (J-12)

Project # 1003369

Q6DRB-01601 Major-Vacation of Pub
Right-of-Way
Q6DRB-01602 Major-Vacation of Public
Easements

ADIL RIZVI request(s) the above action(s) for all or a portion of Lot(s) 6 & 7, Block(s) 16, Tract(s) 3, Unit 3, **NORTH ALBUQUERQUE ACRES** (to be known as **VINTNER COURT SUBDIVISION**) zoned R-D (5 DU/acre) located on WILSHIRE NE, between VENTURA NE and CORONA NE containing approximately 2 acre(s). [REF: 04DRB-00510, 04DRB-00511, 04DRB-00513, 04DRB-00519, 04DRB-00514] (C-20)

Project # 1002372

Q6DRB-01597 Major-Amnd Prelim Plat
Approval
Q6DRB-01598 Minor-Sidewalk Waiver
Q6DRB-01599 Minor-Temp Defer SDWK
Q6DRB-01600 Minor-Ext of SIA for Temp
Defer SDWK

THOMPSON ENGINEERING CONSULTANTS INC agent(s) for DRAGONFLY DEVELOPMENT INC request(s) the above action(s) for all or a portion of Tract(s) 223 & 224, AIRPORT UNIT, TOWN OF ATRISCO GRANT (to be known as **LAS PLAYAS SUBDIVISION**) zoned R-2, located on GLENRIO RD NW, between 68TH ST NW and 72ND ST NW containing approximately 9 acre(s). [REF: 06DRB-01084] (J-10)

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, NOVEMBER 13, 2006.



OFFICIAL NOTICE OF DECISION

CITY OF ALBUQUERQUE
PLANNING DEPARTMENT
DEVELOPMENT REVIEW BOARD

May 3, 2006

9. Project # 1003369
06DRB-00588 Minor-Extension of Preliminary Plat

ADIL RIZVI request(s) the above action(s) for all or a portion of Lot(s) 6 & 7, Block(s) 16, Tract(s) 3, **UNIT 3 VINTNER COURT SUBDIVISION**, zoned R-D 5 DU/ACRE, located on WILSHIRE NE, between VENTURA NE and CORONA NE containing approximately 2 acre(s). [REF:04DRB00510, 04DRB00511, 04DRB00513, 04DRB00519, 04DRB00514] (C-20)

At the May 3, 2006, Development Review Board meeting, a one-year extension of the preliminary plat was approved.

Sheran Matson, AICP, DRB Chair

Cc: Adil Rizvi, 7515 Treviso Ct NE, 87113
Marilyn Maldonado, Planning Department, 4th Floor, Plaza del Sol Bldg.
File

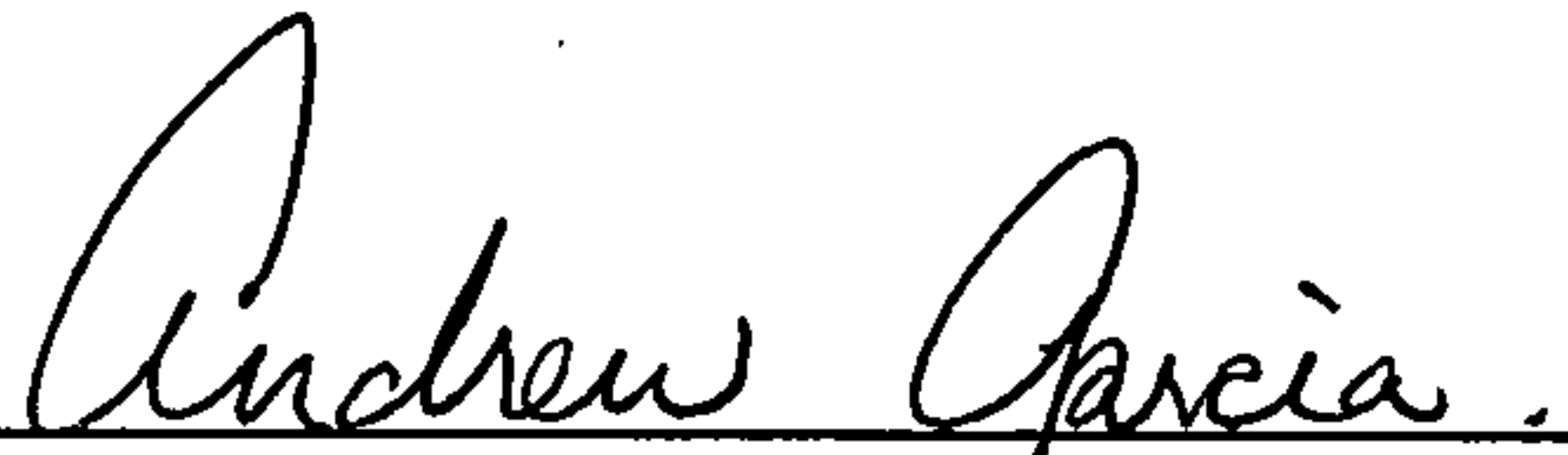
**CITY OF ALBUQUERQUE
PLANNING DEPARTMENT
May 3, 2006
DRB Comments**

ITEM # 9

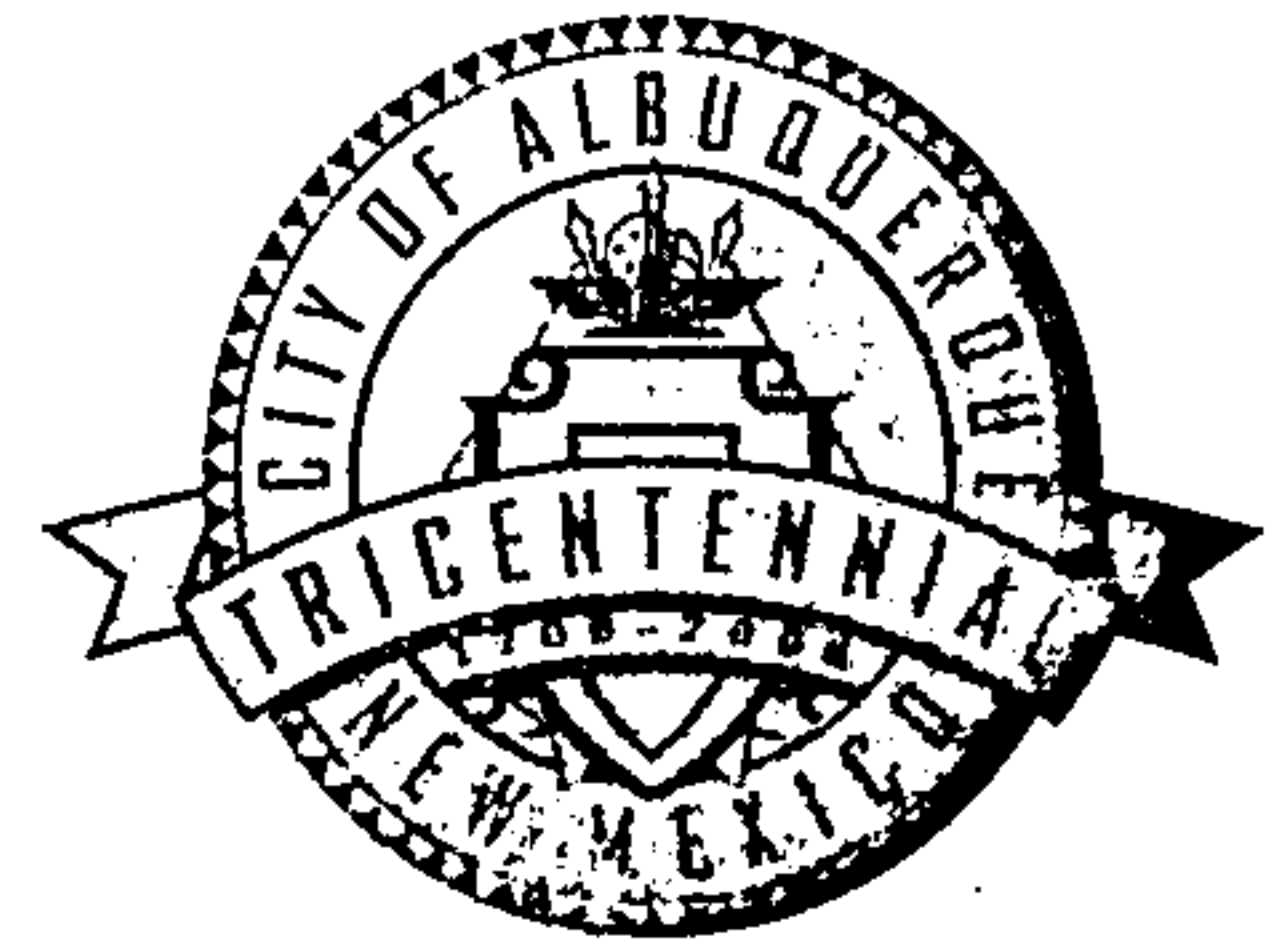
PROJECT # 1003369 APPLICATION # 06-00588

RE: Unit 3, Vinter Court Subdivision/ext of fp

Planning has no objection to the extension of preliminary plat request.



Andrew Garcia, Planning Alternate
924-3858 fax 924-3864 agarcia@cabq.gov



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

DEVELOPMENT REVIEW BOARD--SPEED MEMO

DRB CASE NO/PROJECT NO: 1003369

AGENDA ITEM NO: 9

SUBJECT:

Preliminary Plat Ext.

ACTION REQUESTED:

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

P.O. Box 1293

ENGINEERING COMMENTS:

The Hydrology Section has no objection to the extension request.

Albuquerque

New Mexico 87103

RESOLUTION:

APPROVED ; 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: May 3, 2006



OFFICIAL NOTICE OF DECISION

8. Project # 1003369
05DRB-00826 Minor-Extension of Preliminary Plat

ADIL RIZVI request(s) the above action(s) for all or a portion of Lot(s) 6 & 7, Block(s) 16, Tract(s) 3, **VINTER COURT SUBDIVISION, UNIT 3**, zoned R-D, located on WILSHIRE NE, between VENTURA NE and CORONA NE containing approximately 2 acre(s). [REF: 04DRB00511, 04DRB00513, 04DRB00519, 04DRB00514] (C-20)

At the May 25, 2005, Development Review Board meeting, a one-year extension of the preliminary plat was approved.

Sheran Matson, AICP, DRB Chair

Cc: Adil Rizvi, 7049 Luella Anne NE, 87109
Marilyn Maldonado, Planning Department, 4th Floor, Plaza del Sol Bldg.
File

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

CITY OF ALBUQUERQUE agent(s) for BRAKE MASTERS, INC. request(s) the above action(s) for all or a portion of Block(s) 4 & 5, Tract(s) A, **INEZ ADDITION**, zoned C-2, located on WYOMING BLVD NE, between PROSPECT AVE NE and MENAUL BLVD NE containing approximately 5 acre(s). [REF: 03DRB02088, 03DRB02089] [Deferred from 4/13/05 & 5/11/05 & 5/25/05] (H-19) **DEFERRED AT THE AGENT'S REQUEST TO 6/8/05.**

3. **Project # 1003445**
05DRB-00724 Major-Vacation of Pub
Right-of-Way
05DRB-00725 Major-Vacation of
Public Easements
05DRB-00726 Minor-Prelim&Final Plat
Approval

ISAACSON & ARFMAN PA agent(s) for AMERICAN EAGLE L.P., c/o R. J. SCHAEFER REALTY request(s) the above action(s) for all or a portion of Tract(s) B-1, C-1 & D-1, Lot(s) 6-A-1, **ALBUQUERQUE WEST, UNIT 1**, zoned SU-1 PDA TO INCLUDE C-3 USES, located on NUNZIO AVE NW, between PARADISE BLVD NW and EAGLE RANCH RD NW containing approximately 27 acre(s). [REF: DRB-94-132, DRB-94-512, Z-83-89, 04DRB00751, 04DRB00752, 04DRB00753] (C-12) **VACATIONS WERE APPROVED AS SHOWN ON EXHIBIT B IN THE PLANNING FILE. PRELIMINARY PLAT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO PLANNING FOR PROPERTY MANAGEMENT SIGNATURE AND 15-DAY APPEAL PERIOD.**

4. **Project # 1003655**
05DRB-00661 Major-Vacation of
Public Easements
05DRB-00660 Major-Vacation of Pub
Right-of-Way
05DRB-00659 Major-Preliminary Plat
Approval
05DRB-00663 Minor-Temp Defer
SDWK

DAVID A AUBE agent(s) for ADIL RIZVI request(s) the above action(s) for all or a portion of Lot(s) 15, 16, 17 and a portion of 18, Block(s) 1, Tract(s) 2, **NORTH ALBUQUERQUE ACRES, UNIT 3**, (to be known as **LA VISTA @ DESERT RIDGE TRAILS**) zoned R-D, located on WYOMING NE, between EAGLE ROCK NE and MODESTO NE containing approximately 3 acre(s). [REF: 04DRB01373] [Deferred from 5/11/05 & 5/18/05] (C-19) **THE VACATION OF PUBLIC**

05DRB-00662 Minor-Sidewalk Waiver

EASEMENTS WAS APPROVED AS SHOWN ON EXHIBIT B IN THE PLANNING FILE. THE VACATION OF PUBLIC R/W WAS WITHDRAWN AT THE AGENT'S REQUEST. WITH THE SIGNING OF THE INFRASTRUCTURE LIST DATED 5/25/05 AND APPROVAL OF THE GRADING PLAN ENGINEER STAMP DATED 5/23/05 THE PRELIMINARY PLAT WAS APPROVED WITH CONDITION: NEED TO APPLY FOR A SUBDIVISION DESIGN VARIANCE FOR THE LENGTH OF THE CUL-DE-SAC. 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 SIDEWALK WAS APPROVED AS SHOWN ON EXHIBIT C IN THE PLANNING FILE.

5. **Project # 1003856**
05DRB-00721 Major-Preliminary Plat Approval
05DRB-00722 Minor-Subd Design (DPM) Variance
05DRB-00723 Minor-Temp Defer SDWK

COMMUNITY SCIENCES CORP agent(s) for MICHAEL'S HOMES request(s) the above action(s) for all or a portion of Tract(s) 8B1A1 & 10A2A, M.R.G.C.D MAP 52 (DON FELIPE #2) (to be known as **IZABEL SUBDIVISION**) zoned RA-2, located on WEST GLEN SW, between METZGAR SW and WEST LEA SW containing approximately 9 acre(s). [REF: 04DRB0969] *[Deferred from 5/25/05]* (Q-10) **DEFERRED AT THE AGENT'S REQUEST TO 6/8/05.**

05DRB-00827 Minor-SiteDev Plan Subd

COMMUNITY SCIENCES CORP agent(s) for MICHAEL'S HOMES request(s) the above action(s) for all or a portion of Tract(s) 8-B-1-A-1 & 10-A-2-A MRGCD MAP 52 (DON FELIPE #2) (to be known as **IZABEL SUBDIVISION**), zoned RA-2, located on WEST GLEN SW, between METZGAR SW and WEST LEA SW containing approximately 9 acre(s) [REF: 04DRB0969] *[Deferred from 5/25/05]* (Q-10) **DEFERRED AT THE AGENT'S REQUEST TO 6/8/05.**

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

MARK GOODWIN & ASSOCIATES, PA agent(s) for JTH, LLC request(s) the above action(s) for all or a portion of Lot(s) 5, **JUAN TABO HILLS, UNIT 1**, zoned R-D, located on JUAN TABO BLVD NE, between EUBANK BLVD SE and FOUR HILLS RD SE containing approximately 102 acre(s). *[Deferred from 4/20/05 & 5/18/05]* (M-21/M-22) **WITH THE SIGNING OF THE INFRASTRUCTURE LIST DATED 5/25/05 AND APPROVAL OF THE GRADING PLAN ENGINEER STAMP DATED 5/12/05 THE PRELIMINARY PLAT WAS APPROVED WITH CONDITION OF FINAL PLAT: A REPLAT OF TRACT 1 SHALL BE DONE GRANTING THE NECESSARY EASEMENTS AND RIGHTS-OF-WAY. THE VACATION WAS APPROVED AS SHOWN ON EXHIBIT B IN THE PLANNING FILE. A SUBDIVISION DESIGN VARIANCE FROM MINIMUM DPM DESIGN STANDARDS WAS APPROVED AS INDICATED ON EXHIBIT C IN THE PLANNING FILE. A SIDEWALK VARIANCE FOR WAIVER OF SIDEWALKS WAS APPROVED AS SHOWN ON EXHIBIT C IN THE PLANNING FILE. THE TEMPORARY DEFERRAL OF CONSTRUCTION OF SIDEWALKS ON THE INTERIOR STREETS WAS APPROVED AS SHOWN ON EXHIBIT C IN THE PLANNING FILE.**

05DRB-00781 Minor-SiteDev Plan
Subd

MARK GOODWIN & ASSOCIATES PA agent(s) for JTH LLC request(s) the above action(s) for all or a portion of Tract(s) 5, **JUAN TABO HILLS**, zoned RD, located on JUAN TABO BLVD NE, between EUBANK BLVD SE and FOUR HILLS RD SE containing approximately 102 acre(s). *[Deferred from 5/18/05]*(M-21) **SITE PLAN FOR SUBDIVISION WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO PLANNING FOR DESIGN REQUIREMENTS ON THE PLAN.**

*
*
*

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 # 1001740**
05DRB-00823 Minor-SiteDev Plan
BldPermit/EPC
- CONTROLLED AIR INCORPORATED agent(s) for SUJEY THAKUR request(s) the above action(s) for all or a portion of Lot(s) A, Block(s) 31-B, **BRENTWOOD HILLS**, zoned SU-1 FOR C-1, R-1 USES, located on CANDELARIA RD NE, between CHELWOOD BLVD NE and containing approximately 3 acre(s). [REF: 04EPC-01838] [David Stallworth, EPC Case Planner] (H-22) **SITE PLAN FOR BUILDING PERMIT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO UTILITIES DEVELOPMENT FOR A REVISED UTILITY PLAN AND TO PLANNING FOR EPC CASE PLANNERS COMMENTS AND 3 COPIES OF THE SITE PLAN.**

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

8. **Project # 1003369**
05DRB-00826 Minor-Extension of
Preliminary Plat
- ADIL RIZVI request(s) the above action(s) for all or a portion of Lot(s) 6 & 7, Block(s) 16, Tract(s) 3, **VINTER COURT SUBDIVISION, UNIT 3**, zoned R-D, located on WILSHIRE NE, between VENTURA NE and CORONA NE containing approximately 2 acre(s). [REF: 04DRB00511, 04DRB00513, 04DRB00519, 04DRB00514] (C-20) **A ONE-YEAR EXTENSION OF THE PRELIMINARY PLAT WAS APPROVED.**
9. **Project # 1003087**
05DRB-00828 Major-Final Plat
Approval
- PRECISION SURVEYS INC agent(s) for WESTLAND DEVELOPMENT CO INC request(s) the above action(s) for all or a portion of Tract(s) A, WESTLAND NORTH (to be known as **WATERSHED SUBDIVISION**) zoned SU-2, located on ARROYO VISTA BLVD NW and TIERRA PENTADA ST NW and containing approximately 531 acre(s). (J-7, J-8, H-7,

H-8 & H-9) FINAL PLAT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO UTILITIES DEVELOPMENT FOR RESTRICTIVE EASEMENT LANGUAGE ADDED TO SHEET 11 FOR LOTS 27 AND 28 AND TO PLANNING FOR AMAFCA'S SIGNATURE AND BULK LAND PLAT VARIANCE LANGUAGE AND AGIS DXF FILE.

10. **Project # 1000464**
05DRB-00820 Major-Final Plat
Approval

TIERRA WEST LLC agent(s) for WAL-MART STORES EAST LP request(s) the above action(s) for all or a portion of Tract(s) H-6A1A-1 & H-6A1A-2, **RIVERVIEW PARCELS**, zoned SU-1 IP USES W/EXCEPTIONS, located on GOLF COURSE RD NW, between PASEO DEL NORTE NW and SHELLEY ROSE DR NW containing approximately 7 acre(s). [REF: 04DRB01729] (C-12) **FINAL PLAT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO CITY ENGINEER FOR QUIT-CLAIM AMAFCA EASEMENT REFERENCED ON THE PLAT AND AMAFCA'S SIGNATURE AND TO PLANNING FOR A COPY OF THE AA APPROVAL LETTER.**

11. **Project # 1002397**
05DRB-00821 Minor-Prelim&Final Plat
Approval

TIERRA WEST LLC agent(s) for JIM W SHULL & CHRISTEN SHULL request(s) the above action(s) for all or a portion of Lot(s) 5-A & 6-A, **BOSQUE PLAZA**, zoned C-1 (S-C), located on COORS BLVD NW, between LA ORILLA RD NW and RIVERSIDE PLAZA LN NW containing approximately 2 acre(s). [REF: 04DRB01784] (E-12) **PRELIMINARY AND FINAL PLAT APPROVED AND SIGNED OFF BY THE BOARD.**

12. **Project # 1003672**
05DRB-00704 Minor-Prelim&Final Plat
Approval
05DRB-00705 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) 6 & 7, Block(s) 3, Tract(s) 3, NORTH ALBUQUERQUE ACRES, UNIT 3, (to be known as **ESTRADA COURT**) zoned R-D residential and related uses zone, developing area, located on OAKLAND AVE NE, between VENTURA BLVD NE and BARSTOW BLVD NE containing approximately 3 acre(s). [REF: 04DRB01423] (*Deferred from 5/4/05 & 5/18/05 & 5/25/05*) (C-20) **DEFERRED AT THE AGENT'S REQUEST TO 6/8/05.**

13. **Project # 1003738**
05DRB-00824 Minor-Prelim&Final Plat
Approval

SURVEYS SOUTHWEST LTD agent(s) for TOM WELCH request(s) the above action(s) for all or a portion of Tract(s) A, Block(s) 13, **TIJERAS PLACE ADDITION**, zoned C-1 & O-1, located on SAN MATEO BLVD NE, between COPPER AVE NE and ORTIZ DR NE containing approximately 1 acre(s). [REF: 04ZHE01621] (K-18) **PRELIMINARY PLAT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO TRANSPORTATION DEVELOPMENT FOR A 4 FOOT RIGHT-OF-WAY EASEMENT ALONG TRACT A-1.**

14. **Project # 1004145**
05DRB-00825 Minor-Prelim&Final Plat
Approval

SURVEYS SOUTHWEST LTD agent(s) for JUNCTION PARTNER II, JIM PERNER request(s) the above action(s) for all or a portion of Lot(s) 19-A-1-B, **MONTGOMERY BUSINESS PARK**, zoned SU-1 PRD, located on LAGRIMA DE ORO NE, between MONTGOMERY BLVD NE and MONTGOMERY PARKWAY LOOP NE containing approximately 2 acre(s). [REF: V-86-102, Z-87-107, Z-78-69-12, DRB-97-410, 05AA00679] (F-21) **PRELIMINARY PLAT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO UTILITIES DEVELOPMENT TO APPLY FOR A NEW WATER/SEWER ACCOUNT**

FOR LOTS AND GET TAPPING PERMITS,
RECOMMEND CHANGING ADDRESS ALSO.

15. **Project # 1004183**
05DRB-00809 Minor-Prelim&Final Plat
Approval

SURVEYS SOUTHWEST LTD agent(s) for LAURIE HICKS request(s) the above action(s) for all or a portion of Lot(s) B, Block(s) 7, **PERFECTO, MARIANO & JESUS ARMIJO ADDITION**, zoned SU-2, located on 8TH STREET NW and MARQUETTE AVE NW and containing approximately 1 acre(s). [REF: ZA-85-456] [*Deferred from 5/25/05*] (J-14) **DEFERRED AT THE AGENT'S REQUEST TO 6/1/05.**

16. **Project # 1001763**
04DRB-01136 Minor- Final Plat
Approval

SURVEYS SOUTHWEST LTD agent(s) for J. HOWARD MOCK, LAVA PARTNERS request(s) the above action(s) for all or a portion of Tract(s) C-1, **ALBUQUERQUE WEST**, zoned SU-1 FOR C-1 PERMISSIVE USES, located on 57TH ST NW, between QUAIL RD NW and OURAY RD NW containing approximately 2 acre(s). [REF:DRB-96-279, 02DRB00308, 309, 02DRB00856] (*Indef. Deferred from 7/28/04 & Final plat indef deferred 1/19/05 for the SIA*) (H-11) **FINAL PLAT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO UTILITIES DEVELOPMENT FOR OFFSITE SEWER EASEMENT.**

17. **Project # 1003759**
05DRB-00294 Minor-Prelim&Final Plat
Approval

SURVEYS SOUTHWEST LTD agent(s) for KEN BALIZER request(s) the above action(s) for all or a portion of Tract(s) 173A and 174, MRGCD MAP 31, (to be known as **LANDS OF KEN BALIZER**, zoned

RA-2, located on ARCADIAN TR NW, between CALLE LOS VECINOS NW and SAN ISIDRO ST NW containing approximately 1 acre(s). [REF: 04DRB01702] (*Preliminary & Final Indef Deferred 2/23/05*) (G-13) **INDEFINITELY DEFERRED AT THE AGENT'S REQUEST.**

18. **Project # 1002758**
05DRB-00816 Minor-Prelim&Final Plat
Approval

WILKS CO agent(s) for NEW MEXICO KWIK LUBE LLC request(s) the above action(s) for all or a portion of Tract(s) 40, Block(s) 6, **CASA GRANDE ESTATES, UNIT 1**, zoned C-1, located on CANDELARIA RD NE, between TRAMWAY NE and CHELWOOD NE containing approximately 1 acre(s). [REF: DRB-97-146, 03ZHE01015, 03BOA01694, 03BOA02119] (H-23) **PRELIMINARY PLAT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO UTILITIES DEVELOPMENT TO SHOW ADJACENT OFFSITE EASEMENT ALONG WEST PROPERTY LINE FOR EXISTING WATERLINE 24 FEET WIDE ACCESS EASEMENT MUST BE LABELED "PRIVATE" NOT "PUBLIC" FOR WATER/SEWER SERVICES. NEED BENEFICIARIES AND MAINTENANCE NOTE AND TRANSPORTATION DEVELOPMENT FOR MAINTENANCE AND BENEFICIARY NOTE FOR EASEMENT, DISTANCE FROM FACE OF CURB TO PROPERTY LINE WIDTH AND LOCATION OF SIDEWALK.**

19. **Project # 1004185**
05DRB-00817 Minor-Prelim&Final Plat
Approval

WILKS CO agent(s) for UNITED SOUTH BROADWAY CORPORATION, request(s) the above action(s) for all or a portion of Lot(s) 5 & 6, Block(s) 37, **EASTERN ADDITION**, zoned SU-2 NCR, located on EDITH BLVD SE, between AVENIDA CESAR CHAVEZ SE and TRUMBULL AVE SE containing approximately 1 acre(s). (L-14) **PRELIMINARY AND**

**FINAL PLAT APPROVED AND SIGNED OFF BY
THE BOARD.**

20. **Project # 1004186**
05DRB-00815 Minor-Prelim&Final Plat
Approval

WILKS CO agent(s) for PAT ARAGON request(s) the above action(s) for all or a portion of Lot(s) 1-2, Block(s) 7, **JOHN BARON BURG PARK**, zoned R-1, located on 20TH STREET NW, between ASPEN AVE NW and I-40 containing approximately 1 acre(s). (H-13) **PRELIMINARY AND FINAL PLAT APPROVED AND SIGNED OFF BY THE BOARD.**

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

THERE ARE NO SKETCH PLATS THIS WEEK . . .

21. Approval of the Development Review Board Minutes for May 11, 2005. **DRB MINUTES FOR MAY 11, 2005 WERE APPROVED BY THE BOARD.**

ADJOURNED: 11:30 A.M.

**CITY OF ALBUQUERQUE
PLANNING DEPARTMENT**

**May 25, 2005
DRB Comments**

ITEM # 8

PROJECT # 1003369

APPLICATION # 05-00826

RE: Vinter Ct. Subdivision/minor extension of PP

There are no objections to this request. However, with the 15 day appeal period, the applicant has only two days to spare after the 5/25/05 DRB meeting before the original preliminary plat expires.



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

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

DEVELOPMENT REVIEW BOARD--SPEED MEMO

DRB CASE NO/PROJECT NO: 1003369

AGENDA ITEM NO: 8

SUBJECT:

Preliminary Plat

ACTION REQUESTED:

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

ENGINEERING COMMENTS:

The Hydrology Section has no objection to the extension request.

RESOLUTION:

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

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

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

FOR:

SIGNED: Bradley L. Bingham
City Engineer/AMAFCA Designee

DATE: May 25, 2005



OFFICIAL NOTICE OF DECISION

CITY OF ALBUQUERQUE
PLANNING DEPARTMENT
DEVELOPMENT REVIEW BOARD

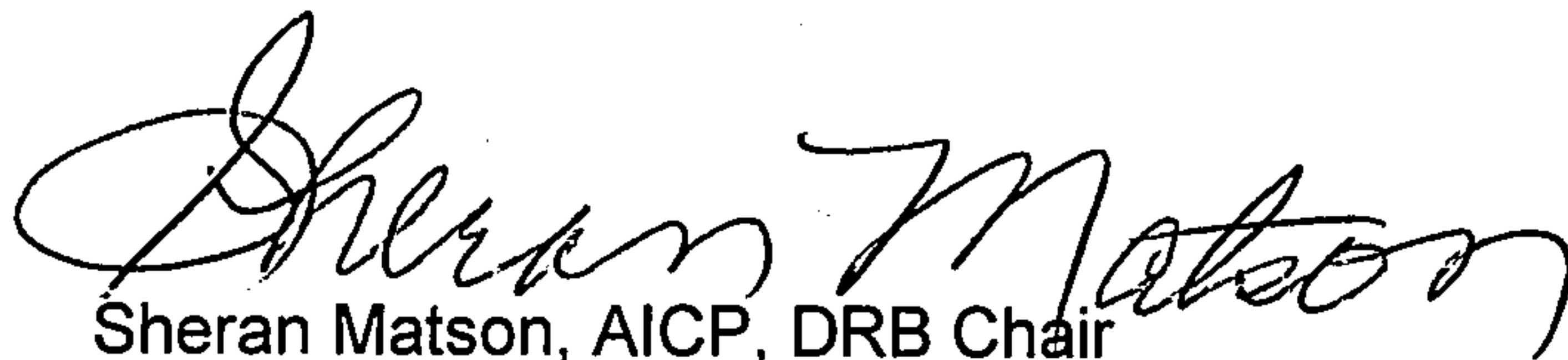
February 9, 2005

4. Project # 1003369

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

BOB KEERAN agent(s) for LLAVE CONSTRUCTION INC request(s) these action(s) for all or a portion of Unit(s) 3, Lot(s) 6 & 7, Tract(s) 3, Block(s) 16, NORTH ALBUQUERQUE ACRES, VINTNER COURT SUBDIVISION, zoned DETENTION POND, located on VINTNER NE, between VENTURA NE and CORONA NE containing approximately 2 acre(s). [Deferred from 5/12/04, 5/26/04, 6/9/04, 6/23/04, 7/14/04, 7/21/04, 8/11/04, 8/25/04, 9/8/04, 10/6/04 & 11/3/04 & 1/12/05] (C-20)

At the February 9, 2005, Development Review Board meeting, the above request was withdrawn at the agent's request.



Sheran Matson, AICP, DRB Chair

Cc: Bob Keeran, Llave Construction Inc., P.O. Box 93642, 87199
Marilyn Maldonado, Planning Department, 4th Floor, Plaza del Sol Bldg.
File

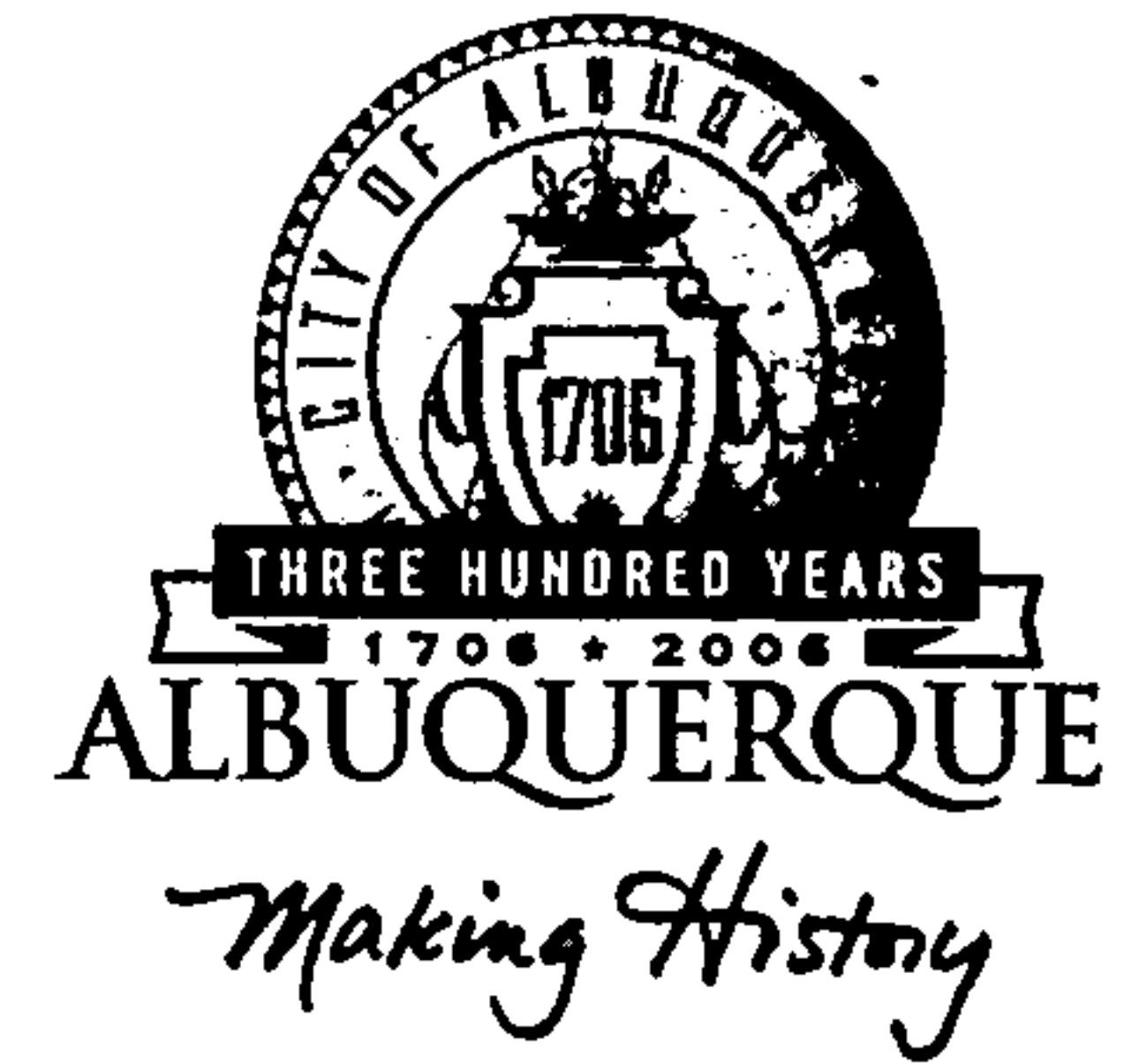
W/D

DRB PUBLIC HEARING SIGN IN SHEETS

CASE NUMBER: 1003369 AGENDA#: 4 DATE: 2/9/05

1. Name: J. YARDUMIAN Address: 7801 RC GORMAN Zip: 87122
2. Name: _____ Address: _____ Zip: _____
3. Name: _____ Address: _____ Zip: _____
4. Name: _____ Address: _____ Zip: _____
5. Name: _____ Address: _____ Zip: _____
6. Name: _____ Address: _____ Zip: _____
7. Name: _____ Address: _____ Zip: _____
8. Name: _____ Address: _____ Zip: _____
9. Name: _____ Address: _____ Zip: _____
10. Name: _____ Address: _____ Zip: _____
11. Name: _____ Address: _____ Zip: _____
12. Name: _____ Address: _____ Zip: _____
13. Name: _____ Address: _____ Zip: _____
14. Name: _____ Address: _____ Zip: _____

CITY OF ALBUQUERQUE



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

DEVELOPMENT REVIEW BOARD--SPEED MEMO

DRB CASE NO/PROJECT NO: 1003369

AGENDA ITEM NO: 4

SUBJECT:

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

ACTION REQUESTED:

P.O. Box 1293

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

ENGINEERING COMMENTS:

Albuquerque

Recent development in the project area may have made this request moot.

New Mexico 87103

RESOLUTION:

www.cabq.gov

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

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 9, 2005



**DEVELOPMENT REVIEW BOARD
ACTION SHEET**

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

January 12, 2005

9:00 a.m.

MEMBERS:

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

Wilfred Gallegos, Transportation Development
Brad Bingham, Alternate City Engineer

Roger Green, Utility Development
Christina Sandoval, Parks & Recreation

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

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

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

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

Adjourned: NOON

CASES WHICH REQUIRE PUBLIC NOTIFICATION

MAJOR SUBDIVISIONS, VACATIONS, SIA EXTENSIONS AND SITE DEVELOPMENT PLANS

1. **Project # 1003520**
04DRB-01567 Major-Preliminary Plat Approval
04DRB-01568 Minor-Temp Defer SDWK
04DRB-01863 Minor-Subd Design (DPM) Variance

MARK GOODWIN & ASSOCIATES PA agent(s) for WASHINGTON STREET INVESTORS LLC request(s) the above action(s) for all or a portion of Lot(s) 27 & 28, Block(s) 16, Tract(s) 1, NORTH ALBUQUERQUE ACRES UNIT 3 (to be known as **BENJAMIN PLACE SUBDIVISION**) zoned R-D, located on GLENDALE AVE NE, between BARSTOW ST NE and VENTURA ST NE containing approximately 2 acre(s). [REF: 04DRB00999] [Deferred from 11/3/04, 12/1/04, 12/15/04 & 1/5/05] 04DRB-1570 WAS WITHDRAWN. (B-20) WITH THE SIGNING OF THE INFRASTRUCTURE LIST DATED 1/12/05 AND APPROVAL OF THE GRADING PLAN ENGINEER STAMP DATED 12/29/04 THE PRELIMINARY PLAT WAS APPROVED WITH A CONDITION OF FINAL PLAT: AN APPROVED PERIMETER WALL DESIGN MUST OCCUR BEFORE FINAL PLAT APPROVAL. 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 FROM DESIGN STANDARDS WAS APPROVED AS SHOWN ON EXHIBIT C IN THE PLANNING FILE FOR NON-PLACEMENT OF SIDEWALKS WHICH WILL NOT PRECLUDE ANY FUTURE PROJECT FROM CONSTRUCTING SIDEWALK LATER.

2. **Project # 1002384**
04DRB-01942 Major-Two Year SIA

BOHANNAN HUSTON INC agent(s) for D R HORTON HOMES request(s) the above action(s) for all or a portion of Tract(s) 4, COORS VILLAGE, (to be known as **RANCHO ENCANTADO DEL SUR**, zoned SU-3, located on COORS BLVD NW, between ATRISCO BLVD NW and MILNE RD NW containing approximately 20 acre(s). [REF: 03DRB01369] (F-11) A ONE-YEAR EXTENSION OF THE SIA WAS APPROVED.

3. **Project # 1003429**
04DRB-01950 Major-Preliminary Plat Approval
04DRB-01951 Major-Vacation of Pub Right-of-Way
04DRB-01952 Major-Vacation of Public Easements
04DRB-01953 Minor-Sidewalk Waiver
04DRB-01954 Minor-Temp Defer SDWK

BOHANNAN HUSTON INC agent(s) for CURB INC request(s) the above action(s) for all or a portion of Tract(s) 16B & 16C EL RANCHO GRANDE, (to be known as **SIERRA RANCH SUBDIVISION**, zoned R-LT & RD, located on GIBSON BLVD SW, between MESSINA SW and GIBSON SW containing approximately 62 acre(s). [REF: 04DRB-01891, 04DRB00717] [*Deferred from 1/12/05*] (N-8) **DEFERRED AT THE AGENT'S REQUEST TO 1/26/05.**

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

SURV TEK INC agent(s) for CURB WEST INC request(s) the above action(s) for all or a portion of Tract(s) B-2-A, PARADISE HEIGHTS (to be known as **SEVILLE SUBDIVISION, UNIT 3A**), zoned R-1, located on KAYENTA BLVD NW north of SEQUOIA AVE NW containing approximately 24 acre(s). [REF: 02DRB01791, 02DRB01250, 04DRB00826, 04DRB00827, 04DRB01224, 04DRB01225] (A-10) **THE AMENDED INFRASTRUCTURE LIST DATED 1/12/05 WAS APPROVED. THE AMENDED GRADING PLAN ENGINEER STAMP DATED 12/16/04 WAS APPROVED. THE AMENDED PRELIMINARY PLAT WAS APPROVED. THIS AMENDMENT DOES NOT EXTEND THE EXPIRATION DATE OF THE ALREADY APPROVED PRELIMINARY PLAT. THE TEMPORARY DEFERRAL OF CONSTRUCTION OF SIDEWALKS ON THE INTERIOR STREETS WAS APPROVED A SHOWN ON EXHIBIT C IN THE PLANNING FILE.**

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

TIERRA WEST LLC agent(s) for AMC DEVELOPMENT SERVICES request(s) the above action(s) for all or a portion of Tract(s) 1D, SEVILLE (to be known as **SEVILLE SUBDIVISION, UNIT 9**, zoned R-LT, located on KAYENTA ST NW, between IRVING BLVD NW and CALABACILLAS ARROYO containing approximately 8 acre(s). [REF: 04DRB00529] (A-10) **WITH THE SIGNING OF THE INFRASTRUCTURE LIST DATED 1/12/05 AND APPROVAL OF THE GRADING PLAN ENGINEER STAMP DATED 12/16/04 THE PRELIMINARY PLAT WAS APPROVED WITH CONDITIONS: TO REEVALUATE THE LOCATION OF PYRENEES CT AND IRVING BLVD., TO SHOW THE 20-FOOT PEDESTRIAN EASEMENT ON THE FINAL PLAT AND TO GRANT THE 20-FOOT PUBLIC SANITARY SEWER EASEMENT TO THE CITY OF ALBUQUERQUE AS WELL AS NEW MEXICO UTILITIES INC. THE TEMPORARY DEFERRAL OF CONSTRUCTION OF SIDEWALKS ON THE INTERIOR STREETS WAS APPROVED AS SHOWN ON EXHIBIT C IN THE PLANNING FILE.**

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

GREATER ALBUQUERQUE HOUSING PARTNERSHIP request(s) the above action(s) for all or a portion of Tract(s) 2, **SUNPORT LODGINGS ADDITION**, zoned R-2, located on WELLESLEY SE, between CARLISLE SE and GIBSON SE containing approximately 2 acre(s). [REF: 03DRB01778, 03DRB00537, 04DRB01836] (L-16) **WITH THE SIGNING OF THE INFRASTRUCTURE LIST DATED 1/112/05 AND APPROVAL OF THE GRADING PLAN ENGINEER STAMP DATED 9/8/03 THE PRELIMINARY PLAT WAS APPROVED.**

04DRB-01836 Minor-Final Plat Approval

GREATER ALBUQUERQUE HOUSING PARTNERSHIP request(s) the above action(s) for all or a portion of Tract(s) 2, **SUNPORT LODGING ADDITION**, zoned R-2, located on WELLESLEY SE, between CARLISLE SE and GIBSON SE containing approximately 2 acre(s). [REF: 04DRB01778] [*Deferred from 12/15/04*] (L-16) **THE FINAL PLAT WAS APPROVED AND SIGNED OFF BY THE BOARD.**

7. **Project # 1003585**
04DRB-01958 Major-Preliminary Plat
Approval

RIO GRANDE ENGINEERING agent(s) for PHILLIP RABY request(s) the above action(s) for all or a portion of Lot(s) 1, 2, 3 and 4, Block(s) 4, GRANADA HEIGHTS ADDITION, (to be known as **TOWNHOMES @ MASONS LANDING**, zoned O-R, located on SILVER AVE SE, between ALISO AVE SE and MORNINGSIDE AVE SE containing approximately 2 acre(s). [REF: 04DRB01168] (K-17) **DEFERRED AT THE AGENT'S REQUEST TO 2/9/05.**

8. **Project # 1002134**
04DRB-01804 Major-Preliminary Plat
Approval

MARK GOODWIN & ASSOCIATES, PA agent(s) for VISTA DEL NORTE DEVELOPMENT LLC request(s) the above action(s) for all or a portion of Tract(s) U-2, U-3, U-4 and U-6, **VISTA DEL NORTE SUBDIVISION**, zoned SU-1 FOR IP, located on PASEO DEL NORTE NE, between EDITH BLVD NE and NORTH DIVERSION CHANNEL containing approximately 30 acre(s). [REF: DRB-94-288, Z-87-113, 02DRB01196, 02DRB01199] [*Deferred from 12/29/04 & 1/12/05*] (D-16) **DEFERRED AT THE AGENT'S REQUEST TO 1/25/05.**

04DRB-01967 Minor-SiteDev Plan
Subd/EPC

MARK GOODWIN & ASSOCIATES agent(s) for VISTA DEL NORTE DEVELOPMENT LLC request(s) the above action(s) for all or a portion of Tract(s) U-2, U-3, U-4 and U-6, **VISTA DEL NORTE SUBDIVISION**, zoned SU-1 special use zone, located on LAS LOMITAS DR NW, between EL PUEBLO RD NW and VISTA DEL NORTE NW containing approximately 31 acre(s). [REF: Z-87-113, DRB-94-288, 02DRB01196, 02DRB01199, 04DRB01804, 04DRB00794] [**Elvira Lopez, EPC Case Planner**] [*Deferred from 12/29/04 & 1/12/05*] (D-16) **DEFERRED AT THE AGENT'S REQUEST TO 1/25/05.**

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

WILSON & COMPANY agent(s) for 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] (D-9) **DEFERRED AT THE AGENT'S REQUEST TO 2/16/05.**

10. **Project # 1003369**
04DRB-00514 Major-Drainage Plan to
Determine the Cost Allocation for Storm
Drainage Improvements

BOB KEERAN agent(s) for LLAVE CONSTRUCTION INC request(s) these action(s) for all or a portion of Unit(s) 3, Lot(s) 6 & 7, Tract(s) 3, Block(s) 16, **NORTH ALBUQUERQUE ACRES, VINTNER COURT SUBDIVISION**, zoned DETENTION POND, located on VINTNER NE, between VENTURA NE and CORONA NE containing approximately 2 acre(s). [Deferred from 5/12/04, 5/26/04, 6/9/04, 6/23/04, 7/14/04, 7/21/04, 8/11/04, 8/25/04, 9/8/04, 10/6/04 & 11/3/04 & 1/12/05] (C-20) **DEFERRED AT THE AGENT'S REQUEST TO 2/9/05.**

11. **Project # 1003757**
04DRB-01688 Major-Vacation of Pub
Right-of-Way

ISAACSON & ARFMAN PA agent(s) for DEAN FOODS, DBA CREAMLAND DAIRIES request(s) the above action(s) for **ALVARADO ADDITION**, located on HAINES NW, between 2ND ST NW and 3RD ST NW containing approximately 1 acre(s). [REF: V-89-87, DRB 89-490] [Deferred from 12/1/04, 12/15/04 & 1/12/05] (H-14) **DEFERRED AT THE AGENT'S REQUEST TO 2/9/05.**

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

TIERRA WEST LLC agent(s) for GELTMORE LAND LTD CO request(s) the above action(s) for all or a portion of Tract(s) A, **CHAMISA RIDGE - UNIT 1**, zoned R-LT, located on PARADISE BLVD NW, between BIG SAGE DR NW and CONEFLOWER DR NW containing approximately 18 acre(s). *[Deferred from 6/9/04, 6/23/04, 8/4/04, 9/29/04, Indefinitely Deferred on 11/10/04, 12/8/04 & 1/5/05]* [REF:02DRB-00963](B-10) **WITH THE SIGNING OF THE INFRASTRUCTURE LIST DATED 1/12/05 AND APPROVAL OF THE GRADING PLAN ENGINEER STAMP DATED 12/15/04 THE PRELIMINARY PLAT WAS APPROVED. THE VACATIONS WERE APPROVED AS SHOWN ON EXHIBIT B IN THE PLANNING FILE. THE TEMPORARY DEFERRAL OF CONSTRUCTION OF SIDEWALKS ON THE INTERIOR STREETS WAS APPROVED AS SHOWN ON EXHIBIT C IN THE PLANNING FILE.**

SITE DEVELOPMENT PLANS, AMENDED PLANS, AND MASTER DEVELOPMENT PLANS

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

13. **Project # 1000816**
05DRB-00005 Minor-SiteDev Plan
Bld/Permit/EPC

TAFAZZUL HUSSAIN agent(s) for ALEEM & FAIZEL KASSAM request(s) the above action(s) for all or a portion of Block(s) 4B, Tract(s) 1A, **SUNPORT PARK**, zoned IP, located on UNIVERSITY BLVD SE, between SUNPORT BLVD SE and WOODWARD RD SE containing approximately 3 acre(s). [REF: 04EPC00293] **[Chris Hyer, EPC Case Planner]** *[Deferred from 1/12/05]* (M-15) **DEFERRED AT THE AGENT'S REQUEST TO 1/19/05.**

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

14. **Project # 1003784**
05DRB-00007 Minor-Prelim&Final Plat
Approval
- SURVEYS SOUTHWEST LTD agent(s) for JESUS ESPINOZA request(s) the above action(s) for all or a 50-foot portion of **VACATED ALAMEDA LATERAL**, zoned lateral, located on PROSPECT AVE NE, between BROADWAY BLVD NE and CUTLER AVE NE containing approximately 1 acre(s). [REF: 04EPC01776] (H-15) **THE PRELIMINARY AND FINAL PLAT WERE APPROVED AND SIGNED OFF BY THE BOARD.**
15. **Project # 1003796**
04DRB-01990 Minor-Prelim&Final Plat
Approval
- PATRICK J GRIFFIN request(s) the above action(s) for all or a portion of Lot(s) 79, Block(s) 11, **SKYVIEW WEST ADDITION**, zoned R-1, located on GWIN RD SW, between UNSER BLVD SW and GASLIGHT SW containing approximately 1 acre(s). [REF: 04DRB01807] (K-10) **THE PRELIMINARY PLAT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO PLANNING FOR REAL PROPERTY'S SIGNATURE.**
16. **Project # 1002727**
05DRB-00010 Minor-Prelim&Final Plat
Approval
- DAC ENTERPRISES INC agent(s) for PEGGY DASKALOS-LYCOU request(s) the above action(s) for all or a portion of Tract(s) A, Lot(s) 6-10, Block(s) 105, **BEL AIR SUBDIVISION**, zoned C-2, located on MENAUL BLVD NE, between ALVARADO DR NE and PALOMAS DR NE containing approximately 1 acre(s). [REF: 04ZHE00955] (H-18) **THE PRELIMINARY PLAT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO TRANSPORTATION DEVELOPMENT FOR POSSIBLE RADII DEDICATIONS AND TO PLANNING FOR AGIS DXF FILE.**

17. **Project # 1003695**
05DRB-00008 Minor-Prelim&Final Plat
Approval

HALL SURVEYING CO agent(s) for A BAIN COCHRAN III request(s) the above action(s) for all or a portion of Lot(s) 4 (west 63 feet), Block(s) 12, **ALBUQUERQUE HIGHLANDS**, zoned R-1, located on LA VETA NE, between SAN MATEO NE and MOUNTAIN RD NE containing approximately 1 acre(s). [REF:04DRB-1404] (J-18) **INDEFINITELY DEFERRED AT THE AGENT'S REQUEST.**

18. **Project # 1003673**
04DRB-01637 Minor-Final Plat Approval

RIO GRANDE ENGINEERING agent(s) for ERIMY PROPERTIES LTD request(s) the above action(s) for all or a portion of Lot(s) 7, 8 and 9, Block(s) 3, **NORTH ALBUQUERQUE ACRES, UNIT 3**, (to be known as **OAKLAND SOUTH SUBDIVISION**) zoned RD, located on OAKLAND AVE NE, between VENTURA BLVD NE and BARSTOW BLVD NE containing approximately 3 acre(s). [REF: 04DRB01424] [*Deferred from 10/27/04 & 11/3/04, [11/10/04 NEITHER THE APPLICANT NOR THE AGENT WERE PRESENT DEFERRED TO 11/17/04, Final Plat Indef Deferred for SIA.]*] (C-20) **FINAL PLAT WAS APPROVED WITH FINAL SIGNOFF DELEGATED TO CITY ENGINEER FOR SIA, AMAFCA'S SIGNATURE AND NEEDED EASEMENTS AND TO PLANNING FOR THE AGIS DXF FILE.**

19. **Project # 1003604**
04DRB-01794 Minor-Final Plat Approval

ABQ ENGINEERING agent(s) for D T LAND DEVELOPMENT request(s) the above action(s) for all or a portion of Tract(s) 217, 218, 219 and 220, **MIRA MESA SUBDIVISION**, zoned R-2 residential zone, located on HANOVER RD NW, between GLENRIO RD NW and 68TH ST NW containing approximately 13 acre(s). [REF 04DRB01233, 04DRB01452, 04DRB01453] [*Deferred from 12/1/04, 12/8/04 & 1/5/05]*] (J-10) **THE FINAL PLAT WAS APPROVED WITH THE FOLLOWING CAVEAT: THE AGENT IS TO GET THE TREASURER'S STAMP ON THE MYLAR AND TURN THE MYLAR OVER TO KEVIN CURRAN WITHOUT RECORDING IT. THE RECORDING WILL OCCUR LATER.**

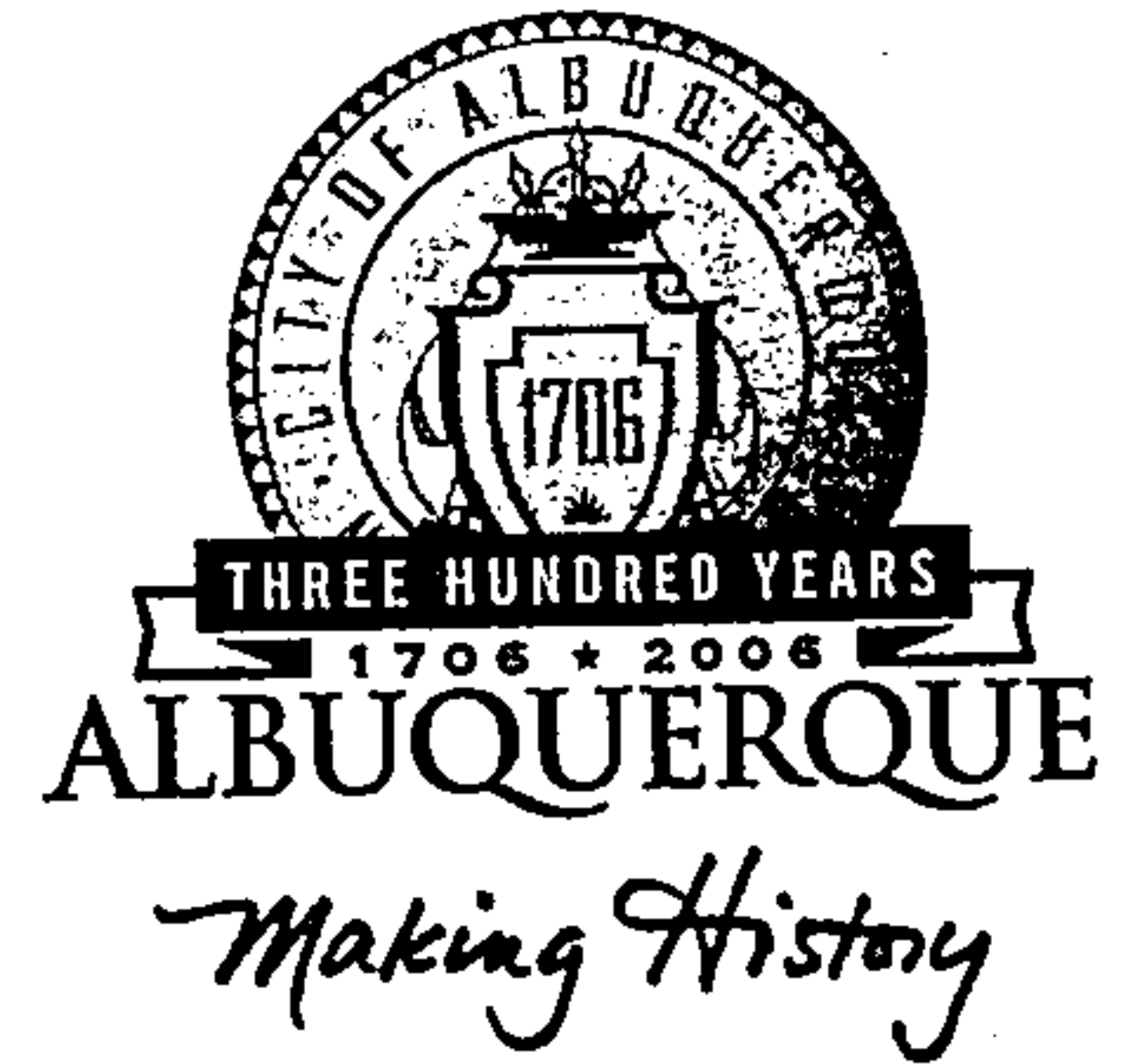
NO ACTION IS TAKEN ON THESE CASES:
APPLICANT - AGENT IS REQUIRED TO BE AT THE MEETING

20. **Project # 1003865**
05DRB-00006 Minor-Sketch Plat or Plan
- FORSTBAUER SURVEYING LLC agent(s) for PARKS GUSTOM BUILDERS INC request(s) the above action(s) for all or a portion of Lot(s) 11,12, 21 and 22, Block(s) 28, **NORTH ALBUQUERQUE ACRES, TRACT A, UNIT B**, zoned SU2 - IP, located on ALAMEDA BLVD NE, between SAN PEDRO NE and LOUISIANA NE containing approximately 4 acre(s). [REF: Z-87-42-1,DRB-99-187] (C-18) **THE ABOVE REQUEST WAS REVIEWED AND COMMENTS WERE GIVEN.**
21. **Project # 1001568**
05DRB-00002 Minor-Sketch Plat or Plan
- ED HADDAWAY request(s) the above action(s) for all or a portion of Tract(s) 90 and 91A1-A1-B1-A, **MRGCD MAP 35**, zoned RA-2, located on RIO GRANDE BLVD NW, between INDIAN SCHOOL NW and MATTHEW NW containing approximately 2 acre(s). [REF: 01EPC01563, 04DRB01170] (H-13) **THE ABOVE REQUEST WAS REVIEWED AND COMMENTS WERE GIVEN.**
22. **Project # 1003863**
04DRB-01989 Minor-Sketch Plat or Plan
- URS agent(s) for GLOBAL BRIDGE PARTNERS request(s) the above action(s) for all or a portion of Tract(s) C-2, **MENAUL SCHOOL INC**, zoned M-1, located on BROADBENT PARKWAY NE, between CANDELARIA NE and MENAUL NE containing approximately 2 acre(s). (H-15) **THE ABOVE REQUEST WAS REVIEWED AND COMMENTS WERE GIVEN.**

23. Approval of the Development Review Board Minutes for December 29, 2004. **THE DRB MINUTES FOR DECEMBER 29, 2004 WERE APPROVED BY THE BOARD.**

ADJOURNED: NOON

CITY OF ALBUQUERQUE



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

DEVELOPMENT REVIEW BOARD--SPEED MEMO

DRB CASE NO/PROJECT NO: 1003369

AGENDA ITEM NO: 3

SUBJECT:

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

ACTION REQUESTED:

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

ENGINEERING COMMENTS:

An approved cost allocation report is required for approval.

RESOLUTION:

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

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

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

FOR:

SIGNED: Bradley L. Bingham
City Engineer/AMAFCA Designee

DATE: October 6, 2004

P.O. Box 1293

Albuquerque

New Mexico 87103

www.cabq.gov

11-3-04

*Refer to
2/9/05*

DRB PUBLIC HEARING SIGN IN SHEETS

CASE NUMBER: 1003369 AGENDA#: 10 DATE: 1-12-05

1. Name: _____ Address: _____ Zip: _____

2. Name: _____ Address: _____ Zip: _____

3. Name: _____ Address: _____ Zip: _____

4. Name: _____ Address: _____ Zip: _____

5. Name: _____ Address: _____ Zip: _____

6. Name: _____ Address: _____ Zip: _____

7. Name: _____ Address: _____ Zip: _____

8. Name: _____ Address: _____ Zip: _____

9. Name: _____ Address: _____ Zip: _____

10. Name: _____ Address: _____ Zip: _____

11. Name: _____ Address: _____ Zip: _____

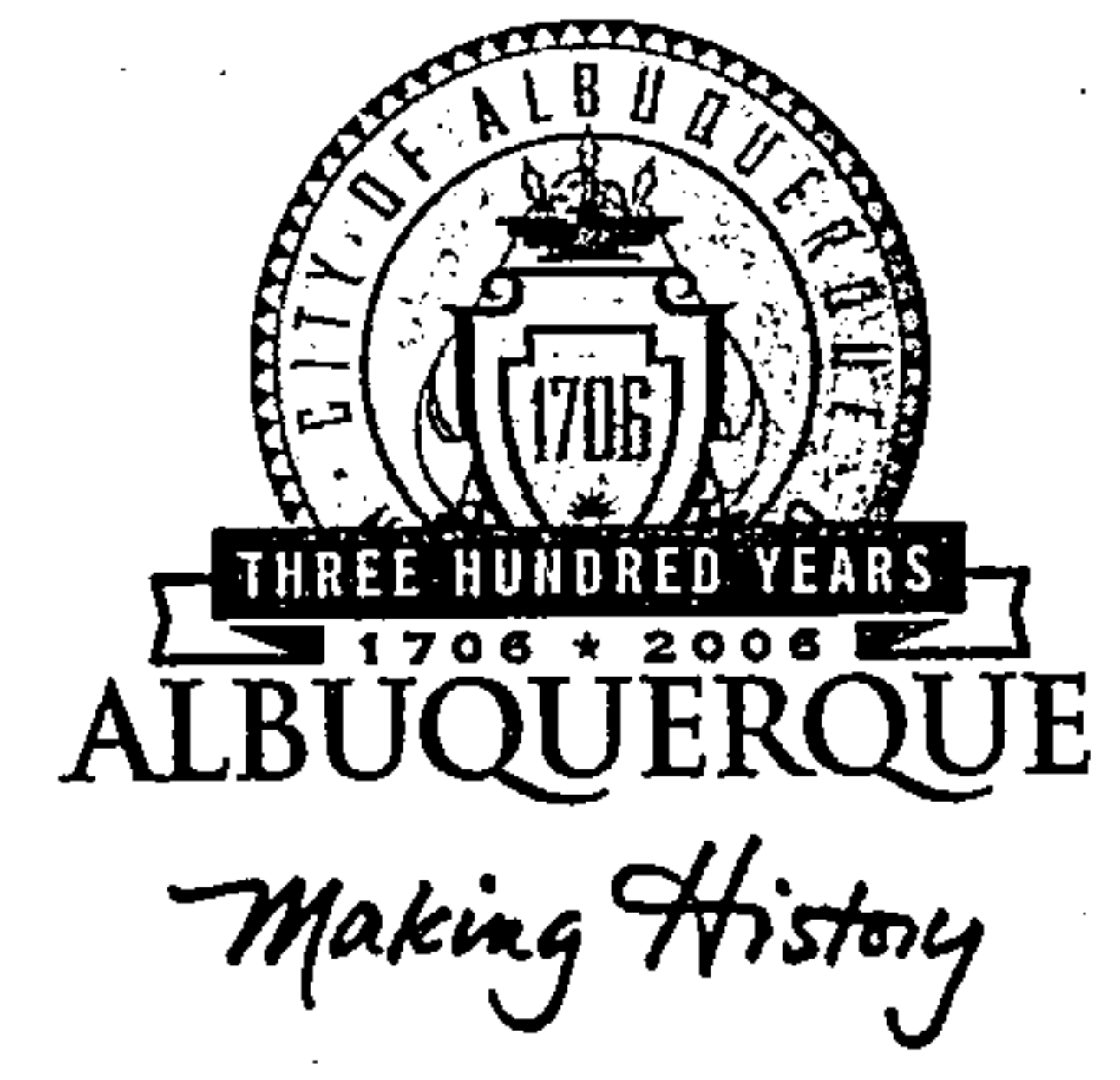
12. Name: _____ Address: _____ Zip: _____

13. Name: _____ Address: _____ Zip: _____

14. Name: _____ Address: _____ Zip: _____

CITY OF ALBUQUERQUE

alger 2/9/05



PLANNING DEPARTMENT
DEVELOPMENT AND BUILDING SERVICES
HYDROLOGY DEVELOPMENT SECTION

DEVELOPMENT REVIEW BOARD--SPEED MEMO

DRB CASE NO/PROJECT NO: 1003369

AGENDA ITEM NO: 10

SUBJECT:

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

ACTION REQUESTED:

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

ENGINEERING COMMENTS:

An approved cost allocation plan is required for approval.

RESOLUTION:

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

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

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

FOR:

SIGNED: Bradley L. Bingham
City Engineer/AMAFCA Designee

DATE: January 12, 2005

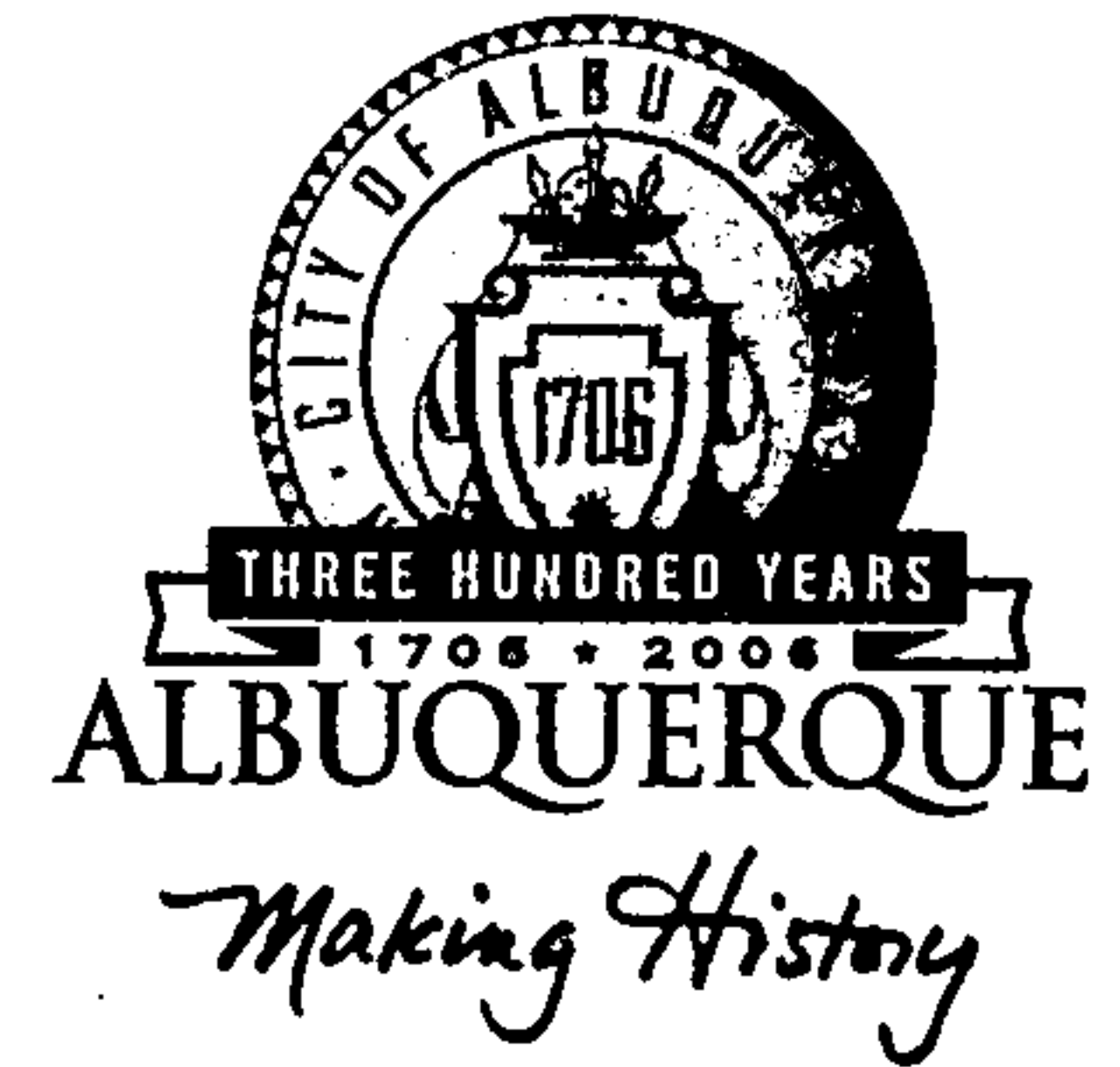
P.O. Box 1293

Albuquerque

New Mexico 87103

www.cabq.gov

CITY OF ALBUQUERQUE



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

DEVELOPMENT REVIEW BOARD--SPEED MEMO

DRB CASE NO/PROJECT NO: 1003369

AGENDA ITEM NO: 10

SUBJECT:

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

ACTION REQUESTED:

P.O. Box 1293

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

ENGINEERING COMMENTS:

Albuquerque

An approved cost allocation plan is required for approval.

New Mexico 87103

RESOLUTION:

www.cabq.gov

APPROVED ____; DENIED ____; DEFERRED ^{to 2-09-05}; COMMENTS PROVIDED ____; WITHDRAWN

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

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

FOR:

SIGNED: Bradley L. Bingham
City Engineer/AMAFCA Designee

DATE: January 12, 2005



**DEVELOPMENT REVIEW BOARD
ACTION SHEET**

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

November 3, 2004 9:00 a.m.

MEMBERS:

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

Wilfred Gallegos, Transportation Development
Brad Bingham, Alternate City Engineer

Roger Green, Utility Development
Christina Sandoval, Parks & Recreation

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

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

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

- A. Call to Order: 9:00 a.m. Adjourned: 11:40 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 # 1003571**
 04DRB-01517 Major-Vacation of Public Easements
 04DRB-01518 Major-Preliminary Plat Approval
 04DRB-01519 Minor-Sidewalk Waiver
 04DRB-01520 Minor-Temp Defer SDWK
 MARK GOODWIN & ASSOCIATES agent(s) for CURB INC request(s) the above action(s) for all or a portion of Tract(s) 9-B-1, 9-B-2 and 12-A-2, **EL RANCHO GRANDE 1, UNIT 9B**, zoned R-LT residential zone, located on BLAKE RD NW, between AMOLE CHANNEL and 98TH ST NW containing approximately 36 acre(s). [REF: 04DRB01134] *[Deferred from 11/3/04]* (N-9) **DEFERRED AT THE AGENT'S REQUEST TO 11/10/04.**

2. **Project # 1003520**
04DRB-01567 Major-Preliminary Plat
Approval
04DRB-01570 Minor-Ext of SIA for Temp
Defer SDWK (WITHDRAWN)
04DRB-01568 Minor-Temp Defer SDWK

MARK GOODWIN & ASSOCIATES PA agent(s) for WASHINGTON STREET INVESTORS LLC request(s) the above action(s) for all or a portion of Lot(s) 27 & 28, Block(s) 16, Tract(s) 1, NORTH ALBUQUERQUE ACRES UNIT 3 (to be known as **BENJAMIN PLACE SUBDIVISION**) zoned R-D, located on GLENDALE AVE NE, between BARSTOW ST NE and VENTURA ST NE containing approximately 2¹ acre(s). [REF: 04DRB00999] [Deferred from 11/3/04] (B-20) 04DRB-1570 WAS WITHDRAWN. **DEFERRED AT THE AGENT'S REQUEST TO 12/1/04.**

3. **Project # 1001685**
04DRB-01566 Major-Vacation of Pub
Right-of-Way

WILSON & COMPANY agent(s) for GOLF COURSE & MCMAHON LLC request(s) the above action(s) for all or a portion of Tract(s) 1-B, **PARADISE NORTH**, zoned SU-1 FOR IP, located on GOLF COURSE RD NW, between MCMAHON BLVD NW and IRVING BLVD NW containing approximately 24 acre(s). [REF: 02DRB-00005] (A-12) **THE VACATION WAS APPROVED AS SHOWN ON EXHIBIT B IN THE PLANNING FILE.**

4. **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] (D-9) **DEFERRED AT THE AGENT'S REQUEST TO 11/10/04.**

5. **Project # 1003238**
04DRB-01569 Major-Preliminary Plat
Approval
04DRB-01573 Minor-Vacation of Private
Easements
04DRB-01571 Minor-Sidewalk Waiver
04DRB-01572 Minor-Temp Defer SDWK

TIERRA WEST LLC agent(s) for AMC DEVELOPMENT SERVICES request(s) the above action(s) for all or a portion of Lot(s) A, B C, Tract(s) 267, 268-B, 270-A-2, 270-A-1-C, 270-A-1-D, 270-B AND 315-A-1-A-1, M.R.G.C.D. MAP 35 AND LAND OF ALBERT PEREZ, TRACT(S) B1 AND B2, LAND OF MACIEL & TRUJILLO (to be known as **FLORAL MEADOWS SUBDIVISION**, zoned R-LT residential zone, located on INTERSTATE 40 between RIO GRANDE BLVD NW and MONTOYA ST NW containing approximately 8 acre(s). [REF: 04EPC00156, 04EPC00157, 04DRB00661, 04DRB01227] *[Deferred from 11/3/04]* (H-12/H-13) **DEFERRED AT THE AGENT'S REQUEST TO 11/17/04.**

6. **Project # 1003705**
04DRB-01540 Major-Vacation of Public
Easements
04DRB-01539 Minor-Sketch Plat or Plan

FORSTBAUER SURVEYING LLC agent(s) for DR VIJAY AGARWAL request(s) the above action(s) for all or a portion of Lot(s) 7, 8 AND 9 and the south 47 feet of Lot(s) 4, 5, 6, Block(s) 22, **BROWNEWELL & LAILS HIGHLAND ADDITION**, zoned SU-2 MC, located on OAK ST NE, between TIJERAS NE and COPPER NE containing approximately 1 acre(s). [REF:V-78-38] *[Deferred from 11/3/04]* (K-15) **DEFERRED AT THE AGENT'S REQUEST TO 11/10/04.**

7. **Project # 1003717**
04DRB-01565 Major-Vacation of Pub
Right-of-Way

ERIC C JOHNSON request(s) the above action(s) for all or a portion of Lot(s) 6, Block(s) 38, **EASTERN ADDITION**, zoned SU-2 NCR, located on AVENIDA CESAR CHAVEZ SE, between BROADWAY SE and ARNO SE containing approximately 1 acre(s). (L-14) **VACATION WAS DENIED.**

8. **Project # 1003369**
04DRB-00514 Major-Drainage Plan to
Determine the Cost Allocation for Storm
Drainage Improvements

BOB KEERAN agent(s) for LLAVE CONSTRUCTION INC request(s) these action(s) for all or a portion of Unit(s) 3, Lot(s) 6 & 7, Tract(s) 3, Block(s) 16, NORTH ALBUQUERQUE ACRES, VINTNER COURT SUBDIVISION, zoned DETENTION POND, located on VINTNER NE, between VENTURA NE and CORONA NE containing approximately 2 acre(s). [Deferred from 5/12/04, 5/26/04, 6/9/04, 6/23/04, 7/14/04, 7/21/04, 8/11/04, 8/25/04, 9/8/04, 10/6/04 & 11/3/04] (C-20) **DEFERRED AT THE BOARD'S REQUEST TO JANUARY 12, 2005.**

9. **Project # 1003125**
04DRB-01505 Major-Bulk Land Variance
04DRB-01506 Minor-Prelim&Final Plat
Approval

MOLZEN-CORBIN & ASSOCIATES agent(s) for CITY OF ALBUQUERQUE, AVIATION DEPARTMENT AND RANCH JOINT VENTURE request(s) the above action(s) for all or a portion of Tract(s) D & S, LANDS OF DOUBLE EAGLE II AIRPORT, (to be known as **AEROSPACE TECHNOLOGY PARK**) zoned SU-1 for AIRPORT AND RELATED USES, located on DOUBLE EAGLE II AIRPORT NW, between PASEO DEL VOLCAN (OLD) NW and SHOOTING RANGE PARK RD NW containing approximately 300 acre(s). [Deferred from 10/27/04 & 11/3/04] [REF: 03EPC02054](F-6/G-6) **DEFERRED AT THE AGENT'S REQUEST TO 11/10/04.**

04DRB-01630 Minor-SiteDev Plan
Subd/EPC

CONSENSUS PLANNING agent(s) for CITY OF ALBUQUERQUE, AVIATION DEPARTMENT AND RANCH JOINT VENTURE request(s) the above action(s) for all or a portion of Tract(s) D, F AND S, LANDS OF DOUBLE EAGLE II AIRPORT, (to be known as **AEROSPACE TECHNOLOGY PARK**) zoned SU-1 for AIRPORT AND RELATED USES, located on DOUBLE EAGLE II AIRPORT NW, between PASEO DEL VOLCAN NW and SHOOTING RANGE ACCESS RD NW containing approximately 300 acre(s). [REF: 03EPC02054, 04DRB01505, 04DRB01506][Chris Hyer, EPC Case Planner] [Deferred from 10/27/04 & 11/3/04] (F-5/G-6) **DEFERRED AT THE AGENT'S REQUEST TO 11/10/04.**

SITE DEVELOPMENT PLANS, AMENDED PLANS, AND MASTER DEVELOPMENT PLANS

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

10. **Project # 1001946**
04DRB-01670 Minor-SiteDev Plan
BldPermit/EPC
- WADE-TRIM agent(s) for TARGET CORPORATION request(s) the above action(s) for all or a portion of Tract(s) A-1, **LOS ANGELES CENTER**, zoned M-1 light manufacturing zone, located on PASEO DEL NORTE NE, between I-25 and SAN PEDRO NE containing approximately 11 acre(s). [REF: 04EPC01032, 04DRB01177, 04DRB01178, 04DRB01176] [Makita Hill, EPC Case Planner] [Deferred from 11/3/04] (D-18) **DEFERRED AT THE AGENT'S REQUEST TO 11/17/04.**
11. **Project # 1003372**
04DRB-01234 Minor-SiteDev Plan Subd
- DEKKER/PERICH/SABATINI agent(s) for TIM OTT request(s) the above action(s) for all or a portion of Lot(s) 30-A, Block(s) 11, Tract(s) A, **NORTH ALBUQUERQUE ACRES, UNIT B**, zoned SU-2 FOR M-1, located on ALAMEDA BLVD NE, between SAN MATEO BLVD NE and I-25 containing approximately 1 acre(s). [REF: 03DRB00092, DRB-96-352] (The site plan for building permit was withdrawn at the agent's request.) [Site Plan for Subdivision was deferred from 8/18/04 & 9/8/04] (C-18) **THE SITE PLAN FOR SUBDIVISION WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO UTILITIES DEVELOPMENT TO ACCOMMODATE NEW PUBLIC SAS MANHOLE WITHIN NEW PUBLIC SAS & WATER EASEMENTS AND TO PLANNING FOR 3 COPIES OF SITE PLAN.**
- 04DRB-01665 Minor-Prelim&Final Plat
Approval
- Forstbauer Surveying agent(s) for Tijeras Place LLC request(s) the above action(s) for all or a portion of Lot(s) 30-A, Block(s) 11, Tract(s) A, **NORTH ALBUQUERQUE ACRES, UNIT B**, zoned SU-2 FOR M-1, located on ALAMEDA BLVD NE, between SAN MATEO BLVD NE and I-25 containing approximately 1 acre(s). [REF: 03DRB00092, DRB-96-352, 04DRB01369] (C-18) **PRELIMINARY PLAT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO UTILITIES DEVELOPMENT TO ACCOMMODATE NEW PUBLIC SAS MANHOLE WITHIN NEW PUBLIC SAS & WATER EASEMENTS AND TO PLANNING TO RECORD.**

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

12. **Project # 1002397**
04DRB-01668 Minor-Prelim&Final Plat Approval
- SURV-TEK INC agent(s) for LA ORILLA GROUP LLC request(s) the above action(s) for all or a portion of Tract(s) 10, **BOSQUE PLAZA**, zoned C-1 (SC), located on COORS BLVD NW, between COORS BLVD NW and LA ORILLA RD WEST containing approximately 3 acre(s). [REF: 02DRB-01925, 01926, 03DRB00634, 04DRB00768, 04DRB01588, 04DRB01587, 04DRB00707, 04DRB00798] *[Deferred from 11/3/04]* (E-12) **DEFERRED AT THE AGENT'S REQUEST TO 11/10/04.**
13. **Project # 1002711**
04DRB-01646 Minor-Final Plat Approval
- MARK GOODWIN & ASSOCIATES agent(s) for STV INVESTMENTS VII, LLC request(s) the above action(s) for all or a portion of Lot(s) 7-12 and 21-26, Tract(s) A, **NORTH ALBUQUERQUE ACRES**, (to be known as **OAKLAND ESTATES**, zoned R-D residential and related uses zone, developing area, located on EAGLE ROCK AVE NE, between SAN PEDRO NE and LOUISIANA BLVD NE containing approximately 11 acre(s). [REF: 03EPC00907, 03EPC00908, 03EPC00915] (C-18) **FINAL PLAT WS APPROVED WITH FINAL SIGN OFF DELEGATED TO PARKS FOR CASH-IN-LIEU AND OPEN SPACE NOTE.**
14. **Project # 1002948**
04DRB-01669 Minor-Final Plat Approval
- ISAACSON & ARFMAN, PA agent(s) for MS DEV ONE, LLC request(s) the above action(s) for all or a portion of Lot(s) 1 & 2, Tract(s) A1,171A1BA, **LANDS OF JACK F CULLY** (to be known as **VISTA FAISAN SUBDIVISION**, zoned RA-2, located on ADOBE RD NW, between GUADALUPE TRAIL NW and OPEN SPACE containing approximately 6 acre(s). [REF: 03EPC01736, 03DRB01485, 03DRB01486, 03DRB01497, 04DRB01504] (F-14) **FINAL PLAT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO CITY ENGINEER FOR M.R.G.C.D. SIGNATURE AND PARKS FOR CASH-IN-LIEU.**

15. **Project # 1003573**
04DRB-01417 Minor-Prelim&Final Plat
Approval

RIO GRANDE ENGINEERING agent(s) for ERIMY PROPERTIES LTD request(s) the above action(s) for all or a portion of Lot(s) 28, 29 & 30, Block(s) 2, Tract(s) 3, NORTH ALBUQUERQUE ACRES, UNIT 3, **OAKLAND NORTH SUBDIVISION**, zoned R-D residential and related uses zone, developing area, located on OAKLAND AVE NE, between VENTURA BLVD NE and BARSTOW BLVD NE containing approximately 3 acre(s). [REF: 04DRB-01138] [Deferred from 9/22/04 & 10/6/04] (C-20) **INDEFINITELY DEFERRED AT THE AGENT'S REQUEST.**

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

RIO GRANDE ENGINEERING agent(s) for ERIMY PROPERTIES LTD request(s) the above action(s) for all or a portion of Lot(s) 7, 8 and 9, Block(s) 3, NORTH ALBUQUERQUE ACRES, UNIT 3, (to be known as **OAKLAND SOUTH SUBDIVISION**) zoned RD, located on OAKLAND AVE NE, between VENTURA BLVD NE and BARSTOW BLVD NE containing approximately 3 acre(s). [REF: 04DRB01424] [Deferred from 10/27/04 & 11/3/04] (C-20) **DEFERRED AT THE AGENT'S REQUEST TO 11/10/04.**

NO ACTION IS TAKEN ON THESE CASES:

APPLICANT - AGENT IS REQUIRED TO BE AT THE MEETING

17. **Project # 1003748**
04DRB-01660 Minor-Sketch Plat or Plan

SANDRA DAVIS request(s) the above action(s) for all or a portion of Tract(s) 8-E & 9-E, **LANDS OF HOLLINGSWORTH**, zoned RA-2 residential and agricultural zone, located on ARCADIAN TRAIL NW, between VAN CLEAVE RD NW and GRIEGOS RD NW containing approximately 2 acre(s). (G-13) **THE ABOVE REQUEST WAS REVIEWED AND COMMENTS WERE GIVEN.**

18. Approval of the Development Review Board Minutes for October 20, 2004. **THE DRB MINUTES FOR OCTOBER 20, 2004 WERE APPROVED BY THE BOARD.**

ADJOURNED: 11:40 A.M.

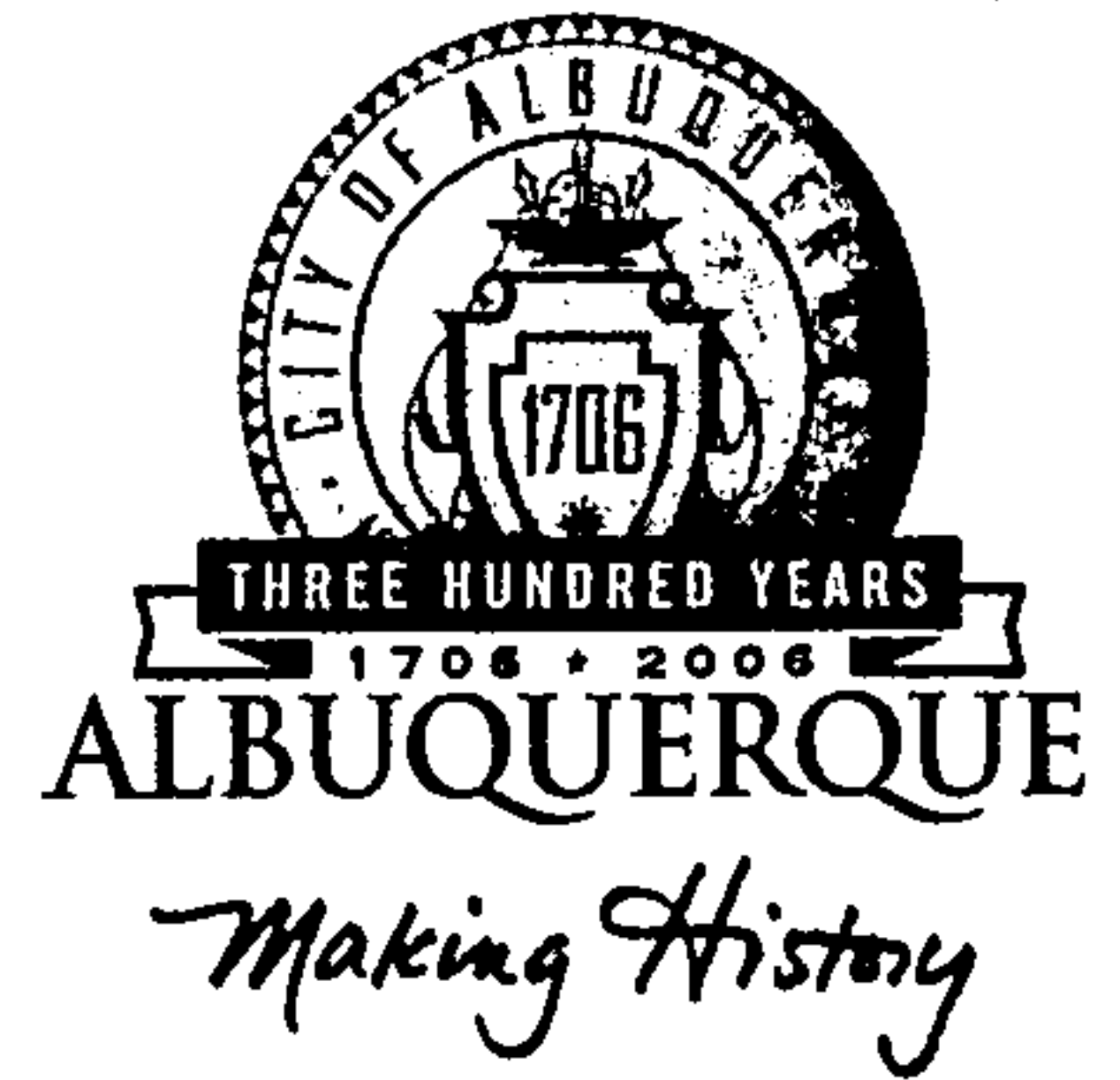
Refer 1-12.05

DRB PUBLIC HEARING SIGN IN SHEETS

CASE NUMBER: 1003369 AGENDA#: 8 DATE: 11.3.04

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

CITY OF ALBUQUERQUE



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

DEVELOPMENT REVIEW BOARD--SPEED MEMO

DRB CASE NO/PROJECT NO: 1003369

AGENDA ITEM NO: 8

SUBJECT:

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

ACTION REQUESTED:

P.O. Box 1293

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

ENGINEERING COMMENTS:

Albuquerque

An approved drainage allocation report is required.

New Mexico 87103

RESOLUTION:

www.cabq.gov

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

1-12-05

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

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

FOR:

SIGNED: Bradley L. Bingham
City Engineer/AMAFCA Designee

DATE: November 3, 2004



**DEVELOPMENT REVIEW BOARD
ACTION SHEET**

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

October 6, 2004 9:00 a.m.

MEMBERS:

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

Wilfred Gallegos, Transportation Development
Brad Bingham, Alternate City Engineer

Roger Green, Utility Development
Christina Sandoval, Parks & Recreation

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

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

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

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

Adjourned: 10:50 a.m.

CASES WHICH REQUIRE PUBLIC NOTIFICATION

MAJOR SUBDIVISIONS, VACATIONS, SIA EXTENSIONS AND SITE DEVELOPMENT PLANS

1. **Project # 1001926**
04DRB-01393 Major-Preliminary Plat Approval
04DRB-01394 Major-Final Plat Approval

TIERRA WEST, LLC agent(s) for JD HOME, INC & JOHN LORENTZEN request(s) the above action(s) for all or a portion of Tract(s) 225, **TOWN OF ATRISCO GRANT, AIRPORT UNIT**, zoned R-2, located on 72ND PL NW, between INTERSTATE 40 WEST and GLEN RIO RD NW containing approximately 5 acre(s). [REF: 03DRB01224, 03DRB01115] (J-10) **DEFERRED AT AGENT'S REQUEST TO 10/13/04.**

2. **Project # 1003591**
04DRB-01384 Major-Preliminary Plat
Approval
04DRB-01386 Minor-Sidewalk Waiver
04DRB-01387 Minor-Temp Defer SDWK

BOHANNAN HUSTON INC agent(s) for D. R. HORTON HOMES request(s) the above action(s) for all or a portion of Tract(s) 31A-1-A, **SUN GATE ESTATES**, zoned R-LT residential zone, located on 98TH ST SW, between BLAKE RD SW and OPEN RANGE AVE SW containing approximately 45 acre(s). [REF: 04DRB-01185] *[Deferred from 10/6/04]* (N-9) **DEFERRED AT THE AGENT'S REQUEST TO 10/13/04.**

3. **Project # 1003369**
04DRB-00514 Major-Drainage Plan to
Determine the Cost Allocation for Storm
Drainage Improvements

BOB KEERAN agent(s) for LLAVE CONSTRUCTION INC request(s) these action(s) for all or a portion of Unit(s) 3, Lot(s) 6 & 7, Tract(s) 3, Block(s) 16, NORTH ALBUQUERQUE ACRES, **VINTNER COURT SUBDIVISION**, zoned DETENTION POND, located on VINTNER NE, between VENTURA NE and CORONA NE containing approximately 2 acre(s). *[Deferred from 5/12/04, 5/26/04, 6/9/04, 6/23/04, 7/14/04, 7/21/04, 8/11/04, 8/25/04, 9/8/04 & 10/6/04]* (C-20) **DEFERRED AT THE AGENT'S REQUEST TO 11/3/04.**

SITE DEVELOPMENT PLANS, AMENDED PLANS, AND MASTER DEVELOPMENT PLANS

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

4. **Project # 1003596**
04DRB-01490 Minor-SiteDev Plan
BldPermit/EPC

GOLDEN & ASSOCIATES agent(s) for BREWER OIL CO INC request(s) the above action(s) for all or a portion of Tract(s) 100-C1, **MONTGOMERY HEIGHTS**, zoned SU-1 FOR C-2 WITH WAREHOUSE, located on SAN MATEO BLVD NE and MONTGOMERY BLVD NE containing approximately 1 acre(s). [REF: 04EPC01216] **[Stephanie Shumsky, EPC Case Planner]** (F-17) **SITE PLAN FOR BUILDING PERMIT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO PLANNING FOR INFRASTRUCTURE LANGUAGE ON THE SIGNATURE BLOCK.**

5. **Project # 1003364**
04DRB-01407 Minor-SiteDev Plan
Subd/EPC
04DRB-01408 Minor-SiteDev Plan
BldPermit/EPC
04DRB-01409 Minor-Prelim&Final Plat
Approval

TIERRA WEST, LLC agent(s) for DOUBLE CHEESE CORPORATION request(s) the above action(s) for all or a portion of Block(s) 10, Tract(s) 1A, **NORTH ALBUQUERQUE ACRES, TRACT 2, UNIT 3**, zoned SU-2 MIXED USES, located on LOUISIANA BLVD NE, between HOLLY AVE NE and PASEO DEL NORTE NE containing approximately 5 acre(s). [REF: DRB-95-478, 04EPC-00495, 04EPC-00494] [**Carmen Marrone, EPC Case Planner**] [*Deferred from 9/22/04*] (C-19) **SITE PLAN FOR SUBDIVISION WAS APPROVED AND SIGNED OFF BY THE BOARD. WITH THE SIGNING OF THE INFRASTRUCTURE LIST DATED 10/6/04 THE SITE PLAN FOR BUILDING PERMIT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO CITY ENGINEER FOR THE SIA. THE PRELIMINARY AND FINAL PLAT WERE APPROVED AND SIGNED OFF BY THE BOARD.**

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

6. **Project # 1003403**
04DRB-01493 Minor-Final Plat Approval

ISAACSON & ARFMAN PA agent(s) for CENTEX HOMES request(s) the above action(s) for all or a portion of Tract(s) F, **THE RESERVE @ THE TRAILS SUBDIVISION**, zoned R-D residential and related uses zone, developing area, located on RAINBOW BLVD NW, between PASEO DEL NORTE NW and the TOWN OF ALAMEDA GRANT SOUTH BOUNDARY containing approximately 18 acre(s). [REF: 04DRB00632, 04DRB00633, 04DRB00634, 04DRB00635, 03DRB01528] (C-9) **FINAL PLAT WAS APPROVED AND SIGNED OFF BY THE BOARD.**

7. **Project # 1001523**
04DRB-01491 Minor-Final Plat Approval

MARK GOODWIN & ASSOCIATES, PA agent(s) for UNSER/98TH STREET PARTNERSHIP LLC request(s) the above action(s) for all or a portion of Lot(s) 2-A, **LADERA BUSINESS PARK, UNIT 2**, zoned SU-1 LIGHT INDUSTRIAL, located on UNSER BLVD NW, between LADERA DR NW and MARKET ST NW containing approximately 19 acre(s). [REF: 01EPC01405, 02DRB00518, 02DRB00519, 02DRB00519] (H-9/H-10) **FINAL PLAT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO CITY ENGINEER FOR AMAFCA'S SIGNATURE.**

8. **Project # 1002856**
04DRB-01492 Minor-Final Plat Approval

MARK GOODWIN & ASSOCIATES PA agent(s) for D R HORTON CUSTOM HOMES request(s) the above action(s) for all or a portion of Tract(s) 2, **MEADOWS @ ANDERSON HILLS**, (to be known as **BLOSSOM RIDGE ESTATES**) zoned R-LT residential zone, located on DENNIS CHAVEZ BLVD SW, between 98th STREET SW and UNSER BLVD SW containing approximately 10 acre(s). [REF: 04DRB01156, 04DRB01157, 04DRB00230, 04DRB00231] (P-9) **FINAL PLAT WAS APPROVED AND SIGNED OFF BY THE BOARD.**

9. **Project # 1002593**
04DRB-01502 Minor-Prelim&Final Plat Approval

BOHANNAN HUSTON INC agent(s) for LAS VENTANAS LIMITED PARTNERSHIP request(s) the above action(s) for all or a portion of Lot(s) 29-35, **VISTA DE ARENAL, UNIT 3**, zoned R-LT residential zone, located on IRVING BLVD NW, between RAINBOW BLVD NW and PAESE PL NW containing approximately 2 acre(s). [REF. 04DRB00911] (B-9) **PRELIMINARY AND FINAL PLAT WERE APPROVED AND SIGNED OFF BY THE BOARD.**

10. **Project # 1002022**
04DRB-01308 Minor-Final Plat Approval

BOHANNAN HUSTON, INC. agent(s) for T. S. MC NANEY & ASSOCIATES, request(s) the above action(s) for all or a portion of Tract(s) 8 & 9, **VISTA WEST SUBDIVISION**, zoned R-D residential and related uses zone, developing area, located on TOWER RD SW, between UNSER BLVD NW and EUCARIZ AVE. SE containing approximately 10 acre(s). [REF: 02DRB-01237, 03DRB-00424] *[Final Plat deferred from 9/1/04 & 9/8/04 & 9/15/04 & 10/6/04]* (L-10) **DEFERRED AT THE AGENT'S REQUEST TO 10/20/04.**

11. **Project # 1002718**
04DRB-01498 Minor-Vacation of Private Easements

TIERRA WEST LLC agent(s) for TS MCNANEY & ASSOCIATES request(s) the above action(s) for all or a portion of Lot(s) 13, **RIVERVIEW ACRES, UNIT 2**, zoned RA-1 residential and agricultural zone, semi-urban area, located on GABALDON RD SW, between RIVERSIDE DRAIN CANAL and GABALDON RD SW containing approximately 1 acre(s). [REF: 04DRB00758, 04DRB00759] (H-12) **VACATION WAS APPROVED AS SHOWN ON EXHIBIT B IN THE PLANNING FILE.**

- Project # 1002718**
04DRB-01410 Minor-Final Plat Approval
04DRB-01411 Minor-Sidewalk Waiver

TIERRA WEST LLC agent(s) for TS MCNANEY & ASSOCIATES request(s) the above action(s) for all or a portion of Tract(s) 334B2A1, 334B2B & 334B1, **RIVERVIEW ACRES, UNIT 2**, zoned RA-1 residential and agricultural zone, semi-urban area, located on GABALDON RD SW, between RIVERSIDE DRAIN CANAL and GABALDON RD SW containing approximately 10 acre(s). [REF: 04DRB-00758, 04DRB-00759] *[Deferred from 9/22/04]* (H-12) **FINAL PLAT WAS APPROVED AND DELEGATED TO PARKS FOR CASH-IN-LIEU. THE SIDEWALK WAIVER WAS WITHDRAWN AT THE AGENT'S REQUEST.**

12. **Project # 1003051**
04DRB-01496 Minor-Prelim&Final Plat
Approval

RAY BACA agent(s) for COSME OLGUIN request(s) the above action(s) for all or a portion of Tract(s) A & B, **LANDS OF COSME & HENRIETTA OLGUIN**, zoned RA-2 residential and agricultural zone, located on RIO GRANDE BLVD NW, between GRIEGOS RD NW and CANDELARIA RD NW containing approximately 1 acre(s). (F-13) **PRELIMINARY PLAT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO PLANNING FOR AGIS DXF FILE.**

13. **Project # 1002520**
04DRB-00893 Minor- Final Plat Approval

RIO GRANDE ENGINEERING agent(s) for JENNIFER SOULE request(s) the above action(s) for all or a portion of Lot(s) 15 & 16, Tract(s) 2, Block(s) 4, **NORTH ALBUQUERQUE ACRES, UNIT 3**, zoned R-D residential and related uses zone, developing area, located on ALAMEDA BLVD NE, between WYOMING BLVD NE and LOUISIANA BLVD NE containing approximately 2 acre(s). [REF: 04DRB00705] [Final Plat Indef. Deferred for SIA] (C-19) **FINAL PLAT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO PLANNING FOR WALL DESIGN AND AGIS DXF FILE.**

14. **Project # 1003573**
04DRB-01417 Minor-Prelim&Final Plat
Approval

RIO GRANDE ENGINEERING agent(s) for ERIMY PROPERTIES LTD request(s) the above action(s) for all or a portion of Lot(s) 28, 29 & 30, Block(s) 2, Tract(s) 3, **NORTH ALBUQUERQUE ACRES, UNIT 3, OAKLAND NORTH SUBDIVISION**, zoned R-D residential and related uses zone, developing area, located on OAKLAND AVE NE, between VENTURA BLVD NE and BARSTOW BLVD NE containing approximately 3 acre(s). [REF: 04DRB-01138] [Deferred from 9/22/04 & 10/6/04] (C-20) **DEFERRED AT THE AGENT'S REQUEST TO 11/3/04.**

15. **Project # 1003112**
04DRB-01005 Major-Final Plat Approval

COMMUNITY SCIENCES CORP agent(s) for COLLATZ INC, JACK CLIFFORD request(s) the above action(s) for all or a portion of Tract(s) A, LANDS OF COLLATZ INC, **RINCONADA TRAILS**, zoned SU-1 special use zone, located on UNSER BLVD NW, between UNSER BLVD NW and WESTERN TRAILS NW containing approximately 9 acre(s). [REF: 03DRB-01994, 04DRB-00166, 04DRB-00167, 04DRB-00168] [*Deferred from 7/14/04, 7/21/04, 8/4/04, 8/11/04 & 8/18/04 & 9/1/04 Indef. Deferred, 9/29/04 Indef. Deferred*] (F-11/F-12) **FINAL PLAT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO PARKS FOR DETACHED OPEN SPACE FEES.**

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

16. **Project # 1003694**
04DRB-01485 Minor-Sketch Plat or Plan

CHRISTOPHER CALOTT request(s) the above action(s) for all or a portion of Lot(s) BB, **ALVARADO GARDENS, UNIT 2**, zoned RA-2 residential and agricultural zone, located on CAMPBELL RD NW, between TRELIS DR NW and GLENWOOD NW containing approximately 1 acre(s). (G-12) **THE ABOVE REQUEST WAS REVIEWED AND COMMENTS WERE GIVEN.**

17. **Project # 1001440**
04DRB-01497 Minor-Sketch Plat or Plan

ANDREW MIODUCHOWSKI agent(s) for ILENE MERCHANT request(s) the above action(s) for all or a portion of Tract(s) D3A, **COORS CENTRAL NORTH ADDITION**, zoned SU-1 special use zone, located on COORS BLVD NW, between BLUEWATER RD NW and CENTRAL AVE NW containing approximately 1 acre(s). [REF: DRB-96-27] (K-10) **THE ABOVE REQUEST WAS REVIEWED AND COMMENTS WERE GIVEN.**

18. **Project # 1003695**
04DRB-01494 Minor-Sketch Plat or Plan

A. BAIN COCHRAN III request(s) the above action(s) for all or a portion of Lot(s) 4, Block(s) 12, **ALBUQUERQUE HIGHLANDS**, zoned R-1 residential zone, located on MOUNTAIN RD NE, between SAN MATEO NE and SAN PEDRO NE containing approximately 1 acre(s). (J-18) **THE ABOVE REQUEST WAS REVIEWED AND COMMENTS WERE GIVEN.**

19. **Project # 1003696**
04DRB-01495 Minor-Sketch Plat or Plan

RIO GRANDE ENGINEERING agent(s) for SCACCIA LLC request(s) the above action(s) for all or a portion of Lot(s) 1-17, Tract(s) A, B, C, **VINCINTI MONTANO SUBDIVISION & JUANITA LOPEZ VIGIL SUBDIVISION** (to be known as **TORRENTINO SUBDIVISION**), zoned R-D residential and related uses zone, developing area, located on 97TH STREET SW, between TOWER RD SW and SAN YGNACIO RD SW containing approximately 6 acre(s). [REF: AX-87-5, DRB-96-529] (L-9) **THE ABOVE REQUEST WAS REVIEWED AND COMMENTS WERE GIVEN.**

20. **Project # 1003689**
04DRB-01464 Minor-Sketch Plat or Plan

HALL SURVEYING agent(s) for GREG BOULOY request(s) the above action(s) for all or a portion of Lot(s) 1, 2, 3, Block(s) 13, **PEREA ADDITION**, zoned SU-2 TH special neighborhood zone, located on 16TH ST NW, between LOMAS BLVD NW and CENTRAL AVE NW. [Indef. Deferred 9/29/04] (J-13). **THE ABOVE REQUEST WAS REVIEWED AND COMMENTS WERE GIVEN.**

21. **Project # 1002864**
04DRB-01499 Minor-Sketch Plat or Plan

COMMUNITY SCIENCES CORP agent(s) for D R HORTON HOMES request(s) the above action(s) for all or a portion of Lot(s) 56 & 57, **CANTACIELO SUBDIVISION**, zoned R-LT residential zone, located on VENTICICELLO DR NW, between PEGGIO AVE NW and BREZZA DULCE AVE NW containing approximately 30 acre(s). [REF: 04DRB00242] (A-9) **THE ABOVE REQUEST WAS REVIEWED AND COMMENTS WERE GIVEN.**

22. **Project # 1003027**
04DRB-01500 Minor-Sketch Plat or Plan

COMMUNITY SCIENCES CORP agent(s) for RAYLEE HOMES request(s) the above action(s) for all or a portion of **Tract(s) 1P & 2P, TREMENTINA OESTE SUBDIVISION**, zoned R-D residential and related uses zone, developing area, located on ALAMEDA BLVD NE, and CALLE CALMA NE containing approximately 1 acre(s). [REF: 03DRB02159] (C-19) **THE ABOVE REQUEST WAS REVIEWED AND COMMENTS WERE GIVEN.**

04DRB-01501 Minor-Sketch Plat or Plan

COMMUNITY SCIENCES CORP agent(s) for RAYLEE HOMES request(s) the above action(s) for all or a portion of **Tract(s) 14P & 15P, TREMENTINA OESTE SUBDIVISION**, zoned R-D residential and related uses zone, developing area, located on ALAMEDA BLVD NE, and CALLE CALMA NE containing approximately 1 acre(s). [REF: 03DRB02159] (C-19) **THE ABOVE REQUEST WAS REVIEWED AND COMMENTS WERE GIVEN.**

23. Approval of the Development Review Board Minutes for September 22, 2004. **THE DRB MINUTES FOR 9/22/04 WERE APPROVED BY THE BOARD.**

ADJOURNED: 10:50

Refer to 11/3/04

DRB

DRB PUBLIC HEARING SIGN IN SHEETS

CASE NUMBER: 1003369 AGENDA#: 3 DATE: 10.6.04

1. Name: _____ Address: _____ Zip: _____

2. Name: _____ Address: _____ Zip: _____

3. Name: _____ Address: _____ Zip: _____

4. Name: _____ Address: _____ Zip: _____

5. Name: _____ Address: _____ Zip: _____

6. Name: _____ Address: _____ Zip: _____

7. Name: _____ Address: _____ Zip: _____

8. Name: _____ Address: _____ Zip: _____

9. Name: _____ Address: _____ Zip: _____

10. Name: _____ Address: _____ Zip: _____

11. Name: _____ Address: _____ Zip: _____

12. Name: _____ Address: _____ Zip: _____

13. Name: _____ Address: _____ Zip: _____

14. Name: _____ Address: _____ Zip: _____



**DEVELOPMENT REVIEW BOARD
ACTION SHEET**

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

September 8, 2004 9:00 a.m.

MEMBERS:

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

Wilfred Gallegos, Transportation Development
Brad Bingham, Alternate City Engineer

Roger Green, Utility Development
Christina Sandoval, Parks & Recreation

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

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

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

- A. Call to Order: 9:00 A.M. Adjourned: 10:35 A.M.
- B. Changes and/or Additions to the Agenda
- C. New or Old Business

CASES WHICH REQUIRE PUBLIC NOTIFICATION

MAJOR SUBDIVISIONS, VACATIONS, SIA EXTENSIONS AND SITE DEVELOPMENT PLANS

1. **Project # 1003610**
04DRB-01251 Major-Preliminary Plat Approval
04DRB-01252 Minor-Temp Defer SDWK
WILSON & CO. agent(s) for CURB INC. request(s) the above action(s) for all or a portion of Tract(s) 29A, LANDS OF SALAZAR/QUATRO/JSJ/ HANNETT (to be known as **ARROWWOOD HILLS SUBDIVISION, UNIT 1**), zoned R-LT residential zone, located on 98TH ST SW, between RIO BRAVO SW and BLAKE RD SW containing approximately 29 acre(s). [REF: 1001594, 02DRB-01621 & 01622, 1003231, 04DRB-00137, 04DRB-00261, 00262 & 00263] [Deferred from 9/8/04] (N-9) **DEFERRED AT THE AGENT'S REQUEST TO 9/22/04.**

2. **Project # 1002473**
04DRB-01258 Major-Vacation of Pub
Right-of-Way
04DRB-01254 Major-Preliminary Plat
Approval
04DRB-01257 Minor-Temp Defer
SDWK

TIERRA WEST LLC agent(s) for D R HORTON INC request(s) the above action(s) for all or a portion of Lot(s) 9-20 & 15-18, Block(s) 5 & 6, Unit(s) 3, NORTH ALBUQUERQUE ACRES, TRACT 3, (to be known as **DESERT VISTA SUBDIVISION**, zoned R-D residential and related uses zone, developing area, located on SIGNAL AVE NE, between BARSTOW ST NE and VENTURA ST NE containing approximately 15 acre(s). [REF: 03DRB00207, 04DRB00921] *[Deferred from 9/8/04]* (C-20) **DEFERRED AT THE AGENT'S REQUEST TO 9/15/04.**

3. **Project # 1003237**
04DRB-01249 Major-Preliminary Plat
Approval
04DRB-01250 Minor-Temp Defer
SDWK

MARK GOODWIN & ASSOCIATES, PA agent(s) for STV INVESTMENTS VIII, LLC request(s) the above action(s) for all or a portion of Tract(s) 431, UNIT 3, TOWN OF ATRISCO GRANT, (to be known as **TORRETTA ESTE SUBDIVISION**), zoned R-D, located on TOWER RD SW, between 86TH ST SW and 90TH ST SW containing approximately 6 acre(s). [REF: AX-93-12, Z-93-125, O4EPC00152, 04EPC 00151, 04DRB00766] *[Deferred from 9/8/04]* (L-9) **DEFERRED AT THE AGENT'S REQUEST TO 9/15/04.**

4. **Project # 1001946**
04DRB-01177 Major-Vacation of Pub
Right-of-Way
04DRB-01178 Major-Preliminary Plat
Approval
04DRB-01176 Minor-Vacation of Private
Easements

BOHANNAN HUSTON agent(s) for LOWE'S (NEAL HAMILTON) request(s) the above action(s) for all or a portion of Tract(s) A, **LOS ANGELES CENTER**, zoned M-1 light manufacturing zone, located on PASEO DEL NORTE RD NE, between I-25 FRONTAGE RD. NE and SAN FRANCISCO DR. NE containing approximately 32 acre(s). [REF: 03DRB-01271] *[Deferred from 8/25/04]* (D-18) **VACATIONS WERE APPROVED AS SHOWN ON EXHIBIT B IN THE PLANNING FILES. WITH THE SIGNING OF THE INFRASTRUCTURE LIST DATED 9/8/04 THE PRELIMINARY PLAT WAS APPROVED WITH CONDITIONS OF FINAL PLAT.**

5. ~~Project # 1003369~~
04DRB-00514 Major-Drainage Plan to
Determine the Cost Allocation for Storm
Drainage Improvements

BOB KEERAN agent(s) for LLAVE CONSTRUCTION INC request(s) these action(s) for all or a portion of Unit(s) 3, Lot(s) 6 & 7, Tract(s) 3, Block(s) 16, NORTH ALBUQUERQUE ACRES, VINTNER COURT SUBDIVISION, zoned DETENTION POND, located on VINTNER NE, between VENTURA NE and CORONA NE containing approximately 2 acre(s). [Deferred from 5/12/04, 5/26/04, 6/9/04, 6/23/04, 7/14/04, 7/21/04, 8/11/04, 8/25/04 & 9/8/04] (C-20) DEFERRED AT THE AGENT'S REQUEST TO 10/6/04.

SITE DEVELOPMENT PLANS, AMENDED PLANS AND MASTER DEVELOPMENT PLANS. 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 # 1002855**
04DRB-01327 Minor-SiteDev Plan
BldPermit/EPC

VAN H GILBERT, ARCHITECT agent(s) for ETG PROPERTIES LLC, EDWARD GARCIA request(s) the above action(s) for all or a portion of Lot(s) 4, 5 & 6, Block(s) 24, **EAST END ADDITION**, zoned R-1 residential zone, located on VERMONT ST NE, between LOMAS BLVD NE and MARBLE AVE NE containing approximately 1 acre(s). [REF: 03EPC-00979, 03EPC-00981, 01EPC-01777, 01EPC-01778] (Juanita Garcia, EPC Case Planner) (J-19) **WITH THE SIGNING OF THE INFRASTRUCTURE LIST DATED 9/8/04 THE SITE PLAN FOR BUILDING PERMIT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO CITY ENGINEER FOR SIA.**

- 04DRB-01326 Minor-Prelim&Final Plat
Approval

PRECISION SURVEYS INC agent(s) for ETG PROPERTIES LLC request(s) the above action(s) for all or a portion of Lot(s) 4-8, 13-16, Block(s) 24 & 25, **EAST END ADDITION**, zoned P, C-2, SU-1, AUTO SALES & STORAGE, located on LOMAS BLVD NE, between VERMONT AVE NE and UTAH AVE NE containing approximately 4 acre(s). [REF: 03EPC000979, 03EPC-00981, 03DRB-01511] (J-19) **WITH THE SIGNING OF THE INFRASTRUCTURE LIST DATED 9/8/04 THE PRELIMINARY PLAT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO CITY ENGINEER FOR SIA AND AGIS DXF FILE.**

7. **Project # 1003170**
04DRB-01330 Minor-SiteDev Plan
BldPermit/EPC
04DRB-01329 Minor-Prelim&Final Plat
Approval

SITES SOUTHWEST agent(s) for CITY OF ALBUQUERQUE, WATER RESOURCES DEPARTMENT, request(s) the above action(s) for ELENA GALLEGOS GRANT, (to be known as **TRACT A, CITY OF ALBUQUERQUE WATER TREATMENT FACILITY**, zoned SU-1 for M-1, sand and gravel Extraction & related act. located on MISSION AVE NE, between TOKAY ST NE and CHAPPELL DR NE containing approximately 162 acre(s). [REF: 03EPC-02194, AX-87-20, Z-87-23, Z-97-114, Z-98-51, DRB-96-316, DRB-98-165, S-99-94] (Chris Hyer, EPC Case Planner) (E-16/F-16) **WITH THE SIGNING OF THE INFRASTRUCTURE LIST DATED 9/8/04 THE SITE PLAN FOR BUILDING PERMIT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO TRANSPORTATION DEVELOPMENT. PRELIMINARY AND FINAL PLAT WERE APPROVED AND SIGNED OFF BY THE BOARD.**

8. **Project # 1003262**
04DRB-01328 Minor-Amnd SiteDev Plan
Subd

TIM OTT request(s) the above action(s) for all or a portion of Lot(s) 1, 2 and 30A, Block(s) 11, **NORTH ALBUQUERQUE ACRES**, zoned SU-1 for M-1, located on OAKLAND NE, between SAN MATEO NE and I-25 containing approximately 2 acre(s). [REF: 04DRB-00215, 04DRB-00216] [*Deferred from 9/8/04*] (C-18) **DEFERRED AT THE BOARD'S REQUEST TO 9/15/04.**

9. **Project # 1003372**
04DRB-01234 Minor-SiteDev Plan Subd

DEKKER/PERICH/SABATINI agent(s) for TIM OTT request(s) the above action(s) for all or a portion of Lot(s) 30-A, Block(s) 11, Tract(s) A, **NORTH ALBUQUERQUE ACRES, UNIT B**, zoned SU-2 FOR M-1, located on ALAMEDA BLVD NE, between SAN MATEO BLVD NE and I-25 containing approximately 1 acre(s). [REF: 03DRB00092, DRB-96-352] [*Deferred from 8/18/04*] (The site plan for building permit was withdrawn at the agent's request.) [*Deferred from 9/8/04*] (C-18) **DEFERRED AT THE BOARD'S REQUEST TO 9/15/04.**

10. **Project # 1003371**
04DRB-01184 Minor-SiteDev Plan
BldPermit

STEPHEN C DAY, ARCHITECT agent(s) for DRIVE TIME AUTOMOTIVE, DAN PACKOWSKI request(s) the above action(s) for all or a portion of Lot(s) 31 & 32, Block(s) 11, NORTH ALBUQUERQUE ACRES, TRACT A, UNIT B, (to be known as **DRIVE TIME @ ALAMEDA**) zoned SU-2 FOR M-1, located on ALAMEDA BLVD NE, between SAN MATEO NE and I-25 containing approximately 2 acre(s). [REF: 04DRB-00531] [*Deferred from 8/11/04 & 8/25/04*] (C-18) **WITH THE SIGNING OF THE INFRASTRUCTURE LIST DATED 9/8/04 THE SITE PLAN FOR BUILDING PERMIT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO CITY ENGINEER FOR SIA AND PLANNING FOR SIGN PERMIT AND ZONING VARIANCE.**

04DRB-01325 Minor-Prelim&Final Plat
Approval

MARK GOODWIN & ASSOCIATES PA agent(s) for DRIVE TIME AUTOMOTIVE, DAN PACKOWSKI request(s) the above action(s) for all or a portion of Lot(s) 31 & 32, Block(s) 11, Tract(s) A, NORTH ALBUQUERQUE ACRES UNIT B, (to be known as **DRIVE TIME @ ALAMEDA**) zoned SU-2 M-1, located on ALAMEDA BLVD NE, between SAN MATEO BLVD NE and I-25 containing approximately 2 acre(s). [REF: 04DRB-00531, 04DRB-01184] (C-18) **PRELIMINARY PLAT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO UTILITIES DEVELOPMENT FOR ADDITIONAL EASEMENT AND TO PLANNING FOR THE AGIS DXF FILE.**

11. **Project # 1003637**
04DRB-01302 Minor-SiteDev Plan
BldPermit

OPUS WEST CONSTRUCTION CORP request(s) the above action(s) for all or a portion of Lot(s) 12, Block(s) 2, Unit(s) 1, **JOURNAL CENTER PHASE 2**, zoned IP industrial park zone, located on MASTHEAD ST NE, between MASTHEAD ST NE and TIBURON ST NE containing approximately 5 acre(s). [REF: AX-79-13, Z-79-80-2, 1000633] [*Deferred from 9/1/04*] [*Deferred on 9/8/04 on a no show*] (D-17) **INDEFINITELY DEFERRED ON A NO SHOW.**

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

12. **Project # 1003469**
04DRB-00891 Minor- Final Plat Approval
- RIO GRANDE ENGINEERING agent(s) for ERIMY PROPERTIES, LTD request(s) the above action(s) for all or a portion of Lot(s) 25, 26 & 27, Tract(s) 3, Block(s) 2, NORTH ALBUQUERQUE ACRES, UNIT 9, (to be known as **OAKLAND HEIGHTS SUBDIVISION**) zoned R-D residential and related uses zone, developing area, located on OAKLAND AVE NE, between VENTURA BLVD NE and BARSTOW BLVD NE containing approximately 3 acre(s). [REF: 04DRB-00821] *(Deferred from 6/16/04 & 6/23/04 & 6/30/04)(Final Plat was indefinitely deferred for SIA)* **(C-20) FINAL PLAT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO CITY ENGINEER FOR AMAFCA SIGNATURE AND PLANNING FOR AGIS DXF FILE.**
13. **Project # 1003634**
04DRB-01297 Minor-Prelim&Final Plat Approval
- WAYJOHN SURVEYING INC agent(s) for HABITAT FOR HUMANITY request(s) the above action(s) for all or a portion of Lot(s) 4, 5 & 6, Block(s) 12, **EASTERN ADDITION**, zoned SU-2 MR, located on CROMWELL AVE SE, between HIGH ST SE and WALTER ST SE containing approximately 1 acre(s). *[Deferred from 9/1/04]* **(K-14) WITH THE SIGNING OF THE INFRASTRUCTURE LIST DATED 9/8/04 AND APPROVAL OF THE GRADING PLAN ENGINEER STAMP DATED 9/6/04 THE PRELIMINARY PLAT WS APPROVED. THE FINAL PLAT WAS INDEFINITELY DEFERRED FOR THE SIA.**
14. **Project # 1002022**
04DRB-01308 Minor-Final Plat Approval
- BOHANNAN HUSTON, INC. agent(s) for T. S. MC NANEY & ASSOCIATES, request(s) the above action(s) for all or a portion of Tract(s) 8 & 9, **VISTA WEST SUBDIVISION**, zoned R-D residential and related uses zone, developing area, located on TOWER RD SW, between UNSER BLVD NW and EUCARIZ AVE. SE containing approximately 10 acre(s). [REF: 02DRB-01237, 03DRB-00424] *[Final Plat deferred from 9/1/04 & 9/8/04]* **(L-10) DEFERRED AT THE AGENT'S REQUEST TO 9/15/04.**

15. **Project # 1003543**
04DRB-01275 Minor-Prelim&Final Plat
Approval

OLIVER TRUJILLO agent(s) for DESI BACA & MARY MARCO request(s) the above action(s) for all or a portion of Lot(s) 6, Block(s) 66, **UNIVERSITY HEIGHTS** and the east 71 feet of the east 1/2 OF BLOCK 14, FIRST UNIT, **VICTORY ADDITION**, zoned R-3, located on PRINCETON AVE SE, between MC EARL SE and GARFIELD SE containing approximately 1 acre(s). [REF: 04DRB01275] *[Deferred from 9/1/04]* (K-16) **PRELIMINARY AND FINAL PLAT WERE APPROVED AND SIGNED OFF BY THE BOARD.**

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

16. **Project # 1003641**
04DRB-01311 Minor-Sketch Plat or Plan

GREATER ALBUQUERQUE HOUSING PARTNERSHIP request(s) the above action(s) for all or a portion of Lot(s) 1-24, Block(s) 2, **BACA ADDITION**, zoned R-G residential garden apartment zone, located on 2ND ST SW, between ATLANTIC SW and SANTA FE SW containing approximately 2 acre(s). (K-14) **THE ABOVE REQUEST WAS REVIEWED AND COMMENTS WERE GIVEN.**

17. Approval of the Development Review Board Minutes for August 25, 2004. **THE DEVELOPMENT REVIEW BOARD MINUTES FOR 8/25/04 WERE APPROVED.**

ADJOURNED: 10:35 A.M.

Pages 10/6/04

DRB PUBLIC HEARING SIGN IN SHEETS

CASE NUMBER: 1003369 AGENDA#: 5 DATE: 9.8.04

1. Name: _____ Address: _____ Zip: _____

2. Name: _____ Address: _____ Zip: _____

3. Name: _____ Address: _____ Zip: _____

4. Name: _____ Address: _____ Zip: _____

5. Name: _____ Address: _____ Zip: _____

6. Name: _____ Address: _____ Zip: _____

7. Name: _____ Address: _____ Zip: _____

8. Name: _____ Address: _____ Zip: _____

9. Name: _____ Address: _____ Zip: _____

10. Name: _____ Address: _____ Zip: _____

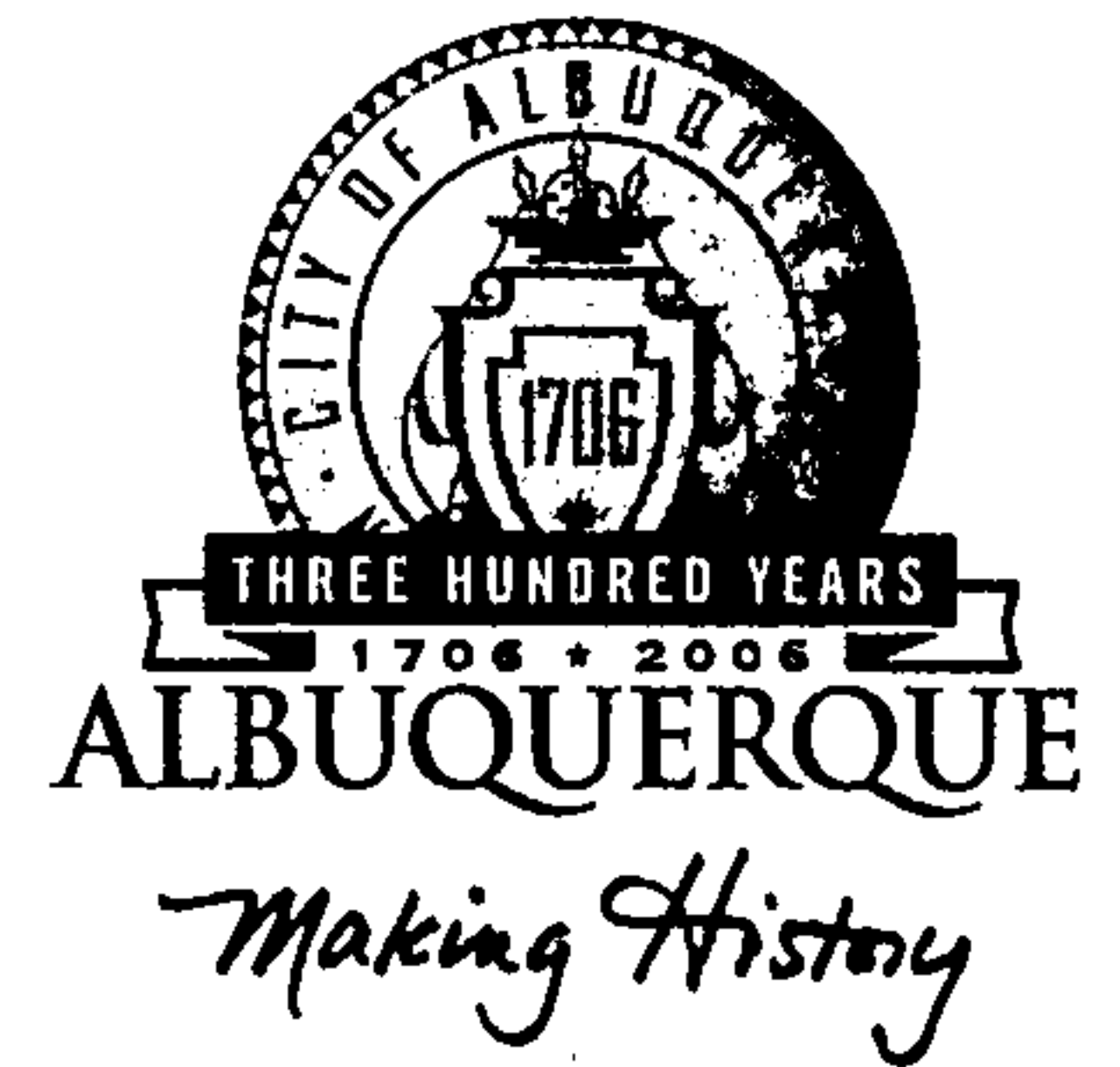
11. Name: _____ Address: _____ Zip: _____

12. Name: _____ Address: _____ Zip: _____

13. Name: _____ Address: _____ Zip: _____

14. Name: _____ Address: _____ Zip: _____

CITY OF ALBUQUERQUE



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

DEVELOPMENT REVIEW BOARD--SPEED MEMO

DRB CASE NO/PROJECT NO: 1003369

AGENDA ITEM NO: 5

SUBJECT:

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

ACTION REQUESTED:

P.O. Box 1293

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

ENGINEERING COMMENTS:

Albuquerque

An approved cost allocation plan is required.

New Mexico 87103

RESOLUTION:

www.cabq.gov

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

10-5-04

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: September 8, 2004



**DEVELOPMENT REVIEW BOARD
ACTION SHEET**

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

August 25, 2004

9:00 a.m.

MEMBERS:

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

Wilfred Gallegos, Transportation Development
Brad Bingham, Alternate City Engineer

Roger Green, Utility Development
Christina Sandoval, Parks & Recreation

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

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

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

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

Adjourned: 11:35 A.M.

CASES WHICH REQUIRE PUBLIC NOTIFICATION

MAJOR SUBDIVISIONS, VACATIONS, SIA EXTENSIONS AND SITE DEVELOPMENT PLANS

1. **Project # 1000352**
04DRB-01175 Major-Two Year SIA

ARLAN COLLATZ agent(s) for COLLATZ INC, ANTHONY PADILLA request(s) the above action(s) for all or a portion of Lot(s) 1-111, Tract(s) A, **RINCONADA MESA SUBDIVISION**, LAVA SHADOWS, zoned SU-1, located on UNSER BLVD NW, between 71ST ST NW and WESTERN TRAIL NW containing approximately 18 acre(s). [REF: 02DRB01158, DRB-99-124, 00128-00430, 00431] (F-10) **TWO-YEAR SIA WAS APPROVED.**

2. **Project # 1001946**
04DRB-01177 Major-Vacation of Pub
Right-of-Way
04DRB-01178 Major-Preliminary Plat
Approval
04DRB-01176 Minor-Vacation of
Private Easements

BOHANNAN HUSTON agent(s) for LOWE'S (NEAL HAMILTON) request(s) the above action(s) for all or a portion of Tract(s) A, **LOS ANGELES CENTER**, zoned M-1 light manufacturing zone, located on PASEO DEL NORTE RD NE, between I-25 FRONTAGE RD. NE and SAN FRANCISCO DR. NE containing approximately 32 acre(s). [REF: 03DRB-01271] [Deferred from 8/25/04] (D-18) **DEFERRED AT THE AGENT'S REQUEST TO 9/8/04.**

3. **Project # 1002047**
04DRB-01174 Major-Vacation of
Public Easements

TIERRA WEST, LLC agent(s) for MOUNTAIN RUN PARTNERS LTD. request(s) the above action(s) for all or a portion of Tract(s) 2, **MOUNTAIN RUN SUBDIVISION**, zoned C-2 community commercial zone, located on EUBANK BLVD NE, between JUAN TABO BLVD NE and MALAGUENA LANE NE containing approximately 8 acre(s). [REF:Z-77-106-1, ZA-83-145, 02DRB-00955] (E-21) **VACATION WAS APPROVED AS SHOWN ON EXHIBIT B IN THE PLANNING FILE WITH ADDITIONAL CONDITION OF FINAL PLAT APPROVAL.**

4. **Project # 1003572**
04DRB-01143 Major-SiteDev Plan
BldPermit
04DRB-01142 Major-SiteDev Plan Subd

CLAUDIO VIGIL ARCHITECTS agent(s) for BRUNACINI DEVELOPMENT LTD CO request(s) the above action(s) for all or a portion of Lot(s) A, JOURNAL CENTER, PHASE 2, UNIT 2, (to be known as **BRUNACINI @ JOURNAL CENTER**, zoned IP industrial park zone, located on RUTLEDGE RD NE, between NORTH DIVERSION CHANNEL and BARTLETT ST NE containing approximately 15 acre(s). [REF: DRB-95-268] [Listed as Project #1000633 in error] [Deferred from 8/18/04] (D-16) **SITE PLAN FOR BUILDING PERMIT WS APPROVED WITH FINAL SIGN OFF DELEGATED TO CITY ENGINEER FOR SIA. SITE PLAN FOR SUBDIVISION WAS APPROVED AND SIGNED OFF BY THE BOARD.**

5. **Project # 1003369**
04DRB-00514 Major-Drainage Plan to Determine the Cost Allocation for Storm Drainage Improvements

BOB KEERAN agent(s) for LLAVE CONSTRUCTION INC request(s) these action(s) for all or a portion of Unit(s) 3, Lot(s) 6 & 7, Tract(s) 3, Block(s) 16, NORTH ALBUQUERQUE ACRES, VINTNER COURT SUBDIVISION, zoned DETENTION POND, located on VINTNER NE, between VENTURA NE and CORONA NE containing approximately 2 acre(s). [Deferred from 5/12/04, 5/26/04, 6/9/04, 6/23/04, 7/14/04, 7/21/04, 8/11/04 & 8/25/04] (C-20) DEFERRED AT THE AGENT'S REQUEST TO 9/8/04.

6. **Project # 1002715**
04DRB-00964 Major-Bulk Land Variance
04DRB-00965 Major-Vacation of Pub Right-of-Way
04DRB-00966 Major-Vacation of Public Easements
04DRB-00967 Minor-Prelim&Final Plat Approval

ISAACSON & ARFMAN PA agent(s) for BOULEVARD LIMITED PARTNERSHIP request(s) the above action(s) for all or a portion of Lot(s) 1 THRU 4, Tract(s) H, LANDS OF HORIZON CORPORATION, zoned SU-1 FOR C-1, located on UNSER BLVD NW, between PARADISE BLVD NW and LYONS BLVD NW containing approximately 30 acre(s). [REF: 03EPC-00918, 03EPC-00919] [Deferred from 7/14/04 & 7/28/04] (B-11) BULK LAND VARIANCE WAS APPROVED. VACATIONS WERE APPROVED AS SHOWN ON EXHIBIT B IN THE PLANNING FILE. PRELIMINARY PLAT WAS APPROVED WITH FINAL SIGNOFF DELEGATED TO TRANSPORTATION DEVELOPMENT, NEED EASEMENT FROM BUGLO NORTH RECORDED AND REVIEW DEDICATION OF UNSER AND PLANNING FOR NMU INC. SIGNATURE, TRACT ACREAGES MATCH SITE PLAN AND 15-DAY APPEAL PERIOD.

04DRB-01061 Minor-SiteDev Plan Subd/EPC

CONSENSUS PLANNING INC agent(s) for BOULEVARD LIMITED PARTNERSHIP request(s) the above action(s) for all or a portion of Lot(s) 1, 2, 3, & 4, HORIZON CORPORATION REPLAT OF TRACT H, zoned SU-1, located on PARADISE BLVD NW, between LYON BLVD NW and UNIVERSE BLVD NW containing approximately 30 acre(s). [REF: 03EPC-00918, 03EPC-00919, 04DRB00964, 00965, 00966, 00967] [Juanita Vigil, EPC Case Planner] [Deferred from 7/14/04 & 7/21/04] (B-11) SITE PLAN FOR SUBDIVISION WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO TRANSPORTATION DEVELOPMENT, NEED TO REMOVE ACCESS TO UNSER AND PLANNING FOR TRACT ACREAGES MATCH PLAT, 15-DAY APPEAL PERIOD, SIGNATURE BLOCK INFRASTRUCTURE LIST LANGUAGE.

7. **Project # 1003483**
04DRB-00881 Major-SiteDev Plan
BldPermit

SAM PATEL agent(s) for SANTOSH B. MODY request(s) the above action for all or a portion of Lots 17,18 & 19, Tract 4, Block 12, **NORTH ALBUQUERQUE ACRES UNIT B**, zoned SU-2 special neighborhood zone, IP, located on SIGNAL AVE NE, between I-25 NE and SAN PEDRO BLVD NE containing approximately 3 acre(s). [REF: ZA-95-414, DRB-98-273] *[Deferred from 6/30/04 & 7/28/04]*(C-18) **SITE PLAN FOR BUILDING PERMIT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO CITY ENGINEER FOR SIA.**

04DRB-01167 Minor-Prelim&Final Plat
Approval

CARTESIAN SURVEYS agent(s) for SANTOSH BHARAT & CHAMPA MODY request(s) the above action(s) for all or a portion of Lot(s) 17, 18 & 19, Block(s) 12, Tract(s) A, **NORTH ALBUQUERQUE ACRES, UNIT B**, zoned SU-2/IP, located on SAN PEDRO NE, between SIGNAL AVE NE and ALAMEDA NE containing approximately 3 acre(s). [REF: 04DRB-00881] *[Deferred from 8/4/04]* (C-18) **WITH THE SIGNING OF THE INFRASTRUCTURE LIST DATED 8/25/04 AND APPROVAL OF THE GRADING PLAN ENGINEER STAMP DATED 8/17/04 THE PRELIMINARY PLAT WAS APPROVED. FINAL PLAT WAS INDEFINITELY DEFERRED FOR THE SIA.**

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

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

8. **Project # 1003421**
04DRB-01266 Minor-SiteDev Plan
BldPermit/EPC

CONSENSUS PLANNING INC agent(s) for FIRST FAMILY CHURCH, request(s) the above action(s) for all or a portion of Tract(s) 1B1E, 1B1D & 1A2, **RENAISSANCE CENTER**, zoned SU-1 FOR CHURCH AND RELATED FACILITIES, located on UNION WAY DR NE, between MONTANO RD NE and MISSION AVE NE containing approximately 13 acre(s). [REF: 04EPC00685, 04EPC00684] **[Elvira Lopez, EPC Case Planner]** *[Deferred from 8/25/04]* (F-16) **DEFERRED AT THE AGENT'S REQUEST TO 9/1/04.**

9. **Project # 1000560**
04DRB-01273 Minor-Amnd SiteDev
Plan BldPermit

DEKKER, PERICH & SABATINI agent(s) for NEW
MEXICO ONCOLOGY HEMATOLOGY
CONSULTANTS, request(s) the above action(s) for
all or a portion of Tract(s) 1A-2-B, **JOURNAL
CENTER**, zoned IP, located on LANG AVE NE,
between JEFFERSON NE and HEADLINE BLVD NE
containing approximately 4 acre(s). [REF: 00450-
01713] [Deferred from 8/25/04] (D-17) **DEFERRED
AT THE AGENT'S REQUEST TO 9/1/04.**

10. **Project # 1003371**
04DRB-01184 Minor-SiteDev Plan
BldPermit

STEPHEN C DAY, ARCHITECT agent(s) for
DRIVETIME AUTOMOTIVE, DAN PACKOWSKI
request(s) the above action(s) for all or a portion of
Lot(s) 31 & 32, Block(s) 11, NORTH ALBUQUERQUE
ACRES, TRACT A, UNIT B, (to be known as **DRIVE
TIME @ ALAMEDA**) zoned SU-2 FOR M-1, located
on ALAMEDA BLVD NE, between SAN MATEO NE
and I-25 containing approximately 2 acre(s). [REF:
04DRB-00531] [Deferred from 8/11/04 & 8/25/04] (C-
18) **DEFERRED AT THE AGENT'S REQUEST TO
9/8/04.**

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

11. **Project # 1000908**
04DRB-01264 Minor-Final Plat Approval

WILSON & COMPANY INC agent(s) for LONGFORD
GROUP INC., N. JEFF RAINEY, request(s) the above
action(s) for all or a portion of Tract(s) 439 (to be known as
CASITA DEL LA MESA, UNIT 4, TOWN OF ATRISCO
GRANT UNIT 3, zoned R-D residential and related uses
zone, developing area, located east of 94th ST SW
between TOWER RD SW AND SAN YGNACIO RD SW
containing approximately 6 acre(s). [REF:
02DRB00721,02DRB00722, 02DRB00723, 02DRB00724]
(L-9) **FINAL PLAT WAS APPROVED WITH FINAL SIGN
OFF DELEGATED TO PLANNING FOR AGIS DXF FILE.**

12. **Project # 1001543**
04DRB-01269 Minor- Prelim&Final Plat
Approval

JEFF MORTENSEN & ASSOCIATES, INC., agent(s) for TIARA HOMES, INC. request(s) the above action(s) for all or a portion of Tract(s) 2, **DESERT RIDGE PLACE, UNIT 1**, zoned R-D residential and related uses zone, developing area, located on DESERT FOX WAY NE, between BARSTOW ST NE and VENTURA ST NE containing approximately 2 acre(s). [REF: 02DRB-01128, 02EPC-00131, 02DRB-01126] (C-20) **PRELIMINARY AND FINAL PLAT WERE APPROVED AND SIGNED OFF BY THE BOARD.**

13. **Project # 1001984**
03DRB-01379 Minor- Final Plat Approval

JEFF MORTENSEN & ASSOCIATES, INC. agent(s) for RICH FORD request(s) the above action(s) for all or a portion of Tract(s) A & B, **HYDER-MAISEL SUBDIVISION**, and Tract(s) A, **LANDS OF ROBERT L. JOHNSON** and **NMSHTD AIRSPACE PARCEL B-13-5**, zoned C-2 and P, located on LOMAS BLVD NE, between WYOMING BLVD NE and INTERSTATE HIGHWAY 40 containing approximately 18 acre(s). [REF: 02DRB-01963, 01964, 02EPC-00826, 00827, 00828] (*Was Indefinitely Deferred on 8/27/03*) (Final Plat was indefinitely deferred for SIA on 7/14/04) (J-20) **FINAL PLAT WAS APPROVED AND SIGNED OFF BY THE BOARD.**

14. **Project # 1003509**
04DRB-01270 Minor-Prelim&Final Plat
Approval

SURVEYING CONTROL, INC. agent(s) for CITY OF ALBUQUERQUE LEGAL DEPARTMENT, REAL PROPERTY, request(s) the above action(s) for all or a portion of Lot(s) 6, Block(s) 6 & remaining portion of Block(s) 11, **DUKE CITY INDUSTRIAL AREA**, zoned C-3, located on CLAREMONT AVE NE, between WELLESLEY DR NE and RICHMOND DR NE containing approximately 5 acre(s). [REF: 04DRB-00983] (H-16) **PRELIMINARY PLAT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO PLANNING FOR REAL PROPERTY SIGNATURE.**

15. **Project # 1002858**
04DRB-01155 Major-Final Plat
Approval

MARK GOODWIN & ASSOCIATES PA agent(s) for ANDERSON HILLS LLC request(s) the above action(s) for all or a portion of Tract(s) G, H & I ARROWOOD RANCH DEVELOPMENT, **THE MESA @ ANDERSON HILLS UNIT 1**, zoned R-2, SU-1, C-1, located on DENNIS CHAVEZ BLVD SW, between UNSER BLVD SW and GRACE VIGIL RD SW containing approximately 43 acre(s). [REF: SD-87-4-1, Z-99-58, 04DRB-00234, 03DRB-01208, 03DRB-01207, 01206, 01209] *[Deferred from 8/4/04]*(N-9/P-9) **FINAL PLAT WAS APPROVED WITH FINAL SIGNOFF DELEGATED TO PLANNING FOR TRACT G REINSTATEMENT, 5 LOTS INTO PARCEL A AND REMNANT ON WEST TURNED INTO A TRACT.**

04DRB-01272 Minor-Extension of
Preliminary Plat

MARK GOODWIN & ASSOC., PA agent(s) for ANDERSON HILLS, LLC request(s) the above action(s) for all or a portion of Tract(s) G THRU I, ARROWOOD RANCH DEVELOPMENT, **THE MESA @ ANDERSON HILLS UNIT 1**, zoned R-2 residential zone, located on DENNIS CHAVEZ BLVD SW, between UNSER BLVD SW and GRACE VIGIL RD SW containing approximately 43 acre(s). [REF: SD-87-4-1, Z-99-58, SPR-95-2-2] (N-9/P-9) **A ONE-YEAR EXTENSION OF THE PRELIMINARY PLAT WAS APPROVED.**

16. **Project # 1003153**
04DRB-01271 Minor-Prelim&Final Plat
Approval
04DRB-01313 Minor-Vacation of Private
Easement(s)

GEORGE J. MARQUEZ agent(s) for LEO KORTE request(s) the above action(s) for all or a portion of Tract(s) 8-A-B, **ALBUQUERQUE BUSINESS ADDITION**, zoned C-2, located on CENTRAL AVE NW, between 50TH ST NW and ARENAL CANAL containing approximately 1 acre(s). [REF:DRB 95-408, DRB 95-495, 03DRB02140, Z- 84-87, ZA 95-199] (K-11) **WITH THE SIGNING OF THE INFRASTRUCTURE LIST DATED 8/25/04 THE PRELIMINARY PLAT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO CITY ENGINEER FOR SIA. THE VACATION OF PRIVATE EASEMENTS WAS APPROVED AS SHOWN ON EXHIBIT B IN THE PLANNING FILE.**

17. **Project # 1003617**
04DRB-01265 Minor-Prelim&Final Plat
Approval

SURVEYS SOUTHWEST, LTD. agent(s) for BILL WADE request(s) the above action(s) for all or a portion of Lot(s) 1-A, 2-A, 3-A AND 4-A, **BREEZE @ MOUNTAIN GATE**, zoned SU-1 special use zone, PRD, located on FOUR HILLS RD SE, between WENONAH AVE. SE and LANIER DR SE containing approximately 1 acre(s). [REF: 1000849, 03DRB-02074] (L-23) **PRELIMINARY AND FINAL PLAT WERE APPROVED AND SIGNED OFF BY THE BOARD.**

18. **Project # 1003572**
04DRB-01135 Minor-Prelim&Final Plat
Approval

SURVEYS SOUTHWEST LTD agent(s) for BRUNACINI DEVELOPMENT, ANGELO BRUNACINI request(s) the above action(s) for all or a portion of Tract(s) A, **JOURNAL CENTER PHASE 2, UNIT 2**, zoned IP industrial park zone, located on RUTLEDGE ST NE, between NORTH DIVERSION CHANNEL and SNAPROLL ST NE containing approximately 15 acre(s). (*Deferred from 7/28/04*) (D-17) **WITH THE SIGNING OF THE INFRASTRUCTURE LIST DATED 8/25/04 AND APPROVAL OF THE GRADING PLAN ENGINEER STAMP DATED 8/24/04 THE PRELIMINARY PLAT WAS APPROVED THE FINAL PLAT WAS INDEFINITELY DEFERRED FOR THE SIA.**

19. **Project # 1003216**
04DRB-00093 Minor- Final Plat
Approval

SURVEYS SOUTHWEST LTD agent(s) for STERLING CAPITAL DEVELOPMENT LLC request(s) the above action(s) for all or a portion of Lot(s) 12-C and remainder of Lot 12, Block(s) 141, **SNOW HEIGHTS ADDITION**, zoned C-2, located on WYOMING BLVD NE, between NORTHEASTERN BLVD NE and INDIAN SCHOOL RD NE containing approximately 2 acre(s). [*Final Plat was indefinitely deferred on 2/18/04*] (H-20) **FINAL PLAT WAS APPROVED AND SIGNED OFF BY THE BOARD.**

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

THERE ARE NO SKETCH PLATS THIS WEEK. . .

20. Approval of the Development Review Board Minutes for August 11, 2004. **THE DEVELOPMENT REVIEW BOARD MINUTES DATED AUGUST 11, 2004 WERE APPROVED.**

ADJOURNED: 11:35 A.M.

Refer 9/8/04

DRB PUBLIC HEARING SIGN IN SHEETS

CASE NUMBER: 1003369 AGENDA#: 5 DATE: 8.25.04

1. Name: _____ Address: _____ Zip: _____

2. Name: _____ Address: _____ Zip: _____

3. Name: _____ Address: _____ Zip: _____

4. Name: _____ Address: _____ Zip: _____

5. Name: _____ Address: _____ Zip: _____

6. Name: _____ Address: _____ Zip: _____

7. Name: _____ Address: _____ Zip: _____

8. Name: _____ Address: _____ Zip: _____

9. Name: _____ Address: _____ Zip: _____

10. Name: _____ Address: _____ Zip: _____

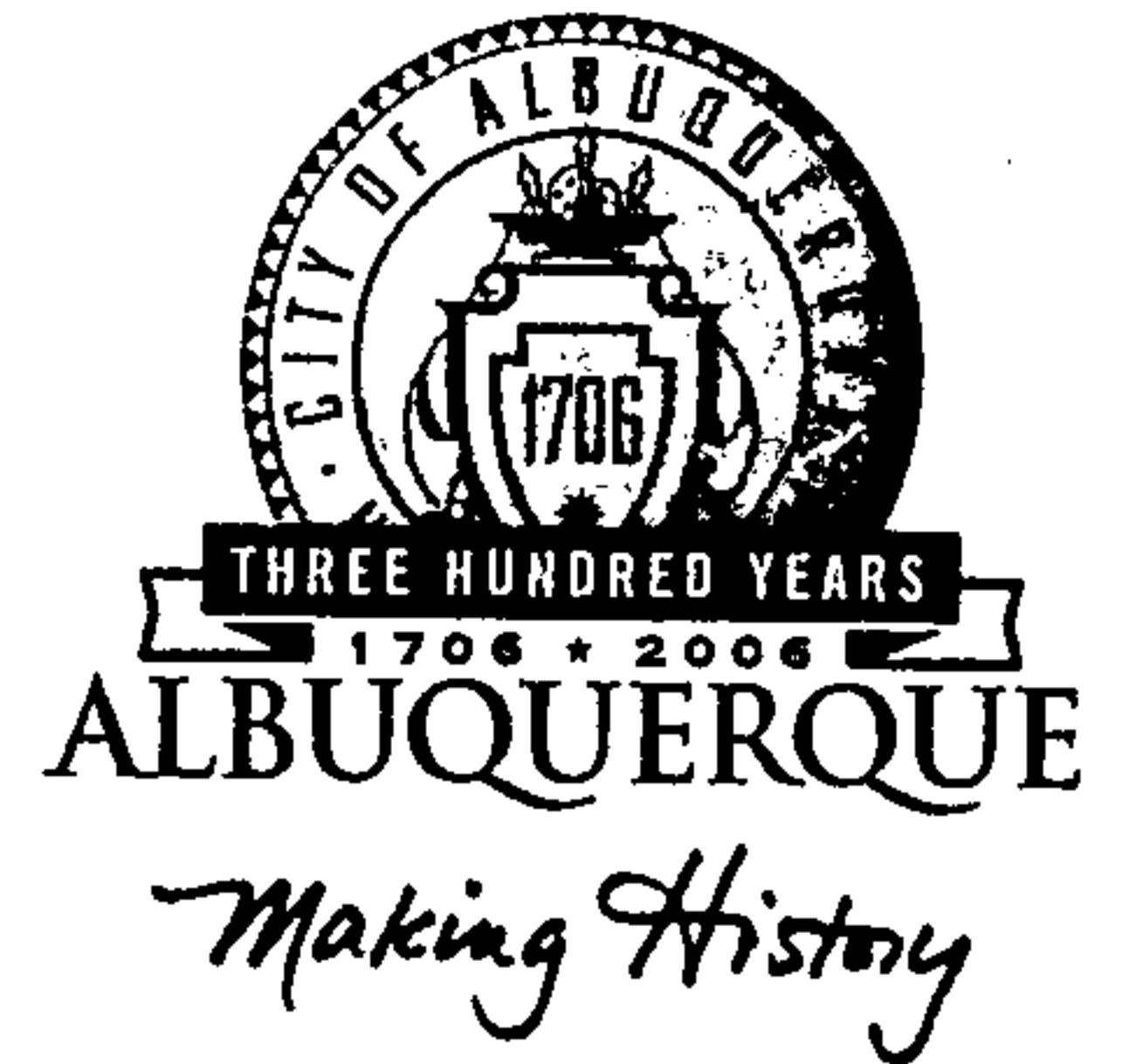
11. Name: _____ Address: _____ Zip: _____

12. Name: _____ Address: _____ Zip: _____

13. Name: _____ Address: _____ Zip: _____

14. Name: _____ Address: _____ Zip: _____

CITY OF ALBUQUERQUE



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

DEVELOPMENT REVIEW BOARD--SPEED MEMO

DRB CASE NO/PROJECT NO: 1003369

AGENDA ITEM NO: 5

SUBJECT:

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

ACTION REQUESTED:

P.O. Box 1293

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

ENGINEERING COMMENTS:

Albuquerque

An approved cost allocation report is required.

New Mexico 87103

RESOLUTION:

www.cabq.gov

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

9-8-04

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: August 25, 2004



**DEVELOPMENT REVIEW BOARD
ACTION SHEET**

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

August 11, 2004

9:00 a.m.

MEMBERS:

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

Wilfred Gallegos, Transportation Development
Brad Bingham, Alternate City Engineer

Roger Green, Utility Development
Christina Sandoval, Parks & Recreation

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

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

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

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

Adjourned: 11:25 A.M.

CASES WHICH REQUIRE PUBLIC NOTIFICATION

MAJOR SUBDIVISIONS, VACATIONS, SIA EXTENSIONS AND SITE DEVELOPMENT PLANS

1. **Project # 1001562**
04DRB-01103 Major-Two Year SIA
04DRB-01105 Major-Two Year SIA

MARK GOODWIN & ASSOCIATES, PA agent(s) for PULTE HOMES OF NEW MEXICO request(s) the above action(s) for all or a portion of Tract(s) A, Block(s) 28, FOUR HILLS VILLAGE, 5TH INSTALLMENT (to be known as **RESERVE @ FOUR HILLS**, zoned R-1 residential zone, located on WAGON TRAIL DR SE, between RATON AVE SE and RIO ARRIBA AVE SE containing approximately 17 acre(s). [REF: 02DRB-01096, 02DRB-01097, 02DRB-01098, 02DRB-01263] (M-22) **A TWO YEAR EXTENSION OF THE SIA WAS APPROVED. A TWO YEAR EXTENSION OF THE SIA WAS APPROVED.**

2. **Project # 1000296**
04DRB-01109 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 & 17P1, **OXBOW VILLAGE**, zoned SU-3 special center zone, located on OXBOW VILLAGE LN NW, between ALAMAGORDO DR NW and MORNING DOVE NW containing approximately 1 acre(s). [REF: 01400-DRB-01808] (G-11) **THE VACATION WAS APPROVED AS SHOWN ON EXHIBIT B IN THE PLANNING FILE.**

- 04DRB-01186 Minor-Prelim&Final Plat
Approval

BOHANNAN HUSTON, INC agent(s) for GARY & JUNE MARTIN-SCOTT PATRICK HOMES request(s) the above action(s) for all or a portion of Lot(s) 16-A, P1, **OXBOW VILLAGE**, zoned SU-3 special center zone, located on OXBOW VILLAGE LN NW, between ST JOSEPH'S DR NW and ALAMAGORDO DR NW containing approximately 1 acre(s). [REF: 04DRB00109] (G-11) **THE PRELIMINARY PLAT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO PLANNING FOR THE AGIS DXF FILE.**

3. **Project # 1002511**
04DRB-01118 Major-Preliminary Plat
Approval
04DRB-01119 Minor-Temp Defer SDWK
04DRB-01120 Minor-Sidewalk Waiver

ISAACSON & ARFMAN PA agent(s) for KB HOME OF NEW MEXICO INC request(s) the above action(s) for all or a portion of Tract(s) A UNIT 1, **SUNDANCE SUBDIVISION UNIT 2**, zoned R-LT residential zone, located on BLUEWATER RD NW, between UNSER BLVD NW and UNSER DIVERSION CHANNEL containing approximately 15 acre(s). [REF: 03DRB-00858, 01578, 01805, 04DRB-00358, 00359] (K-9) **WITH THE SIGNING OF THE INFRASTRUCTURE LIST REDATED 8/11/04 AND APPROVAL OF THE GRADING PLAN ENGINEER STAMP DATED 6/24/03 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. A SIDEWALK VARIANCE FOR WAIVER OF SIDEWALKS WAS APPROVED AS SHOWN ON EXHIBIT C IN THE PLANNING FILE.**

4. **Project # 1003542**
04DRB-01081 Major-Vacation of Pub
Right-of-Way

GEORGE & LULU SAGE-ALLISON request(s) the above action(s) for all or a portion of Lot(s) 23 & 24, Block(s) 31, **PEREA ADDITION**, zoned SU-2 special neighborhood zone, TH, located on 15TH ST NW, between ORCHARD PL NW and MARBLE AVE NW containing approximately 1 acre(s). [REF:V-80-17](J-13) **VACATION WAS APPROVED AS SHOWN ON EXHIBIT B IN THE PLANNING FILE.**

5. **Project # 1003554**
04DRB-01099 Major-Vacation of Pub
Right-of-Way
04DRB-01100 Major-Vacation of Public
Easements

TIERRA WEST LLC agent(s) for AMC DEVELOPMENT INC request(s) the above action(s) for all or a portion of Lot(s) 1-10, Block(s) 7 Lot(s) 1-10 Block(s) 8 and Lot(s) 1-8 Block(s) 9, **SKYLINE HEIGHTS**, zoned C-2 community commercial zone, located on CENTRAL AVE SE, between EUBANK BLVD SE and CONCHAS ST SE containing approximately 7 acre(s). [REF: ZA-88-406] (L-20) **THE VACATIONS WERE APPROVED AS SHOWN ON EXHIBIT B IN THE PLANNING FILE WITH THE FOLLOWING CONDITION OF FINAL PLAT: THE EXISTING SANITARY SEWER LINE WILL BE RELOCATED AND/OR ABANDONED AS REQUIRED BY THE CITY.**

6. **Project # 1003369**
04DRB-00514 Major-Drainage Plan to
Determine the Cost Allocation for Storm
Drainage Improvements

BOB KEERAN agent(s) for LLAVE CONSTRUCTION INC request(s) these action(s) for all or a portion of Unit(s) 3, Lot(s) 6 & 7, Tract(s) 3, Block(s) 16, **NORTH ALBUQUERQUE ACRES, VINTNER COURT SUBDIVISION**, zoned DETENTION POND, located on VINTNER NE, between VENTURA NE and CORONA NE containing approximately 2 acre(s). [Deferred from 5/12/04, 5/26/04, 6/9/04, 6/23/04, 7/14/04, 7/21/04 & 8/11/04] (C-20) **DEFERRED AT THE AGENT'S REQUEST TO 8/25/04.**

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

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

7. **Project # 1000399**
04DRB-01191 Minor-SiteDev Plan
Subd/EPC
04DRB-01192 Minor-SiteDev Plan
BldPermit/EPC
- GREGORY HICKS & ASSOCIATES P.C. agent(s) for UROLOGY NETWORK OF NEW MEXICO request(s) the above action(s) for all or a portion of Tract(s) A-1-B & A-1-C, **LOMAS CENTER**, zoned SM, SU-1, SM; R-G, located on the southeast corner of BROADWAY NE between LOMAS BLVD NE and ROMA NE containing approximately 1 acre(s). [REF: 04DRB-00957, 00952, 00953, SP-93-192] [**Carmen Marrone, EPC Case Planner**] (J-14) **THE SITE PLAN FOR SUBDIVISION WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO TRANSPORTATION DEVELOPMENT FOR STALL DIMENSIONS. THE SITE PLAN FOR BUILDING PERMIT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO TRANSPORTATION DEVELOPMENT FOR STALL DIMENSIONS AND PARKING CALCULATIONS.**
8. **Project # 1003371**
04DRB-01184 Minor-SiteDev Plan
BldPermit
- STEPHEN C DAY, ARCHITECT agent(s) for DRIVETIME AUTOMOTIVE, DAN PACKOWSKI request(s) the above action(s) for all or a portion of Lot(s) 31 & 32, Block(s) 11, NORTH ALBUQUERQUE ACRES, TRACT A, UNIT B, (to be known as **DRIVE TIME @ ALAMEDA**) zoned SU-2 FOR M-1, located on ALAMEDA BLVD NE, between SAN MATEO NE and I-25 containing approximately 2 acre(s). [REF: 04DRB00531] [*Deferred from 8/11/04*] (C-18) **DEFERRED AT THE AGENT'S REQUEST TO 8/25/04.**

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

9. **Project # 1003416**
04DRB-01183 Minor-Prelim&Final Plat
Approval
- SURVEYS SOUTHWEST LTD agent(s) for MICHAEL GOMEZ request(s) the above action(s) for all or a portion of Tract(s) 317-A, **TOWN OF ATRISCO GRANT, UNIT 3**, zoned R-1 residential zone, located on BRIDGE ST SW, between EUCARIZ AVE SW and YERBA RD SW containing approximately 3 acre(s). [REF: 04DRB-00670] (L-11) **INDEFINITELY DEFERRED AT THE AGENT'S REQUEST.**
10. **Project # 1003549**
04DRB-01091 Minor- Prelim&Final Plat
Approval
- SURVEYS SOUTHWEST, LTD agent(s) for DANIEL PUCETTI request(s) the above action(s) for all or a portion of Lot(s) 1, Block(s) 1, **ROSEMONT PARK ADDITION**, zoned S-MRN (SAWMILL R-C), located on MOUNTAIN RD NW, between 12TH ST NW and 11TH ST NW containing approximately 1 acre(s). [REF: ZA-81-350, ZA-84-445, V-76-42] (Was indefinitely deferred on 7/21/04) (J-13) **PRELIMINARY AND FINAL PLAT WERE APPROVED AND SIGNED OFF BY THE BOARD.**
11. **Project # 1002711**
04DRB-01189 Minor-Subd Design
(DPM) Variance
- MARK GOODWIN & ASSOCIATES, PA agent(s) for STV INVESTMENTS, LLC request(s) the above action(s) for all or a portion of Lot(s) 7-12, 21-26, Block(s) 27, Tract(s) A, **NORTH ALBUQUERQUE ACRES, UNIT B**, (to be known as **OAKLAND ESTATES**) zoned R-D residential and related uses zone, developing area, located on EAGLE ROCK AVE NE, between SAN PEDRO NE and LOUISIANA BLVD NE containing approximately 11 acre(s). [REF: 03110-01915, 03138-1914] [Was listed under Project #1003099 in error] (C-18) **A SIDEWALK VARIANCE FROM DESIGN STANDARDS WAS APPROVED A SHOWN ON EXHIBIT C IN THE PLANNING FILE.**

12. **Project # 1002050**
04DRB-01193 Minor-Prelim&Final Plat
Approval

MARK GOODWIN & ASSOCIATES, PA agent(s) for MEL FRAMIE, LLC request(s) the above action(s) for all or a portion of Lot(s) 23A-P1 THRU 30A-P1, **TRAILS @ LAS MARCADAS SUBDIVISION**, zoned R-LT residential zone, located on GOLF COURSE RD NW, between MARNA LYNN AVE NW and JILL PATRICIA ST NW containing approximately 2 acre(s). [REF: V-89-95, 03EPC00146, 03DRB00573] (C-12) **THE PRELIMINARY PLAT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO TRANSPORTATION DEVELOPMENT FOR ENCROACHMENT AGREEMENT AND PUE WITHIN RIGHT-OF-WAY AND UTILITIES SIGNATURES ON THE PLAT.**

13. **Project # 1002397**
04DRB-01196 Major-Final Plat Approval

TIERRA WEST LLC agent(s) for SHULL REALTY & WATERS EDGE LLC request(s) the above action(s) for all or a portion of Lot(s) 1-9, **LANDS OF TAYLOR-MARTIN L**, zoned C-1 neighborhood commercial zone, located on LA ORILLA RD NW, between COORS BLVD NW and CORRALES DRAIN containing approximately 12 acre(s). [REF:Z-87-56, DRB-87-200, 02DRB01925, 04DRB-00762, 00797, 00798 (E-12) **FINAL PLAT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO CITY ENGINEER FOR A & C, PRIVATE EASEMENTS ON LOTS 1, 2 & 3 AND DECLARATION OF COVENANTS.**

14. **Project # 1002851**
04DRB-01194 Major-Final Plat Approval

ABQ ENGINEERING INC agent(s) for LOS CANDELARIAS PARTNERS request(s) the above action(s) for all or a portion of Tract(s) 4, **LA PLAZA ACEQUIA 1, ALVARADO GARDENS**, zoned R-2 residential zone, located on CANDELARIA NW, between RIO GRANDE NW and DURANES LATERAL containing approximately 2 acre(s). [REF: 03DRB-01639, 03DRB-01278] (G-12) **FINAL PLAT WAS APPROVED AND SIGNED OFF BY THE BOARD.**

15. **Project # 1003026**
04DRB-01195 Minor-Final Plat Approval

ABQ ENGINEERING INC agent(s) for LOS CANDELARIAS PARTNERS request(s) the above action(s) for all or a portion of Lot(s) 3, **LA PLAZA ACEQUIA 2**, ALVARADO GARDENS, zoned R-LT residential zone, located on CANDELARIA NW, between CANDELARIA NW and DURANES LATERAL containing approximately 1 acre(s). [REF: 03DRB-01712] (G-12) **FINAL PLAT WAS APPROVED AND SIGNED OFF BY THE BOARD.**

16. **Project # 1003175**
04DRB-01190 Minor-Final Plat Approval

BOHANNAN HUSTON agent(s) for D. R. HORTON request(s) the above action(s) for all or a portion of Tract(s) 33C-1-A, **SUN GATE SUBDIVISION**, zoned R-LT residential zone, located on GIBSON BLVD SW, between BLAKE RD SW and MESA ARENOSA DR SW containing approximately 25 acre(s). [REF: 04DRB-00010, 00011& 00012] (N-9) **FINAL PLAT WAS APPROVED AND SIGNED OFF BY THE BOARD.**

17. **Project # 1003588**
04DRB-01173 Minor-Prelim&Final Plat Approval

RHOMBUS PA, INC. agent(s) for UNM FOUNDATION, INC. request(s) the above action(s) for all or a portion of Lot(s) 21-A & B-1, Block(s) .10, **PEREA ADDITION**, zoned SU-2 special neighborhood zone, TH, located on MARQUETTE AVE NW, between 12TH ST NW and 13TH ST NW containing approximately 1 acre(s). [REF: LUC-92-8, 1002925/03LUC-01423] (J-13) **PRELIMINARY AND FINAL PLAT WERE APPROVED AND SIGNED OFF BY THE BOARD.**

18. **Project # 1003537**
04DRB-01180 Minor-Prelim&Final Plat
Approval
- COMMUNITY SCIENCES CORP agent(s) for PULTE HOMES request(s) the above action(s) for all or a portion of Lot(s) 104-106, **PINON POINTE SUBDIVISION, UNIT 5**, zoned R-LT residential zone, located on WEYMOUTH ST NW, between IRVING BLVD NW and LAS VENTANAS RD NW containing approximately 1 acre(s). [REF: 04DRB01067] (B-9) **PRELIMINARY AND FINAL PLAT WERE APPROVED AND SIGNED OFF BY THE BOARD.**
19. **Project # 1003112**
04DRB-01005 Major-Final Plat
Approval
- COMMUNITY SCIENCES CORP agent(s) for COLLATZ INC, JACK CLIFFORD request(s) the above action(s) for all or a portion of Tract(s) A, **LANDS OF COLLATZ INC, RINCONADA TRAILS**, zoned SU-1 special use zone, located on UNSER BLVD NW, between UNSER BLVD NW and WESTERN TRAILS NW containing approximately 9 acre(s). [REF: 03DRB-01994, 04DRB-00166, 04DRB-00167, 04DRB-00168] [*Deferred from 7/14/04, 7/21/04, 8/4/04 & 8/11/04*] (F-11/F-12) **DEFERRED AT THE AGENT'S REQUEST TO 8/18/04.**
20. **Project # 1001087**
04DRB-00004 Minor- Final Plat
Approval
- HALE & SUN CONSTRUCTION INC request(s) the above action(s) for all or a portion of Lot(s) 3-4, **MAJOR ACRES SUBDIVISION**, zoned SU-2,R-T, located on 12th ST NW, between CANDELARIA RD NW and MATTHEW AVE NW containing approximately 1 acre(s). [REF: 1002231, 02ZHE-01435, 01DRB-002688, 01DRB-01891] [Final Plat was indefinitely deferred on 3/31/04] (G-14) **FINAL PLAT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO CITY ENGINEER FOR SIA.**

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

21. **Project # 1003591**
04DRB-01185 Minor-Sketch Plat or Plan
- BOHANNAN HUSTON agent(s) for CURB, INC. request(s) the above action(s) for all or a portion of Tract(s) 31A-1-A, **SUN GATE ESTATES**, zoned R-LT residential zone, located on GIBSON BLVD SW, between BLAKE RD SW and 98TH ST SW containing approximately 45 acre(s). [REF: 03DRB-01679 & 80, 1003014] (N-9) **THE ABOVE REQUEST WAS REVIEWED AND COMMENTS WERE GIVEN.**
22. **Project # 1003593**
04DRB-01198 Minor-Sketch Plat or Plan
- BOHANNAN HUSTON agent(s) for D. R. HORTON request(s) the above action(s) for all or a portion of Tract(s) 6, **VENTANA RANCH WEST**, zoned R-LT residential zone, located on IRVING BLVD NW and VENTANA RIDGE RD NW, containing approximately 24 acre(s). (B-8) **THE ABOVE REQUEST WAS REVIEWED AND COMMENTS WERE GIVEN.**
23. **Project # 1003594**
04DRB-01199 Minor-Sketch Plat or Plan
- BOHANNAN HUSTON agent(s) for D. R. HORTON request(s) the above action(s) for all or a portion of Tract(s) 1A, 1B & 3, **VENTANA RANCH WEST**, zoned R-LT residential zone, located on PASEO DEL NORTE NW and IRVING BLVD NW, containing approximately 32 acre(s). (B-8) **THE ABOVE REQUEST WAS REVIEWED AND COMMENTS WERE GIVEN.**

24. **Project # 1001568**
04DRB-01170 Minor-Sketch Plat or Plan

LINDA CARROLL agent(s) for INTERNATIONAL FOOD SERVICE HOLDINGS, LLC request(s) the above action(s) for all or a portion of Tract(s) 90, **MRGCD, MAP 35**, zoned R-1 residential zone, RA-2, located on RIO GRANDE BLVD NW, between INDIAN SCHOOL RD NW and LOS ANAYAS RD NW containing approximately 2 acre(s). [REF:01EPC-01563] (H-13) **THE ABOVE REQUEST WAS REVIEWED AND COMMENTS WERE GIVEN.**

25. **Project # 1003589**
04DRB-01181 Minor-Sketch Plat or Plan

SAMUEL DICKEY request(s) the above action(s) for all or a portion of Tract(s) 4A & 4B, **RAY PENA SUBDIVISION**, zoned R-D residential and related uses zone, developing area, located on WESTWARD LN NW, between ATRISCO DR NW and NORTHERN TRAIL NW containing approximately 1 acre(s). (F-11) **THE ABOVE REQUEST WAS REVIEWED AND COMMENTS WERE GIVEN.**

26. **Project # 1003592**
04DRB-01200 Minor-Sketch Plat or Plan

RHODES & SALMON PC agent(s) for GOLDEN SLUMBERS INC request(s) the above action(s) for all or a portion of Lot(s) 1, **SUNDT INDUSTRIAL AREA SCHMIDER PARCEL**, zoned M-2 heavy manufacturing zone, located on CANDELARIA NE, between EDITH NE and I-25 containing approximately 3 acre(s). (G-15) **THE ABOVE REQUEST WAS REVIEWED AND COMMENTS WERE GIVEN.**

27. Approval of the Development Review Board Minutes for July 28, 2004. **THE DEVELOPMENT REVIEW BOARD MINUTES FOR JULY 28, 2004 WERE APPROVED.**

ADJOURNED: 11:25 A.M.

Refer 8/29/04

DRB PUBLIC HEARING SIGN IN SHEETS

CASE NUMBER: 1003369 AGENDA#: 6 DATE: 8.11.04

1. Name: _____ Address: _____ Zip: _____

2. Name: _____ Address: _____ Zip: _____

3. Name: _____ Address: _____ Zip: _____

4. Name: _____ Address: _____ Zip: _____

5. Name: _____ Address: _____ Zip: _____

6. Name: _____ Address: _____ Zip: _____

7. Name: _____ Address: _____ Zip: _____

8. Name: _____ Address: _____ Zip: _____

9. Name: _____ Address: _____ Zip: _____

10. Name: _____ Address: _____ Zip: _____

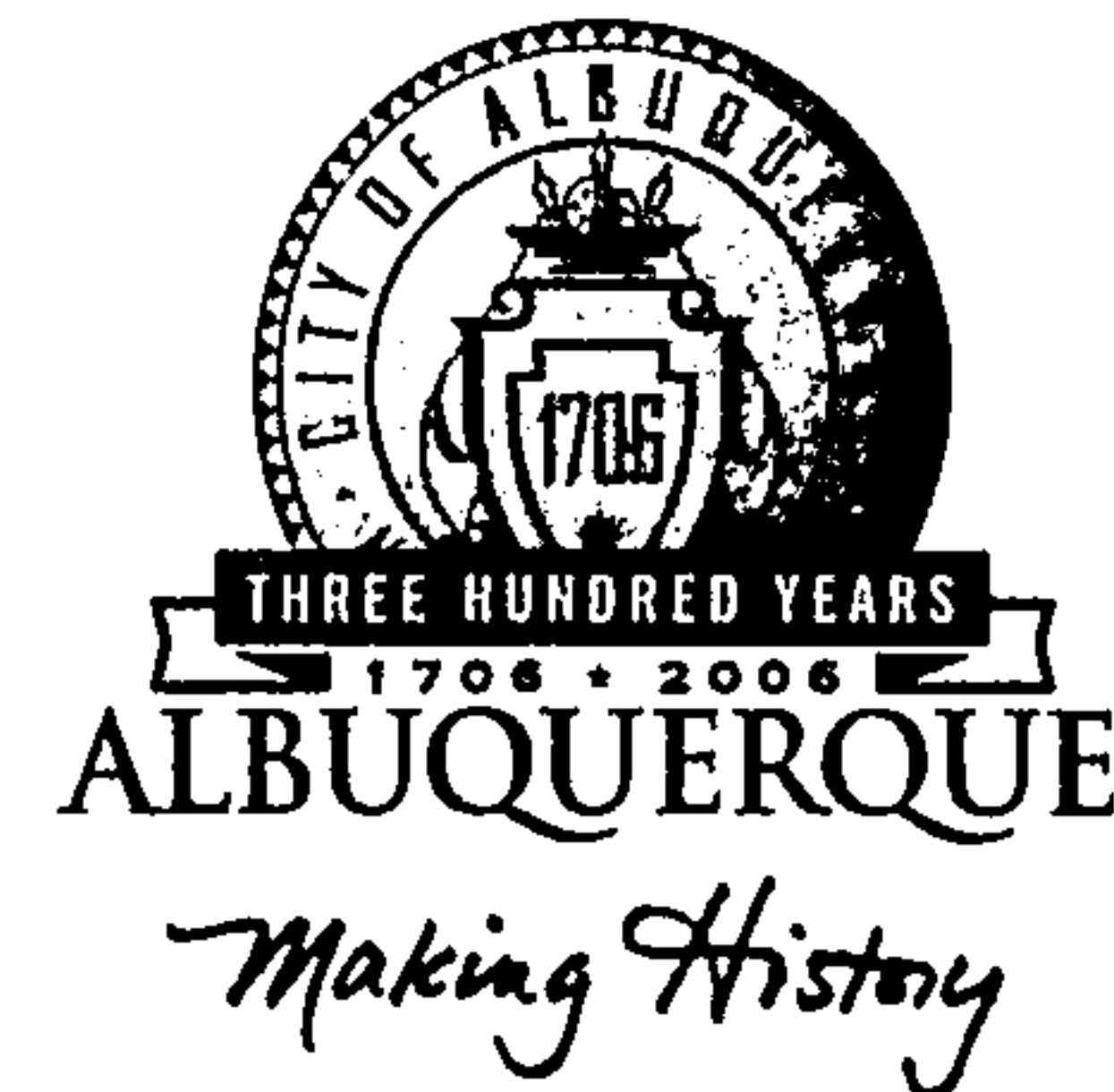
11. Name: _____ Address: _____ Zip: _____

12. Name: _____ Address: _____ Zip: _____

13. Name: _____ Address: _____ Zip: _____

14. Name: _____ Address: _____ Zip: _____

CITY OF ALBUQUERQUE



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

DEVELOPMENT REVIEW BOARD--SPEED MEMO

DRB CASE NO/PROJECT NO: 1003369

AGENDA ITEM NO: 6

SUBJECT:

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

ACTION REQUESTED:

P.O. Box 1293

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

ENGINEERING COMMENTS:

Albuquerque

An approved cost allocation report is required for approval.

New Mexico 87103

RESOLUTION:

www.cabq.gov

8-25-04

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

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

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

FOR:

SIGNED: Bradley L. Bingham
City Engineer/AMAFCA Designee

DATE: August 11, 2004



**DEVELOPMENT REVIEW BOARD
ACTION SHEET**

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

July 28, 2004

9:00 a.m.

MEMBERS:

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

Wilfred Gallegos, Transportation Development
Brad Bingham, Alternate City Engineer

Roger Green, Utility Development
Christina Sandoval, Parks & Recreation

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

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

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

- A. Call to Order: 9:00 A.M. Adjourned: 12:35 P.M.
- B. Changes and/or Additions to the Agenda
- C. New or Old Business

CASES WHICH REQUIRE PUBLIC NOTIFICATION

MAJOR SUBDIVISIONS, VACATIONS, SIA EXTENSIONS AND SITE DEVELOPMENT PLANS

1. **Project # 1000583**
04DRB-01016 Major-Two Year SIA
- MARK GOODWIN & ASSOCIATES PA agent(s) for PEGGY DASKALOS request(s) the above action(s) for all or a portion of Block(s) 1, Tract(s) B-1-A AND B-1-B, **FOOTHILLS NORTH**, zoned C-2 community commercial zone, located on LOMAS BLVD NE, between TRAMWAY BLVD NE and CUMBRES ST NE containing approximately 4 acre(s). [REF: 02DRB-01022, 04DRB-01707, 04DRB-01652, 04DRB-01618, 04DRB-00772] (K-23) **A TWO-YEAR EXTENSION OF THE SIA WAS APPROVED.**

2. **Project # 1003531**
04DRB-01034 Major-Street Name
Change

AFRICAN AMERICAN ALLIANCE OF
ALBUQUERQUE request(s) the above action(s) for a
Street Name Change from **BASEHART AVENUE SE**
TO OWEN SMAULDING ROAD SE, zoned SU-1,
PDA, located on UNIVERSITY BLVD SE, between
AVENIDA CESAR CHAVEZ SE and COAL AVE SE.
(L-15) **DENIED.**

3. **Project # 1002529**
04DRB-01059 Major-Preliminary Plat
Approval
04DRB-01060 Minor-SiteDev Plan
Subd/EPC

CONSENSUS PLANNING INC agent(s) for RANDY
EASTBURG, CAS, LLC request(s) the above
action(s) for all or a portion of Tract(s) 6-B, Lot(s) 1
thru 5, **PARTITION OF BLACK RANCH**, zoned SU-
1 special use zone for C-1, located on COORS BLVD
NW, between WESTSIDE DR NW and
CALABACILLAS ARROYO containing approximately
6 acre(s). [REF: 03EPC02058,03EPC 02059,03EPC
02060, Z- 93-115] [Makita Hill, EPC Case Planner]
[Deferred from 7/28/04] (B-13) **DEFERRED AT THE
AGENT'S REQUEST TO 8/4/04.**

4. **Project # 1003417**
04DRB-01056 Major-Preliminary Plat
Approval
04DRB-01057 Minor-Subd Design
(DPM) Variance
04DRB-01058 Minor-Temp Defer
SDWK

MARK GOODWIN & ASSOCIATES, PA agent(s) for
ALPHA EQUITIES, LLC request(s) the above
action(s) for all or a portion of Lot(s) 22-30, Block(s)
11, Tract(s) 1, NORTH ALBUQUERQUE ACRES,
UNIT 3, (to be known as **MOUNTAIN RIDGE
SUBDIVISION**, zoned R-D residential and related
uses zone, developing area, (3DU/A) located on
GLENDALE AVE NE, between WYOMING BLVD NE
and BARSTOW ST NE containing approximately 10
acre(s). [REF: 04DRB00671] [Deferred from 7/28/04]
(B-19) **DEFERRED AT THE AGENT'S REQUEST
TO 8/4/04.**

5. **Project # 1001182**
04DRB-01047 Major-Vacation of Pub
Right-of-Way
04DRB-01048 Major-Vacation of
Public Easements
04DRB-01049 Major-Preliminary Plat
Approval
04DRB-01050 Minor-Sidewalk Waiver
04DRB-01051 Minor-Temp Defer
SDWK

THOMPSON ENGINEERING & CONSULTING INC., agent(s) for VISION DEVELOPMENT LLC request(s) the above action(s) for all or a portion of Tract(s) B, WESTRIDGE MOBILE HOME PARK, PHASE 2, (to be known as **BLUEWATER POINTE SUBDIVISION**, zoned R-LT residential zone, located on 94TH ST NW, between BLUEWATER RD NW and AVALON RD NW containing approximately 8 acre(s). [REF: Z-97-58, AX-97-7, Z-99-60, 01EPC-01088, 01089, 01DRB-00505, 00506, 02DRB-00337] (*Deferred from 7/28/04*) (K-9) **DEFERRED AT THE AGENT'S REQUEST TO 8/4/04.**

6. **Project # 1002715**
04DRB-00964 Major-Bulk Land Variance
04DRB-00965 Major-Vacation of Pub
Right-of-Way
04DRB-00966 Major-Vacation of Public
Easements
04DRB-00967 Minor-Prelim&Final Plat
Approval

ISAACSON & ARFMAN PA agent(s) for BOULEVARD LIMITED PARTNERSHIP request(s) the above action(s) for all or a portion of Lot(s) 1 THRU 4, Tract(s) H, **LANDS OF HORIZON CORPORATION**, zoned SU-1 FOR C-1, located on UNSER BLVD NW, between PARADISE BLVD NW and LYONS BLVD NW containing approximately 30 acre(s). [REF: 03EPC-00918, 03EPC-00919] [*Deferred from 7/14/04 & 7/28/04*] (B-11) **DEFERRED AT THE AGENT'S REQUEST TO 8/25/04.**

04DRB-01061 Minor-SiteDev Plan
Subd/EPC

CONSENSUS PLANNING INC agent(s) for BOULEVARD LIMITED PARTNERSHIP request(s) the above action(s) for all or a portion of Lot(s) 1, 2, 3, & 4, **HORIZON CORPORATION REPLAT OF TRACT H**, zoned SU-1, located on PARADISE BLVD NW, between LYON BLVD NW and UNIVERSE BLVD NW containing approximately 30 acre(s). [REF: 03EPC-00918, 03EPC-00919, 04DRB00964, 00965, 00966, 00967] [**Juanita Vigil, EPC Case Planner**] [*Deferred from 7/14/04 & 7/21/04*] (B-11) **DEFERRED AT THE AGENT'S REQUEST TO 8/25/04.**

7. **Project # 1003369**
04DRB-00514 Major-Drainage Plan to
Determine the Cost Allocation for Storm
Drainage Improvements

BOB KEERAN agent(s) for LLAVE CONSTRUCTION INC request(s) these action(s) for all or a portion of Unit(s) 3, Lot(s) 6 & 7, Tract(s) 3, Block(s) 16, NORTH ALBUQUERQUE ACRES, VINTNER COURT SUBDIVISION, zoned DETENTION POND, located on VINTNER NE, between VENTURA NE and CORONA NE containing approximately 2 acre(s). [Deferred from 5/12/04 & 5/26/04 & 6/9/04 & 6/23/04 & 7/14/04 & 7/21/04] (C-20) DEFERRED AT THE AGENT'S REQUEST TO 8/11/04.

8. **Project # 1002176**
04DRB-00960 Major-Preliminary Plat
Approval
04DRB-00962 Major-Vacation of Public
Easements
04DRB-00969 Minor-Vacation of Private
Easements
04DRB-00961 Minor-Temp Defer SDWK

SURVEYS SOUTHWEST LTD agent(s) for MOUNTAIN WEST DEVELOPMENT, request(s) the above action(s) for all or a portion of Tract(s) E-1, NORTH FOUR HILLS, COVERED WAGON SUBDIVISION, zoned SU-1, located on FOUR HILLS RD SE, between LANIER DR SE and WATERFALL DR SE containing approximately 7 acre(s). [REF:Z-98-113/Z98-54, 02DRB-01306, 04DRB-00526] [Deferred from 7/14/04 & 7/21/04] (L-23) WITH THE SIGNING OF THE INFRASTRUCTURE LIST DATED 7/28/04 AND APPROVAL OF THE GRADING PLAN ENGINEER STAMP DATED 6/30/04 THE PRELIMINARY PLAT WAS APPROVED. THE VACATION WAS APPROVED AS SHOWN ON EXHIBIT B IN THE PLANNING FILE. THE TEMPORARY DEFERRAL OF CONSTRUCTION OF SIDEWALKS ON THE INTERIOR STREETS WAS APPROVED AS SHOWN ON EXHIBIT C IN THE PLANNING FILE.

04DRB-01071 Minor-SiteDev Plan
BldPermit/EPC
04DRB-01072 Minor-SiteDev Plan
Subd/EPC

BILL WADE, request(s) the above action(s) for all or a portion of Tract(s) E-1 and C, Block(s) 90C, Unit(s) 78, NORTH FOUR HILLS, COVERED WAGON SUBDIVISION, zoned SU-1, located on CENTRAL AVE SE between FOUR HILLS RD SE AND WATERFALL DR SE containing approximately 7 acre(s). [REF:04EPC-00162, 04DRB-000960, 00961, 00962, 00969, 02DRB-01306, 02DRB-00526] [Debbie Stover, EPC Case Planner] [Deferred from 7/14/04 & 7/21/04] (L-23) THE SITE PLAN FOR SUBDIVISION AND SITE PLAN FOR BUILDING PERMIT WERE APPROVED AND SIGNED OFF BY THE BOARD.

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

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

9. **Project # 1003524**
04DRB-01012 Minor-SiteDev Plan
BldPermit
- RICK BENNETT ARCHITECTS agent(s) for WASHINGTON STREET INVESTMENTS request(s) the above action(s) for all or a portion of Lot(s) 17, Tract(s) B-1-A-1, ALAMEDA BUSINESS PARK, **LANDS OF SPRINGER BUILDING MATERIALS CORP.**, zoned SU-2, IP - EP, located on VISTA ALAMEDA NW, between PASEO ALAMEDA NW and ALAMEDA PARK DR NW containing approximately 1 acre(s). *[Deferred from 7/14/04]* (C-16) **SITE PLAN FOR BUILDING PERMIT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO TRANSPORTATION DEVELOPMENT FOR ONE- WAY SIGN, CITY STANDARD DRAWING NUMBER FOR CURB CUTS AND PARALLEL INTERIOR PARKING STALLS 22 FEET AND PLANNING FOR SIGNAGE ON BUILDING.**
10. **Project # 1003548**
04DRB-01090 Minor-SiteDev Plan
BldPermit
- JIM MEDLEY, ARCHITECT, AIA agent(s) for TERRI ULIBARRI request(s) the above action(s) for all or a portion of Tract(s) A-1, **MARIPOSA SQUARE**, zoned R-D, located on LADERA DR NW, between 72nd ST NW and MIAMI NW containing approximately 2 acre(s). [REF: DRB-95-353, V-88-95] *[Deferred from 7/21/04]* (H-10) **INDEFINITELY DEFERRED ON A NO SHOW.**

11. **Project # 1003550**
04DRB-01094 Minor-SiteDev Plan BldPermit

DORMAN / BREEN ARCHITECTS agent(s) for ALBUQUERQUE SIGN PRINT CO. request(s) the above action(s) for all or a portion of Lot(s) 2, Block(s) 30, Tract(s) A, **NORTH ALBUQUERQUE ACRES, UNIT B**, zoned SU-2 special neighborhood zone, IP, located on SIGNAL AVE NE, between SAN PEDRO DR NE and LOUISIANA BLVD NE containing approximately 1 acre(s). *[Indef deferred 7/21/04]* (C-18) **AN INFRASTRUCTURE LIST DATED 7/28/04 WAS APPROVED. THE SITE PLAN FOR BUILDING PERMIT WS APPROVED WITH FINAL SIGN OFF DELEGATED TO CITY ENGINEER FOR SIA AND PLANNING FOR LANDSCAPE LANGUAGE ON PLAN.**

12. **Project # 1000635**
04DRB-01092 Minor-SiteDev Plan
Subd/EPC
04DRB-01093 Minor-SiteDev Plan
BldPermit

GEORGE RAINHART ARCHITECTS & ASSOCIATES agent(s) for DEBARTALO DEVELOPMENT INC request(s) the above action(s) for all or a portion of Tract(s) 33-1A, 38-2-A, 38-3-A, & 27B-B-1-1, **TAYLOR RANCH**, zoned SU-1 FOR C-1 PERMISSIVE & CON USE & FULL SVC LIQUOR, located on COORS BLVD NW, between COORS BLVD NW and MONTANO NW containing approximately 5 acre(s). [REF: Z-80-2, Z-80-5, Z-85-138-48, Z-96-124, DRB-98-106] [Debbie Stover, EPC Case Planner] *[Indef deferred 7/21/04]* (E-12) **THE SITE PLAN FOR SUBDIVISION AND SITE PLAN FOR BUILDING PERMIT WERE APPROVED WITH FINAL SIGN OFF DELEGATED TO TRANSPORTATION DEVELOPMENT FOR TRAFFIC IMPACT STUDY UPDATE**

04DRB-01121 Minor-Prelim&Final Plat
Approval

PRECISION SURVEYS, INC. agent(s) for COORS & MONTANO, LLC request(s) the above action(s) for all or a portion of Tract(s) 38-1-A, 38-2-A and 38-3-A, **TAYLOR RANCH**, zoned SU-1 special use zone, FOR C-1 USES, located on MONTANO RD NW, between COORS BLVD. NW and MONTANO PLAZA DR NW containing approximately 4 acre(s). [REF: 04DRB-01092, 01093, 03DRB-00613, 03DRB-00454, 00455] (E-12) **THE PRELIMINARY PLAT WAS APPROVED WITH FINAL PLAT SIGN OFF DELEGATED TO TRANSPORTATION DEVELOPMENT FOR CROSS LOT PARKING, ACCESS, DRAINAGE AND UTILITIES DEVELOPMENT FOR AGIS DXF FILE, ADD ADDITIONAL PUBLIC WATERLINE EASEMENT ON TRACT 38-2A2 FOR METER**

13. **Project # 1002584**
04DRB-01068 Minor-SiteDev Plan
BldPermit/EPC

THE DESIGN GROUP, ERIK HAGEN, agent(s) for ARDENT HEALTH SERVICES dba SANDIA HEALTH SYSTEMS, request(s) the above action(s) for all or a portion of Tract(s) 1-A, **ST JOSEPH WEST MESA HOSPITAL, PARADISE HEIGHTS**, zoned SU-1 special use zone, located on GOLF COURSE RD NW, between MCMAHON BLVD NW and GOLF COURSE RD NW containing approximately 20 acre(s). [REF: Z-88-90, 03AA00579, 04EPC00696] [**Carmen Marrone, EPC Case Planner**] [*Deferred from 7/14/04 & Indef deferred 7/21/04*] (A-12) **WITH THE SIGNING OF THE INFRASTRUCTURE LIST DATED 7/28/04 THE SITE PLAN FOR BUILDING PERMIT WS APPROVED WITH FINAL SIGN OFF DELEGATED TO CITY ENGINEER FOR SIA.**

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

14. **Project # 1001096**
04DRB-01127 Minor-Extension of
Preliminary Plat.

SURV-TEK, INC agent(s) for STUART HARROUN request(s) the above action(s) for all or a portion of Tract(s) A-1, **LANDS OF LLOYD LUZES GOFF**, zoned RO-1 rural and open zone, located on EDITH BLVD NE, between TYLER RD NE and LAS COLINAS DR NE containing approximately 15 acre(s). [REF: 01410-0000-00294, DRB 96-40, 02DRB01421/03DRB01273] (E-16) **A ONE-YEAR EXTENSION OF THE PRELIMINARY PLAT WAS APPROVED TO SEPTEMBER 12, 2005.**

15. **Project # 1003175**
04DRB-01126 Minor-Sidewalk Waiver

BOHANNAN HUSTON, INC. agent(s) for CURB. INC. request(s) the above action(s) for all or a portion of Tract(s) 33C-1-A, **SUNGATE SUBDIVISION**, zoned R-2 residential zone, located on GIBSON BLVD SW, between BLAKE RD SW and MESA ARENOSA DR SW containing approximately 21 acre(s). [REF: 04DRB-00010, 04DRB-00011, 00012] (N-9) **A SIDEWALK VARIANCE FOR WAIVER OF SIDEWALK WAS APPROVED AS SHOWN ON EXHIBIT C IN THE PLANNING FILE.**

16. **Project # 1000184**
04DRB-01111 Minor-Prelim&Final Plat Approval
04DRB-01112 Minor-Vacation of Private Easements

SURVEYS SOUTHWEST LTD agent(s) for ROB DICKSON request(s) the above action(s) for all or a portion of Tract(s) A-1-A & A-7-A, **BANNER SQUARE ADDITION**, zoned SU-2/SU-1, located on BROADWAY BLVD NE, between CENTRAL AVE NE and ARNO ST NE containing approximately 3 acre(s). [REF: 03DRB00442] (K-14) **THE PRELIMINARY AND FINAL PLAT WERE APPROVED AND SIGNED OFF BY THE BOARD. THE VACATION WAS APPROVED AS SHOWN ON EXHIBIT B IN THE PLANNING FILE.**

17. **Project # 1001763**
04DRB-01136 Minor-Prelim&Final Plat Approval

SURVEYS SOUTHWEST LTD agent(s) for J. HOWARD MOCK, LAVA PARTNERS request(s) the above action(s) for all or a portion of Tract(s) C-1, **ALBUQUERQUE WEST**, zoned SU-1 FOR C-1 PERMISSIVE USES, located on 57TH ST NW, between QUAIL RD NW and OURAY RD NW containing approximately 2 acre(s). [REF: DRB96-279, 02DRB00308, 309, 02DRB00856] (*Deferred from 7/28/04*) (H-11) **INDEFINITELY DEFERRED AT THE AGENT'S REQUEST.**

18. **Project # 1003572**
04DRB-01135 Minor-Prelim&Final Plat
Approval

SURVEYS SOUTHWEST LTD agent(s) for BRUNACINI DEVELOPMENT, ANGELO BRUNACINI request(s) the above action(s) for all or a portion of Tract(s) A, **JOURNAL CENTER PHASE 2, UNIT 2**, zoned IP industrial park zone, located on RUTLEDGE ST NE, between NORTH DIVERSION CHANNEL and SNAPROLL ST NE containing approximately 15 acre(s). *(Deferred from 7/28/04)* (D-17) **INDEFINITELY DEFERRED AT THE AGENT'S REQUEST.**

19. **Project # 1000570**
04DRB-01139 Major-Final Plat
Approval

PRECISION SURVEYS INC agent(s) for WESTLAND DEVELOPMENT CO INC request(s) the above action(s) for, **PARKWAY SUBDIVISION, UNIT 10**, zoned SU-2/R-LT, located on FORTUNA RD NW, between SANDY DR NW and SHEFFIELD PL NW containing approximately 8 acre(s). [REF: 02DRB01020, 02DRB00755, 02DRB01019, 0201567, 04DRB00270] (J-9) **FINAL PLAT WAS APPROVED AND DELEGATED TO PARKS FOR CASH-IN-LIEU AND PLANNING FOR AGIS DXF FILE.**

20. **Project # 1002861**
04DRB-01137 Major-Final Plat
Approval

ABQ ENGINEERING INC agent(s) for INFILL SOLUTIONS request(s) the above action(s) for all or a portion of Lot(s) 13-16, Block(s) 46, NEW MEXICO TOWN COMPANY TOWNSITE, (to be known as **SOUTHERN UNION GAS LOFTS**) zoned SU-3 special center zone, located on 8TH ST SW, between 8TH ST SW and SILVER AVE SW containing approximately 1 acre(s). [REF: 03DRB01299] (K-13) **FINAL PLAT WAS APPROVED AND DELEGATED TO PLANNING FOR AGIS DXF FILE.**

21. **Project # 1003495**
04DRB-01123 Minor-Prelim&Final Plat
Approval

PAUL BENNETT request(s) the above action(s) for all or a portion of Lot(s) 18 P1, **PASEO DE ESTRELLA SUBDIVISION**, zoned R-1 residential zone, located on VISTA DEL NORTE NE, between JEFFERSON NE and EDITH NE [REF: 04DRB00932] (E-16) **PRELIMINARY AND FINAL PLAT WERE APPROVED AND SIGNED OFF BY THE BOARD.**

22. **Project # 1003505**
04DRB-01124 Minor-Prelim&Final Plat
Approval

ELLIOTT SURVEYING agent(s) for ALBUQUERQUE CHRISTIAN CHILDREN'S HOME request(s) the above action(s) for all or a portion of Tract(s) A & B, **ALBUQUERQUE CHRISTIAN CHILDREN'S HOME**, zoned SU-1, located on WINTER HAVEN RD NW, between MONTANO PLAZA DR NW and MONTANO RD NW containing approximately 6 acre(s). [REF: 04DRB-00956] (E-12) **PRELIMINARY AND FINAL PLAT WERE APPROVED AND SIGNED OFF BY THE BOARD.**

23. **Project # 1003567**
04DRB-01130 Minor-Prelim&Final Plat
Approval

RHOMBUS, P. A. INC agent(s) for JOANNE NEALEY request(s) the above action(s) for all or a portion of Lot(s) 29 & 30, **MC DONALD ACRES, UNIT 3**, zoned R-1 residential zone, located on PHOENIX AVE NW, between 11TH ST NW and 10TH ST NW containing approximately 1 acre(s). (*Deferred from 7/28/04*)(H-14) **DEFERRED TO 8/4/04.**

24. **Project # 1003570**
04DRB-01133 Minor-Prelim&Final Plat
Approval

SURVEYING CONTROL, INC agent(s) for CITY OF ALBUQUERQUE LEGAL DEPARTMENT, REAL PROPERTY, request(s) the above action(s) for all or a portion of Tract(s) B-9E, **SEVEN BAR RANCH**, zoned SU-1 special use zone, located on ELLISON DR NW, between COORS BLVD BYPASS NW and CIBOLA LOOP NW containing approximately 17 acre(s). [REF: V-89-58] (A-13) **PRELIMINARY PLAT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO UTILITIES DEVELOPMENT FOR NMU INC AND DRY UTILITIES SIGNATURES.**

25. **Project # 1002731**
04DRB-01004 Minor-Final Plat Approval

JEFF MORTENSEN & ASSOCIATES INC agent(s) for KAY LAMB request(s) the above action(s) for all or a portion of Lot(s) 24-27, Block(s) 12, **ALBRIGHT-MOORE ADDITION**, zoned S-R, located on 6TH ST NW, between BELLAMAH AVE NW and KINLEY AVE NW containing approximately 1 acre(s). [REF: 03DRB-00966, 00967] [Final Plat was Indef. Deferred for SIA] (J-14) **FINAL PLAT WAS APPROVED AND SIGNED OFF BY THE BOARD.**

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

26. **Project # 1003571**
04DRB-01134 Minor-Sketch Plat or
Plan

MARK GOODWIN & ASSOCIATES. agent(s) for CURB INC. request(s) the above action(s) for all or a portion of Tract(s) 9-B-1, 9-B-2 & 12-A-2, ATRISCO GRANT, **EL RANCHO GRANDE, UNIT 9B**, zoned R-LT residential zone, located on BLAKE RD SW, between AMOLE CHANNEL SW and 98TH ST SW containing approximately 36 acre(s). (N-9) **THE ABOVE REQUEST WAS REVIEWED AND COMMENTS WERE GIVEN.**

27. **Project # 1003565**
04DRB-01128 Minor-Sketch Plat or
Plan

WILKS CO. agent(s) for ART GARDENSWARTZ REALTY request(s) the above action(s) for all or a portion of Lot(s) 1, Block(s) 8, Unit(s) 1, **MIRAMONTES PARK**, zoned C-1 neighborhood commercial zone & C-2, located on SAN MATEO BLVD NE, between PHOENIX AVE. NE and CLAREMONT AVE. NE containing approximately 4 acre(s). [REF: ZA-88-53, (1002072)] (H-18) **THE ABOVE REQUEST WAS REVIEWED AND COMMENTS WERE GIVEN.**

28. **Project # 1003573**
04DRB-01138 Minor-Sketch Plat or
Plan

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**, zoned R-D residential and related uses zone, developing area, located on OAKLAND AVE NE, between VENTURA BLVD NE and BARSTOW BLVD NE containing approximately 3 acre(s). (C-20) **THE ABOVE REQUEST WAS REVIEWED AND COMMENTS WERE GIVEN.**

29. **Project # 1003039**
04DRB-01077 Minor-Sketch Plat or Plan

RIO GRANDE ENGINEERING agent(s) for SCACCIA, LLC, request(s) the above action(s) for all or a portion of Lot(s) 1, 2 & 3, Block(s) 16, Tract(s) 3, **NORTH ALBUQUERQUE ACRES, UNIT 3**, (to be known as **WILSHIRE ESTATES**) zoned R-D residential and related uses zone, developing area, 5 DU/AC, located on VENTURA ST NE, between CORONA AVE NE and WILSHIRE AVE NE containing approximately 3 acre(s). [REF: 03DRB-01771, DRB-93-337] [Was Indef Deferred on 7/21/04] (C-20) **THE ABOVE REQUEST WAS REVIEWED AND COMMENTS WERE GIVEN.**

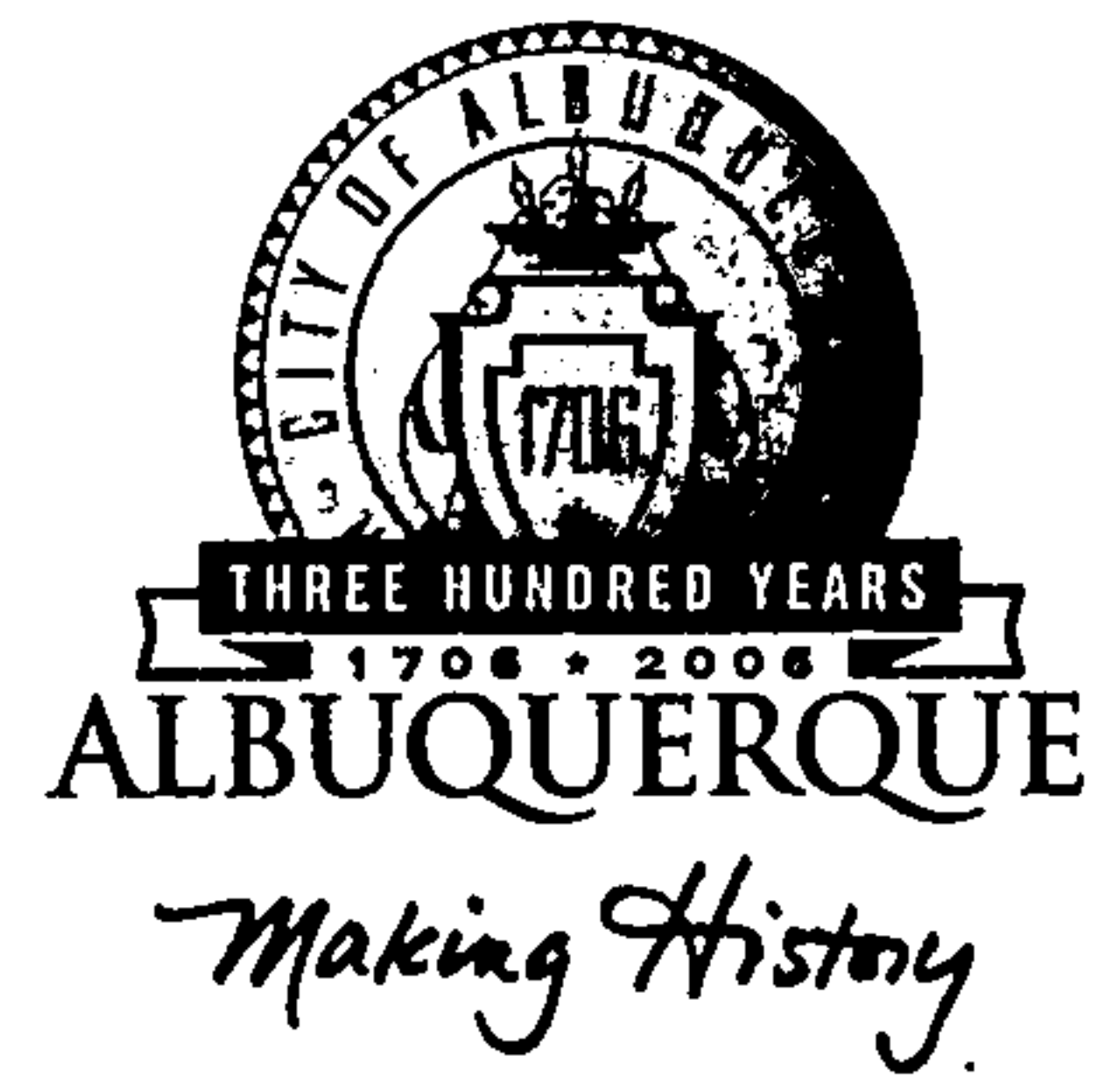
30. **Project # 1003551**
04DRB-01095 Minor-Sketch Plat or
Plan

BRASHER & LORENZ agent(s) for NAYLOR REALTY request(s) the above action(s) for all or a portion of Lot(s) 12, 13, 19, 20 & 21, Block(s) 11, Tract(s) 1, **NORTH ALBUQUERQUE ACRES, UNIT 3**, zoned RD, located on GLENDALE AVE NE, between BARSTOW AVE NE and WYOMING NE containing approximately 5 acre(s). [Was Indef Deferred on 7/21/04] (B-19) **THE ABOVE REQUEST WAS REVIEWED AND COMMENTS WERE GIVEN.**

31. Approval of the Development Review Board Minutes for July 14, 2004. **THE DRB MINUTES FOR JULY 14, 2004 WERE APPROVED.**

ADJOURNED: 12:35 P.M.

CITY OF ALBUQUERQUE



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

DEVELOPMENT REVIEW BOARD--SPEED MEMO

DRB CASE NO/PROJECT NO: 1003369

AGENDA ITEM NO: 7

SUBJECT:

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

ACTION REQUESTED:

P.O. Box 1293

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

ENGINEERING COMMENTS:

Albuquerque

A cost allocation report has not been approved at this time.

New Mexico 87103

RESOLUTION:

8-11-04

www.cabq.gov

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

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

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

FOR:

SIGNED: Bradley L. Bingham
City Engineer/AMAFCA Designee

DATE: July 28, 2004

Refer 8/11/04

DRB PUBLIC HEARING SIGN IN SHEETS

CASE NUMBER: 1003369 AGENDA#: 7 DATE: 7.28.04

1. Name: _____ Address: _____ Zip: _____

2. Name: _____ Address: _____ Zip: _____

3. Name: _____ Address: _____ Zip: _____

4. Name: _____ Address: _____ Zip: _____

5. Name: _____ Address: _____ Zip: _____

6. Name: _____ Address: _____ Zip: _____

7. Name: _____ Address: _____ Zip: _____

8. Name: _____ Address: _____ Zip: _____

9. Name: _____ Address: _____ Zip: _____

10. Name: _____ Address: _____ Zip: _____

11. Name: _____ Address: _____ Zip: _____

12. Name: _____ Address: _____ Zip: _____

13. Name: _____ Address: _____ Zip: _____

14. Name: _____ Address: _____ Zip: _____



**DEVELOPMENT REVIEW BOARD
ACTION SHEET**

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

July 14, 2004

9:00 a.m.

MEMBERS:

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

Wilfred Gallegos, Transportation Development
Brad Bingham, Alternate City Engineer

Roger Green, Utility Development
Christina Sandoval, Parks & Recreation

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

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

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

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

Adjourned: 2:25 P.M.

CASES WHICH REQUIRE PUBLIC NOTIFICATION

MAJOR SUBDIVISIONS, VACATIONS, SIA EXTENSIONS AND SITE DEVELOPMENT PLANS

- 1. **Project # 1000614**
04DRB-00913 Major-Two Year SIA

TERRY O. BROWN, P.E. agent(s) for DEVELOPMENT SERVICES LTD. COMPANY request(s) the above action(s) for all or a portion of Block(s) 33 & 34, Tract(s) A UNIT B, LOTS 3-12 & 21-29, North Albuquerque Acres, (to be known as **LA CUEVA OESTE SUBDIVISION, UNIT 4**, zoned R-D, located on HOLLY AVE NE between LOUISIANA BLVD NE and SAN PEDRO NE containing approximately 37 acre(s). [REF: DRB-95-121, DRB-97-293] (C-18) **A ONE-YEAR EXTENSION OF THE SIA WAS APPROVED.**

2. **Project # 1000399**
04DRB-00957 Major-Vacation of Public Easements
04DRB-00952 Minor-Prelim&Final Plat Approval

SURVEYS SOUTHWEST, LTD agent(s) for V TAYLOR FLOYD, JR request(s) the above action(s) for all or a portion of Tract(s) A-1-B & A-1-C, **LOMAS CENTER**, zoned SU-1 special use zone, located on BROADWAY BLVD NE, between ROMA AVE NE and LOMAS BLVD NE containing approximately 1 acre(s). [REF: 04EPC00501, 00502, 00503, 00504, 04DRB00422, 00423] (J-14) **THE VACATION WAS APPROVED AS SHOWN ON EXHIBIT B IN THE PLANNING FILE. THE PRELIMINARY PLAT WAS APPROVED WITH FINAL SIGNOFF DELEGATED TO PLANNING FOR THE 15-DAY APPEAL PERIOD.**

3. **Project # 1002176**
04DRB-00960 Major-PreliminaryPlat Appr
04DRB-00962 Major-Vacation of Public Easements
04DRB-00969 Minor-Vacation of Private Easements
04DRB-00961 Minor-Temp Defer SDWK

SURVEYS SOUTHWEST LTD agent(s) for MOUNTAIN WEST DEVELOPMENT, request(s) the above action(s) for all or a portion of Tract(s) E-1, NORTH FOUR HILLS, **COVERED WAGON SUBDIVISION**, zoned SU-1, located on FOUR HILLS RD SE, between LANIER DR SE and WATERFALL DR SE containing approximately 7acre(s). [REF:Z-98-113/Z98-54, 02DRB-01306, 04DRB-00526] *[Deferred from 7/14/04]* (L-23) **DEFERRED AT THE AGENT'S REQUEST TO 7/21/04.**

- 04DRB-01071 Minor-SiteDev Plan
BldPermit/EPC
04DRB-01072 Minor-SiteDev Plan
Subd/EPC

BILL WADE, request(s) the above action(s) for all or a portion of Tract(s) E-1 and C, Block(s) 90C, Unit(s) 78, NORTH FOUR HILLS, **COVERED WAGON SUBDIVISION**, zoned SU-1, located on CENTRAL AVE SE between FOUR HILLS RD SE AND WATERFALL DR SE containing approximately 7 acre(s). [REF:04EPC-00162, 04DRB-000960, 00961, 00962, 00969, 02DRB-01306, 02DRB-00526] **[Debbie Stover, EPC Case Planner]** *[Deferred from 7/14/04]* (L-23) **DEFERRED AT THE AGENT'S REQUEST TO 7/21/04.**

4. **Project # 1003187**
04DRB-00910 Major-Preliminary Plat
Approval

ABQ ENGINEERING, INC. agent(s) for AMERI-
CONTRACTORS, LLC request(s) the above action(s) for
all or a portion of Tract(s) 5, LANDS OF UNIVERSITY OF
NEW MEXICO, (to be known as **MARNA LYNN
SUBDIVISION** zoned R-1, located on MARNA LYNN AVE
NW, between PARADISE BLVD NW and PASEO DEL
NORTE NW containing approximately 2 acre(s). [REF:
04DRB-00037] [*Deferred from 7/14/04*] (C-12)
DEFERRED AT THE AGENT'S REQUEST TO 7/21/04.

5. **Project # 1002715**
04DRB-00964 Major-Bulk Land Variance
04DRB-00965 Major-Vacation of Pub
Right-of-Way
04DRB-00966 Major-Vacation of Public
Easements
04DRB-00967 Minor-Prelim&Final Plat
Approval

ISAACSON & ARFMAN PA agent(s) for BOULEVARD
LIMITED PARTNERSHIP request(s) the above action(s)
for all or a portion of Lot(s) 1 THRU 4, Tract(s) H, **LANDS
OF HORIZON CORPORATION**, zoned SU-1 FOR C-1,
located on UNSER BLVD NW, between PARADISE BLVD
NW and LYONS BLVD NW containing approximately 30
acre(s). [REF: 03EPC-00918, 03EPC-00919] [*Deferred
from 7/14/04*] (B-11) **DEFERRED AT THE AGENT'S
REQUEST TO 7/28/04.**

04DRB-01061 Minor-SiteDev Plan
Subd/EPC

CONSENSUS PLANNING INC agent(s) for BOULEVARD
LIMITED PARTNERSHIP request(s) the above action(s)
for all or a portion of Lot(s) 1, 2, 3, & 4, **HORIZON
CORPORATION REPLAT OF TRACT H**, zoned SU-1,
located on PARADISE BLVD NW, between LYON BLVD
NW and UNIVERSE BLVD NW containing approximately
30 acre(s). [REF: 03EPC-00918, 03EPC-00919,
04DRB00964, 00965, 00966, 00967] [**Juanita Vigil, EPC
Case Planner**] [*Deferred from 7/14/04*] (B-11) **DEFERRED
AT THE AGENT'S REQUEST TO 7/28/04.**

6. **Project # 1003226**
04DRB-00909 Major-Vacation of Public Easements
04DRB-00908 Minor-Prelim&Final Plat Approval

J C ENGINEERING agent(s) for SUJAY THAKUR request(s) the above action(s) for all or a portion of Tract(s) 9, **V. E. BARRETT SUBDIVISION**, zoned C-2 community commercial zone, located on BRIDGE ST SW, between UNSER BLVD SW and COORS BLVD SW containing approximately 6 acre(s). [REF: Z-71-125, Z-72-114, Z-72-210, 04DRB-00806, 04DRB-00117] *[Deferred from 7/14/04]* (K-10) **DEFERRED AT THE AGENT'S REQUEST TO 7/21/04.**

7. **Project # 1003366**
04DRB-00912 Major-Vacation of Pub Right-of-Way

ADVANCED ENGINEERING AND CONSULTING LLC, agent(s) for SHARIF (FELIX) RABADI request(s) the above action(s) for all or a portion of Tract(s) T-1A-2, **TOWN OF ALAMEDA GRANT**, zoned SU-1 FOR PRD, located on GOLF COURSE RD NW, between IRVING NW and CALABACILLAS ARROYO containing approximately 9 acre(s). [REF: 04EPC-00498, 04DRB-00596, Z-80-74, AX-85-20, Z-93-131, DRB-94-146, V-96-89] *[Deferred from 7/14/04]* (B-12) **DEFERRED AT THE AGENT'S REQUEST TO 7/21/04.**

8. **Project # 1003503**
04DRB-00950 Major-Vacation of Pub Right-of-Way
04DRB-00951 Major-Vacation of Public Easements

PRECISION SURVEYS, INC. agent(s) for MANZANO DAY SCHOOL request(s) the above action(s) for all or a portion of Tract(s) A, MANZANO DAY SCHOOL, Lot(s) 19, 20, Block(s) 15, **PEREA ADDITION**, zoned SU-2, SU-2 CC, located on CENTRAL NW, between LOMAS NW and RANCHO SECO NW containing approximately 6 acre(s). [REF: DRB-94-374] (J-13) **VACATIONS WERE APPROVED AS SHOWN ON EXHIBIT B IN THE PLANNING FILE.**

9. **Project # 1003369**
04DRB-00514 Major-Drainage Plan to
Determine the Cost Allocation for Storm
Drainage Improvements

BOB KEERAN agent(s) for LLAVE CONSTRUCTION INC request(s) these action(s) for all or a portion of Unit(s) 3, Lot(s) 6 & 7, Tract(s) 3, Block(s) 16, NORTH ALBUQUERQUE ACRES, VINTNER COURT SUBDIVISION, zoned DETENTION POND, located on VINTNER NE, between VENTURA NE and CORONA NE containing approximately 2 acre(s). [Deferred from 5/12/04 & 5/26/04 & 6/9/04 & 6/23/04 & 7/14/04] (C-20) DEFERRED AT THE AGENT'S REQUEST TO 7/28/04.

10. **Project # 1002196**
04DRB-00873 Major-Preliminary Plat
Approval
04DRB-00877 Minor-Sidewalk Waiver
04DRB-00875 Minor-Temp Defer SDWK

WAYJOHN SURVEYING INC. agent(s) for DRAGON FLY DEVELOPMENT INC. request(s) the above action(s) for all or a portion of Tract(s) 1-B, TOWN OF ATRISCO GRANT UNIT 6, LOS ANTEPASADOS SUBDIVISION zoned SU-1 PRD, for MH 10 du/net acre special use zone, located on SUNSET GARDENS RD SW, between CORREGIDOR PL SW and SANTA CLARA CEMETERY SW containing approximately 6 acre(s). [REF: DRB-91-385, 02EPC-01356, 03EPC-02048, 04CC-00130] [Deferred from 6/30/04 & 7/14/04] (K-11) DEFERRED AT THE AGENT'S REQUEST TO 7/21/04.

04DRB-01000 Minor-SiteDev Plan
Subd/EPC

WAYJOHN SURVEYING INC agent(s) for DRAGON FLY DEVELOPMENT INC request(s) the above action(s) for all or a portion of Tract(s) 1-B, TOWN OF ATRISCO GRANT, UNIT 6, LOS ANTEPASADOS SUBDIVISION zoned SU-1 PRD, for special use zone, located on SUNSET GARDENS RD SW, between CORREGIDOR PL SW and SANTA CLARA CEMETARY SW containing approximately 6 acre(s). [REF: DRB-91-385, 02EPC01356, 03EPC02048, 04CC00130] [Elvira Lopez, EPC Case Planner] [Deferred from 7/14/04] (K-11) DEFERRED AT THE AGENT'S REQUEST TO 7/21/04.

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

TIERRA WEST LLC agent(s) for STH INVESTMENTS request(s) the above action(s) for all or a portion of Tract(s) 6C, 12A&B, **PARTITION OF BLACK RANCH**, zoned RA-1, located on COORS BLVD NW, between PASEO DEL NORTE NW and WESTSIDE DR NW containing approximately 68 acre(s). [REF: 03EPC-00300, 03EPC-00301, 04DRB-00217, 04DRB-00360] [*Deferred from 5/19 & 6/9/04 & 6/23/04 & 6/30/04*] (C-13) **WITH THE SIGNING OF THE INFRASTRUCTURE LIST DATED 7/14/04 AND APPROVAL OF THE GRADING PLAN ENGINEER STAMP DATED 6/22/04 THE PRELIMINARY PLAT WAS APPROVED WITH THE CONDITION OF FINAL PLAT THAT THE DEDICATION ALONG COORS BLVD BE REVISITED. A SIDEWALK VARIANCE FOR WAIVER OF SIDEWALKS 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.

12. **Project # 1002798**
04DRB-01008 Minor-SiteDev Plan
Subd/EPC
04DRB-01009 Minor-Prelim&Final Plat
Approval

ADVANCED ENGINEERING & CONSULTING agent(s) for WILLIAM HOLLER request(s) the above action(s) for all or a portion of Tract(s) A, RIMA ADDITION and Tract(s) A-1, **LANDS OF CONRADO GARCIA**, (to be known as **RANCHO DE CANDELARIA SUBDIVISION**, zoned SU-1 FOR PRD, located on CANDELARIA RD NW, between 12th ST NW and RIO GRANDE NW containing approximately 3 acre(s). [REF: 04DRB-00572, 04DRB-00777, 03DRB-01122, 03EPC-01673, 03EPC-01674, 04DRB-00777] [**Russell Brito, EPC Case Planner for Simon Shima**] (G-13) **THE SITE PLAN FOR SUBDIVISION WAS APPROVED AND SIGNED OFF BY THE BOARD. WITH THE SIGNING OF THE INFRASTRUCTURE LIST DATED 7/14/04 AND APPROVAL OF THE GRADING PLAN ENGINEER STAMP DATED 3/9/04 THE PRELIMINARY PLAT WAS APPROVED. FINAL PLAT WAS INDEFINITELY DEFERRED FOR THE SIA.**

13. **Project # 1003126**
04DRB-01020 Minor-SiteDev Plan
BldPermit/EPC

ADVANCED ENGINEERING & CONSULTING LLC agent(s) for SCOTT HAUQUITZ request(s) the above action(s) for all or a portion of Tract(s) 45-B, M.R.G.C.D. MAP 29, zoned SU-1 for IP, located on EDITH BLVD NE, between OSUNA RD NE and SIN NOMBRE CT NE containing approximately 7 acre(s). [REF: Z-99-7, AX-99-1, 03EPC-02055, 03EPC-02057] [Debbie Stover, EPC Case Planner] (E-15) THE INFRASTRUCTURE LIST DATED 7/14/04 WAS APPROVED. THE SITE PLAN FOR BUILDING PERMIT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO CITY ENGINEER FOR SIA AND TRANSPORTATION DEVELOPMENT FOR PUBLIC ROADWAY EASEMENT.

14. **Project # 1000390**
04DRB-01011 Minor-SiteDev Plan
BldPermit/EPC

GEORGE RAINHART ARCHITECTS & ASSOCIATES agent(s) for AMERICAN SOUTHWEST DEVELOPMENT COMPANY request(s) the above action(s) for all or a portion of Tract(s) H1 ,H2, H3, AND H-4, VENTANA SQUARE @ VENTANA RANCH, zoned SU-1 FOR RESTRICTED C-2 USES, located on PARADISE BLVD NW, between PARADISE BLVD NW and PASEO DEL NORTE BLVD NW containing approximately 5 acre(s). [REF: Z-00128-00409, Z-00128-00410] [Debbie Stover, EPC Case Planner] (B-10) THE SITE PLAN FOR BUILDING PERMIT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO TRANSPORTATION DEVELOPMENT FOR THE REMOVAL OF CROSSWALK ON PARADISE, CROSS ACCESS AGREEMENT AMONG LOTS AND SIDEWALK EASEMENTS AND TO PLANNING FOR DEBBIE STOVER'S INITIALS.

15. **Project # 1003524**
04DRB-01012 Minor-SiteDev Plan
BldPermit

RICK BENNETT ARCHITECTS agent(s) for WASHINGTON STREET INVESTMENTS request(s) the above action(s) for all or a portion of Lot(s) 17, Tract(s) B-1-A-1, ALAMEDA BUSINESS PARK, **LANDS OF SPRINGER BUILDING MATERIALS CORP.**, zoned SU-2, IP - EP, located on VISTA ALAMEDA NW, between PASEO ALAMEDA NW and ALAMEDA PARK DR NW containing approximately 1 acre(s). *[Deferred from 7/14/04]* (C-16) **DEFERRED AT THE AGENT'S REQUEST TO 7/28/04.**

16. **Project # 1002584**
04DRB-01068 Minor-SiteDev Plan
BldPermit/EPC

THE DESIGN GROUP, ERIK HAGEN, agent(s) for ARDENT HEALTH SERVICES dba SANDIA HEALTH SYSTEMS, request(s) the above action(s) for all or a portion of Tract(s) 1-A, **ST JOSEPH WEST MESA HOSPITAL, PARADISE HEIGHTS**, zoned SU-1 special use zone, located on GOLF COURSE RD NW, between MCMAHON BLVD NW and GOLF COURSE RD NW containing approximately 20 acre(s). [REF: Z-88-90, 03AA00579, 04EPC00696] **[Carmen Marrone, EPC Case Planner]** *[Deferred from 7/14/04]* (A-12) **DEFERRED AT THE AGENT'S REQUEST TO 7/21/04.**

17. **Project # 1002455**
04DRB-00984 Minor-SiteDev Plan
BldPermit/EPC

TIMOTHY M. OTT request(s) the above action(s) for all or a portion of Lot(s) 1, **JJ SUBDIVISION**, zoned SU-1 FOR C-1, located on SAN ANTONIO DR NE, between I-25 and SAN PEDRO NE containing approximately 3 acre(s). [REF: 03EPC00147, 00148, 03DRB01899, 03DRB00893, 03DRB1654, 1655] **[Debbie Stover, EPC Case Planner]** *[Deferred from 6/30/04]* (E-18) **THE SITE PLAN FOR BUILDING PERMIT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO TRANSPORTATION DEVELOPMENT FOR CROSS ACCESS EASEMENT AND MINOR COMMENTS AND PLANNING FOR DEBBIE STOVER'S INITIALS.**

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

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18. **Project # 1000908**
04DRB-01064 Minor-Extension of
Preliminary Plat

WILSON & COMPANY agent(s) for LONGFORD @ SUNRISE RANCH SOUTH, LLC request(s) the above action(s) for all or a portion of Tract(s) 439, **TOWN OF ATRISCO GRANT, UNIT 3**, zoned R-D residential and related uses zone, developing area, located on 94th ST SW, between TOWER RD SW and SAN YGNACIO RD SW containing approximately 6 acre(s). [REF: 02DRB-00721, 02DRB-00722, 02DRB-00723, 02DRB-00724] (L-9) **A ONE-YEAR EXTENSION OF THE PRELIMINARY PLAT WAS APPROVED TO 7/17/05.**

A LUNCH BREAK WAS TAKEN FROM NOON TO 1 P.M.

19. **Project # 1003538**
04DRB-01069 Minor-Prelim&Final Plat
Approval

DOUG SMITH agent(s) for THEODORE CHAVEZ request(s) the above action(s) for all or a portion of Tract(s) 218, **TOWN OF ATRISCO GRANT AIRPORT UNIT**, zoned C-2 and R-2, located on HANOVER RD NW, between 64th ST NW and 68th ST NW containing approximately 5 acre(s). (J-10) **INDEFINITELY DEFERRED AT THE AGENT'S REQUEST.**

20. **Project # 1001717**
04DRB-01066 Major-Final Plat Approval

ABQ ENGINEERING INC, agent(s) for WESTLAND DEVELOPMENT CORP request(s) the above action(s) for all or a portion of Tract(s) A, **PARK & DRAINAGE MANAGEMENT AREA, EL RANCHO ATRISCO SUBDIVISION, PHASE 2**, TOWN OF ATRISCO GRANT, zoned R-D residential and related uses zone, developing area, located on 72ND ST NW, between HANOVER RD NW and PARKWOOD DR NW containing approximately 8 acre(s). [REF: 02DRB01391, DRB 95-348, DRB 97-268, 03DRB00207, 02EPC00133, 04DRB-00595] (H-10/J-10) **FINAL PLAT WAS APPROVED WITH FINAL SIGNOFF DELEGATED TO CITY ENGINEER FOR AMAFCA SIGNATURE.**

21. **Project # 1001984**
03DRB-01379 Minor-Prelim&Final Plat
Approval

JEFF MORTENSEN & ASSOCIATES, INC. agent(s) for RICH FORD request(s) the above action(s) for all or a portion of Tract(s) A & B, HYDER-MAISEL SUBDIVISION, and Tract(s) A, LANDS OF ROBERT L. JOHNSON and NMSHTD AIRSPACE PARCEL B-13-5, zoned C-2 and P, located on LOMAS BLVD NE, between WYOMING BLVD NE and INTERSTATE HIGHWAY 40 containing approximately 18 acre(s). [REF: 02DRB-01963, 01964, 02EPC-00826, 00827, 00828] (*Was Indefinitely Deferred on 8/27/03*) (J-20) **WITH THE SIGNING OF THE INFRASTRUCTURE LIST DATED 7/14/04 THE PRELIMINARY PLAT WAS APPROVED WITH THE CONDITIONS OF FINAL PLAT: THE FINAL PLAT WILL DEDICATE PUBLIC WATERLINE EASEMENTS FOR THE EXISTING LINES TO THE SATISFACTION OF UTILITIES DEVELOPMENT. THE FINAL PLAT SHALL INCLUDE THE RIGHT-OF-WAY DEDICATION REQUIRED FOR THE DECEL LANES INCLUDING THE ADA PATH. NOTE 2 SHALL BE REMOVED FROM THE PLAT.**

22. **Project # 1002731**
04DRB-01004 Minor-Prelim&Final Plat
Approval

JEFF MORTENSEN & ASSOCIATES INC agent(s) for KAY LAMB request(s) the above action(s) for all or a portion of Lot(s) 24-27, Block(s) 12, ALBRIGHT-MOORE ADDITION, zoned S-R, located on 6TH ST NW, between BELLAMAH AVE NW and KINLEY AVE NW containing approximately 1 acre(s). [REF: 03DRB-00966, 00967] (J-14) **WITH THE SIGNING OF THE INFRASTRUCTURE LIST DATED 7/14/04 THE PRELIMINARY PLAT WAS APPROVED. FINAL PLAT WAS INDEFINITELY DEFERRED FOR THE SIA.**

23. **Project # 1002960**
04DRB-01006 Major-Final Plat Approval

MARK GOODWIN & ASSOCIATES PA agent(s) for WESTLAND DEVELOPMENT CO INC request(s) the above action(s) for all or a portion of Tract(s) J-2-A, WESTLAND NORTH, **SUNDORO SOUTH SUBDIVISION, UNIT 1**, zoned SU-2, RLT, located on ENDEE RD NW, between 98TH ST NW and 94TH ST NW containing approximately 33 acre(s). [REF: 03DRB-01964, 03DRB-01447, 03DRB-01449, 03DRB-01450, 03DRB-01451, 03DRB-01452, 03DRB-01453] [Listed under Project #1002935 in error] (J-8/J-9) **THE FINAL PLAT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO PARKS FOR MAINTENANCE NOTE FOR TRACTS K, J AND L AND PARK DEDICATION AGREEMENT AND TO CITY ENGINEER FOR AMAFCA SIGNATURE AND REAL PROPERTY SIGNATURE.**

- 04DRB-01007 Major-Final Plat Approval

MARK GOODWIN & ASSOCIATES PA agent(s) for WESTLAND DEVELOPMENT CO INC request(s) the above action(s) for all or a portion of Tract(s) J, **SUNDORO SOUTH SUBDIVISION, UNIT 3**, zoned SU-2, RLT, located on ENDEE RD NW, between 98th ST NW and 94th ST NW containing approximately 5 acre(s). [REF: 03DRB-01447, 03DRB-01449, 03DRB-01450, 01451, 01452, 03DRB-01453, 03DRB-01964] (J-8/J-9) **THE FINAL PLAT WAS APPROVED WITH FINAL SIGNOFF DELEGATED TO PARKS FOR PARK DEDICATION AGREEMENT AND CITY ENGINEER FOR AMAFCA SIGNATURE.**

24. **Project # 1003112**
04DRB-01005 Major-Final Plat Approval

COMMUNITY SCIENCES CORP agent(s) for COLLATZ INC, JACK CLIFFORD request(s) the above action(s) for all or a portion of Tract(s) A, LANDS OF COLLATZ INC, **RINCONADA TRAILS**, zoned SU-1 special use zone, located on UNSER BLVD NW, between UNSER BLVD NW and WESTERN TRAILS NW containing approximately 9 acre(s). [REF: 03DRB-01994, 04DRB-00166, 04DRB-00167, 04DRB-00168] [*Deferred from 7/14/04*] (F-11/F-12) **DEFERRED AT THE AGENT'S REQUEST TO 7/21/04.**

25. **Project # 1003487**
04DRB-01070 Minor-Prelim&Final Plat
Approval

COMMUNITY SCIENCES CORPORATION agent(s) for PETERSON PROPERTIES REAL ESTATE SERVICES INC request(s) the above action(s) for all or a portion of Lot(s) 8-15, **BELMONT ADDITION** and Lot(s) 10, **HARWOOD ADDITION**, zoned C-2/P community commercial zone, located on 4th ST NW, between SAN CLEMENTE AVE. NW and FREEMAN AVE. NW containing approximately 1 acre(s). [REF: 04DRB-00901] (G-14) **PRELIMINARY AND FINAL PLAT WERE APPROVED AND SIGNED OFF BY THE BOARD.**

26. **Project # 1003507**
04DRB-00968 Minor-Prelim&Final Plat
Approval

RHOMBUS PA INC. agent(s) for JOSEPH P. MCGEE request(s) the above action(s) for all or a portion of Lot(s) 1-A, Block(s) 8, **FAIRGROUNDS ADDITION**, zoned C-3 heavy commercial zone, located on SAN PEDRO DR SE, between COCHITI RD SE and ACOMA RD SE containing approximately 1 acre(s). (*Deferred from 6/30/04*) (K-18) **WITHDRAWN AT THE AGENT'S REQUEST.**

27. **Project # 1003509**
04DRB-00983 Minor-Prelim&Final Plat
Approval

SURVEYING CONTROL INC agent(s) for CITY OF ALBUQUERQUE LEGAL DEPT., REAL PROPERTY request(s) the above action(s) for all or a portion of Block(s) 11, **DUKE CITY INDUSTRIAL AREA**, zoned C-3 heavy commercial zone, located on CLAREMONT AVE NE, between WELLESLEY DR NE and RICHMOND DR NE containing approximately 4 acre(s). [REF: Z-92-19] (*Deferred from 6/30/04 & 7/14/04*) (H-16) **INDEFINITELY DEFERRED AT THE AGENT'S REQUEST.**

28. **Project # 1003469**
04DRB-00891 Minor-Prelim&Final Plat
Approval
04DRB-00892 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) 25, 26 & 27, Tract(s) 3, Block(s) 2, NORTH ALBUQUERQUE ACRES, UNIT 9, (to be known as **OAKLAND HEIGHTS SUBDIVISION**) zoned R-D residential and related uses zone, developing area, located on OAKLAND AVE NE, between VENTURA BLVD NE and BARSTOW BLVD NE containing approximately 3 acre(s). [REF: 04DRB-00821] (*Deferred from 6/16/04 & 6/23/04 & 6/30/04*) (C-20) **WITH THE SIGNING OF THE INFRASTRUCTURE LIST DATED 7/14/04 AND APPROVAL OF THE GRADING PLAN ENGINEER STAMP DATED 6/7/04 THE PRELIMINARY PLAT WAS APPROVED. THE FINAL PLAT WAS INDEFINITELY DEFERRED FOR THE SIA. THE TEMPORARY DEFERRAL OF CONSTRUCTION OF SIDEWALKS ON THE INTERIOR STREETS WAS APPROVED AS SHOWN ON EXHIBIT C IN THE PLANNING FILE.**

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

29. **Project # 1002328**
04DRB-01062 Minor-Sketch Plat or Plan

GARCIA/KRAEMER & ASSOCIATES agent(s) for DENNIS ROMERO request(s) the above action(s) for all or a portion of Lot(s) 2, Block(s) 3, ROW 1, **TOWN OF ATRISCO GRANT, UNIT B**, zoned SU-2, IP, located on CENTRAL AVE SW, between 106TH ST SW and 110TH ST SW containing approximately 5 acre(s). [REF: 02EPC-01679 & 01680, 03ZHE-00650] (L-8) **COMMENTS WERE RECEIVED BY THE AGENT.**

30. **Project # 1002017**
04DRB-01073 Minor-Sketch Plat or Plan

DAVID MONTROYA request(s) the above action(s) for all or a portion of Tract(s) A AND 5B, **M.T. INVESTMENTS, LANDS OF THE SISTERS OF ST. DOMINIC**, zoned IP - EP, located on ALAMEDA NE, between 2ND ST NE and HORIZON NE containing approximately 10 acre(s). (C-16) **THE ABOVE REQUEST WAS REVIEWED AND COMMENTS WERE GIVEN.**

31. **Project # 1003520**
04DRB-00999 Minor-Sketch Plat or Plan

MARK GOODWIN & ASSOC. agent(s) for WASHINGTON STREET INVESTMENTS, LLC request(s) the above action(s) for all or a portion of Lot(s) 27 & 28, Block(s) 16, Tract(s) 1, NORTH ALBUQUERQUE ACRES, UNIT 3, **BENJAMIN PLACE**, zoned R-D residential and related uses zone, developing area, 3 DU/AC, located on GLENDALE AVE NE, between BARSTOW ST NE and VENTURA ST NE containing approximately 2 acre(s). (B-20) **THE ABOVE REQUEST WAS REVIEWED AND COMMENTS WERE GIVEN.**

32. **Project # 1003522**
04DRB-01002 Minor-Sketch Plat or Plan

MARK GOODWIN & ASSOCIATES PA agent(s) for ASHWATER HOMES, LLC request(s) the above action(s) for all or a portion of Lot(s) 6, Tract(s) B-2 & 89 LANDS OF JANE BATTEN, M.R.G.C.D. MAP 34, LANDS OF EMILIO GUTIERREZ, **INDIAN FARMS**, zoned RA-2 residential and agricultural zone, located on CANDELARIA RD NW, between INDIAN FARMS LN NW and LA PLAZA DR NW containing approximately 5 acre(s). [REF: ZA-1768] (G-13) **THE ABOVE REQUEST WAS REVIEWED AND COMMENTS WERE GIVEN.**

33. **Project # 1003537**
04DRB-01067 Minor-Sketch Plat or Plan

COMMUNITY SCIENCES CORP. agent(s) for PULTE HOMES request(s) the above action(s) for all or a portion of Lot(s) 104, 105 & 106, **PINON POINTE SUBDIVISION, UNIT 5**, zoned R-LT residential zone, located on WEYMOUTH ST NW, between IRVING BLVD NW and LAS VENTANAS RD NW containing approximately 1 acre(s). [REF: 03DRB-01160, 04DRB-00354] (B-9) **THE ABOVE REQUEST WAS REVIEWED AND COMMENTS WERE GIVEN.**

34. Approval of the Development Review Board Minutes for June 23, 2004. **THE DRB MINUTES FOR JUNE 23, 2004 WERE APPROVED.**

Other Matters: Project # 1002632 – Amended Plat – Sundance Estates. **NO ACTION TAKEN.**

ADJOURNED: 2:25 P.M.

Refer to 7/28/04

DRB PUBLIC HEARING SIGN IN SHEETS

CASE NUMBER: 1003369 AGENDA#: 9 DATE: 7.14.04

1. Name: _____ Address: _____ Zip: _____

2. Name: _____ Address: _____ Zip: _____

3. Name: _____ Address: _____ Zip: _____

4. Name: _____ Address: _____ Zip: _____

5. Name: _____ Address: _____ Zip: _____

6. Name: _____ Address: _____ Zip: _____

7. Name: _____ Address: _____ Zip: _____

8. Name: _____ Address: _____ Zip: _____

9. Name: _____ Address: _____ Zip: _____

10. Name: _____ Address: _____ Zip: _____

11. Name: _____ Address: _____ Zip: _____

12. Name: _____ Address: _____ Zip: _____

13. Name: _____ Address: _____ Zip: _____

14. Name: _____ Address: _____ Zip: _____



City of Albuquerque

P.O. BOX 1293 ALBUQUERQUE, NEW MEXICO 87103

PLANNING DEPARTMENT DEVELOPMENT AND BUILDING SERVICES HYDROLOGY DEVELOPMENT SECTION

DEVELOPMENT REVIEW BOARD--SPEED MEMO

DRB CASE NO/PROJECT NO: 1003369

AGENDA ITEM NO: 9

SUBJECT:

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

ACTION REQUESTED:

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

ENGINEERING COMMENTS:

An approved drainage report is required for this approval.

RESOLUTION:

7-28-04

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

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

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

FOR:

SIGNED: Bradley L. Bingham
City Engineer/AMAFCA Designee

DATE: July 14, 2004



**DEVELOPMENT REVIEW BOARD
ACTION SHEET**

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

June 23, 2004

9:00 a.m.

MEMBERS:

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

Wilfred Gallegos, Transportation Development
Brad Bingham, Alternate City Engineer

Roger Green, Utility Development
Christina Sandoval, Parks & Recreation

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

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

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

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

Adjourned: 12:55 P.M.

CASES WHICH REQUIRE PUBLIC NOTIFICATION

MAJOR SUBDIVISIONS, VACATIONS, SIA EXTENSIONS AND SITE DEVELOPMENT PLANS

1. **Project # 1003471**
04DRB-00826 Major-Preliminary Plat Approval
04DRB-00827 Minor-Temp Defer SDWK
SURV-TEK, INC agent(s) for CURB WEST INC request(s) the above action(s) for all or a portion of Tract B-2-A, **SEVILLE SUBDIVISION**, zoned R-1 residential zone, located on KAYENTA ST NW, between CALABACILLAS ARROYO and RIO SEGOVIA AVE NW containing approximately 24 acre(s). [REF: 1000630, 1001743, 1001891, 1001306/02DRB-01791, 02DRB-01250] (A-10) **WITH THE SIGNING OF THE INFRASTRUCTURE LIST DATED 6/23/04 AND APPROVAL OF THE GRADING PLAN ENGINEER STAMP DATED 5/25/04 THE PRELIMINARY PLAT WAS APPROVED WITH THE CONDITION OF FINAL PLAT: APPROVAL OF PERIMETER WALL SUBMITTAL IS REQUIRED PRIOR TO FINAL PLAT APPROVAL. TEMPORARY DEFERRAL OF CONSTRUCTION OF SIDEWALKS ON THE INTERIOR STREETS WS APPROVED AS SHOWN ON EXHIBIT C IN THE PLANNING FILE.**

2. **Project # 1002247**
04DRB-00830 Major-Vacation of
Public Easements
04DRB-00831 Major-Vacation of
Public Easements
04DRB-00832 Major-Vacation of
Public Easements

04DRB-00928 Minor-SiteDev Plan
BldPermit/EPC

04DRB-00890 Minor-Prelim&Final
Plat
Approval

BOHANNAN HUSTON, INC agent(s) for HUNT UPTOWN, LLC request(s) the above action(s) for all or a portion of Tract A1, **ST. PIUS X SUBDIVISION**, zoned SU-3 special center zone, located on LOUISIANA BLVD NE, between ARVADA AVE NE and INDIAN SCHOOL RD NE containing approximately 18 acre(s). [REF: 03EPC-00914, 02EPC-01472, Z-81-87, Z-94-133, ZA96-379] (H-19) **THE VACATIONS WERE APPROVED AS SHOWN ON EXHIBIT B IN THE PLANNING FILE.**

DENISH KLINE ASSOCIATES, INC. agent(s) for HUNT UPTOWN, LLC request(s) the above action(s) for all or a portion of Tract(s) A1, **ST PIUS X SUBDIVISION**, zoned SU-3 special center zone, located on LOUISIANA BLVD NE, between ARVADA AVE NE and INDIAN SCHOOL RD NE containing approximately 18 acre(s). [REF: 1002124, 1001164] (H-19) **WITH THE SIGNING OF THE INFRASTRUCTURE LIST DATED 6/23/04 THE SITE PLAN FOR BUILDING PERMIT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO CITY ENGINEER FOR SIA AND PUBLIC SIDEWALK EASEMENTS AROUND SITE AND UTILITIES DEVELOPMENT FOR A REVISED UTILITY PLAN. PROVIDE FIRE MARSHAL FIRE FLOW REQUIREMENTS.**

BOHANNAN HUSTON, INC agent(s) for HUNT UPTOWN, LLC request(s) the above action(s) for all or a portion of Tract(s) A, **ALBUQUERQUE UPTOWN SITE, ST. PIUS X SUBDIVISION**, zoned SU-3 special center zone, located on INDIAN SCHOOL RD NE, between LOUISIANA BLVD NE and ESPANOLA ST NE containing approximately 18 acre(s). [REF: 1001164, 04DRB-00830] (*Deferred from 6/16/04*) (H-19) **WITH THE SIGNING OF THE INFRASTRUCTURE LIST DATED 6/23/04 AND APPROVAL OF THE GRADING PLAN ENGINEER STAMP DATED 6/11/04 THE PRELIMINARY PLAT WAS APPROVED WITH THE CONDITIONS OF FINAL PLAT: THE FINAL PLAT MUST BE SIGNED BY PNM BEFORE DRB'S APPROVAL. FINAL PLAT MUST REFLECT THE SIDEWALK EASEMENTS. THE FINAL PLAT WAS INDEFINITELY DEFERRED FOR THE SIA.**

3. **Project # 1003280**
04DRB-00835 Major-Preliminary Plat
Approval
04DRB-00870 Minor-Temp Defer
SDWK

TIERRA WEST, LLC agent(s) for STILLBROOKE HOMES INC request(s) the above action(s) for all or a portion of Tract 168, **TOWN OF ATRISCO GRANT, UNIT 6**, zoned R-1 residential zone, located on GONZALES RD SW, between OASIS DR SW and CORREGIDOR DR SW containing approximately 5 acre(s). [REF: 04DRB-00568] (K-11) **WITH THE SIGNING OF THE INFRASTRUCTURE LIST DATED 6/23/04 AND APPROVAL OF THE GRADING PLAN ENGINEER STAMP DATED 5/28/04 THE PRELIMINARY PLAT WAS APPROVED WITH CONDITION: ENVIRONMENTAL HEALTH'S SIGNATURE IS REQUIRED ON THE PLAT. THE TEMPORARY DEFERRAL OF CONSTRUCTION OF SIDEWALKS ON THE INTERIOR STREETS WAS APPROVED AS SHOWN ON EXHIBIT C IN THE PLANNING FILE.**

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

TIERRA WEST LLC agent(s) for GELTMORE LAND LTD CO request(s) the above action(s) for all or a portion of Tract(s) A, **CHAMISA RIDGE - UNIT 1**, zoned R-LT, located on PARADISE BLVD NW, between BIG SAGE DR NW and CONEFLOWER DR NW containing approximately 18 acre(s). [*Deferred from 6/9/04 & 6/23/04*] [REF: 02DRB-00963] (B-10) **DEFERRED AT THE AGENT'S REQUEST TO 8/4/04.**

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

TIERRA WEST LLC agent(s) for STH INVESTMENTS request(s) the above action(s) for all or a portion of Tract(s) 6C, 12A&B, **PARTITION OF BLACK RANCH**, zoned RA-1, located on COORS BLVD NW, between PASEO DEL NORTE NW and WESTSIDE DR NW containing approximately 68 acre(s). [REF: 03EPC-00300, 03EPC-00301, 04DRB-00217, 04DRB-00360] *[Deferred from 5/19 & 6/9/04 & 6/23/04]* (C-13) **DEFERRED AT THE AGENT'S REQUEST TO 6/30/04.**

6. **Project # 1003369**
04DRB-00514 Major-Drainage Plan
to Determine the Cost Allocation for
Storm Drainage Improvements

BOB KEERAN agent(s) for LLAVE CONSTRUCTION INC request(s) these action(s) for all or a portion of Unit(s) 3, Lot(s) 6 & 7, Tract(s) 3, Block(s) 16, NORTH ALBUQUERQUE ACRES, **VINTNER COURT SUBDIVISION**, zoned DETENTION POND, located on VINTNER NE, between VENTURA NE and CORONA NE containing approximately 2 acre(s). *[Deferred from 5/12/04 & 5/26/04 & 6/9/04 & 6/23/04]* (C-20) **DEFERRED AT THE AGENT'S REQUEST TO 7/14/04.**

7. **Project # 1003236**
 04DRB-00802 Major-Vacation of
 Public Easements
 04DRB-00801 Major-Preliminary Plat
 Approval
 04DRB-00799 Minor-SiteDev Plan
 Subd/EPC
 04DRB-00800 Minor-SiteDev Plan
 BldPermit/EPC
 04DRB-00804 Minor-Temp Defer
 SDWK

RIO GRANDE ENGINEERING agent(s) for JENNIFER SOULE request(s) the above action(s) for all or a portion of Lot(s) 1, MARIN SUBDIVISION, (to be known as VILLA DE LA CHAMISA, zoned SU-1 special use zone, for PRD, located on PARADISE BLVD NW, between VIVALDI TRAIL NW and BIG SAGE NW containing approximately 9 acre(s). [REF: 04EPC-00150] (*Deferred from 6/16/04*) (B-10) **THE VACATION WAS APPROVED AS SHOWN ON EXHIBIT B IN THE PLANNING FILE. WITH THE SIGNING OF THE INFRASTRUCTURE LIST DATED 6/23/04 AND APPROVAL OF THE GRADING PLAN ENGINEER STAMP DATED 5/7/04 THE PRELIMINARY PLAT WAS APPROVED WITH THE CONDITION OF FINAL PLAT: THE VACATION ACTION SHALL BE SHOWN ALONG PARADISE BLVD NW. THE LOTS SHALL BE LABELED P-1. THE SITE PLAN FOR SUBDIVISION AND THE SITE PLAN FOR BUILDING PERMIT WERE APPROVED AND SIGNED OFF BY THE BOARD. 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.

8. **Project # 1003220**
 04DRB-00922 Minor-SiteDev Plan
 BldPermit/EPC

INNERCITY DEVELOPMENT CORP agent(s) for DESERT HILLS TREATMENT CENTER request(s) the above action(s) for all or a portion of Tract(s) 22-A, CORONA DEL SOL, zoned SU-1 PRD, located on SEQUOIA RD NW, between COORS RD NW and ALAMOGORDO RD NW containing approximately 3 acre(s). [REF: 04EPC00107] [Makita Hill, EPC Case Planner] (*Deferred from 6/23/04*)(G-11) **DEFERRED AT THE AGENT'S REQUEST TO 6/30/04.**

9. **Project # 1001157**
04DRB-00931 Minor-SiteDev Plan
BldPermit/EPC

URS CORPORATION agent(s) for CITY OF ALBUQUERQUE, AVIATION DEPARTMENT, request(s) the above action(s) for **UNPLATTED - UNM**, zoned SU-1 AIRPORT AND RELATED FACILITIES, located on CLARK CARR BLVD SE, between SPIRIT DR SE and ACCESS RD C containing approximately 6 acre(s). [REF: 03EPC-00075, 01EPC-00428, 01DRB-01066, 01DRB-01067, 01DRB-01068, 01DRB-00054 (SK) 02DRB-01058 (P&F) heard under Project #1000270] [Chris Hyer, EPC Case Planner] (N-15) **THE SITE PLAN FOR BUILDING PERMIT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO UTILITIES DEVELOPMENT FOR CORRECTIONS TO UTILITIES SITE PLAN. REVISE UTILITY PLAN TO ADDRESS SAS. CANNOT DRAIN SURFACE WATER/OR WASH DOWN AREAS TO SEWER WITHOUT APPROVAL FROM STUART REEDER.**

10. **Project # 1003239**
04DRB-00899 Minor-SiteDev Plan
Subd/EPC
04DRB-00900 Minor-SiteDev Plan
BldPermit
04DRB-00947 Minor-Prelim&Final
Plat Approval

BRASHER & LORENZ, INC agent(s) for LEE SMITH request(s) the above action(s) for all or a portion of Tract(s) 264, **TOWN OF ATRISCO GRANT, AIRPORT UNIT**, zoned SU-1 FOR C-3 USES, located on HANOVER RD NW, between 64th STREET NW and COORS BLVD NW containing approximately 5 acre(s). [REF: 04EPC00164, 04EPC00165] [Makita Hill, EPC Case Planner] (*Deferred from 6/16/04 & 6/23/04*) (H-10 & J-10) **DEFERRED AT THE AGENT'S REQUEST TO 6/30/04.**

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

11. **Project # 1000367**
04DRB-00918 Minor-Ext of SIA for
Temp Defer SDWK
- CENTEX HOMES request(s) the above action(s) for all or a portion of Tract(s) ALL, **SOLTERRA SUBDIVISION, UNIT 2 @ HIGH DESERT**, zoned SU-2/HD-RT, located on GOLDEN ASTER RD NE, between IMPERATA ST NE and CORTADERA NE containing approximately 9 acre(s). [REF: 02DRB00469,03DRB00972, DRB-94-150,04DRB-00366, 04DRB-00367,01DRB00825] (E-23) **A TWO-YEAR EXTENSION TO THE FOUR-YEAR AGREEMENT FOR THE DEFERRAL OF SIDEWALKS WAS APPROVED.**
12. **Project # 1001939**
04DRB-00933 Minor-Final Plat
Approval
- WILSON & COMPANY, INC agent(s) for WESTLAND DEVELOPMENT COMPANY, INC request(s) the above action(s) for all or a portion of Lot(s) A-1-B, **CIELO OESTE** and Tract(s) A-1, Unit(s) 2-B, **THE CROSSING**, zoned R-1, located on GUNNISON PL NW, between UNSER BLVD NW and 98th ST NW containing approximately 15 acre(s). [REF: 1000150, 1000207, 1000515, 03DRB-00752, 03DRB-00753] (H-9) **FINAL PLAT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO CITY ENGINEER FOR AMAFCA'S SIGNATURE AND MAINTENANCE & BENEFICIARIES FOR TRACT A.**

13. **Project # 1002224**
04DRB-00938 Minor-Prelim&Final
Plat Approval

ISAACSON & ARFMAN, PA agent(s) for CITY OF ALBUQUERQUE, PARKS & RECREATION DEPARTMENT, OPEN SPACE DIVISION, request(s) the above action(s) for all or a portion of Tract(s) 1A1, 1A2, 6B2, 8A1A2B1 AND 218B, M.R.G.C.D. MAP #31 AND 39B1, 39C1, 39D1, 39E1, 41A1, 42A1, 73A1, 173A, 174A, 175A AND 176A1, M.R.G.C.D. MAP #32, **LOS POBLANOS RANCH**, zoned MAJOR PUBLIC OPEN SPACE, located on MONTANO RD NW, between GRIEGO DRAIN and TIERRA VIVA SUBDIVISION (south of Anderson Fields) containing approximately 48 acre(s). [REF: 03DRB01172,03EPC00695, 04DRB00335, 02EPC01482, 02DRB01425] (F-13) **INDEFINITELY DEFERRED AT THE AGENT'S REQUEST.**

14. **Project # 1002339**
04DRB-00917 Minor-Vacation of
Private Easements

PRECISION SURVEYS, INC agent(s) for RICHARD TARANGO & HOLLY ARROYO request(s) the above action(s) for all or a portion of Lot(s) 10-A-1-& 10-A-2, **ALVARADO GARDENS UNIT 2**, zoned RA-2 residential and agricultural zone, located on CAMPBELL RD NW, between CALLE TRANQUILO NW and ALEJANDRO NW containing approximately 1 acre(s). [REF:03DRB00449,03DRB01035,4DRB00450, 02DRB01711, 02DRB01958, 03DRB00571] (G-12) **THE VACATION WAS APPROVED AS SHOWN ON EXHIBIT B IN THE PLANNING FILE.**

15. **Project # 1002593**
04DRB-00911 Major-Final Plat
Approval

BOHANNAN HUSTON, INC agent(s) for LAS VENTANAS LIMITED PARTNERSHIP request(s) the above action(s) for all or a portion of Tract(s) 29B & 29D, **VISTA DE ARENAL UNIT 3 @ VENTANA RANCH**, zoned R-LT, located on RAINBOW BLVD NW, between IRVING BLVD NW and UNIVERSE BLVD NW containing approximately 14 acre(s). [REF: 03DRB00623,03DRB01186,03DRB01187,03DRB01376, 03DRB00624,03DRB01158,03DRB01188, 3DRB01546, 04DRB00371, 04DRB00372, 00373, 00374] (B-9) **FINAL PLAT WAS APPROVED AND SIGNED OFF BY THE BOARD.**

16. **Project # 1002743**
04DRB-00927 Minor-Prelim&Final
Plat Approval

BORDENAVE DESIGNS agent(s) for HARVEST HOMES, LLC request(s) the above action(s) for all or a portion of Tract(s) D, **LA LUZ DEL OESTE, UNIT 4**, zoned SU-1 special use zone, located on COORS BLVD NW, between WESTERN TRAILS NW and DELLYNE NW containing approximately 2 acre(s). [REF: 03DRB-00989, 03DRB-01544, 03DRB-02083, 04DRB-00399, 04DRB-00888, 04DRB-00886] (F-11) **WITH THE SIGNING OF THE INFRASTRUCTURE LIST DATED 6/23/04 AND APPROVAL OF THE GRADING PLAN ENGINEER STAMP DATED 5/17/79 THE PRELIMINARY PLAT WAS APPROVED WITH THE CONDITION OF FINAL PLAT: ZONING IS ADDED AS A NOTE ON THE PLAT. FINAL PLAT WAS INDEFINITELY DEFERRED FOR SIA.**

17. **Project # 1003027**
04DRB-00924 Major-Final Plat
Approval

WAYJOHN SURVEYING, INC agent(s) for DRAGONFLY DEVELOPMENT, PHIL LINBORG request(s) the above action(s) for all or a portion of Lot(s) 3, 4 & 5, Block(s) 4, NORTH ALBUQUERQUE ACRES, TRACT 2, UNIT 3, **TREMENTINA OESTE**, zoned R-D residential and related uses zone, developing area, located on ALAMEDA BLVD NE, between LOUISIANA BLVD NE and WYOMING BLVD NE containing approximately 3 acre(s). [REF: 03DRB01721,03DRB02159,03DRB02161.02172/02173, 04DRB0090] (C-19) **FINAL PLAT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO PARKS FOR CASH-IN-LIEU, DETACHED OPEN SPACE PAYMENT AND OPEN SPACE NOTE ON THE PLAT.**

18. **Project # 1003494**
04DRB-00925 Minor-Prelim&Final
Plat Approval

WAYJOHN SURVEYING, INC agent(s) for TUAN VAN HUYNH request(s) the above action(s) for all or a portion of Lot(s) 6, 7-11 and 32-39 and Block(s) 1 **MESA VERDE**, zoned C-2, located on CENTRAL AVE NE, between RHODE ISLAND ST NE and PENNSYLVANIA ST NE containing approximately 2 acre(s). [REF: Z-73-66, Z-73-66-1] (K-19) **PRELIMINARY AND FINAL PLAT WERE APPROVED AND SIGNED OFF BY THE BOARD.**

19. **Project # 1003469**
04DRB-00891 Minor-Prelim&Final
Plat Approval
04DRB-00892 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) 25, 26 & 27, Tract(s) 3, Block(s) 2, NORTH ALBUQUERQUE ACRES, UNIT 9, (to be known as **OAKLAND SUBDIVISION**) zoned R-D residential and related uses zone, developing area, located on OAKLAND AVE NE, between VENTURA BLVD NE and BARSTOW BLVD NE containing approximately 3 acre(s). [REF: 04DRB-00821] (*Deferred from 6/16/04 & 6/23/04*) (C-20) **DEFERRED AT THE AGENT'S REQUEST TO 6/30/04.**

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

20. **Project # 1003495**
04DRB-00932 Minor-Sketch Plat or Plan
- PAUL BENNETT request(s) the above action(s) for all or a portion of Tract(s) 18-P1, **PASEO DE ESTRELLA**, zoned R-1, located on VISTA DEL NORTE NW between PASEO DEL NORTE NW and OSUNA NW. (D-16) **THE ABOVE REQUEST WAS REVIEWED AND COMMENTS WERE GIVEN.**
21. **Project # 1002250**
04DRB-00926 Minor-Sketch Plat or Plan
- BOHANNAN HUSTON, INC. agent(s) for LAS VENTANAS LIMITED PARTNERSHIP request(s) the above action(s) for all or a portion of Tract(s) A-1-B, **VENTANA TOWNHOMES**, zoned SU-1, R-2, located on UNIVERSE BLVD NW, between VENTANA ROAD NW and containing approximately 7 acre(s). [REF: 02DRB-01886, 02DRB-01882, 02DRB-01887, 02DRB-01890, 02DRB-01891] (B-10) **THE ABOVE REQUEST WAS REVIEWED AND COMMENTS WERE GIVEN.**
22. **Project # 1002473**
04DRB-00921 Minor-Sketch Plat or Plan
- TIERRA WEST LLC agent(s) for D. R. HORTON INC request(s) the above action(s) for all or a portion of Lot(s) 9-20 and 15-18, Block(s) 5 & 6, Unit(s) 3, NORTH ALBUQUERQUE ACRES TRACT 3, (to be known as **DESERT VISTA SUBDIVISION**, zoned R-D 5 DU/A, located on SIGNAL AVE NE, between BARSTOW ST NE and VENTURA ST NE containing approximately 15 acre(s). [REF: 03DRB-00207] (C-20) **THE ABOVE REQUEST WAS REVIEWED AND COMMENTS WERE GIVEN.**

23. **Project # 1002962**
04DRB-00929 Minor-Sketch Plat or
Plan

WILSON & COMPANY, INC. agent(s) for LONGFORD HOMES OF NEW MEXICO, INC. request(s) the above action(s) for all or a portion of Tract(s) G & J, THE TRAILS and a portion of Tract(s) 4, BLACK RANCH, TOWN OF ALAMEDA GRANT, (to be known as **THE TRAILS PHASE II**, zoned RD, located on PASEO DEL NORTE, between UNIVERSE BLVD NW and RAINBOW BLVD NW containing approximately 190 acre(s). [REF: 03DRB-01527,03DRB-01528, 03DRB-01529, 03DRB-01530] (C-9) **THE ABOVE REQUEST WAS REVIEWED AND COMMENTS WERE GIVEN.**

24. **Project # 1003475**
04DRB-00842 Minor-Sketch Plat or
Plan

WILSON & COMPANY, INC. agent(s) for FELIX RABADI request(s) the above action(s) for an UNPLATTED PORTION of Tract(s) 7, **HORIZON LAND CORPORATION**, zoned SU-1 special use zone, PRD - FAR 0.5, located on the south side of PARADISE BLVD NW, between LYON BLVD NW and CONEFLOWER DR NW containing approximately 18 acre(s). [REF: Z-94-83, DRB-94-120] (*Deferred from 6/16/04*) (B-10 & B-11) **WITHDRAWN AT THE AGENT'S REQUEST.**

25. Approval of the Development Review Board Minutes for May 12, May 19, May 26 and June 2, 2004. **THE DEVELOPMENT REVIEW BOARD MINUTES FOR MAY 12, MAY 19, MAY 26 AND JUNE 2, 2004 WERE APPROVED BY THE BOARD.**

ADJOURNED: 12:55 P.M.

*Refer to
7/14/04*

DRB PUBLIC HEARING SIGN IN SHEETS

CASE NUMBER: 1003369 AGENDA#: 6 DATE: 6/23/04

1. Name: _____ Address: _____ Zip: _____

2. Name: _____ Address: _____ Zip: _____

3. Name: _____ Address: _____ Zip: _____

4. Name: _____ Address: _____ Zip: _____

5. Name: _____ Address: _____ Zip: _____

6. Name: _____ Address: _____ Zip: _____

7. Name: _____ Address: _____ Zip: _____

8. Name: _____ Address: _____ Zip: _____

9. Name: _____ Address: _____ Zip: _____

10. Name: _____ Address: _____ Zip: _____

11. Name: _____ Address: _____ Zip: _____

12. Name: _____ Address: _____ Zip: _____

13. Name: _____ Address: _____ Zip: _____

14. Name: _____ Address: _____ Zip: _____



**DEVELOPMENT REVIEW BOARD
ACTION SHEET**

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

June 9, 2004

9:00 A.M.

MEMBERS:

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

Wilfred Gallegos, Transportation Development
Brad Bingham, Alternate City Engineer

Roger Green, Utility Development
Christina Sandoval, Parks & Recreation

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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: Noon

CASES WHICH REQUIRE PUBLIC NOTIFICATION

MAJOR SUBDIVISIONS, VACATIONS, SIA EXTENSIONS AND SITE DEVELOPMENT PLANS

1. **Project # 1001862**
04DRB-00757 Major-Two Year SIA

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

2. **Project # 1001916**
04DRB-00743 Major-One Year SIA

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

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

TIERRA WEST LLC agent(s) for GELTMORE LAND LTD CO request(s) the above action(s) for all or a portion of Tract(s) A, **CHAMISA RIDGE - UNIT 1**, zoned R-LT, located on PARADISE BLVD NW, between BIG SAGE DR NW and CONEFLOWER DR NW containing approximately 18 acre(s). [Deferred from 6/9/04] [REF: 02DRB-00963] (B-10) **DEFERRED AT THE AGENT'S REQUEST TO 6/23/04.**

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

TIERRA WEST LLC agent(s) for STH INVESTMENTS request(s) the above action(s) for all or a portion of Tract(s) 6C, 12A&B, **PARTITION OF BLACK RANCH**, zoned RA-1, located on COORS BLVD NW, between PASEO DEL NORTE NW and WESTSIDE DR NW containing approximately 68 acre(s). [REF: 03EPC-00300, 03EPC-00301, 04DRB-00217, 04DRB-00360] [Deferred from 5/19 & 6/9/04] (C-13) **DEFERRED AT THE AGENT'S REQUEST TO 6/23/04.**

5. **Project # 1002632**
04DRB-00760 Major-Bulk Land
Variance
04DRB-00761 Minor-Prelim&Final
Plat Approval

TIERRA WEST, LLC agent(s) for BUILDERS INVESTMENT CO. OF NM request(s) the above action(s) for all or a portion of Lot(s) 1 & 2, PARAGON RESOURCES, (to be known as **SUNDANCE ESTATES**) zoned R-D residential and related uses zone, developing area FOR R-LT, located on PARADISE BLVD. NW, between LYONS BLVD. NW and BLANDA COURT NW containing approximately 122 acre(s). [REF: 03EPC-00690, 03DRB-01306] [Deferred from 6/9/04] (B-11) **DEFERRED AT THE AGENT'S REQUEST TO 6/16/04.**

6. **Project # 1002718**
04DRB-00758 Major-Preliminary Plat
Approval
04DRB-00759 Minor-Temp Defer
SDWK

TIERRA WEST, LLC agent(s) for TS MCNANEY & ASSOCIATES request(s) the above action(s) for all or a portion of Tract(s) 334B2A1 TRACT 334B2B, 334B1, **RIVERVIEW ACRES, UNIT 2**, zoned RA-1 residential and agricultural zone, semi-urban area, located on GABALDON RD NW, between RIVERSIDE DRAIN CANAL and GABALDON RD NW containing approximately 10 acre(s). [Deferred from 6/9/04]. (H-12) **DEFERRED AT THE AGENT'S REQUEST TO 6/16/04.**

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

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

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

Project # 1003112

04DRB-00839 Minor-SiteDev Plan
Subd/EPC

04DRB-00840 Minor-Subd Design
(DPM) Variance

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

8.

Project # 1003231

04DRB-00261 Major-Preliminary Plat
Approval

04DRB-00263 Minor-Temp Defer SDWK

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

9. **Project # 1003369**
04DRB-00514 Major-Drainage Plan to
Determine the Cost Allocation for Storm
Drainage Improvements

BOB KEERAN agent(s) for LLAVE CONSTRUCTION
INC request(s) these action(s) for all or a portion of
Unit(s) 3, Lot(s) 6 & 7, Tract(s) 3, Block(s) 16, NORTH
ALBUQUERQUE ACRES, VINTNER COURT
SUBDIVISION, zoned DETENTION POND, located on
VINTNER NE, between VENTURA NE and CORONA
NE containing approximately 2 acre(s). [*Deferred from*
5/12/04 & 5/26/04 & 6/9/04] (C-20) **DEFERRED AT THE
AGENT'S REQUEST TO 6/23/04.**

10. **Project # 1003445**
04DRB-00750 Major-Bulk Land Variance
04DRB-00751 Major-Vacation of Pub
Right-of-Way
04DRB-00752 Major-Vacation of Public
Easements
04DRB-00753 Minor-Prelim&Final Plat
Approval

ISAACSON & ARFMAN, P A agent(s) for AMERICAN
EAGLE/R.J. SCHAEFER REALTY & INVESTMENTS
request(s) the above action(s) for all or a portion of Lot(s)
6-A, Tract(s) B,C & D, **ALBUQUERQUE WEST UNIT 1**,
zoned SJ-1 PDA TO INCLUDE C-3 USES, located on
NUNZIO AVE NW, between PARADISE BLVD NW and
EAGLE RANCH RD NW containing approximately 26
acre(s). [REF: AX-83-13, DRB-94-132, DRB-94-512, Z-
83-89] (C-12) **THE BULK LAND VARIANCE WAS
APPROVED. THE VACATIONS WERE APPROVED
AS SHOWN ON EXHIBIT B IN THE PLANNING FILE.
THE PRELIMINARY PLAT WAS APPROVED WITH
FINAL SIGN OFF DELEGATED TO PLANNING FOR
AGIS DXF FILE, 15-DAY APPEAL PERIOD AND NMU
INC. SIGNATURE.**

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

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

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

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

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

04DRB-00634 Minor-Sidewalk Waiver

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

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

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

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

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

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



City of Albuquerque

P.O. BOX 1293 ALBUQUERQUE, NEW MEXICO 87103

PLANNING DEPARTMENT DEVELOPMENT AND BUILDING SERVICES HYDROLOGY DEVELOPMENT SECTION

DEVELOPMENT REVIEW BOARD--SPEED MEMO

DRB CASE NO/PROJECT NO: 1003369

AGENDA ITEM NO: 9

SUBJECT:

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

ACTION REQUESTED:

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

ENGINEERING COMMENTS:

An approved cost allocation plan is required for DRB approval.

RESOLUTION:

6-23-04

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

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

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

FOR:

SIGNED: Bradley L. Bingham
City Engineer/AMAFCA Designee

DATE: June 9, 2004

Refer 6/23/04

DRB PUBLIC HEARING SIGN IN SHEETS

CASE NUMBER: 1003369 AGENDA#: 9 DATE: 6-9-04

1. Name: _____ Address: _____ Zip: _____

2. Name: _____ Address: _____ Zip: _____

3. Name: _____ Address: _____ Zip: _____

4. Name: _____ Address: _____ Zip: _____

5. Name: _____ Address: _____ Zip: _____

6. Name: _____ Address: _____ Zip: _____

7. Name: _____ Address: _____ Zip: _____

8. Name: _____ Address: _____ Zip: _____

9. Name: _____ Address: _____ Zip: _____

10. Name: _____ Address: _____ Zip: _____

11. Name: _____ Address: _____ Zip: _____

12. Name: _____ Address: _____ Zip: _____

13. Name: _____ Address: _____ Zip: _____

14. Name: _____ Address: _____ Zip: _____



**DEVELOPMENT REVIEW BOARD
ACTION SHEET**

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

May 26, 2004

9:00 A.M.

MEMBERS:

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

Wilfred Gallegos, Transportation Development
Brad Bingham, Alternate City Engineer

Roger Green, Utility Development
Christina Sandoval, Parks & Recreation

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

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

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

- A. Call to Order Adjourned:
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 # 1003087**
04DRB-00553 Major-Bulk Land Variance
04DRB-00554 Major-Vacation of Public Easements
04DRB-00555 Major-Vacation of Public Easements
04DRB-00556 Major-Preliminary Plat Approval
04DRB-00557 Minor-Sidewalk Waiver
04DRB-00558 Minor-Temp Defer SDWK

BOHANNAN HUSTON INC agent(s) for WESTLAND DEVELOPMENT CO., INC request(s) these action(s) for all or a portion of Tract(s) A, WESTLAND NORTH, WATERSHED SUBDIVISION, zoned SU-2 FOR PDA RESIDENTIAL RESORT, located on TIERRA PINTADA ST NW AND 98TH ST NW and containing approximately 531 acre(s). [REF: 03DRB-01869] [Deferred from 5/5/04, 5-12-04, 5/19/04] (H-7, 8 & 9 & J-7 & 8) THE BULK LAND VARIANCE FOR WAIVER OF THE INFRASTRUCTURE WAS APPROVED. APPROVAL OF THIS VARIANCE IS SUBJECT TO THE PROVISIONS OF THE DPM AND SUBDIVISION REGULATIONS. THE VACATIONS WERE APPROVED AS SHOWN ON EXHIBIT B IN THE PLANNING FILE SUBJECT TO THE PROVISIONS OF THE SUBDIVISION REGULATIONS. WITH THE SIGNING OF THE INFRASTRUCTURE LIST DATED 5-26-04 AND APPROVAL OF THE GRADING PLAN ENGINEER STAMP DATED 5-18-2004 THE PRELIMINARY PLAT WAS APPROVED. A SIDEWALK VARIANCE FOR WAIVER OF SIDEWALKS WAS APPROVED AS SHOWN ON EXHIBIT C IN THE PLANNING FILE. THE TEMPORARY DEFERRAL OF CONSTRUCTION OF SIDEWALKS ON THE INTERIOR STREETS WAS APPROVED AS SHOWN ON EXHIBIT C IN THE PLANNING FILE.

2. **Project # 1003369**
04DRB-00514 Major-Drainage Plan to Determine the Cost Allocation for Storm Drainage Improvements

BOB KEERAN agent(s) for LLAVE CONSTRUCTION INC request(s) these action(s) for all or a portion of Unit(s) 3, Lot(s) 6 & 7, Tract(s) 3, Block(s) 16, NORTH ALBUQUERQUE ACRES, VINTNER COURT SUBDIVISION, zoned DETENTION POND, located on VINTNER NE, between VENTURA NE and CORONA NE containing approximately 2 acre(s). [Deferred from 5/12/04] (C-20) DEFERRED AT THE AGENT'S REQUEST TO 6-9-04.

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

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

3. **Project # 1003428**
04DRB-00716 Minor-SiteDev Plan
BldPermit
- JOHN K. KLEE agent(s) for INTERSTATE DEVELOPMENT LLC request(s) the above action(s) for all or a portion of Lot(s) 54, **ALAMEDA BUSINESS PARK**, zoned SU-2 IP-EP, located on PASEO ALAMEDA NE and VISTA ALAMEDA NE, containing approximately 1 acre(s). [REF: DRB-98-223, 1000624 (Master Plan)] (Deferred from 5-19-04) (C-16) **THE SITE PLAN FOR BUILDING PERMIT WAS APPROVED WITH FINAL SIGN-OFF DELEGATED TO PLANNING AND TRANSPORTATION FOR PART OF A 6-FOOT LANDSCAPE BUFFER ON THE EAST SIDE, SOLID WASTE'S SIGNATURE, RADII AT ENTRANCE TO BE 15 FEET, AND STANDARD NOTE FOR CONSTRUCTION OF DRIVE PAD.**

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

4. **Project # 1002397**
04DRB-00762 Minor-Extension of
Preliminary Plat
- TIERRA WEST LLC agent(s) for SHULL REALTY & WATERS EDGE, LLC request(s) the above action(s) for all or a portion of Lot(s) 1-9, (to be known as **BOSQUE PLAZA**, LANDS OF TAYLOR-MARTIN L., zoned C-1 neighborhood commercial zone, located on LA ORILLA RD NW, between COORS BLVD NW and CORRALES MAIN CANAL containing approximately 12 acre(s). [REF: Z-87-56 & 69, DRB-87-200, 02DRB-01926, 03DRB-00634] (E-12) **A ONE-YEAR EXTENSION OF THE PRELIMINARY PLAT WAS APPROVED WITH THE FOLLOWING CONDITION FOR FINAL PLAT: THE VACATION ACTIONS MUST BE RE-APPROVED AND FINAL PLAT FILED WITHIN ONE YEAR.**

5. **Project # 1002668**
04DRB-00768 Minor-Sidewalk Waiver

MARK GOODWIN & ASSOCIATES, PA agent(s) for STV INVESTMENTS, LLC request(s) the above action(s) for all or a portion of Tract C, Block 5, Tracks E & F, Block 2, **VISTA MAGNIFICA** and Lot B, Block 8, **PALISADES ADDITION**, zoned R-LT, located on ATRISCO DR NW, between I-40 NW and CLIFFSIDE DR NW containing approximately 7 acre(s). [REF: DRB-95-1865, DRB-03-00811, EPC-03-01089, Z-88-73, Z-1321, Z-85-48] (H-11) **A SIDEWALK VARIANCE FOR WAIVER OF SIDEWALKS WAS APPROVED AS SHOWN ON EXHIBIT C IN THE PLANNING FILE.**

6. **Project # 1002798**
04DRB-00777 Minor-Prelim&Final Plat Approval

ADVANCED ENGINEERING & CONSULTING LLC agent(s) for KREG HILL request(s) the above action(s) for all or a portion of Tract(s) 83-A-2, **LAND OF HILL, M.R.G.C.D. Map 34**, zoned C-2 community commercial zone, located on CANDELARIA RD NW, between 12TH STREET NW and RIO GRANDE NW containing approximately 1 acre(s). [REF: 04DRB-00572, 03AA-01081] (G-13) **THE PRELIMINARY AND FINAL PLAT WAS APPROVED SUBJECT TO THE PROVISIONS OF THE SUBDIVISION REGULATIONS.**

7. **Project # 1002949**
04DRB-00774 Major-Final Plat Approval

ISAACSON & ARFMAN, PA agent(s) for JAMES F & DIANA K. CRABTREE request(s) the above action(s) for all or a portion of Block(s) 10A, Lot 1, **VOLCANO CLIFFS SUBDIVISION, UNIT 3**, zoned 0-1, located on SANTO DOMINGO ST NW, between UNSER BLVD NW and PIMA AVE NW containing approximately 2 acre(s). [REF: 03DRB-01492, 03DRB-01493, 03DRB-01494, 03DRB-01496] (E-10) **FINAL PLAT IS APPROVED WITH FINAL SIGN-OFF DELEGATED TO PLANNING FOR AGIS DXF FILE.**

8. **Project # 1003069**
04DRB-00772 Minor-Prelim&Final Plat
Approval

BOHANNAN HOUSTON, INC agent(s) for HIGH DESERT INVESTMENT CORPORATION request(s) the above action(s) for all or a portion of Lot(s) 42A, **MOUNTAIN HIGHLANDS @ HIGH DESERT**, zoned SU-2 HD/R-1, located on PINO RIDGE PL NE, between SIMMS PARK RD NE and EMORY OAK PL NE containing approximately 4 acre(s). [REF: 03ZHE-01828] (E-24) **THE PRELIMINARY AND FINAL PLAT WAS APPROVED SUBJECT TO THE PROVISIONS OF THE SUBDIVISION REGULATIONS.**

9. **Project # 1002711**
04DRB-00769 Minor-Sidewalk Waiver

MARK GOODWIN & ASSOCIATES, agent(s) for STV INVESTMENTS, LLC request(s) the above action(s) for all or a portion of Lot(s) 7-12 & 21-26, Block(s) 27, Tract(s) A, NORTH ALBUQUERQUE ACRES, UNIT B, (to be known as **OAKLAND ESTATES**, zoned R-D residential and related uses zone, developing area, located on EAGLE ROCK AVE NE, between SAN PEDRO BLVD NE and LOUISIANA BLVD NE containing approximately 11 acre(s). (Project #1003099 issued on this case in error) [REF: 03EPC-00907 & 8, 03EPC-00915] (C-18) **THE SIDEWALK VARIANCE FOR THE WAIVER OF SIDEWALKS WAS APPROVED AS SHOWN ON EXHIBIT C IN THE PLANNING FILE.**

10. **Project # 1003183**
04DRB-00775 Minor-Prelim&Final Plat
Approval

SOUTHWEST SURVEYS LTD agent(s) for ARTHUR & JOAN REEVES request(s) the above action(s) for all or a portion of Lot(s) 44-A, Block(s) 19, **NETHERWOOD PARK**, zoned R-3 residential zone, located on GIRARD BLVD NE, between VASSAR DR NE and CUTLER AVE NE containing approximately 1 acre(s). [REF: 04DRB-00025] (H-16) **DEFERRED AT THE AGENT'S REQUEST TO 6-2-04.**

11. **Project # 1003111**
04DRB-00715 Major-Final Plat
Approval

ISAACSON & ARFMAN, PA agent(s) for WINDMILL MANOR PLACE, LLC request(s) the above action(s) for all or a portion of Tract(s) B, **WINDMILL MANOR**, zoned SU-1 PRD, located on DELLYNE AVE NW, between MARIPOSA DR NW and VALLE VISTA DR NW containing approximately 4 acre(s). [REF: 04DRB-00377, Z-95-79, Z-98-57, DRB-96-355, 03DRB-01986, 03DRB-01987, 01988, 01989] (Deferred from 5-19-04) (E-11) **INDEFINITELY DEFERRED AT THE AGENT'S REQUEST.**

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

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

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

13. **Project # 1002334**
04DRB-00773 Minor-Sketch Plat or Plan
- MARK GOODWIN & ASSOCIATES agent(s) for STV INVESTMENTS request(s) the above action(s) for all or a portion of Block(s) 19A, **FOOTHILLS ESTATES**, zoned R-T residential zone, located on COPPER AVE NE, between CHELWOOD PARK BLVD NE and TRAMWAY BLVD NE containing approximately 1 acre(s). [REF: 02EPC-01695] (K-22) **THE ABOVE REQUEST WAS REVIEWED AND COMMENTS GIVEN.**
14. **Project # 1002571**
04DRB-00776 Minor-Sketch Plat or Plan
- MAURICE W. IKLE, MICHAEL J CONWAY & MJC REALTY COMPANY agent(s) for JAMES P & MELISSA K GUTHRIE request(s) the above action(s) for all or a portion of Lot(s) 11-17, **SUNRISE HEIGHTS ADDITION**, zoned M-1 light manufacturing zone, located on MONTANO RD NE, between I-25 NE and EDITH BLVD NE containing approximately 3 acre(s). [REF: 03EPC-00671, 03EPC-00672, 03DRB-00542] (F-15) **THE ABOVE REQUEST WAS REVIEWED AND COMMENTS GIVEN.**
15. **Project # 1003237**
04DRB-00766 Minor-Sketch Plat or Plan
- MARK GOODWIN & ASSOCIATES, PA agent(s) for T.S. MCNANEY request(s) the above action(s) for all or a portion of Tract(s) 431, TOWN OF ATRISCO GRANT, UNIT 3, (to be known as **TOWER EAST**) zoned RD/R-1, located on TOWER RD SW, between 90TH STREET SW and 86TH STREET SW containing approximately 6 acre(s). [REF: AX-93-12, Z-93-125] (L-9) **THE ABOVE REQUEST WAS REVIEWED AND COMMENTS GIVEN.**

16. **Project # 1003449**
04DRB-00765 Minor-Sketch Plat or Plan

MARK GOODWIN & ASSOCIATES agent(s) for T. S. MCNANEY request(s) the above action(s) for all or a portion of Tract(s) 52, TOWN OF ATRISCO GRANT, UNIT 2, (to be known as **POINTE WEST NORTH**) zoned R-D residential and related uses zone, developing area, 9 DU/AC, located on SUNSET GARDENS RD SW, between 82ND ST SW and 86TH ST SW containing approximately 6 acre(s). (L-9) **THE ABOVE REQUEST WAS REVIEWED AND COMMENTS GIVEN.**

17. Other Matters:

ADJOURNED: 10:40 A.M.



City of Albuquerque

P.O. BOX 1293 ALBUQUERQUE, NEW MEXICO 87103

PLANNING DEPARTMENT DEVELOPMENT AND BUILDING SERVICES HYDROLOGY DEVELOPMENT SECTION

DEVELOPMENT REVIEW BOARD--SPEED MEMO

DRB CASE NO/PROJECT NO: 1003369

AGENDA ITEM NO: 2

SUBJECT:

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

ACTION REQUESTED:

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

ENGINEERING COMMENTS:

An approved cost allocation report is required for approval.

RESOLUTION:

6-9-04

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

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

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

FOR:

SIGNED: Bradley L. Bingham
City Engineer/AMAFCA Designee

DATE: May 26, 2004



OFFICIAL NOTICE OF DECISION

CITY OF ALBUQUERQUE
PLANNING DEPARTMENT
DEVELOPMENT REVIEW BOARD

May 12, 2004

6. Project # 1003369

04DRB-00510 Major-Preliminary Plat Approval
04DRB-00511 Major-Vacation of Pub Right-of-Way
04DRB-00513 Minor-Temp Defer SDWK
04DRB-00519 Minor-Vacation of Private Easements

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

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

At the May 12, 2004, Development Review Board meeting, with the signing of the infrastructure list dated 5-12-04 and approval of the grading plan engineer stamp dated 4-20-04 the preliminary plat was approved with the following condition of final plat:

A private drainage easement for the benefit of Lot 8, Block 16, Tract 3, Unit 3 across Lot 2 must be identified.

The vacations were approved as shown on Exhibit B in the Planning file, subject to these findings and conditions:

FINDINGS:

1. The public welfare is in no way served by retaining the rights-of-way and/or easements.
2. There is no convincing evidence that any substantial property right is being abridged against the will of the owner of the right.

CONDITIONS:

1. Final disposition shall be through the City Real Estate Office.



OFFICIAL NOTICE OF DECISION
PAGE 2

2. The vacated property shall be shown on a replat approved by the Development Review Board and the approved replat shall be filed for record with the Bernalillo County Clerk's Office within one year.
3. Affected utility companies shall acknowledge the vacation by their signatures on the replat.

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

Application #04DRB-00514 – Drainage Plan to Determine Cost Allocation for Storm Drainage Improvements was deferred to the May 26, 2004 DRB hearing.

04DRB-00659 Minor-Sidewalk Waiver

BOB KEERAN agent(s) for LLAVE CONSTRUCTION INC. request(s) the above action(s) for all or a portion of Lot(s) 6 & 7, Block(s) 16, Tract(s) 3, Unit(s) 3, NORTH ALBUQUERQUE ACRES, **VINTNER COURT SUBDIVISION**, zoned R-D residential and related uses zone, developing area, located on VINTNER NE, between VENTURA NE and CORONA NE containing approximately 2 acre(s). [REF: 04DRB-00510, 04DRB-0511, 04DRB-00513, 04DRB-00519, 04DRB-00514] (C-20)

At the May 12, 2004, Development Review Board meeting, the sidewalk variance for the waiver of sidewalks was approved as shown on Exhibit C in the Planning file.

If you wish to appeal this decision, you must do so by May 27, 2004 in the manner described below.

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

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



**OFFICIAL NOTICE OF DECISION
PAGE 3**

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

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

Sheran Matson, AICP, DRB Chair

cc: Bob Keeran, Llave Construction Inc., PO Box 93642, 87199
Marilyn Maldonado, Planning Department, 4th Floor, Plaza del Sol Bldg.
Scott Howell, Property Management, Legal Dept./4th Flr, City/County Bldg
File

DRB PUBLIC HEARING SIGN IN SHEETS

CASE NUMBER: 100336.9 AGENDA#: 6 DATE: May 12, 2004

1. Name: Applicant/Agent Address: _____ Zip: _____

2. Name: _____ Address: _____ Zip: _____

3. Name: _____ Address: _____ Zip: _____

4. Name: _____ Address: _____ Zip: _____

5. Name: _____ Address: _____ Zip: _____

6. Name: _____ Address: _____ Zip: _____

7. Name: _____ Address: _____ Zip: _____

8. Name: _____ Address: _____ Zip: _____

9. Name: _____ Address: _____ Zip: _____

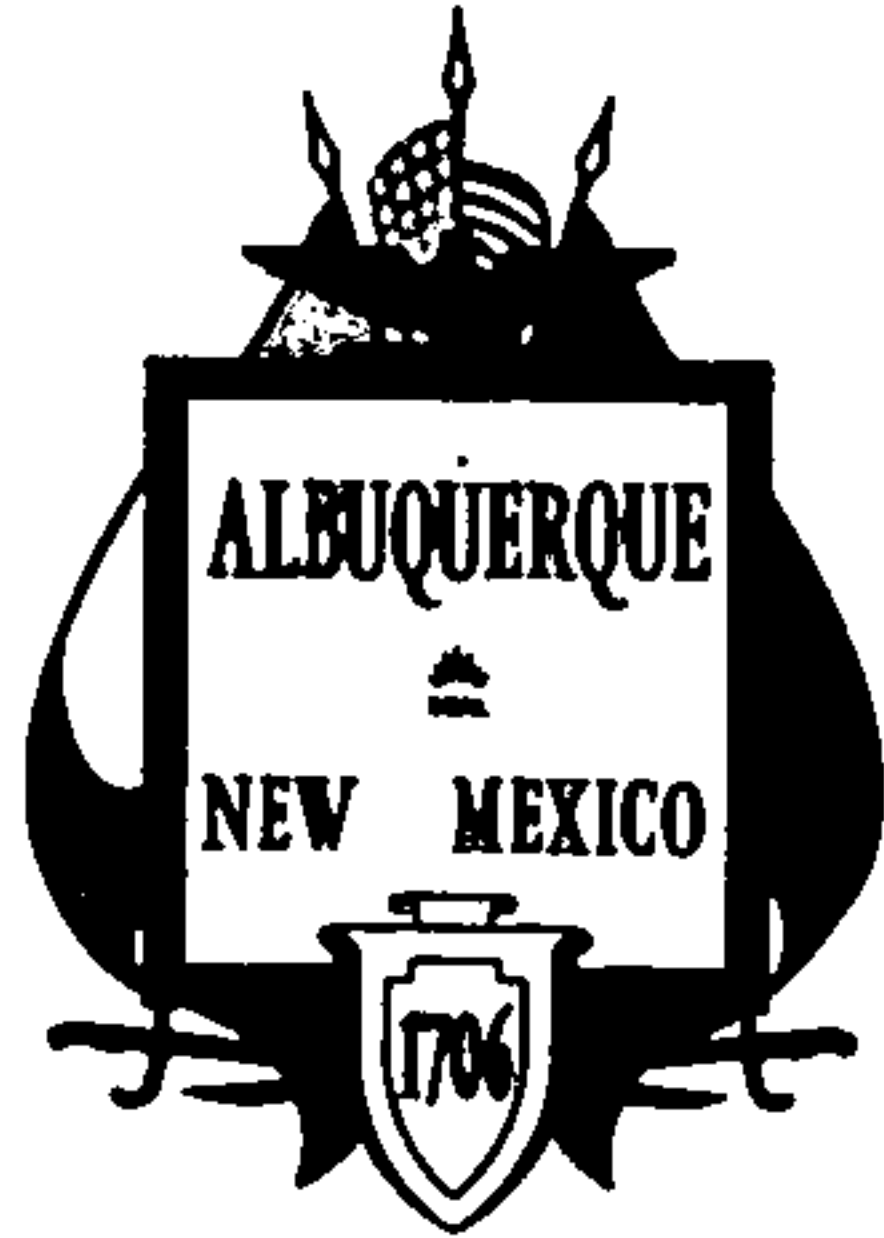
10. Name: _____ Address: _____ Zip: _____

11. Name: _____ Address: _____ Zip: _____

12. Name: _____ Address: _____ Zip: _____

13. Name: _____ Address: _____ Zip: _____

14. Name: _____ Address: _____ Zip: _____



City of Albuquerque
CITY OF ALBUQUERQUE, NEW MEXICO 87103
PUBLIC WORKS DEPARTMENT
DEVELOPMENT SERVICE
HYDROLOGY DEVELOPMENT SECTION

DEVELOPMENT REVIEW BOARD--SPEED MEMO

DRB CASE NO/PROJECT NO: 1003369

AGENDA ITEM NO: 6

SUBJECT:

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

ACTION REQUESTED:

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

ENGINEERING COMMENTS:

An approved drainage report dated 4-20-04 is on file for Preliminary Plat approval.
 The Hydrology Section has no objection to the vacation request.

RESOLUTION:

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

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

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

FOR:

SIGNED: Bradley L. Bingham
 City Engineer/AMAFCA Designee

DATE: May 12, 2004



**DEVELOPMENT REVIEW BOARD
ACTION SHEET**

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

April 28, 2004

9:00 a.m.

MEMBERS:

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

Wilfred Gallegos, Transportation Development
Brad Bingham, Alternate City Engineer

Roger Green, Utility Development
Christina Sandoval, Parks & Recreation

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

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

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

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

Adjourned:

CASES WHICH REQUIRE PUBLIC NOTIFICATION

MAJOR SUBDIVISIONS, VACATIONS, SIA EXTENSIONS AND SITE DEVELOPMENT PLANS

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

8. **Project # 1000184**
04DRB-00603 Minor-SiteDev Plan
BldPermit/EPC
- BRISCOE ARCHITECTS, P.C. agent(s) for RICHARD CHAVES request(s) this action(s) for all or a portion of Tract(s) A2, **BANNER SQUARE ADDITION**, zoned SU-2/SU-1/P.U.D, located on ARNO ST NE, between CENTRAL NE and TIJERAS NE containing approximately 1 acre(s). **[Mary Piscitelli, EPC Case Planner] [Deferred from 4/28/04] (K-14) DEFERRED AT THE AGENT'S REQUEST TO 5/5/04.**
9. **Project # 1003365**
04DRB-00551 Minor-SiteDev Plan
BldPermit
- CLAUDIO VIGIL ARCHITECTS agent(s) for JAYNES CORPORATION request(s) this action(s) for all or a portion of Lot(s) 3A2B, Block(s) 1, **SUNPORT PARK**, zoned IP industrial park zone, located on FLIGHTWAY AVE SE, between UNIVERSITY BLVD SE and TRANSPORT ST SE containing approximately 3 acre(s). [REF: DRB-97-257, Z-85-98-1] (M-15) **SITE PLAN FOR BUILDING PERMIT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO UTILITIES DEVELOPMENT FOR FIRE FLOW CALCULATION SHEET REQUIRED. DECIDE IF ONLY ONE HYDRANT IS NEEDED, IF THEY NEED ADDITIONAL HYDRANT WILL IT BE PUBLIC OR PRIVATE?**

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

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

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

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

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

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

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

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

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

14. **Project # 1000262**
04DRB-00610 Minor-Final Plat
Approval
- BOHANNAN HUSTON, INC. agent(s) for LONGFORD HOMES OF NEW MEXICO request(s) this action(s) for all or a portion of Tract(s) B-1, COSTCO DEVELOPMENT, **LONGFORD VILLAGE EAST**, zoned SU-1, PRD, located on ELIZABETH ST SW, between SOUTHERN BLVD SW and EUBANK BLVD SW containing approximately 14 acre(s). (L-21) **FINAL PLAT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO PARKS FOR CASH-IN-LIEU AND PLANNING FOR AGIS DXF FILE.**
15. **Project # 1002730**
04DRB-00586 Minor-Prelim&Final Plat
Approval
- JEFF MORTENSEN & ASSOCIATES, INC. agent(s) for JESUS CHRIST OF LATTER-DAY-SAINTS, REAL ESTATE request(s) this action(s) for all or a portion of Lot(s) 13A, Block(s) 6, **NORTH ALBUQUERQUE ACRES, TRACT 3, UNIT 3**, zoned R-D residential and related uses zone, developing area, located on CORONA AVE NE, between VENTURA ST NE and MENDOCINO DR NE containing approximately 4 acre(s). [REF: 03DRB-00963, 03DRB-00965] (C-20) **THE PRELIMINARY PLAT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO PLANNING FOR REAL PROPERTY SIGNATURE.**

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

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

ADJOURNED: 11:25 A.M.

DRB PUBLIC HEARING SIGN IN SHEETS

CASE NUMBER: 1003369 AGENDA#: 4 DATE: 4.28.04

✓ 1. Name: Dr. DAVID HARNICK Address: 9219 Viator Ave Zip: 87122

✓ 2. Name: David Soule Address: 9101 Wish^{ire} Ave Zip: 87122

3. Name: _____ Address: _____ Zip: _____

4. Name: _____ Address: _____ Zip: _____

5. Name: _____ Address: _____ Zip: _____

6. Name: _____ Address: _____ Zip: _____

7. Name: _____ Address: _____ Zip: _____

8. Name: _____ Address: _____ Zip: _____

9. Name: _____ Address: _____ Zip: _____

10. Name: _____ Address: _____ Zip: _____

11. Name: _____ Address: _____ Zip: _____

12. Name: _____ Address: _____ Zip: _____

13. Name: _____ Address: _____ Zip: _____

14. Name: _____ Address: _____ Zip: _____



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

DEVELOPMENT REVIEW BOARD--SPEED MEMO

DRB CASE NO/PROJECT NO: 1003369

AGENDA ITEM NO: 4

SUBJECT:

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

ACTION REQUESTED:

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

ENGINEERING COMMENTS:

An approved drainage report is required for Preliminary Plat approval.
 Defer to Transportation on vacation request.
 An approved infrastructure list is required for Preliminary Plat approval.
 Need comments from affected landowners before approval of cost allocation plan.

RESOLUTION:

5-12-04

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

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

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

FOR:

SIGNED: Bradley L. Bingham
 City Engineer/AMAFCA Designee

DATE: April 28, 2004



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

Development Review Board Comments

Project Number: 1003369
Application Number: 04DRB-00510

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

Subdivision: Vintner Court
 Unit 3, Lots 6 & 7, Tract 3, Block 16, North Albuquerque
 Acres, Vintner Court Subdivision

Zoning: R1

Zone Page: C-20

New Lots (or units) : 6

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

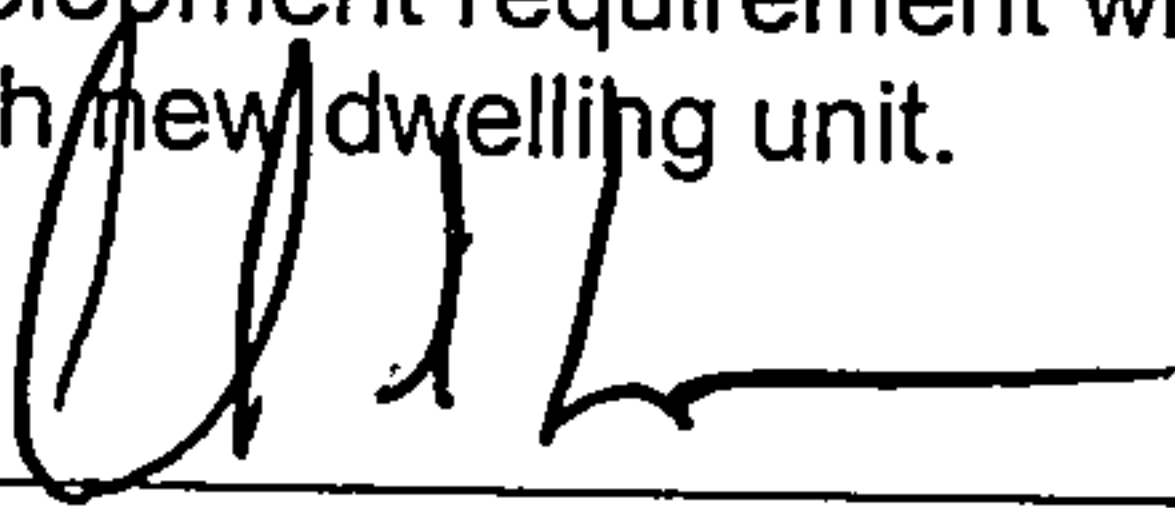
Parks and Recreation Comments:

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

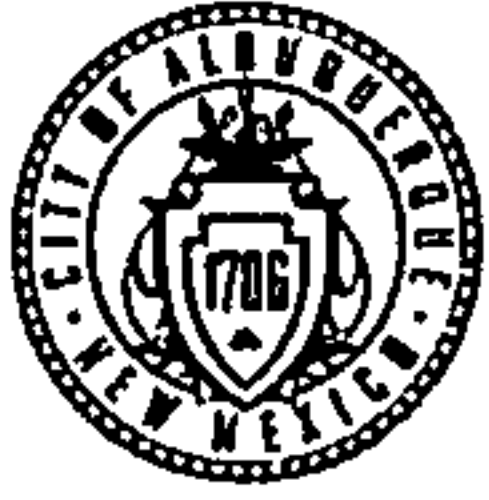
Prior to sign-off on the final plat, a fee in-lieu of and equal to the value of the required park land dedication for 6 new residential lots will be required. The fee will be based on an estimate of land value to be provided by the City Real Property office. Alternatively, the applicant may submit current 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:


 for Christina Sandoval, (DMD)

Phone: 768-3808



CITY OF ALBUQUERQUE
PLANNING DEPARTMENT
DEVELOPMENT REVIEW BOARD

April 28, 2004

Project # 1003369

- 04DRB-00510 Major-Preliminary Plat Approval
- 04DRB-00511 Major-Vacation of Pub Right-of-Way
- 04DRB-00513 Minor-Temp Defer SDWK
- 04DRB-00519 Minor-Vacation of Private Easements

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

BOB KEERAN agent(s) for LLAVE CONSTRUCTION INC request(s) the above action(s) for all or a portion of Unit(s) 3, Lot(s) 6 & 7, Tract(s) 3, Block(s) 16, NORTH ALBUQUERQUE ACRES, VINTNER COURT SUBDIVISION, zoned DETENTION POND, located on VINTNER NE, between VENTURA NE and CORONA NE containing approximately 2 acre(s). (C-20)

AMAFCA

No objection to requested actions. The plat should indicate that the subject area is in a FEMA floodplain, and flood insurance may be required.

- | | |
|---|---------------------------|
| COG | No adverse comments. |
| Transit | No comments received. |
| Zoning Enforcement | No comments received. |
| Neighborhood Coord. | |
| Letter sent to North Albuquerque Acres (R) Neighborhood Assn. | |
| APS | No comments received. |
| Police Department | No comments at this time. |
| Fire Department | No adverse comments. |
| PNM Gas | Approves. |
| PNM Electric | Approves. |

Comcast

No comments received

QWEST

No comments received

Environmental Health

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

M.R.G.C.D.

No comments received.

Open Space Division

No adverse comments.

City Engineer

No objection to vacation request. An approved drainage report is required for Preliminary Plat approval. All parties identified in cost allocation plan must agree to plan.

Transportation Development

Defer to hydrology regarding cost allocation. Need request to waive sidewalk along southside of Vintner Drive.

Transportation objects to the vacation of the public roadway easement. This connection needs to be made or another viable option presented.

Per the new Major Local Street criteria, Wilshire requires 6' sidewalk and a 6' planting strip. No objection to sidewalk deferral. Provide exhibit showing vacation actions. Lots need to be labeled P1.

Parks & Recreation

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

Prior to sign-off on the final plat, a fee in-lieu of and equal to the value of the required park land dedication for 6 new residential lots will be required. The fee will be based on an estimate of land value to be provided by the City Real Property office. Alternatively, the applicant may submit current appraisal information mutually acceptable to the applicant and the City. The park development requirement will be met via the payment of a fee prior to issuance of building permit for each new dwelling unit.

Utilities Development

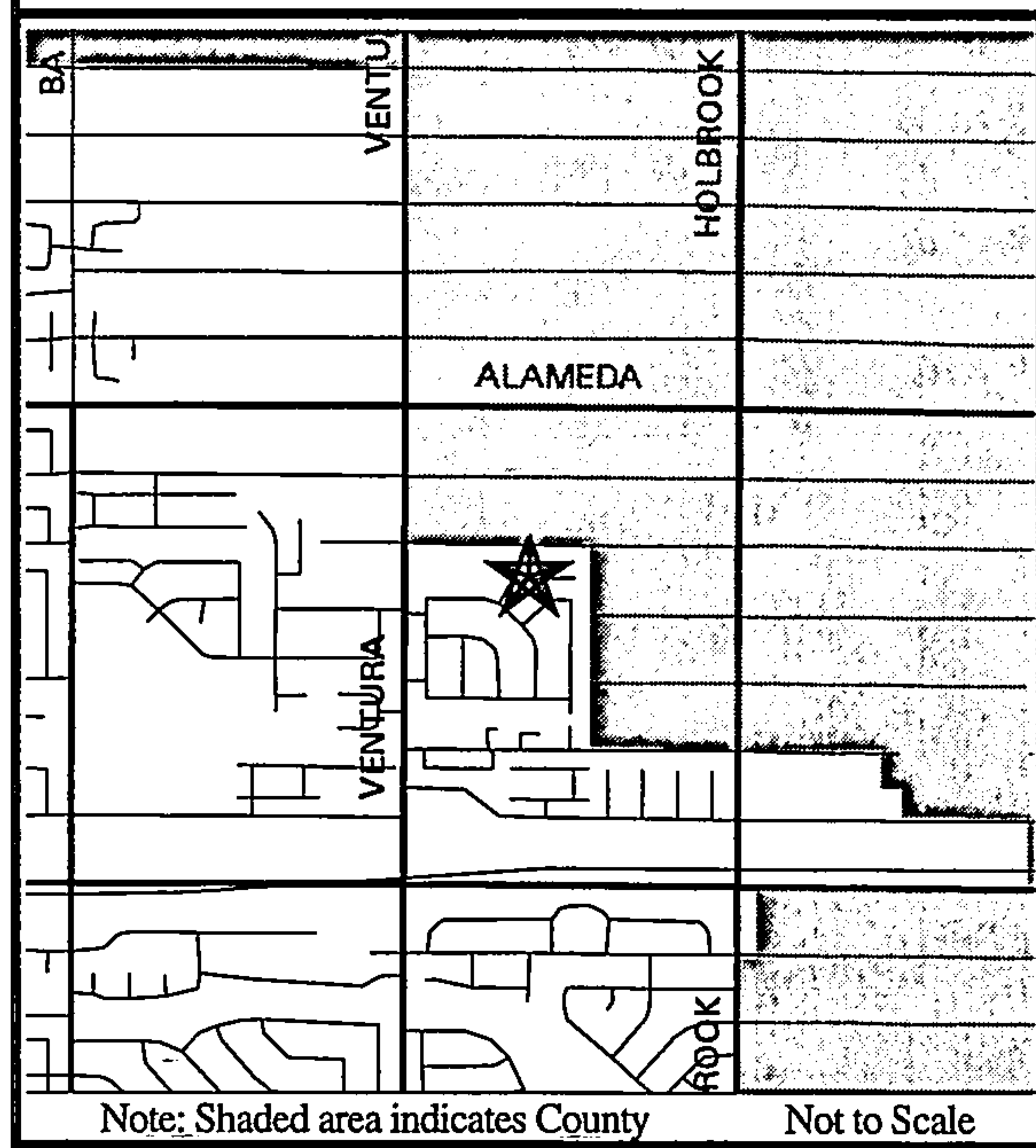
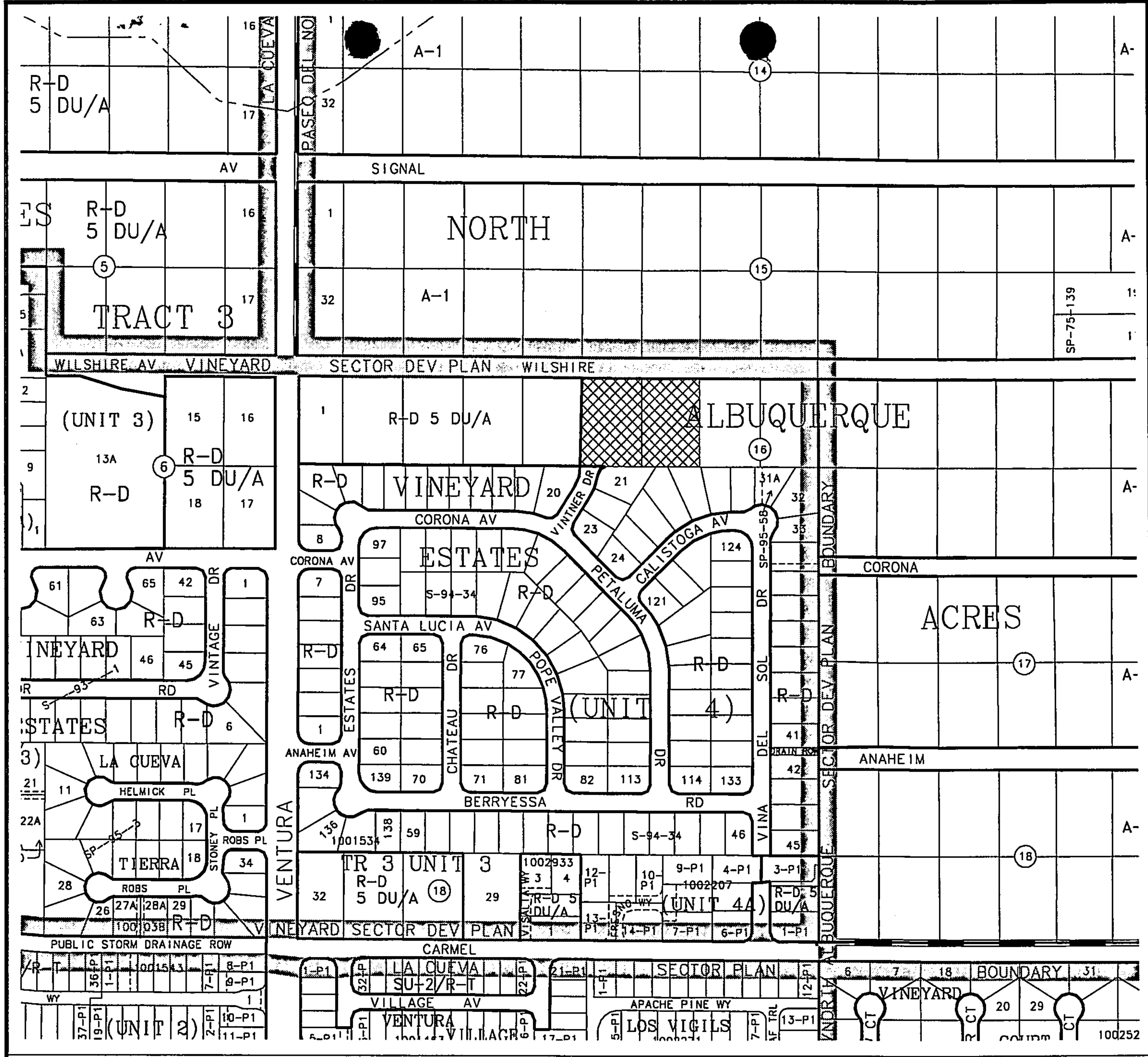
No objection to Preliminary Plat approval. No adverse comments, defer to Hydrology.

Planning Department

No objection to any of the requested actions. However, the revised perimeter wall design has not yet been submitted. So, preliminary plat approval cannot occur until the design is approved.

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

cc:Bob Keeran c/o Llave Construction Inc., P.O. Box 93642, 87199



ZONING MAP



Scale 1" = 397'

PROJECT NO.
1003369

HEARING DATE
4-28-04

MAP NO.
C-20

ADDITIONAL CASE NUMBER(S)
04DRB-00510
04DRB-00511
04DRB-00519



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

PAGE 2

~~Project #1003369~~

04DRB-00510 Major-Preliminary Plat
Approval

04DRB-00511 Major-Vacation of Pub
Right-of-Way

04DRB-00513 Minor-Temp Defer SDWK

04DRB-00519 Minor-Vacation of Private
Easements

BOB KEERAN agent(s) for LLAVE CONSTRUCTION
INC request(s) the above action(s) for all or a portion of
Unit(s) 3, Lot(s) 6 & 7, Tract(s) 3, Block(s) 16, NORTH
ALBUQUERQUE ACRES, VINTNER COURT
SUBDIVISION, zoned DETENTION POND, located on
VINTNER NE, between VENTURA NE and CORONA
NE containing approximately 2 acre(s). (C-20)

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

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

Sheran Matson, AICP, DRB Chair
Development Review Board

TO BE PUBLISHED IN THE ALBUQUERQUE JOURNAL MONDAY, APRIL 12, 2004.



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

Notice is hereby given that the Development Review Board, City of Albuquerque, will hold a public hearing in the **Plaza del Sol Hearing Room, Basement, Plaza del Sol Building, 600 2nd St NW**, on **Wednesday, April 28, 2004**, beginning at **9:00 a.m.** for the purpose of considering the following:

Project # 1002224

04DRB-00506 Major-Vacation of Pub
Right-of-Way

ISAACSON & ARFMAN PA agent(s) for CITY OF ALBUQUERQUE, OPEN SPACE DIVISION request(s) the above action(s) for all or a portion of Tract(s) 6-B-1 and 8-A-1-A-2-A, M.R.G.C.D. MAP 31, **LOS POBLANOS RANCH**, zoned SU-1 Major Public Open Space, located on ADOBE RD NW, between ANDERSON FIELDS TRACTS NW NORTH OF MONTANO RD NW containing approximately 1 acre(s). [REF: 03DRB-01172, 03EPC-00695, 04DRB-00335, 02EPC-01482, 02DRB-01425] (F-13)

Project # 1003127

04DRB-00509 Major-SiteDev Plan Bld
Permit

WALLACE L BINGHAM agent(s) for GILBERT ENTERPRISES request(s) the above action(s) for all or a portion of Lot(s) 3A4, **EAGLE RANCH SUBDIVISION**, zoned SU-1, located on GOLF COURSE RD NW, between IRVING BLVD NW and the CALABACILLAS ARROYO containing approximately 2 acre(s). [REF: DRB-94-480] (B-12)

Project # 1003186

04DRB-00508 Major-Preliminary Plat
Approval

RIO GRANDE ENGINEERING agent(s) for STV INVESTMENTS request(s) the above action(s) for all or a portion of Tract(s) 442, Unit(s) 3, **LAND OF ATRISCO GRANT**, zoned RD (9DU/AC), located on 97th ST SW, between SAN YGNACIO BLVD SW and TOWER BLVD SW containing approximately 6 acre(s). [REF: 04DRB-00035 & 04DRB-00256] (L-9)

SEE PAGE 2 . . .



**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, November 29, 2006, beginning at 9:00 a.m. for the purpose of considering the following:

Project # 1004999

06DRB-01578 Major-Vacation of Pub
Right-of-Way

GLEN EFFERTZ request(s) the above action(s) for all or a portion of Tract(s) 316, **OLD TOWN ELEMENTARY SCHOOL**, zoned RA-1 residential zone, located on MOUNTAIN RD NW, between RIO GRANDE NW and GALBALDON NW containing approximately 1 acre(s). [REF: 06DRB-00965] (J-12)

Project # 1003369

06DRB-01601 Major-Vacation of Pub
Right-of-Way
06DRB-01602 Major-Vacation of Public
Easements

ADIL RIZVI request(s) the above action(s) for all or a portion of Lot(s) 6 & 7, Block(s) 16, Tract(s) 3, Unit 3, **NORTH ALBUQUERQUE ACRES** (to be known as **VINTNER COURT SUBDIVISION**) zoned R-D (5 DU/acre) located on WILSHIRE NE, between VENTURA NE and CORONA NE containing approximately 2 acre(s). [REF: 04DRB-00510, 04DRB-00511, 04DRB-00513, 04DRB-00519, 04DRB-00514] (C-20)

Project # 1002372

06DRB-01597 Major-Amnd Prelim Plat
Approval
06DRB-01598 Minor-Sidewalk Waiver
06DRB-01599 Minor-Temp Defer SDWK
06DRB-01600 Minor-Ext of SIA for Temp
Defer SDWK

THOMPSON ENGINEERING CONSULTANTS INC agent(s) for DRAGONFLY DEVELOPMENT INC request(s) the above action(s) for all or a portion of Tract(s) 223 & 224, AIRPORT UNIT, TOWN OF ATRISCO GRANT (to be known as **LAS PLAYAS SUBDIVISION**) zoned R-2, located on GLENRIO RD NW, between 68TH ST NW and 72ND ST NW containing approximately 9 acre(s). [REF: 06DRB-01084] (J-10)

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

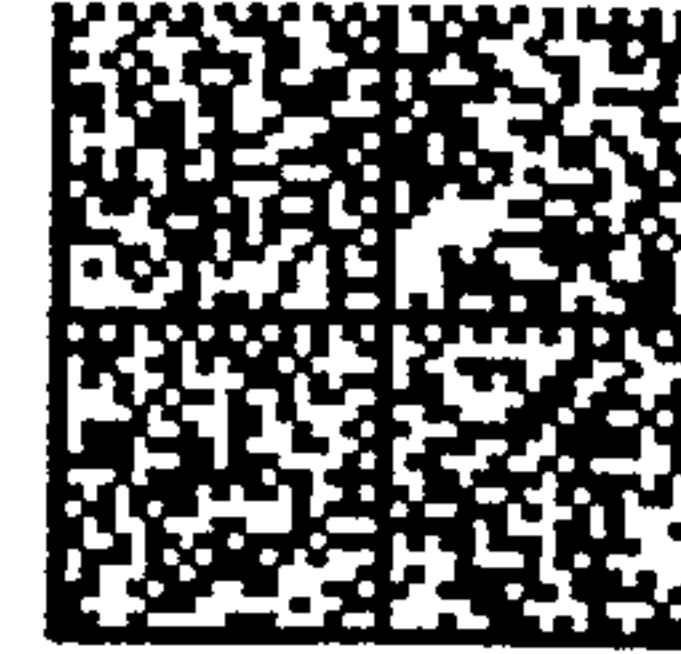
TO BE PUBLISHED IN THE ALBUQUERQUE JOURNAL MONDAY, NOVEMBER 13, 2006.

CITY OF ALBUQUERQUE



Planning Department

Or Current Resident
AL-SABASSI ABDUL FATTAH
PO BOX 65028 MANSORI
, 35651



02 1M \$ 00.39⁰
0004219022 NOV 09 2006
MAILED FROM ZIP CODE 87102

DRB

35651/9999





4/28

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

PAGE 2

Project # 1003369

04DRB-00510 Major-Preliminary Plat
Approval

04DRB-00511 Major-Vacation of Pub
Right-of-Way

04DRB-00513 Minor-Temp Defer SDWK

04DRB-00519 Minor-Vacation of Private
Easements

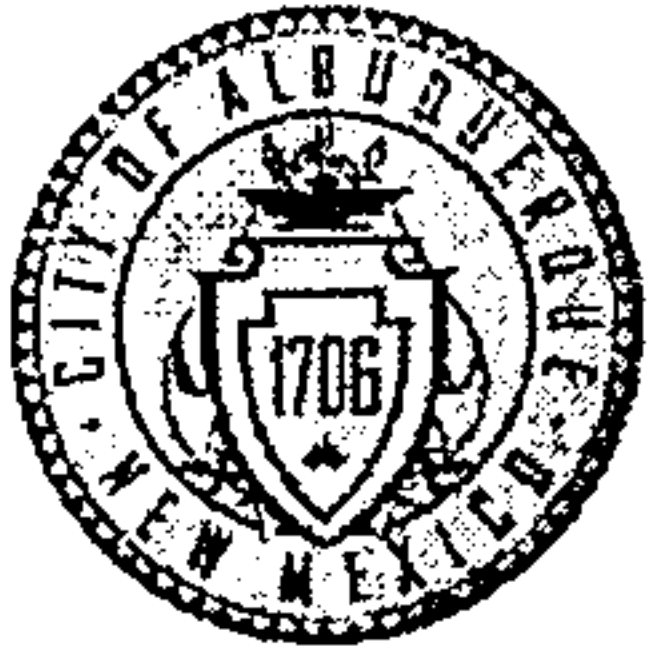
04DRB-00514 Major-Drainage Plan to
Determine the Cost Allocation for Storm
Drainage Improvements

BOB KEERAN agent(s) for LLAVE CONSTRUCTION
INC request(s) the above action(s) for all or a portion of
Unit(s) 3, Lot(s) 6 & 7, Tract(s) 3, Block(s) 16, NORTH
ALBUQUERQUE ACRES, VINTNER COURT
SUBDIVISION, zoned DETENTION POND, located on
VINTNER NE, between VENTURA NE and CORONA
NE containing approximately 2 acre(s). (C-20)

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

Sheran Matson, AICP, DRB Chair
Development Review Board

TO BE PUBLISHED IN THE ALBUQUERQUE JOURNAL MONDAY, APRIL 12, 2004.



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

Notice is hereby given that the Development Review Board, City of Albuquerque, will hold a public hearing in the **Plaza del Sol Hearing Room, Basement, Plaza del Sol Building, 600 2nd St NW**, on **Wednesday, April 28, 2004**, beginning at **9:00 a.m.** for the purpose of considering the following:

Project # 1002224

04DRB-00506 Major-Vacation of Pub
Right-of-Way

ISAACSON & ARFMAN PA agent(s) for CITY OF ALBUQUERQUE, OPEN SPACE DIVISION request(s) the above action(s) for all or a portion of Tract(s) 6-B-1 and 8-A-1-A-2-A, M.R.G.C.D. MAP 31, **LOS POBLANOS RANCH**, zoned SU-1 Major Public Open Space, located on ADOBE RD NW, between ANDERSON FIELDS TRACTS NW NORTH OF MONTANO RD NW containing approximately 1 acre(s). [REF: 03DRB-01172, 03EPC-00695, 04DRB-00335, 02EPC-01482, 02DRB-01425] (F-13)

Project # 1003127

04DRB-00509 Major-SiteDev Plan Bld
Permit

WALLACE L BINGHAM agent(s) for GILBERT ENTERPRISES request(s) the above action(s) for all or a portion of Lot(s) 3A4, **EAGLE RANCH SUBDIVISION**, zoned SU-1, located on GOLF COURSE RD NW, between IRVING BLVD NW and the CALABACILLAS ARROYO containing approximately 2 acre(s). [REF: DRB-94-480] (B-12)

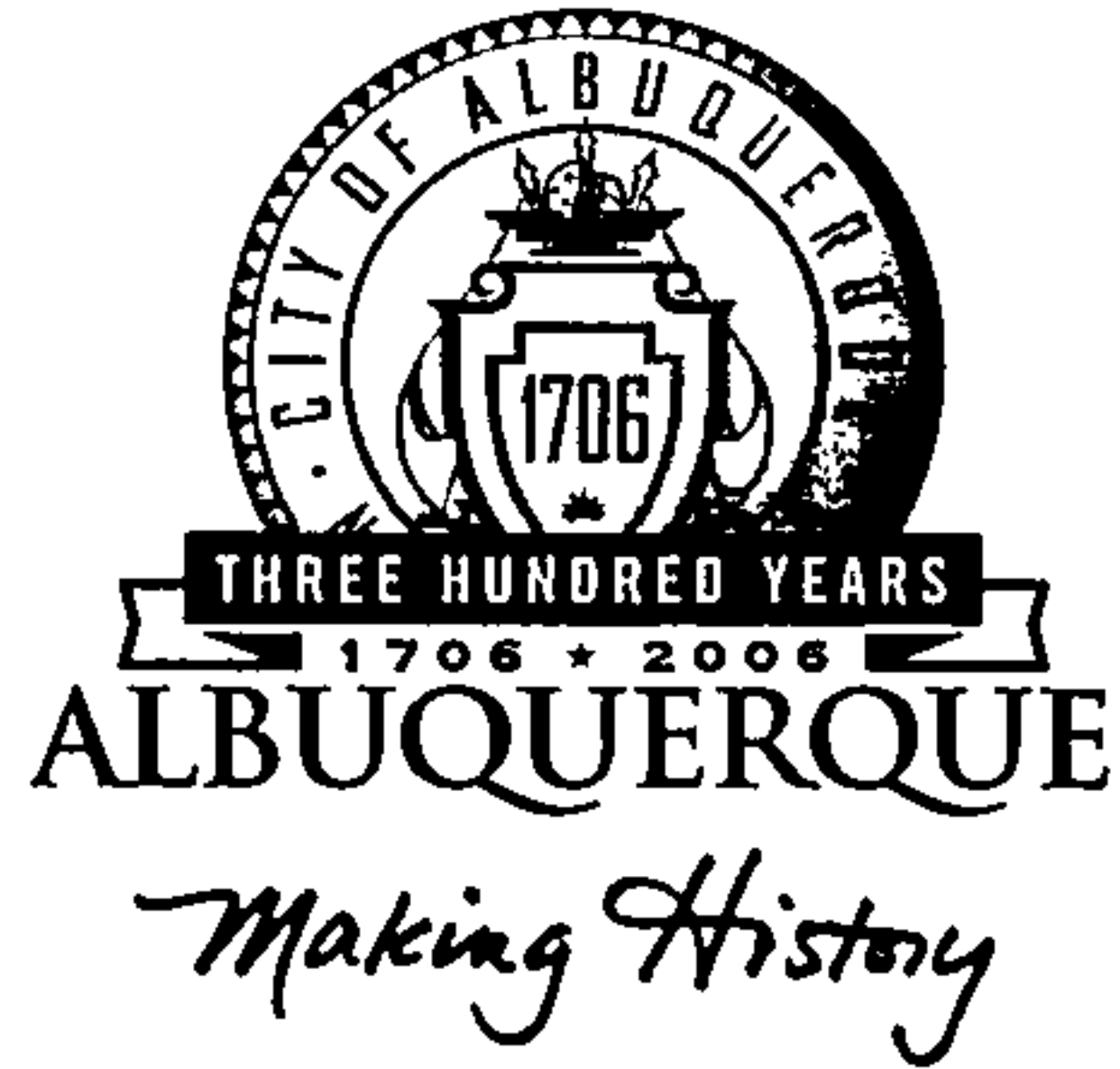
Project # 1003186

04DRB-00508 Major-Preliminary Plat
Approval

RIO GRANDE ENGINEERING agent(s) for STV INVESTMENTS request(s) the above action(s) for all or a portion of Tract(s) 442, Unit(s) 3, **LAND OF ATRISCO GRANT**, zoned RD (9DU/AC), located on 97th ST SW, between SAN YGNACIO BLVD SW and TOWER BLVD SW containing approximately 6 acre(s). [REF: 04DRB-00035 & 04DRB-00256] (L-9)

SEE PAGE 2 . . .

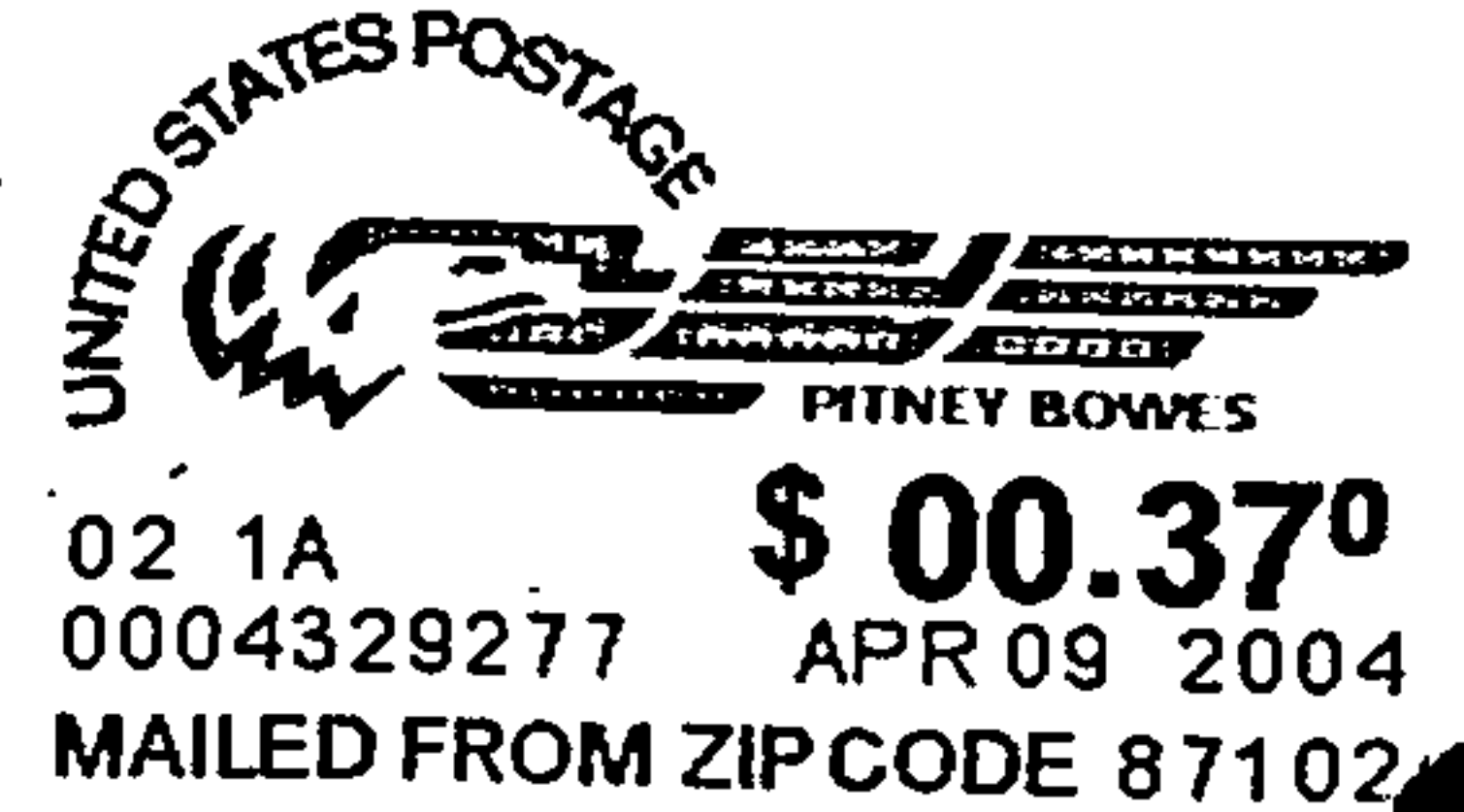
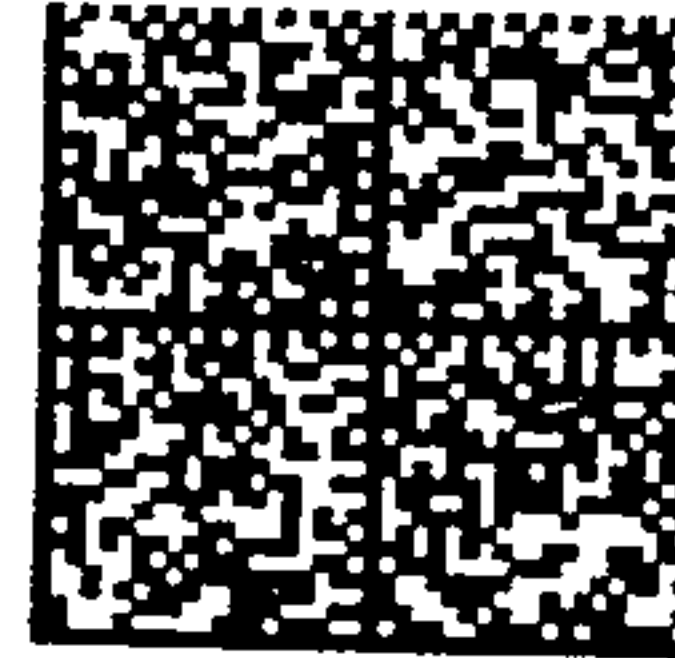
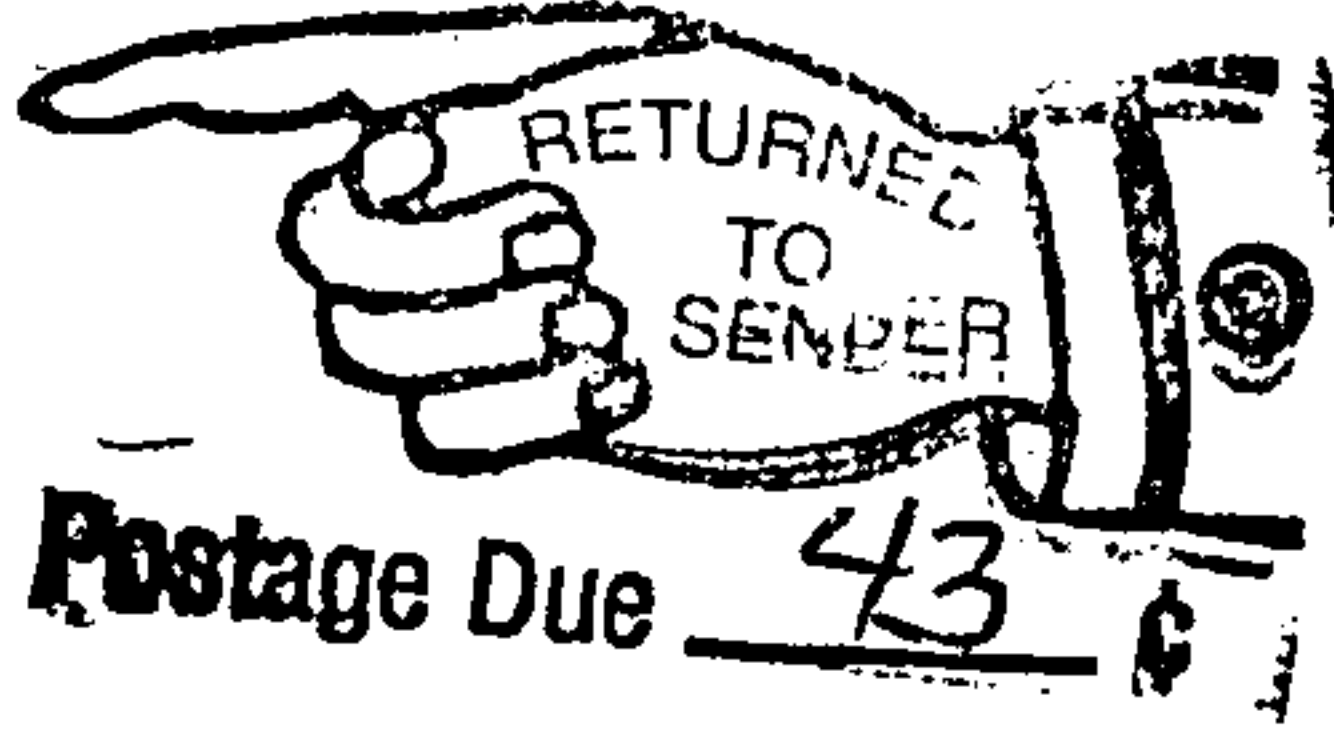
CITY OF ALBUQUERQUE



Planning Department

P.O. Box 1293

Albuquerque, NM 87103



102006433825040528

AL-SABASSI ABDUL FATTAH
PO BOX 65028
MANSORIYA KUWAIT 35651



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

PAGE 2

Project # 1003369

04DRB-00510 Major-Preliminary Plat
Approval

04DRB-00511 Major-Vacation of Pub
Right-of-Way

04DRB-00513 Minor-Temp Defer SDWK

04DRB-00519 Minor-Vacation of Private
Easements

BOB KEERAN agent(s) for LLAVE CONSTRUCTION
INC request(s) the above action(s) for all or a portion of
Unit(s) 3, Lot(s) 6 & 7, Tract(s) 3, Block(s) 16, NORTH
ALBUQUERQUE ACRES, VINTNER COURT
SUBDIVISION, zoned DETENTION POND, located on
VINTNER NE, between VENTURA NE and CORONA
NE containing approximately 2 acre(s). (C-20)

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

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

Sheran Matson, AICP, DRB Chair
Development Review Board

TO BE PUBLISHED IN THE ALBUQUERQUE JOURNAL MONDAY, APRIL 12, 2004.



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

Notice is hereby given that the Development Review Board, City of Albuquerque, will hold a public hearing in the **Plaza del Sol Hearing Room, Basement, Plaza del Sol Building, 600 2nd St NW**, on **Wednesday, April 28, 2004**, beginning at **9:00 a.m.** for the purpose of considering the following:

Project # 1002224

04DRB-00506 Major-Vacation of Pub
Right-of-Way

ISAACSON & ARFMAN PA agent(s) for CITY OF ALBUQUERQUE, OPEN SPACE DIVISION request(s) the above action(s) for all or a portion of Tract(s) 6-B-1 and 8-A-1-A-2-A, M.R.G.C.D. MAP 31, **LOS POBLANOS RANCH**, zoned SU-1 Major Public Open Space, located on ADOBE RD NW, between ANDERSON FIELDS TRACTS NW NORTH OF MONTANO RD NW containing approximately 1 acre(s). [REF: 03DRB-01172, 03EPC-00695, 04DRB-00335, 02EPC-01482, 02DRB-01425] (F-13)

Project # 1003127

04DRB-00509 Major-SiteDev Plan Bld
Permit

WALLACE L BINGHAM agent(s) for GILBERT ENTERPRISES request(s) the above action(s) for all or a portion of Lot(s) 3A4, **EAGLE RANCH SUBDIVISION**, zoned SU-1, located on GOLF COURSE RD NW, between IRVING BLVD NW and the CALABACILLAS ARROYO containing approximately 2 acre(s). [REF: DRB-94-480] (B-12)

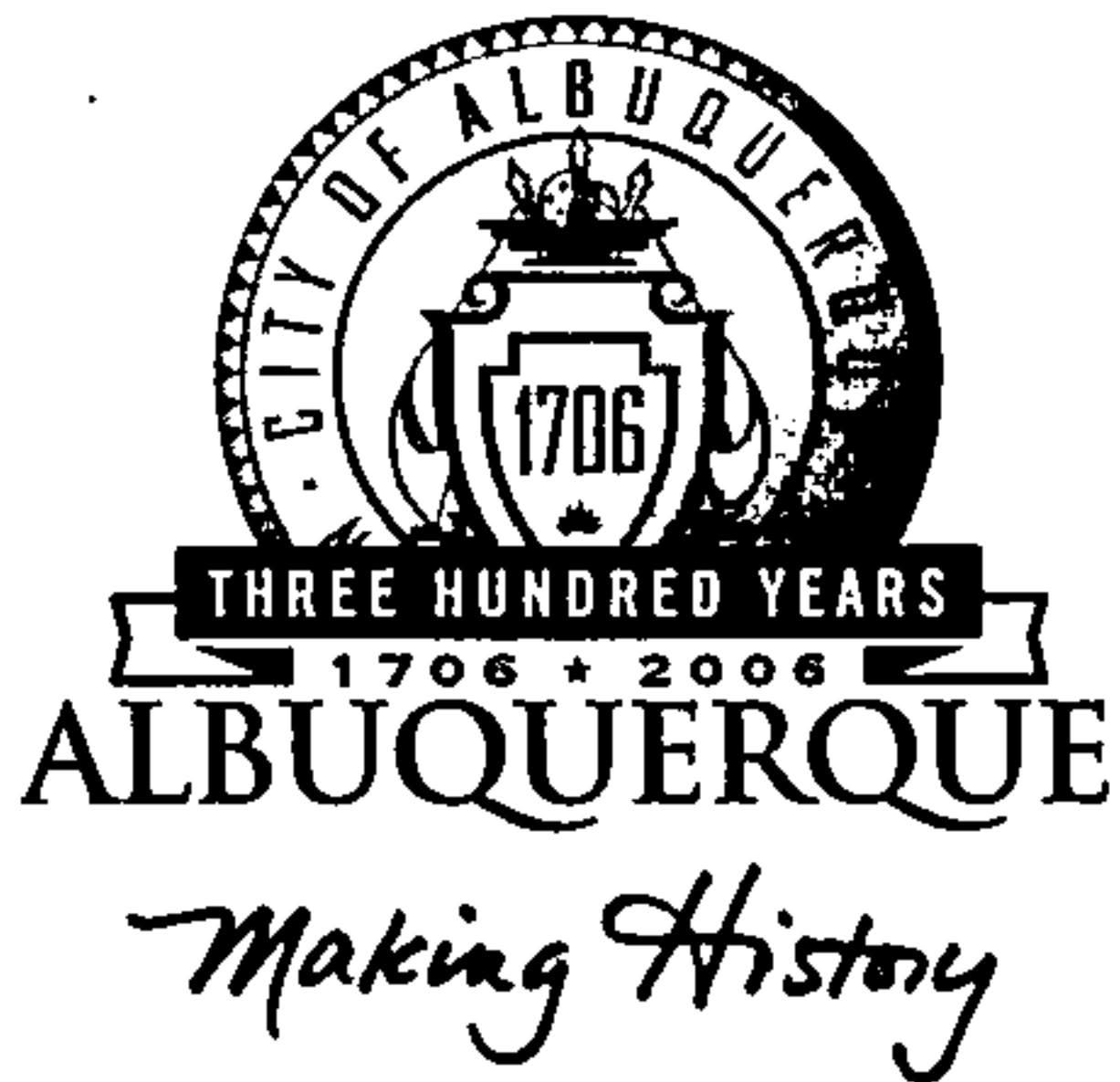
Project # 1003186

04DRB-00508 Major-Preliminary Plat
Approval

RIO GRANDE ENGINEERING agent(s) for STV INVESTMENTS request(s) the above action(s) for all or a portion of Tract(s) 442, Unit(s) 3, **LAND OF ATRISCO GRANT**, zoned RD (9DU/AC), located on 97th ST SW, between SAN YGNACIO BLVD SW and TOWER BLVD SW containing approximately 6 acre(s). [REF: 04DRB-00035 & 04DRB-00256] (L-9)

SEE PAGE 2 . . .

CITY OF ALBUQUERQUE



Planning Department

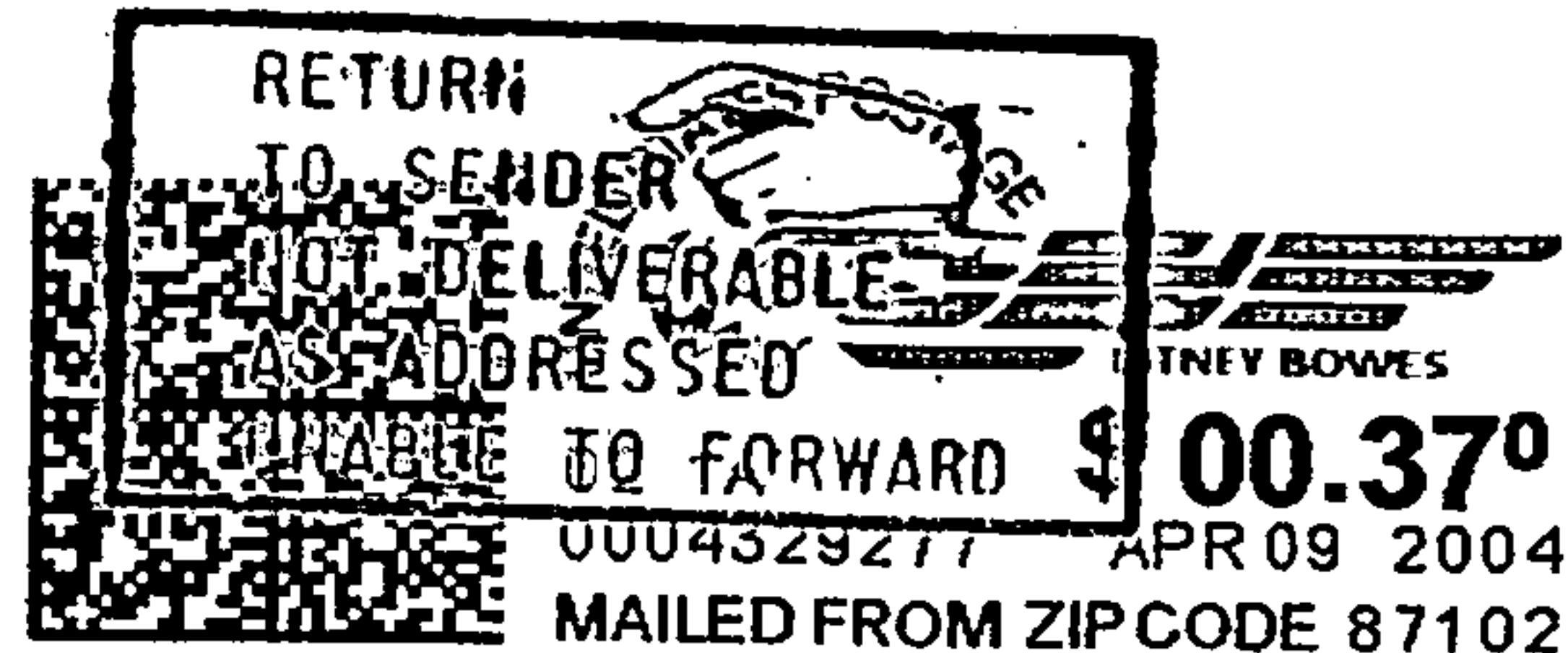
P.O. Box 1293

Albuquerque, NM 87103

✓ OK

102006433928010105

SCANLON GENE G & KAREN N
4401 MARQUETTE AV NE
ALBUQUERQUE NM 87108



DLB

87108+1121 04

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

Meeting Date: APRIL 28, 2004
Zone Atlas Page: C-20-Z
Notification Radius: 100 Ft.

Project# 10003369
App# 04DRB-00514

Cross Reference and Location: N/A

Applicant: LLAVE CONSTRUCTION, INC
Address: PO BOX 93642
ALBUQUERQUE NM 87199

Agent: BOB KEERAN
Address: PO BOX 93642
ALBUQUERQUE NM 87199

Special Instructions:

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

Date Mailed: APRIL 9, 2004

Signature: KYLE TSEHLIKAI

102006427328010101	LEGAL: 032 05N ORTH ALBUQ ACRES UN3 TR3 PROPERTY ADDR: 00000 WILSHIRE OWNER NAME: SOULE DAVID & JENNIFER OWNER ADDR: 12700 DESERT SKY	LAND USE: NE ALBUQUERQUE NM	87111
102006425428120116	LEGAL: 017 005Q UERQUE ACRES TRACT 3 UNIT 3 NORTH ALBU PROPERTY ADDR: 00000 WILSHIRE OWNER NAME: D R HORTON INC ATTN:ROBERT C P OWNER ADDR: 04400 ALAMEDA	LAND USE: BL NE ALBUQUERQUE NM	87113
102006428928010102	LEGAL: 031 015N ORTH ALBUQ ACRES TR 3 UNIT 3 LT 31 BL 15 PROPERTY ADDR: 00000 WILSHIRE OWNER NAME: STOUGHTON GERALD & MARLENE E OWNER ADDR: 09125 WILSHIRE	LAND USE: AV NE ALBUQUERQUE NM	87122
102006430628010103	LEGAL: 030 015N ORTH ALBUQ ACRES TR3 UNIT3 LOT 30 BL15 PROPERTY ADDR: 00000 WILSHIRE OWNER NAME: CHAGNON ALAN & LISA OWNER ADDR: 09151 WILSHIRE	LAND USE: AV NE ALBUQUERQUE NM	87122
102006432128010104	LEGAL: 029 015N ORTH ALBUQ ACRES TR 3 UNIT 3 LOT 29 BL 15 PROPERTY ADDR: 00000 WILSHIRE OWNER NAME: DEVERAUX MICHAEL A & OWNER ADDR: 09174 SIGNAL	LAND USE: AV NE ALBUQUERQUE NM	87122
102006433928010105	LEGAL: 028 015N ORTH ALBUQ ACRES TR3 UNIT 3 LT28 BLK 15 PROPERTY ADDR: 00000 WILSHIRE OWNER NAME: SCANLON GENE G & KAREN N OWNER ADDR: 04401 MARQUETTE	LAND USE: AV NE ALBUQUERQUE NM	87108
102006435628010106	LEGAL: 027 015N ORTH ALBUQ ACRES TR 3 UNIT 3 LOT 27 BLK 15 PROPERTY ADDR: 00000 WILSHIRE OWNER NAME: KLINE DAVID & CAROL OWNER ADDR: 09211 WILSHIRE	LAND USE: AV NE ALBUQUERQUE NM	87122
102006437228010107	LEGAL: 026 015N ORTH ALBUQ ACRES TR 3 UNIT 3 LOT 26 BLK 15 PROPERTY ADDR: 00000 WILSHIRE OWNER NAME: GARCIA DENNIS P & DONNA J OWNER ADDR: 09221 WILSHIRE	LAND USE: AV NE ALBUQUERQUE NM	87122
102006438828010108	LEGAL: 025 015N ORTH ALBUQ ACRES UN3 TR3 PROPERTY ADDR: 00000 WILSHIRE OWNER NAME: CURRY GEORGE & KIMBERLIE OWNER ADDR: 09301 WILSHIRE	LAND USE: AV NE ALBUQUERQUE NM	87122
102006425425030917	LEGAL: LT 1 6 BL K 6 TR 3 UNIT 3 NORTH ALBQ ACRES CONT 0.72 PROPERTY ADDR: 00000 WILSHIRE OWNER NAME: ARGYRES PETE & MARY P & OWNER ADDR: 03911 CENTRAL	LAND USE: AV NE ALBUQUERQUE NM	87108
102006427325040532	LEGAL: 001 016 TRACT 3 UNIT #3 NORTH ALBUQUERQUE ACRES PROPERTY ADDR: 00000 N/A OWNER NAME: KRUGER STANLEY & ARLYNE H OWNER ADDR: 11007 BERMUDA DUNES	LAND USE: NE ALBUQUERQUE NM	87111

102006428925040531	LEGAL: 002 016 TRACT 3 UNIT #3 NORTH ALBUQUERQUE ACRES PROPERTY ADDR: 00000 N/A OWNER NAME: KRUGER STANLEY & ARLYNE H OWNER ADDR: 11007 BERMUDA DUNES	LAND USE: NE ALBUQUERQUE NM	87111
102006430525040530	LEGAL: 003 016 TRACT 3 UNIT #3 NORTH ALBUQUERQUE ACRES PROPERTY ADDR: 00000 N/A OWNER NAME: KRUGER STANLEY & ARLYNE H OWNER ADDR: 11007 BERMUDA DUNES	LAND USE: NE ALBUQUERQUE NM	87111
102006432125040529	LEGAL: 004 016 TRACT 3 UNIT #3 NORTH ALBUQUERQUE ACRES PROPERTY ADDR: 00000 N/A OWNER NAME: AL-SABASSI ABDUL FATTAH OWNER ADDR: 00000	LAND USE:	
102006433825040528	LEGAL: 005 016 TRACT 3 UNIT #3 NORTH ALBUQUERQUE ACRES PROPERTY ADDR: 00000 N/A OWNER NAME: AL-SABASSI ABDUL FATTAH OWNER ADDR: 00000	LAND USE:	
102006435625040527	LEGAL: 006 016 TRACT 3 UNIT #3 NORTH ALBUQUERQUE ACRES PROPERTY ADDR: 00000 N/A OWNER NAME: LIAVE CONSTRUCTION INC OWNER ADDR: 00000	LAND USE: ALBUQUERQUE NM	87199
102006437125040526	LEGAL: 007 016N ORTH ALBUQ ACRES UN3 TR3 PROPERTY ADDR: 00000 WILSHIRE OWNER NAME: LIAVE CONSTRUCTION INC OWNER ADDR: 00000	LAND USE: ALBUQUERQUE NM	87199
102006438925040525	LEGAL: 008 016N ORTH ALBUQ ACRES UN3 TR3 PROPERTY ADDR: 00000 VINTNER OWNER NAME: HARNICK DAVID J & CONNIE V OWNER ADDR: 09219 VINTNER	LAND USE: CT NE ALBUQUERQUE NM	87122
102006425422630916	LEGAL: LT 1 7 BL K 6 TR 3 UNIT 3 NORTH ALBQ ACRES CONT 0.72 PROPERTY ADDR: 00000 CORONA OWNER NAME: KATSAROS MIKE ETUX OWNER ADDR: 05903 HANNETT	LAND USE: NE ALBUQUERQUE NM	87110
102006427323240535	LEGAL: LT 1 0 SU BD PLAT OF VINEYARD ESTATES UNIT IV CONT 0 PROPERTY ADDR: 00000 CORONA OWNER NAME: DAVIS ROBERT J & GRACE B OWNER ADDR: 09001 CORONA	LAND USE: AV NE ALBUQUERQUE NM	87122
102006428123240536	LEGAL: LT 1 1 SU BD PLAT OF VINEYARD ESTATES UNIT IV CONT 0 PROPERTY ADDR: 00000 CORONA OWNER NAME: LEE MOO Y & MYUNG R OWNER ADDR: 09005 CORONA	LAND USE: AV NE ALBUQUERQUE NM	87122
102006428823240537	LEGAL: LT 1 2 SU BD PLAT OF VINEYARD ESTATES UNIT IV CONT 0 PROPERTY ADDR: 00000 CORONA OWNER NAME: COLE DAVID H & JENNIFER G OWNER ADDR: 09009 CORONA	LAND USE: AV NE ALBUQUERQUE NM	87122

102006429423240538	LEGAL: LT 1 3 SU BD PLAT OF VINEYARD ESTATES UNIT IV CONT 0 LAND USE: PROPERTY ADDR: 00000 CORONA OWNER NAME: LONGORIA JULES W & IDA R OWNER ADDR: 09015 CORONA	AV NE ALBUQUERQUE NM	87122
102006430023240539	LEGAL: LT 1 4 SU BD PLAT OF VINEYARD ESTATES UNIT IV CONT 0 LAND USE: PROPERTY ADDR: 00000 CORONA OWNER NAME: DENNIS ALAN G & JENNIFER A OWNER ADDR: 09019 CORONA	AV NE ALBUQUERQUE NM	87122
102006430523240540	LEGAL: LT 1 5 SU BD PLAT OF VINEYARD ESTATES UNIT IV CONT 0 LAND USE: PROPERTY ADDR: 00000 CORONA OWNER NAME: COOPER DAVID E & OWNER ADDR: 09023 CORONA	AV NE ALBUQUERQUE NM	87122
102006431123240541	LEGAL: LT 1 6 SU BD PLAT OF VINEYARD ESTATES UNIT IV CONT 0 LAND USE: PROPERTY ADDR: 00000 CORONA OWNER NAME: PELLETIER DAVID J & LAURA B OWNER ADDR: 09101 CORONA	AV NE ALBUQUERQUE NM	87109
102006431823240542	LEGAL: LT 1 7 SU BD PLAT OF VINEYARD ESTATES UNIT IV CONT 0 LAND USE: PROPERTY ADDR: 00000 CORONA OWNER NAME: MARCUM PAMELA L OWNER ADDR: 09105 CORONA	AV NE ALBUQUERQUE NM	87122
102006432323240543	LEGAL: LT 1 8 SU BD PLAT OF VINEYARD ESTATES UNIT IV CONT 0 LAND USE: PROPERTY ADDR: 00000 CORONA OWNER NAME: GRANDE RUDY & ANGELINA OWNER ADDR: 09109 CORONA	AV NE ALBUQUERQUE NM	87122
102006433023240544	LEGAL: LT 1 9 SU BD PLAT OF VINEYARD ESTATES UNIT IV CONT 0 LAND USE: PROPERTY ADDR: 00000 CORONA OWNER NAME: REDMOND JAMES M & SUSAN D OWNER ADDR: 09115 CORONA	AV NE ALBUQUERQUE NM	87122
102006433723240545	LEGAL: LT 2 0 SU BD PLAT OF VINEYARD ESTATES UNIT IV CONT 0 LAND USE: PROPERTY ADDR: 00000 CORONA OWNER NAME: COWHAM JOSEPH H IV & KATHLEEN OWNER ADDR: 09119 CORONA	AV NE ALBUQUERQUE NM	87122
102006435623340601	LEGAL: LT 2 1 SU BD PLAT OF VINEYARD ESTATES UNIT IV CONT 0 LAND USE: PROPERTY ADDR: 00000 VINTNER OWNER NAME: HERRERA LOUIS & ELIZABETH OWNER ADDR: 08608 VINTNER	NE ALBUQUERQUE NM	87122
102006436922840607	LEGAL: LT 2 7 SU BD PLAT OF VINEYARD ESTATES UNIT IV CONT 0 LAND USE: PROPERTY ADDR: 00000 CALISTOGA OWNER NAME: STORKS MARGARET T OWNER ADDR: 09215 CALISTOGA	AV NE ALBUQUERQUE NM	87122
102006437623140608	LEGAL: LT 2 8 SU BD PLAT OF VINEYARD ESTATES UNIT IV CONT 0 LAND USE: PROPERTY ADDR: 00000 CALISTOGA OWNER NAME: STROUPHAUER ALLEN D & HELEN W OWNER ADDR: 09219 CALISTOGA	AV NE ALBUQUERQUE NM	87122

102006438223240609	LEGAL: LT 2 9 SU BD PLAT OF VINEYARD ESTATES UNIT IV CONT 0 LAND USE: PROPERTY ADDR: 00000 CALISTOGA OWNER NAME: CHEN KEN S & SUSAN OWNER ADDR: 09223 CALISTOGA	AV NE ALBUQUERQUE NM	87122
102006438923240610	LEGAL: LT 3 0 SU BD PLAT OF VINEYARD ESTATES UNIT IV CONT 0 LAND USE: PROPERTY ADDR: 00000 CALISTOGA OWNER NAME: HAYAT MAJEED & KAREN OWNER ADDR: 09227 CALISTOGA	AV NE ALBUQUERQUE NM	87122
102006436422340606	LEGAL: LT 2 6 SU BD PLAT OF VINEYARD ESTATES UNIT IV CONT 0 LAND USE: PROPERTY ADDR: 00000 CALISTOGA OWNER NAME: ULIBARRI ERNEST J & SHARON G OWNER ADDR: 09209 CALISTOGA	AV NE ALBUQUERQUE NM	87122
102006435222640602	LEGAL: LT 2 2 SU BD PLAT OF VINEYARD ESTATES UNIT IV CONT 0 LAND USE: PROPERTY ADDR: 00000 VINTNER OWNER NAME: KEMPI GREGORY D & OWNER ADDR: 08604 VINTNER	DR NE ALBUQUERQUE NM	87122
102006427222440534	LEGAL: LOT 9 SU BD PLAT OF VINEYARD ESTATES UNIT IV CONT 0 LAND USE: PROPERTY ADDR: 00000 ESTATES OWNER NAME: WAGONER BARBARA OWNER ADDR: 08515 ESTATES	DR NE ALBUQUERQUE NM	87122

"Attachment A"

Bob Keeran, LLAVE Construction Inc.
Zone Map: C-20

NORTH ALBUQ. ACRES COMM. ASSOC. (R)

*Bonnie Harley

11021 Signal Ave. NE/87122 856-0051 (h) 856-1288 (w)

Jackie McDowell

7820 Beverly Hills Ave. NE/87122 828-2430 (h)

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

SENDER: COMPLETE THIS SECTION		COMPLETE THIS SECTION ON DELIVERY	
<p>1. Article Addressed to: <i>Jackie McDowell</i> <i>North Albuquerque</i> <i>Acres Community Assoc</i> <i>7820 Beverly Hills Ave NE</i> <i>Albuquerque NM 87122</i></p>		<p>A. Signature <input checked="" type="checkbox"/> Jackie McDowell <input type="checkbox"/> Agent</p> <p>B. Received by (Printed Name) <i>Jackie McDowell</i> <input type="checkbox"/> Addressee</p> <p>C. Date of Delivery <i>4-1-04</i></p> <p>D. Is delivery address different from item 1? <input type="checkbox"/> Yes <input type="checkbox"/> No If YES, enter delivery address below:</p>	
<p>2. Article Number (Transfer from service label) PS Form 3811, August 2001</p>		<p>Service Type <input type="checkbox"/> Certified Mail <input type="checkbox"/> Express Mail <input type="checkbox"/> Registered <input type="checkbox"/> Return Receipt for Merchandise <input type="checkbox"/> Insured Mail <input type="checkbox"/> C.O.D. 4. Restricted Delivery? (Extra Fee) <input type="checkbox"/> Yes <input type="checkbox"/> No</p>	
<p>102595-02-M-1540</p>		<p>102595-02-M-1540</p>	
SENDER: COMPLETE THIS SECTION		COMPLETE THIS SECTION ON DELIVERY	
<p>1. Article Addressed to: <i>Bonnie Harley</i> <i>North Albuquerque</i> <i>Acres Community Assoc.</i> <i>11021 Signal Ave NE</i> <i>Albuquerque NM 87122</i></p>		<p>A. Signature <input checked="" type="checkbox"/> Bonnie Harley <input type="checkbox"/> Agent</p> <p>B. Received by (Printed Name) <i>Bonnie Harley</i> <input type="checkbox"/> Addressee</p> <p>C. Date of Delivery <i>4/1/04</i></p> <p>D. Is delivery address different from item 1? <input type="checkbox"/> Yes <input type="checkbox"/> No If YES, enter delivery address below:</p>	
<p>2. Article Number (Transfer from service label) PS Form 3811, August 2001</p>		<p>3. Service Type <input type="checkbox"/> Certified Mail <input type="checkbox"/> Express Mail <input type="checkbox"/> Registered <input type="checkbox"/> Return Receipt for Merchandise <input type="checkbox"/> Insured Mail <input type="checkbox"/> C.O.D. 4. Restricted Delivery? (Extra Fee) <input type="checkbox"/> Yes <input type="checkbox"/> No</p>	
<p>102595-02-M-1540</p>		<p>102595-02-M-1540</p>	



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

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

March 26, 2004

Bob Keeran
LLAVE Construction Inc.
P.O. Box 93652/87199
Phone: 856-4076/Fax: 858-1702

Dear Bob:

Thank you for your inquiry of March 26, 2004 requesting the names of Recognized Neighborhood Associations who would be affected under the provisions of O-92 by your proposed project at **LOTS 6 AND 7, BLOCK 16, TRACT 3, UNIT 3, NORTH ALBUQUERQUE ACRES, LOCATED ON VINTNER NE BETWEEN WILSHIRE NE ON NORTH AND CORONA NE ON SOUTH, zone map C-20.**

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

SEE "ATTACHMENT A" FOR NEIGHBORHOOD INFORMATION.

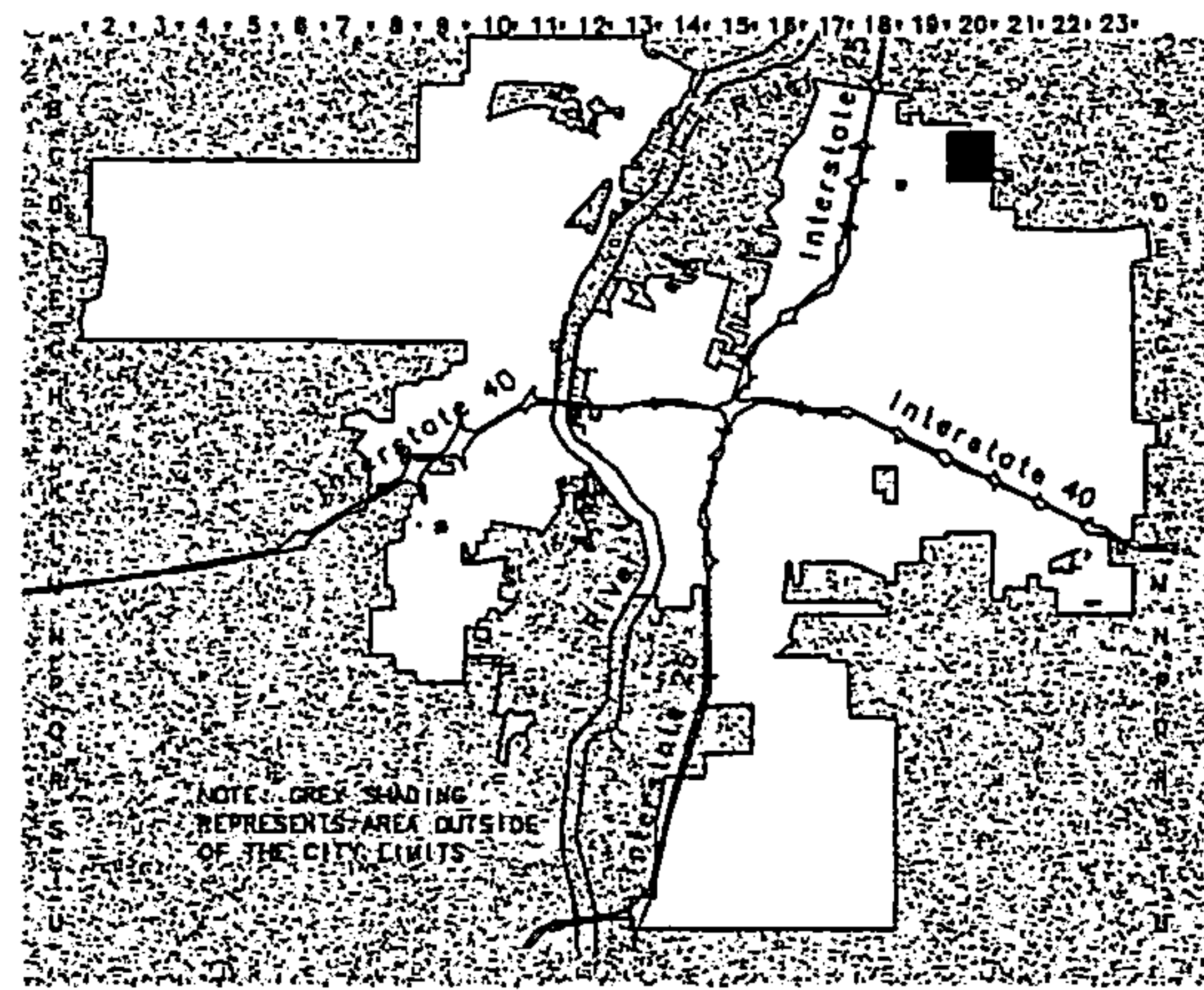
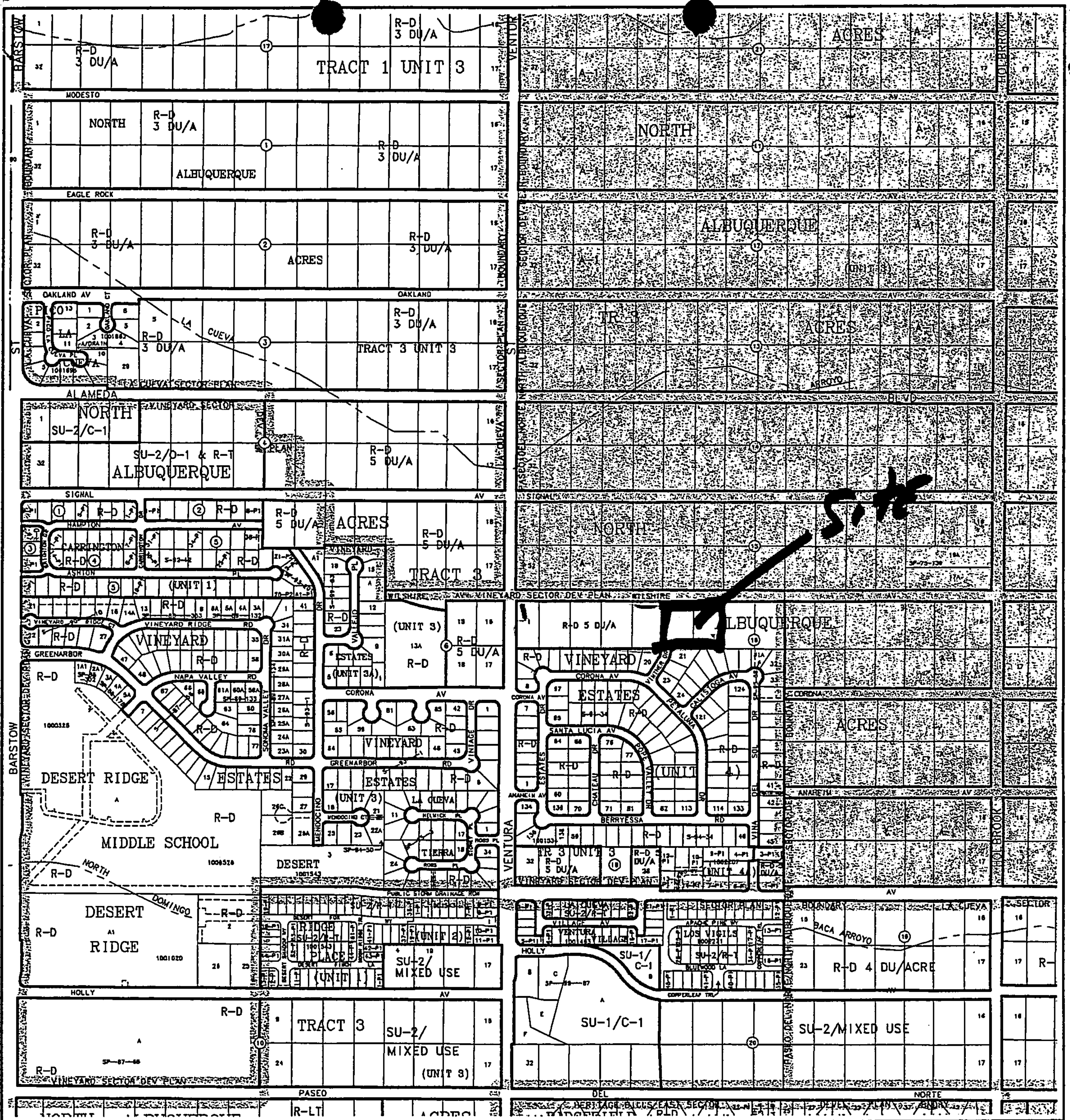
Please note that according to O-92 you are required to notify each of these contact persons by **certified mail, return receipt requested, before** the Planning Department will accept your application filing. **IMPORTANT! Failure of adequate notification may result in your Application Hearing being deferred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

Sincerely,

Stephani I. Winklepleck

Stephani I. Winklepleck
Senior Administrative Assistant
OFFICE OF NEIGHBORHOOD COORDINATION
Planning Department

planningmaform(03/09/04)



CITY OF
Albuquerque

Albuquerque Geographic Information System
PLANNING DEPARTMENT

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GRAPHIC SCALE IN FEET



Zone Atlas Page

C-20-Z

Map Amended through July 10, 2003

SIGN POSTING AGREEMENT

REQUIREMENTS

POSTING SIGNS ANNOUNCING PUBLIC HEARINGS

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

The applicant is responsible for ensuring that the signs remain posted throughout the 15-day period prior to public hearing. Failure to maintain the signs during this entire period may be cause for deferral or denial of the application. Replacement signs for those lost or damaged are available from the Development Services Front Counter at a charge of \$3.50 each.

1. LOCATION

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

2. NUMBER

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

3. PHYSICAL POSTING

- A. A heavy stake with two crosshairs 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 April 13th 2004 to April 28th 2004

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] 4/2/04
(Applicant or Agent) (Date)

I issued 2 signs for this application, 4-2-04, [Signature]
(Date) (Staff Member)

DRB PROJECT NUMBER: 1003369

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

Meeting Date: APRIL 28, 2004
Zone Atlas Page: C-20-Z
Notification Radius: 100 Ft.

Project# 10003396³³⁶⁹
App# 04DRB-00510
App# 04DRB-00511
App# 04DRB-00519
App# 04DRB-00513

Cross Reference and Location: N/A

Applicant: LLAVE CONSTRUCTION, INC.
Address: PO BOX 93642
ALBUQUERQUE NM 87199

Agent: BOB KEERAN
Address: PO BOX 93642
ALBUQUERQUE NM 87199

Special Instructions:

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

Date Mailed: APRIL 9, 2004

Signature: KYLE TSETHLIKAI

102006427328010101	LEGAL: 032 015N ORTH ALBUQ ACRES UN3 TR3 PROPERTY ADDR: 00000 WILSHIRE OWNER NAME: SOULE DAVID & JENNIFER OWNER ADDR: 12700 DESERT SKY	LAND USE: NE ALBUQUERQUE NM	87111
102006425428120116	LEGAL: 017 005Q UERQUE ACRES TRACT 3 UNIT 3 NORTH ALBU PROPERTY ADDR: 00000 WILSHIRE OWNER NAME: D R HORTON INC ATTN:ROBERT C P OWNER ADDR: 04400 ALAMEDA	LAND USE: BL NE ALBUQUERQUE NM	87113
102006428928010102	LEGAL: 031 015N ORTH ALBUQ ACRES TR 3 UNIT 3 LT 31 BL 15 PROPERTY ADDR: 00000 WILSHIRE OWNER NAME: STOUGHTON GERALD & MARLENE E OWNER ADDR: 09125 WILSHIRE	LAND USE: AV NE ALBUQUERQUE NM	87122
102006430628010103	LEGAL: 030 015N ORTH ALBUQ ACRES TR3 UNIT3 LOT 30 BL15 PROPERTY ADDR: 00000 WILSHIRE OWNER NAME: CHAGNON ALAN & LISA OWNER ADDR: 09151 WILSHIRE	LAND USE: AV NE ALBUQUERQUE NM	87122
102006432128010104	LEGAL: 029 015N ORTH ALBUQ ACRES TR 3 UNIT 3 LOT 29 BL 15 PROPERTY ADDR: 00000 WILSHIRE OWNER NAME: DEVERAUX MICHAEL A & OWNER ADDR: 09174 SIGNAL	LAND USE: AV NE ALBUQUERQUE NM	87122
102006433928010105	LEGAL: 028 015N ORTH ALBUQ ACRES TR3 UNIT 3 LT28 BLK 15 PROPERTY ADDR: 00000 WILSHIRE OWNER NAME: SCANLON GENE G & KAREN N OWNER ADDR: 04401 MARQUETTE	LAND USE: AV NE ALBUQUERQUE NM	87108
102006435628010106	LEGAL: 027 015N ORTH ALBUQ ACRES TR 3 UNIT 3 LOT 27 BLK 15 PROPERTY ADDR: 00000 WILSHIRE OWNER NAME: KLINE DAVID & CAROL OWNER ADDR: 09211 WILSHIRE	LAND USE: AV NE ALBUQUERQUE NM	87122
102006437228010107	LEGAL: 026 015N ORTH ALBUQ ACRES TR 3 UNIT 3 LOT 26 BLK 15 PROPERTY ADDR: 00000 WILSHIRE OWNER NAME: GARCIA DENNIS P & DONNA J OWNER ADDR: 09221 WILSHIRE	LAND USE: AV NE ALBUQUERQUE NM	87122
102006438828010108	LEGAL: 025 015N ORTH ALBUQ ACRES UN3 TR3 PROPERTY ADDR: 00000 WILSHIRE OWNER NAME: CURRY GEORGE & KIMBERLIE OWNER ADDR: 09301 WILSHIRE	LAND USE: AV NE ALBUQUERQUE NM	87122
102006425425030917	LEGAL: LT 1 6 BL K 6 TR 3 UNIT 3 NORTH ALBQ ACRES CONT 0.72 PROPERTY ADDR: 00000 WILSHIRE OWNER NAME: ARGYES PETE & MARY P & OWNER ADDR: 03911 CENTRAL	LAND USE: AV NE ALBUQUERQUE NM	87108
102006427325040532	LEGAL: 001 016 TRACT 3 UNIT #3 NORTH ALBUQUERQUE ACRES PROPERTY ADDR: 00000 N/A OWNER NAME: KRUGER STANLEY & ARLYNE H OWNER ADDR: 11007 BERMUDA DUNES	LAND USE: NE ALBUQUERQUE NM	87111

102006428925040531	LEGAL: 002 016 TRACT 3 UNIT #3 NORTH ALBUQUERQUE ACRES PROPERTY ADDR: 00000 N/A OWNER NAME: KRUGER STANLEY & ARLYNE H OWNER ADDR: 11007 BERMUDA DUNES	LAND USE: NE ALBUQUERQUE NM	87111
102006430525040530	LEGAL: 003 016 TRACT 3 UNIT #3 NORTH ALBUQUERQUE ACRES PROPERTY ADDR: 00000 N/A OWNER NAME: KRUGER STANLEY & ARLYNE H OWNER ADDR: 11007 BERMUDA DUNES	LAND USE: NE ALBUQUERQUE NM	87111
102006432125040529	LEGAL: 004 016 TRACT 3 UNIT #3 NORTH ALBUQUERQUE ACRES PROPERTY ADDR: 00000 N/A OWNER NAME: AL-SABASSI ABDUL FATTAH OWNER ADDR: 00000	LAND USE:	
102006433825040528	LEGAL: 005 016 TRACT 3 UNIT #3 NORTH ALBUQUERQUE ACRES PROPERTY ADDR: 00000 N/A OWNER NAME: AL-SABASSI ABDUL FATTAH OWNER ADDR: 00000	LAND USE:	
102006435625040527	LEGAL: 006 016 TRACT 3 UNIT #3 NORTH ALBUQUERQUE ACRES PROPERTY ADDR: 00000 N/A OWNER NAME: LIAVE CONSTRUCTION INC OWNER ADDR: 00000	LAND USE: ALBUQUERQUE NM	87199
102006437125040526	LEGAL: 007 016N ORTH ALBUQ ACRES UN3 TR3 PROPERTY ADDR: 00000 WILSHIRE OWNER NAME: LIAVE CONSTRUCTION INC OWNER ADDR: 00000	LAND USE: ALBUQUERQUE NM	87199
102006438925040525	LEGAL: 008 016N ORTH ALBUQ ACRES UN3 TR3 PROPERTY ADDR: 00000 VINTNER OWNER NAME: HARNICK DAVID J & CONNIE V OWNER ADDR: 09219 VINTNER	LAND USE: CT NE ALBUQUERQUE NM	87122
102006425422630916	LEGAL: LT 1 7 BL K 6 TR 3 UNIT 3 NORTH ALBQ ACRES CONT 0.72 PROPERTY ADDR: 00000 CORONA OWNER NAME: KATSAROS MIKE ETUX OWNER ADDR: 05903 HANNETT	LAND USE: NE ALBUQUERQUE NM	87110
102006427323240535	LEGAL: LT 1 0 SU BD PLAT OF VINEYARD ESTATES UNIT IV CONT 0 PROPERTY ADDR: 00000 CORONA OWNER NAME: DAVIS ROBERT J & GRACE B OWNER ADDR: 09001 CORONA	LAND USE: AV NE ALBUQUERQUE NM	87122
102006428123240536	LEGAL: LT 1 1 SU BD PLAT OF VINEYARD ESTATES UNIT IV CONT 0 PROPERTY ADDR: 00000 CORONA OWNER NAME: LEE MOO Y & MYUNG R OWNER ADDR: 09005 CORONA	LAND USE: AV NE ALBUQUERQUE NM	87122
102006428823240537	LEGAL: LT 1 2 SU BD PLAT OF VINEYARD ESTATES UNIT IV CONT 0 PROPERTY ADDR: 00000 CORONA OWNER NAME: COLE DAVID H & JENNIFER G OWNER ADDR: 09009 CORONA	LAND USE: AV NE ALBUQUERQUE NM	87122

102006429423240538	LEGAL: LT 1 3 SU BD PLAT OF VINEYARD ESTATES UNIT IV CONT 0 LAND USE: PROPERTY ADDR: 00000 CORONA OWNER NAME: LONGORIA JULES W & IDA R OWNER ADDR: 09015 CORONA	AV NE ALBUQUERQUE NM	87122
102006430023240539	LEGAL: LT 1 4 SU BD PLAT OF VINEYARD ESTATES UNIT IV CONT 0 LAND USE: PROPERTY ADDR: 00000 CORONA OWNER NAME: DENNIS ALAN G & JENNIFER A OWNER ADDR: 09019 CORONA	AV NE ALBUQUERQUE NM	87122
102006430523240540	LEGAL: LT 1 5 SU BD PLAT OF VINEYARD ESTATES UNIT IV CONT 0 LAND USE: PROPERTY ADDR: 00000 CORONA OWNER NAME: COOPER DAVID E & OWNER ADDR: 09023 CORONA	AV NE ALBUQUERQUE NM	87122
102006431123240541	LEGAL: LT 1 6 SU BD PLAT OF VINEYARD ESTATES UNIT IV CONT 0 LAND USE: PROPERTY ADDR: 00000 CORONA OWNER NAME: PELLETIER DAVID J & LAURA B OWNER ADDR: 09101 CORONA	AV NE ALBUQUERQUE NM	87109
102006431823240542	LEGAL: LT 1 7 SU BD PLAT OF VINEYARD ESTATES UNIT IV CONT 0 LAND USE: PROPERTY ADDR: 00000 CORONA OWNER NAME: MARCUM PAMELA L OWNER ADDR: 09105 CORONA	AV NE ALBUQUERQUE NM	87122
102006432323240543	LEGAL: LT 1 8 SU BD PLAT OF VINEYARD ESTATES UNIT IV CONT 0 LAND USE: PROPERTY ADDR: 00000 CORONA OWNER NAME: GRANDE RUDY & ANGELINA OWNER ADDR: 09109 CORONA	AV NE ALBUQUERQUE NM	87122
102006433023240544	LEGAL: LT 1 9 SU BD PLAT OF VINEYARD ESTATES UNIT IV CONT 0 LAND USE: PROPERTY ADDR: 00000 CORONA OWNER NAME: REDMOND JAMES M & SUSAN D OWNER ADDR: 09115 CORONA	AV NE ALBUQUERQUE NM	87122
102006433723240545	LEGAL: LT 2 0 SU BD PLAT OF VINEYARD ESTATES UNIT IV CONT 0 LAND USE: PROPERTY ADDR: 00000 CORONA OWNER NAME: COWHAM JOSEPH H IV & KATHLEEN OWNER ADDR: 09119 CORONA	AV NE ALBUQUERQUE NM	87122
102006435623340601	LEGAL: LT 2 1 SU BD PLAT OF VINEYARD ESTATES UNIT IV CONT 0 LAND USE: PROPERTY ADDR: 00000 VINTNER OWNER NAME: HERRERA LOUIS & ELIZABETH OWNER ADDR: 08608 VINTNER	NE ALBUQUERQUE NM	87122
102006436922840607	LEGAL: LT 2 7 SU BD PLAT OF VINEYARD ESTATES UNIT IV CONT 0 LAND USE: PROPERTY ADDR: 00000 CALISTOGA OWNER NAME: STORKS MARGARET T OWNER ADDR: 09215 CALISTOGA	AV NE ALBUQUERQUE NM	87122
102006437623140608	LEGAL: LT 2 8 SU BD PLAT OF VINEYARD ESTATES UNIT IV CONT 0 LAND USE: PROPERTY ADDR: 00000 CALISTOGA OWNER NAME: STROUPHAUER ALLEN D & HELEN W OWNER ADDR: 09219 CALISTOGA	AV NE ALBUQUERQUE NM	87122

102006438223240609	LEGAL: LT 2 9 SU BD PLAT OF VINEYARD ESTATES UNIT IV CONT 0 LAND USE: PROPERTY ADDR: 00000 CALISTOGA OWNER NAME: CHEN KEN S & SUSAN OWNER ADDR: 09223 CALISTOGA	AV NE ALBUQUERQUE NM	87122
102006438923240610	LEGAL: LT 3 0 SU BD PLAT OF VINEYARD ESTATES UNIT IV CONT 0 LAND USE: PROPERTY ADDR: 00000 CALISTOGA OWNER NAME: HAYAT MAJEED & KAREN OWNER ADDR: 09227 CALISTOGA	AV NE ALBUQUERQUE NM	87122
102006436422340606	LEGAL: LT 2 6 SU BD PLAT OF VINEYARD ESTATES UNIT IV CONT 0 LAND USE: PROPERTY ADDR: 00000 CALISTOGA OWNER NAME: ULIBARRI ERNEST J & SHARON G OWNER ADDR: 09209 CALISTOGA	AV NE ALBUQUERQUE NM	87122
102006435222640602	LEGAL: LT 2 2 SU BD PLAT OF VINEYARD ESTATES UNIT IV CONT 0 LAND USE: PROPERTY ADDR: 00000 VINTNER OWNER NAME: KEMPI GREGORY D & OWNER ADDR: 08604 VINTNER	DR NE ALBUQUERQUE NM	87122
102006427222440534	LEGAL: LOT 9 SU BD PLAT OF VINEYARD ESTATES UNIT IV CONT 0 LAND USE: PROPERTY ADDR: 00000 ESTATES OWNER NAME: WAGONER BARBARA OWNER ADDR: 08515 ESTATES	DR NE ALBUQUERQUE NM	87122

"Attachment A"

Bob Keeran, LLAVE Construction Inc.
Zone Map: C-20

NORTH ALBUQ. ACRES COMM. ASSOC. (R)
*Bonnie Harley
11021 Signal Ave. NE/87122 856-0051 (h) 856-1288 (w)
Jackie McDowell
7820 Beverly Hills Ave. NE/87122 828-2430 (h)

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

SENDER: COMPLETE THIS SECTION	COMPLETE THIS SECTION ON DELIVERY
<ul style="list-style-type: none"> ■ Complete items 1, 2, and 3. Also complete item 4 if Restricted Delivery is desired. ■ Print your name and address on the reverse so that we can return the card to you. ■ Attach this card to the back of the mailpiece, or on the front if space permits. <i>856-1136</i> <p>1. Article Addressed to: <i>Jackie McDowell North Albuquerque Acres Community Assoc 7820 Beverly Hills Ave NE Albuquerque NM 87122</i></p> <p>2. Article Number <i>(Transfer from service label)</i></p> <p>PS Form 3811, August 2001</p>	<p>A. Signature <i>Jackie McDowell</i> <input type="checkbox"/> Agent <input type="checkbox"/> Addressee</p> <p>B. Received by (Printed Name) <i>Jackie McDowell</i> C. Date of Delivery <i>4-1-04</i></p> <p>D. Is delivery address different from item 1? <input type="checkbox"/> Yes <input type="checkbox"/> No If YES, enter delivery address below:</p> <p>Service Type <input type="checkbox"/> Certified Mail <input type="checkbox"/> Express Mail <input type="checkbox"/> Registered <input type="checkbox"/> Return Receipt for Merchandise <input type="checkbox"/> Insured Mail <input type="checkbox"/> C.O.D.</p> <p>4. Restricted Delivery? (Extra Fee) <input type="checkbox"/> Yes <input type="checkbox"/> No</p> <p>102595-02-M-1540</p>

SENDER: COMPLETE THIS SECTION	COMPLETE THIS SECTION ON DELIVERY
<ul style="list-style-type: none"> ■ Complete items 1, 2, and 3. Also complete item 4 if Restricted Delivery is desired. ■ Print your name and address on the reverse so that we can return the card to you. ■ Attach this card to the back of the mailpiece, or on the front if space permits. <i>856-1136</i> <p>1. Article Addressed to: <i>Bonnie Harley North Albuquerque Acres Community Assoc. 11021 Signal Ave NE Albuquerque NM 87122</i></p> <p>2. Article Number <i>(Transfer from service label)</i></p> <p>PS Form 3811, August 2001</p>	<p>A. Signature <i>Bonnie Harley</i> <input type="checkbox"/> Agent <input checked="" type="checkbox"/> Addressee</p> <p>B. Received by (Printed Name) <i>Bonnie Harley</i> C. Date of Delivery <i>4/1/04</i></p> <p>D. Is delivery address different from item 1? <input type="checkbox"/> Yes <input type="checkbox"/> No If YES, enter delivery address below:</p> <p>3. Service Type <input type="checkbox"/> Certified Mail <input type="checkbox"/> Express Mail <input type="checkbox"/> Registered <input type="checkbox"/> Return Receipt for Merchandise <input type="checkbox"/> Insured Mail <input type="checkbox"/> C.O.D.</p> <p>4. Restricted Delivery? (Extra Fee) <input type="checkbox"/> Yes <input type="checkbox"/> No</p> <p>102595-02-M-1540</p>

LLAVE CONSTRUCTION, INC.
P.O. BOX 93642
ALBUQUERQUE, NM 87199
OFFICE: (505) 856-4076
FAX: (505) 858-1702
MOBILE: (505) 249-1502

March 29, 2004.

Bonnie Harley 856-0051hm./856-1288wk.
NORTH ALBUQUERQUE ACRES COMMUNITY ASSOCIATION
11021 Signal Ave. NE
Albuquerque, NM 87122

Jackie McDowell 828-2430
VINEYARD ESTATES NEIGHBORHOOD ASSOCIATION
7820 Beverly Hills Ave. NE
Albuquerque, NM 87122

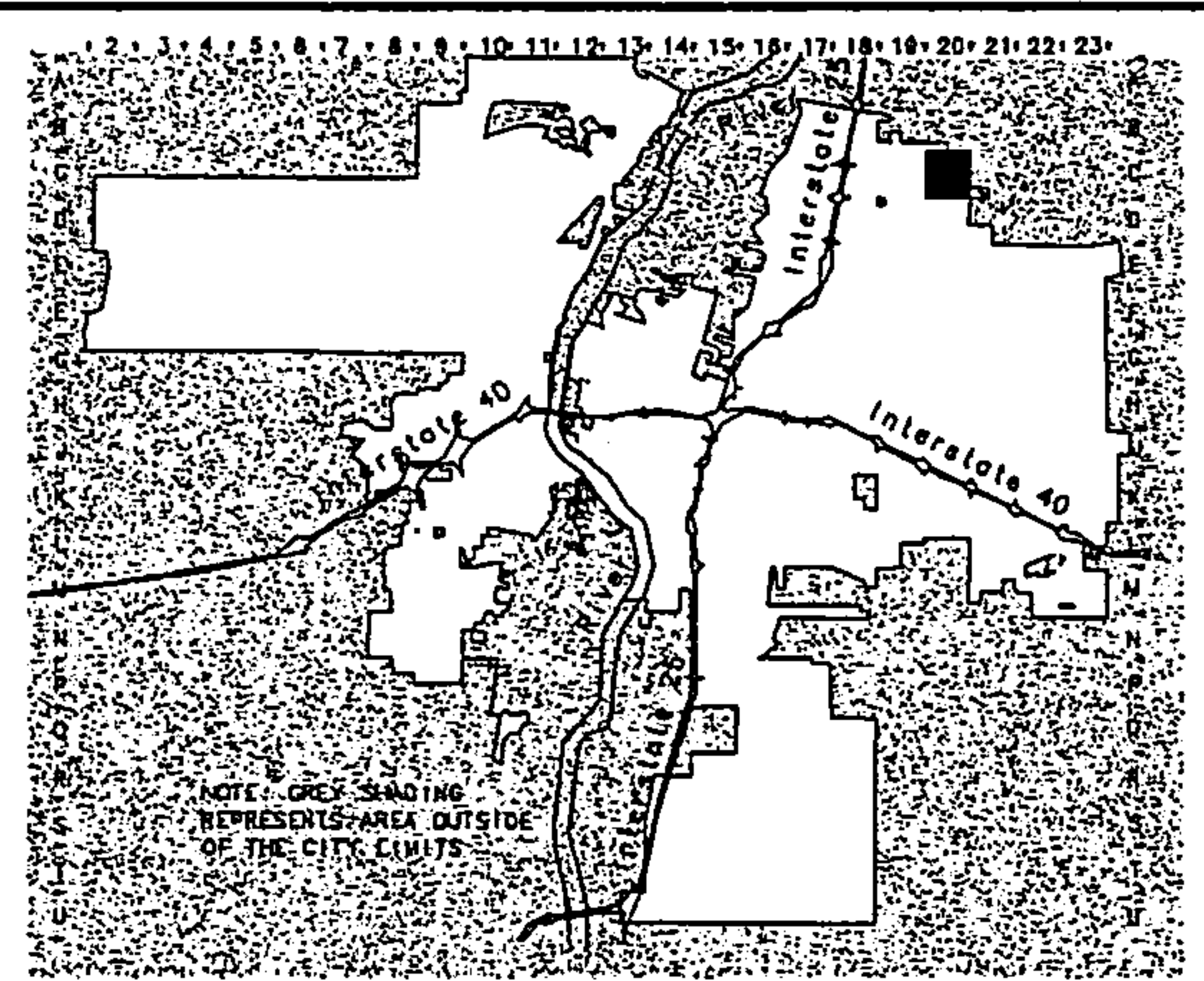
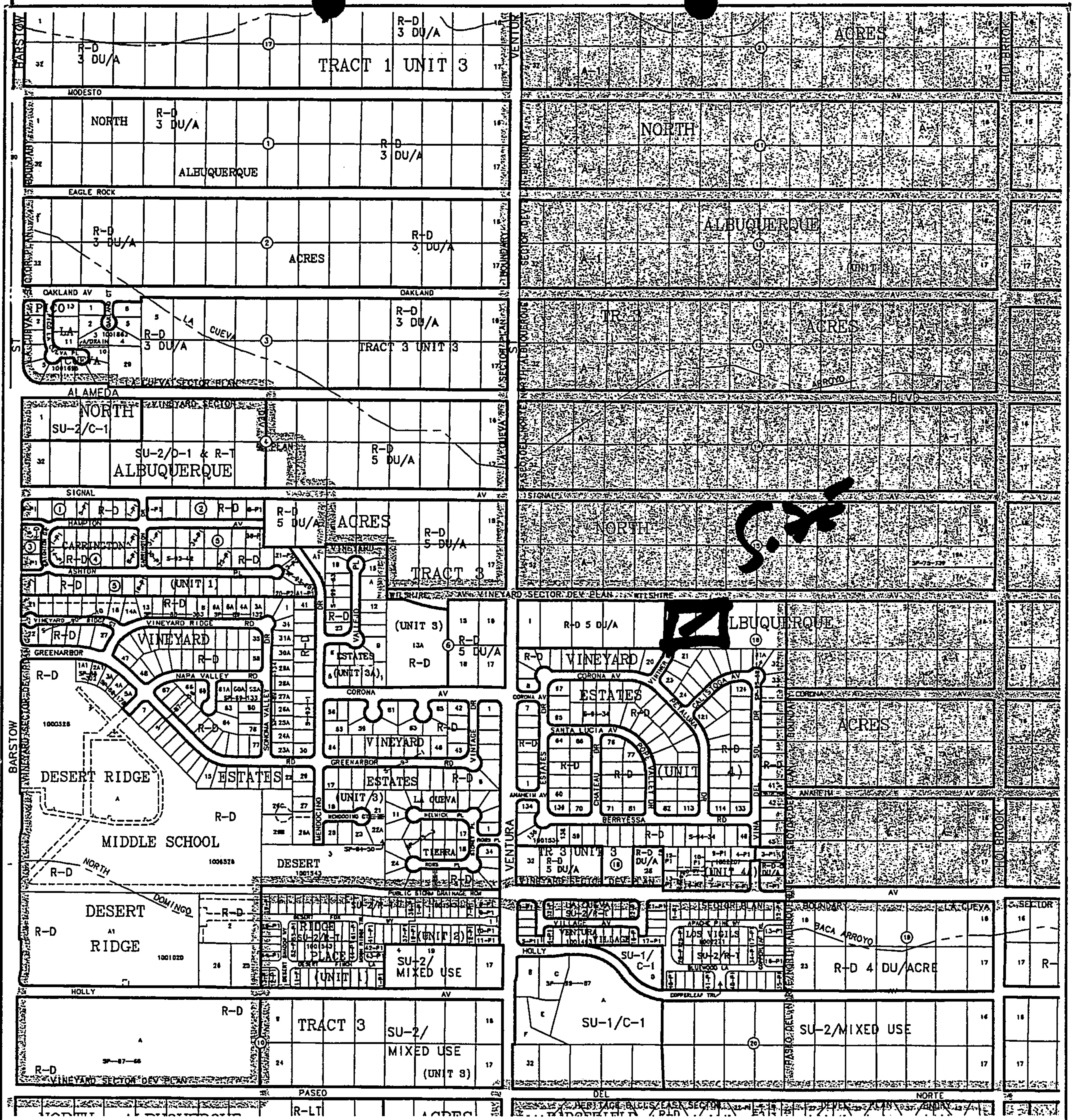
Subject: Lots 6 & 7 Block 16, Tract 3, Unit 3, NAA ("property")

Ladies and Gentlemen:

Llave Construction, Inc., proposes to develop the property into a six lot subdivision to be known as Vintner Court. Attached please find a copy of the preliminary plat and other items we plan to submit to DRB on April 2, 2004, to be heard on April 28, 2004. The property is presently a detention pond encumbered by a public drainage easement which Llave is requesting be vacated. In addition, infrastructure is necessary for development requiring a cost allocation for storm drainage to be heard along with a request for sidewalk deferral, vacation of right of way and dedication of right of way, etc. The purpose of this letter is to give you the required formal notification. If you have any questions, please don't hesitate to call me at 249-1502.

Sincerely,
Llave Construction, Inc.

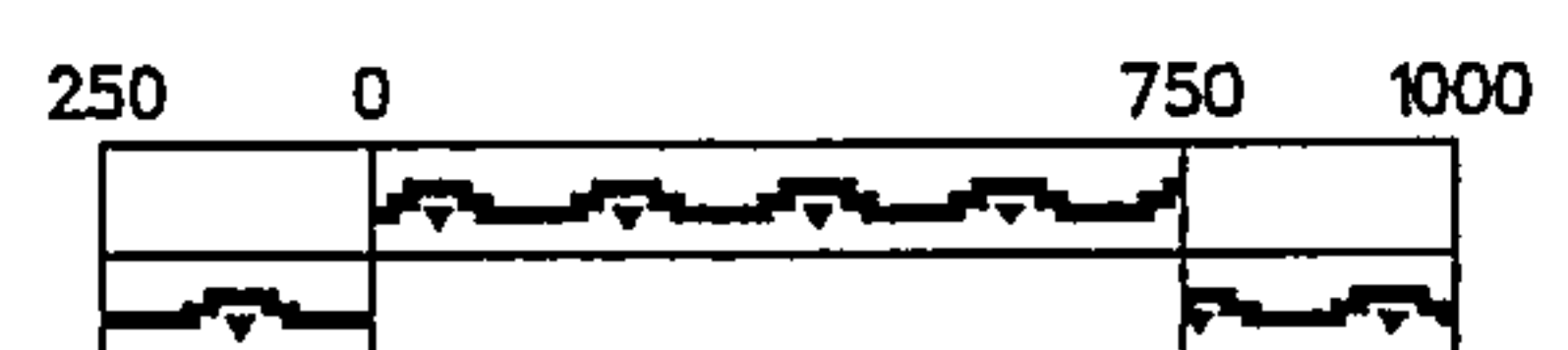

Bob Keeran, President



CITY OF
Albuquerque
Albuquerque Geographic Information System
PLANNING DEPARTMENT

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GRAPHIC SCALE IN FEET



Zone Atlas Page

C-20-Z

Map Amended through July 10, 2003

FORM V: SUBDIVISION VARIANCE & VACATIONS

BULK LAND VARIANCE

(PUBLIC HEARING CASE)

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

VACATION OF PUBLIC RIGHT-OF-WAY

VACATION OF PUBLIC EASEMENT

- ✓ The complete document which created the public easement (folded to fit into an 8.5" by 14" pocket) **24 copies**. (Not required for dedicated and City owned public right-of-way.)
 - ✓ Drawing showing the easement or right-of-way to be vacated, its relation to existing streets, etc. (folded to fit into an 8.5" by 14" pocket) **24 copies**
 - ✓ Zone Atlas map with the entire property(ies) precisely and clearly outlined and crosshatched (to be photocopied)
 - ✓ Letter briefly describing, explaining, and justifying the request
 - ✓ Office of Community & Neighborhood Coordination inquiry response, notifying letter, certified mail receipts
 - ✓ Sign Posting Agreement
 - ✓ Fee (see schedule)
 - ✓ Any original and/or related file numbers are listed on the cover application
- Unless the vacation is shown on a DRB approved plat recorded by the County Clerk within one year, it will expire.
DRB Public hearings are approximately ONE MONTH after the filing deadline. Your attendance is required.

SUBDIVISION DESIGN VARIANCE (VARIANCE FROM MINIMUM STANDARDS OF THE DEVELOPMENT PROCESS MANUAL)

SIDEWALK DESIGN VARIANCE

SIDEWALK WAIVER

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

TEMPORARY DEFERRAL OF SIDEWALK CONSTRUCTION

EXTENSION OF THE SIA FOR TEMPORARY DEFERRAL OF SIDEWALK CONSTRUCTION

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

VACATION OF PRIVATE EASEMENT

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

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

Bob Keenan
Applicant name (print)
3-26-04
Applicant signature / date



Form revised 4/03 and October 2003

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

Application case numbers
CHDRB - 00511
CHDRB - 00512
CHDRB - 00513

Justie Duvalclaux 4-2-04
Planner signature / date

Project # 1003369



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

PAGE 2

Project # 1003369

04DRB-00510 Major-Preliminary Plat
Approval

04DRB-00511 Major-Vacation of Pub
Right-of-Way

04DRB-00513 Minor-Temp Defer SDWK

04DRB-00519 Minor-Vacation of Private
Easements

BOB KEERAN agent(s) for LLAVE CONSTRUCTION
INC request(s) the above action(s) for all or a portion of
Unit(s) 3, Lot(s) 6 & 7, Tract(s) 3, Block(s) 16, NORTH
ALBUQUERQUE ACRES, VINTNER COURT
SUBDIVISION, zoned DETENTION POND, located on
VINTNER NE, between VENTURA NE and CORONA
NE containing approximately 2 acre(s). (C-20)

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

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

Sheran Matson, AICP, DRB Chair
Development Review Board

TO BE PUBLISHED IN THE ALBUQUERQUE JOURNAL MONDAY, APRIL 12, 2004.



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

Notice is hereby given that the Development Review Board, City of Albuquerque, will hold a public hearing in the **Plaza del Sol Hearing Room, Basement, Plaza del Sol Building, 600 2nd St NW**, on **Wednesday, April 28, 2004**, beginning at **9:00 a.m.** for the purpose of considering the following:

Project # 1002224

04DRB-00506 Major-Vacation of Pub
Right-of-Way

ISAACSON & ARFMAN PA agent(s) for CITY OF ALBUQUERQUE, OPEN SPACE DIVISION request(s) the above action(s) for all or a portion of Tract(s) 6-B-1 and 8-A-1-A-2-A, M.R.G.C.D. MAP 31, **LOS POBLANOS RANCH**, zoned SU-1 Major Public Open Space, located on ADOBE RD NW, between ANDERSON FIELDS TRACTS NW NORTH OF MONTANO RD NW containing approximately 1 acre(s). [REF: 03DRB-01172, 03EPC-00695, 04DRB-00335, 02EPC-01482, 02DRB-01425] (F-13)

Project # 1003127

04DRB-00509 Major-SiteDev Plan Bld
Permit

WALLACE L BINGHAM agent(s) for GILBERT ENTERPRISES request(s) the above action(s) for all or a portion of Lot(s) 3A4, **EAGLE RANCH SUBDIVISION**, zoned SU-1, located on GOLF COURSE RD NW, between IRVING BLVD NW and the CALABACILLAS ARROYO containing approximately 2 acre(s). [REF: DRB-94-480] (B-12)

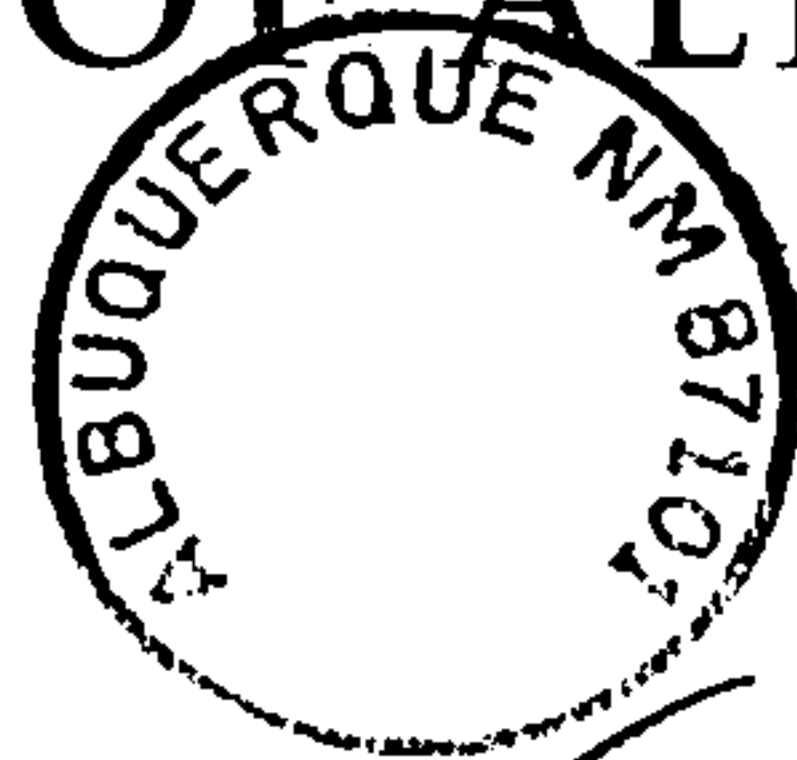
Project # 1003186

04DRB-00508 Major-Preliminary Plat
Approval

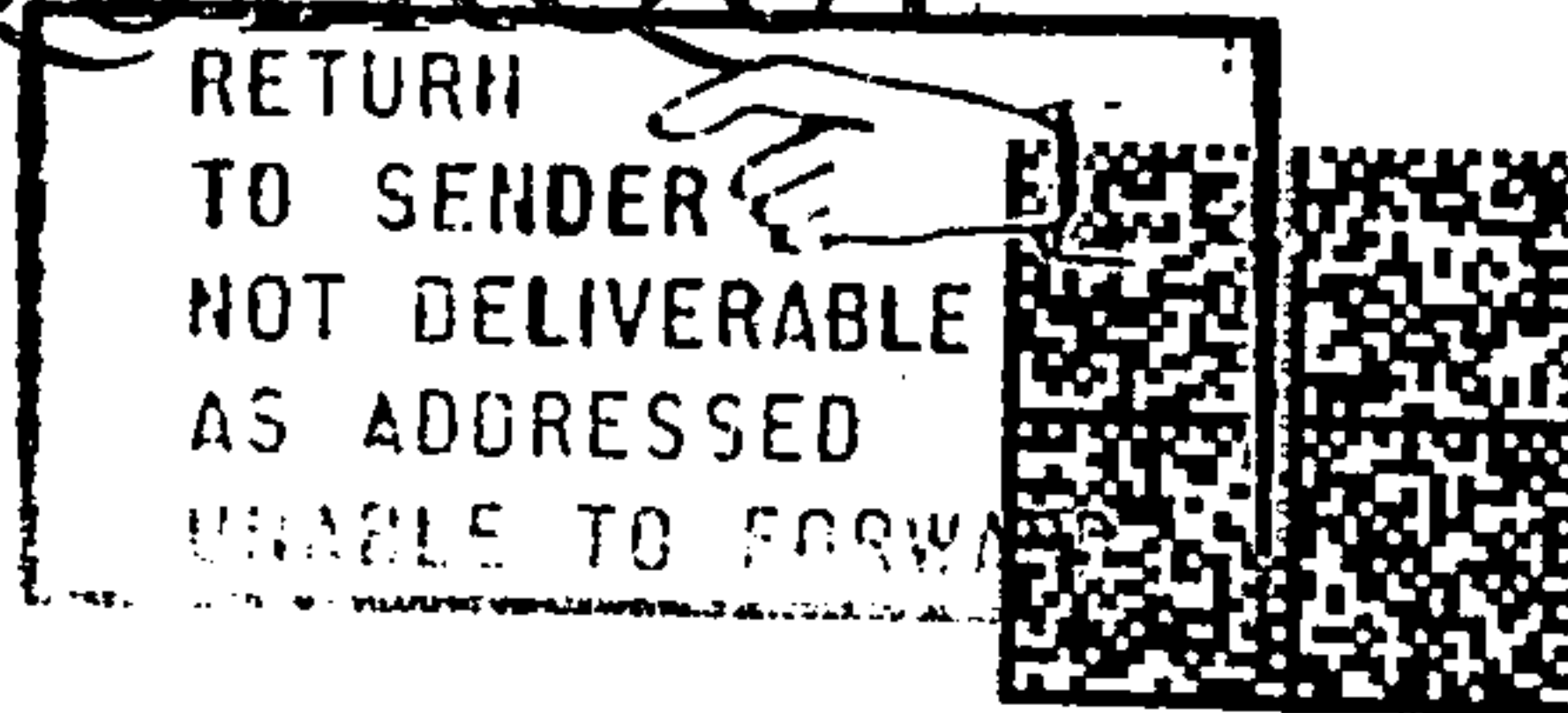
RIO GRANDE ENGINEERING agent(s) for STV INVESTMENTS request(s) the above action(s) for all or a portion of Tract(s) 442, Unit(s) 3, **LAND OF ATRISCO GRANT**, zoned RD (9DU/AC), located on 97th ST SW, between SAN YGNACIO BLVD SW and TOWER BLVD SW containing approximately 6 acre(s). [REF: 04DRB-00035 & 04DRB-00256] (L-9)

SEE PAGE 2 . . .

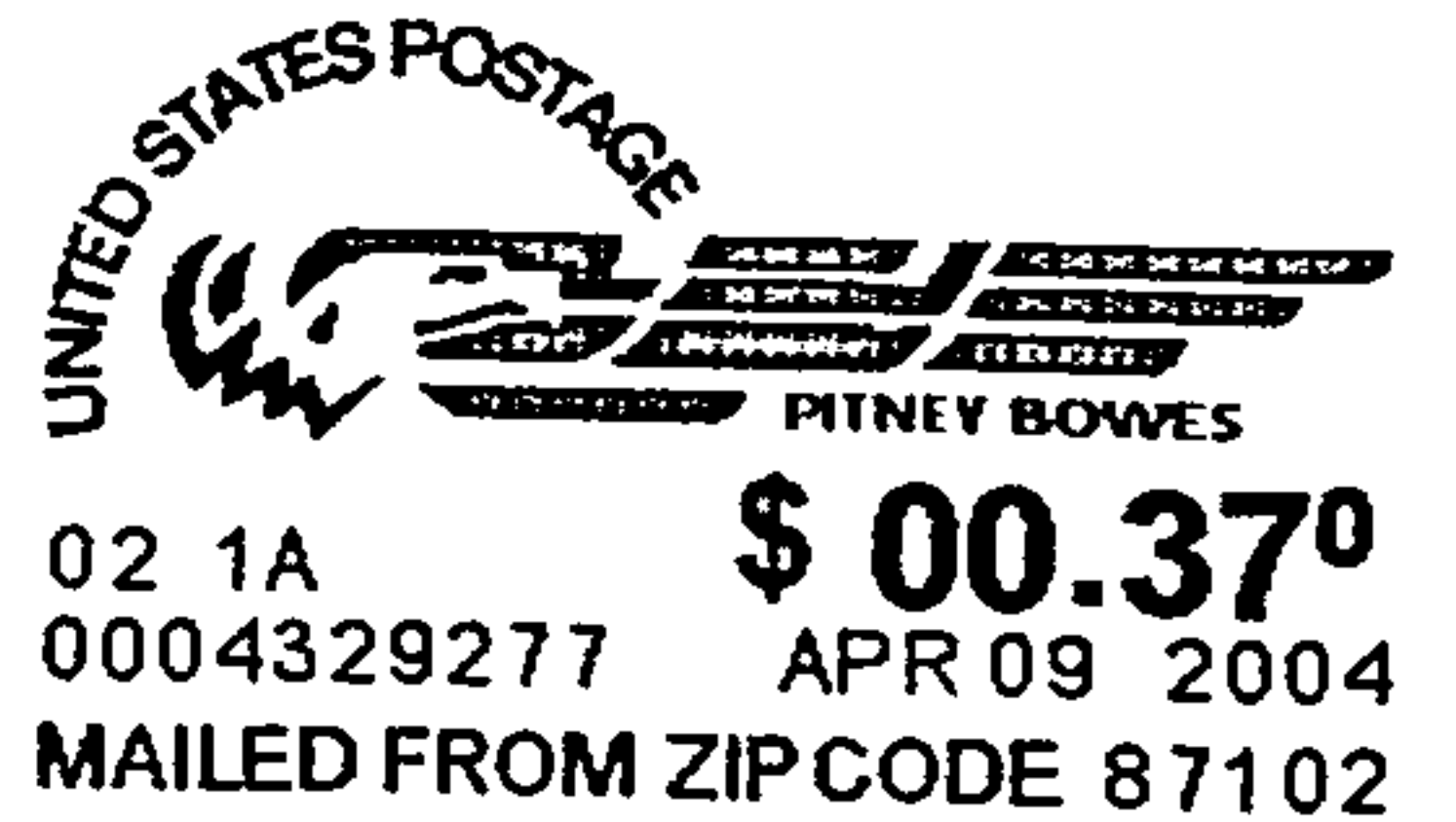
CITY OF ALBUQUERQUE



FOE



RETURN
TO SENDER
NOT DELIVERABLE
AS ADDRESSED
UNABLE TO FORWARD



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MAILED FROM ZIP CODE 87102
\$ 00.37⁰
APR 09 2004

102006427328010101

SOULE DAVID & JENNIFER
12700 DESERT SKY
ALBUQUERQUE NM

87111

NE

DRB

Planning Department

P.O. Box 1293

Albuquerque, NM 87103

87111XB042 43



**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, November 29, 2006, beginning at 9:00 a.m. for the purpose of considering the following:

Project # 1004999

06DRB-01578 Major-Vacation of Pub
Right-of-Way

GLEN EFFERTZ request(s) the above action(s) for all or a portion of Tract(s) 316, **OLD TOWN ELEMENTARY SCHOOL**, zoned RA-1 residential zone, located on MOUNTAIN RD NW, between RIO GRANDE NW and GALBALDON NW containing approximately 1 acre(s). [REF: 06DRB-00965] (J-12)

Project # 1003369

06DRB-01601 Major-Vacation of Pub
Right-of-Way
06DRB-01602 Major-Vacation of Public
Easements

ADIL RIZVI request(s) the above action(s) for all or a portion of Lot(s) 6 & 7, Block(s) 16, Tract(s) 3, Unit 3, NORTH ALBUQUERQUE ACRES (to be known as **VINTNER COURT SUBDIVISION**) zoned R-D (5 DU/acre) located on WILSHIRE NE, between VENTURA NE and CORONA NE containing approximately 2 acre(s). [REF: 04DRB-00510, 04DRB-00511, 04DRB-00513, 04DRB-00519, 04DRB-00514] (C-20)

Project # 1002372

06DRB-01597 Major-Amnd Prelim Plat
Approval
06DRB-01598 Minor-Sidewalk Waiver
06DRB-01599 Minor-Temp Defer SDWK
06DRB-01600 Minor-Ext of SIA for Temp
Defer SDWK

THOMPSON ENGINEERING CONSULTANTS INC agent(s) for DRAGONFLY DEVELOPMENT INC request(s) the above action(s) for all or a portion of Tract(s) 223 & 224, AIRPORT UNIT, TOWN OF ATRISCO GRANT (to be known as **LAS PLAYAS SUBDIVISION**) zoned R-2, located on GLENRIO RD NW, between 68TH ST NW and 72ND ST NW containing approximately 9 acre(s). [REF: 06DRB-01084] (J-10)

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

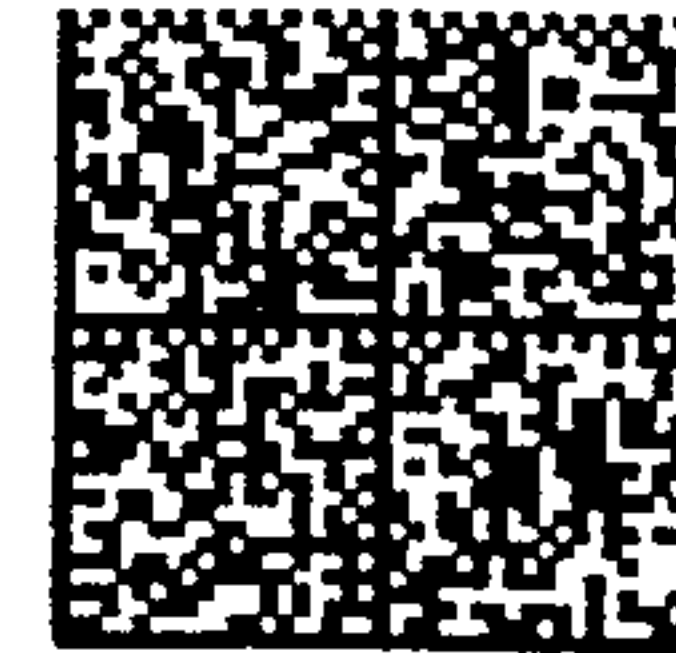
TO BE PUBLISHED IN THE ALBUQUERQUE JOURNAL MONDAY, NOVEMBER 13, 2006.

CITY OF ALBUQUERQUE



Planning Department

Or Current Resident
KLINE CAROL
9211 WILSHIRE AVE NE
ALBUQUERQUE, NM 87122



02 1M \$ 00.39⁰
0004219022 NOV 09 2006
MAILED FROM ZIP CODE 87102

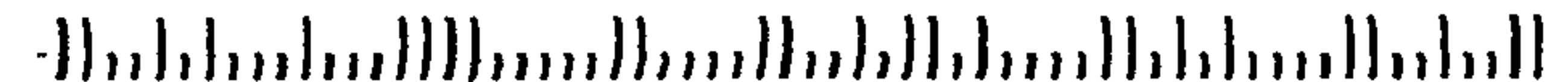
DRB

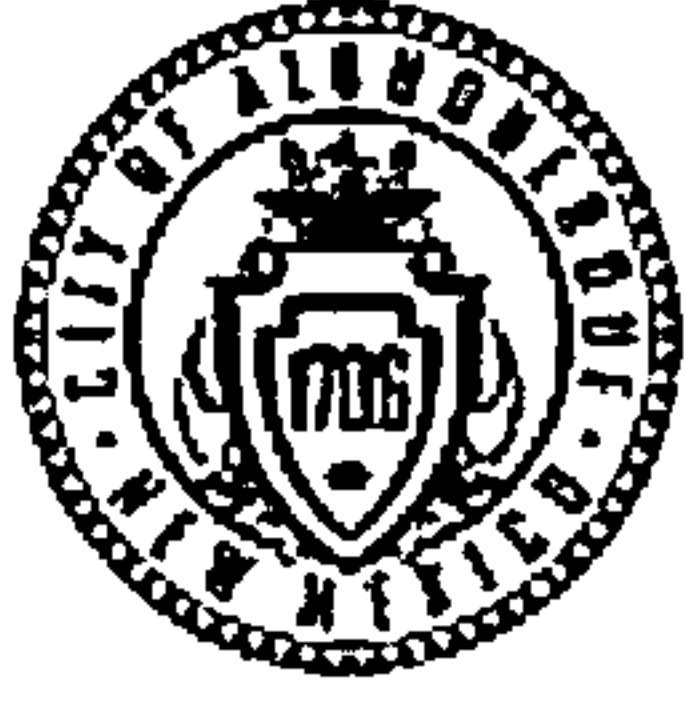
NIXIE 871 1 10 11/19/08

RETURN TO SENDER
VACANT
UNABLE TO FORWARD

BC: 87103129393 *0368-01245-09-34

87122+2911 ~~87103129393~~





Sheran A.
Matson/PLN/CABQ
01/25/2007 04:26 PM

To Richard W. Dineen@Exchange@COA
cc Margaret D. Garcia@Exchange@COA
bcc

Subject Letter from Davis/Miles Law Firm on Behalf of Kyle Kimbrell

Richard

The letter states that Mr. Kimbrell lives at 9211 Wilshire, NE. I re-checked the property ownership list from the County Assessor's Office that Planning uses to send out the adjacent property owner notices for pending public hearing cases for DRB.

This address is on the property ownership list. However, the owner of record on this list shows Carol Kline. We actually have the envelope and letter in our file. The P.O. marked it "return to sender, vacant, unable to deliver".

I am not sure why, if he had Adil Rizvi's phone number from the yellow sign, he didn't call Adil. Perhaps he did.

The voice mail issue is a puzzle because we are diligent in returning those calls. Perhaps he wasn't transferred to the right person.

CITY OF ALBUQUERQUE



Martin J. Chávez, Mayor

January 30, 2007

Kyle Kimbrell
8100 M4 Wyoming Blvd, NE
Albuquerque, New Mexico 87113

Re: DRB # 1003369

Dear Mr. Kimbrell:

We are in receipt of the January 11, 2007 letter from Melissa A. Morris, attorney with Davis Miles, PLLC, regarding your concern about adequate notice for the Development Review Board (DRB) hearing regarding Project # 1003369.

The Planning Department has five methods of notice for public hearing projects. The first is the posting of yellow signs at the project site by the applicants. The second form of notice is by publication in the Albuquerque Journal. The third form of notice requires that a copy of the legal ad be published in the Albuquerque Journal is sent to all adjacent property owners of record in the County Assessor's files. The agenda for each DRB hearing is also posted on the City's website prior to the hearing as the fourth form of notice. The fifth form, the agenda is posted outside the hearing room at the Plaza del Sol building prior to each hearing.

P.O. Box 1293

Albuquerque

New Mexico 87103

The property owner noticed for the hearing for which you have concern was Carol Kline. She was shown as the property owner of record at 9211 Wilshire, NE, in the County Assessor's files on November 11, 2006, when Planning sent out notice of the hearing. The envelope of the returned notice was marked, "Return to Sender, Vacant, Unable to Deliver"

www.cabq.gov

We contacted the applicant for this project and asked when he placed the yellow notification sign on Wilshire. He assured us it was originally posted on November 14th as required. However, the wind blew it down into the pond adjacent to the street. So he was replacing it on the post when you saw him on the 22nd of November.

Regarding the phone calls you made to the Planning Department, our staff is normally judicious about returning calls the same day. I certainly regret you didn't receive a return call. Please accept my apology.

Sincerely,


Richard W. Dineen, AIA
Planning Director

1003369

davis|miles, PLLC

with law offices in Arizona and New Mexico

Admitted to practice in New Mexico:

Michelle Bowdon

Ingrid Mae Carlin

Robert M. Foster

Gregory F. Lauer

Charles L. McElwee

Melissa A. Morris

Melchior F.R. Savarese

Charles A. Wyman

320 GOLD AVE. SW

STE. 1401

ALBUQUERQUE, NM 87102

Admitted to practice in Arizona:

Charles E. Davis

Gregory L. Miles

January 11, 2007

City of Albuquerque
Planning Department
600 2nd St. NW
Albuquerque, NM 87103

RE: Kyle Kimbrell - Planning Department Hearing
Our File: 127083

Dear Sir or Madam:

I am writing at the request of Mr. Kyle Kimbrell, who lives at 9211 Wilshire NE. On November 22, 2006, Mr. Kimbrell noticed two men hanging a sign on a fence on the south side of Wilshire NE between Ventura and Holbrook. The name Adil Rizvi with a phone # of 315-6484 was also posted on the sign. The sign stated:

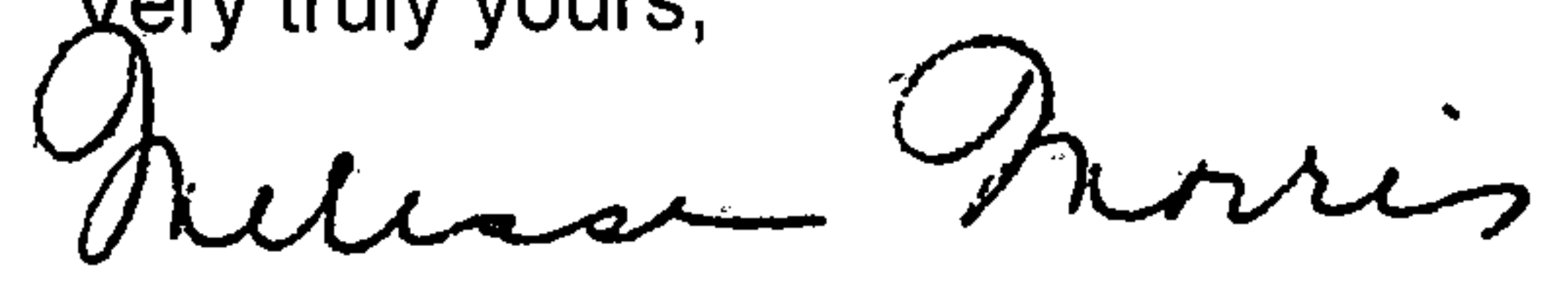
File # 1003369 / 6DRB -0 01601,01602

Sign Purpose: Vacation of Right of Way
Vacation of Public Easement
Hearing November 29, 2006

The sign indicated that it was to be posted from November 14, 2006 to November 29, 2006. However it was actually posted on November 22, 2006. Mr. Kimbrell made two calls to the Planning Department at 924-3860, the number posted on the sign. He was transferred to voicemail twice and left messages both times, but never received a return call.

Because of the inadequate notice and failure of the Planning Department to respond to his calls, Mr. Kimbrell was unable to rearrange his schedule to appear at the hearing. Please contact Mr. Kimbrell immediately about this matter.

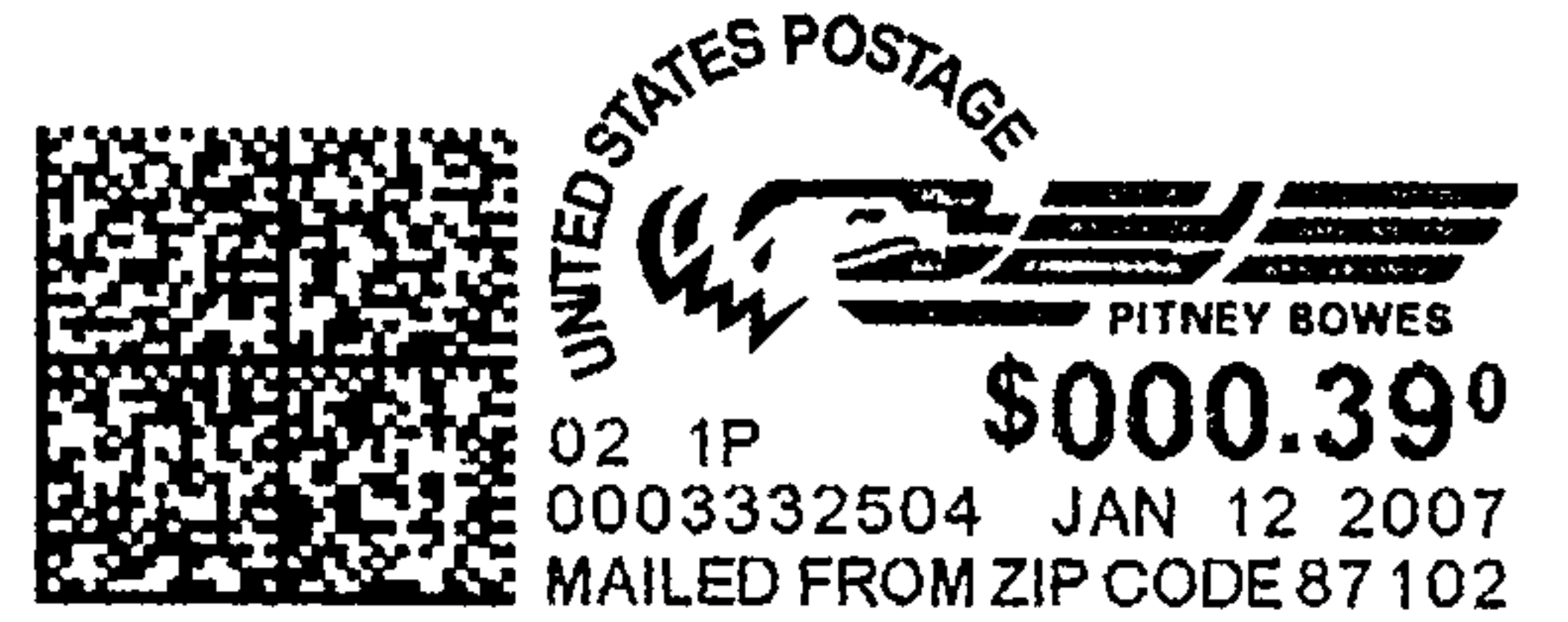
Very truly yours,



Melissa A. Morris
For the Firm

cc: Mayor Martin J. Chavez, Office of the Mayor, PO Box 1293, Albuquerque, NM 87103
Kyle Kimbrell, 8100 M4 Wyoming NE, Box 271, Albuquerque, NM 87113-1963

Davis Miles, PLLC
320 Gold SW, Suite 1401
Albuquerque, NM 87102



ZHE

City of Albuquerque
Planning Department
600 2nd St. NW
Albuquerque, NM 87103

8710282268 C025



1003369

davis|miles, PLLC

with law offices in Arizona and New Mexico

Admitted to practice in New Mexico:

Michelle Bowdon
Ingrid Mae Carlin
Robert M. Foster
Gregory F. Lauer
Charles L. McElwee
Melissa A. Morris
Melchior F.R. Savarese
Charles A. Wyman

320 GOLD AVE. SW
STE. 1401
ALBUQUERQUE, NM 87102

Admitted to practice in Arizona:

Charles E. Davis
Gregory L. Miles

January 11, 2007

City of Albuquerque
Planning Department
600 2nd St. NW
Albuquerque, NM 87103

RE: Kyle Kimbrell - Planning Department Hearing
Our File: 127083

Dear Sir or Madam:

I am writing at the request of Mr. Kyle Kimbrell, who lives at 9211 Wilshire NE. On November 22, 2006, Mr. Kimbrell noticed two men hanging a sign on a fence on the south side of Wilshire NE between Ventura and Holbrook. The name Adil Rizvi with a phone # of 315-6484 was also posted on the sign. The sign stated:

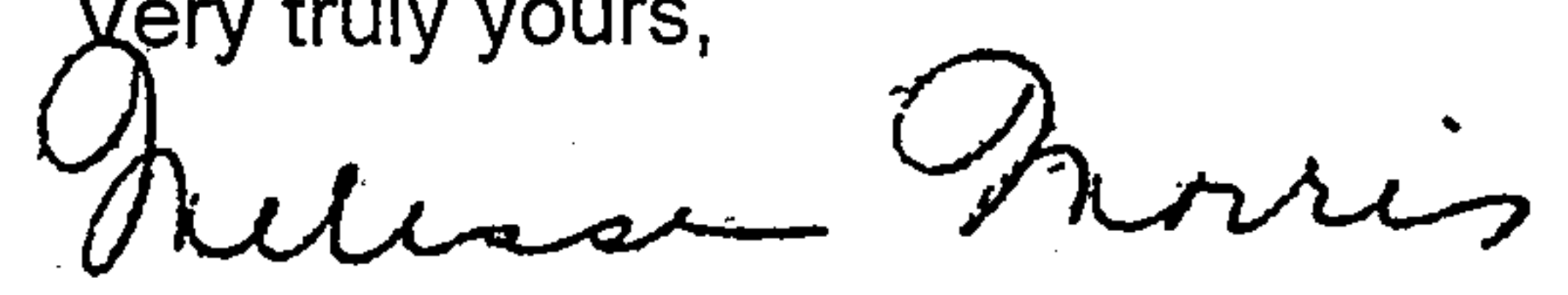
File # 1003369 / 6DRB -0 01601,01602

Sign Purpose: Vacation of Right-of Way
Vacation of Public Easement
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Very truly yours,



Melissa A. Morris
For the Firm

cc: Mayor Martin J. Chavez, Office of the Mayor, PO Box 1293, Albuquerque, NM 87103
Kyle Kimbrell, 8100 M4 Wyoming NE, Box 271, Albuquerque, NM 87113-1963

FINAL
PRE-DEVELOPMENT FACILITIES FEE AGREEMENT

THIS AGREEMENT is made by and between the Albuquerque Municipal School District No. 12, Bernalillo and Sandoval Counties, New Mexico ("Albuquerque Public Schools" or "APS"), a public school district organized and existing pursuant to the laws of New Mexico, and

and TAG Properties LLC ("Developer") effective as of this 5 day of January 2007 and pertains to the subdivision commonly known as

VINER COURT and more particularly described as

LOTS 6 & 7, Block 16, Tract 3, Unit 3, NAA
CONSISTING OF 6 SUBDIVIDED LOTS

(the "Subdivision".) The following individual lots comprise the subdivision:

[List lots by street address; Lots which will be used for multi-family residences should be marked "multifamily- ___ units" with the number of units filled in.]

WHEREAS, the City of Albuquerque requires that APS approve the plat(s) for any new subdivision; and

WHEREAS, Developer is proposing the development of a new residential subdivision, and requires APS approval of the plat for said subdivision; and

WHEREAS, Developer is the owner of the real estate being subdivided and platted; and

WHEREAS, Developer is required by the Albuquerque Subdivision Ordinance to provide appropriate infrastructure and improvements as a condition of developing a subdivision; and

WHEREAS, as a condition of approving such plat APS requires the provision of appropriate infrastructure and facilities or the payment of a facilities fee for each new residence to be constructed to help defray the cost of school construction, expansion, or maintenance; and

WHEREAS, APS has determined that the amount of the facilities fee is reasonably related to the impact the subdivision will have on the operation of the area schools.

THEREFORE, in consideration of the mutual promises contained herein, APS and Developer agree as follows:

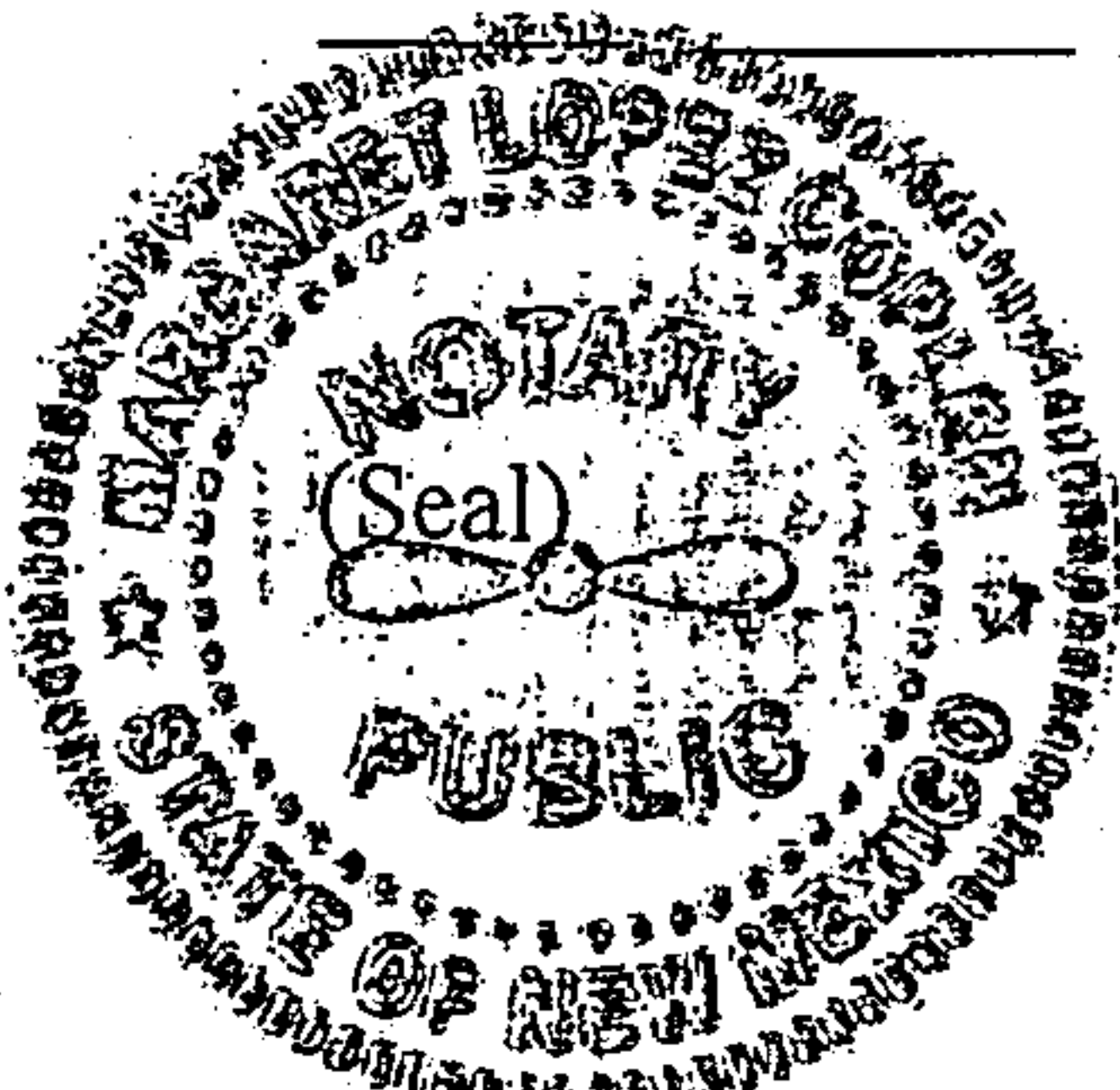
2. Developer agrees to pay to APS a facilities fee for each dwelling unit to be constructed in the Subdivision.
3. The amount of the fee shall be:
 - If the building permit is issued on or after January 1, 2007, the fee shall be \$1875 per dwelling unit.



DRB Project # 1003369
APS Cluster La Cueva

STATE OF NEW MEXICO
COUNTY OF BERNALILLO

This instrument was acknowledged before me on 1/5/2007, by Jim Helmick
as Member of Taj Properties LLC, a corporation.



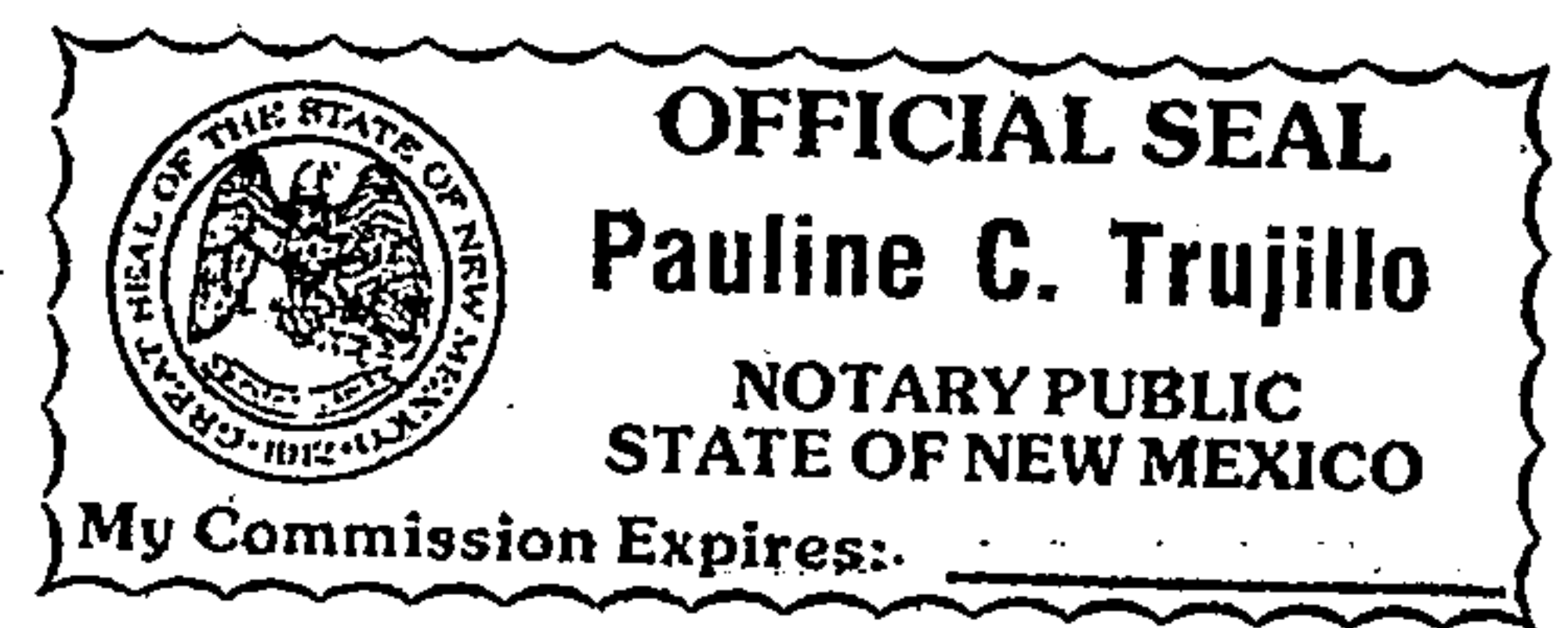
Margaret Louise Coplan
Notary Public

My commission expires: 8/21/07

ALBUQUERQUE PUBLIC SCHOOLS

By: Brad Winter
Signature

BRAD WINTER Exec Dir Facilities
Name (typed or printed) and title



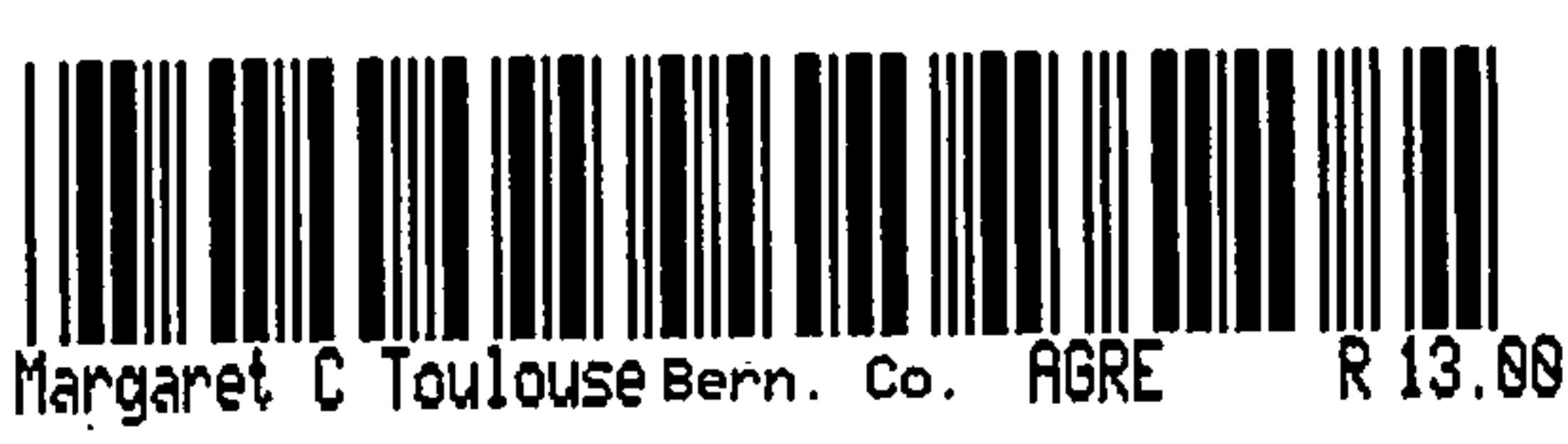
STATE OF NEW MEXICO
COUNTY OF BERNALILLO

This instrument was acknowledged before me on January 8, 2007, by Brad Winter
as Exec. Dir. of Facs of the Albuquerque Municipal School District No. 12, Bernalillo and Sandoval Counties, a school district organized and existing under the laws of the State of New Mexico.

(Seal)

Pauline C. Trujillo
Notary Public

My commission expires: Nov. 20, 2010



2007005196
6588143
Page: 3 of 3
01/09/2007 10:06A
Bk-A130 Pg-5185

A City of Albuquerque



DEVELOPMENT REVIEW APPLICATION

<p>SUBDIVISION</p> <p><input checked="" type="checkbox"/> Major Subdivision action</p> <p><input type="checkbox"/> Minor Subdivision action</p> <p><input type="checkbox"/> Vacation</p> <p><input type="checkbox"/> Variance (Non-Zoning)</p> <p>SITE DEVELOPMENT PLAN</p> <p><input type="checkbox"/> ...for Subdivision Purposes</p> <p><input type="checkbox"/> ...for Building Permit</p> <p><input type="checkbox"/> IP Master Development Plan</p> <p><input type="checkbox"/> Cert. of Appropriateness (LUCC)</p>	<p>Supplemental form</p> <p>S</p> <p>V</p> <p>P</p> <p>L</p>	<p>Supplemental form</p> <p>ZONING</p> <p><input type="checkbox"/> Annexation & Zone Establishment</p> <p><input type="checkbox"/> Sector Plan</p> <p><input type="checkbox"/> Zone Change</p> <p><input type="checkbox"/> Text Amendment</p> <p>APPEAL / PROTEST of...</p> <p><input type="checkbox"/> Decision by: DRB, EPC, LUCC, Planning Director or Staff, ZHE, Zoning Board of Appeal</p>	<p>Z</p> <p>A</p>
---	--	--	---------------------------------

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: <u>SHAKEEL RIZVI</u>	PHONE: <u>315-6563</u>
ADDRESS: <u>2340 MENCIAL NE</u>	FAX: <u>292-3904</u>
CITY: <u>ALBUQUERQUE</u>	E-MAIL: _____
STATE: <u>NM</u>	ZIP: <u>87107</u>
Proprietary interest in site: <u>OWNER</u>	
AGENT (if any): <u>SHAKEEL RIZVI</u>	PHONE: <u>315-6563</u>
ADDRESS: <u>2340 MENCIAL NE</u>	FAX: <u>292-3904</u>
CITY: <u>ALBUQUERQUE</u>	E-MAIL: _____
STATE: <u>NM</u>	ZIP: <u>87107</u>

DESCRIPTION OF REQUEST: REQUEST FOR FINAL PLAT APPROVAL

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. LOTS 6 AND 7 AND TRACT 3, NAA Block: 16 Unit: UNIT 3

Subdiv. / Addn. VINTNER COURT, NORTH ALBUQUERQUE ACRES

Current Zoning: R-D, 5 DU/ACRE Proposed zoning: R-D, 5 DU/ACRE

Zone Atlas page(s): C-20 No. of existing lots: 2 No. of proposed lots: 6

Total area of site (acres): 2.0 Density if applicable: dwellings per gross acre: 10 dwellings per net acre: 7

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

UPC No. 102006437125040526 MRGCD Map No. _____

LOCATION OF PROPERTY BY STREETS: On or Near: WILSHIRE

Between: VENTURA and HOLBROOK

CASE HISTORY:

List any current or prior case number that may be relevant to your application (Proj., App., DRB-, AX_, Z_, V_, S_, etc.): 1003369

Check-off if project was previously reviewed by Sketch Plat/Plan , or Pre-application Review Team . Date of review: 06DRB-01601/02

SIGNATURE [Signature] DATE 12/26/06

(Print) SHAKEEL RIZVI Applicant Agent

FOR OFFICIAL USE ONLY

Form revised September 2001

<p><input type="checkbox"/> INTERNAL ROUTING</p> <p><input checked="" type="checkbox"/> All checklists are complete</p> <p><input checked="" type="checkbox"/> All fees have been collected</p> <p><input checked="" type="checkbox"/> All case #'s are assigned</p> <p><input checked="" type="checkbox"/> AGIS copy has been sent</p> <p><input checked="" type="checkbox"/> Case history #'s are listed</p> <p><input checked="" type="checkbox"/> Site is within 1000ft of a landfill</p> <p><input checked="" type="checkbox"/> F.H.D.P. density bonus</p> <p><input checked="" type="checkbox"/> F.H.D.P. fee rebate</p>	<p>Application case numbers</p> <p><u>07DRB - 00003</u></p> <p>_____</p> <p>_____</p> <p>_____</p> <p>_____</p> <p>Hearing date <u>01/10/07</u></p>	<p>Action</p> <p><u>FP</u></p> <p><u>CME</u></p> <p>_____</p> <p>_____</p> <p>_____</p>	<p>S.F.</p> <p><u>3(3)</u></p> <p>_____</p> <p>_____</p> <p>_____</p>	<p>Fees</p> <p><u>\$ 0.00</u></p> <p><u>\$ 20.00</u></p> <p>_____</p> <p>_____</p> <p>Total</p> <p><u>\$ 20.00</u></p>
--	---	---	---	--

Sandy Handley 01/02/07
Planner signature / date

Project # 1003369

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

AMENDMENT TO PRELIMINARY PLAT (with minor changes)

Your attendance is required.

AMENDMENT TO INFRASTRUCTURE LIST (with minor changes)

AMENDMENT TO GRADING PLAN (with minor changes)

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

- Proposed Amended Preliminary Plat, Infrastructure List, and/or Grading Plan (folded to fit into an 8.5" by 14" pocket) 6 copies for unadvertised meetings, 4 copies for internal routing.
- Original Preliminary Plat, Infrastructure List, and/or Grading Plan (folded to fit into an 8.5" by 14" pocket) 6 copies for unadvertised meetings, 4 copies for internal routing.
- Zone Atlas map with the entire property(ies) precisely and clearly outlined and crosshatched (to be photocopied)
- Letter briefly describing, explaining, and justifying the request
- Original Mylar drawing of the proposed amended plat for internal routing only. Otherwise, bring Mylar to meeting.
- Property owner's and City Surveyor's signatures on the Mylar drawing, if the plat is being amended
- Any original and/or related file numbers are listed on the cover application

Amended preliminary plat approval expires after one year.

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

Shakeed Rizvi
Applicant name (print)

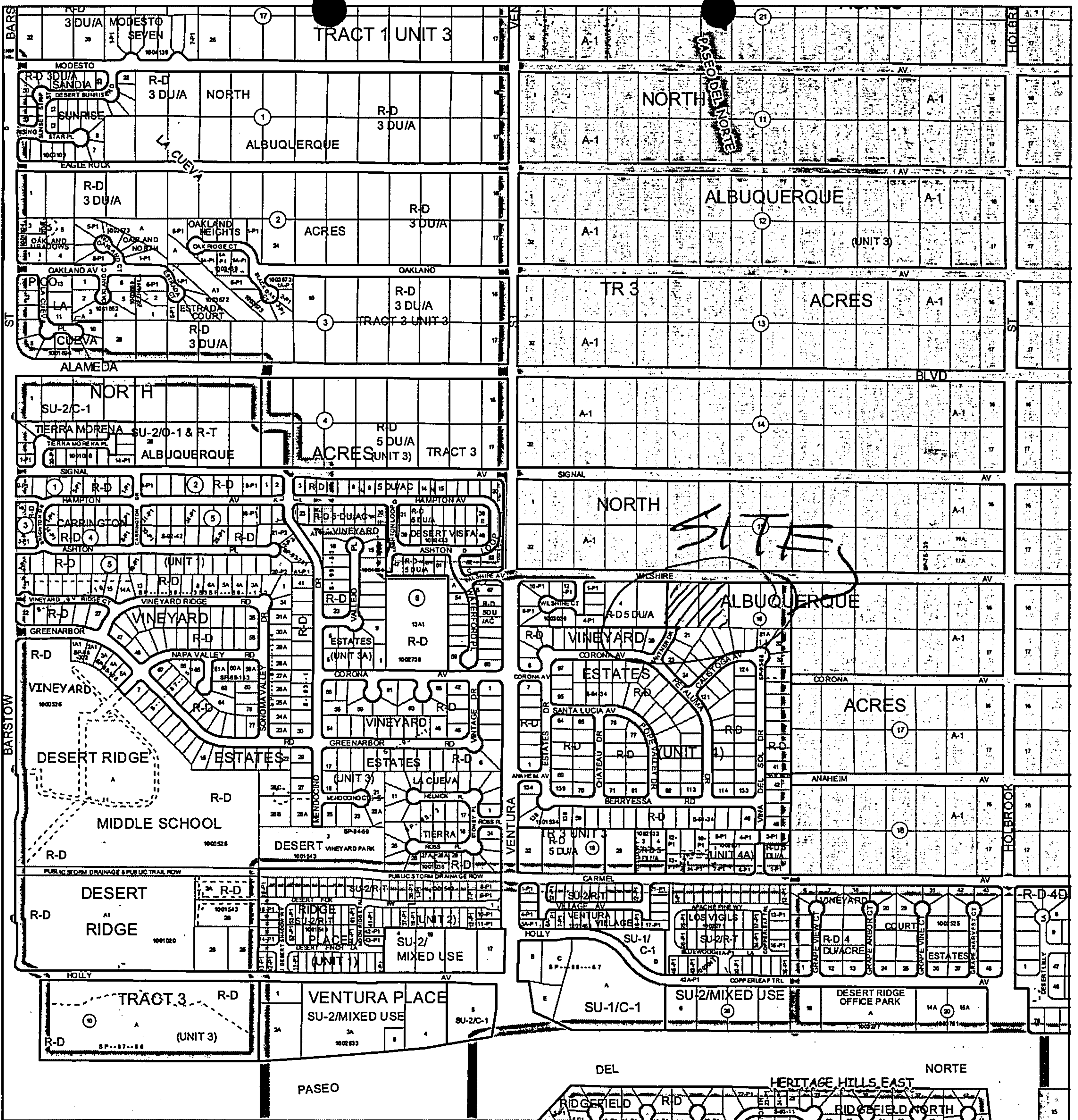
[Signature]
Applicant signature / date




Form revised February 2003

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

Application case numbers
07DRB-00003
Sandy Handley 01/02/07
 Planner signature / date
Project # 1003369

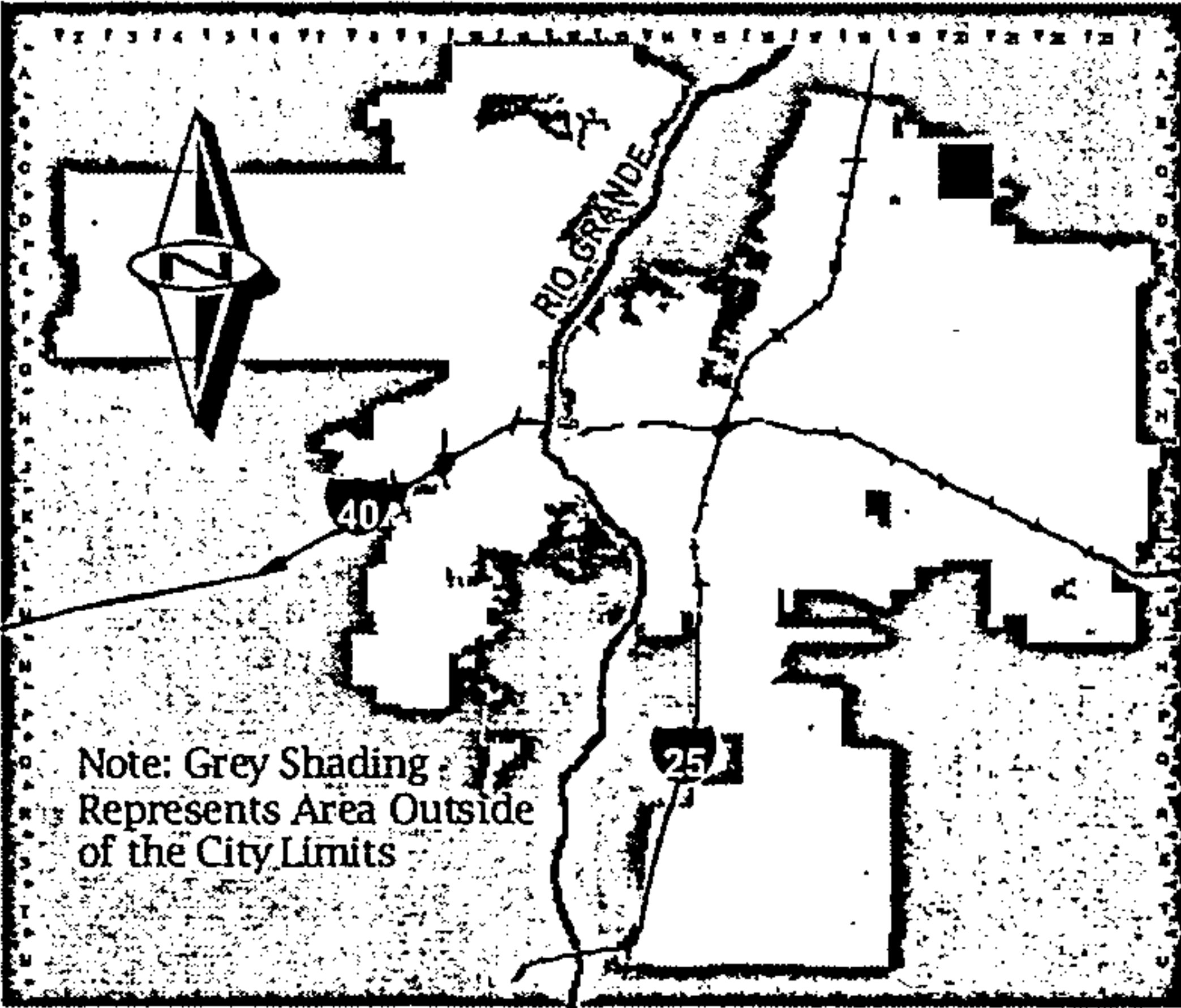


For more current information and more details visit: <http://www.cabq.gov/gis>



AGIS
Albuquerque Geographic Information System










Map amended through: 5/1/2006



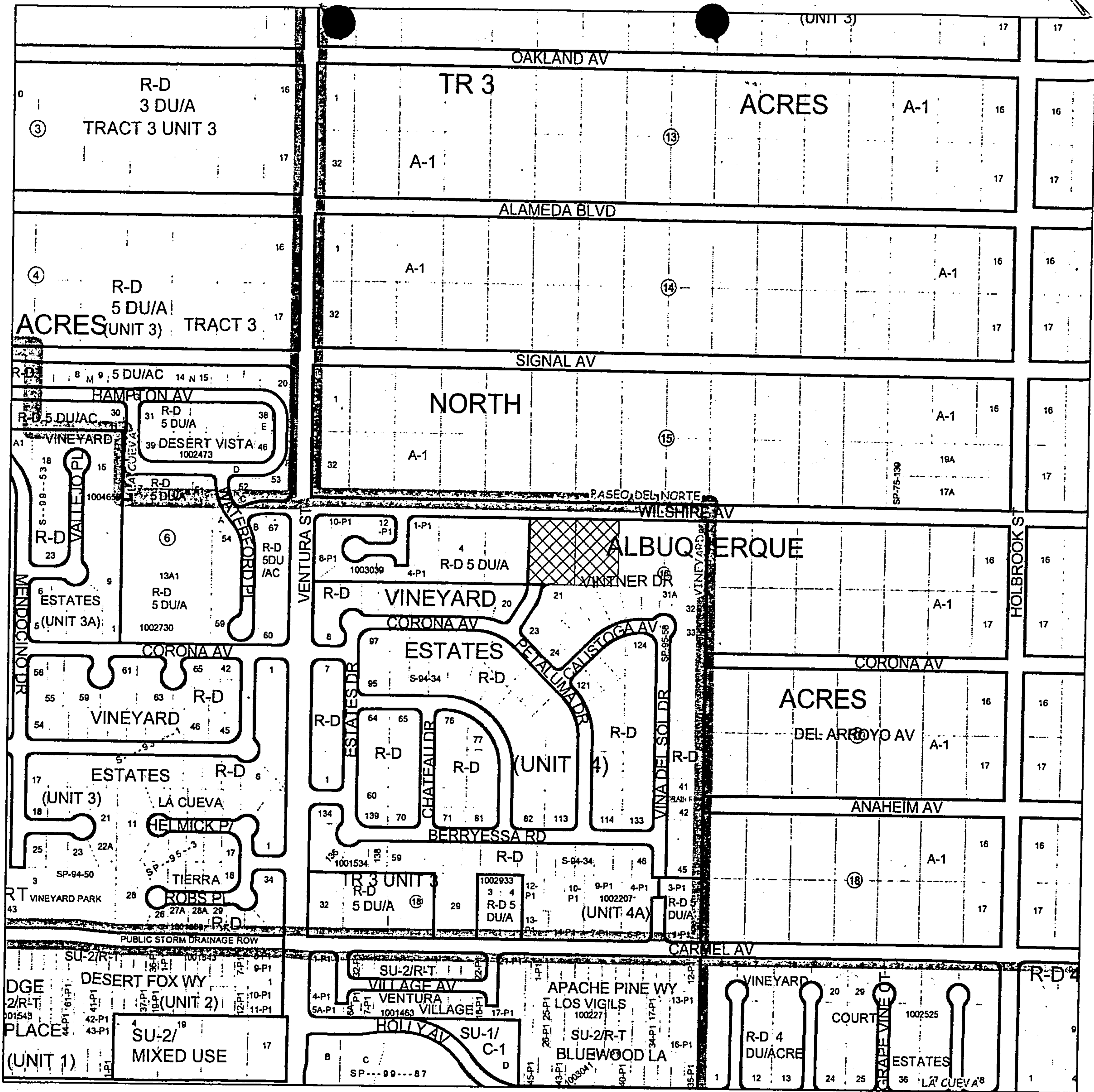
Note: Grey Shading Represents Area Outside of the City Limits

Zone Atlas Page:
C-20-Z

Selected Symbols

	SECTOR PLANS		Escarpment
	Design Overlay Zones		2 Mile Airport Zone
	City Historic Zones		Airport Noise Contours
	H-1 Buffer Zone		Wall Overlay Zone
	Petroglyph Mon.		

0 750 1,500 Feet



ZONING MAP

Note: Grey shading indicates County.



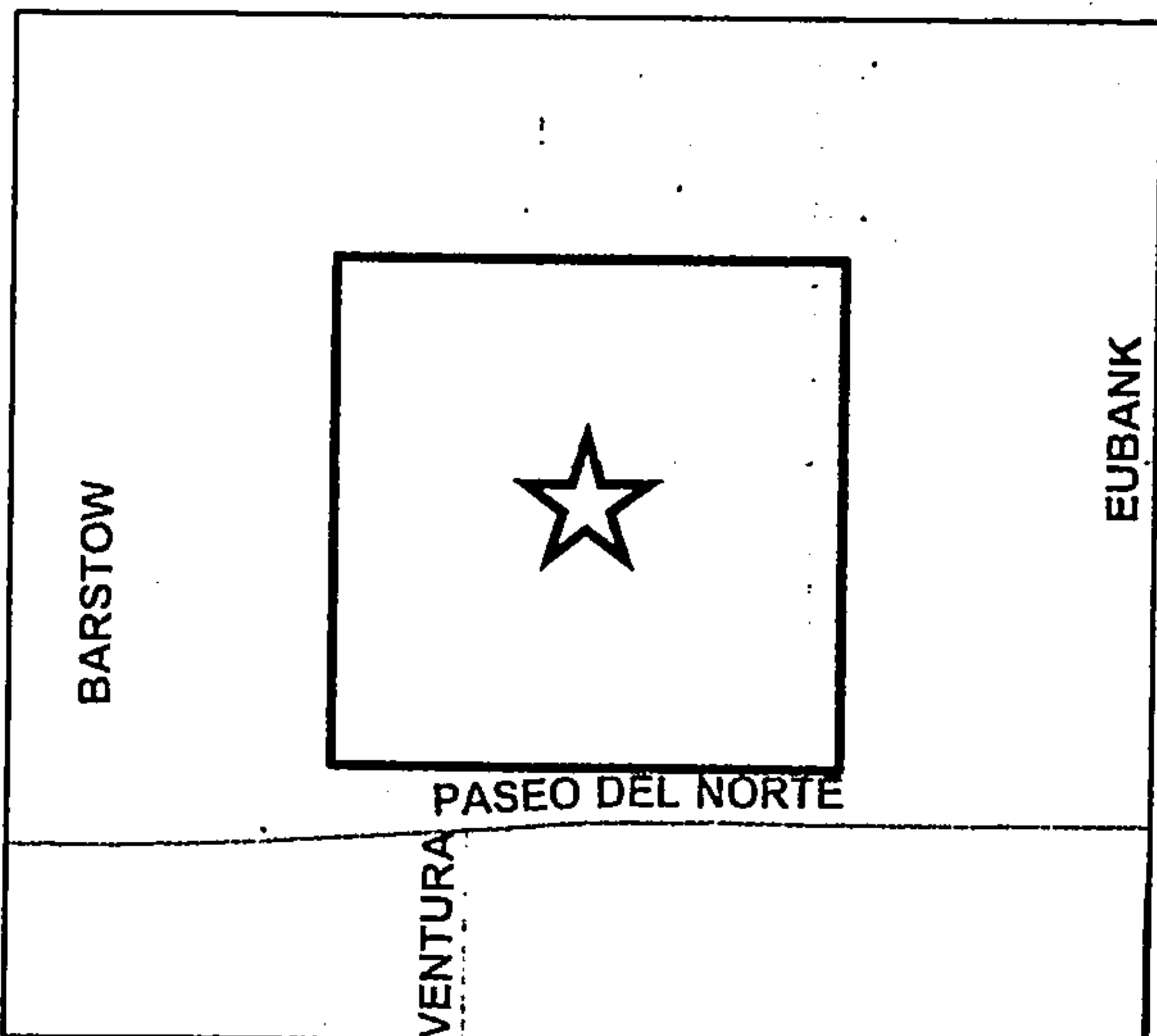
1 inch equals 500 feet

Project Number:
1003369

Hearing Date:
11/29/2006

Zone Map Page:
C-20

Additional Case Numbers:
06DRB-01601 06DRB-01602



Ms Sheran Matson, AICP
DRB Chair
City of Albuquerque
P.O.Box 1293
Albuquerque, New Mexico 87102

12-26-2006

VINTNER COURT SUBDIVISION: DRB NO: 1003369
REQUEST FOR FINAL PLAT APPROVAL

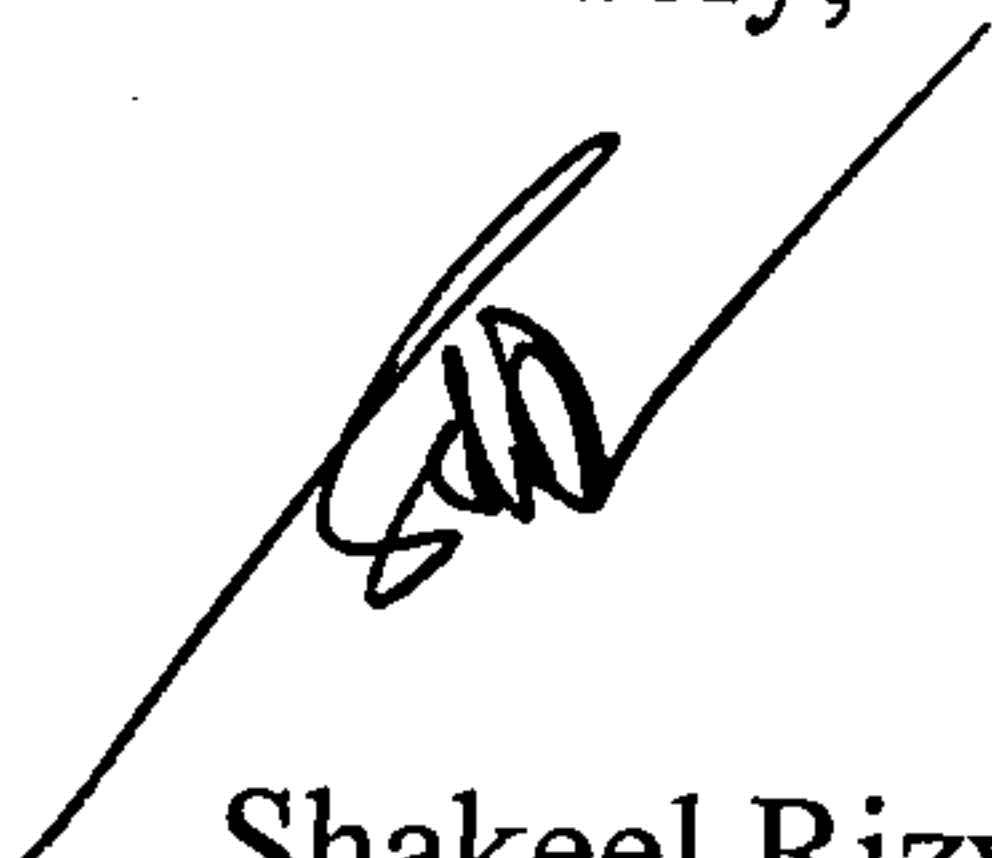
Dear Ms Matson:

I am requesting for final plat approval for the above referenced subdivision.

The property consists of six subdivided lots and all requirements pertaining to final plat approval have been submitted.

If you have any questions please call me at 315-6484. Thank you for your consideration.

Sincerely,



Shakeel Rizvi
Suite 200
2340 Menaul NE
Albuquerque
NM 87107

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

PAID RECEIPT

APPLICANT NAME SHAKEEL RIZVI
AGENT " "
ADDRESS 2340 MENDUAL NE
PROJECT & APP # 1003369/07DRB00003
PROJECT NAME VINTNER COURT, NORTH ABQ ACRES.

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

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

SKYBLUE INVESTMENTS LLC 09-97 95-145/1070 001210971
8501 WATERFORD PL NE PH: 505-857-0467
ALBUQUERQUE NM 87122
DATE: 1/2/07
5723
COA \$20.00
PAY TO THE ORDER OF
FIRST STATE BANK
MEMO: Vintners Court
RECEIVED 0097 288 USH 007
Account: 441032
City: 3424000
1070014521 5723 001210971

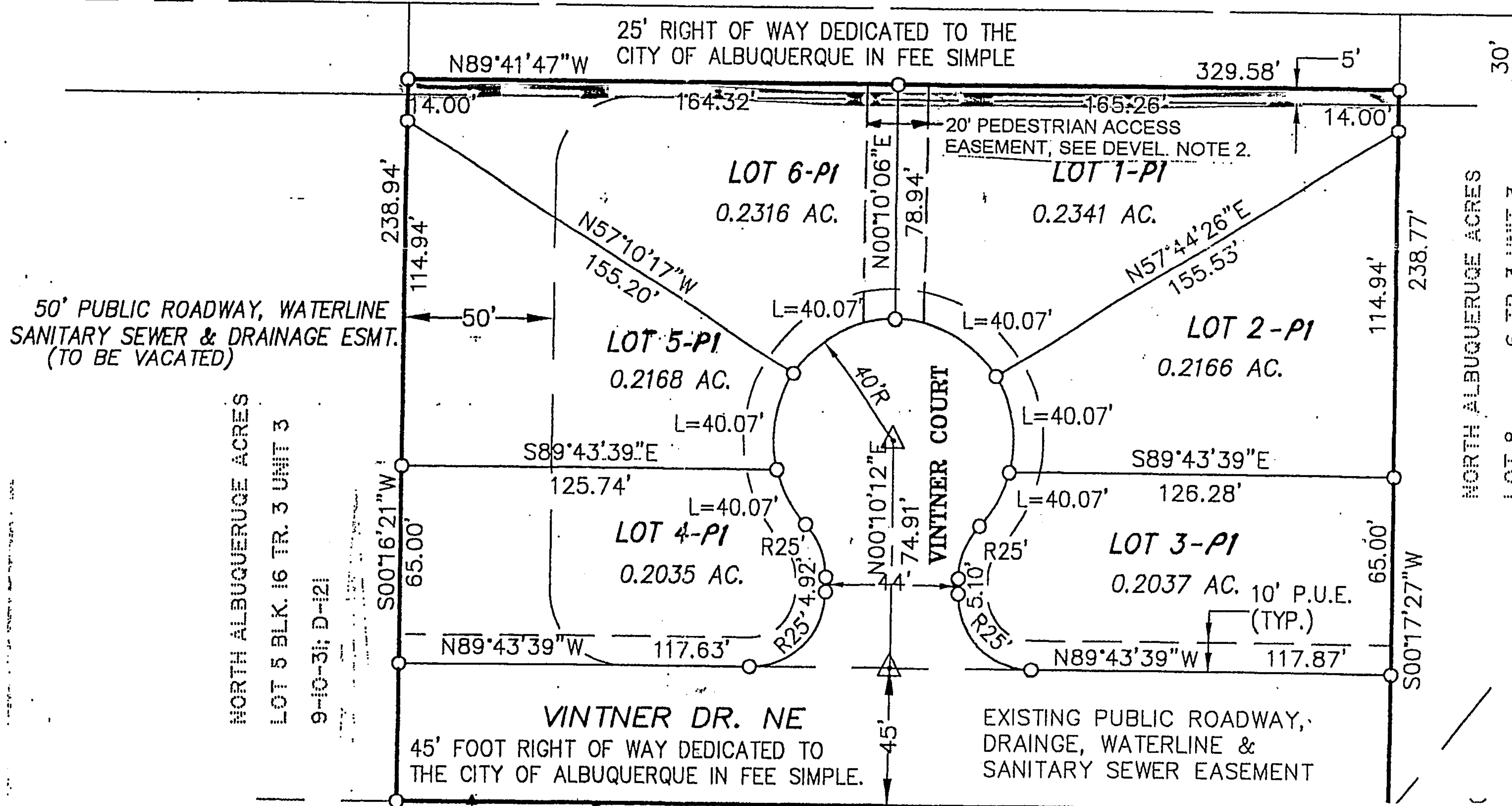
CATE***
LOC: ANNX
TRANSH 0008
0110
TRSVRS
20.00
\$20.00
\$20.00
\$0.00

LEGEND

- SET #5 REBAR WITH CAP "PWT 10204"
- FOUND SURVEY MONUMENT AS DESCRIBED
- △ PROPOSED CITY OF ALBUQUERQUE CENTER LINE MONUMENT
- ▲ FOUND CITY OF ALBUQUERQUE CENTER LINE MONUMENT
- ⦿ EXISTING FIRE HYDRANT

WILSHIRE AVENUE

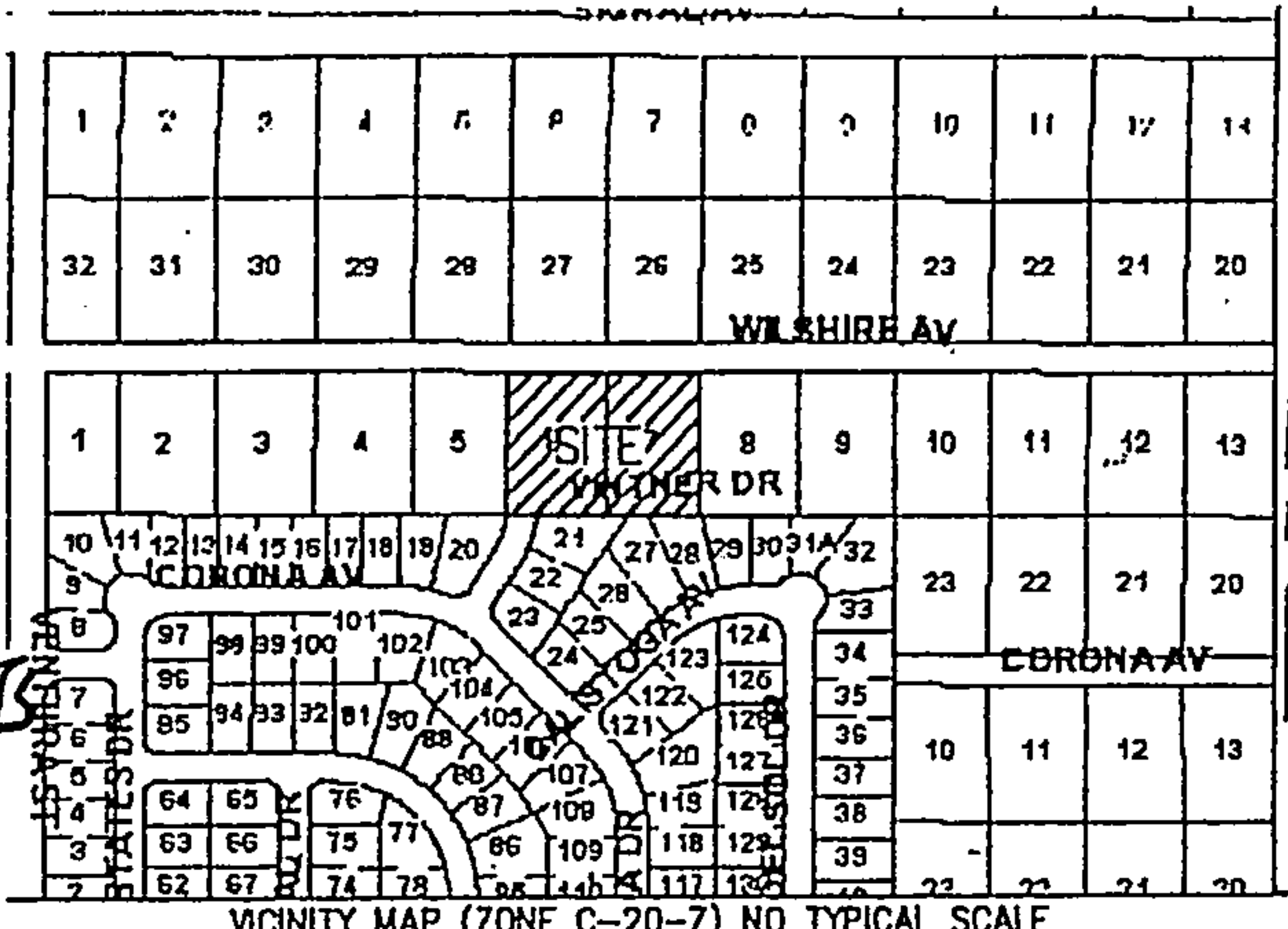
25' RIGHT OF WAY DEDICATED TO THE CITY OF ALBUQUERQUE IN FEE SIMPLE



5' vacation of Public Row.

VACATION EXHIBIT B
Date 11/29/06

VACATION OF ROADWAY
& UTILITIES EASEMENTS



THE PURPOSE OF THIS PLAT IS TO RESUBDIVIDE LOTS 6 AND 7 OF BLOCK 16 NORTH ALBUQUERQUE ACRES, TRACT 3, UNIT 3, INTO LOTS 1 THROUGH 6 OF VINTNER SUBDIVISION AND TO GRANT EASEMENTS AND DEDICATE AND VACATE ROADS AND EASEMENTS PURSUANT THERETO, INCLUDING ANY INTERESTS THAT HAVE ACCRUED TO THE PUBLIC PERTINENT TO THE PROPERTY'S FORMER USE AS A DRAINAGE DETENTION/RETENTION FACILITY.

DEVELOPMENT NOTES:

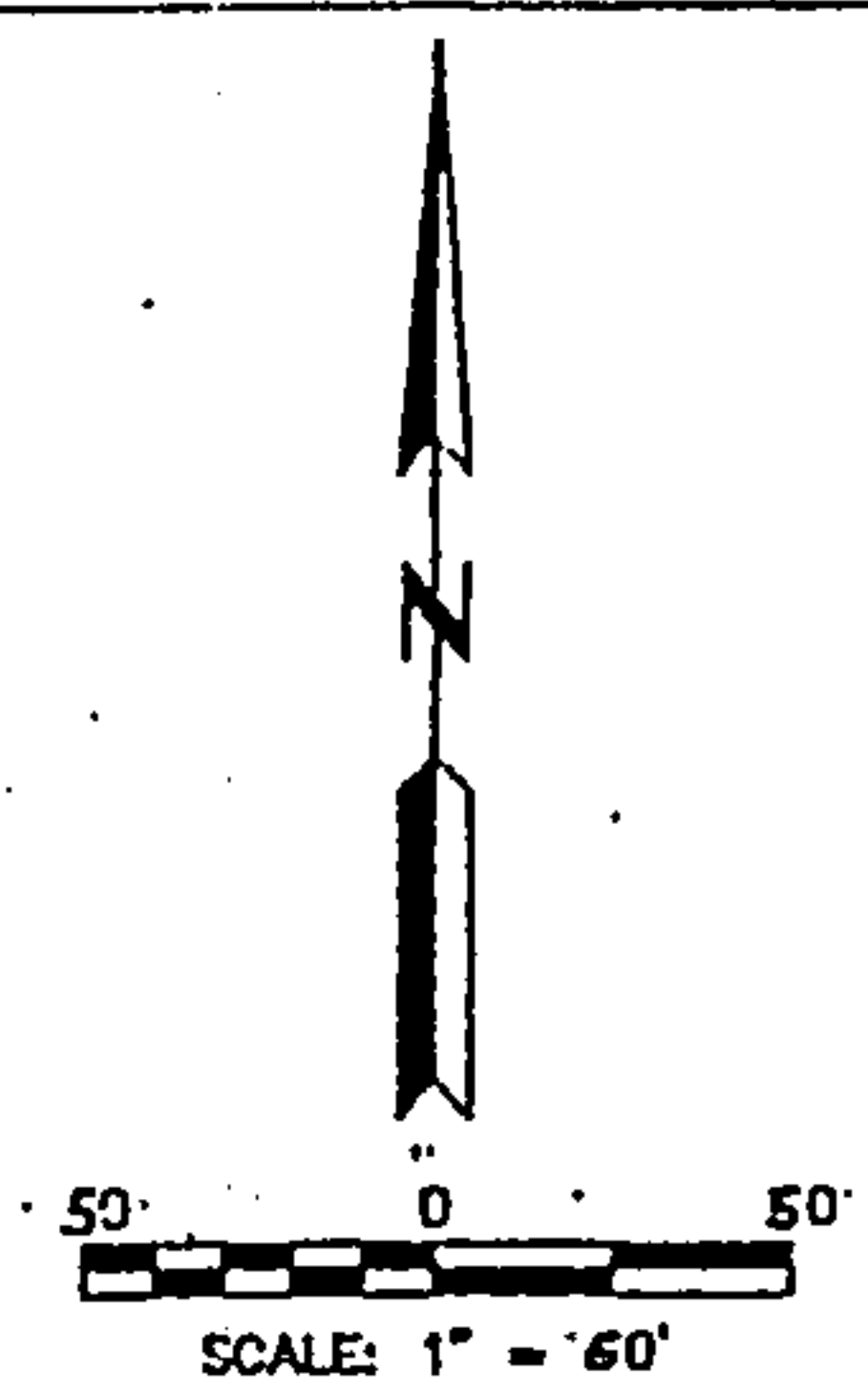
1. THE PROPERTY IS ZONED R-D.
2. THE 20' PEDESTRIAN ACCESS EASEMENT IS GRANTED FOR THE USE OF THE PUBLIC, AND SHALL BE MAINTAINED BY THE PROPERTY OWNERS OF LOTS 1 & 6. NO WALLS OR OBSTRUCTIONS ARE PERMITTED WITHIN THE EASEMENT.
3. THE SUBJECT PROPERTY IS LOCATED WITHIN A ZONE 'A' FLOOD PLAIN AS DESIGNATED ON FIRM PANEL 35001C041E. A LETTER OF MAP REVISION IS PENDING.

NOTES:

- 1) UNLESS OTHERWISE NOTED, ALL BOUNDARY CORNERS SHOWN THUS (O) SHALL BE MARKED BY A #5 REBAR W/CAP STAMPED "PWT 10204".
- 2) ALL STREET CENTERLINE MONUMENTATION SHALL BE INSTALLED AT ALL CENTERLINE PC'S, PT'S ANGLE POINTS AND STREET INTERSECTIONS AND SHOWN THUS (A) WILL BE MARKED BY A FOUR INCH (4") ALUMINUM CAP STAMPED "CITY OF ALBUQUERQUE CENTERLINE MONUMENTATION MARKER, DO NOT DISTURB, P# 10204".
- 3) BOUNDARY SHALL BE TIED TO THE NEW MEXICO STATE PLANE COORDINATE SYSTEM AS SHOWN.
- 4) BASIS OF BEARING SHALL BE NEW MEXICO STATE PLANE GRID BEARINGS.
- 5) ALL DISTANCES SHALL BE GROUND DISTANCES.
- 6) MANHOLES WILL BE OFFSET AT ALL POINTS OF CURVATURE, POINTS OF TANGENCY, STREET INTERSECTIONS AND ALL OTHER ANGLE POINTS TO ALLOW USE OF CENTERLINE MONUMENTATION.
- 7) ALL LOTS IN VINTNER COURT SUBDIVISION SHALL HAVE FRONT YARD SETBACK LIMIT OF 10 FEET, SIDE YARD SETBACK LIMIT OF 5 FEET AND REAR YARD SETBACK LIMIT OF 15 FEET.
- 8) GROSS SUBDIVISION AREA 2.0 ACRES.

CITY SURVEYOR, CITY OF ALBUQUERQUE
 DATE 4-1-04
 4/1/04

ROBERT KEERAN, LLAVE CONSTRUCTION, INC. OWNER
 DATE



LEGEND

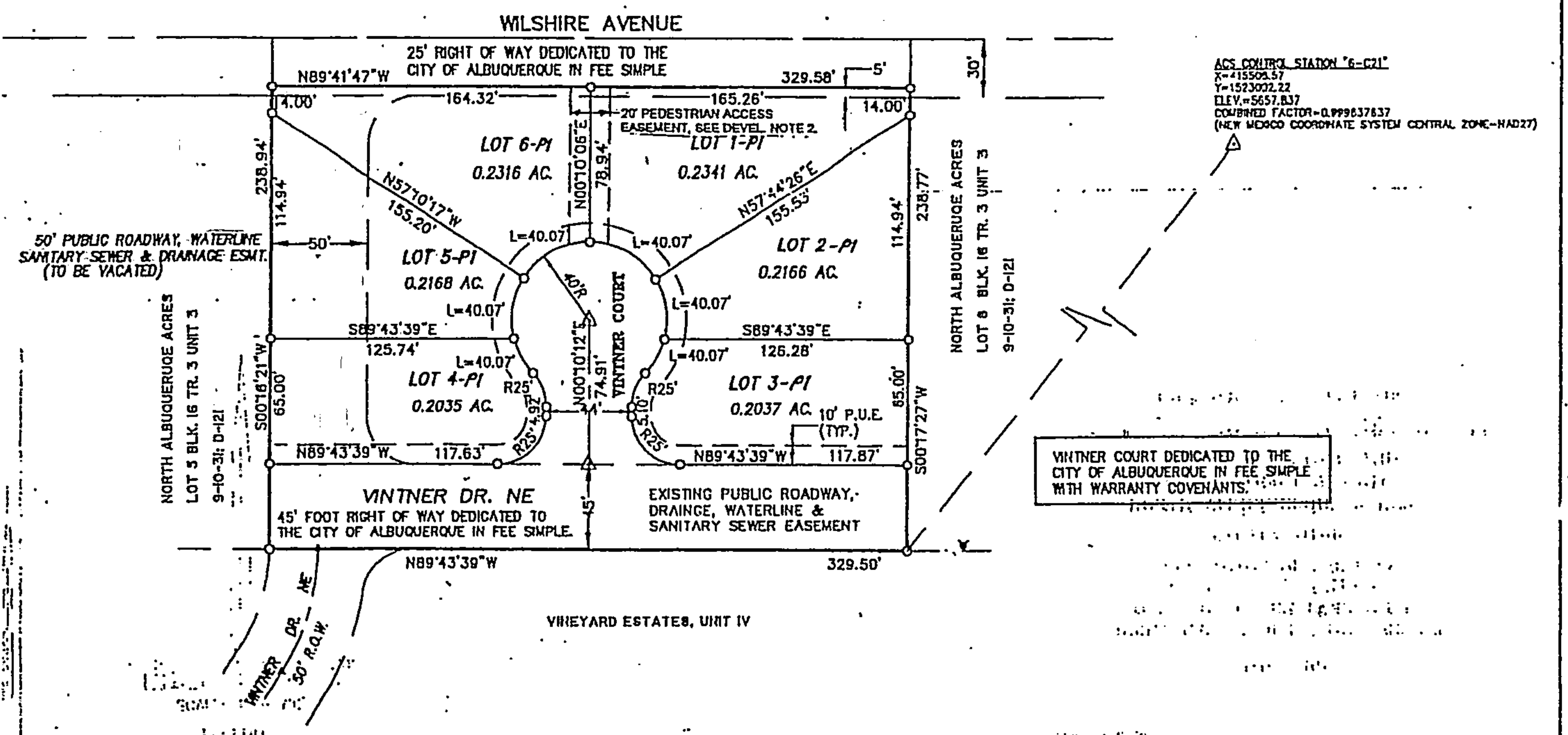
- O SET #5 REBAR WITH CAP "PWT 10204"
- FOUND SURVEY MONUMENT AS DESCRIBED
- △ PROPOSED CITY OF ALBUQUERQUE CENTER LINE MONUMENT
- ▲ FOUND CITY OF ALBUQUERQUE CENTER LINE MONUMENT
- ▼ EXISTING FIRE HYDRANT

Sheldon
(F.A.H.)

VINTNER
 PRELIMINARY PLAT OF
VINTNER COURT SUBDIVISION
 A REPLAT OF LOTS 6 AND 7
 BLOCK 16, TRACT 3, UNIT 3
 NORTH ALBUQUERQUE ACRES
 SITUATE WITHIN
 PROJECTED SECTION 17
 T.11N., R.4E., N.M.P.M.
 ELENA GALLEGOS LAND GRANT
 BERNALILLO COUNTY, NEW MEXICO
 APRIL 2004

LEGAL DESCRIPTION

ALL OF LOTS 6 AND 7 OF BLOCK 16, NORTH ALBUQUERQUE ACRES, TRACT 3 UNIT 3 AS SHOWN AND DESIGNATED ON THE PLAT OF SAID SUBDIVISION RECORDED IN THE OFFICE OF THE COUNTY CLERK FOR BERNALILLO COUNTY, NEW MEXICO, ON SEPTEMBER 10, 1931, IN VOL. D, FOLIO 121.



VINTNER COURT DEDICATED TO THE CITY OF ALBUQUERQUE IN FEE SIMPLE WITH WARRANTY COVENANTS.



PLAT AND SURVEY BY:
TERRAMETRICS
 OF NEW MEXICO
 P.O. BOX 30192
 ALBUQUERQUE, NEW MEXICO 87190-0192
 PHONE: (505) 884-8087

PRX
1003369

No. of Lots: 5
Nearest Major Streets: Ventura
Wilshire

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 28th day of December, 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 Tag Properties LLC ("Subdivider"), a [state the type of business entity, for instance, "New Mexico corporation," "general partnership," "joint venture," "individual," etc.:] General Partnership, whose address is P.O. Box 20688 and whose telephone number is 220-9224, 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:] Lots 6 and 7, Block 16, Tract 3, U3, recorded on Sept 19, 1931 in the records of the Bernalillo County Clerk at Book _____, pages _____ through _____ (the "Subdivision"). The Subdivider certifies that the Subdivision is owned by [state the name of the present real property owner exactly as shown on the real estate document conveying title in the Subdivision to the present owner:] Tag Properties ("Owner").

The Subdivider has submitted and the City has approved a preliminary plat or Site Development Plan identified as Vitner Court 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 30 day of November, 2007 ("Construction Completion Deadline"), at no cost to the City. The Improvements are shown in greater detail on the Subdivider's proposed and approved plans, which have been filed with the City Engineer and are identified as Project No. 779382.

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



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

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

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

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

<u>Type of Fee</u>	<u>Amount</u>
<u>Engineering Fee</u>	<u>3.25% of Actual Construction Cost</u>
<u>Excavation And Sidewalk Ordinance, Street Restoration Fees</u>	<u>As 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 Tetrametrics / RTI, and construction surveying of the private Improvements shall be performed by Tetrametrics / RTI. 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 RTI - Resource Tech., and inspection of the private Improvements shall be performed by RTI - Resource Tech. both New Mexico Registered Professional Engineers. If the inspection is performed by an entity other than the City, the City may monitor the inspection and the Subdivider



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

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

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

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

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

Type of Financial Guaranty: Loan Reserve Letter No 2376
Amount: \$ 48,085.18 Name of Financial Institution or Surety providing Guaranty: FIRST COMMUNITY BANK
Date City first able to call Guaranty: NO November 30, 2007
[Construction Completion Deadline]: November 30 2007
If Guaranty other than a Bond, last day City able to call Guaranty is: January 30 2008
Additional information: _____

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

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

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Page: 3 of 6
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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:

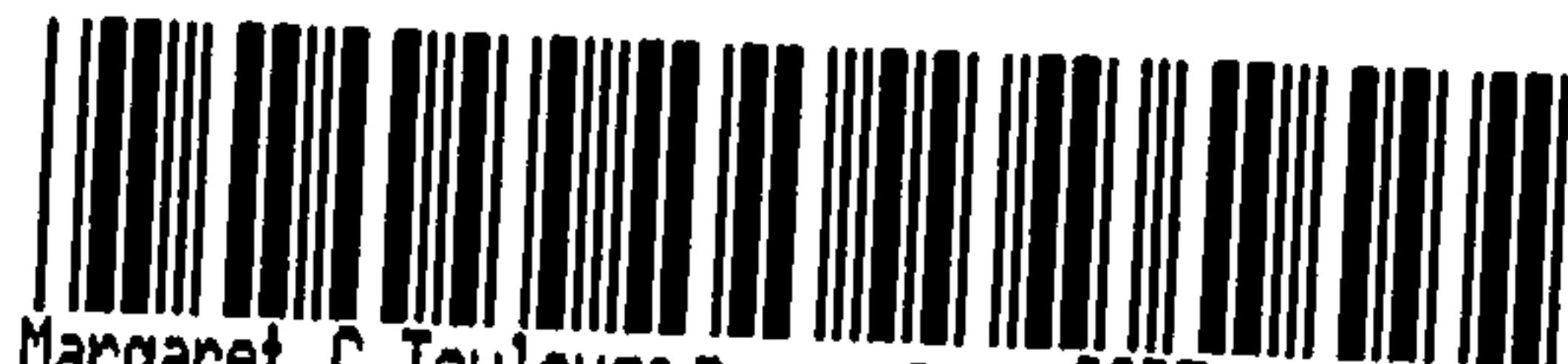
(1) A revised Financial Guaranty in an amount of not less than 125% of the cost of completing the remaining Improvements, as estimated by the City;

(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]: Ronald G. Spradlin Member
Name: Ronald G. Spradlin
Title: Managing Member TAG
Dated: 12-22-2006

CITY OF ALBUQUERQUE

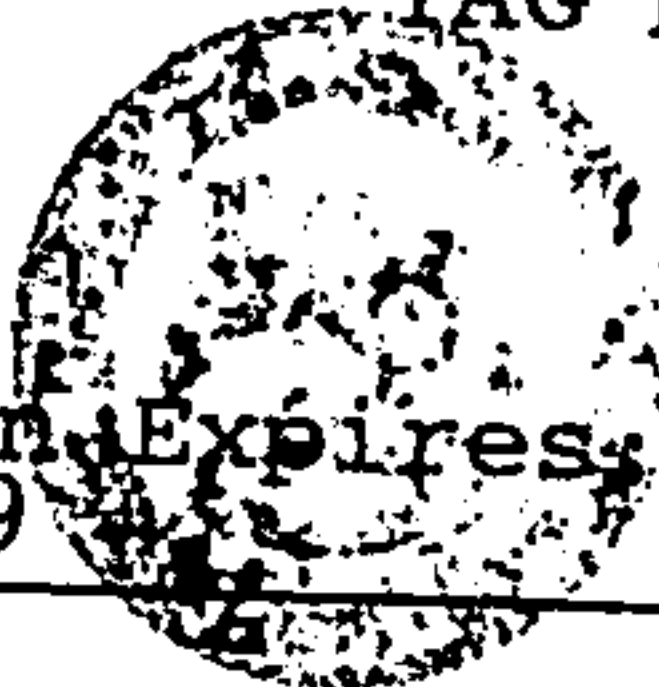
[Signature]
City Engineer
Dated: 12-28-06

12-26-06

SUBDIVIDER'S NOTARY

STATE OF NM)
) ss.
COUNTY OF Bernalillo

This instrument was acknowledged before me on 22nd day of December, 20 06 by [name of person:] Ronald G. Spradlin, [title or capacity, for instance, "President" or "Owner":] Managing Member of [Subdivider:] TAG Properties LLC



SHARON A. KING
NOTARY PUBLIC STATE OF NEW MEXICO

[Signature]
Notary Public

My Commission Expires: 10/11/09

CITY'S NOTARY

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

This instrument was acknowledged before me on 28th day of December, 20 06 by Richard Douste, 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



Margaret C Toulouse Bern. Co. AGRE R 19.00

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Page: 6 of 6
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Bk-A130 Pa-469

POWER OF ATTORNEY

NOTE: Must be signed and notarized

ORIGINAL

Amended Blc
3/29/06

INFRASTRUCTURE LIST

EXHIBIT 'A'
TO SUBDIVISION IMPROVEMENTS AGREEMENT
DEVELOPMENT REVIEW BOARD (D.R.B.) REQUIRED INFRASTRUCTURE LIST
PROPOSED NAME OF PLAT AND/OR SITE DEVELOPMENT PLAN
Wether Subdivision

Date Submitted: 4-2-04
Date Site Plan Approved: 4/4
Date Preliminary Plat Approved: 5/12/04
Date Preliminary Plat Expires: 5/12/08
DRB Project No.: 1005329
DRB Application No.: 04-00570

LOTS 6/7 BIK. Co. Tr. 3 Units N. 116. Acres
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 spurtament 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 spurtament or non-essential items can be deleted from the listing, those items may be deleted as well as the related portions of the financial guarantee. 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.

Sequence #	COA DRC Project #	Size	Type of Improvement	Location	From	To	Private Inspector	City Inspector	City Const Engineer
779382	779382	26'	Residential Street	Wether Ct.	Wether Dr.	Cul-de-Sac			
			Wetland etc	Wether Ct.	Wether Dr.	Cul-de-Sac			
			(4' SUNK, Deformed)	Wether Dr.	Wether Dr.	Wether Dr.			
			(See Note 2)	Wether Dr.	Wether Dr.	Wether Dr.			
		2'	Storm Culvert	Wether Dr.	Sulcom	Wether Dr.			
		4"	Waterline	Wether Ct.	Wether Dr.	Wether Dr.			
		8"	San Sewer	Wether Ct.	Wether Dr.	Cul-de-Sac			
		30"	RPC Storm Drain (99 L.F.)	Wether Ct.	Wether Dr.	Cul-de-Sac			
		4'	RPC Sidewalk	Wether Dr.	Exist Prop	Exist. 30M			
	779382	2' W	Conc. Burndown (Private)	N. Side Wether Dr.	SE To SW Cor.	(Along Frontage)			
		36"	RPC Storm Drain	Wether Dr.	To Wether Dr.				
			Indlg. Collection	Wether Dr.	To Wether Dr.				

Wether Ct.
990 E. of Ventura
To Ventura Blv
To Wether Estates
Existing 36" SD

INFRASTRUCTURE LIST

Date Submitted: 4-2-04
 Date Site Plan Approved: N/A
 Date Preliminary Plat Approved: _____
 Date Preliminary Plat Expires: _____
 DRB Project No.: _____
 DRB Application No.: _____

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

Vietner Ct. Subdivision (Wilshire Ave.)
 PROPOSED NAME OF PLAT AND/OR SITE DEVELOPMENT PLAN

LOTS 6/7, B1K. 16, T3, U3 N. 416. Acres
 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		Private Inspector	City Inspector	City Cnst Engineer
				From	To			
		* 8"	Waterline	Wilshire Ave	Frontage (330 L.F)	/	/	/
		* 8"	San. Sewer line	Wilshire Ave	Frontage (330 L.F)	/	/	/
		* 34'	COA 1/2 Residential SECTION C/A, 6' Sidewalk	Wilshire Ave, (S. Side)	Frontage (330 L.F)	/	/	/
						/	/	/
						/	/	/
						/	/	/
						/	/	/
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Sequence #	COA DRC Project #
	1792582

Size	Type of Improvement	Location	From	To	Private Inspector	City Inspector	City Const Engineer
36'	Reps storm drain	Ventura St		BLU			
2'	inldg. collection	Whitline		South to			
6'	Alley gutter			Existing 36'			
6'	SEWER.			Whitline BLU			
60x8	To REMOVE V.P. ON LOTS 6/7	Blon. LOTS					
	OF FINANCIAL GUARANTEES	1/8		Calda. Sea. Whitline			

- 1 Grading - Drainage Retention for all Private Improvements is required for release of the SID & financial guarantee.
- 2 Water & Sewer Improvements include services to all lots (6) inldg. associated Appliances
- 3 (1) Residential Street light per DPA inldg. w/ traffic
- 4 * Sidewalk deferred on internal street within subdivision

Philip W. Clark
 NAME (print)
 Clark Consulting Engineers
 FIRM
 SIGNATURE - date 4/2/04

DEVELOPMENT REVIEW BOARD MEMBER APPROVALS
 DRC CHAIR - date 5/12/04
 TRANSPORTATION DEVELOPMENT - date 5-12-04
 UTILITY DEVELOPMENT - date 5/12/04
 CITY ENGINEER - date 5/12/04
 PARKS & GENERAL SERVICES - date 5/12/04

MAXIMUM TIME ALLOWED TO CONSTRUCT THE IMPROVEMENTS WITHOUT A DRS EXTENSION:

REVISION	DATE	DRC CHAIR	USER DEPARTMENT	AGENT OWNER



OFFICIAL NOTICE OF DECISION

CITY OF ALBUQUERQUE
PLANNING DEPARTMENT
DEVELOPMENT REVIEW BOARD

May 3, 2006

9. **Project # 1003369**
06DRB-00588 Minor-Extension of Preliminary Plat

ADIL RIZVI request(s) the above action(s) for all or a portion of Lot(s) 6 & 7, Block(s) 16, Tract(s) 3, **UNIT 3 VINTNER COURT SUBDIVISION**, zoned R-D 5 DU/ACRE, located on WILSHIRE NE, between VENTURA NE and CORONA NE containing approximately 2 acre(s). [REF:04DRB00510, 04DRB00511, 04DRB00513, 04DRB00519, 04DRB00514] (C-20)

At the May 3, 2006, Development Review Board meeting, a one-year extension of the preliminary plat was approved.

Sheran Matson, AICP, DRB Chair

Cc: Adil Rizvi, 7515 Treviso Ct NE, 87113
Marilyn Maldonado, Planning Department, 4th Floor, Plaza del Sol Bldg.
File



OFFICIAL NOTICE OF DECISION

8. **Project # 1003369**
05DRB-00826 Minor-Extension of Preliminary Plat

ADIL RIZVI request(s) the above action(s) for all or a portion of Lot(s) 6 & 7, Block(s) 16, Tract(s) 3, **VINTER COURT SUBDIVISION, UNIT 3**, zoned R-D, located on WILSHIRE NE, between VENTURA NE and CORONA NE containing approximately 2 acre(s). [REF: 04DRB00511, 04DRB00513, 04DRB00519, 04DRB00514] (C-20)

At the May 25, 2005, Development Review Board meeting, a one-year extension of the preliminary plat was approved.


Sheran Matson, AICP, DRB Chair

Cc: Adil Rizvi, 7049 Luella Anne NE, 87109
Marilyn Maldonado, Planning Department, 4th Floor, Plaza del Sol Bldg.
File

FINANCIAL GUARANTY AMOUNT

08/30/2006

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

Project Description:

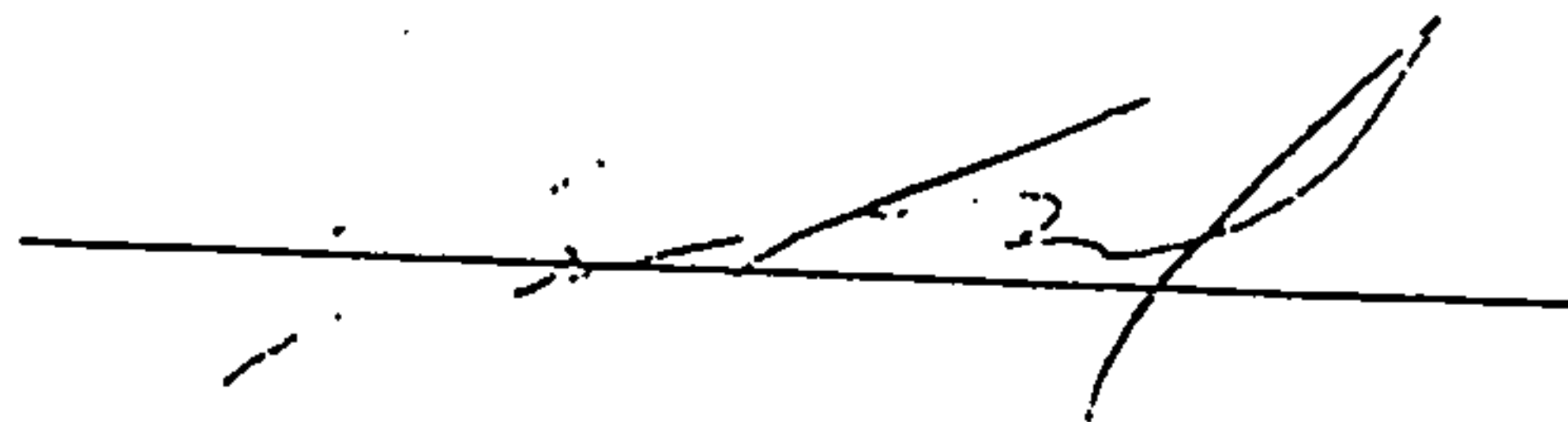
Project ID #: 779382, Vintner Ct. PavingAndUtilities Improv's, Phase/Unit

Requested By: Adil Rizvi

Approved estimate amount:		\$33,143.26
Contingency Amount:	0.00%	\$.00
Subtotal:		\$33,143.26
NMGRT	6.875%	\$2,278.60
Subtotal:		\$35,421.86
Engineering Fee	6.60%	\$2,337.84
Testing Fee	2.00%	\$708.44
Subtotal:		\$38,468.14
FINANCIAL GUARANTY RATE		1.25
Retainage Amount:		\$.00
TOTAL FINANCIAL GUARANTY REQUIRED		\$48,085.18

APPROVAL:

DATE:



8-30-06

Notes: This FG is for the on-site Vintner Ct imprv's. See 779381 for Wilshire imprv's. Approved LOMR required prior to release of FG. Cert for grading & drainage required prior to release of FG.



December 19, 2006

Dr. Bruce J. Pearlman, PhD
Chief Administrative Officer
City of Albuquerque
PO Box 1293
Albuquerque, NM 87103

LOAN RESERVE LETTER No. 2376

RE: Loan Reserve for Tag Properties, LLC
City of Albuquerque, Project ID# 779382
Project Name: Vintner Court Subdivision
Loan Reserve Amount: Forty Eight Thousand Eighty Five
Dollars and 18/100, (\$48,085.18)

Dear Dr. Pearlman:

This is to advise the City of Albuquerque ("City") that, at the request of Tag Properties, LLC ("Borrower"), First Community Bank, ("Financial Institution") in , New Mexico, commits the sum of Forty Eight Thousand Eighty Five Dollars and 18/100, (\$48,085.18) ("Loan Reserve") for the exclusive purpose of providing the financial guarantee which the City requires Tag Properties, LLC, ("Subdivider") to provide for the installation of the improvements which must be constructed at Vintner Court Subdivision, Project No.779382 (Project"). The Amount of the Loan Reserve is 125% of the City's estimated cost of the Project, as required by the City's Subdivision Ordinance. The improvements are identified in the agreement between the City of Albuquerque and Subdivider, which was recorded on 1/2/07 in the records of the Clerk of Bernalillo County, New Mexico, in Book Misc. A130 at pages 469 to 469, ("Agreement").

1. Reduction of Commitment. If the City Engineer, or that person's authorized designee, determines that it is appropriate to release a specified amount of the Loan Reserve as the result of the Subdivider's construction of a portion of the required infrastructure, then the City

Engineer, or that person's authorized designee, may execute an "Authorization to Reduce" which will authorize the Financial Institution to release a specified amount from the Loan Reserve.

The Authorization to Reduce will state the amount of the "Reduced Loan Reserve Balance" which must be maintained following the reduction. The Reduced Loan Reserve Balance shall not be reduced by more than 90% of the City's estimated cost of the Project until the Project is accepted by the City. When the Financial Institution receives the Authorization to Reduce, which has been signed by the City, the Financial Institution may reduce the Loan Reserve to the Reduced Loan Reserve Balance.

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


3. Draw on Reserve. If by November 30, 2007, the improvements described in the Agreement have not been fully installed, inspected, approved and accepted by the City, then, upon presentation between November 30, 2007, and January 30, 2008, inclusive, the City may demand payment from the Financial Institution up to the lesser of the amount stated in this Loan Reserve Letter or the latest Reduced Loan Reserve Balance authorized in writing by the City. The City may demand payment by delivering to the Financial Institution a certified "Demand for Payment" executed by the CAO which shall state that the Subdivider has failed to comply with the terms of the Agreement and also shall state the estimated cost of

completing the improvements specified in the Agreement ("Estimated Cost of Completion"). Upon receipt of the Demand for Payment, the Financial Institution promptly shall draw from the Loan Reserves cashier's check to the City of Albuquerque the amount of 125% of the estimated cost of completion, not to exceed the lesser of the total Loan Reserve amount stated in this Loan Reserve Letter or the latest Reduced Loan Reserve Balance authorized in writing by the City. The Financial Institution shall deliver the cashier's check promptly to the City.

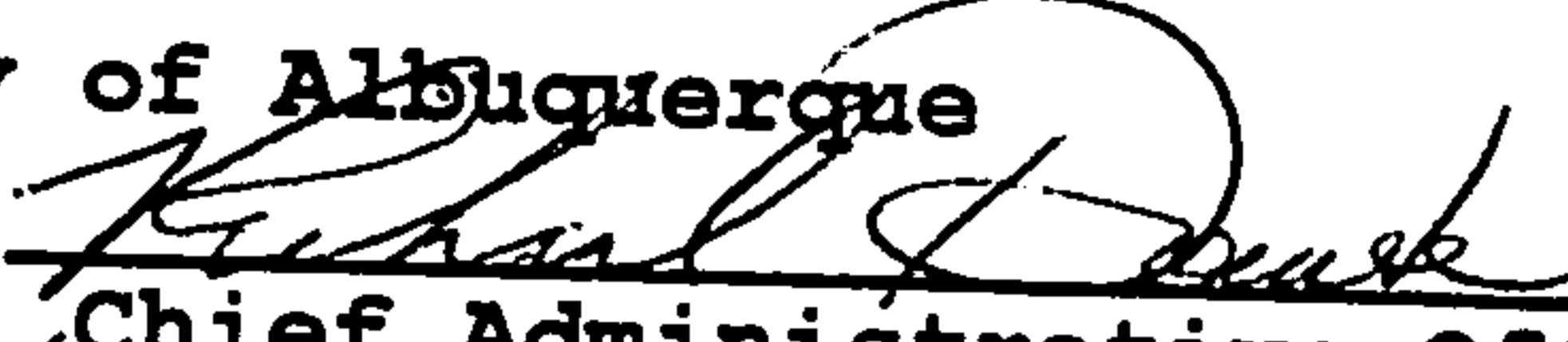
4. Termination of Reserve. This Loan Reserve is for the benefit of the City and shall be irrevocable until the occurrence of one of the following:

- A. Sixty (60) days after the City accepts the completed improvements specified in the Agreement; or
- B. City delivery of the Demand for Payment and the Financial Institution's payment to the City of cashier's check as required in Section 3 herein; or
- C. Expiration of the date January 30, 2008; or
- D. Written termination of this Loan Reserve Letter, signed by the Chief Administrative Officer of the City.

Very truly yours,


Bobby J. Nafus,
Sr. Vice President

ACCEPTED:

City of Albuquerque
By: 
Chief Administrative Officer
Or authorized designee

Title: City Engineer
Dated: 12-28-06

12-26-06

No. of Lots: 5
Nearest Major Streets
Ventura - Wilshire

FIGURE 19
SIDEWALK DEFERRAL
AGREEMENT
PROJECT NO. 779382

THIS AGREEMENT is made this 28 day of December, 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 Tag Properties LLC ("Developer"), whose address is P.O. Box 20688 and whose telephone number is 220-9224, a (state the type of business entity, for instance, "New Mexico corporation," "general partnership," "joint venture," "individual," etc.): General Partnership, is made in Albuquerque, New Mexico, and is entered into as of the date of final execution of this Agreement.

WHEREAS, the Developer is developing certain lands within the City of Albuquerque, County of Bernalillo, State of New Mexico, known as (existing legal description) Lots 6 and 7, Block, Tract, Unit, NAA (the "Subdivision"); and

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

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

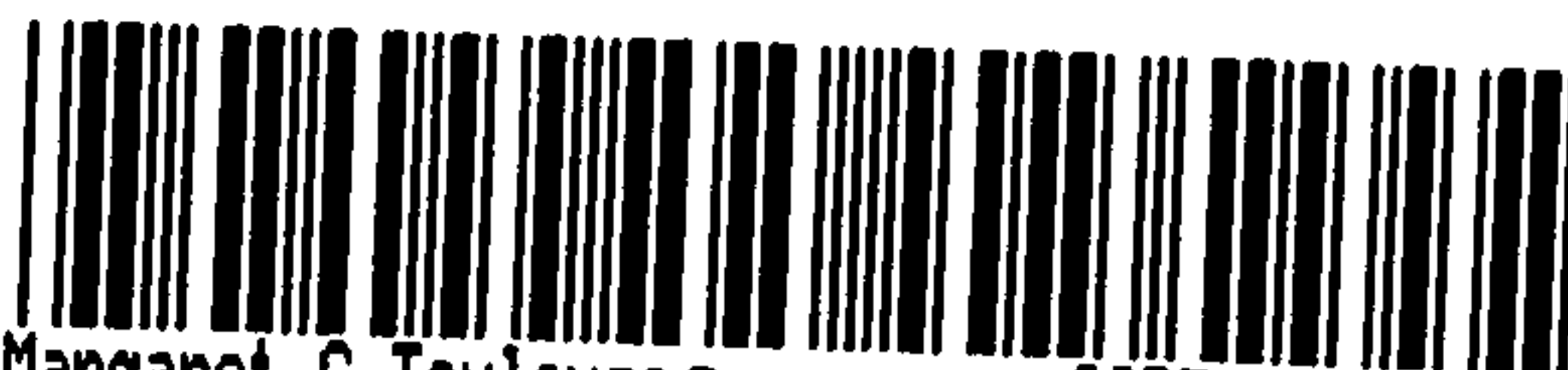
WHEREAS, the Subdivision Ordinance requires all sidewalks to be completed within four (4) years after execution of the Agreement to Construct Subdivision Improvements; and

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

THEREFORE, the City and the Developer agree:

1.A. Sidewalk Construction Deadline. Developer has obtained a sidewalk deferral, as shown in the attached Exhibit "A", which is a copy of the Development Review Board's decision regarding the deferral granted. Developer agrees to utilize the City's sidewalk permit process and complete the sidewalks to the satisfaction of the City by November 30, 2007 ("Sidewalk Construction Deadline").

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



Developer must request and obtain an extension from the Development Review Board and submit the required documentation to the Design Review Section before expiration of the four (4) years.

2. Financial Guaranty. Developer will provide a financial guaranty in an amount of not less than 125% of the cost of constructing the sidewalk improvements within the Subdivision, as determined by the City. The financial guaranty must be irrevocable and may be in the form of a City-approved bond, letter of credit, escrow deposit or loan reserve letter issued by a federally insured financial institution; a bond issued by a surety qualified to do business in New Mexico; or other pledge of liquid assets which meets all City requirements. The City must be able to call the financial guaranty at any time within the sixty (60) days immediately following the Sidewalk Construction Deadline. To meet the Subdivision Ordinance requirements, the Developer has provided the following "Financial Guaranty":

Type of Financial Guaranty: Letter of Loan Reserve Letter No: 2377
Amount: \$ 8,574.14 Name of Financial Institution or
Surety providing Guaranty: First Community Bank
Date City first able to call Guaranty (Sidewalk Construction
Deadline): November 30, 2007.
If Guaranty other than a Bond, last day City able to call
Guaranty is: January
Additional Information: _____, 2008.

3. Completion, Acceptance and Release. The Developer shall report completion of sidewalk construction in writing to the City. The City shall inspect the sidewalks to verify completion. Upon acceptance of the improvements, the City shall promptly release the financial guaranty and this Sidewalk Deferral Agreement.

4. Conveyance of Property Rights. When the sidewalks have been constructed, if the City does not own the real property upon which the sidewalks are constructed, the Developer shall convey to the City the real property rights required by the City together with the improvements, free and clear of all claims, encumbrances and liens, before the City will release the Financial Guaranty and Sidewalk Deferral Agreement. Conveyance may be by dedication on the final plat of the Subdivision.

5. Indemnification. Until the sidewalks are accepted by the City, the Developer shall be solely responsible for maintaining the premises upon which the sidewalks are being constructed in a safe condition. The Developer agrees to defend, indemnify and hold harmless the City and its officers, agents and employees from and against all suits, actions or claims of any kind brought because of any injury or damage arising out of the design or construction of the sidewalks, or by reason of any act, omission or misconduct of the Developer, its agents or employees. The indemnification required hereunder shall not be limited as a result of the specifications of any applicable insurance coverage. Nothing herein is intended to impair any right or immunity under the laws of the State of New Mexico. Provided, however, to the extent, if at all, Section 56-7-1 NMSA to liability, claims, damages, losses or expenses, including attorney fees, reports, surveys, change orders, designs or specifications by the City, or the arising out of (1) the preparation or approval of maps, drawings, opinions, agents or employees of the City; or (2) the giving of or the failure to give directions or instructions by the City, where such giving or failure to give directions or instructions is the primary cause of bodily injury to persons or damage to property.

6. Assignment. This Agreement shall not be assigned without the prior



written consent of the City and the Developer and the express written concurrence of financial institution or surety which has undertaken to guaranty the completion of the Improvements. The City's approval will not be withheld unreasonably. If so assigned, this Agreement shall extend to and be binding upon the successors and assigns of the parties hereto.

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

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

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

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

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

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

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

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

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



16. Authority to Execute. If the Developer signing below is not the Owner of the Subdivision, the owner must provide a Power of Attorney or other evidence of authority to execute this Agreement which is acceptable to the City.
Executed on the date stated in the first paragraph of this Agreement.

DEVELOPER:

By (signature): [Signature]
Name: Ronald G. Spradlin
Title: Managing Member - TAG
Dated: 12-22-2006

CITY OF ALBUQUERQUE
By: [Signature]
City Engineer
Dated: 12-28-06

STATE OF NM)
COUNTY OF Bernalillo) ss.

DEVELOPER'S NOTARY

12-26-06

This instrument was acknowledged before me on 22nd day of December, 2006 by (name of person:) Ronald G. Spradlin, (title or capacity, for instance, "President" or "Owner":) Managing Member of (Developer:) TAG Properties LLC

My Commission Expires: 10/11/09
Notary Public: [Signature]
SHARON A. KING
CITY OF NEW MEXICO

STATE OF New Mexico)
COUNTY OF Bernalillo) ss.

CITY'S NOTARY

This instrument was acknowledged before me on 28th day of December, 2006 by Richard Tourte, City Engineer of the City of Albuquerque, a municipal corporation, on behalf of said corporation.

My Commission Expires: 11-25-2007

[Signature]
Notary Public

EXHIBIT "A" ATTACHED

X:\RELU\SHARE\AGREKJC\sidedeferralagreementrevised.doc



FINANCIAL GUARANTY AMOUNT

08/30/2006

Type of Estimate: Sidewalk Deferral

Project Description:

Project ID #: 779382, Vintner Ct. Paving And Utilities Improv's, Phase/Unit #

Requested By: Adil Rizvi

Approved estimate amount:

NMGRT

6.875%

\$6,418.07

Subtotal:

\$441.24

125% FINANCIAL GUARANTY RATE

\$6,859.31


TOTAL FINANCIAL GUARANTY REQUIRED

1.25

\$8,574.14

APPROVAL:

DATE:



8-30-06

Notes:



C EXHIBIT 11
OFFICIAL NOTICE OF DECISION

CITY OF ALBUQUERQUE
PLANNING DEPARTMENT
DEVELOPMENT REVIEW BOARD

May 12, 2004

6. Project # 1003369

04DRB-00510 Major-Preliminary Plat Approval
04DRB-00511 Major-Vacation of Pub Right-of-Way
04DRB-00513 Minor-Temp Defer SDWK
04DRB-00519 Minor-Vacation of Private Easements

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

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

At the May 12, 2004, Development Review Board meeting, with the signing of the infrastructure list dated 5-12-04 and approval of the grading plan engineer stamp dated 4-20-04 the preliminary plat was approved with the following condition of final plat:

A private drainage easement for the benefit of Lot 8, Block 16, Tract 3, Unit 3 across Lot 2 must be identified.

The vacations were approved as shown on Exhibit B in the Planning file, subject to these findings and conditions:

FINDINGS:

1. The public welfare is in no way served by retaining the rights-of-way and/or easements.
2. There is no convincing evidence that any substantial property right is being abridged against the will of the owner of the right.

CONDITIONS:

1. Final disposition shall be through the City Real Estate Office.



**OFFICIAL NOTICE OF DECISION
PAGE 2**

2. The vacated property shall be shown on a replat approved by the Development Review Board and the approved replat shall be filed for record with the Bernalillo County Clerk's Office within one year.
3. Affected utility companies shall acknowledge the vacation by their signatures on the replat.

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

Application #04DRB-00514 – Drainage Plan to Determine Cost Allocation for Storm Drainage Improvements was deferred to the May 26, 2004 DRB hearing.

04DRB-00659 Minor-Sidewalk Waiver

BOB KEERAN agent(s) for LLAVE CONSTRUCTION INC. request(s) the above action(s) for all or a portion of Lot(s) 6 & 7, Block(s) 16, Tract(s) 3, Unit(s) 3, NORTH ALBUQUERQUE ACRES, VINTNER COURT SUBDIVISION, zoned R-D residential and related uses zone, developing area, located on VINTNER NE, between VENTURA NE and CORONA NE containing approximately 2 acre(s). [REF: 04DRB-00510, 04DRB-0511, 04DRB-00513, 04DRB-00519, 04DRB-00514] (C-20)

At the May 12, 2004, Development Review Board meeting, the sidewalk variance for the waiver of sidewalks was approved as shown on Exhibit C in the Planning file.

If you wish to appeal this decision, you must do so by May 27, 2004 in the manner described below.

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

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



**FIRST
COMMUNITY
BANK**

December 19, 2006

Dr. Bruce J. Pearlman, PhD
Chief Administrative Officer
City of Albuquerque
PO Box 1293
Albuquerque, NM 87103

LOAN RESERVE LETTER No. 2377

RE: Loan Reserve for Tag Properties, LLC
City of Albuquerque, Project ID# 779382
Project Name: Vintner Court Subdivision
Loan Reserve Amount: Eight Thousand Five Hundred
Seventy Four Dollars and 14/100, (\$8,574.14)

Dear Dr. Pearlman:

This is to advise the City of Albuquerque ("City") that, at the request of Tag Properties, LLC ("Borrower"), First Community Bank, ("Financial Institution") in , New Mexico, commits the sum of Eight Thousand Five Hundred Seventy Four Dollars and 14/100, (\$8,574.14) ("Loan Reserve") for the exclusive purpose of providing the financial guarantee which the City requires Tag Properties, LLC, ("Subdivider") to provide for the installation of the improvements which must be constructed at Vintner Court Subdivision, Project No.779382 (Project"). The Amount of the Loan Reserve is 125% of the City's estimated cost of the Project, as required by the City's Subdivision Ordinance. The improvements are identified in the agreement between the City of Albuquerque and Subdivider, which was recorded on 1-2-07 in the records of the Clerk of Bernalillo County, New Mexico, in Book Misc. 130 at pages 468 to 468, ("Agreement").

1. Reduction of Commitment. If the City Engineer, or that person's authorized designee, determines that it is appropriate to release a specified amount of the Loan Reserve as the result of the Subdivider's construction of

a portion of the required infrastructure, then the City Engineer, or that person's authorized designee, may execute an "Authorization to Reduce" which will authorize the Financial Institution to release a specified amount from the Loan Reserve.

The Authorization to Reduce will state the amount of the "Reduced Loan Reserve Balance" which must be maintained following the reduction. The Reduced Loan Reserve Balance shall not be reduced by more than 90% of the City's estimated cost of the Project until the Project is accepted by the City. When the Financial Institution receives the Authorization to Reduce, which has been signed by the City, the Financial Institution may reduce the Loan Reserve to the Reduced Loan Reserve Balance.

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

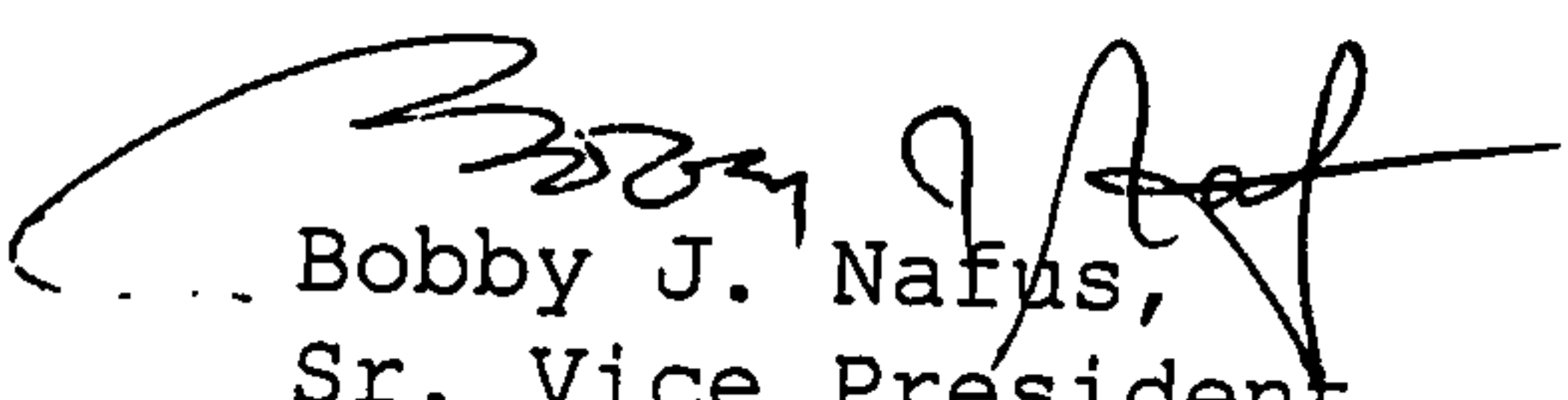
3. Draw on Reserve. If by November 30, 2007, the improvements described in the Agreement have not been fully installed, inspected, approved and accepted by the City, then, upon presentation between November 30, 2007, and January 30, 2008, inclusive, the City may demand payment from the Financial Institution up to the lesser of the amount stated in this Loan Reserve Letter or the latest Reduced Loan Reserve Balance authorized in writing by the City. The City may demand payment by delivering to the Financial Institution a certified "Demand for Payment" executed by the CAO which shall state that the Subdivider has failed to comply with the terms of the

Agreement and also shall state the estimated cost of completing the improvements specified in the Agreement ("Estimated Cost of Completion"). Upon receipt of the Demand for Payment, the Financial Institution promptly shall draw from the Loan Reserves cashier's check to the City of Albuquerque the amount of 125% of the estimated cost of completion, not to exceed the lesser of the total Loan Reserve amount stated in this Loan Reserve Letter or the latest Reduced Loan Reserve Balance authorized in writing by the City. The Financial Institution shall deliver the cashier's check promptly to the City.

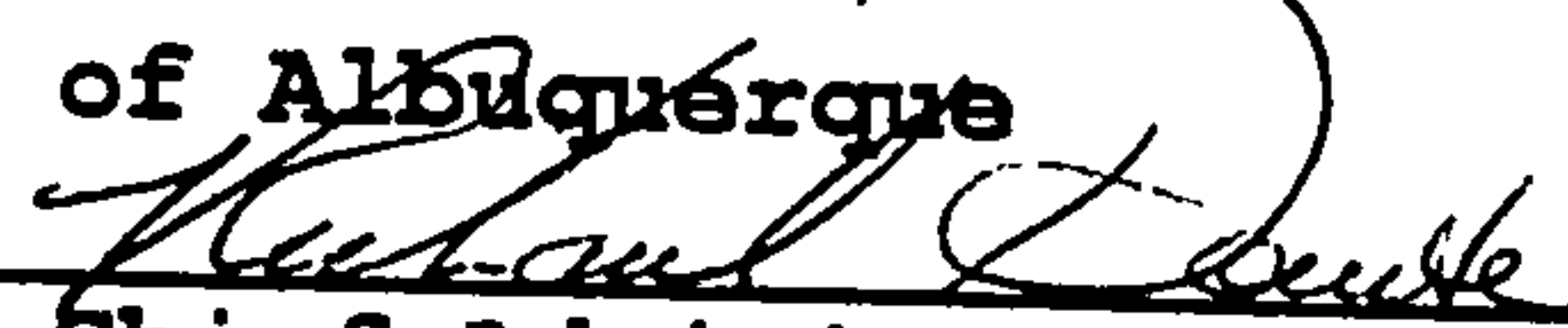
4. Termination of Reserve. This Loan Reserve is for the benefit of the City and shall be irrevocable until the occurrence of one of the following:

- A. Sixty (60) days after the City accepts the completed improvements specified in the Agreement; or
- B. City delivery of the Demand for Payment and the Financial Institution's payment to the City of cashier's check as required in Section 3 herein; or
- C. Expiration of the date January 30, 2008; or
- D. Written termination of this Loan Reserve Letter, signed by the Chief Administrative Officer of the City.

Very truly yours,



Bobby J. Nafus,
Sr. Vice President

ACCEPTED:

City of Albuquerque
By: 
Chief Administrative Officer
Or authorized designee

Title: City Engineer

Dated: 12-28-06


12-26-06

ADDENDUM TO COVER PAGE

December 27, 2006
(Date)

TO: Kevin Curran, Assistant City Attorney, Legal Department

FROM: Project Administrator, Project Review Sec., PWD

SUBJECT: PROJECT NAME: *Vitner Court* PROJECT # *779382*

The attached documents have been review, approved, initialed and/or signed by the DRC Chairman and are submitted for your action as noted.

on 12-26-06

<u>ITEM</u>	<u>ACTION</u>		<u>Comments</u>
	<u>Review & Approval</u>	<u>Reference</u>	
Procedure "A".....	0000	0000	_____
Procedure "B".....	0000	0000	_____
Procedure "B" Modified Non Work Order.....	0000	0000	_____
Procedure "C".....	0000	0000	_____
Procedure "C" Modified.....	0000	0000	_____
Special Agreement.....	0000	0000	_____
Sidewalk Deferral Agreement.....	0000	0000	_____
Amendment.....	0000	0000	_____
Assignment.....	0000	0000	_____
Financial Guarantee.....	0000	0000	_____
Construction Paperwork:			
Contractors Proposal.....	0000	0000	_____
Performance/Warranty Bonds.....	0000	0000	_____
Labor/Material Bonds.....	0000	0000	_____
Certificate of Insurance.....	0000	0000	_____
Engineers Cost Estimate.....	0000	0000	_____
Extension.....	0000	0000	_____
Release/Agreement.....	0000	0000	_____
Release/Financial Guarantee.....	0000	0000	_____
Calling Notice.....	0000	0000	_____
Letter of Commitment.....	0000	0000	_____
Reduction Letter.....	0000	0000	_____
License Agreement.....	0000	0000	_____
Monitoring Well Permit.....	0000	0000	_____
Agreement & Covenant.....	0000	0000	_____
Drainage Covenant.....	0000	0000	_____
Revocable Permit.....	0000	0000	_____
Encroachment.....	0000	0000	_____
Permanent Easement.....	0000	0000	_____
Temporary Easement.....	0000	0000	_____
Power of Attorney.....	0000	0000	_____
Certificate of Work Order Completion.....	0000	0000	_____
Certificate of Completion and Acceptance.....	0000	0000	_____
Grading & Drainage Certification.....	0000	0000	_____
Notice of Acceptance - Centerline Monu.....	0000	0000	_____
Corporate Resolution.....	0000	0000	_____
Sidewalk Verif/Calc.....	0000	0000	_____

Other: *(2) official Notice extending Preliminary Plat*

Please Call *Marilyn Maldonado* at *924-3997* if you have any questions regarding the above or when the documents are ready to be picked up.

No. of Attachments *(6)*

No. of Lots: 5
Nearest Major Streets: Ventura
Wilshire

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 28th day of December, 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 Tag Properties LLC ("Subdivider"), a [state the type of business entity, for instance, "New Mexico corporation," "general partnership," "joint venture," "individual," etc.:] General Partnership, whose address is P.O. Box 20688 and whose telephone number is 220-9224, is made in Albuquerque, New Mexico, and is entered into as of the date of final execution of this Agreement.

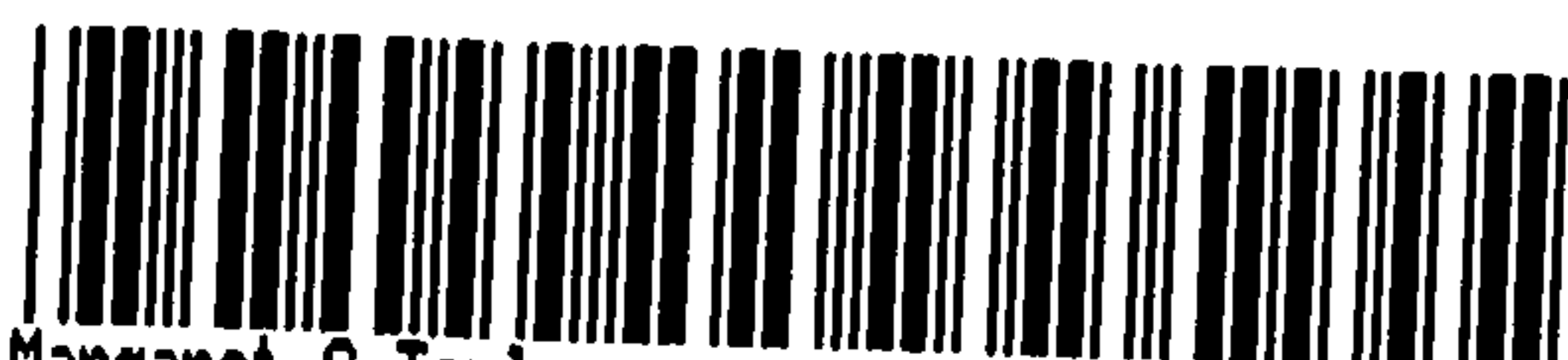
1. Recital. The Subdivider is developing certain lands within the City of Albuquerque, Bernalillo County, New Mexico, known as [existing legal description:] Lots 6 and 7, Block 16, Tract 3, Unit 3, recorded on Sept 10, 1931 in the records of the Bernalillo County Clerk at Book _____, pages _____ through _____ (the "Subdivision"). The Subdivider certifies that the Subdivision is owned by [state the name of the present real property owner exactly as shown on the real estate document conveying title in the Subdivision to the present owner:] Tag Properties ("Owner").

The Subdivider has submitted and the City has approved a preliminary plat or Site Development Plan identified as Vitner Court 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 30 day of November, 2007 ("Construction Completion Deadline"), at no cost to the City. The Improvements are shown in greater detail on the Subdivider's proposed and approved plans, which have been filed with the City Engineer and are identified as Project No. 779381.

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



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

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

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

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

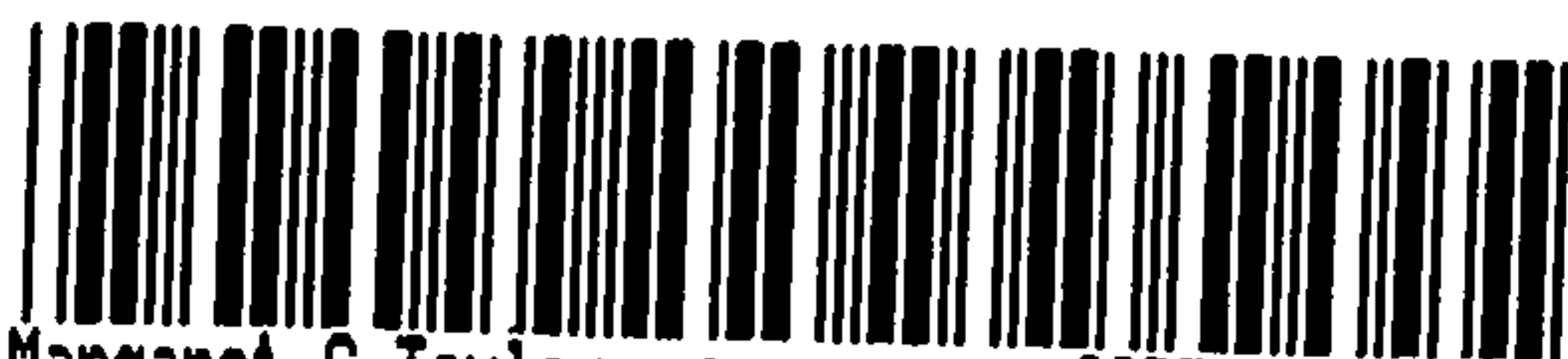
<u>Type of Fee</u>	<u>Amount</u>
<u>Engineering Fee</u>	<u>3.25% of Actual Construction Cost</u>
<u>Excavation And Sidewalk Ordinance, Street Restoration Fees</u>	<u>As per required City - approved estimate. (Figure 7)</u>

(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 Teltrametrics / RTI, and construction surveying of the private Improvements shall be performed by Teltrametrics / RTI. 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 RTI-Resource Tech., and inspection of the private Improvements shall be performed by RTI-Resource Tech., both New Mexico Registered Professional Engineers. If the inspection is performed by an entity other than the City, the City may monitor the inspection and the Subdivider



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

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

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

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

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

Type of Financial Guaranty: Loan Reserve Letter No 2378
Amount: \$ 174,059.53 Name of Financial Institution or Surety
providing Guaranty: First Community Bank
Date City first able to call Guaranty: 1 November 30 - 2007
[Construction Completion Deadline]: November 30 2007
If Guaranty other than a Bond, last day City able to call Guaranty is:
January 30 2008
Additional information: _____

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

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



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

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

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

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

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

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

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

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

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



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

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

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

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

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

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

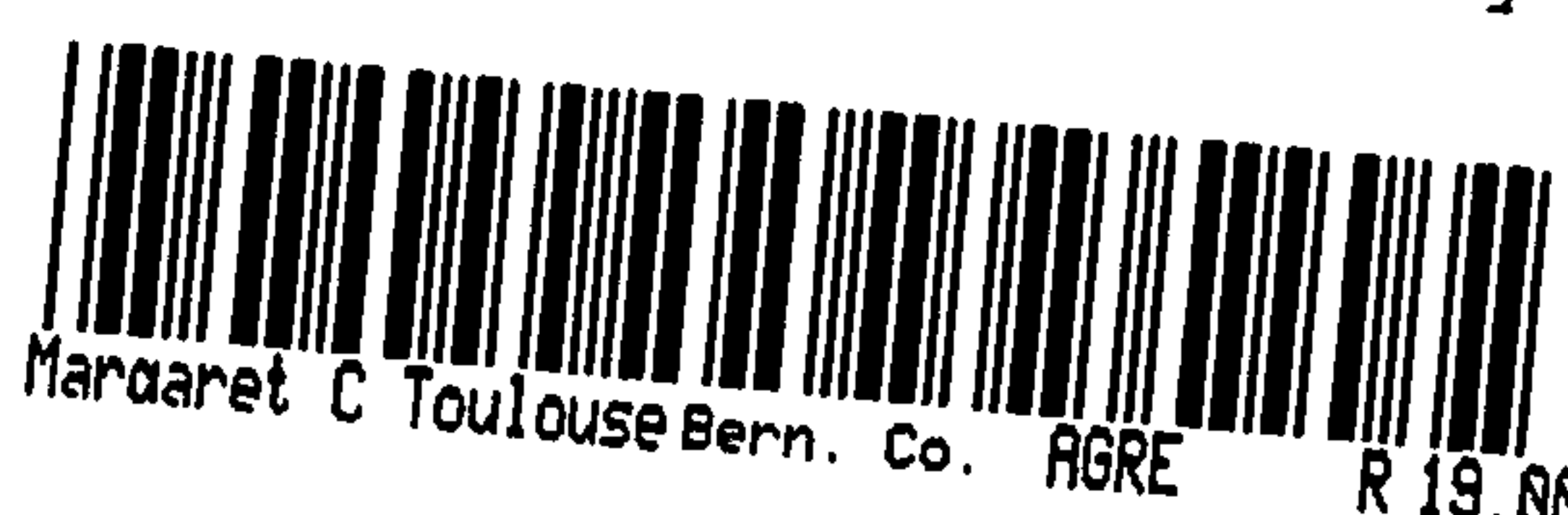
17. Changes to Agreement. Changes to this Agreement are not binding unless made in writing, signed by both parties.

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

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

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

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



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Page: 5 of 6
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09/04

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

SUBDIVIDER:

By [Signature]: Ronald G. Spradlin
Name: Ronald G. Spradlin
Title: Managing Member - TAG
Dated: 12-22-2006

CITY OF ALBUQUERQUE
[Signature]
City Engineer
Dated: 12-28-06
[Signature] 12-26-06

SUBDIVIDER'S NOTARY

STATE OF NM)
) ss.
COUNTY OF Bernalillo

This instrument was acknowledged before me on 22nd day of December, 20 06 by [name of person:] Ronald G. Spradlin, [title or capacity, for instance, "President" or "Owner":] Managing Member, [Subdivider:] TAG Properties LLC of



SHARON A. KING
NOTARY PUBLIC STATE OF NEW MEXICO
My Commission Expires: 11-11-09

[Signature]
Notary Public

CITY'S NOTARY

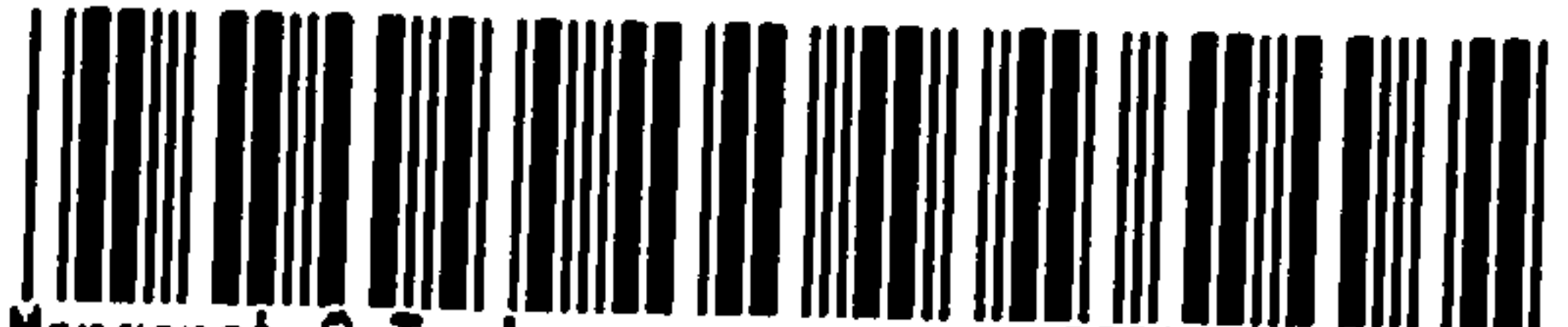
STATE OF NEW MEXICO)
) ss.
COUNTY OF BERNALILLO

This instrument was acknowledged before me on 28th day of December, 20 06 by Richard Sourte, City Engineer of the City of Albuquerque, a municipal corporation, on behalf of said corporation.

My Commission Expires:
11-25-2007

[Signature]
Notary Public

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

ORIGINAL
Amended g/w
3/29/06

INFRASTRUCTURE LIST

Date Submitted: 4-2-04
Date Site Plan Approved: N/A
Date Preliminary Plat Approved: 5/12/01
Date Preliminary Plat Expires: 5/13/05
DRB Project No.: 10053379
DRB Application No.: 04-00570

EXHIBIT "A"
TO SUBDIVISION IMPROVEMENTS AGREEMENT
DEVELOPMENT REVIEW BOARD (D.R.B.) REQUIRED INFRASTRUCTURE LIST
Vintner St. Subdivision
PROPOSED NAME OF PLAT AND/OR SITE DEVELOPMENT PLAN

LOTS 6/7, 8/1K, 16, 7E, 3, Unit 3 N. Alb. Acres
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 applicant 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 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 guarantee. All such revisions require approval by the DRC Chair, the User Department and applicant. 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 incorporated 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 Crst Engineer
		26'	Residential Street	Vintner Ct.	Vintner Dr.	Cul-de-Sac			
			4' Sawk. (Deferred) See Note A						
		2'	Sewer Culvert	Vintner Dr.	S/W Cor	Vintner Dr			
		4"	Waterline	Vintner Ct.	Vintner Dr.	Cul-de-Sac			
		8"	San Sewer	Vintner Ct.	Vintner Dr.	Cul-de-Sac			
		30"	RCP Storm Drain (476.F.)	Vintner Dr	Vintner Dr.	Cul-de-Sac			
		4'	PCC Sidewalk	Vintner Dr	Exist. Drop Inlet	Exist. 30" SD			
		2'W	Cons. Easement (Private)	N. Side Vintner Dr.	SE To SW Cor.	(Along Frontage)			
		36"	RCP Storm Drain Mhdg. Collection	New Lot 4-5 Esmt	To Vintner Dr.				

Sequence #	WVA DRG Project #

Size: 36' Type of Improvement: Rep storm drain
 Location: Venture St. Whitshire South to
 2' inclg. Collection
 6' Alley Gutter
 Pkt. Esmt Lot 6
 SDWK. Lot 6
 Whitshire
 60MR 1/6
 Bthon. Lots Cul-de-Sac, Whitshire

Private Inspector	City Inspector	City Cnst Engineer

- 1 Grading - Drainage Certification for all Private Improvements is required for release of the SIA & financial guarantee.
- 2 Water & Sewer Improvements include services to all lots (6) inclg. Associated Appurtenances
- 3 (1) Residential Street light per DPM/Intg. w/ Traffic
- 4 Sidewalk deferred on internal street within subdivision

Philip W. Clark
 NAME (print)

Clark Consulting Engineers
 FIRM

[Signature]
 SIGNATURE - date 4/2/04

[Signature]
 DRG CHAIR - date 5/12/04

[Signature]
 TRANSPORTATION DEVELOPMENT - date 5-12-04

[Signature]
 UTILITY DEVELOPMENT - date 5/12/04

[Signature]
 CITY ENGINEER - date 5/12/04

[Signature]
 PARKS & GENERAL SERVICES - date 5/12/04

AMAFOA - date

- date

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

REVISION	DATE	DESIGN REVIEW COMMITTEE REVISIONS	DRG CHAIR	USER DEPARTMENT	AGENT OWNER



OFFICIAL NOTICE OF DECISION

CITY OF ALBUQUERQUE
PLANNING DEPARTMENT
DEVELOPMENT REVIEW BOARD

May 3, 2006

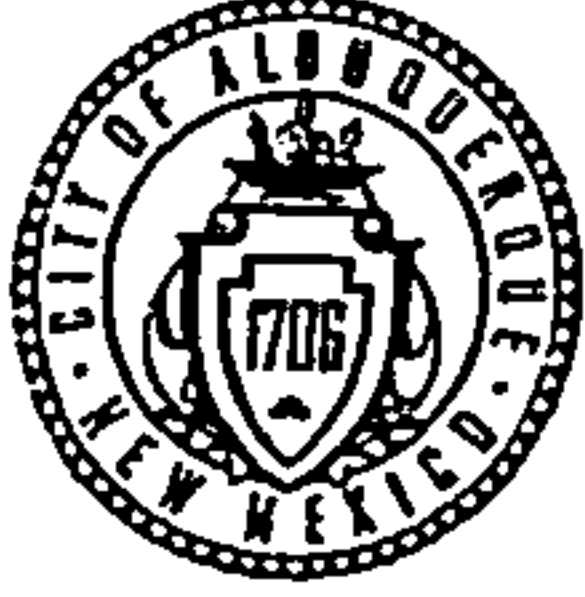
9. **Project # 1003369**
06DRB-00588 Minor-Extension of Preliminary Plat

ADIL RIZVI request(s) the above action(s) for all or a portion of Lot(s) 6 & 7, Block(s) 16, Tract(s) 3, **UNIT 3 VINTNER COURT SUBDIVISION**, zoned R-D 5 DU/ACRE, located on WILSHIRE NE, between VENTURA NE and CORONA NE containing approximately 2 acre(s). [REF:04DRB00510, 04DRB00511, 04DRB00513, 04DRB00519, 04DRB00514] (C-20)

At the May 3, 2006, Development Review Board meeting, a one-year extension of the preliminary plat was approved.


Sheran Matson, AICP, DRB Chair

Cc: Adil Rizvi, 7515 Treviso Ct NE, 87113
Marilyn Maldonado, Planning Department, 4th Floor, Plaza del Sol Bldg.
File



OFFICIAL NOTICE OF DECISION

8. **Project # 1003369**
05DRB-00826 Minor-Extension of Preliminary Plat

ADIL RIZVI request(s) the above action(s) for all or a portion of Lot(s) 6 & 7, Block(s) 16, Tract(s) 3, **VINTER COURT SUBDIVISION, UNIT 3**, zoned R-D, located on WILSHIRE NE, between VENTURA NE and CORONA NE containing approximately 2 acre(s). [REF: 04DRB00511; 04DRB00513, 04DRB00519, 04DRB00514] (C-20)

At the May 25, 2005, Development Review Board meeting, a one-year extension of the preliminary plat was approved.


Sheran Matson, AICP, DRB Chair

Cc: Adil Rizvi, 7049 Luella Anne NE, 87109
Marilyn Maldonado, Planning Department, 4th Floor, Plaza del Sol Bldg.
File

FINANCIAL GUARANTY AMOUNT

08/30/2006

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

Project Description:

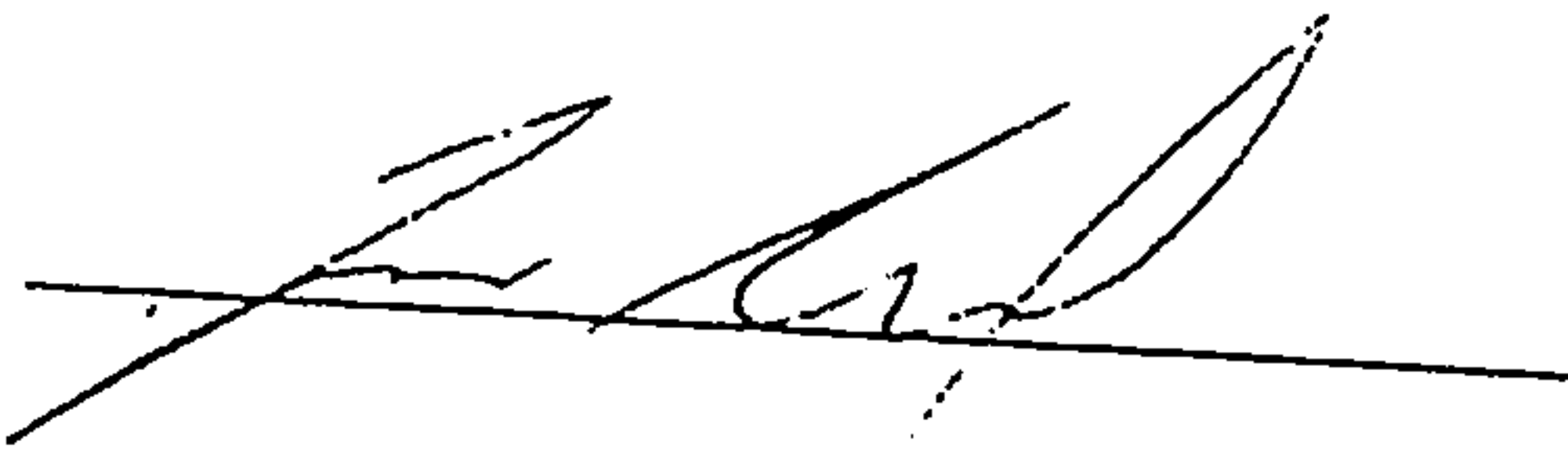
Project ID #: 779381, Wilshire Vintner Ave. St Drn/Pav/Util.Imps, Phase/Uni

Requested By: Adil Rizvi

Approved estimate amount:		\$119,972.54
Contingency Amount:	0.00%	\$0.00
Subtotal:		\$119,972.54
NMGRT	6.875%	\$8,248.11
Subtotal:		\$128,220.65
Engineering Fee	6.60%	\$8,462.56
Testing Fee	2.00%	\$2,564.41
Subtotal:		\$139,247.62
FINANCIAL GUARANTY RATE		1.25
Retainage Amount:		\$0.00
TOTAL FINANCIAL GUARANTY REQUIRED		\$174,059.53

APPROVAL:

DATE:



8-30-2006

Notes: This FG is for Wilshire imprv's & SD in Vintner Ct. Approved LOMR required prior to release of FG. Cert for grading & drainage required prior to release of FG.

See 779382 for on-site Vintner Ct improvements



**FIRST
COMMUNITY
BANK**

December 19, 2006

Dr. Bruce J. Pearlman, PhD
Chief Administrative Officer
City of Albuquerque
PO Box 1293
Albuquerque, NM 87103

LOAN RESERVE LETTER No. 2378

RE: Loan Reserve for Tag Properties, LLC
City of Albuquerque, Project ID #779381
Project Name: Vintner Court Subdivision
Loan Reserve Amount: One Hundred Seventy Four Thousand
Fifty Nine Dollars and 53/100, (\$174,059.53)

Dear Dr. Pearlman:

This is to advise the City of Albuquerque ("City") that, at the request of Tag Properties, LLC ("Borrower"), First Community Bank, ("Financial Institution") in , New Mexico, commits the sum of One Hundred Seventy Four Thousand Fifty Nine Dollars and 53/100, (\$174,059.53) ("Loan Reserve") for the exclusive purpose of providing the financial guarantee which the City requires Tag Properties, LLC, ("Subdivider") to provide for the installation of the improvements which must be constructed at Vintner Court Subdivision, Project No.779381 (Project"). The Amount of the Loan Reserve is 125% of the City's estimated cost of the Project, as required by the City's Subdivision Ordinance. The improvements are identified in the agreement between the City of Albuquerque and Subdivider, which was recorded on 1-20-07 in the records of the Clerk of Bernalillo County, New Mexico, in Book Misc. A130 at pages 467 to 467, ("Agreement").

1. Reduction of Commitment. If the City Engineer, or that person's authorized designee, determines that it is appropriate to release a specified amount of the Loan Reserve as the result of the Subdivider's construction of

a portion of the required infrastructure, then the City Engineer, or that person's authorized designee, may execute an "Authorization to Reduce" which will authorize the Financial Institution to release a specified amount from the Loan Reserve.

The Authorization to Reduce will state the amount of the "Reduced Loan Reserve Balance" which must be maintained following the reduction. The Reduced Loan Reserve Balance shall not be reduced by more than 90% of the City's estimated cost of the Project until the Project is accepted by the City. When the Financial Institution receives the Authorization to Reduce, which has been signed by the City, the Financial Institution may reduce the Loan Reserve to the Reduced Loan Reserve Balance.

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

3. Draw on Reserve. If by November 30, 2007, the improvements described in the Agreement have not been fully installed, inspected, approved and accepted by the City, then, upon presentation between November 30, 2007, and January 30, 2008, inclusive, the City may demand payment from the Financial Institution up to the lesser of the amount stated in this Loan Reserve Letter or the latest Reduced Loan Reserve Balance authorized in writing by the City. The City may demand payment by delivering to the Financial Institution a certified "Demand for Payment" executed by the CAO which shall state that the Subdivider has failed to comply with the terms of the

Agreement and also shall state the estimated cost of completing the improvements specified in the Agreement ("Estimated Cost of Completion"). Upon receipt of the Demand for Payment, the Financial Institution promptly shall draw from the Loan Reserves cashier's check to the City of Albuquerque the amount of 125% of the estimated cost of completion, not to exceed the lesser of the total Loan Reserve amount stated in this Loan Reserve Letter or the latest Reduced Loan Reserve Balance authorized in writing by the City. The Financial Institution shall deliver the cashier's check promptly to the City.

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

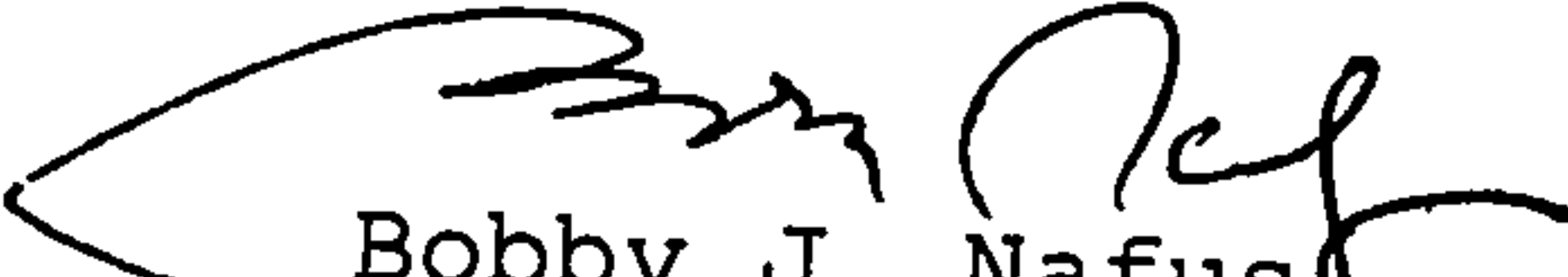
A. Sixty (60) days after the City accepts the completed improvements specified in the Agreement; or

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

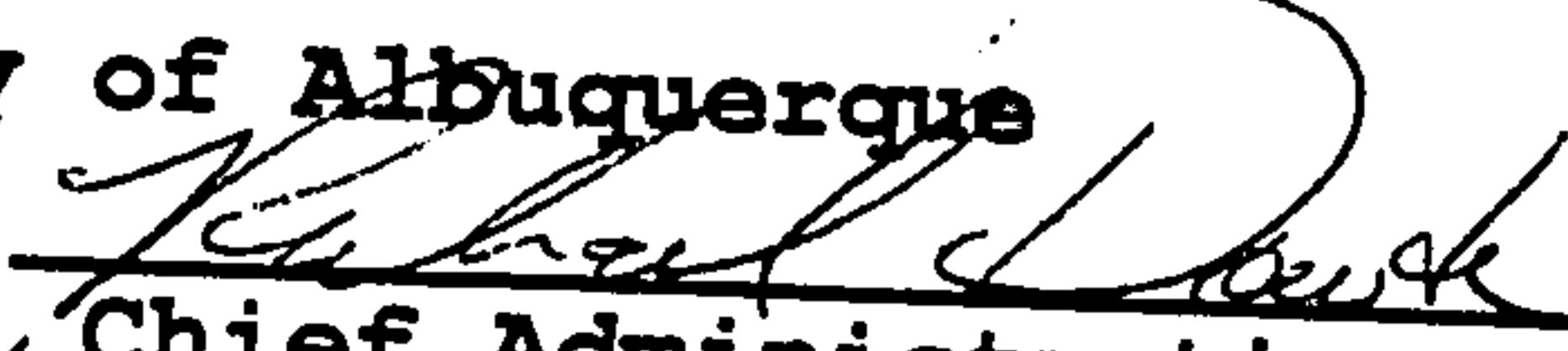
C. Expiration of the date January 30, 2008; or

D. Written termination of this Loan Reserve Letter, signed by the Chief Administrative Officer of the City.

Very truly yours,


Bobby J. Nafus
Sr. Vice President

ACCEPTED:

City of Albuquerque
By: 
Chief Administrative Officer
Or authorized designee

Title: City Engineer
Dated: 12-28-06

12-26-06

12/27/06

*** TX REPORT ***

TRANSMISSION OK

TX/RX NO 1031
CONNECTION TEL 9p2923904
SUBADDRESS
CONNECTION ID
ST. TIME 11/09 13:14
USAGE T 00'47
PGS. 2
RESULT OK



DEVELOPMENT REVIEW BOARD FAX FORM

TO: *Adil Rizvi*

FAX NUMBER: 292-3904 # PAGES 1

SENT BY: Sheran Matson, DRB Chair DATE: 11/09/06

PHONE NUMBER: 924-3880 FAX # 924-3864

PROJECT NO: 1003369 APPLICATION NO: _____

*Vinter Court
My comments only.*

year to file the plat completing the vacation.
Otherwise the vacation expires.)

Project # 1003369

06DRB-01601 Major-Vacation of Pub
Right-of-Way

06DRB-01602 Major-Vacation of Public
Easements

ADIL RIZVI request(s) the above action(s) for all or a portion of Lot(s) 6 & 7, Block(s) 16, Tract(s) 3, Unit 3, NORTH ALBUQUERQUE ACRES (to be known as **VINTNER COURT SUBDIVISION**) zoned R-D (5 DU/acre) located on WILSHIRE NE, between VENTURA NE and CORONA NE containing approximately 2 acre(s). [REF: 04DRB-00510, 04DRB-00511, 04DRB-00513, 04DRB-00519, 04DRB-00514] (C-20)

Beginning November 1, 2006, all residential platting actions are required to have a signed and recorded Pre-Development Facilities Fee Agreement signed with Albuquerque Public Schools (APS) prior to DRB approval of both preliminary & final plats. There are copies of these agreements at the Front Counter in the One Stop Shop.

In addition, the final plat must include this statement:

“The property on this plat is subject to a Pre-Development Facilities Fee Agreement with the Albuquerque Public Schools recorded at [insert recording information here from recorded APS agreement.”

Keep this in mind when preparing to submit for platting action that the APS agreement must be signed and recorded at time of application submittal. A copy is required with the submittal.

No objection to the requested vacations.

If the vacation is approved, applicant has one year to file the plat completing the vacation. Otherwise the vacation expires.

City of Albuquerque



DEVELOPMENT/ PLAN REVIEW APPLICATION

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

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: ADIL RIZVI PHONE: 315-6484
 ADDRESS: 7515 Treviso Court, NE FAX: 292-3904
 CITY: Albuquerque STATE NM ZIP 87113 E-MAIL: adilr@thegroup.cc
 Proprietary interest in site: Owner/Agent List all owners: _____
 AGENT (if any): ADIL RIZVI PHONE: 315-6484
 ADDRESS: 7515 Treviso Court, NE FAX: 292-3904
 CITY: Albuquerque STATE NM ZIP 87113 E-MAIL: adilr@thegroup.cc

DESCRIPTION OF REQUEST: Vacation public right-of-way & vacation of public easements

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 6 & 7, BK 16, T3, U3 NAA Block: 16 Unit: 3
 Subdiv. / Addn. VINTNER COURT SUBDIVISION
 Current Zoning: R-D 5 DU/Acre Proposed zoning: R-D 5 DU/Acre
 Zone Atlas page(s): C-20 No. of existing lots: 2 No. of proposed lots: 6
 Total area of site (acres): 2 Density if applicable: dwellings per gross acre: 10 dwellings per net acre: _____
 Within city limits? Yes. No , but site is within 5 miles of the city limits.) Within 1000FT of a landfill? NO
 UPC No. 1-090-064-371-250-40526 MRGCD Map No. _____
 LOCATION OF PROPERTY BY STREETS: On or Near: WILSHIRE NE
 Between: VENTURA NE and CORONA NE

CASE HISTORY:

List any current or prior case number that may be relevant to your application (Proj., App., DRB, AX, Z, V, S, etc.): 04DRB-00510, 04DRB-00511, 04DRB-00513, 04DRB-00519, 04DRB-00514

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

SIGNATURE Adil Rizvi DATE 11/20/06
 (Print) ADIL RIZVI Applicant Agent

FOR OFFICIAL USE ONLY

Form revised 4/04

<input checked="" type="checkbox"/> INTERNAL ROUTING <input checked="" type="checkbox"/> All checklists are complete <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 type="checkbox"/> Site is within 1000ft of a landfill <input type="checkbox"/> F.H.D.P. density bonus <input type="checkbox"/> F.H.D.P. fee rebate	Application case numbers	Action	S.F.	Fees
	<u>06DRB - 01601</u>	<u>NRW</u>		\$ <u>600.00</u>
	<u>06DRB - 01602</u>	<u>UPE</u>		\$ <u>45.00</u>
		<u>CMF</u>		\$ <u>20.00</u>
		<u>ADU</u>		\$ <u>75.00</u>
				\$ _____
				\$ _____
	Hearing date <u>11/29/06</u>			Total \$ <u>740.00</u>

Ms SLS 11/3/06
 Planner signature / date

Project # 1003369

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.

ADIL RIZVI

Applicant name (print)

[Signature]

Applicant signature / date

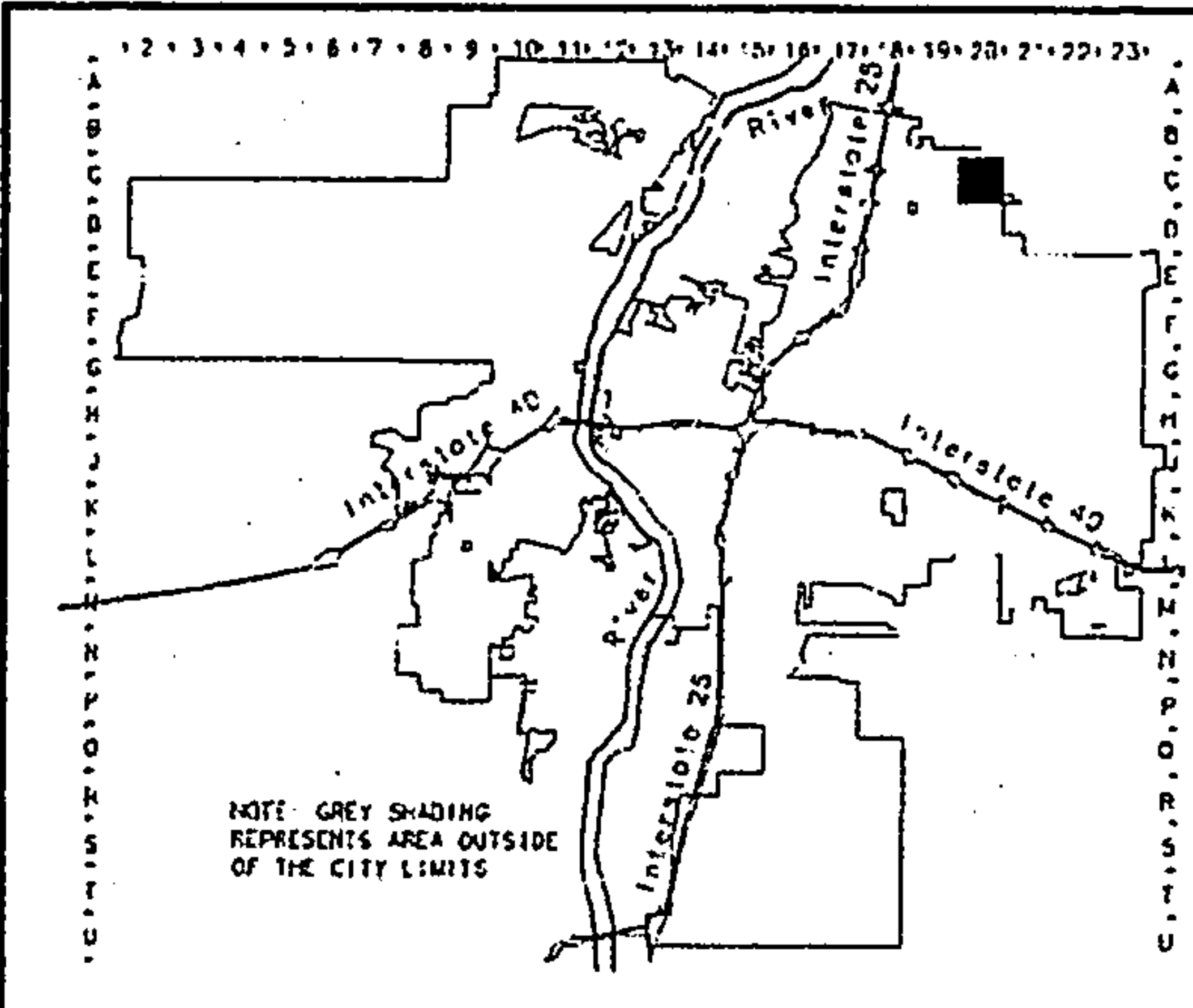
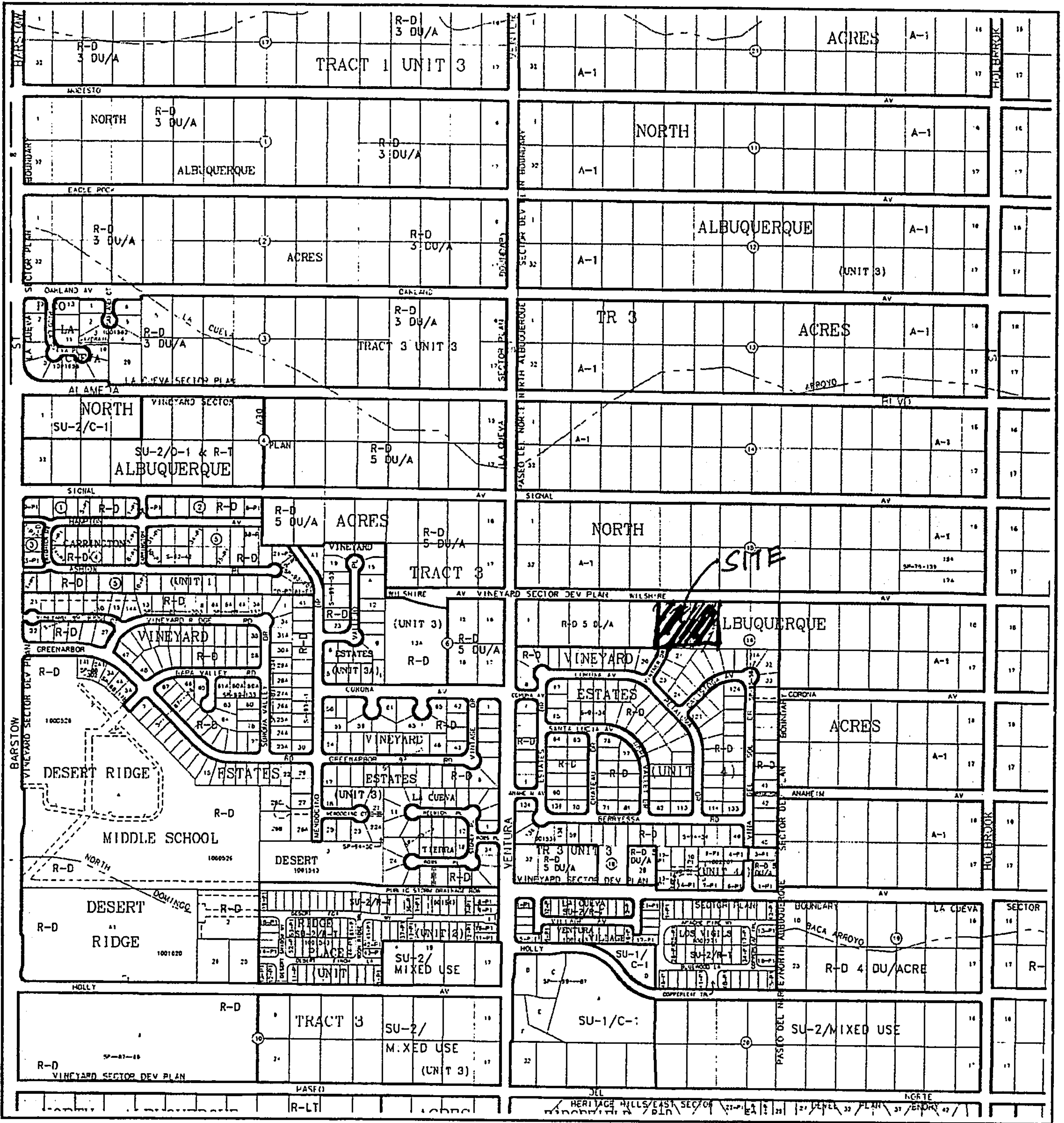


Form revised 4/03, 10/03 and APRIL 2006

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

Application case numbers
06DRD- - 01601
06DRB- -
- -

Ki Sus 11/3/06
 Planner signature / date
 Project # 100 3369

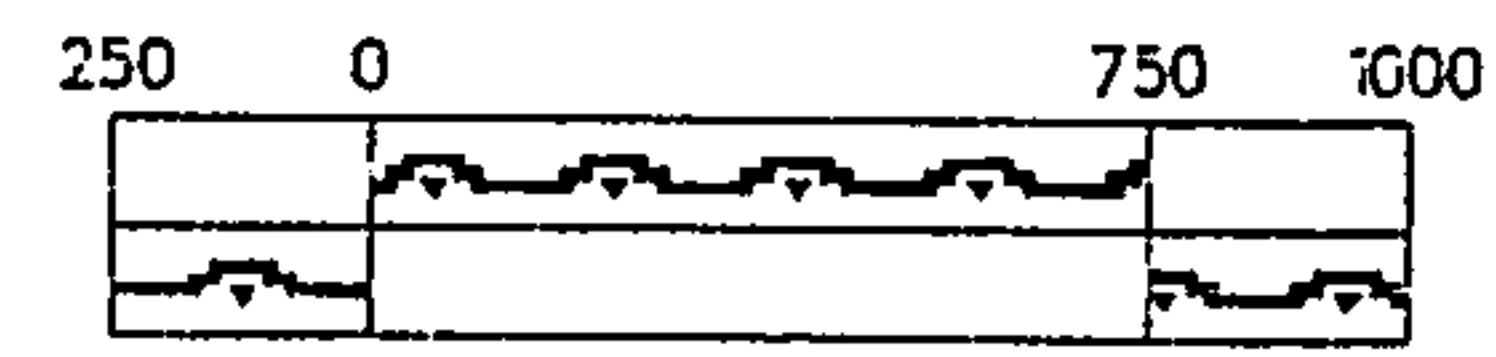


CITY OF
Albuquerque

Albuquerque Geographic Information System
PLANNING DEPARTMENT

© Copyright 2003

GRAPHIC SCALE IN FEET



Zone Atlas Page

C-20-Z

Map Amended through July 31, 2003

Ms. Sheran Matson, AICP
DRB Chair
City of Albuquerque,
P.O.Box 1293
Albuquerque, New Mexico 87102

November 2, 2006

VITNER COURT SUBDIVISION: DRB NO: 1003369
REQUEST FOR VACATION OF PUBLIC RIGHT OF WAY, VACATION
OF PUBLIC EASEMENT AND VACATION OF PUBLIC DRAINAGE
EASEMENTS

Dear Ms. Matson:

I am hereby requesting five (5) feet vacation of public right-of-way, south of Wilshire and also vacation of public roadway and drainage easements that currently exist on lots 6 and 7 of the proposed Vitner Court Subdivision.

All of the above requests along with the preliminary plat were approved in May of 2004 by the Design Review Board. Although we have extended the preliminary plat till June of 2007, the vacation of the public right-of way and easements have expired. We were under the assumption that the vacation action was also a part of the preliminary plat extension and a separate request was not required.

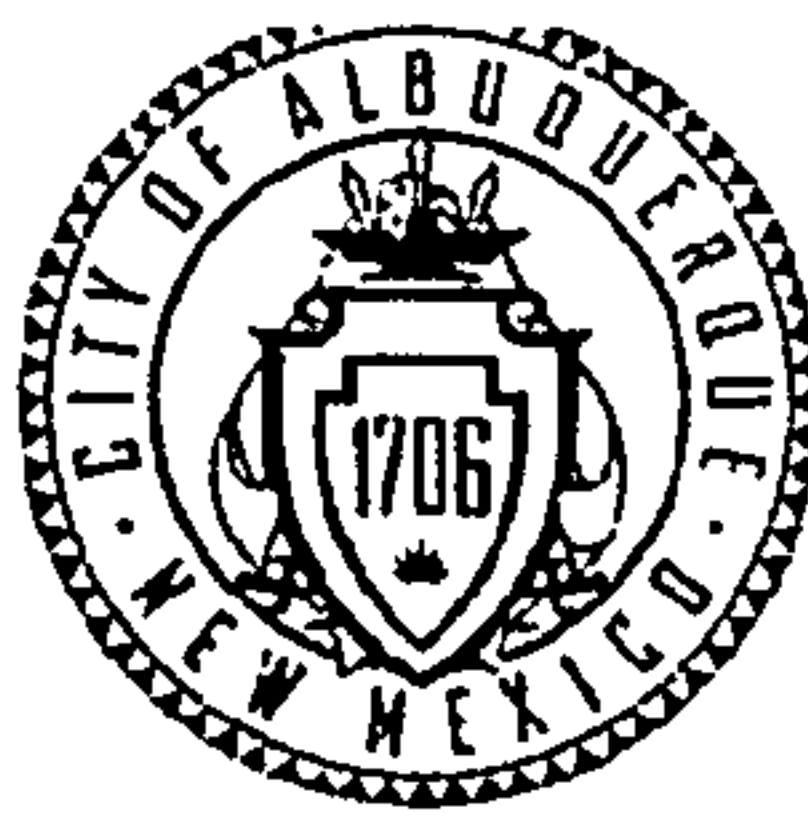
We have recently completed the final plat for the Vitner Court Subdivision and realized that the vacation of public right-of-way easements have expired and needs to be reapplied.

Should you have any questions, please call me at 315-6484. Thank you for your cooperation.

Sincerely,



Adil Rizvi
7515 Treviso Court, NE.
Albuquerque, NM 87112



City of Albuquerque

P.O. Box 1293, Albuquerque, NM 87103

November 1, 2006

Shakeel Rizvi
8504 Waterford Pl. NE/87122

Dear Shakeel:

Thank you for your inquiry of November 1, 2006 requesting the names of Recognized Neighborhood Associations who would be affected under the provisions of O-92 by your proposed project at **A REPLAT OF LOTS 6 AND 7, BLOCK 16, TRACT 3, UNIT 3, NORTH ALBUQUERQUE ACRES** Zone Map: **C-20**.

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

NORTH ALBUQ. ACRES COMM. ASSOC. (NAA) "R"

***Cynthia Reinhart**

11300 Oakland NE/87122 856-6054 (h)

Jackie McDowell

7820 Beverly Hills Ave. NE/87122 828-2430 (w)

VINEYARD ESTATES N.A. (VYE) "R"

***Pat Verrelle**

8415 Vintage Dr. NE/87122 821-6993 (h)

Tony Huffman

8912 Corona Ave. NE/87122 823-2456 (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)

Paine 1586

924-3421

7006 2150 0004 1253 0257

CERTIFIED MAIL™ RECEIPT
(Domestic Mail Only; No Insurance Coverage Provided)
For delivery information visit our website at www.usps.com
ALBUQUERQUE NM 87122
OFFICIAL USE

Postage	\$ 0.39	0109 14 Postmark Here
Certified Fee	\$2.40	
Return Receipt Fee (Endorsement Required)	\$1.85	
Restricted Delivery Fee (Endorsement Required)	\$0.00	
Total Postage & Fees	\$ 4.64	

11/03/2006

Sent To **Jackie McDowell**
 Street, Apt. No., or PO Box No. **7820 Beverly Hills Ave, NE**
 City, State, ZIP+4 **Albuquerque, NM 87122**
 PS Form 3800, August 2006 See Reverse for Instructions

7006 2150 0004 1253 0257

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Total Postage & Fees	\$ 4.64	

11/03/2006

Sent To **Cynthia Reinhart**
 Street, Apt. No., or PO Box No. **11300 Oakland NE**
 City, State, ZIP+4 **Albuquerque, NM 87122**
 PS Form 3800, August 2006 See Reverse for Instructions

7006 2150 0004 1253 0257

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Total Postage & Fees	\$ 4.64	

11/03/2006

Sent To **Pat Verrelle**
 Street, Apt. No., or PO Box No. **8415 Vintage Dr. NE**
 City, State, ZIP+4 **Albuquerque, NM 87122**
 PS Form 3800, August 2006 See Reverse for Instructions

7006 2150 0004 1253 0257

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11/03/2006

Sent To **Tony Huffman**
 Street, Apt. No., or PO Box No. **8912 Corona Ave., NE**
 City, State, ZIP+4 **Albuquerque, NM 87122**
 PS Form 3800, August 2006 See Reverse for Instructions

Cynthia Reinhart
11300 Oakland, NE.
Albuquerque, NM 87122

November 1, 2006

Dear Madam:

Subject: Request for Vacation of Public Right-of-way, Vacation of Public Easement and Vacation of Public Drainage Easement for Vitner's Court Subdivision on lots 6 and 7, Block 17, Tract 3, Unit 3, NAA

We have recently completed all design for the construction of the storm drain on Wilshire and the design of Vitner's Court Subdivision consisting of six subdivided lots.

Our anticipated date of construction is December 15, 2006 and we hope to complete all construction by February of 2007.

As a condition for a final plat approval, the City of Albuquerque's Design Review Board (DRB) is requiring us to vacate public utility and drainage easements that currently exist on lots 6 and 7 of the proposed subdivision.

If you have any questions, regarding the schedule for construction or any other related matter, please call me at 315-6484.

Sincerely,



Adil Rizvi
2340 Menaul NE., Suite 200
Albuquerque, NM 87107

Jackie McDowell
7820 Beverly Hills Ave, NE.
Albuquerque, NM 87122

November 1, 2006

Dear Madam:

Subject: Request for Vacation of Public Right-of-way, Vacation of Public Easement and Vacation of Public Drainage Easement for Vitner's Court Subdivision on lots 6 and 7, Block 17, Tract 3, Unit 3, NAA

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Sincerely,



Adil Rizvi
2340 Menaul NE., Suite 200
Albuquerque, NM 87107

Tony Huffman
8912 Corona Ave., NE
Albuquerque, NM 87122

November 1, 2006

Dear Sir:

Subject: Request for Vacation of Public Right-of-way, Vacation of Public Easement and Vacation of Public Drainage Easement for Vitner's Court Subdivision on lots 6 and 7, Block 17, Tract 3, Unit 3, NAA


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Sincerely,



Adil Rizvi
2340 Menaul NE., Suite 200
Albuquerque, NM 87107

Pat Verrelle
8415 Vintage Dr., NE
Albuquerque, NM 87122

November 1, 2006

Dear Sir or Madam:

Subject: Request for Vacation of Public Right-of-way, Vacation of Public Easement and Vacation of Public Drainage Easement for Vitner's Court Subdivision on lots 6 and 7, Block 17, Tract 3, Unit 3, NAA

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Sincerely,



Adil Rizvi
2340 Menaul NE., Suite 200
Albuquerque, NM 87107

00*006

00*0028

ONE STOP SHOP

CITY OF ALBUQUERQUE PLANNING DEPARTMENT

Development & Building Services

RECEIPT# 00071188 US# 007 TRNS# 14

LOC# ANNK

10:36AM

11/3/2006

PAID RECEIPT

Division

City of Albuquerque

APPLICANT NAME

AGENT

ADIL RIZVI

ADDRESS

PROJECT & APP #

1003369

PROJECT NAME

VINTNER'S COURT SUBDIVISION

\$ 20.00 441032/3424000 Conflict Management Fee

\$ 645.00 441006/4983000 DRB Actions

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

\$ 75.00 441018/4971000 Public Notification

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

\$ 740.00 TOTAL AMOUNT DUE

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

11/3/2006 10:36AM LOC# ANNK
RECEIPT# 00071188 US# 007 TRNS# 14
Account 441006 Fund 0110
Activity 4983000 TRSV,
Trans Amt \$740.00
J24 Misc \$645.00
Counterreceipt#

SKYBLUE INVESTMENTS, LLC 09-97 95-145/1070 5534
8504 WATERFORD PL NE PH. 505-857-0467 001210971
ALBUQUERQUE, NM 87122 DATE 11/3/06

PAY TO THE ORDER OF COA \$740.00
Seven Hundred and Forty - DOLLARS

FIRST STATE BANK
www.fsbnm.com
MEMO: VITNER COURT

1070014521 5534 001210971

Thank You

Trans Amt \$740.00
J24 Misc \$75.00
OK \$740.00
CHANGE \$0.00

Thank You

SIGN POSTING AGREEMENT

REQUIREMENTS

POSTING SIGNS ANNOUNCING PUBLIC HEARINGS

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

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

1. LOCATION

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

2. NUMBER

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

3. PHYSICAL POSTING

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

4. TIME

Signs must be posted from 11/14/04 To 11/29/04

5. REMOVAL

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

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

[Signature] (Applicant or Agent) 11/3/04 (Date)

I issued 1 signs for this application, 11/3/04 (Date) [Signature] (Staff Member)

DRB PROJECT NUMBER: 100 33 69

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: ADIL RIZVI PHONE: 315-6484
 ADDRESS: 7515 TREVISO COURT, NE. FAX: 292-3904
 CITY: Albuquerque STATE NM ZIP 87113 E-MAIL: adilr@thegroup.com
 Proprietary interest in site: Owner/Agent List all owners: _____
 AGENT (if any): ADIL RIZVI PHONE: 315-6484
 ADDRESS: 7515 TREVISO COURT, NE. FAX: 292-3904
 CITY: Albuquerque STATE NM ZIP 87113 E-MAIL: adilr@thegroup.com

DESCRIPTION OF REQUEST: Extension of Preliminary Plat

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 6 & 7, TR 3, etc Block: 16 Unit: 3
 Subdiv. / Addn. VINTNER COURT SUBDIVISION
 Current Zoning: R-D 5 DU/Acre Proposed zoning: R-D 5 DU/Acre
 Zone Atlas page(s): C-20 No. of existing lots: 2 No. of proposed lots: 6
 Total area of site (acres): 2 Density if applicable: dwellings per gross acre: 10 dwellings per net acre: _____
 Within city limits? Yes. No , but site is within 5 miles of the city limits.) Within 1000FT of a landfill? NO
 UPC No. 1-020-064-371-250-40526 MRGCD Map No. _____
 LOCATION OF PROPERTY BY STREETS: On or Near: WILSHIRE NE
 Between: VENTURA, NE. and CORONA, NE.

CASE HISTORY:

List any current or prior case number that may be relevant to your application (Proj., App., DRB-, AX_Z_, V_, S_, etc.): 04DRB-00510, 04DRB-00511, 04DRB-00513, 04DRB-00519, 04DRB-00514

Check-off if project was previously reviewed by Sketch Plat/Plan ?, or Pre-application Review Team ?. Date of review: _____
 SIGNATURE Adil Rizvi DATE 4/25/06
 (Print) ADIL RIZVI _____ 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.	Fees
<u>06DRB-00588</u>	<u>FPP</u>	<u>5(A)</u>	<u>\$ 50.00</u>
_____	<u>CMF</u>	_____	<u>\$ 20.00</u>
_____	_____	_____	\$ _____
_____	_____	_____	\$ _____
_____	_____	_____	\$ _____
Hearing date <u>05/03/06</u>	_____	_____	Total <u>\$ 70.00</u>

Sandy Handley 04/25/06

Project # 1003369

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.

ADIL RIZVI
Applicant name (print)

Adil Rizvi
Applicant signature / date



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

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

Application case numbers
06DRB-00588

Sandy Handley 04/25/06
 Planner signature / date

Project # 1003369

Ms Sheran Matson , AICP
DRB Chair
City of Albuquerque
P.O.Box 1293
Albuquerque , New Mexico 87102

04-25-2006

VINTNER COURT SUBDIVISION: DRB NO : 1003369
REQUEST FOR EXTENSION OF PRELIMINARY PLAT

Dear Ms Matson:

I am requesting for the extension of the preliminary plat for the above referenced property which consists of six subdivided lots located on Wilshire, East of Ventura.

The primary reason for the delay in developing Vintner Court was due to drainage issues which has now all been resolved under project number 100-2473, Desert Vista Subdivision. Also, the new 32 inch storm drain pipe on Wilshire was recently constructed between Ventura and Lot no. 3, allowing the much needed drainage out fall for Vintner Court Subdivision.

We anticipate completing Vinter Court Subdivision by July, 2006. If you have any questions please call me at 315-6484. Thank you for your cooperation.

Sincerely,



Adil Rizvi
7515 Treviso Court NE
Albuquerque
NM 87113

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

DEVELOPMENT REVIEW BOARD--SPEED MEMO

DRB CASE NO/PROJECT NO: 1003369

AGENDA ITEM NO: 8

SUBJECT:

Preliminary Plat

ACTION REQUESTED:

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

ENGINEERING COMMENTS:

The Hydrology Section has no objection to the extension request.

RESOLUTION:

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

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

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

FOR:

SIGNED: Bradley L. Bingham
City Engineer/AMAFCA Designee

DATE: May 25, 2005

**CITY OF ALBUQUERQUE
PLANNING DEPARTMENT**

**May 25, 2005
DRB Comments**

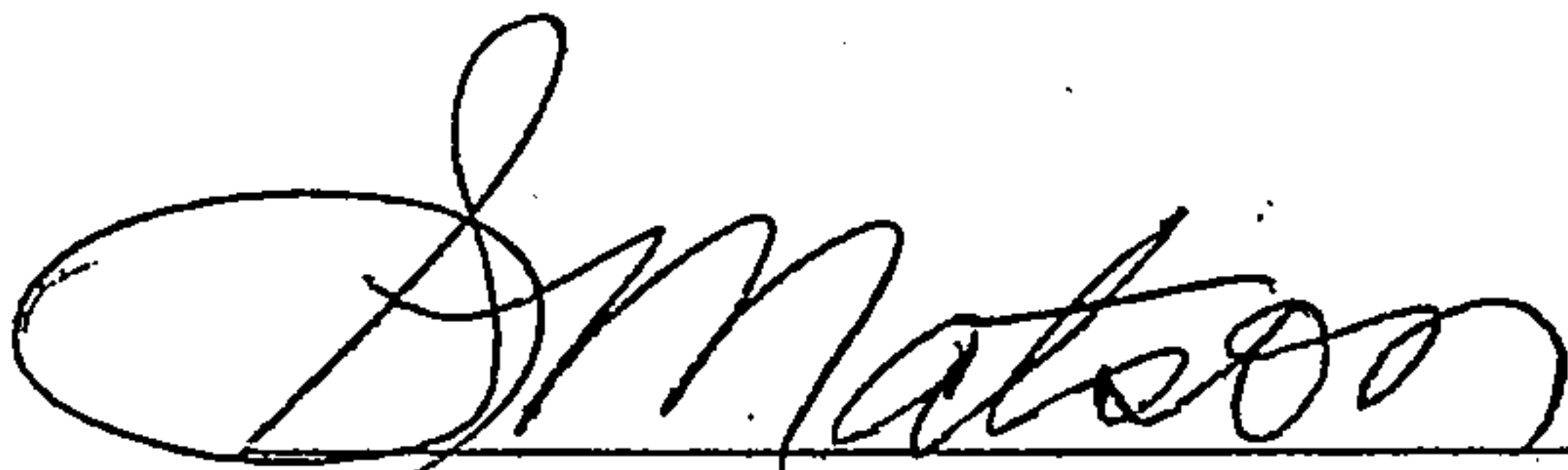
ITEM # 8

PROJECT # 1003369

APPLICATION # 05-00826

RE: Vinter Ct. Subdivision/minor extension of PP

There are no objections to this request. However, with the 15 day appeal period, the applicant has only two days to spare after the 5/25/05 DRB meeting before the original preliminary plat expires.



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

Current DRC
Project Number: _____

Procedure B

Date Submitted: 4-2-04
Date Site Plan Approved: N/A
Date Preliminary Plat Approved: 5/12/04
Date Preliminary Plat Expires: 5/12/05
DRB Project No.: 003369
DRB Application No.: 04-00510

ORIGINAL

FIGURE 12

INFRASTRUCTURE LIST

EXHIBIT "A"

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

Vintner Subdivision

PROPOSED NAME OF PLAT AND/OR SITE DEVELOPMENT PLAN

LOTS 6/7, B1K. 16, TR. 3, Unit 3 N.A 16 Acres

EXISTING LEGAL DESCRIPTION PRIOR TO PLATTING ACTION

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

SIA Sequence #	COA DRC Project #	Size	Type of Improvement	Location	From	To	Private Inspector	City Inspector	City Cnst Engineer
		26'	Residential Street w/ Mount. C/G (4' SDWK. Deferred) See Note 4	Vintner Ct.	Vintner Dr.	Cul-de-Sac			
		2'	SDWK Culvert	Vintner Dr.	SW Cor.	Vintner Dr.			
		4"	Waterline	Vintner Ct.	Vintner Dr.	Cul-de-Sac			
		8"	San Sewer	Vintner Ct.	Vintner Dr.	Cul-de-Sac			
		30"	RCP Storm Drain (47 L.F.)	Vintner Dr.	Exist. Drop Inlet	Exist. 30" SD			
		4'	PCC Sidewalk	N. side Vintner Dr.	SE To SW Cor. (Along Frontage)				
		2' W	Conc. Run-down (private)	New LOT 4-5 Esmt	To Vintner Dr.				
		36"	RCP Storm Drain includg. collection	Wilshire	Vintner Ct. 990 E. of Ventura To Ventura				

NAME OF PLAT AND/OR SITE PLAN

Vintner^{CT.} Subdivision

SIA Sequence #	COA DRC Project #
<input type="text"/>	<input type="text"/>
<input type="text"/>	<input type="text"/>
<input type="text"/>	<input type="text"/>
<input type="text"/>	<input type="text"/>

Size	Type of Improvement	Location	From	To
36"	RCP storm Drain inclg. Collection	Ventura St.	Wilshire	South to Existing 36"
2'	Alley Gutter	Pvt. Esmt LOT 4	LOT 5	Vintner Dr.
6'	SDWK.	Btwn. LOTS 1/6	Cul-de-Sac.	Wilshire
LOMR TO REMOVE F.P. ON LOTS 6/7 PRIOR TO RELEASE OF FINANCIAL GUARANTEE				

Private Inspector	City Inspector	City Cnst Engineer
<u>1</u>	<u>1</u>	<u>1</u>
<u>1</u>	<u>1</u>	<u>1</u>
<u>1</u>	<u>1</u>	<u>1</u>
<u>1</u>	<u>1</u>	<u>1</u>

NOTES

- Grading - Drainage Certification for all Private Improvements is required for Release of the SIA & financial guarantee.
- Water & Sewer Improvements include services to all lots (6) inclg. Associated Appurtenances
- (1) Residential Street light per DPM/mtg. w/ Traffic
- Sidewalk deferred on internal streets within Subdivision
- * Deferred Items)

AGENT / OWNER

DEVELOPMENT REVIEW BOARD MEMBER APPROVALS

Philip W. Clark
NAME (print)

[Signature] 5/12/04
DRB CHAIR - date

[Signature] 5/12/04
PARKS & GENERAL SERVICES - date

Clark Consulting Engineers
FIRM

[Signature] 5-12-04
TRANSPORTATION DEVELOPMENT - date

AMAFCA - date

[Signature] 4/2/04
SIGNATURE - date

[Signature] 5/12/04
UTILITY DEVELOPMENT - date

- date

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

[Signature] 5/12/04
CITY ENGINEER - date

- date

DESIGN REVIEW COMMITTEE REVISIONS

REVISION	DATE	DRC CHAIR	USER DEPARTMENT	AGENT / OWNER



OFFICIAL NOTICE OF DECISION

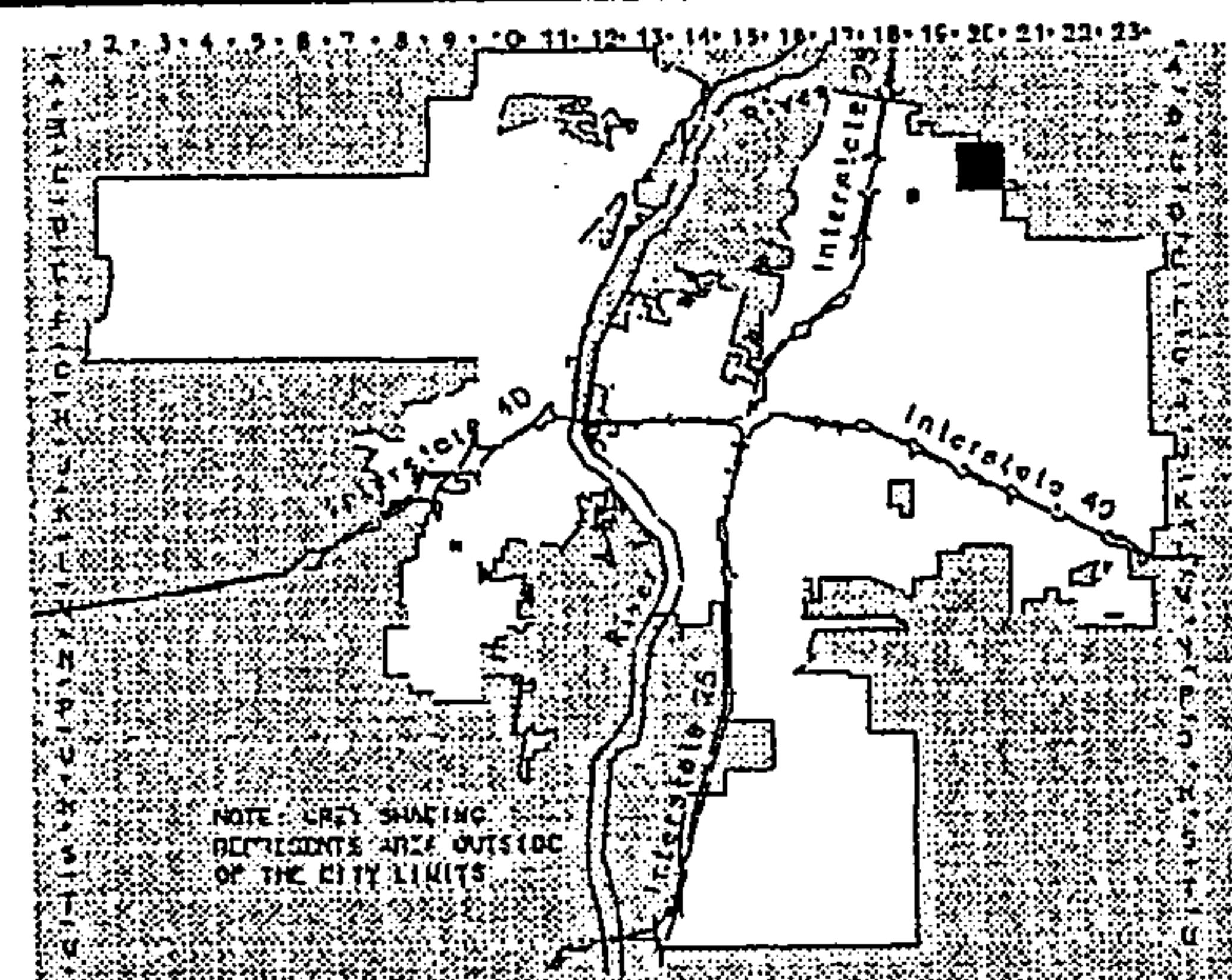
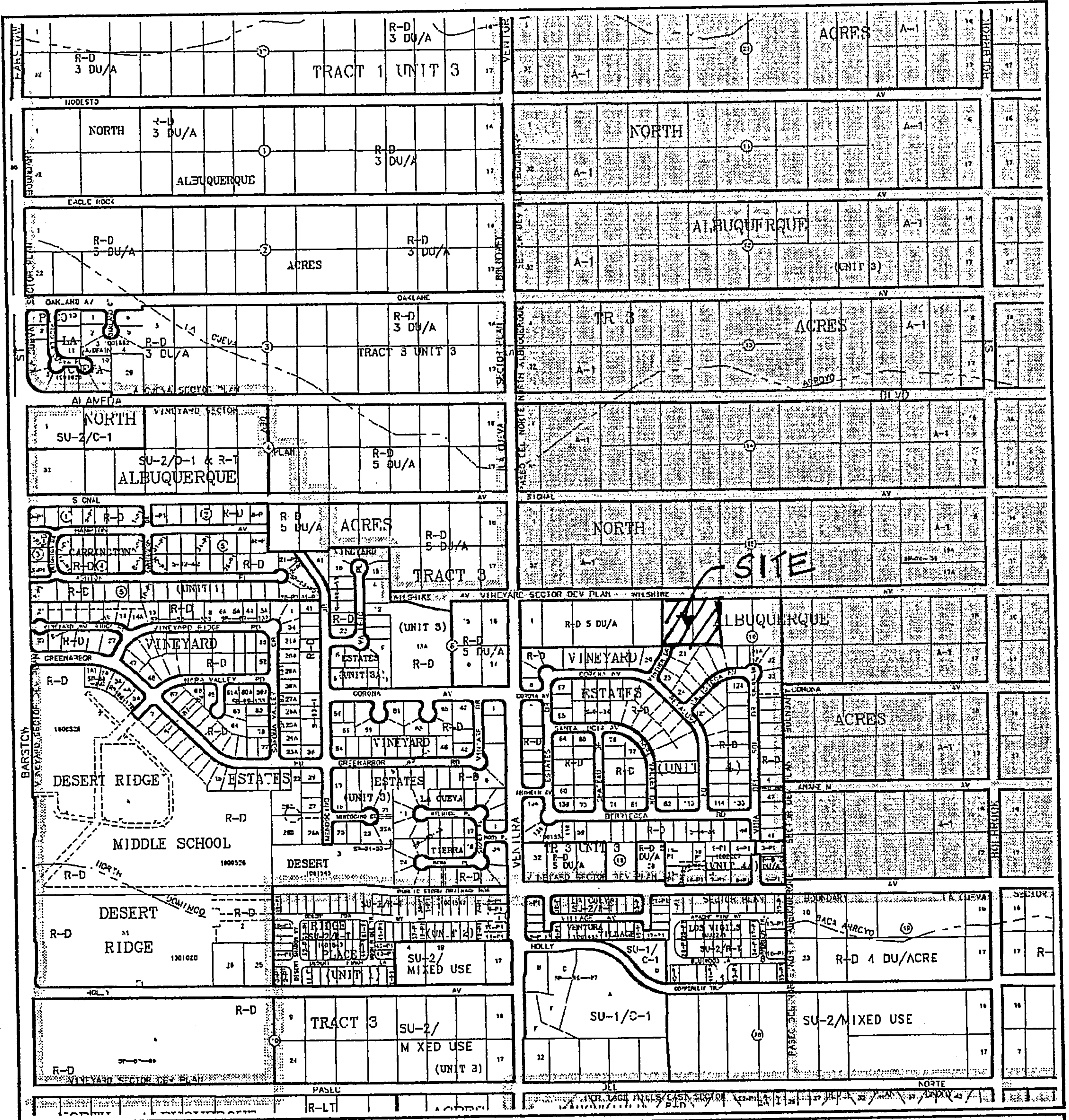
8. Project # 1003369
05DRB-00826 Minor-Extension of Preliminary Plat

ADIL RIZVI request(s) the above action(s) for all or a portion of Lot(s) 6 & 7, Block(s) 16, Tract(s) 3, **VINTER COURT SUBDIVISION, UNIT 3**, zoned R-D, located on WILSHIRE NE, between VENTURA NE and CORONA NE containing approximately 2 acre(s). [REF: 04DRB00511, 04DRB00513, 04DRB00519, 04DRB00514] (C-20)

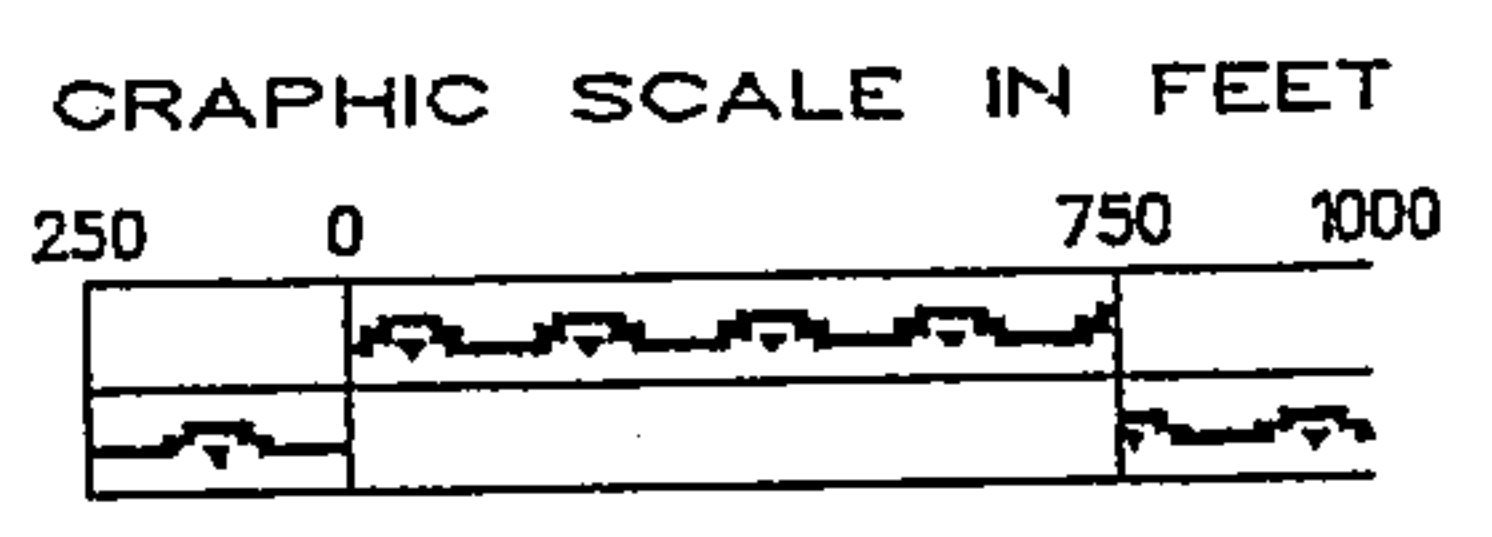
At the May 25, 2005, Development Review Board meeting, a one-year extension of the preliminary plat was approved.

Sheran Matson, AICP, DRB Chair

Cc: Adil Rizvi, 7049 Luella Anne NE, 87109
Marilyn Maldonado, Planning Department, 4th Floor, Plaza del Sol Bldg.
File



CITY OF
Albuquerque
Geographic Information System
PLANNING DEPARTMENT
© Copyright 2003

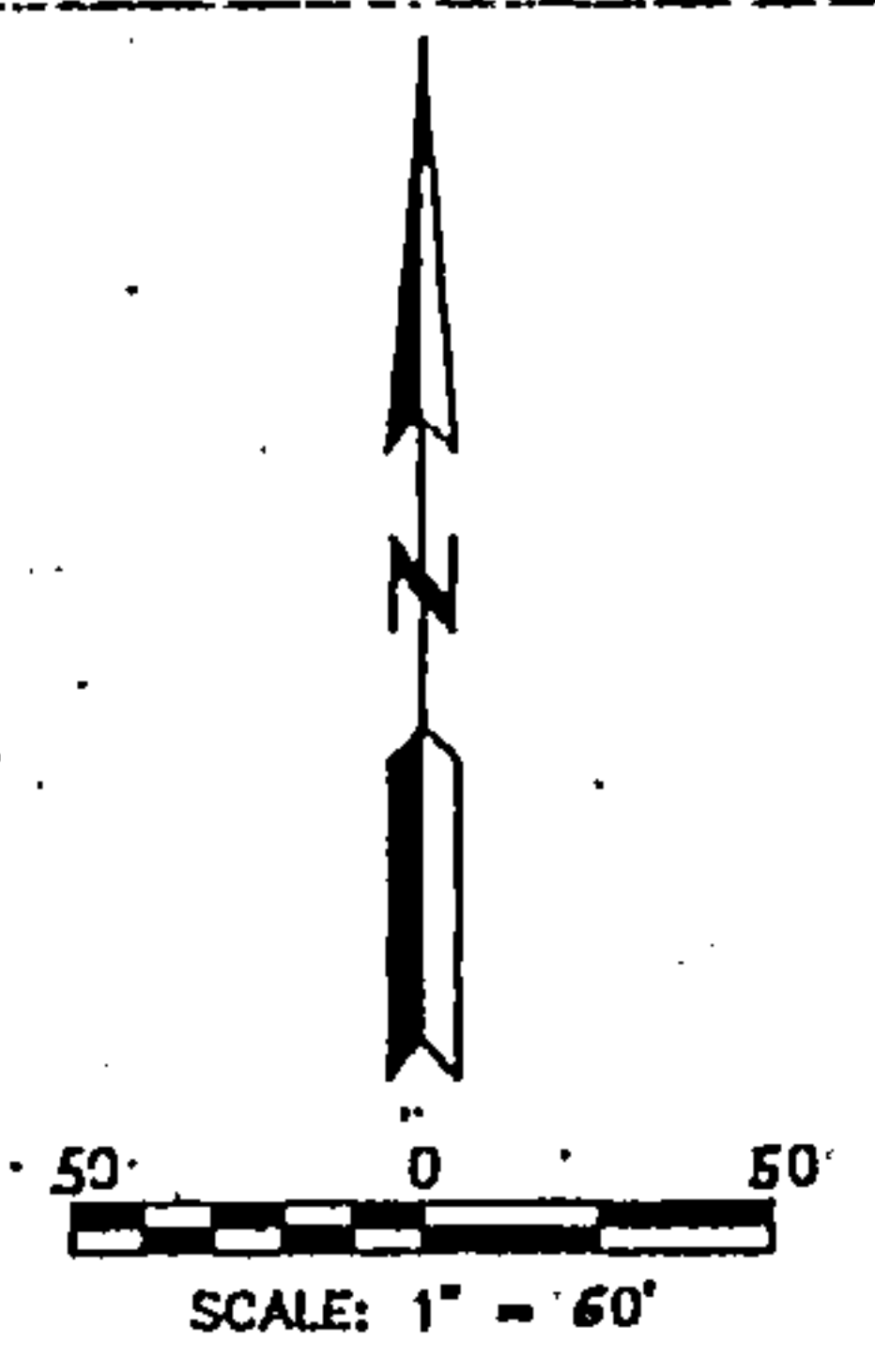
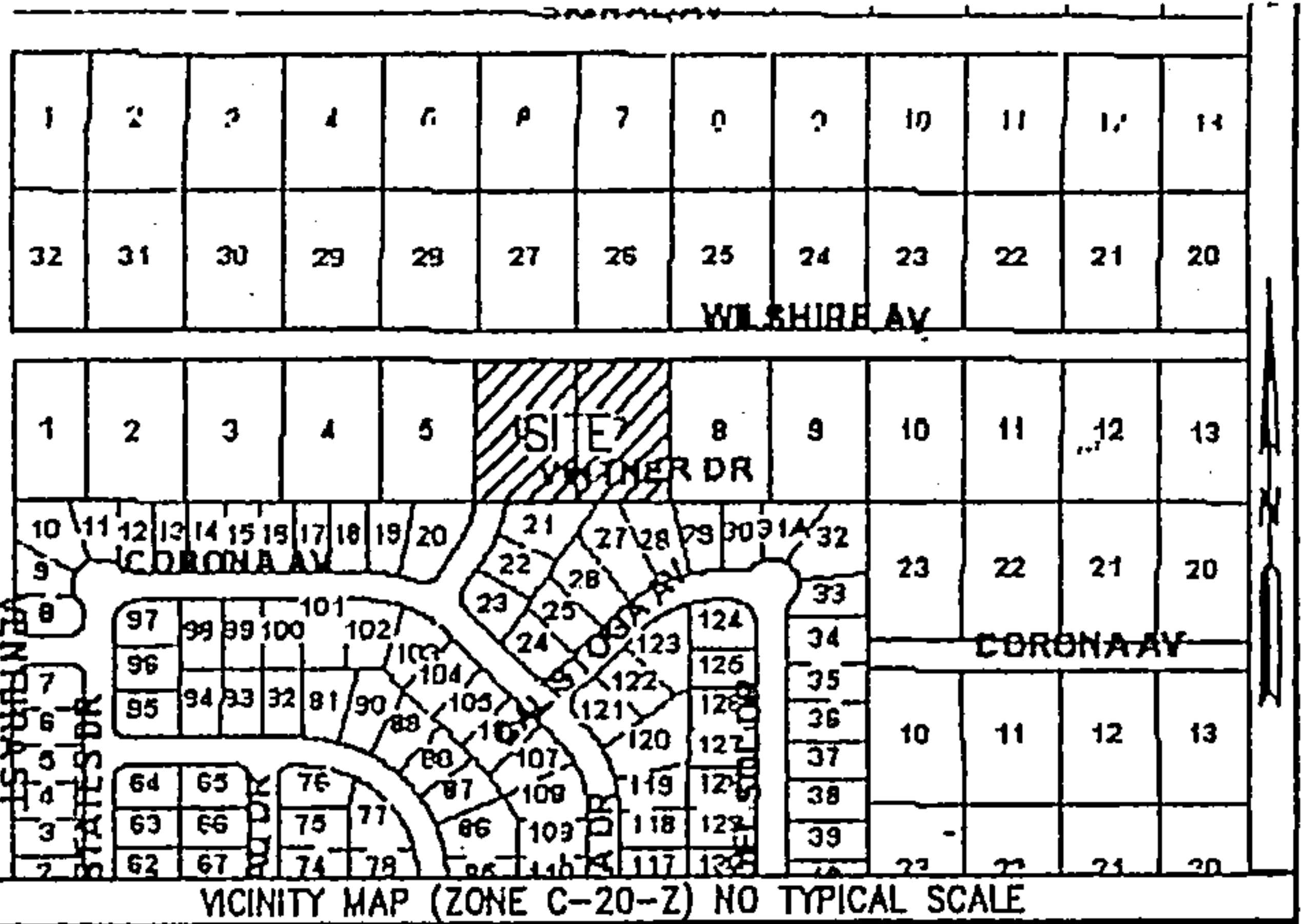


Zone Atlas Page
C-20-Z
Map Amended through July 31, 2003

PLAT 100336

PRELIMINARY PLAT OF
VINTNER COURT SUBDIVISION
 A REPLAT OF LOTS 6 AND 7
 BLOCK 16, TRACT 3, UNIT 3
 NORTH ALBUQUERQUE ACRES
 SITUATE WITHIN
 PROJECTED SECTION 17
 T.11N., R.4E., N.M.P.M.
 ELENA GALLEGOS LAND GRANT
 BERNALILLO COUNTY, NEW MEXICO
 APRIL 2004

Shevon
AIA



- LEGEND**
- SET #5 REBAR WITH CAP "PWT 10204"
 - FOUND SURVEY MONUMENT AS DESCRIBED
 - △ PROPOSED CITY OF ALBUQUERQUE CENTER LINE MONUMENT
 - ▲ FOUND CITY OF ALBUQUERQUE CENTER LINE MONUMENT
 - ▼ EXISTING FIRE HYDRANT

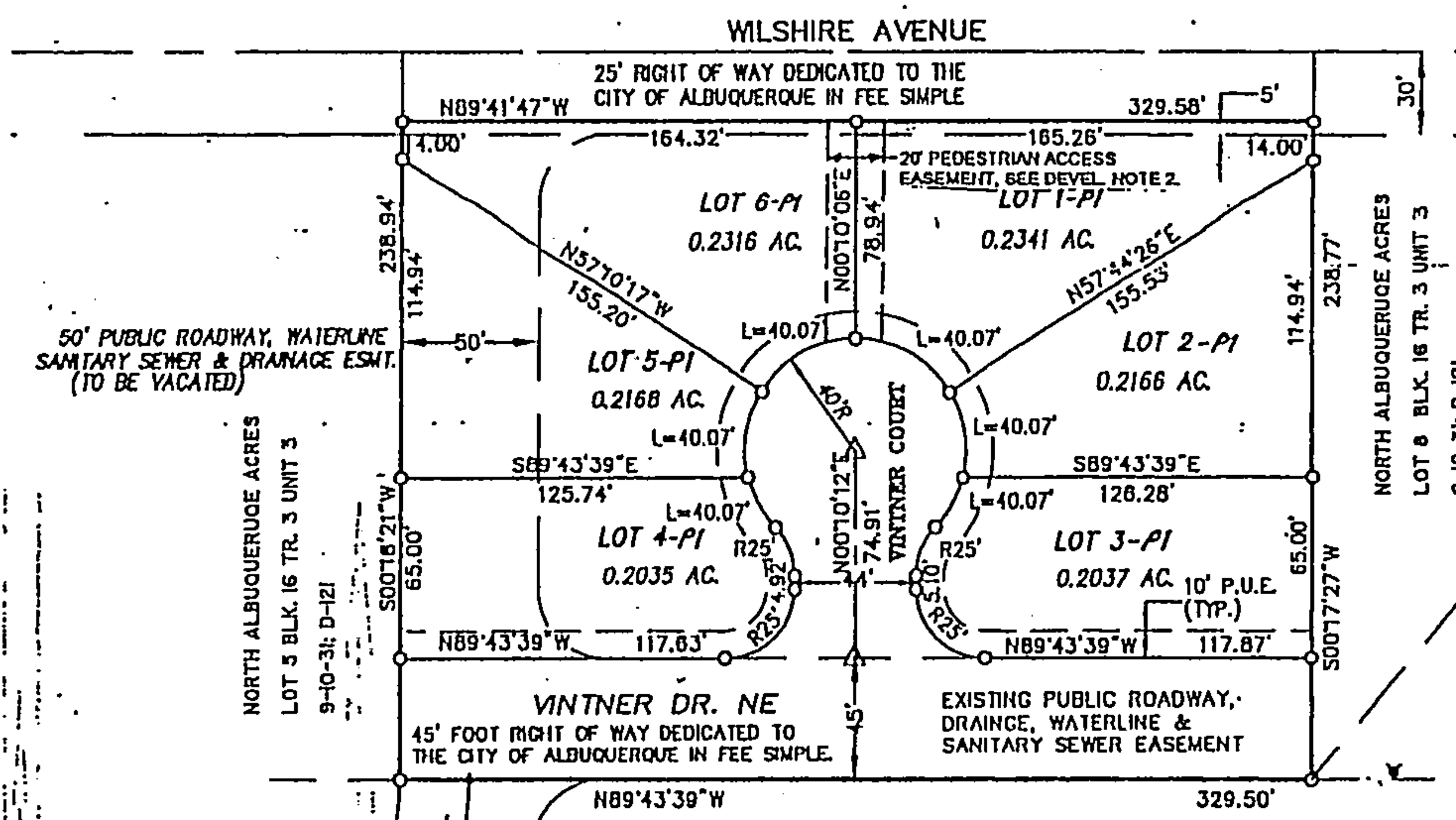
LEGAL DESCRIPTION

ALL OF LOTS 6 AND 7 OF BLOCK 16, NORTH ALBUQUERQUE ACRES, TRACT 3 UNIT 3 AS SHOWN AND DESIGNATED ON THE PLAT OF SAID SUBDIVISION RECORDED IN THE OFFICE OF THE COUNTY CLERK FOR BERNALILLO COUNTY, NEW MEXICO, ON SEPTEMBER 10, 1931, IN VOL. D, FOLIO 121.

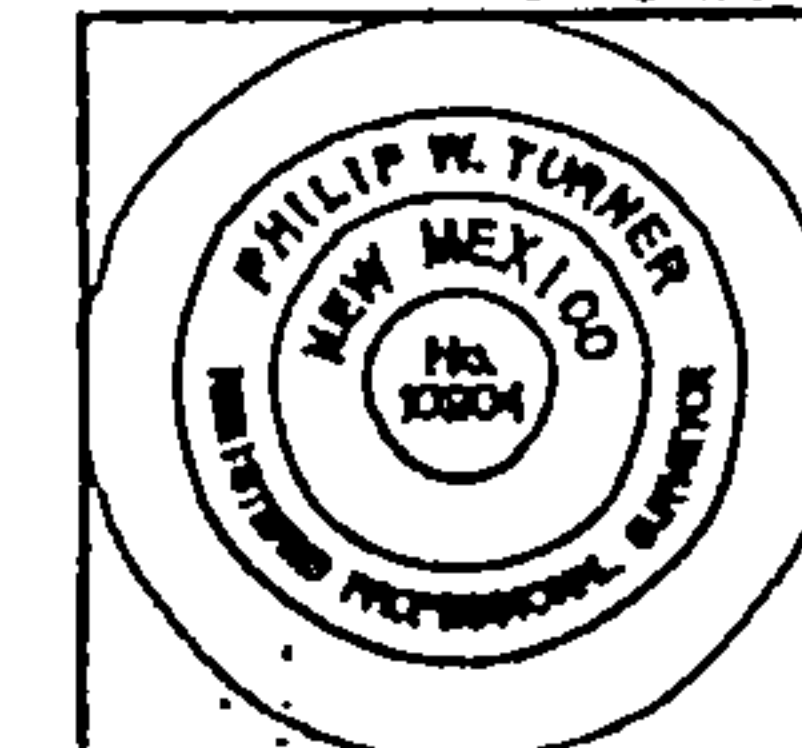
THE PURPOSE OF THIS PLAT IS TO RESUBDIVIDE LOTS 6 AND 7 OF BLOCK 16 NORTH ALBUQUERQUE ACRES, TRACT 3, UNIT 3, INTO LOTS 1 THROUGH 6 OF VINTNER SUBDIVISION AND TO GRANT EASEMENTS AND DEDICATE AND VACATE ROADS AND EASEMENTS PURSUANT THERETO, INCLUDING ANY INTERESTS THAT HAVE ACCRUED TO THE PUBLIC PERTINENT TO THE PROPERTY'S FORMER USE AS A DRAINAGE DETENTION/RETENTION FACILITY.

- DEVELOPMENT NOTES:**
1. THE PROPERTY IS ZONED R-D.
 2. THE 20' PEDESTRIAN ACCESS EASEMENT IS GRANTED FOR THE USE OF THE PUBLIC, AND SHALL BE MAINTAINED BY THE PROPERTY OWNERS OF LOTS 1 & 6. NO WALLS OR OBSTRUCTIONS ARE PERMITTED WITHIN THE EASEMENT.
 3. THE SUBJECT PROPERTY IS LOCATED WITHIN A ZONE 'A' FLOOD PLAIN AS DESIGNATED ON FIRM PANEL 35001C041E. A LETTER OF MAP REVISION IS PENDING.

- NOTES:**
- 1) UNLESS OTHERWISE NOTED, ALL BOUNDARY CORNERS SHOWN THUS (O) SHALL BE MARKED BY A #5 REBAR W/CAP STAMPED "PWT 10204".
 - 2) ALL STREET CENTERLINE MONUMENTATION SHALL BE INSTALLED AT ALL CENTERLINE P.C.'S, P.T.'S ANGLE POINTS AND STREET INTERSECTIONS AND SHOWN THUS (A) WILL BE MARKED BY A FOUR INCH (4") ALUMINUM CAP STAMPED "CITY OF ALBUQUERQUE CENTERLINE MONUMENTATION MARKER, DO NOT DISTURB, PS #10204".
 - 3) ALL MONUMENTS SHALL BE TIED TO THE NEW MEXICO STATE PLANE COORDINATE SYSTEM AS SHOWN.
 - 4) BASIS OF BEARING SHALL BE NEW MEXICO STATE PLANE GRID BEARINGS.
 - 5) ALL DISTANCES SHALL BE GROUND DISTANCES.
 - 6) MANHOLES WILL BE OFFSET AT ALL POINTS OF CURVATURE, POINTS OF TANGENCY, STREET INTERSECTIONS AND ALL OTHER ANGLE POINTS TO ALLOW USE OF CENTERLINE MONUMENTATION.
 - 7) ALL LOTS IN VINTNER COURT SUBDIVISION SHALL HAVE FRONT YARD SETBACK LIMIT OF 10 FEET, SIDE YARD SETBACK LIMIT OF 5 FEET AND REAR YARD SETBACK LIMIT OF 15 FEET.
 - 7) CROSS SUBDIVISION ACREAGE 2.0 ACRES.



CITY SURVEYOR, CITY OF ALBUQUERQUE
 DATE 4-1-04
 4/1/04
 ROBERT KEERAN, LLAVE CONSTRUCTION, INC. IS OWNER
 DATE



PLAT AND SURVEY BY:
TERRAMETRICS
 OF NEW MEXICO
 P.O. BOX 30102
 ALBUQUERQUE, NEW MEXICO 87180-0102
 PHONE: (505) 884-9007

1. Renewal of Plat C (1) zoning req, (2) PA signature (L3V etc)
2. Give plat copies to the people to review

2. Post sign on Shaheen

3. Dxf file from Aldige & give to AGIS.

4. Find the missing mylar

5. Tooth extraction @ 2:00

6. Get meat from Hasan

7. Write & Post to Javid today

8. Change oil in the car.

9. Sell tickets to Esmat & Feroz.

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

PAID RECEIPT

APPLICANT NAME

ADIL RIZVI

AGENT

u u

ADDRESS

7515 TREVISO CT. NE

PROJECT & APP #

1003369/06 DRB 00588

PROJECT NAME

WINTER COURT SUBDIVISION

\$ 20.00 441032/3424000 Conflict Management Fee

\$ 50.00 441006/4983000 DRB Actions

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

\$ _____ 441018/4971000 Public Notification

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

\$ 70.00 TOTAL AMOUNT DUE

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

SKYBLUE INVESTMENTS, LLC 95-145/1070 5379
8504 WATERFORD PL NE PH 505-857-0467 001210971
ALBUQUERQUE NM 87122 DATE 4/25/06

PAY TO THE ORDER OF COA \$ 70.00
Seventy Dollars DOLLARS

FIRST STATE BANK
www.fsbnm.com
MEMO WINTERS COURT EXT

1070014521 5379 001210971

DUPLICATE
City Of Albuquerque
Treasury Division

4/25/2006 11:21AM LOC: ANN
RECEIPT# 00051621 WSH 007 TRANSH 0018
Account 441032 Fund 0110
Activity 3424000 TRSKAL
Trans Amt \$70.00
J24 Misc

\$20.00
Thank You

DUPLICATE
City Of Albuquerque
Treasury Division

4/25/2006 11:21AM LOC: ANN
RECEIPT# 00061622 WSH 007 TRANSH 0018
Account 441006 Fund 0110
Activity 4983000 TRSKAL
Trans Amt \$70.00
J24 Misc

CK
CHANGE

\$50.00

\$70.00

DUPLICATE

Thank You

Current DRC
Project Number: _____

ORIGINAL

FIGURE 12

INFRASTRUCTURE LIST

EXHIBIT "A"

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

Vintner^{CT} Subdivision

PROPOSED NAME OF PLAT AND/OR SITE DEVELOPMENT PLAN

LOTS 6/7, BIK. 16, TR. 3, Unit 3 N. A 16 Acres

EXISTING LEGAL DESCRIPTION PRIOR TO PLATTING ACTION

Procedure B

Date Submitted: 4-2-04

Date Site Plan Approved: N/A

Date Preliminary Plat Approved: 5/12/04

Date Preliminary Plat Expires: 5/12/05

DRB Project No.: 003369

DRB Application No.: 04-00510

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

SIA Sequence #	COA DRC Project #	Size	Type of Improvement	Location	From	To	Private Inspector	City Inspector	City Cnst Engineer
		26'	Residential Street w/ Mount. C/G (4' SDWK. Deferred) see Note 4	Vintner Ct.	Vintner Dr.	Cul-de-Sac			
		2'	SDWK Culvert	Vintner Dr.	SW cor.	Vintner Dr.			
		4"	Waterline	Vintner Ct.	Vintner Dr.	Cul-de-Sac			
		8"	San Sewer	Vintner Ct.	Vintner Dr.	Cul-de-Sac			
		30"	RCP Storm Drain (47 L.F.)	Vintner Dr.	Exist. Drop Inlet	Exist. 30" SD			
		4'	PCC Sidewalk	N. Side Vintner Dr.	SE To SW cor. (Along Frontage)				
		2'W	Conc. Run-down (private)	New LOT 4-5 Esmt	To Vintner Dr.				
		36"	RCP Storm Drain inclg. collection	Wilshire	Vintner Ct. 990 E. of Ventura To Ventura				

Current DRC
Project Number: _____

FIGURE 12

INFRASTRUCTURE LIST

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

Date Submitted: 4-2-04
Date Site Plan Approved: N/A
Date Preliminary Plat Approved: _____
Date Preliminary Plat Expires: _____
DRB Project No.: _____
DRB Application No.: _____

Vintner Ct. Subdivision (Wilshire Ave.)
PROPOSED NAME OF PLAT AND/OR SITE DEVELOPMENT PLAN

LOTS 6/7, B1K. 16, T3, U3 N. 416. Acres
EXISTING LEGAL DESCRIPTION PRIOR TO PLATTING ACTION

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

SIA Sequence #	COA DRC Project #	Size	Type of Improvement	Location	From	To	Private Inspector	City Inspector	City Cnst Engineer
		* 8"	Waterline	Wilshire Ave	Frontage	(330 L.F.)	/	/	/
		* 8"	San. Sewer line	Wilshire Ave.	Frontage	(330 L.F.)	/	/	/
		* 24'	COA 1/2 Residential SECTION C/G, 6' Sidewalk	Wilshire Ave.	Frontage	(330 L.F.) (S. Side)	/	/	/
							/	/	/
							/	/	/
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NAME OF PLAT AND/OR SITE PLAN Vintner^{CT.} Subdivision

SIA Sequence #	COA DRC Project #
<input type="text"/>	<input type="text"/>
<input type="text"/>	<input type="text"/>
<input type="text"/>	<input type="text"/>
<input type="text"/>	<input type="text"/>

Size	Type of Improvement	Location	From	To
36"	RCP storm drain incldg. Collection	Ventura St.	Wilshire	South to Existing 36"
2'	Alley Gutter	Pvt. Esmt LOT 4	LOT 5	Vintner Dr.
6'	SDWK.	Btwn. LOTS 1/6	Cul. de. Sac.	Wilshire
LOMR TO REMOVE F.P. ON LOTS 6/7 PRIOR TO RELEASE OF FINANCIAL GUARANTEE				

Private Inspector	City Inspector	City Cnst Engineer
<u>1</u>	<u>1</u>	<u>1</u>
<u>1</u>	<u>1</u>	<u>1</u>
<u>1</u>	<u>1</u>	<u>1</u>
<u>1</u>	<u>1</u>	<u>1</u>

- NOTES
- Grading - Drainage Certification for all Private Improvements is required for Release of the SIA & financial guarantee.
 - Water & Sewer Improvements include services to all lots (6) incldg. Associated Appurtenances
 - (1) Residential Street light per DPM/mtg. w/ Traffic
 - Sidewalk deferred on internal street within subdivision
- * Deferred Item(s)

AGENT / OWNER DEVELOPMENT REVIEW BOARD MEMBER APPROVALS

Philip W. Clark
NAME (print)

Clark Consulting Engineers
FIRM

Philip W. Clark 4/2/04
SIGNATURE - date

[Signature] 5/12/04
DRB CHAIR - date

[Signature] 5-12-04
TRANSPORTATION DEVELOPMENT - date

[Signature] 5/12/04
UTILITY DEVELOPMENT - date

Brad S. Bjork 5/12/04
CITY ENGINEER - date

[Signature] 5/12/04
PARKS & GENERAL SERVICES - date

AMAFCA - date

- date

- date

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

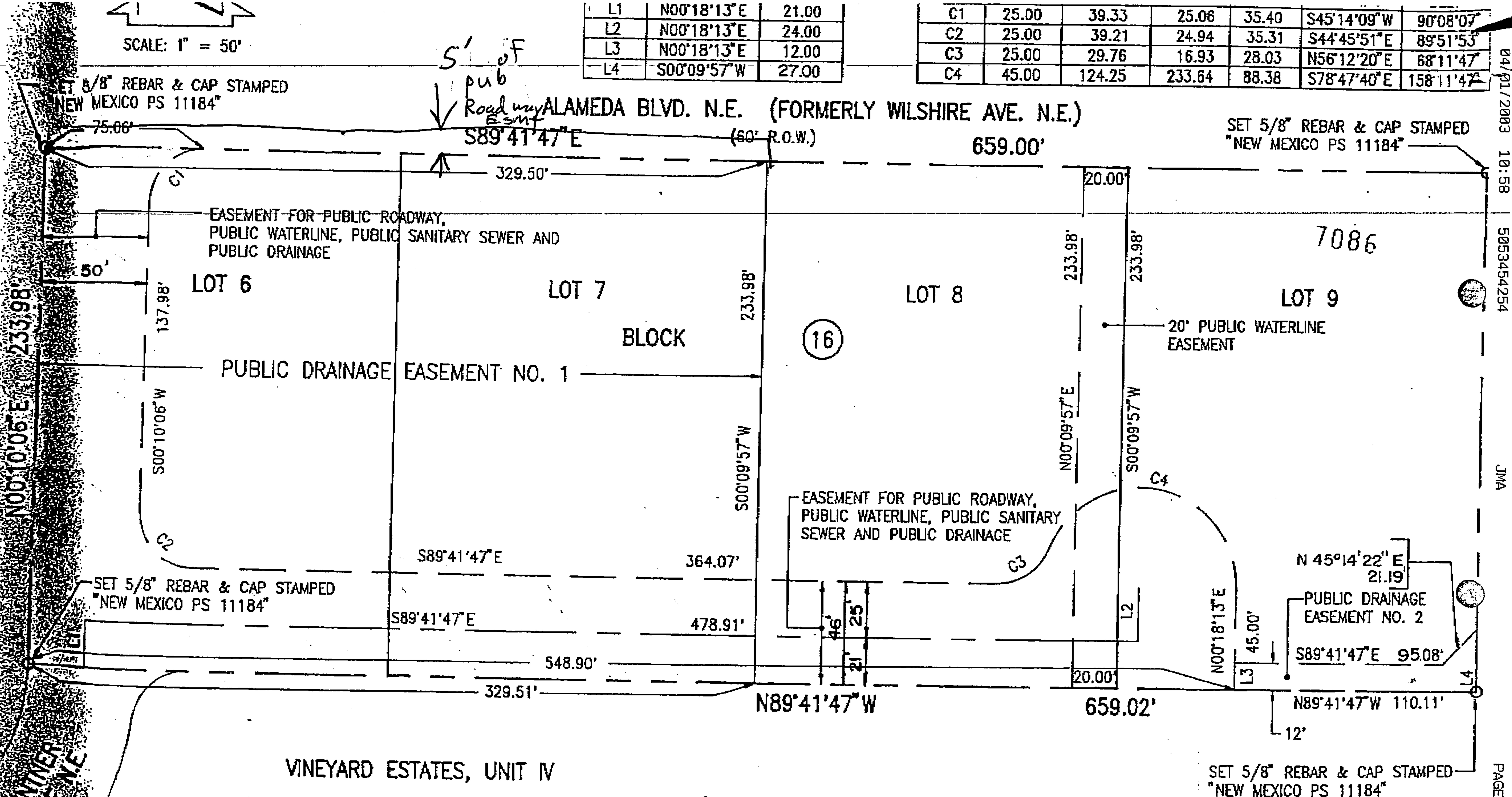
DESIGN REVIEW COMMITTEE REVISIONS

REVISION	DATE	DRC CHAIR	USER DEPARTMENT	AGENT / OWNER

SCALE: 1" = 50'

L1	N00°18'13"E	21.00
L2	N00°18'13"E	24.00
L3	N00°18'13"E	12.00
L4	S00°09'57"W	27.00

C1	25.00	39.33	25.06	35.40	S45°14'09"W	90°08'07"
C2	25.00	39.21	24.94	35.31	S44°45'51"E	89°51'53"
C3	25.00	29.76	16.93	28.03	N56°12'20"E	68°11'47"
C4	45.00	124.25	233.64	88.38	S78°47'40"E	158°11'47"



DRIVEWAY

EXHIBIT B
Date 5/12/04



JEFF MORTENSEN & ASSOCIATES, INC.
 6010-B MIDWAY PARK BLVD. N.E.
 ALBUQUERQUE NEW MEXICO 87109
 ENGINEERS SURVEYORS (505) 345-4250

EXHIBIT A
SHEET 1 OF 3

04/01/2003 10:58 5053454254 JMA PAGE 05

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

- Annexion
- 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: ADIL RIZVI PHONE: 315-6484
 ADDRESS: 7049 Luella Anne, NE. FAX: 292-3904
 CITY: Albuquerque STATE NM ZIP 87109 E-MAIL: adilr@thegroup.cc
 Proprietary interest in site: Owner/Agent List all owners: _____
 AGENT (if any): ADIL RIZVI PHONE: 315-6484
 ADDRESS: 7049 Luella Anne, NE. FAX: 292-3904
 CITY: Albuquerque STATE NM ZIP 87109 E-MAIL: adilr@thegroup.cc

DESCRIPTION OF REQUEST: Extension of Preliminary Plat

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 6 & 7, BK 16, TR 3, U3 Block: 16 Unit: 3
 Subdiv. / Addn. VINTER COURT SUBDIVISION
 Current Zoning: R-D 5DU/Acre Proposed zoning: R-D 5DU/Acre
 Zone Atlas page(s): C-20 No. of existing lots: 2 No. of proposed lots: 6
 Total area of site (acres): 2 Density if applicable: dwellings per gross acre: 10 dwellings per net acre: _____
 Within city limits? Yes. No , but site is within 5 miles of the city limits.) Within 1000FT of a landfill? NO
 UPC No. 1-020-064-371-250-40526 MRGCD Map No. _____

LOCATION OF PROPERTY BY STREETS: On or Near: WILSHIRE NE
 Between: VENTURA NE. and CORONA NE

CASE HISTORY:

List any current or prior case number that may be relevant to your application (Proj., App., DRB-, AX_Z_, V_, S_, etc.): 04DRB-00510, 04DRB-00511, 04DRB-00513, 04DRB-00519, 04DRB-00514

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

SIGNATURE Adil Rizvi DATE 5/16/05
 (Print) ADIL RIZVI 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.	Fees
<u>05DRB-00826</u>	<u>EPP</u>	<u>5(3)</u>	<u>\$ 50.00</u>
_____	<u>CMF</u>	_____	<u>\$ 20.00</u>
_____	_____	_____	\$ _____
_____	_____	_____	\$ _____
_____	_____	_____	\$ _____
Hearing date <u>5-25-05</u>		Total	<u>\$ 70.00</u>

[Signature] 5-17-05
 Planner signature / date

Project # 1003369

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 **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.

ADIL RIZVI

Applicant name (print)

Adil Rizvi

Applicant signature / date



Form revised 8/04 & 1/05

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

Application case numbers
05DRB-00826

Adil Rizvi 5-17-05
 Planner signature / date

Project # 1003369

Ms Sheran Matson , AICP
DRB Chair
City of Albuquerque
P.O.Box 1293
Albuquerque , New Mexico 87102

05-17-2005

VINTER COURT SUBDIVISION : DRB NO : 1003369
REQUEST FOR EXTENSION OF PRELIMINARY PLAT

Dear Ms Matson :

I am requesting for the extension of the preliminary plat for the above referenced property which consists of six subdivided lots located on Wilshire, East of Ventura.

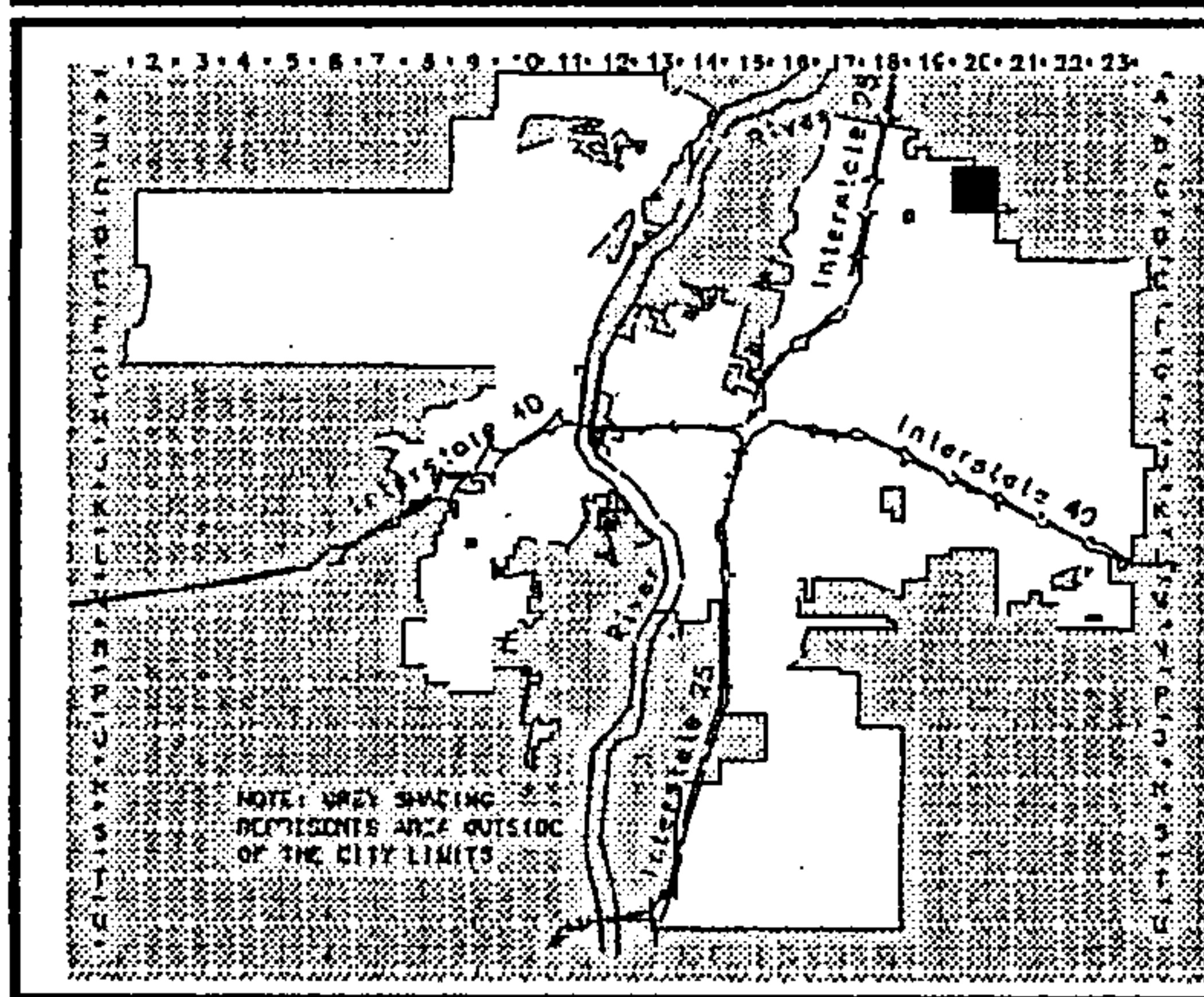
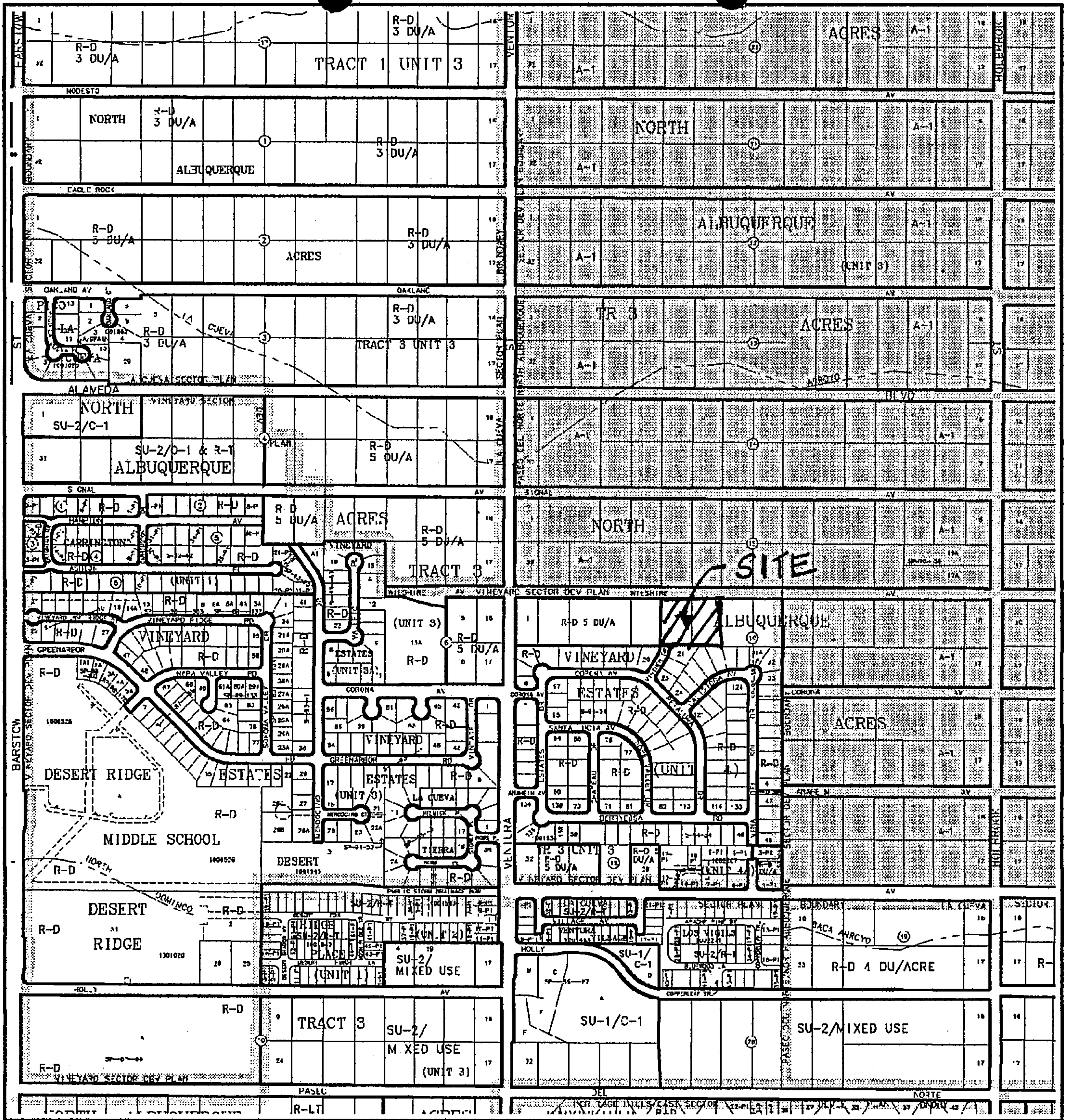
The primary reason for not developing Vinter Court is because the storm drain that was to be constructed under project number ~~100-2473~~, Desert Vista Subdivision , has not been completed yet . The new 36 inch storm drain pipe on Ventura between Signal and Corona is scheduled to be completed in July 2005. The completion of the strom drain on Ventura would provide the drainage out fall for the Vinter Court Subdivision.

We anticipate completing Vinter Court Subdivision by September , 2005. If you have any questions please call me at 315-6484. Thank you for your cooperation.

Sincerely,



Adil Rizvi
7515 Treviso Court NE
Albuquerque
NM 87113



CITY OF
Albuquerque
A Geographic Information System
PLANNING DEPARTMENT
© Copyright 2003



Zone Atlas Page
C-20-Z
Map Amended through July 31, 2003

TERRAMETRICS
OF NEW MEXICO

PLAT AND SURVEY BY:

P.O. BOX 30192
ALBUQUERQUE, NEW MEXICO 87190-0192
PHONE: (505) 884-9087

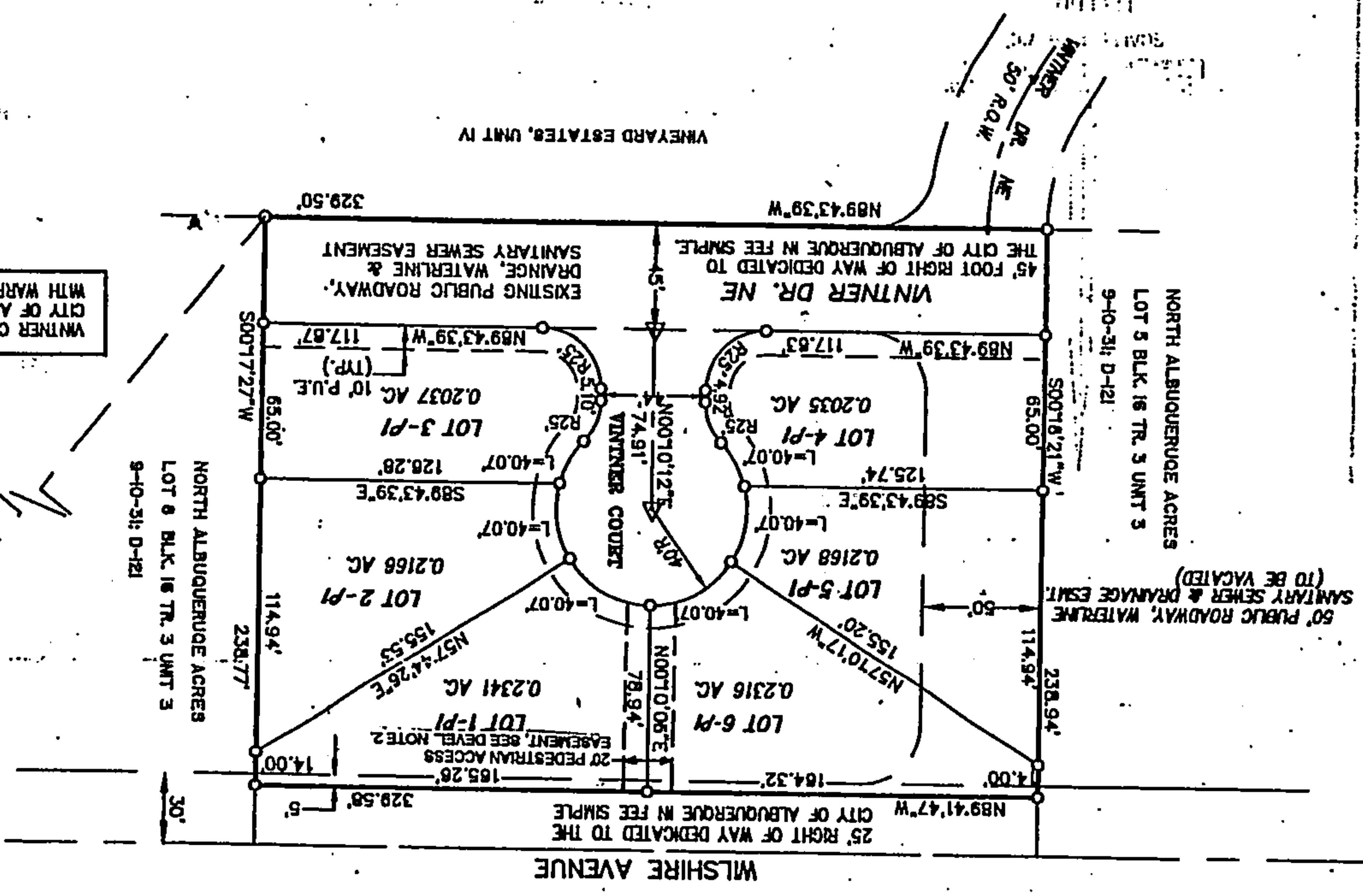
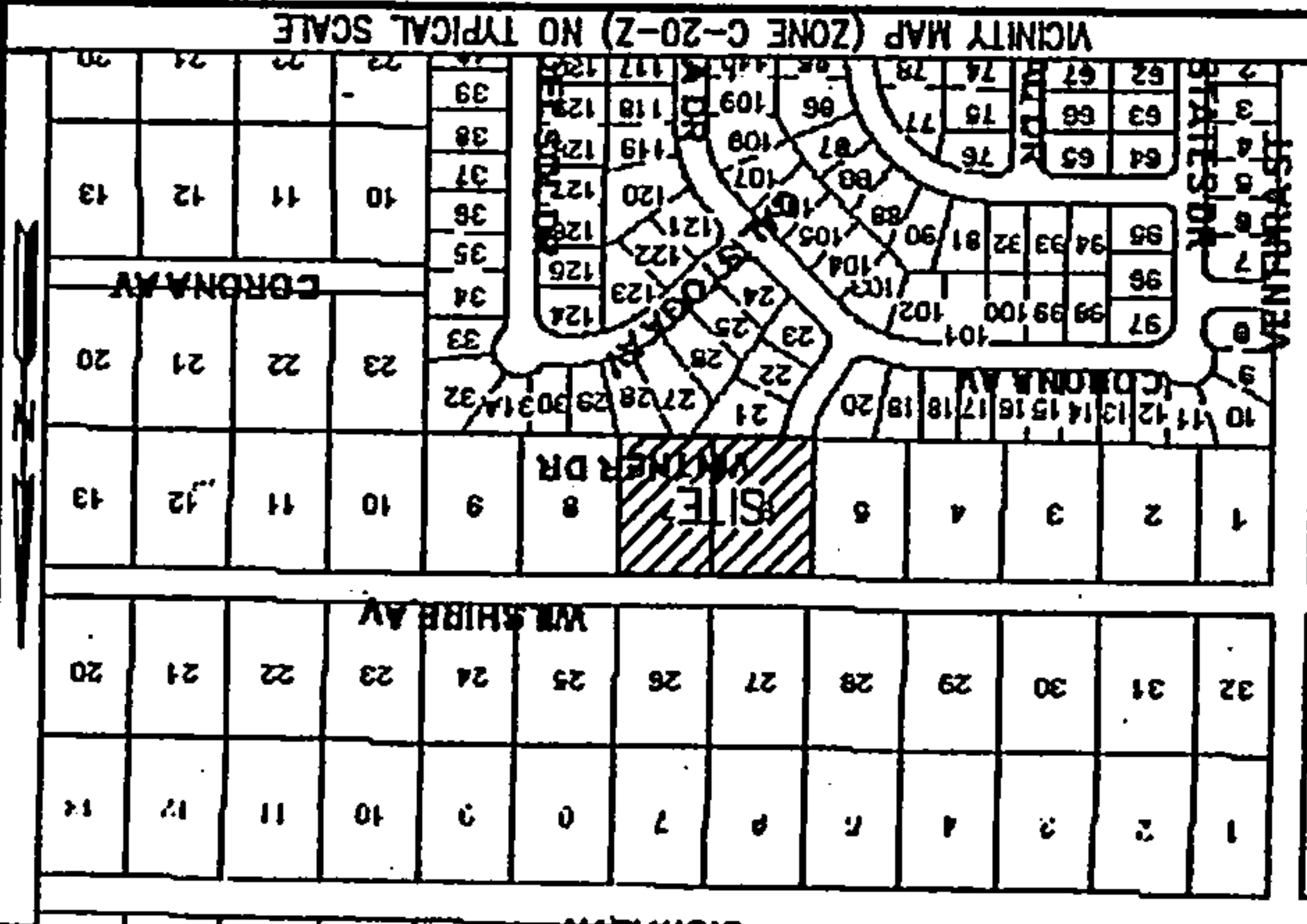


CITY OF ALBUQUERQUE
DATE: 4-1-04
APPROVED: [Signature]
DATE: 4/1/04

- NOTES:**
- UNLESS OTHERWISE NOTED, ALL BOUNDARY CORNERS SHOWN THIS (C) SHALL BE MARKED BY A REBAR W/CAP STAMPED "PWT 10204".
 - ALL STREET CORNER MONUMENTATION SHALL BE INSTALLED AT ALL CENTERLINE P.C.'S, P.T.'S AND ALL OTHER POINTS OF INTERSECTION AND SHOWN AS SHOWN.
 - AS SHOWN.
 - BOUNDARY SHALL BE TIED TO THE NEW MEXICO STATE PLANE COORDINATE SYSTEM.
 - ALL DISTANCES SHALL BE GROUND DISTANCES.
 - MANHOLES WILL BE OFFSET AT ALL POINTS OF CURVATURE, POINTS OF CENTERLINE MONUMENTATION AND ALL OTHER ANGLE POINTS TO ALLOW USE OF CENTERLINE MONUMENTATION.
 - ALL LOTS IN WINTNER COURT SUBDIVISION SHALL HAVE FRONT YARD SETBACK LIMIT OF 15 FEET.
 - GROSS SUBDIVISION AREA: 2.0 ACRES.

- DEVELOPMENT NOTES:**
- THE PROPERTY IS ZONED R-D.
 - THE 20' PERMANENT ACCESS EASEMENT IS GRANTED FOR THE USE OF THE PUBLIC AND SHALL BE MAINTAINED BY THE PROPERTY OWNERS OF LOTS 1 & 8.
 - NO WALLS OR OBSTRUCTIONS ARE PERMITTED WITHIN THE EASEMENT.
 - THE SUBJECT PROPERTY IS LOCATED WITHIN A ZONE A FLOOD PLAIN AS DESIGNATED ON FIRM PANEL 35001C04. A LETTER OF MAP REVISION IS PENDING.

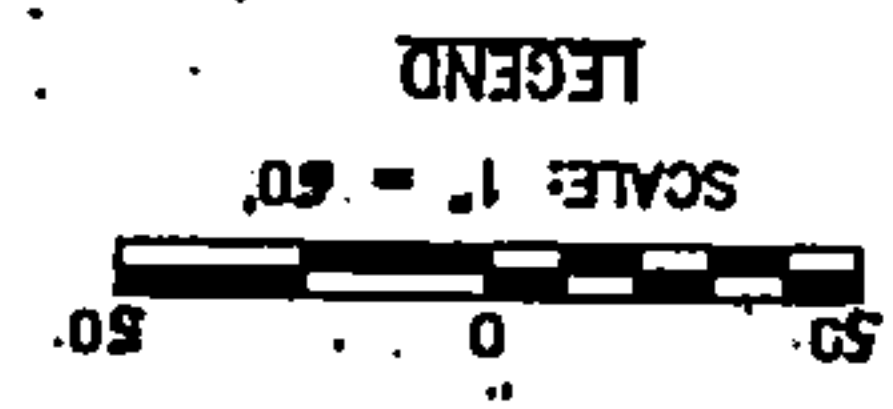
THE PURPOSE OF THIS PLAT IS TO RESUBDIVIDE LOTS 6 AND 7 OF BLOCK 16 NORTH ALBUQUERQUE ACRES, TRACT 3, UNIT 3, INTO LOTS 1 THROUGH 6 OF WINTNER SUBDIVISION AND TO GRANT EASEMENTS AND DEDICATE AND VACATE LOTS AND EASEMENTS PURSUANT THERETO, INCLUDING ANY INTERESTS THAT ACCRUED TO THE PUBLIC PERMIT TO THE PROPERTY'S FORMER USE AS DRAINAGE DETENTION/RETENTION FACILITY.



- LEGAL DESCRIPTION**
- SET #5 REBAR WITH CAP "PWT 10204"
 - FOUND SURVEY MONUMENT AS DESCRIBED
 - △ PROPOSED CITY OF ALBUQUERQUE CENTER LINE MONUMENT
 - ▽ FOUND CITY OF ALBUQUERQUE CENTER LINE MONUMENT
 - ▲ EXISTING FIRE HYDRANT

PRELIMINARY PLAT OF WINTNER COURT SUBDIVISION
A REPLAT OF LOTS 6 AND 7 OF BLOCK 16, TRACT 3, UNIT 3 NORTH ALBUQUERQUE ACRES
SITUATE WITHIN
PROJECTED SECTION 17
T.11N., R.4E., N.M.P.M.
ELENA GALLEGOS LAND GRANT
BERNALILLO COUNTY, NEW MEXICO
APRIL 2004

Sharon

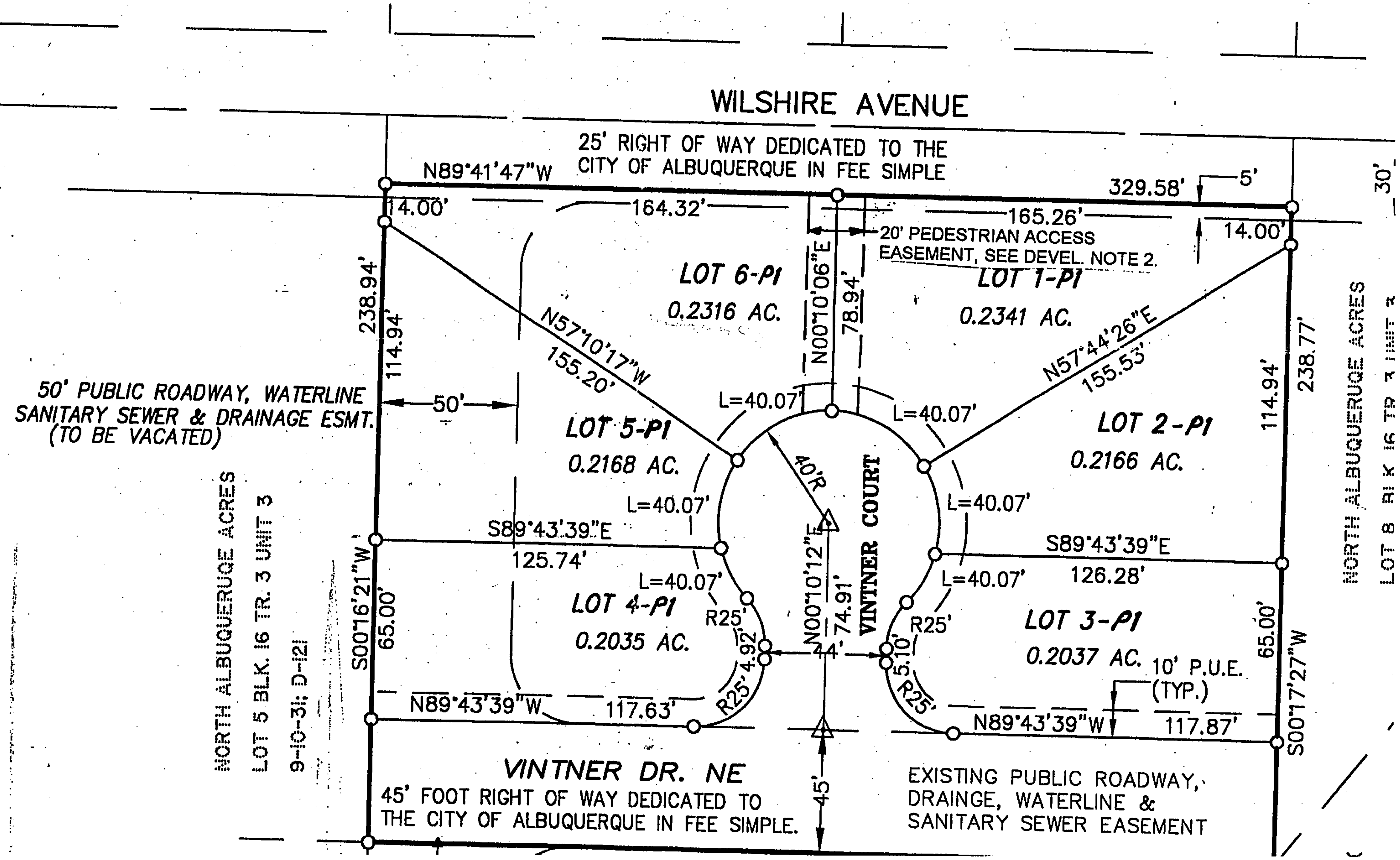


ACS CONTROL STATION "E-C21"
N=152004.9
E=5657.837
ELEV=5657.837
CORNER FACTOR=0.99937837
(NEW MEXICO COORDINATE SYSTEM CENTRAL ZONE-NAD27)

Post: 1003367

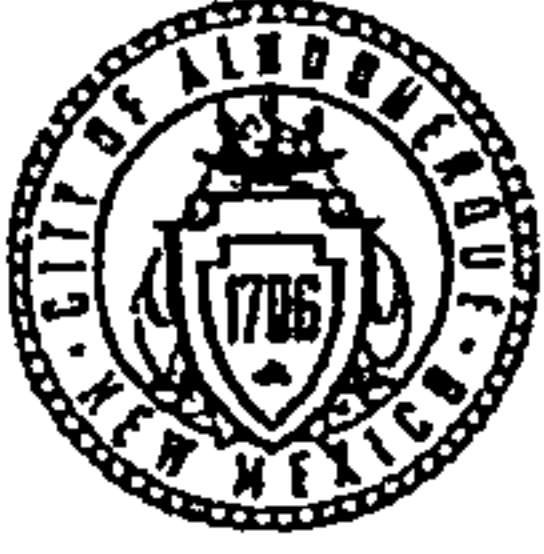
LEGEND

- SET #5 REBAR WITH CAP "PWT 10204"
- FOUND SURVEY MONUMENT AS DESCRIBED
- △ PROPOSED CITY OF ALBUQUERQUE CENTER LINE MONUMENT
- ▲ FOUND CITY OF ALBUQUERQUE CENTER LINE MONUMENT
- ⊕ EXISTING FIRE HYDRANT



NORTH ALBUQUERQUE ACRES
 LOT 5 BLK. 16 TR. 3 UNIT 3
 9-10-31; D-121

NORTH ALBUQUERQUE ACRES
 LOT 8 BLK 16 TR 3 UNIT 2



OFFICIAL NOTICE OF DECISION

CITY OF ALBUQUERQUE
PLANNING DEPARTMENT
DEVELOPMENT REVIEW BOARD

May 12, 2004

6. Project # 1003369

04DRB-00510 Major-Preliminary Plat Approval
04DRB-00511 Major-Vacation of Pub Right-of-Way
04DRB-00513 Minor-Temp Defer SDWK
04DRB-00519 Minor-Vacation of Private Easements

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

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

At the May 12, 2004, Development Review Board meeting, with the signing of the infrastructure list dated 5-12-04 and approval of the grading plan engineer stamp dated 4-20-04 the preliminary plat was approved with the following condition of final plat:

A private drainage easement for the benefit of Lot 8, Block 16, Tract 3, Unit 3 across Lot 2 must be identified.

The vacations were approved as shown on Exhibit B in the Planning file, subject to these findings and conditions:

FINDINGS:

1. The public welfare is in no way served by retaining the rights-of-way and/or easements.
2. There is no convincing evidence that any substantial property right is being abridged against the will of the owner of the right.

CONDITIONS:

1. Final disposition shall be through the City Real Estate Office.



**OFFICIAL NOTICE OF DECISION
PAGE 2**

2. The vacated property shall be shown on a replat approved by the Development Review Board and the approved replat shall be filed for record with the Bernalillo County Clerk's Office within one year.
3. Affected utility companies shall acknowledge the vacation by their signatures on the replat.

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

Application #04DRB-00514 – Drainage Plan to Determine Cost Allocation for Storm Drainage Improvements was deferred to the May 26, 2004 DRB hearing.

04DRB-00659 Minor-Sidewalk Waiver

BOB KEERAN agent(s) for LLAVE CONSTRUCTION INC. request(s) the above action(s) for all or a portion of Lot(s) 6 & 7, Block(s) 16, Tract(s) 3, Unit(s) 3, NORTH ALBUQUERQUE ACRES, VINTNER COURT SUBDIVISION, zoned R-D residential and related uses zone, developing area, located on VINTNER NE, between VENTURA NE and CORONA NE containing approximately 2 acre(s). [REF: 04DRB-00510, 04DRB-0511, 04DRB-00513, 04DRB-00519, 04DRB-00514] (C-20)

At the May 12, 2004, Development Review Board meeting, the sidewalk variance for the waiver of sidewalks was approved as shown on Exhibit C in the Planning file.

If you wish to appeal this decision, you must do so by May 27, 2004 in the manner described below.

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

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



OFFICIAL NOTICE OF DECISION
PAGE 3

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

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

Sheran Matson, AICP, DRB Chair

cc: Bob Keeran, Llave Construction Inc., PO Box 93642, 87199
Marilyn Maldonado, Planning Department, 4th Floor, Plaza del Sol Bldg.
Scott Howell, Property Management, Legal Dept./4th Flr, City/County Bldg
File

1-020 - 064 - 371 - 250 - 40526

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

PAID RECEIPT

APPLICANT NAME ADIL RIZVI
AGENT ADIL RIZVI
ADDRESS _____
PROJECT & APP # 1003369/05DRB 00826
PROJECT NAME Winter Court

\$ 20.00 441032/3424000 Conflict Management Fee
\$ 50.00 441006/4983000 DRB Actions
\$ _____ 441006/4971000 EPC/AA/LUCC Actions & All Appeals
\$ _____ 441018/4971000 Public Notification
\$ _____ 441006/4983000 DRAINAGE PLAN REVIEW OR TRAFFIC IMPACT STUDY***
() Major/Minor Subdivision () Site Development Plan () Bldg Permit
() Letter of Map Revision () Conditional Letter of Map Revision
() Traffic Impact Study
\$ 70.00 TOTAL AMOUNT DUE

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

5/17/05
RECEIPT# 00040619 WS# 006 TRANS# 0084
Account 441006 Fund 0110
Activity 4983000 TRSEJ#
TRANS Amt \$70.00
J24 Misc \$50.00
CK \$70.00
CHANGE \$0.00
Counterreceipt.doc

Thank You

SKYBLUE INVESTMENTS, LLC 09-97 95-145/1070 4856
7049 LUELLA ANNE DR. NE PH. 505-857-0467 001210971
ALBUQUERQUE, NM 87109 DATE 5/17/05

PAY TO THE ORDER OF COA \$ 70.00
Seventy Dollars City of Albuquerque
FIRST STATE BANK
MEMO Bob Keeran Pond
5/17/2005 RECEIPT# 00040619 WS# 006 TRANS# 0084
Fund 0110 MP
1070014521 4856 001210971
J24 Misc \$70.00

Thank You

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

PAID RECEIPT

APPLICANT NAME Llave Const
AGENT Bob Keeran
ADDRESS _____
PROJECT & APP # _____
PROJECT NAME 1003369

\$ _____ 441032/3424000 Conflict Management Fee
\$ 110.00 441006/4983000 DRB Actions Referral
\$ _____ 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
\$ 110.00 TOTAL AMOUNT DUE

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

City Of Albuquerque
Treasury Division

1/13/2005 2:46PM LOC: ANNX
RECEIPT# 00034456 WSH 008 TRANSH 0045
Account 441006 Fund 0110
Activity 4983000 TRSDMM
Trans Amt \$110.00
J24 Misc \$110.00
VI \$110.00
CHANGE \$0.00

PQ Box 93642
Albuquerque, -N-M 87119
Office (505) 856-4076
Fax (505) 858-1702
Mobile (505) 249-1502

**Llave Construction
and Real Estate
Services**

Fax

To: Claire Seniva	From: Bob Keeran
Fax: 505-924-3164	Pages: 1 including cover page
Phone: 505-924-3146	Date: 1/11/2005
Re: Project # 1003369 14DRB-00514 (Cost Allocation)	CC:

Urgent
 For Review
 Please Comment
 Please Reply
 Please Recycle

● **Comments:** Per your request, this letter is my request to defer Project # 1003369, 14DRB-00514 (Cost Allocation) until February 9, 2004. Thanks for your cooperation in this matter. If you need any other information, please don't hesitate to call me @ 249-1502.

\$110,000 suggested

PO Box 93642
Albuquerque, -N-M 87113
Office (505) 858-4076
Fax (505) 858-1702
Mobile (505) 249-1502

**Llave Construction
and Real Estate
Services**

Fax

To: Claire Senziva **From:** Bob Keeran

Fax: 505-924-3164 **Pages:** 1 including cover page

Phone: 505-924-3146 **Date:** 11/3/2004

Re: Project # 1003369 **CC:**

14DRB-00514 (Cost Allocation)

Urgent For Review Please Comment Please Reply Please Recycle

• **Comments:** Per your request, this letter is my request to defer Project # 1003369, 14DRB-00514 (Cost Allocation) until December 1st, 2004. Thanks for your cooperation in this matter. If you need any other information, please don't hesitate to call me @ 249-1502.

Jan 12, 2005
@ Bob request

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

PAID RECEIPT

APPLICANT NAME Slave Construction
AGENT Bob Keenan
ADDRESS _____
PROJECT & APP # 1003369 04.00514
PROJECT NAME Vitner Court Subdivision

\$ _____ 441032/3424000 Conflict Management Fee
\$ 220.00 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
\$ 220.00 TOTAL AMOUNT DUE

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

City Of Albuquerque
Treasury Division

10/5/2004 11:09AM LOC: ANNX
RECEIPT# 00032460 WS# 007 TRANSH# 0014
Account 441006 Fund 0110
Activity 4983000 TRSLJS
Trans Amt \$220.00
J24 Misc \$220.00
VI \$220.00
CHANGE \$0.00

Thank You

PO Box 93642
Albuquerque, -NM 87199
Office (505) 858-4073
Fax (505) 858-1702
Mobile (505) 249-1502

**Llave Construction
and Real Estate
Services**

Fax

To: Claire Servino **From:** Bob Keeran

Fax: 505-924-3364 **Pages:** 1 including cover page

Phone: 505-924-3346 **Date:** 9/7/2004

Re: Project # 1003369 **CC:**

14DRB-00514 (Cost Allocation)

Urgent For Review Please Comment Please Reply Please Recycle

• **Comments:** Per your request, this letter is my request to defer Project # 1003369, 14DRB-00514 (Cost Allocation) until October 6, 2004. Thanks for your cooperation in this matter. If you need any other information, please don't hesitate to call me @ 249-1502.

\$110,000

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

PAID RECEIPT

APPLICANT NAME Plane Construction
AGENT Bob Keenan
ADDRESS _____
PROJECT & APP # 1003369 - 00659
PROJECT NAME _____

\$ _____ 441032/3424000 Conflict Management Fee
\$ 220⁰⁰ 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
\$ 220⁰⁰ TOTAL AMOUNT DUE

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

DUPLICATE
City Of Albuquerque
Treasury Division

B/26/2004 8:44AM LOC: ANNX
RECEIPT# 00027970 WSH 008 TRANSH 0001
Account 441006 Fund 0110
Activity 4983000 TRSDMM
Trans Amt \$220.00
J24 Misc \$220.00
VI \$220.00
CHANGE \$0.00

PO Box 93642
Albuquerque, -N-M 87199
Office (505) 856-4076
Fax (505) 858-1702
Mobile (505) 249-1502

**Llave Construction
and Real Estate
Services**

#5

Fax

To: Claire Serrano	From: Bob Keeran
Fax: 505-924-864	Pages: 1 including cover page
Phone: 505-924-946	Date: 8/24/2004
Re: Project # 003369 14DRB-00514 (Cost Allocation)	CC:

Urgent For Review Please Comment Please Reply Please Recycle

• **Comments:** Per your request, this letter is my request to defer Project # 1003369, 14DRB-00514 (Cost Allocation) until September 8, 2004. Thanks for your cooperation in this matter. If you need any other information, please don't hesitate to call me @ 249-1502.

PO Box 93642
Albuquerque, -N-M 87119
Office (505) 856-4076
Fax (505) 858-1702
Mobile (505) 249-1502

**Llave Construction
and Real Estate
Services**

#6

8/25/04

Fax

To: Leslie & Claire Senova	From: Bob Keeran
Fax: 505-924-3364	Pages: 1 including cover page
Phone: 505-924-3366	Date: 8/10/2004
Re: Project # 1003369	CC:
14DRB-00514 (Cost Allocation)	

Urgent For Review Please Comment Please Reply Please Recycle

• **Comments:** Per your request, this letter is my request to defer Project # 1003369, 14DRB-00514 (Cost Allocation) until August 25, 2004. Thanks for your cooperation in this matter. If you need any other information, please don't hesitate to call me @ 249-1502.

\$110⁰⁰ due

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

PAID RECEIPT

APPLICANT NAME Bob Keenan
AGENT Bob Keenan
ADDRESS _____
PROJECT & APP # 1003369 04DRB-00514
PROJECT NAME Vitnes Court Subdivision
\$ _____ 441032/3424000 Conflict Management Fee
\$ 330⁰⁰ 441006/4983000 DRB Actions *Deferral fees*
\$ _____ 441006/4971000 EPC/AA/LUCC Actions & All Appeals
\$ _____ 441018/4971000 Public Notification
\$ _____ 441006/4983000 DRAINAGE PLAN REVIEW OR TRAFFIC IMPACT STUDY***
() Major/Minor Subdivision () Site Development Plan () Bldg Permit
() Letter of Map Revision () Conditional Letter of Map Revision
() Traffic Impact Study
\$ 330⁰⁰ TOTAL AMOUNT DUE

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

DUPLICATE
City Of Albuquerque
Treasury Division

7/29/2004 9:26AM LOC: ANNX
RECEIPT# 00026930 WSH 008 TRANSH 0006
Account 441006 Fund 0110
Activity 4983000 TRSDMM
Trans Amt \$330.00
J24 Misc \$330.00
VI \$330.00
CHANGE \$0.00

PO Box 93642
Albuquerque, -NM 87199
Office (505) 856-4076
Fax (505) 858-1702
Mobile (505) 249-1502

#9



Fax

To: Leslie & Claire Senova	From: Bob Keeran
Fax: 505-924-3864	Pages: 1 including cover page
Phone: 505-924-3946	Date: 7/14/2004
Re: Project #: 1003369	CC:
14DRB-00514 (Cost Allocation)	

Urgent
 For Review
 Please Comment
 Please Reply
 Please Recycle

Comments: Per your request, this letter is my request to defer Project # 1003369, 14DRB-00514 (Cost Allocation) until July 28, 2004. I'll pay the \$110.00 fee the next time I'm downtown along with the \$110.00 I owe for today. Thanks for your cooperation in this matter. If you need any other information, please don't hesitate to call me @ 249-1502.

\$220.00

PO Box 93642
Albuquerque, -N-M 87199
Office (505) 856-4071
Fax (505) 858-1702
Mobile (505) 249-1502

**Llave Construction
and Real Estate
Services**

9

Fax

To: Leslie & Claire Senova	From: Bob Keeran
Fax: 505-924-3364	Pages: 1 including cover page
Phone: 505-924-3946	Date: 6/9/2004
Re: Project #: 1003369	CC:
14DRB-00514 (Cost Allocation)	

Urgent For Review Please Comment Please Reply Please Recycle

● **Comments:** Per your request, this letter is my request to defer Project # 1003369, 14DRB-00514 (Cost Allocation) until June 23, 2004. Thanks for your cooperation in this matter. If you need any other information, please don't hesitate to call me @ 249-1502.

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

9

PAID RECEIPT

APPLICANT NAME Bob Keeran
AGENT Same
ADDRESS PDB 93642 87127
PROJECT & APP # 1003369 OHRB-00514
PROJECT NAME NAA Tracts 1-7

\$ _____ 469099/4916000 Conflict Management Fee
\$ 220.00 441006/4983000 DRB Actions Deterral Fees
\$ _____ 441006/4971000 EPC/AA/LUCC Actions & All Appeals
\$ _____ 441018/4971000 Public Notification
\$ _____ 441006/4983000 DRAINAGE PLAN REVIEW OR TRAFFIC IMPACT STUDY***
() Major/Minor Subdivision () Site Development Plan () Bldg Permit
() Letter of Map Revision () Conditional Letter of Map Revision
() Traffic Impact Study
\$ 220.00 TOTAL AMOUNT DUE

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

City of Albuquerque
Treasury Division

06/09/2004 9:10AM LOC: ANNIX
RECEIPT# 00023902 WSH 006 TRANSH 0009
Account 441006 Fund 0110
Activity 4983000 TRSEJA
Trans Amt \$220.00
J24 Misc \$220.00
VI \$220.00
CHANGE \$0.00

PO Box 93642
Albuquerque, -N-M 87119
Office (505) 856-4078
Fax (505) 858-1702
Mobile (505) 249-1502

**Llave Construction
and Real Estate
Services**

Fax

To: Leslie & Claire Senova	From: Bob Keeran
Fax: 505-924-3364	Pages: 1 including cover page
Phone: 505-924-3346	Date: 6/22/2004
Re: Project # 1003369	CC:
14DRB-00514 (Cost Allocation)	

Urgent
 Ear Review
 Please Comment
 Please Reply
 Please Recycle

• **Comments:** Per your request, this letter is my request to defer Project # 1003369, 14DRB-00514 (Cost Allocation) until July 14, 2004. Thanks for your cooperation in this matter. If you need any other information, please don't hesitate to call me @ 249-1502.

PO Box 93642
Albuquerque, -N-M 87199
Office (505) 856-4076
Fax (505) 858-1702
Mobile (505) 249-1512

**Llave Construction
and Real Estate
Services**

Fax

To: Leslie & Claire Senova **From:** Bob Keeran

Fax: 505-924-1864 **Pages:** 1 including cover page

Phone: 505-924-1946 **Date:** 5/20/2004

Re: Project # 1003369 **CC:**

14DRB-00514 (Cost Allocation)

Urgent **For Review** **Please Comment** **Please Reply** **Please Recycle**

● **Comments:** Per your request, this letter is my request to defer Project # 1003369, 14DRB-00514 (Cost Allocation) until June 9, 2004. I'll pay the \$110.00 fee the next time I'm downtown. Thanks for your cooperation in this matter. If you need any other information, please don't hesitate to call me @ 249-1502.

Current DRC
Project Number: _____

FIGURE 12

Procedure B

Date Submitted: 4-2-04

Date Site Plan Approved: N/A

Date Preliminary Plat Approved: 5/12/04

Date Preliminary Plat Expires: 5/12/05

DRB Project No.: 003369

DRB Application No.: 04-00510

ORIGINAL

INFRASTRUCTURE LIST

EXHIBIT "A"

TO SUBDIVISION IMPROVEMENTS AGREEMENT

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

Vintner^{CT} Subdivision

PROPOSED NAME OF PLAT AND/OR SITE DEVELOPMENT PLAN

LOTS 6/7, BIK. 16, TR. 3, Unit 3 N.A 16 Acres

EXISTING LEGAL DESCRIPTION PRIOR TO PLATTING ACTION

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

SIA Sequence #	COA DRC Project #	Size	Type of Improvement	Location	From	To	Private Inspector	City Inspector	City Cnst Engineer
		26"	Residential Street w/ Mount. C/G (4' SOWK, Deferred) See Note 4	Vintner Ct.	Vintner Dr.	Cul-de-Sac	/	/	/
		2'	SOWK Culvert	Vintner Dr.	SW cor.	Vintner Dr.	/	/	/
		4"	Waterline	Vintner Ct.	Vintner Dr.	Cul-de-Sac	/	/	/
		8"	San Sewer	Vintner Ct.	Vintner Dr.	Cul-de-Sac	/	/	/
		30"	RCP Storm Drain (47 L.F.)	Vintner Dr.	Exist. Drop Inlet	Exist. 30" SD	/	/	/
		4'	PCC Sidewalk	N. side Vintner Dr.	SE To SW cor. (Along Frontage)		/	/	/
		2' W	Conc. Rundown (private)	New Lot 4-5' Esmt		To Vintner Dr.	/	/	/
		36"	RCP Storm Drain incl. collection	Wilshire	Vintner Ct. 990' E. of Ventura	To Ventura	/	/	/

ORIGINAL

~~Procedure is Modified~~

Current DRC
Project Number: _____

FIGURE 12

Date Submitted: 4-2-04

Date Site Plan Approved: N/A

Date Preliminary Plat Approved: _____

Date Preliminary Plat Expires: _____

DRB Project No.: _____

DRB Application No.: _____

INFRASTRUCTURE LIST

EXHIBIT "A"

TO SUBDIVISION IMPROVEMENTS AGREEMENT

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

Vintner Ct. Subdivision (Wilshire Ave.)

PROPOSED NAME OF PLAT AND/OR SITE DEVELOPMENT PLAN

LOTS 6/7, B1K. 16, T3, U3 N. 416. Acres

EXISTING LEGAL DESCRIPTION PRIOR TO PLATTING ACTION

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

SIA Sequence #	COA DRC Project #	Size	Type of Improvement	Location	From	To	Private Inspector	City Inspector	City Cnst Engineer
		* 8"	Waterline	Wilshire Ave	Frontage	(330 L.F.)	/	/	/
		* 8"	San. Sewer line	Wilshire Ave.	Frontage	(330 L.F.)	/	/	/
		* 24'	COA 1/2 Residential SECTION, C/A, 6' Sidewalk	Wilshire Ave. (S. Side)	Frontage	(330 L.F.)	/	/	/
							/	/	/
							/	/	/
							/	/	/
							/	/	/
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							/	/	/
							/	/	/
							/	/	/

NAME OF PLAT AND/OR SITE PLAN

Vintner^{CT.} Subdivision

ORIGINAL

SIA Sequence #	COA DRC Project #
<input type="text"/>	<input type="text"/>
<input type="text"/>	<input type="text"/>
<input type="text"/>	<input type="text"/>
<input type="text"/>	<input type="text"/>

Size	Type of Improvement	Location	From	To
36"	RCP storm drain incldg. Collection	Ventura St.	Wilshire	South to Existing 36"
2'	Alley Gutter	Pvt. Esmt LOT 4	LOT 5	Vintner Dr.
6'	SDWK.	Bton. LOTS 1/6	Cul. de Sac.	Wilshire
LOMR TO REMOVE F.P. ON LOTS 6/7 PRIOR TO RELEASE OF FINANCIAL GUARANTEE				

Private Inspector	City Inspector	City Cnst Engineer
<u>1</u>	<u>1</u>	<u>1</u>
<u>1</u>	<u>1</u>	<u>1</u>
<u>1</u>	<u>1</u>	<u>1</u>
<u>1</u>	<u>1</u>	<u>1</u>

NOTES

- Grading - Drainage Certification for all Private Improvements is required for release of the SIA & financial guarantee.
- Water & Sewer Improvements include services to all lots (6) incldg. Associated Appurtenances
- (1) Residential Street light per DPM/mtg. w/ Traffic
- Sidewalk deferred on internal street within subdivision
- * Deferred Item(s)

AGENT / OWNER

DEVELOPMENT REVIEW BOARD MEMBER APPROVALS

Philip W. Clark
NAME (print)

[Signature] 5/12/04
DRB CHAIR - date

[Signature] 5/12/04
PARKS & GENERAL SERVICES - date

Clark Consulting Engineers
FIRM

[Signature] 5-12-04
TRANSPORTATION DEVELOPMENT - date

AMAFCA - date

[Signature] 4/2/04
SIGNATURE - date

[Signature] 5/12/04
UTILITY DEVELOPMENT - date

- date

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

[Signature] 5/12/04
CITY ENGINEER - date

- date

DESIGN REVIEW COMMITTEE REVISIONS

REVISION	DATE	DRC CHAIR	USER DEPARTMENT	AGENT / OWNER

City of Albuquerque



DEVELOPMENT/ PLAN REVIEW APPLICATION

Supplemental form		Supplemental form	
SUBDIVISION	S	ZONING & PLANNING	Z
<input type="checkbox"/> Major Subdivision action		<input type="checkbox"/> Annexation	
<input type="checkbox"/> Minor Subdivision action		<input type="checkbox"/> County Submittal	
<input type="checkbox"/> Vacation	V	<input type="checkbox"/> EPC Submittal	
<input checked="" type="checkbox"/> Variance (Non-Zoning) <i>SIDEWALK WALKER</i>		<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		
STORM DRAINAGE	D	APPEAL / PROTEST of...	A
<input type="checkbox"/> Storm Drainage Cost Allocation Plan		<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: LAVE Construction, Inc PHONE: 249-1502
 ADDRESS: P O Box 93642 FAX: 858-1702
 CITY: ALBUQUERQUE STATE NM ZIP 87199 E-MAIL: _____
 Proprietary interest in site: OWNER List all owners: _____
 AGENT (if any): BOB KEERAN PRESIDENT PHONE: 249-1502
 ADDRESS: ALBUQUERQUE P O Box 93642 FAX: 858-1702
 CITY: ALBUQUERQUE STATE NM ZIP 87199 E-MAIL: _____
 DESCRIPTION OF REQUEST: SIDEWALK WALKER

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. lots 6 & 7 Block: 16 Unit: 3/Tr 3
 Subdiv. / Addn. NAA
 Current Zoning: R-D Proposed zoning: R-D
 Zone Atlas page(s): C-20 No. of existing lots: 2 No. of proposed lots: 6
 Total area of site (acres): 2 Density if applicable: dwellings per gross acre: 3 dwellings per net acre: 3
 Within city limits? Yes. No, but site is within 5 miles of the city limits.) Within 1000FT of a landfill? NO
 UPC No. 1-020-064-371-250-40526 MRGCD Map No. _____
 LOCATION OF PROPERTY BY STREETS: On or Near: VINTNER
 Between: VENTURA and CORONA

CASE HISTORY:

List any current or prior case number that may be relevant to your application (Proj., App., DRB-, AX, Z, V, S, etc.): 1003369
04DRB-06510 04DRB0591 04DRB00513 04DRB00519 04DRB00514

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

SIGNATURE: _____ DATE: 4-28-04
 (Print) BOB KEERAN Applicant Agent

FOR OFFICIAL USE ONLY

Form revised 9/01, 3/03, 7/03, 10/03, 3/04, 4/04

<input checked="" type="checkbox"/> INTERNAL ROUTING	Application case numbers	Action	S.F.	Fees
<input checked="" type="checkbox"/> All checklists are complete	<u>04DRB - 00659</u>	<u>SW</u>		\$ <u>0</u>
<input checked="" type="checkbox"/> All fees have been collected		<u>CMF</u>		\$ <u>20.00</u>
<input checked="" type="checkbox"/> All case #s are assigned				\$ _____
<input 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 checked="" type="checkbox"/> F.H.D.P. density bonus				\$ _____
<input checked="" type="checkbox"/> F.H.D.P. fee rebate				\$ _____
<u>Yes Duranclaux</u>	Hearing date <u>May 12, 2004</u>			Total \$ <u>20.00</u>
	<u>4-29-04</u>			
Planner signature / date		Project #	<u>1003369</u>	

FORM V: SUBDIVISION VARIANCES & VACATIONS

BULK LAND VARIANCE

(PUBLIC HEARING CASE)

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

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

VACATION OF PUBLIC RIGHT-OF-WAY

VACATION OF PUBLIC EASEMENT

- ___ The complete document which created the public easement (folded to fit into an 8.5" by 14" pocket) **24 copies**. (Not required for dedicated and City owned public right-of-way.)
- ___ Drawing showing the easement or right-of-way to be vacated, its relation to existing streets, etc. (folded to fit into an 8.5" by 14" pocket) **24 copies**
- ___ Zone Atlas map with the entire property(ies) precisely and clearly outlined and crosshatched (to be photocopied)
- ___ Letter briefly describing, explaining, and justifying the request
- ___ Office of Community & Neighborhood Coordination inquiry response, notifying letter, certified mail receipts
- ___ Sign Posting Agreement
- ___ Fee (see schedule)
- ___ Any original and/or related file numbers are listed on the cover application

Unless the vacation is shown on a DRB approved plat recorded by the County Clerk within one year, it will expire. **DRB Public hearings are approximately ONE MONTH after the filing deadline. Your attendance is required.**

SUBDIVISION DESIGN VARIANCE (VARIANCE FROM MINIMUM STANDARDS OF THE DEVELOPMENT PROCESS MANUAL)

SIDEWALK DESIGN VARIANCE

SIDEWALK WAIVER

- ___ Scale drawing showing the proposed variance or waiver (folded to fit into an 8.5" by 14" pocket) **6 copies** for unadvertised meetings. These actions are not approved through internal routing.
- ___ Zone Atlas map with the entire property(ies) precisely and clearly outlined and crosshatched (to be photocopied)
- ___ Letter briefly describing, explaining, and justifying the variance or waiver
- ___ Any original and/or related file numbers are listed on the cover application

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

TEMPORARY DEFERRAL OF SIDEWALK CONSTRUCTION

EXTENSION OF THE SIA FOR TEMPORARY DEFERRAL OF SIDEWALK CONSTRUCTION

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

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

VACATION OF PRIVATE EASEMENT

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

Unless the vacation is shown on a DRB approved plat recorded by the County Clerk within one year, it will expire.

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

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

BOS KEERN

 Applicant name (print)

 Applicant signature / date



Form revised 4/03 and October 2003

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

Application case numbers
04 DRB - - 00659

NCS Duranclaux 4-29-04

 Planner signature / date
Project # 1003369

**LLAVE CONSTRUCTION, INC.
P.O. BOX 93642
ALBUQUERQUE, NM 87199
OFFICE: (505) 856-4076
FAX: (505) 858-1702
MOBILE: (505) 249-1502**

April 28, 2004

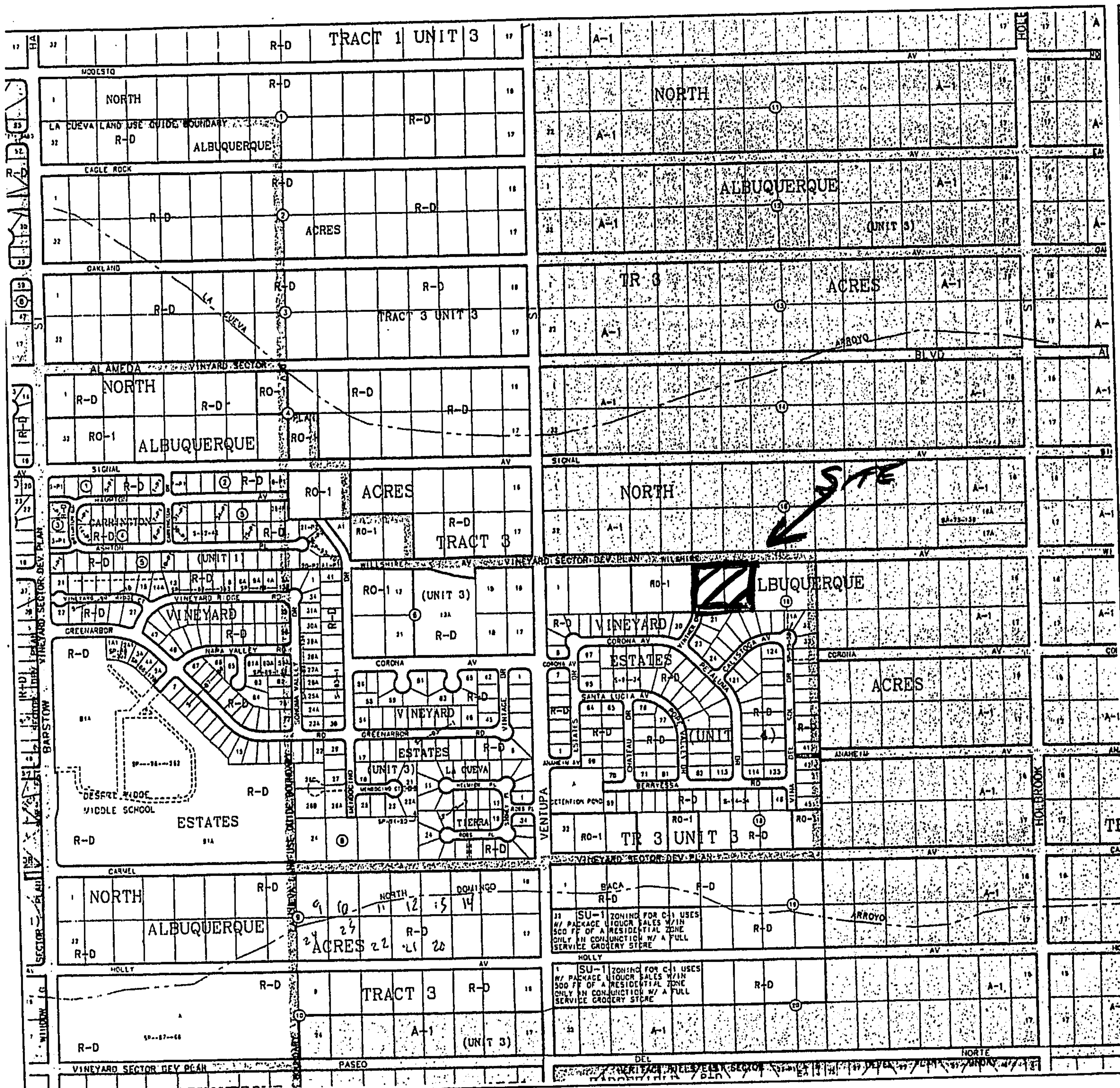
Subject: Lots 6 & 7 Block 16, Tract 3, Unit 3, NAA ("property")

Ladies and Gentlemen:

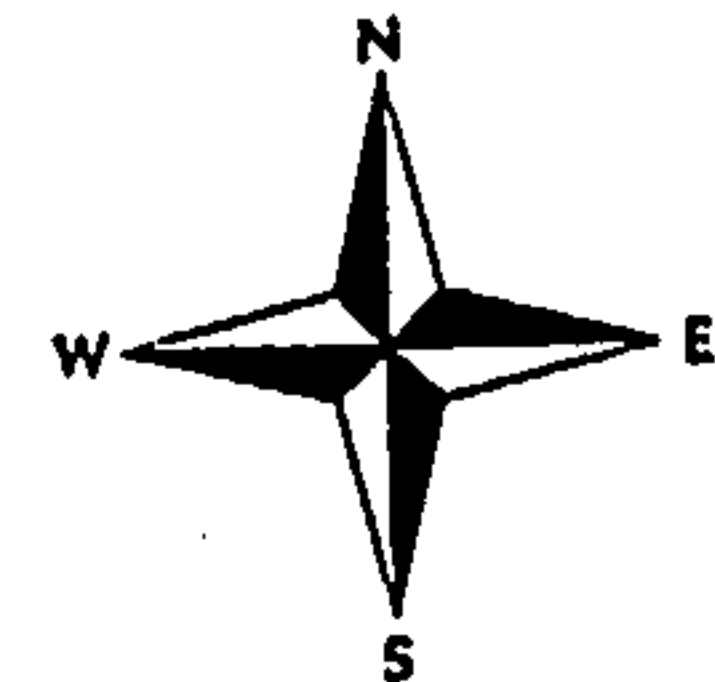
Llave Construction, Inc., proposes to develop the property into a six lot subdivision to be known as Vintner Court. Attached please find a copy of the preliminary plat and other items we plan to submit to DRB on April 28, 2004, to be heard on May 12, 2004. The property is presently a detention pond encumbered by a public drainage easement which Llave is requesting be vacated. In addition, infrastructure is necessary for development requiring a cost allocation for storm drainage to be heard along with a request for sidewalk deferral, vacation of right of way and dedication of right of way, etc. The purpose of this request is to waive the sidewalk along the southside of Vintner Drive because it is not needed. If you have any questions, please don't hesitate to call me at 249-1502.

Sincerely,
Llave Construction, Inc.

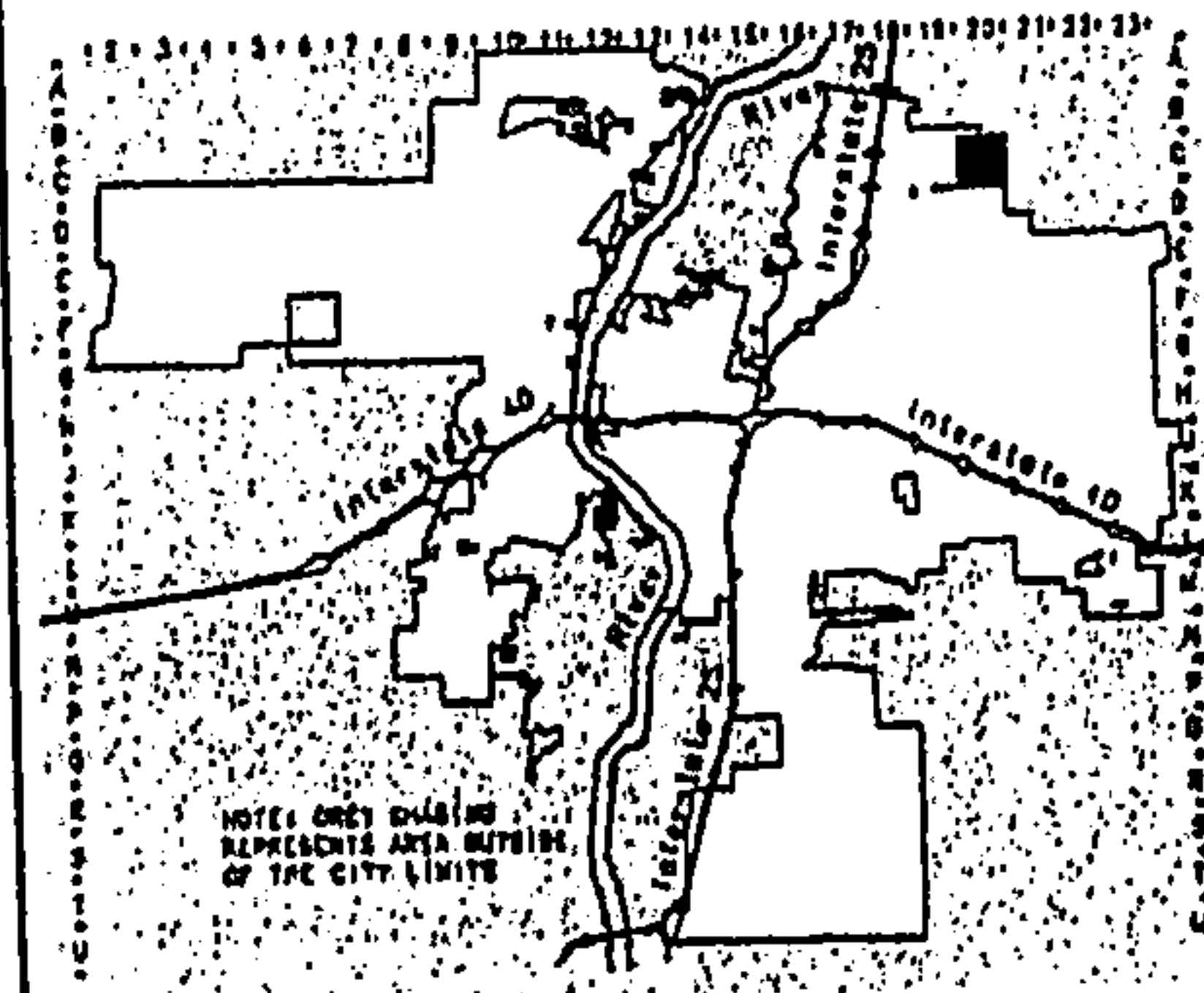
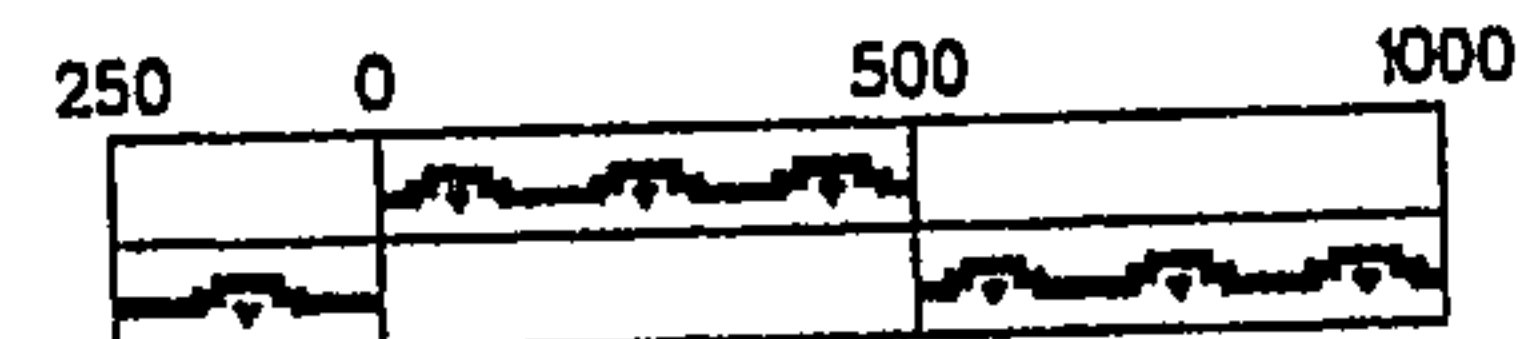
Bob Keeran, President



CITY OF
Albuquerque
Albuquerque Geographic Information System
PLANNING DEPARTMENT
© Copyright 1998



GRAPHIC SCALE IN FEET



Zone Atlas Page C-20-Z

Map Amended through
June 26, 1998

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

PAID RECEIPT

APPLICANT NAME Llave Construction, Inc.
AGENT Bob Keeran
ADDRESS Po Box 93642 Albuquerque, NM 87199
PROJECT & APP # 1003369 04DRB-00659
PROJECT NAME Llave + North Albuquerque Acres
\$ 20.00 469099/4916000 Conflict Management Fee
\$ _____ 441006/4983000 DRB Actions
\$ _____ 441006/4971000 EPC/AA/LUCC Actions & All Appeals
\$ _____ 441018/4971000 Public Notification
\$ _____ 441006/4983000 DRAINAGE PLAN REVIEW OR TRAFFIC IMPACT STUDY***
() Major/Minor Subdivision () Site Development Plan () Bldg Permit
() Letter of Map Revision () Conditional Letter of Map Revision
() Traffic Impact Study
\$ 20.00 TOTAL AMOUNT DUE

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

DUPLICATE
City Of Albuquerque
Treasury Division

04/29/2004 1:24PM LOC: ANNX
RECEIPT# 00023046 WSH 008 TRANSH 0020
Account 469099; Fund 0110
Activity 4916000 TRSDMM
Trans Amt \$20.00
J24 Misc \$20.00
VI \$20.00
CHANGE \$0.00

94118108

7083

PERMANENT EASEMENT

Grant of Permanent Easement, between Hoech Real Estate Corporation ("Grantor"), whose address is 6729 Academy Road N.E., Suite B, Albuquerque, NM 87109 and the City of Albuquerque, a New Mexico municipal corporation ("City"), whose address is P. O. Box 1293, Albuquerque, New Mexico, 87103.

Grantor grants to the City an exclusive, permanent easement ("Easement") in, over, upon and across the real property described on Exhibit "A" attached hereto ("Property") for the construction, installation, maintenance, repair, modification, replacement and operation of public drainage, public roadway, public sanitary sewer line and public waterline, together with the right to remove trees, bushes, undergrowth and any other obstacles upon the Property if the City determines they interfere with the appropriate use of this Easement.

Grantor covenants and warrants that Grantor is the owner in fee simple of the Property, that Grantor has a good lawful right to convey the Property or any part thereof and that Grantor will forever warrant and defend the title to the Property against all claims from all persons or entities.

The grant and other provisions of this Easement constitute covenants running with the land for the benefit of the City and its successors and assigns until terminated.

WITNESS my hand and seal this 17th day of AUGUST, 1994.

GRANTOR:

Donald G. Hoech
Donald G. Hoech, President
Hoech Real Estate Corporation
~~Board of Education~~

By: DONALD G. HOECH
Its: PRESIDENT
(Corporation or Partnership)

STATE OF NEW MEXICO
COUNTY OF BERNALILLO
FILED FOR RECORD

94 SEP 29 AM 9:02

94-27-7083-7088
BY
JUDY D. WOOLWARD
CO. CLERK & RECORDER

INDIVIDUAL

7084

STATE OF _____)
COUNTY OF _____) SS

This instrument was acknowledged before me this _____ day of _____, 199____, by _____,

Notary Public

My Commission Expires:

CORPORATION

STATE OF NEW MEXICO)
COUNTY OF BERNALILLO) SS



OFFICIAL SEAL
CHARLES G. CALA, JR.
NOTARY PUBLIC - STATE OF NEW MEXICO
Notary Bond Filed with Secretary of State
My Commission Expires 5-6-97

This instrument was acknowledged before me this 17th day of August, 1994, by Donald G. Hoech, President, a New Mexico corporation, on behalf of the corporation.

Charles G. Cala, Jr.

Notary Public

My Commission Expires:

5-6-97



SCALE: 1" = 50'

L1	N00°18'13"E	21.00
L2	N00°18'13"E	24.00
L3	N00°18'13"E	12.00
L4	S00°09'57"W	27.00

C1	25.00	39.33	25.06	35.40	S45°14'09"W	90°08'07"
C2	25.00	39.21	24.94	35.31	S44°45'51"E	89°51'53"
C3	25.00	29.76	16.93	28.03	N56°12'20"E	68°11'47"
C4	45.00	124.25	233.64	88.38	S78°47'40"E	158°11'47"

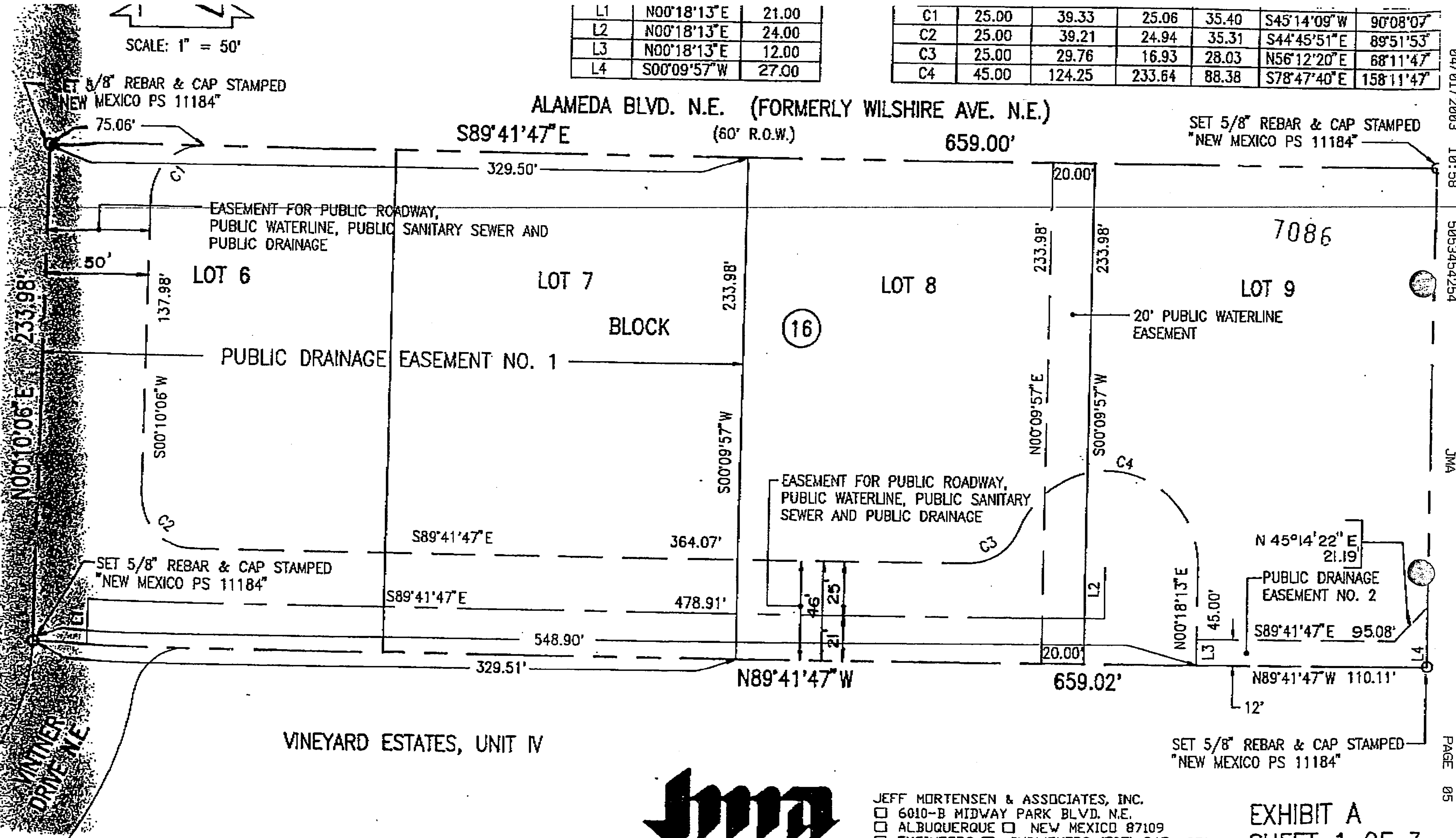
SET 5/8" REBAR & CAP STAMPED
"NEW MEXICO PS 11184"

SET 5/8" REBAR & CAP STAMPED
"NEW MEXICO PS 11184"

ALAMEDA BLVD. N.E. (FORMERLY WILSHIRE AVE. N.E.)

S89°41'47"E (60' R.O.W.)

659.00'



VINEYARD DRIVE W/E

VINEYARD ESTATES, UNIT IV



JEFF MORTENSEN & ASSOCIATES, INC.
 6010-B MIDWAY PARK BLVD. N.E.
 ALBUQUERQUE NEW MEXICO 87109
 ENGINEERS SURVEYORS (505) 345-4250

EXHIBIT A
SHEET 1 OF 3

04/01/2003 10:58

5053454254

JMA

PAGE 05

EXHIBIT 'A'

Sheet 2 of 3

7087

**EASEMENT DESCRIPTION FOR PUBLIC ROADWAY, PUBLIC WATERLINE, PUBLIC
SANITARY SEWER LINE, AND PUBLIC DRAINAGE**

A certain tract of land located within the Corporate Limits of the City of Albuquerque, New Mexico, comprising a portion of Lots 6, 7, 8, and 9, Block 16, Tract 3, Unit 3, North Albuquerque Acres, as shown on the plat filed in the Office of the County Clerk of Bernalillo County, New Mexico, on September 10, 1931, Book D, Page 121, and being more particularly described as follows:

Beginning at the southwest corner of the easement herein described, being common with the southwest corner of said Lot 6, Block 16; thence N 00°10'06" E a distance of 233.98 feet along the west property line of said Lot 6 to the northwest corner of the easement herein described, being a point on the south right-of-way line of Alameda Boulevard N.E. (formerly Wilshire Avenue N.E., a 60' right-of-way); thence S 89°41'47" E a distance of 75.06 feet along said right-of-way line to the northeast corner of the easement herein described; thence along the arc of a curve to the left with DELTA = 90°08'07", R = 25.00 feet, and L = 39.33 feet (Chord Bearing = S 45°14'09" W, Chord Length = 35.40 feet); thence S 00°10'06" W a distance of 137.98 feet; thence along the arc of a curve to the left with DELTA = 89°51'53", R = 25.00 feet, and L = 39.21 feet (Chord Bearing = S 44°45'51" E, Chord Length = 35.31 feet); thence S 89°41'47" E a distance of 364.07 feet; thence along the arc of a curve to the left with DELTA = 68°11'47", R = 25.00 feet and L = 29.76 feet (Chord Bearing = N 56°12'20" E, Chord Length = 28.03 feet) to a point of compound curvature to the right with DELTA = 158°11'47", R = 45.00 feet, and L = 124.25 feet (Chord Bearing = S 78°47'40" E, Chord Length = 88.38 feet); thence S 00°18'13" W a distance of 45.00 feet to the southeast corner of the easement herein described, being a point on the south property line of said Lot 9, Block 16; thence N 89°41'47" W a distance of 548.90 feet to the point of beginning and containing 0.8741 acres more or less.

PUBLIC DRAINAGE EASEMENT NO. 1

A certain tract of land located within the Corporate Limits of the City of Albuquerque, New Mexico, comprising Lots 6 and 7, Block 16, Tract 3, Unit 3, North Albuquerque Acres, as shown on the plat filed in the Office of the County Clerk of Bernalillo County, New Mexico, on September 10, 1931, Book D, Page 121, and being more particularly described as follows:

Beginning at the southwest corner of the easement herein described, being the southwest corner of said Lot 6, Block 16; thence N 00°10'06" E a distance of 233.98 feet to the northwest corner of the easement herein described, being common with the northwest corner of said Lot 6, Block 16, also being a point on the south right-of-way of Alameda Boulevard N.E. (formerly Wilshire Avenue N.E., a 60' right-of-way); thence S 89°41'47" E a distance of 329.50 feet along said right-of-way line to the northeast corner of the easement herein described, being the northeast corner of said Lot 7, Block 16; thence S 00°09'57" W a distance of 233.98 feet to the southwest corner of the easement herein described, being the southwest corner of said Lot 7, Block 16; thence N 89°41'47" W a distance of 329.51 feet to the point of beginning and containing 1.7699 acres more or less.

EXHIBIT 'A'

Sheet 3 of 3

PUBLIC DRAINAGE EASEMENT NO. 2

7088

A certain tract of land located within the Corporate Limits of the City of Albuquerque, New Mexico, comprising a portion of Lot 9, Block 16, Tract 3, Unit 3, North Albuquerque Acres, as shown on the plat filed in the Office of the County Clerk of Bernalillo County, New Mexico, on September 10, 1931, Book D, Page 121, and being more particularly described as follows:

Beginning at the southeast corner of the easement herein described, being the southeast corner of said Lot 9, Block 16, also being the northeast corner of Lot 24, Block 16, Tract 3, Unit 3, North Albuquerque Acres; thence N 89°41'47" W a distance of 110.11 feet to the southwest corner of the easement herein described; thence N 00°18'13" E a distance of 12.00 feet to the northwest corner of the easement herein described; thence S 89°41'47" E a distance of 95.08 feet; thence N 45°14'22" E a distance of 21.19 feet to the northeast corner of the easement herein described; thence S 00°09'57" W a distance of 27.00 feet to the point of beginning and containing 0.0329 acres more or less.

EASEMENT FOR PUBLIC WATERLINE

A certain tract of land located within the Corporate Limits of the City of Albuquerque, New Mexico, comprising a portion of Lot 8, Block 16, Tract 3, Unit 3, North Albuquerque Acres, as shown on the plat filed in the Office of the County Clerk of Bernalillo County, New Mexico, on September 10, 1931, Book D, Page 121, and being more particularly described as follows:

Beginning at the southeast corner of the easement herein described, being the southeast corner of said Lot 8, Block 16; thence N 89°41'47" W a distance of 20.00 feet to the southwest corner of the easement herein described; thence N 00°09'57" E a distance of 233.98 feet to the northwest corner of the easement herein described, being a point on the north property line of said Lot 8, Block 16, also being a point on the south right-of-way line of Alameda Boulevard (formerly Wilshire Avenue N.E., a 60' right-of-way); thence S 89°41'47" E a distance of 20.00 feet along said right-of-way line to the northeast corner of the easement herein described, being the northeast corner of said Lot 8, Block 16; thence S 00°09'57" W a distance of 233.98 feet to the point of beginning and containing 0.1074 acres more or less.

Notes:

1. A Boundary Survey was performed in February and March, 1994. Property corners were found or set as indicated.
2. All distances are ground distances.
3. Site located within projected Section 17, Township 11 North, Range 4 East, N.M.P.M.
4. Bearings shown hereon are New Mexico State Plane Grid Bearings, Central Zone.
5. The purpose of this survey is to define the public easement corridors as described hereon.

SURVEYORS CERTIFICATION

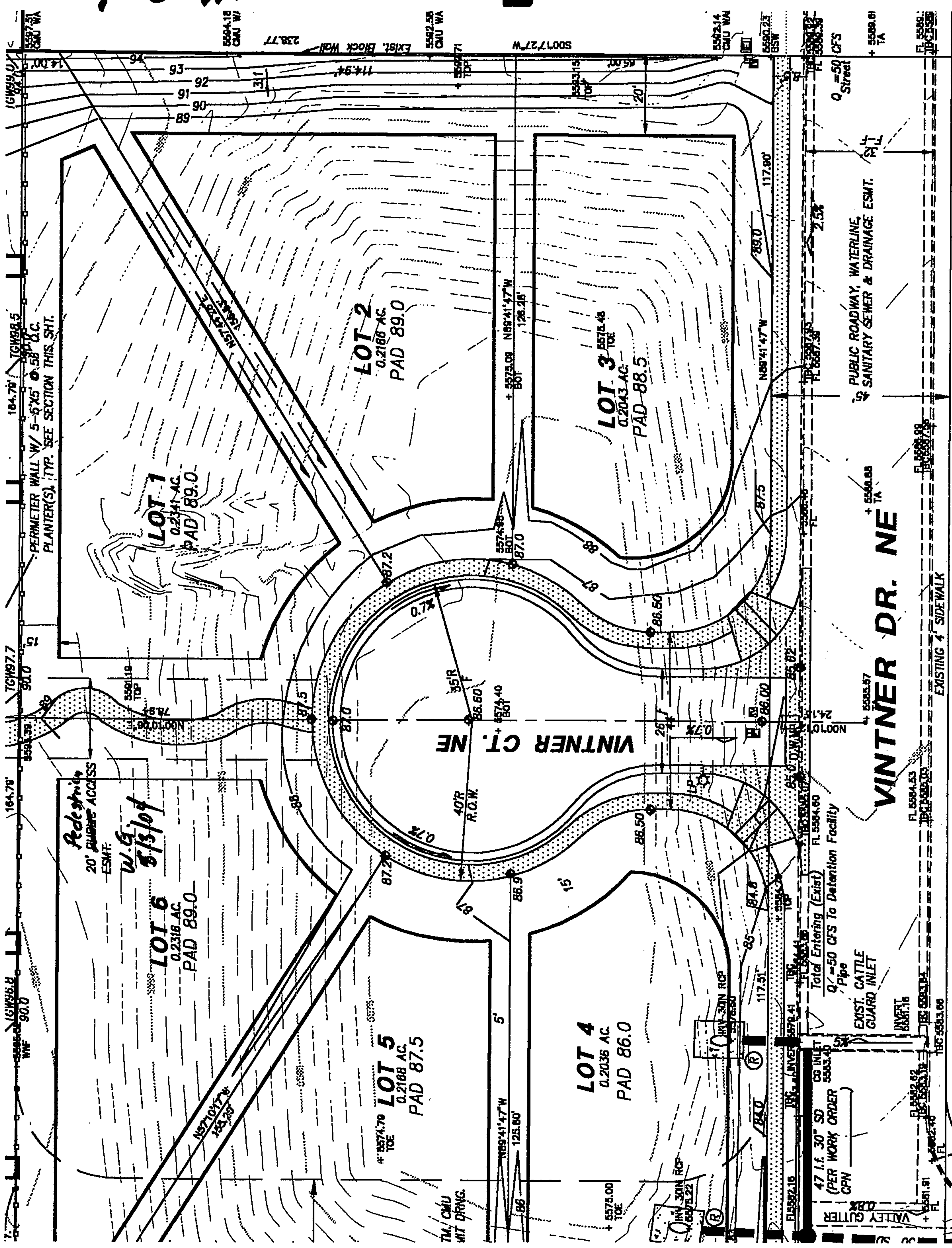
I, Charles G. Cala, Jr., a registered Professional Surveyor under the laws of the State of New Mexico, do hereby certify that this easement survey was prepared by me or under my supervision, shows all easements made known to me by this owner, utility companies, or other parties expressing an interest; complies with the minimum standards for surveying in the State of New Mexico, and is true and correct to the best of my knowledge and belief.

Charles G. Cala, Jr.
Charles G. Cala, Jr., NMPS 11184



9-23-1994
Date

1"=30'



VINTNER DR. NE

PUBLIC ROADWAY, WATERLINE, SANITARY SEWER & DRAINAGE ESMT.

Total Entering (Exist) Pipe Q = 50 CFS To Detention Facility

EXIST. CATTLE GUARD INLET

47 I.F. 30" SD (PER WORK ORDER CPN)

VALLEY GUTTER

EXISTING 4' SIDE WALK

INVERT 5581.16

INVERT 5576.50

INVERT 5583.40

INVERT 5581.16

INVERT 5583.40

Current DRC
Project Number: _____

FIGURE 12

Date Submitted: 4-2-04

Date Site Plan Approved: N/A

Date Preliminary Plat Approved: 5/12/04

Date Preliminary Plat Expires: 5/12/05

DRB Project No.: 003369

DRB Application No.: 04-00510

ORIGINAL

INFRASTRUCTURE LIST

EXHIBIT "A"

TO SUBDIVISION IMPROVEMENTS AGREEMENT

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

Vintner^{1st} Subdivision

PROPOSED NAME OF PLAT AND/OR SITE DEVELOPMENT PLAN

LOTS 6/7, BIK. 16, TR. 3, Unit 3 N. A 16 Acres

EXISTING LEGAL DESCRIPTION PRIOR TO PLATTING ACTION

⚠ 8/28/06

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

SIA Sequence #	COA DRC Project #	Size	Type of Improvement	Location	From	To	Private Inspector	City Inspector	City Cnst Engineer
		26"	Residential Street w/ Mount. C/G (4' SOWK. Deferred) see Note 4	Vintner Ct.	Vintner Dr.	Cul-de-Sac			
		2'	SOWK Culvert	Vintner Dr.	SW cor.	Vintner DR.			
		4"	Waterline	Vintner Ct.	Vintner Dr.	Cul-de-Sac			
		8"	San Sewer	Vintner Ct.	Vintner DR.	Cul-de-Sac			
		30"	RCP storm Drain (47 L.F.)	Vintner Dr.	Exist. Drop Inlet	Exist. 30" SD			
		4'	PCC Sidewalk	N. side Vintner Dr.	SE To SW cor. (Along Frontage)				
		2'W	Conc. Run-down (private)	New LOT 4-5' Esmt	TO Vintner DR.				
		36"	RCP Storm Drain incl. dg. collection	Wilshire	Vintner Ct. 990 E. of Ventura TO Ventura				

⚠
w R lot 4
BIK 16 NAA

ORIGINAL

~~Procedure is Modified~~

Current DRC
Project Number: _____

FIGURE 12

Date Submitted: 4-2-04

Date Site Plan Approved: N/A

Date Preliminary Plat Approved: _____

Date Preliminary Plat Expires: _____

DRB Project No.: _____

DRB Application No.: _____

INFRASTRUCTURE LIST

EXHIBIT "A"

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

Vintner Ct. Subdivision (Wilshire Ave.)
PROPOSED NAME OF PLAT AND/OR SITE DEVELOPMENT PLAN

LOTS 017, B1K. 10, T3, U3 N. 116. Acres
EXISTING LEGAL DESCRIPTION PRIOR TO PLATTING ACTION

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

SIA Sequence #	COA DRC Project #	Size	Type of Improvement	Location	From	To	Private Inspector	City Inspector	City Cnst Engineer
		* 8"	Waterline	Wilshire Ave	Frontage	(330 L.F.)	/	/	/
		* 8"	San. Sewer line	Wilshire Ave.	Frontage	(330 L.F.)	/	/	/
		* 24'	COA 1/2 Residential SECTION C/G, 6' Sidewalk	Wilshire Ave.	Frontage	(330 L.F.) (S. Side)	/	/	/
							/	/	/
							/	/	/
							/	/	/
							/	/	/
							/	/	/
							/	/	/
							/	/	/
							/	/	/
							/	/	/
							/	/	/

NAME OF PLAT AND/OR SITE PLAN Vintner^{CT.} Subdivision

SIA Sequence #	COA DRC Project #
<input type="text"/>	<input type="text"/>
<input type="text"/>	<input type="text"/>
<input type="text"/>	<input type="text"/>
<input type="text"/>	<input type="text"/>

Size	Type of Improvement	Location	From	To
36'	RCP storm drain	Ventura St.	Wilshire	South to Existing 36"
2'	Alley Gutter	Pvt. Esmt LOT 4	LOT 5	Vintner Dr.
6'	SDWK.	Btwn. LOTS 1/6	Cul-de-Sac	Wilshire
LOMR TO REMOVE F.P. ON LOTS 6/7 PRIOR TO RELEASE OF FINANCIAL GUARANTEE				

Private Inspector	City Inspector	City Cnst Engineer
1	1	1
1	1	1
1	1	1
1	1	1

NOTES

- Grading - Drainage Certification for all Private Improvements is required for release of the SIA & financial guarantee.
 - Water & Sewer Improvements include services to all lots (6) incldy. Associated Appurtenances
 - (1) Residential Street light per DPM/mtg. w/ Traffic
 - Sidewalk deferred on internal street within subdivision
- * Deferred Items)

AGENT / OWNER

Philip W. Clark
NAME (print)

Clark Consulting Engineers
FIRM

Philip W. Clark 4/2/04
SIGNATURE - date

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

DEVELOPMENT REVIEW BOARD MEMBER APPROVALS

[Signature] 5/12/04
DRB CHAIR - date

[Signature] 5/12/04
PARKS & GENERAL SERVICES - date

[Signature] 5-12-04
TRANSPORTATION DEVELOPMENT - date

[Signature] 5/12/04
UTILITY DEVELOPMENT - date

Brad J. Bylem 5/12/04
CITY ENGINEER - date

AMAFCA - date

_____ - date

_____ - date

DESIGN REVIEW COMMITTEE REVISIONS

REVISION	DATE	DRC CHAIR	USER DEPARTMENT	AGENT / OWNER
1	8/28/06	<u>[Signature]</u>	<u>Brad Bylem</u>	<u>[Signature]</u>

ORIGINAL

Procedure B

DRB
Project Number: _____

FIGURE 12

INFRASTRUCTURE LIST

EXHIBIT "A"

TO SUBMISSION IMPROVEMENTS AGREEMENT
DEVELOPMENT REVIEW BOARD (D.R.B.) REQUIRED INFRASTRUCTURE LIST

Date Submitted: 4-2-04
Date Site Plan Approved: N/A
Date Preliminary Plat Approved: _____
Date Preliminary Plat Expires: _____
DRB Project No.: 1003369
DRB Application No.: _____

Winter St. Subdivision
PROPOSED NAME OF PLAT AND/OR SITE DEVELOPMENT PLAN
LOTS 6/7, BIK. 16, TR. 3, Units 3 N. 1/4 B. Acres
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 a governmental item 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 department 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 signatory. 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 call by the City.

SIA Sequence #	COA DRB Project #	Size	Type of Improvement	Location	From	To	Private Inspector	City Inspector	City Cust Engineer
<input type="checkbox"/>	<input type="checkbox"/>	20'	Residential Street	Winter St.	Winter Dr.	Cul-de-Sac.	1	1	1
<input type="checkbox"/>	<input type="checkbox"/>		W/Mount. C/A (4' SOUR. DEFERRED) SEE HOLD 2				1	1	1
<input type="checkbox"/>	<input type="checkbox"/>	2'	SOUR CULVERT	Winter Dr.	SW cor.	Winter Dr.	1	1	1
<input type="checkbox"/>	<input type="checkbox"/>	4"	Waterline	Winter St.	Winter Dr.	Cul-de-Sac.	1	1	1
<input type="checkbox"/>	<input type="checkbox"/>	8'	San Sewer	Winter St.	Winter Dr.	Cul-de-Sac.	1	1	1
<input type="checkbox"/>	<input type="checkbox"/>	30"	RCP Storm Drain (492 L.F.)	Winter Dr.	Exist. Drop 1/4" x 1/2"	Exist. 30" SD	1	1	1
<input type="checkbox"/>	<input type="checkbox"/>	4'	PCC Sidewalk	N. Side Winter Dr.	SE To SW cor. (Along Frontage)		1	1	1
<input type="checkbox"/>	<input type="checkbox"/>	2'W	Comp. Run-down (Private)	NW LOT 4-5' East	To Winter Dr.		1	1	1
<input type="checkbox"/>	<input type="checkbox"/>	30"	RCP Storm Drain Inclg. collection	W/1/4 shine	990' E. of Ventura	To Ventura	1	1	1

Procedure B Modified

Current DRC _____

Project Number: _____

FIGURE 12

INFRASTRUCTURE LIST

EXHIBIT "A"

TO SUBDIVISION IMPROVEMENTS AGREEMENT

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

Winter Ct. Subdivision (Wilshire Ave.)

PROPOSED NAME OF PLAT AND/OR SITE DEVELOPMENT PLAN

LOTS 617, B1K. 16, 73, 43 N. 416. Acres

EXISTING LEGAL DESCRIPTION PRIOR TO PLATTING ACTION

Date Submitted: 4-2-04
 Date Site Plan Approved: N/A
 Date Preliminary Plat Approved: _____
 Date Preliminary Plat Expire: _____
 DRB Project No.: _____
 DRB Application No.: _____

Following is a summary of PUBLIC/PRIVATE Infrastructure required to be constructed or financially guaranteed for the above development. This listing is not necessarily a complete listing. During the SIA process and/or in the review of the construction drawings, if the DRC Chair determines that appurtenant items and/or unforeseen items have not been included in the infrastructure listing, the DRC Chair may include those items in the listing and related financial 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 Cnst Engineer
<input type="checkbox"/>	<input type="checkbox"/>	8"	<i>Waterline</i>	<i>Wilshire Ave</i>	<i>Frontage</i>	<i>(330 L.F.)</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<input type="checkbox"/>	<input type="checkbox"/>	8"	<i>Sewer line</i>	<i>Wilshire Ave.</i>	<i>Frontage</i>	<i>(330 L.F.)</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<input type="checkbox"/>	<input type="checkbox"/>	24'	<i>COA 1/2 Residential SECTION, City, 4' Sidewalk</i>	<i>Wilshire Ave.</i>	<i>Frontage</i>	<i>(330 L.F.) (S. Side)</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"/>	<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"/>	<input type="checkbox"/>

NAME OF PLAT AND/OR SITE PLAN Winter Subdivision CT.

SIA Sequence #	COA DRC Project #
<input type="checkbox"/>	<input type="checkbox"/>
<input type="checkbox"/>	<input type="checkbox"/>
<input type="checkbox"/>	<input type="checkbox"/>
<input type="checkbox"/>	<input type="checkbox"/>

Size	Type of Improvement	Location	From	To
36'	Pop Storm Drain incldy. collection	Ventura St	Wilshire South to Existing 36'	

Private Inspector	City Inspector	City Chrt Engineer
1	1	1
1	1	1
1	1	1
1	1	1

NOTES

- 1 Grading - Drainage Certification for all Private Improvements is required for Release of the SIA & financial guarantees.
- 2 Water & Sewer Improvements include services to all lots (62) incldy. associated Appurtenances
- 3 (1) Residential Street Light per DDM letter w/ Traffic
- 4 Sidewalk deferred on internal street within subdivision

AGENT/OWNER _____ DEVELOPMENT REVIEW BOARD MEMBER APPROVALS _____

Philip W. Clark
 NAME (printing) _____ DRB CHAIR - date _____ PARKS & GENERAL SERVICES - date _____

Clark Consulting Engineers
 FIRM _____ TRANSPORTATION DEVELOPMENT - date _____ AMARCA - date _____
 Signature - date 4/2/04 _____ UTILITY DEVELOPMENT - date _____
 CITY ENGINEER - date _____

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

DESIGN REVIEW COMMITTEE REVISIONS

REVISION	DATE	DRB CHAIR	USER DEPARTMENT	AGENT/OWNER

City of Albuquerque



DEVELOPMENT/ PLAN REVIEW APPLICATION

Supplemental form

SUBDIVISION **S**

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

SITE DEVELOPMENT PLAN **P**

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

Supplemental form **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: LEAVE CONSTRUCTION, INC PHONE: 249-1502
 ADDRESS: PO Box 93642 FAX: 858-1702
 CITY: ALBUQUERQUE STATE NM ZIP 87199 E-MAIL: _____
 Proprietary interest in site: OWNER List all owners: _____
 AGENT (if any): BOB KEENAN (President) PHONE: 249-1502
 ADDRESS: PO Box 93642 FAX: 858-1702
 CITY: ALBUQUERQUE STATE NM ZIP 87199 E-MAIL: _____

DESCRIPTION OF REQUEST: VACATION OF PUBLIC UTILITY EASEMENT, Dedication of
Vacation of (part of) City of Albuquerque Major Subdivision of
SIDEWALK
 Is the applicant seeking incentives pursuant to the Family Housing Development Program? Yes. No. To fast track

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

Lot or Tract No. lots 6 & 7 Block: 16 Unit: 3/Tract 3
 Subdiv. Addr: NORTH ALBUQUERQUE TRAILS
 Current Zoning: ~~Residential~~ Proposed zoning: N/A
 Zone Atlas page(s): C-20 No. of existing lots: 2 No. of proposed lots: 6
 Total area of site (acres): 2 Density if applicable: dwellings per gross acre: 3 dwellings per net acre: 3
 Within city limits? Yes. No , but site is within 5 miles of the city limits.) Within 1000FT of a landfill? NO
 UPC No. 1 020 064 371 250 40526 MRGCD Map No. _____
 LOCATION OF PROPERTY BY STREETS: On or Near: VENTURA
 Between: VENTURA and CONONA

CASE HISTORY:
 List any current or prior case number that may be relevant to your application (Proj., App., DRB-, AX_Z_, V_, S_, etc.): _____

Check-off if project was previously reviewed by Sketch Plat/Plan , or Pre-application Review Team . Date of review: 3-26-04

SIGNATURE Bob Keenan DATE _____
 (Print) _____ Applicant Agent

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

INTERNAL ROUTING	Application case numbers	Action	S.F.	Fees
<input checked="" type="checkbox"/> All checklists are complete	04DRB - 00510	PP		\$ 565.00
<input checked="" type="checkbox"/> All fees have been collected	04DRB - 00511	VRW		\$ 300.00
<input checked="" type="checkbox"/> All case #s are assigned	04DRB - 00519	VPRE		\$ 45.00
<input checked="" type="checkbox"/> AGIS copy has been sent	04DRB - 00513	TDS		\$ 0
<input checked="" type="checkbox"/> Case history #s are listed		Adv. Fee		\$ 75.00
<input checked="" type="checkbox"/> Site is within 1000ft of a landfill	04DRB - 00514	Major Drama		\$ 20.00
<input checked="" type="checkbox"/> F.H.D.P. density bonus	Hearing date <u>April 28, 2004</u>	CMF Plan		\$ 20.00
<input checked="" type="checkbox"/> F.H.D.P. fee rebate				Total \$ 1,005.00

Negie Duran 4-2-04 Project # 1003369
 Planner signature / date

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

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

MAJOR SUBDIVISION PRELIMINARY PLAT APPROVAL

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

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

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

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

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

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

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

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

Bob Keenan
Applicant name (print)
3-26-04
Applicant signature / date



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

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

Application case numbers
04 DRB - - 00510

Kristie Durandaux 4-2-04
Planner signature / date

Project # 1003369

FORM V: SUBDIVISION VARIANCES & VACATIONS

BULK LAND VARIANCE

(PUBLIC HEARING CASE)

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

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

VACATION OF PUBLIC RIGHT-OF-WAY

VACATION OF PUBLIC EASEMENT

- The complete document which created the public easement (folded to fit into an 8.5" by 14" pocket) **24 copies**. (Not required for dedicated and City owned public right-of-way.)
- Drawing showing the easement or right-of-way to be vacated, its relation to existing streets, etc. (folded to fit into an 8.5" by 14" pocket) **24 copies**
- Zone Atlas map with the entire property(ies) precisely and clearly outlined and crosshatched (to be photocopied)
- Letter briefly describing, explaining, and justifying the request
- Office of Community & Neighborhood Coordination inquiry response, notifying letter, certified mail receipts
- Sign Posting Agreement
- Fee (see schedule)
- Any original and/or related file numbers are listed on the cover application

Unless the vacation is shown on a DRB approved plat recorded by the County Clerk within one year, it will expire.

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

SUBDIVISION DESIGN VARIANCE (VARIANCE FROM MINIMUM STANDARDS OF THE DEVELOPMENT PROCESS MANUAL)

SIDEWALK DESIGN VARIANCE

SIDEWALK WAIVER

- Scale drawing showing the proposed variance or waiver (folded to fit into an 8.5" by 14" pocket) **6 copies** for unadvertised meetings. These actions are not approved through internal routing.
- Zone Atlas map with the entire property(ies) precisely and clearly outlined and crosshatched (to be photocopied)
- Letter briefly describing, explaining, and justifying the variance or waiver
- Any original and/or related file numbers are listed on the cover application

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

TEMPORARY DEFERRAL OF SIDEWALK CONSTRUCTION

EXTENSION OF THE SIA FOR TEMPORARY DEFERRAL OF SIDEWALK CONSTRUCTION

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

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

VACATION OF PRIVATE EASEMENT

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

Unless the vacation is shown on a DRB approved plat recorded by the County Clerk within one year, it will expire.

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

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

Bob Keenan
 Applicant name (print)
3-26-04
 Applicant signature / date

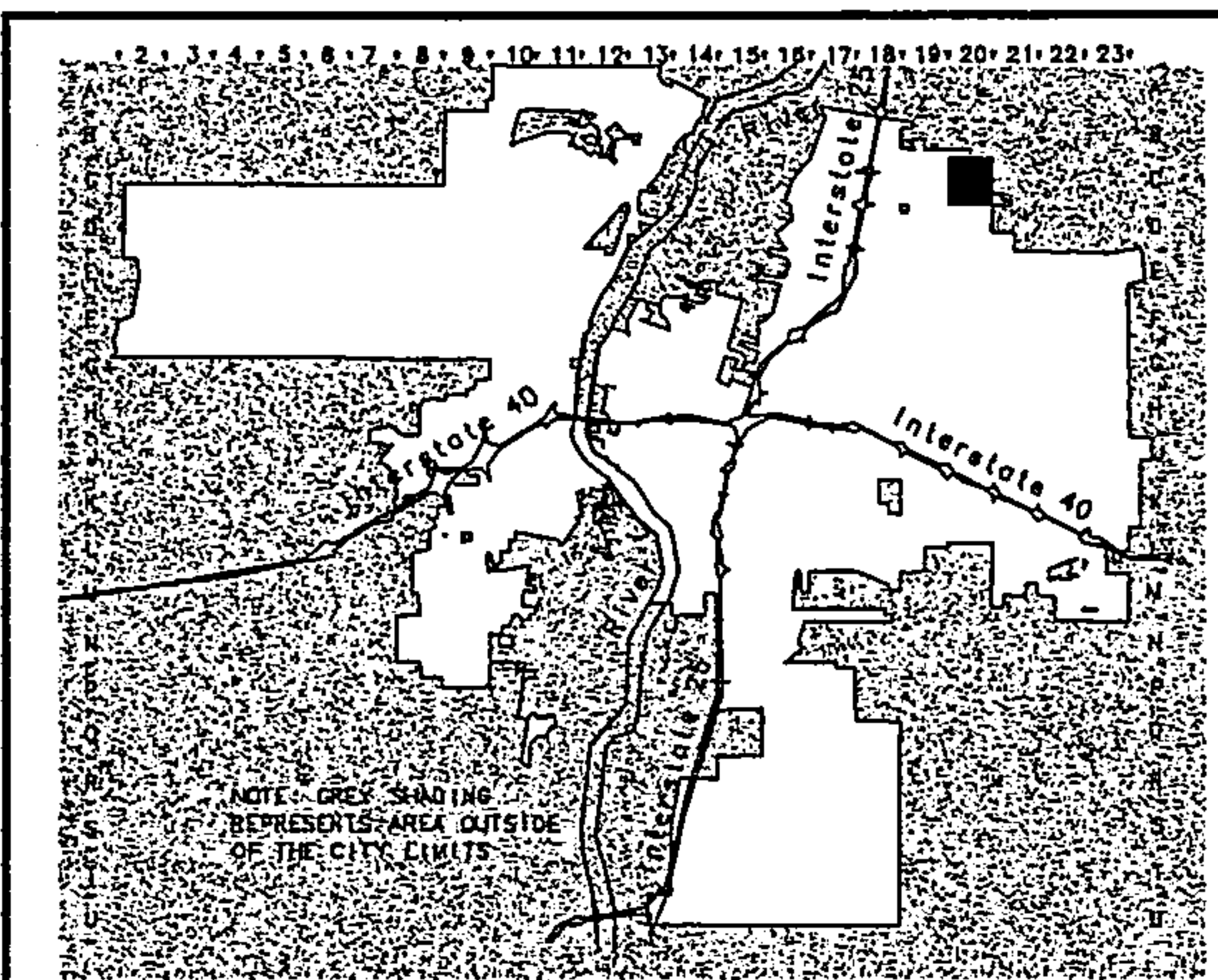
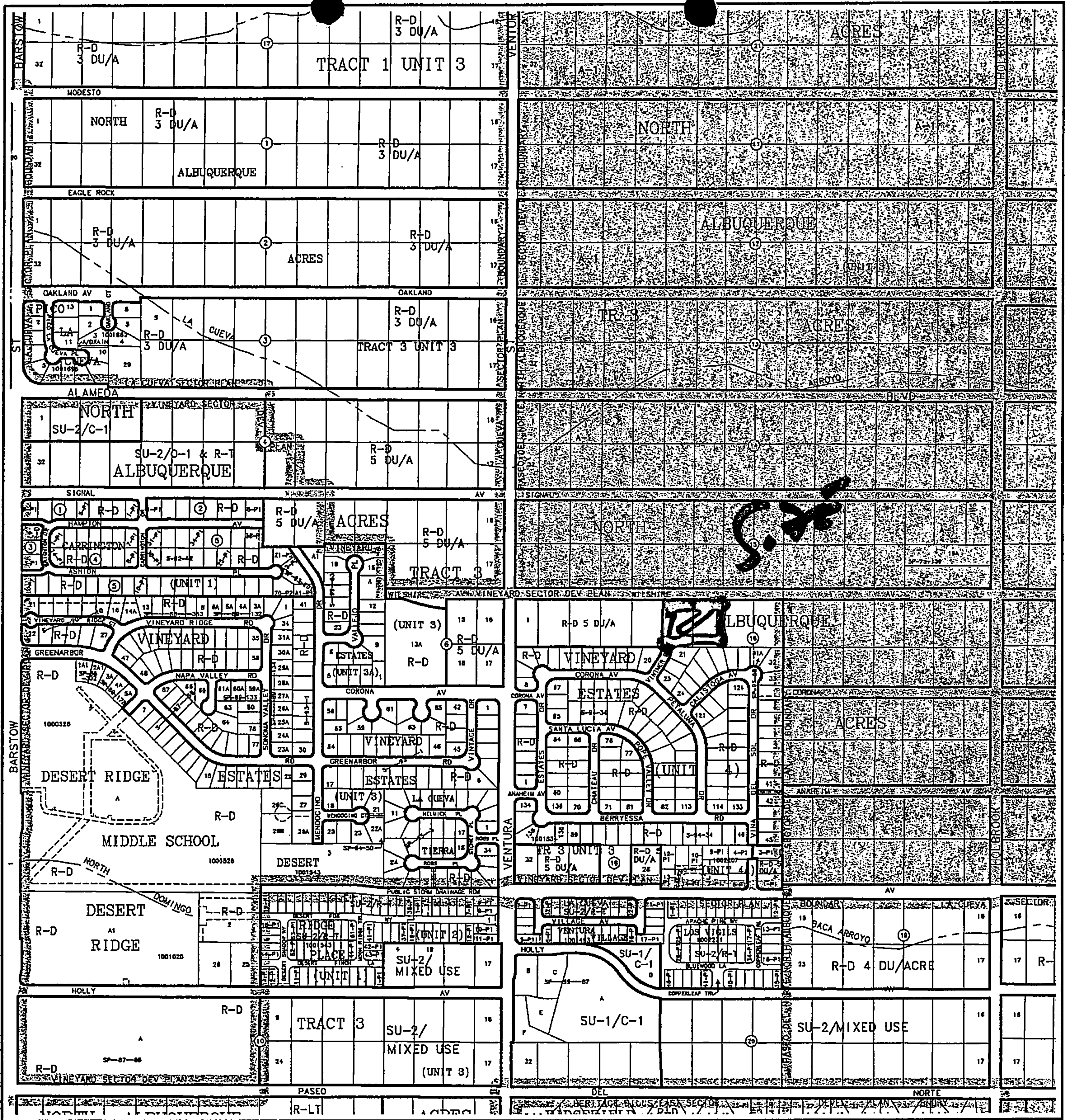


Form revised 4/03 and October 2003

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

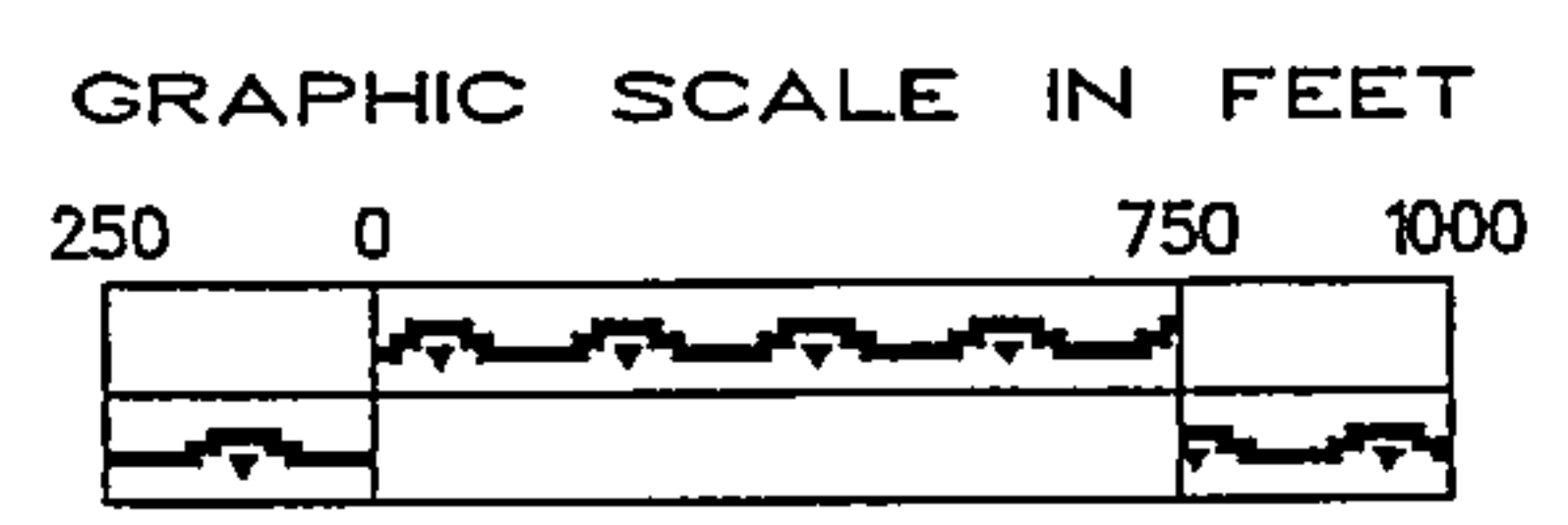
Application case numbers
04 DRB - -00511
04 DRB - -00519
04 DRB - -00513

Leslie Duranclaux 4-2-04
 Planner signature / date
Project # 1003369



CITY OF
Albuquerque
Geographic Information System
PLANNING DEPARTMENT

© Copyright 2003



Zone Atlas Page

C-20-Z

Map Amended through July 10, 2003

LLAVE CONSTRUCTION, INC.
P.O. BOX 93642
ALBUQUERQUE, NM 87199
OFFICE: (505) 856-4076
FAX: (505) 858-1702
MOBILE: (505) 249-1502

March 29, 2004

Subject: Lots 6 & 7 Block 16, Tract 3, Unit 3, NAA ("property")

Ladies and Gentlemen:

Llave Construction, Inc., proposes to develop the property into a six lot subdivision to be known as Vintner Court. Attached please find a copy of the preliminary plat and other items we plan to submit to DRB on April 2, 2004, to be heard on April 28, 2004. The property is presently a detention pond encumbered by a public drainage easement which Llave is requesting be vacated. In addition, infrastructure is necessary for development requiring a cost allocation for storm drainage to be heard along with a request for sidewalk deferral, vacation of right of way and dedication of right of way, etc. If you have any questions, please don't hesitate to call me at 249-1502.

Sincerely,
Llave Construction, Inc.



Bob Keeran, President

ORM DRWS: DRAINAGE REPORT / WATER & SEWER AVAILABILITY

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

PROJECT NAME Vinton Court

AGIS MAP # _____

LEGAL DESCRIPTION lots 6 of 7, Blk 14, Unit 3
TRACT 3, NAA

Y **DRAINAGE REPORT**

A drainage report, as per the Drainage Ordinance, was submitted to the City of Albuquerque Public Works Department, Hydrology Division (2nd floor Plaza del Sol) on _____ [date].

[Signature]
Applicant / Agent

3/29/04
Date

[Signature]
Hydrology Division Representative

3/29/04
Date

Y **WATER AND SEWER AVAILABILITY STATEMENT**

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

[Signature]
Applicant / Agent

3/29/04
Date

[Signature]
Utilities Division Representative

3/29/04
Date

DRB# _____



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

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

March 26, 2004

Bob Keeran
LLAVE Construction Inc.
P.O. Box 93652/87199
Phone: 856-4076/Fax: 858-1702

Dear Bob:

Thank you for your inquiry of March 26, 2004 requesting the names of Recognized Neighborhood Associations who would be affected under the provisions of O-92 by your proposed project at **LOTS 6 AND 7, BLOCK 16, TRACT 3, UNIT 3, NORTH ALBUQUERQUE ACRES, LOCATED ON VINTNER NE BETWEEN WILSHIRE NE ON NORTH AND CORONA NE ON SOUTH, zone map C-20.**

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

SEE "ATTACHMENT A" FOR NEIGHBORHOOD INFORMATION.

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

Sincerely,

Stephani I. Winklepleck

Stephani I. Winklepleck
Senior Administrative Assistant
OFFICE OF NEIGHBORHOOD COORDINATION
Planning Department

planningrnaform(03/09/04)

DEVELOPER INQUIRY SHEET

(To be completed prior to application submittal)

The Office of Community and Neighborhood Coordination (OCNC) located in Room 120 (basement) of the Plaza Del Sol Building, 600 Second St. NW, Fax – 924-3913 – will need the following information **BEFORE** neighborhood association information will be released to the applicant / developer on any project being presented to the Planning Department. If you have any questions, please feel free to contact our office at 924-3914. Your request is for the following: Cell Tower [] Private Development City Project [] -OR- Other [] _____

(specify)

CONTACT NAME:

Bob Keenan

COMPANY NAME:

LEAVE Construction Inc

ADDRESS:

PO Box 93642 ALB. NM

ZIP CODE:

87199

PHONE: (505)

856-4074

CELL: (505)

249-1502

FAX: (505)

858-1702

NEIGHBORHOOD ASSOCIATION INFORMATION

PLEASE FORWARD INFORMATION ON ANY NEIGHBORHOOD ASSOCIATIONS IN THE AREA OF THE PROPERTY DESCRIBED AS LOTS 6 & 7

BLK 16, TRACT 3, UNIT 3, NAA

(LEGAL DESCRIPTION)

LOCATED ON

VINTNER

(STREET NAME OR OTHER IDENTIFYING LANDMARK)

BETWEEN

WILSHIRE on NORTH

(STREET NAME OR OTHER IDENTIFYING LANDMARK)

AND

COONS on South

(STREET NAME OR OTHER IDENTIFYING LANDMARK)

THE SITE IS LOCATED ON THE FOLLOWING ZONE ATLAS PAGE(S) (C-20).

PLEASE HATCH OUT ZONE MAP WHERE PROPERTY IS LOCATED
(ZONE MAP MUST BE PROVIDED WITH REQUEST)

"Attachment A"

Bob Keeran, Llave Construction Inc.
Zone Map: C-20

NORTH ALBUQ. ACRES COMM. ASSOC. (R)
*Bonnie Harley
11021 Signal Ave. NE/87122 856-0051 (h) 856-1288 (w)
Jackie McDowell
7820 Beverly Hills Ave. NE/87122 828-2430 (h)

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

SENDER: COMPLETE THIS SECTION		COMPLETE THIS SECTION ON DELIVERY	
<ul style="list-style-type: none">Complete items 1, 2, and 3. Also complete item 4 if Restricted Delivery is desired.Print your name and address on the reverse so that we can return the card to you.Attach this card to the back of the mailpiece, or on the front if space permits. <i>828-2430</i>		A. Signature <i>Jackie McDowell</i> <input type="checkbox"/> Agent <input checked="" type="checkbox"/> Addressee	
1. Article Addressed to: <i>Jackie McDowell North Albuquerque Acres Community Assoc 7820 Beverly Hills Ave NE Alb NM 87122</i>		B. Received by (Printed Name) <i>Jackie McDowell</i>	C. Date of Delivery <i>4-1-04</i>
2. Article Number (Transfer from service label)		D. Is delivery address different from item 1? <input type="checkbox"/> Yes If YES, enter delivery address below: <input type="checkbox"/> No	
PS Form 3811, August 2001		Domestic Return Receipt	
		102595-02-M-1540	

SENDER: COMPLETE THIS SECTION		COMPLETE THIS SECTION ON DELIVERY	
<ul style="list-style-type: none">Complete items 1, 2, and 3. Also complete item 4 if Restricted Delivery is desired.Print your name and address on the reverse so that we can return the card to you.Attach this card to the back of the mailpiece, or on the front if space permits. <i>856-1136</i>		A. Signature <i>Bonnie Harley</i> <input type="checkbox"/> Agent <input checked="" type="checkbox"/> Addressee	
1. Article Addressed to: <i>Bonnie Harley North Albuquerque Acres Community Assoc. 11021 Signal Ave NE Albuquerque NM 87122</i>		B. Received by (Printed Name) <i>Bonnie Harley</i>	C. Date of Delivery <i>4/1/04</i>
2. Article Number (Transfer from service label)		D. Is delivery address different from item 1? <input type="checkbox"/> Yes If YES, enter delivery address below: <input type="checkbox"/> No	
PS Form 3811, August 2001		Domestic Return Receipt	
		102595-02-M-1540	

LLAVE CONSTRUCTION, INC.
P.O. BOX 93642
ALBUQUERQUE, NM 87199
OFFICE: (505) 856-4076
FAX: (505) 858-1702
MOBILE: (505) 249-1502

March 29, 2004

Bonnie Harley 856-0051hm./856-1288wk.
NORTH ALBUQUERQUE ACRES COMMUNITY ASSOCIATION
11021 Signal Ave. NE
Albuquerque, NM 87122

Jackie McDowell 828-2430
VINEYARD ESTATES NEIGHBORHOOD ASSOCIATION
7820 Beverly Hills Ave. NE
Albuquerque, NM 87122

Subject: Lots 6 & 7 Block 16, Tract 3, Unit 3, NAA ("property")

Ladies and Gentlemen:

Llave Construction, Inc., proposes to develop the property into a six lot subdivision to be known as Vintner Court. Attached please find a copy of the preliminary plat and other items we plan to submit to DRB on April 2, 2004, to be heard on April 28, 2004. The property is presently a detention pond encumbered by a public drainage easement which Llave is requesting be vacated. In addition, infrastructure is necessary for development requiring a cost allocation for storm drainage to be heard along with a request for sidewalk deferral, vacation of right of way and dedication of right of way, etc. The purpose of this letter is to give you the required formal notification. If you have any questions, please don't hesitate to call me at 249-1502.

Sincerely,
Llave Construction, Inc.


Bob Keeran, President

CITY OF ALBUQUERQUE

TRAFFIC IMPACT STUDY (TIS) / ENVIRONMENTAL HEALTH INFORMATION FORM

APPLICANT: LLAIE Construction Inc Date of request: 3/29/04 Zone atlas page(s): C-20

CURRENT:
Zoning RS
Parcel Size (acres / sq.ft.) ≈ 2 Acres

Legal Description -
Lot or Tract # 647 Block # 16
Subdivision Name TR 3 Unit 3. NAA

REQUESTED CITY ACTION(S):

Annexation [] Sector Plan []
Comp. Plan [] Zone Change []
Amendment [] Conditional Use []

Site Development Plan:
a) Subdivision [] Building Permit []
b) Build'g Purposes [] Access Permit []
c) Amendment [] Other []

PROPOSED DEVELOPMENT:

No construction / development []
New Construction []
Expansion of existing development []

GENERAL DESCRIPTION OF ACTION: 1

of units - 6
Building Size - _____ (sq. ft.)

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

Applicant or Representative [Signature] Date 3/29/04
(To be signed upon completion of processing by Traffic Engineer and Environmental Health)

TRAFFIC IMPACT STUDY (TIS) REQUIRED: YES [] NO [] BORDERLINE []

Planning Dept., Dev. & Bldg. Services Div., Transportation Dev. Section - 2nd FL. 600 2nd St. NW Plaza del Sol Bldg. 924-3994

THRESHOLDS MET? YES [] NO [] Mitigating reasons for not requiring TIS: Previously studied: []

Notes:

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

[Signature] 3-29-04
TRAFFIC ENGINEER DATE

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

Required TIS must be completed prior to applying to the EPC. Arrangements must be made prior to submittal if a variance to this procedure is requested and noted on this form, otherwise the application may not be accepted or deferred if the arrangements are not complied with.

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

TRANSPORTATION DEVELOPMENT

ENVIRONMENTAL HEALTH

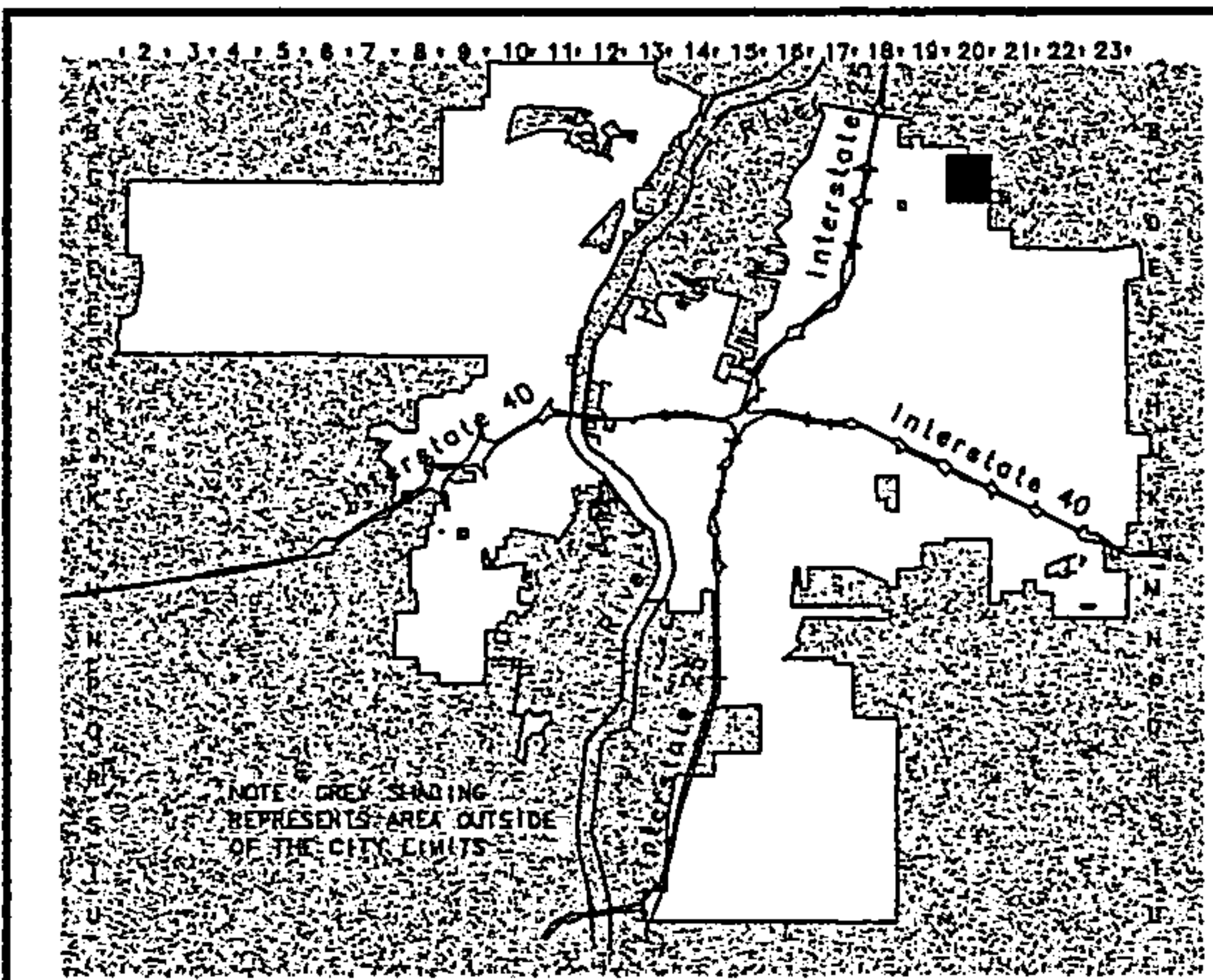
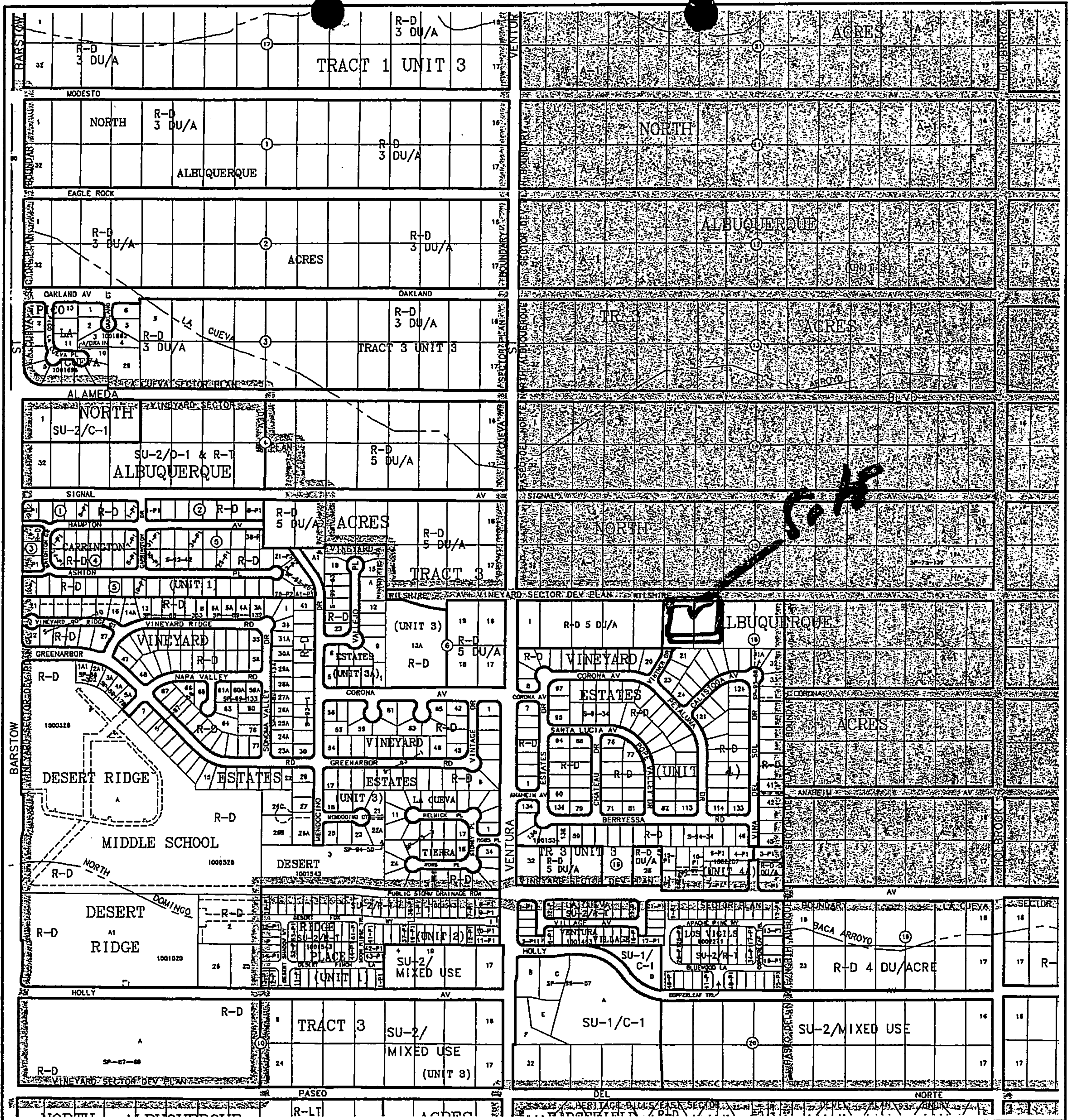
FAX NAME:
FAX NUMBER:

DATE: 16-MAR-95
TIME: 02:22

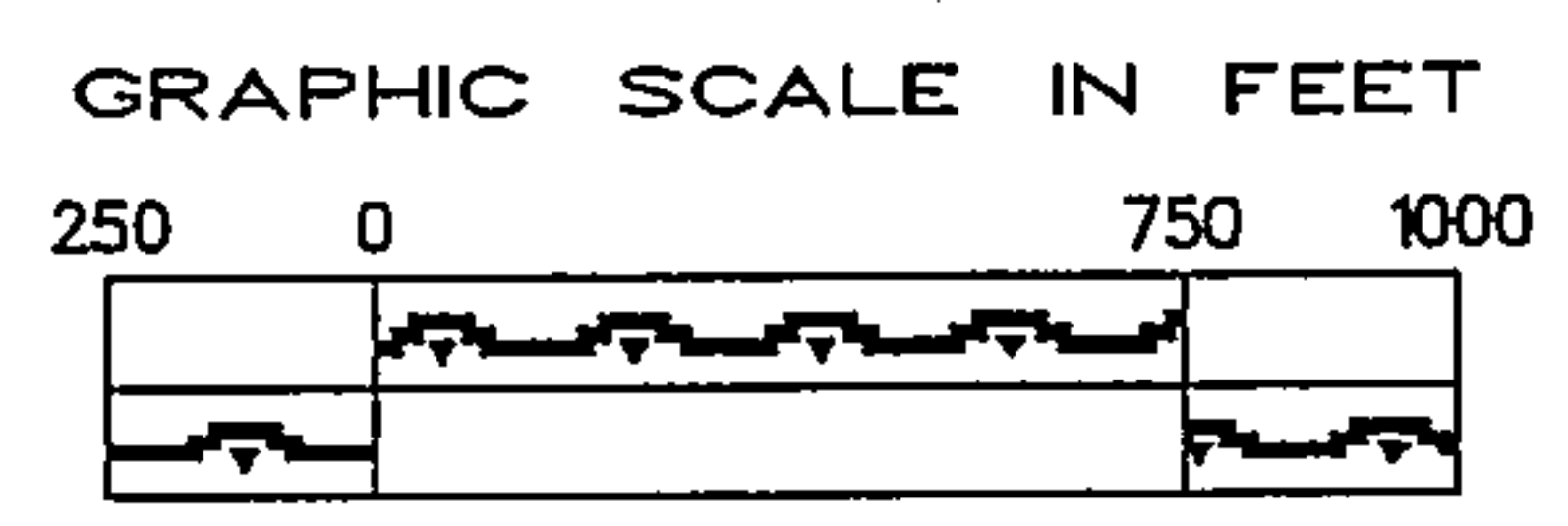
DATE	TIME	REMOTE FAX NAME AND NUMBER	DURATION	PG	RESULT	DIAGNOSTIC
16-MAR	02:21 S	2812444	0:00:12	1	ERROR	030563140100170

S=FAX SENT
I=POLL IN(FAX RECEIVED)
O=POLLED OUT(FAX SENT)

TO PRINT THIS REPORT AUTOMATICALLY, SELECT AUTOMATIC REPORTS IN THE SETTINGS MENU.
TO PRINT MANUALLY, PRESS THE REPORT/SPACE BUTTON, THEN PRESS ENTER.



CITY OF
Albuquerque
Albuquerque Geographic Information System
PLANNING DEPARTMENT
© Copyright 2003



Zone Atlas Page

C-20-Z

Map Amended through July 10, 2003

LLAVE CONSTRUCTION, INC.
P.O. BOX 93642
ALBUQUERQUE, NM 87199
OFFICE: (505) 856-4076
FAX: (505) 858-1702
MOBILE: (505) 249-1502

March 29, 2004

Subject: Lots 6 & 7 Block 16, Tract 3, Unit 3, NAA ("property")

Ladies and Gentlemen:

Llave Construction, Inc., proposes to develop the property into a six lot subdivision to be known as Vintner Court. Attached please find a copy of the preliminary plat and other items we plan to submit to DRB on April 2, 2004, to be heard on April 28, 2004. The property is presently a detention pond encumbered by a public drainage easement which Llave is requesting be vacated. In addition, infrastructure is necessary for development requiring a cost allocation for storm drainage to be heard along with a request for sidewalk deferral, vacation of right of way and dedication of right of way, etc. If you have any questions, please don't hesitate to call me at 249-1502.

Sincerely,
Llave Construction, Inc.



Bob Keeran, President



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

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

March 26, 2004

Bob Keeran
LLAVE Construction Inc.
P.O. Box 93652/87199
Phone: 856-4076/Fax: 858-1702

Dear Bob:

Thank you for your inquiry of March 26, 2004 requesting the names of Recognized Neighborhood Associations who would be affected under the provisions of O-92 by your proposed project at **LOTS 6 AND 7, BLOCK 16, TRACT 3, UNIT 3, NORTH ALBUQUERQUE ACRES, LOCATED ON VINTNER NE BETWEEN WILSHIRE NE ON NORTH AND CORONA NE ON SOUTH,** zone map C-20.

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

SEE "ATTACHMENT A" FOR NEIGHBORHOOD INFORMATION.

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

Sincerely,

Stephani I. Winklepleck

Stephani I. Winklepleck
Senior Administrative Assistant
OFFICE OF NEIGHBORHOOD COORDINATION
Planning Department

planningrnaform(03/09/04)

"Attachment A"

Bob Keeran, LLAVE Construction Inc.
Zone Map: C-20

NORTH ALBUQ. ACRES COMM. ASSOC. (R)

*Bonnie Harley

11021 Signal Ave. NE/87122 856-0051 (h) 856-1288 (w)

Jackie McDowell

7820 Beverly Hills Ave. NE/87122 828-2430 (h)

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

SENDER: COMPLETE THIS SECTION	COMPLETE THIS SECTION ON DELIVERY
<p>1. Article Addressed to: <i>Jackie McDowell North Albuquerque Acres Community Assoc 7820 Beverly Hills Ave NE Albuquerque NM 87122</i></p> <p>2. Article Number (Transfer from service label) PS Form 3811, August 2001</p>	<p>A. Signature <i>[Signature]</i> <input type="checkbox"/> Agent <input checked="" type="checkbox"/> Addressee</p> <p>B. Received by (Printed Name) <i>Jackie McDowell</i> C. Date of Delivery <i>4-1-04</i></p> <p>D. Is delivery address different from item 1? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No If YES, enter delivery address below:</p> <p>Service Type <input type="checkbox"/> Certified Mail <input type="checkbox"/> Express Mail <input type="checkbox"/> Registered <input type="checkbox"/> Return Receipt for Merchandise <input type="checkbox"/> Insured Mail <input type="checkbox"/> C.O.D.</p> <p>4. Restricted Delivery? (Extra Fee) <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No</p> <p>Domestic Return Receipt 102595-02-M-1540</p>
<p>1. Article Addressed to: <i>Bonnie Harley North Albuquerque Acres Community Assoc 11021 Signal Ave NE Albuquerque NM 87122</i></p> <p>2. Article Number (Transfer from service label) PS Form 3811, August 2001</p>	<p>A. Signature <i>[Signature]</i> <input type="checkbox"/> Agent <input checked="" type="checkbox"/> Addressee</p> <p>B. Received by (Printed Name) <i>Bonnie Harley</i> C. Date of Delivery <i>4/1/04</i></p> <p>D. Is delivery address different from item 1? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No If YES, enter delivery address below:</p> <p>Service Type <input type="checkbox"/> Certified Mail <input type="checkbox"/> Express Mail <input type="checkbox"/> Registered <input type="checkbox"/> Return Receipt for Merchandise <input type="checkbox"/> Insured Mail <input type="checkbox"/> C.O.D.</p> <p>4. Restricted Delivery? (Extra Fee) <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No</p> <p>Domestic Return Receipt 102595-02-M-1540</p>

DEVELOPER INQUIRY SHEET

(To be completed prior to application submittal)

The Office of Community and Neighborhood Coordination (OCNC) located in Room 120 (basement) of the Plaza Del Sol Building, 600 Second St. NW, Fax – 924-3913 – will need the following information **BEFORE** neighborhood association information will be released to the applicant / developer on any project being presented to the Planning Department. If you have any questions, please feel free to contact our office at 924-3914. Your request is for the following: Cell Tower [] Private Development City Project [] -OR- Other [] _____

(specify)

CONTACT NAME: _____

Bob Keenan

COMPANY NAME: _____

LEAVE Construction Inc

ADDRESS: _____

PO Box 93642 ALB. NM

ZIP CODE: _____

87199

PHONE: (505) _____

856-4074

CELL: (505) _____

249-1502

FAX: (505) _____

858-1702

NEIGHBORHOOD ASSOCIATION INFORMATION

PLEASE FORWARD INFORMATION ON ANY NEIGHBORHOOD ASSOCIATIONS IN THE AREA OF THE PROPERTY DESCRIBED AS _____

LOTS 6 & 7

BLK 16, TRACT 3, Unit 3, NAA

(LEGAL DESCRIPTION)

LOCATED ON _____

VINTNER

(STREET NAME OR OTHER IDENTIFYING LANDMARK)

BETWEEN _____

WILSHIRE on NORTH

(STREET NAME OR OTHER IDENTIFYING LANDMARK)

AND

Coona on South

(STREET NAME OR OTHER IDENTIFYING LANDMARK)

THE SITE IS LOCATED ON THE FOLLOWING ZONE ATLAS PAGE(S) (C-20).

PLEASE HATCH OUT ZONE MAP WHERE PROPERTY IS LOCATED
(ZONE MAP MUST BE PROVIDED WITH REQUEST)

LLAVE CONSTRUCTION, INC.
P.O. BOX 93642
ALBUQUERQUE, NM 87199
OFFICE: (505) 856-4076
FAX: (505) 858-1702
MOBILE: (505) 249-1502

March 29, 2004

Bonnie Harley 856-0051hm./856-1288wk.
NORTH ALBUQUERQUE ACRES COMMUNITY ASSOCIATION
11021 Signal Ave. NE
Albuquerque, NM 87122

Jackie McDowell 828-2430
VINEYARD ESTATES NEIGHBORHOOD ASSOCIATION
7820 Beverly Hills Ave. NE
Albuquerque, NM 87122

Subject: Lots 6 & 7 Block 16, Tract 3, Unit 3, NAA ("property")

Ladies and Gentlemen:

Llave Construction, Inc., proposes to develop the property into a six lot subdivision to be known as Vintner Court. Attached please find a copy of the preliminary plat and other items we plan to submit to DRB on April 2, 2004, to be heard on April 28, 2004. The property is presently a detention pond encumbered by a public drainage easement which Llave is requesting be vacated. In addition, infrastructure is necessary for development requiring a cost allocation for storm drainage to be heard along with a request for sidewalk deferral, vacation of right of way and dedication of right of way, etc. The purpose of this letter is to give you the required formal notification. If you have any questions, please don't hesitate to call me at 249-1502.

Sincerely,
Llave Construction, Inc.


Bob Keeran, President

LLAVE CONSTRUCTION, INC.
P.O. BOX 93642
ALBUQUERQUE, NM 87199
OFFICE: (505) 856-4076
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Sincerely,
Llave Construction, Inc.


Bob Keeran, President

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

PAID RECEIPT

APPLICANT NAME Llave Construction Inc.
 AGENT BOB KEENAN
 ADDRESS POB 936 42
 PROJECT & APP # 1003369 04DRB - 00510 00511 00512 00513
 PROJECT NAME NORTH ALBUQUERQUE ACRES Lots 6 & 7

*****DUPLICATE*****
 City of Albuquerque
 Treasury Division
 04/02/2004 12:40PM LOC: ANN
 RECEIPT# 00023533 WS# 007 TRANS# 0031
 Account 441018 Fund 0110
 Activity 4971000 TRSLJS
 Trans Amt \$1,100.00
 J24 Misc \$75.00
 CK \$1,100.00
 CHANGE \$0.00

- \$ 20.00 469099/4916000 Conflict Management Fee
- \$ 910.00 441006/4983000 DRB Actions
- \$ _____ 441006/4971000 EPC/AA/LUCC Actions & All Appeals
- \$ 75.00 441018/4971000 Public Notification
- \$ _____ 441006/4983000 DRAINAGE PLAN REVIEW OR TRAFFIC IMPACT STUDY***
 Major/Minor Subdivision Site Development Plan Bldg Permit
 Letter of Map Revision Conditional Letter of Map Revision
 Traffic Impact Study
- \$ 1005.00 TOTAL AMOUNT DUE

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

04/02/2004 12:40PM LOC: ANN
 X
 RECEIPT# 00023532 WS# 007 TRANS# 0031
 Account 441006 Fund 0110
 Activity 4983000 TRSLJS
 Trans Amt \$1,100.00
 J24 Misc \$910.00
 Counter Receipt.doc 12/29/03

*****DUPLICATE*****
 City of Albuquerque
 Treasury Division

*****DUPLICATE*****
 City of Albuquerque
 Treasury Division

04/02/2004 12:39PM LOC: ANN
 X
 RECEIPT# 00023531 WS# 007 TRANS# 0031
 Account 469099 Fund 0110
 Activity 4916000 TRSLJS
 Trans Amt \$1,100.00
 J24 Misc \$20.00

Thank You

Thank You

SIGN POSTING AGREEMENT

REQUIREMENTS

POSTING SIGNS ANNOUNCING PUBLIC HEARINGS

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

The applicant is responsible for ensuring that the signs remain posted throughout the 15-day period prior to public hearing. Failure to maintain the signs during this entire period may be cause for deferral or denial of the application. Replacement signs for those lost or damaged are available from the Development Services Front Counter at a charge of \$3.50 each.

1. LOCATION

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

2. NUMBER

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

3. PHYSICAL POSTING

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

4. TIME

Signs must be posted from April 13th 2004 To April 28th 2004

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)

3-26-04
(Date)

I issued 2 signs for this application, 4-2-04, Les Durancianx
(Date) (Staff Member)

DRB PROJECT NUMBER: 1003369

WILSHIRE AVENUE

25' RIGHT OF WAY DEDICATED TO THE CITY OF ALBUQUERQUE IN FEE SIMPLE

N89°41'47"W

329.58'

5'

14.00'

164.32'

165.26'

14.00'

238.94'

114.94'

LOT 6

0.2316 AC.

LOT 1

0.2341 AC.

N57°10'17"W
155.20'

N00°10'06"E
78.94'

N57°44'26"E
155.53'

WAY, WATERLINE DRAINAGE ESMT.

50'

L=40.07'

L=40.07'

LOT 2

0.2166 AC.

114.94'

238.77'

NORTH ALBUQUERQUE ACRES

LOT 5 BLK. 16 TR. 3 UNIT 3

9-10-31; D-121

NORTH ALBUQUERQUE ACRES

S00°16'21"W
65.00'

S89°43'39"E
125.74'

L=40.07'

L=40.07'

S89°43'39"E
126.28'

LOT 4

0.2035 AC.

VINTNER COURT

L=40.07'

LOT 3

0.2037 AC.

10' P.U.E. (TYP.)

65.00'

S00°17'27"W

N89°43'39"W
117.63'

L=40.07'

N00°10'12"E
74.91'

L=40.07'

N89°43'39"W
117.87'

VINTNER DR. NE
45' FOOT RIGHT OF WAY DEDICATED TO THE CITY OF ALBUQUERQUE IN FEE SIMPLE.

EXISTING PUBLIC ROADWAY, DRAINAGE, WATERLINE & SANITARY SEWER EASEMENT

N89°43'39"W

329.50'

VINTNER DR. NE
50' R.O.W.

VINEYARD ESTATES, UNIT IV

NO

EXHIBIT C

Date 4/28/04

4/13/04

Vintner Court Wall Submittals
to Juanita

LLAVE CONSTRUCTION, INC.
P.O. BOX 93642
ALBUQUERQUE, NM 87199
OFFICE: (505) 856-4076
FAX: (505) 858-1702
MOBILE: (505) 249-1502

Argy 1003369

April 2, 2004

Pete and Mary Argyres
Owner of Lots 16 Block 5, Tract 3, Unit 3 North Alb. Acres
3911 Central Ave. NE
Albuquerque, NM 87108

~~Subject: Storm Sewer Allocation~~

Dear Mr. and Mrs. Argyres:

Llave Construction, Inc., proposes to develop Lots 6 & 7 Block 16, Tract 3, Unit 3, NAA into a six lot subdivision to be known as Vintner Court. As part of the development infrastructure including a storm sewer is necessary. Brad Bingham the City Engineer has determined your lots benefit from the proposed storm drain. The purpose of this letter is to give you the required formal notification your lots are to be included in a storm sewer cost allocation at a public hearing on April 28, 2004. I've included a cost breakdown of the required Storm Sewer Estimate prepared by Phil Clark of Clark Consulting Engineers in the amount of \$129,950.06. Eight lots including your three lots benefit. In addition, I've included a map of the benefited area and the cost allocation table showing your allocated cost is \$16,244.00 per lot times 1 lots for a total cost to you of \$16,244.00. If you have any questions, please don't hesitate to call me at (505)249-1502.

Sincerely,
Llave Construction, Inc.

Bob Keeran, President

Cc: Brad Bingham (505) 924-3986
Phil Clark (505) 281-2444

CLARK CONSULTING ENGINEERS
281-2444

PROCEDURE 'B'
COA PROJECT NO.

4/1/04

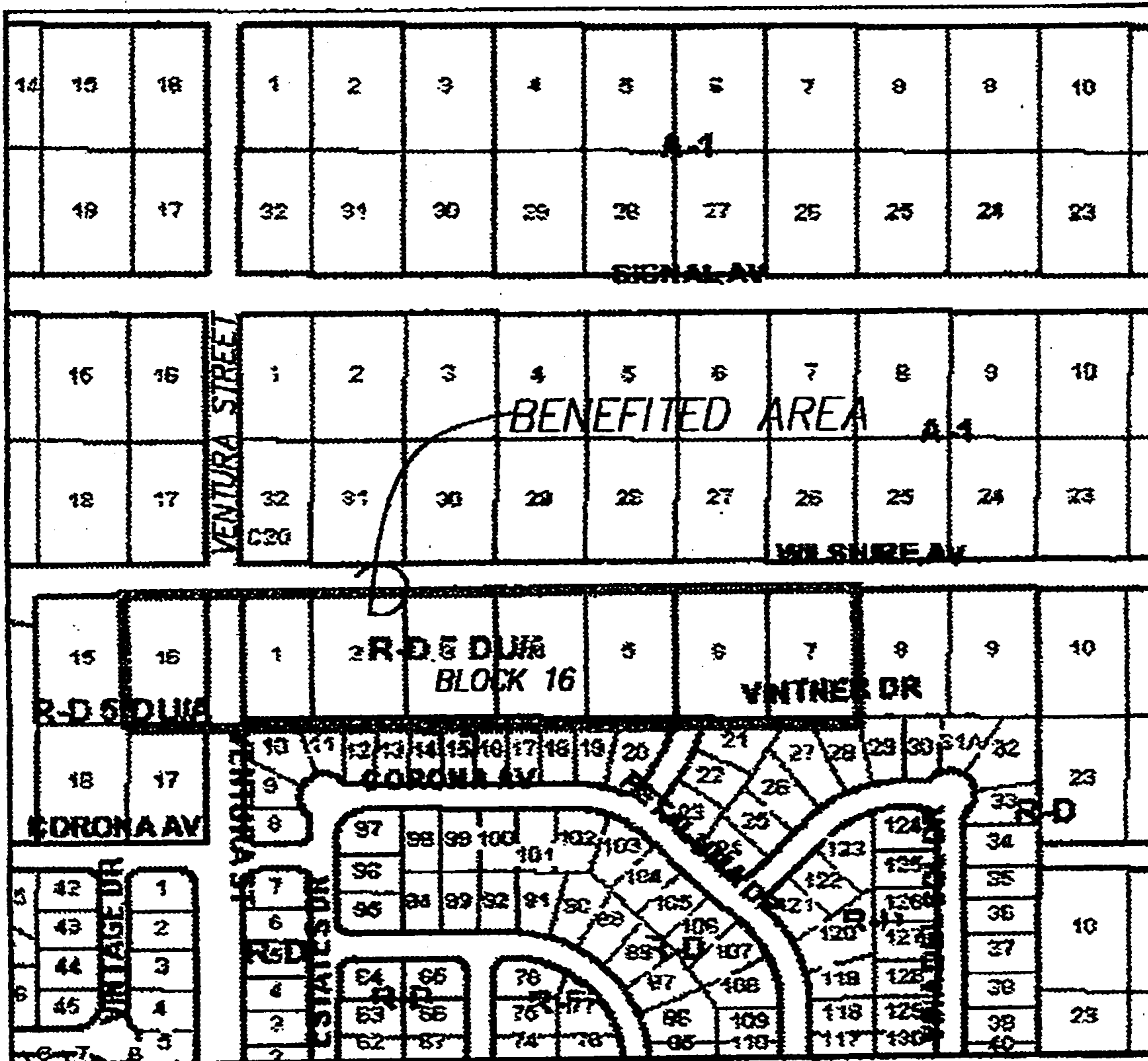
VINTNER COURT-STORM SEWER ALLOCATION

<u>ITEM</u>	<u>DESCRIPT.</u>	<u>UNIT PRICE</u>	<u>QUANTITY</u>		<u>ESTIMATED \$ AMOUNT</u>
4.01	STKG	-2%			2000.00
6.05/6.06	MOB/DEMOB	-3%			3000.00
201.01	SITE CLEAR/GRUB	0.3	627	AC	188.10
204.01	EXCAV & DISP>2	3.93	1000	CY	3930.00
301.01	GRADING <2'	1.62	850	SY	1377.00
343.132	ART PVMT, R&R, W/M	30.93	245	SY	7577.85
701.1	TRCH, 8F, 18-36"SWR	12.9	1284		16563.60
910.005	18" RCP, III	21.38	100	LF	2138.00
910.009	24" RCP, III	26.07	40	LF	1042.80
910.013	30" RCP, III	34.12	990	LF	33778.80
910.017	36" RCP, III	43.48	254	LF	11043.92
915.01	CTH BSN A	2202.19	4	EA	8808.76
915.04	CTH BSN C, DG	2758.05	2	EA	5512.10
920.07	MH, 4' DIA., E	1481.18	4	EA	5844.72
SUB-TOTAL ESTIMATED CONSTRUCTION					\$102,805.65
CONTINGENCY 10%					10280.57
NM GR TAX, 5.8125%					6573.14
DESIGN REVIEW, 6.6%					7897.52
TESTING, 2%					2393.19
ENG'G DESIGN/ADMIN 6%+4%					11985.94
TOTAL CONSTRUCTION COST, ESTIMATED					\$129,950.06

BENEFITED PARCEL	OWNER NAME	OWNER ADDRESS	*ALLOCATED COST
LOT 15, BLK 6, TR3, U3 N A80 ACRES	ARGYRES, PETE & MARY P. & ARGYRES, GEORGE K & KATHERNE	3911 CENTRAL AVE ALBUQUERQUE, NM 87108	16,244
LOT 1, BLK 16, TR3, U3 N A80 ACRES	KRUGER, STANLEY & ARLYNE H.	11007 BERMIUDA DUNES ALBUQ, NM 87111	16,244
LOT 2, BLK 16, TR3, U3 N A80 ACRES	KRUGER, STANLEY & ARLYNE H.	11007 BERMIUDA DUNES ALBUQ, NM 87111	16,244
LOT 3, BLK 16, TR3, U3 N A80 ACRES	KRUGER, STANLEY & ARLYNE H.	11007 BERMIUDA DUNES ALBUQ, NM 87111	16,244
LOT 4, BLK 16, TR3, U3 N A80 ACRES	AL-SABASSI, ABDUL FATAH	PO BOX 65028 MANSORIA ALBUQ, NM	16,244
LOT 5, BLK 16, TR3, U3 N A80 ACRES	AL-SABASSI, ABDUL FATAH	PO BOX 65028 MANSORIA KUNINGT	16,244
LOT 6, BLK 16, TR3, U3 N A80 ACRES	LLAVE CONSTRUCTION, INC.	PO BOX 93642 ALBUQ, NM 87189	16,244
LOT 7, BLK 16, TR3, U3 N A80 ACRES	LLAVE CONSTRUCTION, INC.	PO BOX 93642 ALBUQ, NM 87189	16,244

* PRO-RATED BENEFIT OF DEVELOPED DISCHARGE = 1/8
OF THE TOTAL BENEFITED AREA

COST ALLOCATION TABLE



PARCEL BENEFACTOR MAP

LLAVE CONSTRUCTION, INC.
PO BOX 93642
ALBUQUERQUE, NM 87199-3842

PETE & MARY ARGYRES
3911 CENTRAL AVE NE
ALBUQUERQUE NM 87108

SENDER: COMPLETE THIS SECTION	COMPLETE THIS SECTION ON DELIVERY	
<ul style="list-style-type: none"> Complete Items 1, 2, and 3. Also complete item 4 if Restricted Delivery is desired. Print your name and address on the reverse so that we can return the card to you. Attach this card to the back of the mailpiece, or on the front if space permits. 	A. Signature <input type="checkbox"/> Agent <input type="checkbox"/> Addressee X	
1. Article Addressed to: PETE & MARY ARGYRES 3911 CENTRAL AVE NE ALBUQUERQUE NM 87108	B. Received by (Printed Name)	C. Date of Delivery
2. Article Number <i>(Transfer from service label)</i>	D. Is delivery address different from item 1? <input type="checkbox"/> Yes If YES, enter delivery address below: <input type="checkbox"/> No	
PS Form 3811, August 2001	3. Service Type <input type="checkbox"/> Certified Mail <input type="checkbox"/> Express Mail <input type="checkbox"/> Registered <input type="checkbox"/> Return Receipt for Merchandise <input type="checkbox"/> Insured Mail <input type="checkbox"/> C.O.D.	
Domestic Return Receipt	4. Restricted Delivery? (Extra Fee) <input type="checkbox"/> Yes	

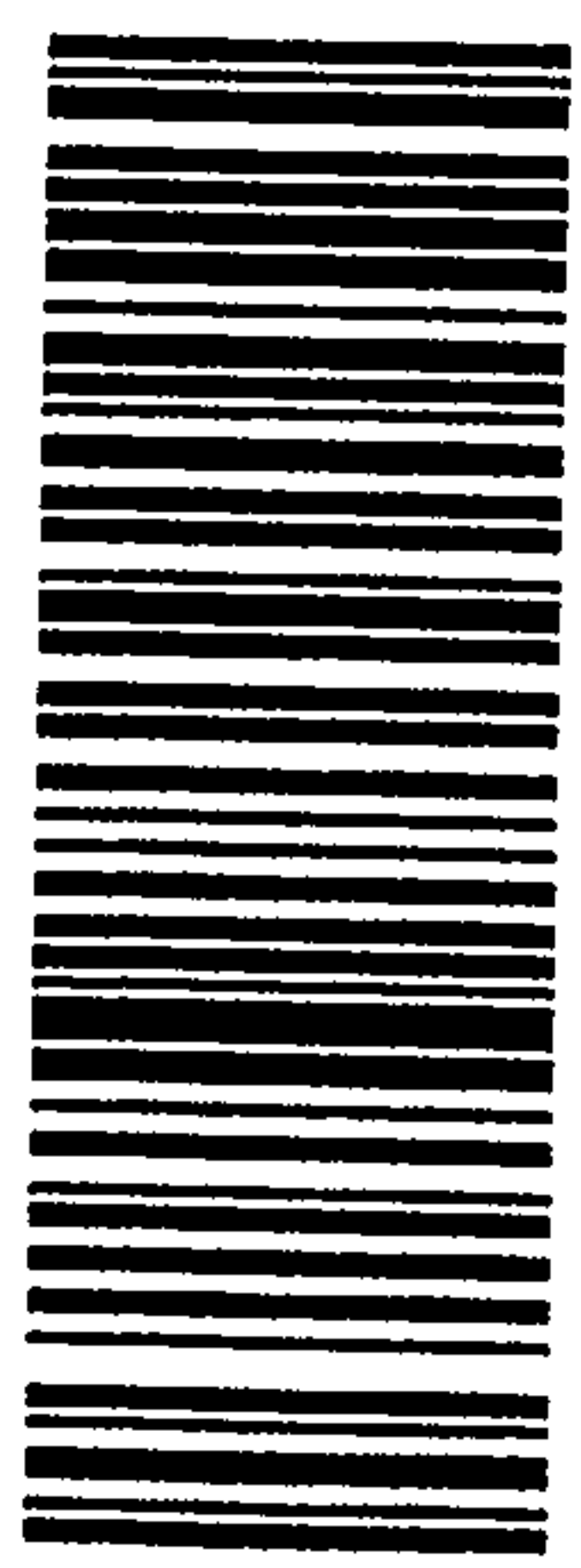
PS Form 3811, August 2001

Domestic Return Receipt

102595-02-M-1540

7002 0860 0003 3155 1821

PLACE STICKER AT TOP OF ENVELOPE TO THE RIGHT OF THE RETURN ADDRESS. FOLD AT DOTTED LINE
CERTIFIED MAIL



7002 0860 0003 3155 1821

U.S. Postal Service CERTIFIED MAIL RECEIPT <i>(Domestic Mail Only; No Insurance Coverage Provided)</i>		
OFFICIAL USE		
Postage	\$	Postmark Here
Certified Fee		
Return Receipt Fee <i>(Endorsement Required)</i>		
Restricted Delivery Fee <i>(Endorsement Required)</i>		
Total Postage & Fees	\$	
Sent To PETE & MARY ARGYRES		
Street, Apt. No.; or PO Box No. 3911 CENTRAL AVE NE		
City, State, ZIP+4 ALBUQUERQUE NM 87108		
PS Form 3800, April 2002		See Reverse for Instructions

City of Albuquerque



DEVELOPMENT/ PLAN REVIEW APPLICATION

Supplemental form

Supplemental form

SUBDIVISION

S

- Major Subdivision action
- Minor Subdivision action
- Vacation

V

Variance (Non-Zoning) **COST ALLOCATION PLAN FOR STORM PERMIT**

SITE DEVELOPMENT PLAN

P

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

L

ZONING & PLANNING

Z

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

APPEAL / PROTEST of...

A

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

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

APPLICANT INFORMATION:

NAME: LLAVE CONSTRUCTION INC PHONE: 249-1502
 ADDRESS: PO BOX 93642 FAX: 858-1702
 CITY: ALBUQUERQUE STATE NM ZIP 87199 E-MAIL: _____
 Proprietary interest in site: OWNER/AGENT List all owners: _____
 AGENT (if any): BOB KEERAN PRESIDENT PHONE: 249-1502
 ADDRESS: PO BOX 93642 FAX: 858-1702
 CITY: ALBUQUERQUE STATE NM ZIP 87199 E-MAIL: _____

DESCRIPTION OF REQUEST: PUBLIC HEARING FOR STORM SEWER COST ALLOCATION

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. lots 1234567 Block: 16 Unit: 3 N/A
 Subdiv. / Addn. lot 16 " 5 " " N/A
 Current Zoning: RD 5DU/A Proposed zoning: RD 5DU/A
 Zone Atlas page(s): C-20 No. of existing lots: _____ No. of proposed lots: _____
 Total area of site (acres): _____ Density if applicable: dwellings per gross acre: _____ dwellings per net acre: _____
 Within city limits? Yes. No, but site is within 5 miles of the city limits.) Within 1000FT of a landfill? _____
 UPC No. _____ MRGCD Map No. _____
 LOCATION OF PROPERTY BY STREETS: On or Near: WILSHIRE
 Between: VENTURA and HOLBROOK

CASE HISTORY:

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

Check-off if project was previously reviewed by Sketch Plat/Plan , or Pre-application Review Team . Date of review: 7/2/04

SIGNATURE BOB KEERAN DATE _____
 (Print) _____ Applicant Agent

FOR OFFICIAL USE ONLY

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

INTERNAL ROUTING	Application case numbers	Action	S.F.	Fees
<input checked="" type="checkbox"/> All checklists are complete	<u>04 DRB</u>	<u>00514 (2NPP)</u>		\$
<input checked="" type="checkbox"/> All fees have been collected		<u>COST ALLOCATION FOR</u>		\$
<input checked="" type="checkbox"/> All case #s are assigned		<u>STORM DRAINAGE</u>		\$
<input checked="" type="checkbox"/> AGIS copy has been sent		<u>CMF</u>		\$ <u>20.00</u>
<input checked="" type="checkbox"/> Case history #s are listed		<u>ADV Fee</u>		\$ <u>75.00</u>
<input checked="" type="checkbox"/> Site is within 1000ft of a landfill				Total
<input checked="" type="checkbox"/> F.H.D.P. density bonus	Hearing date <u>4.28.04</u>			\$ <u>95.00</u>
<input checked="" type="checkbox"/> F.H.D.P. fee rebate				

Claudia Senora 4/2/04
 Planner signature / date

Project # 1003369

Section 2

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 *6 copies only*

copy backed

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

Preliminary plat approval expires after one year.
 DRB Public hearings are approximately ONE MONTH after the filing deadline. **Your attendance is required.**

per BRAD & RICHARD

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.

Bob Keenan
 Applicant name (print)
4/2/04
 Applicant signature / date

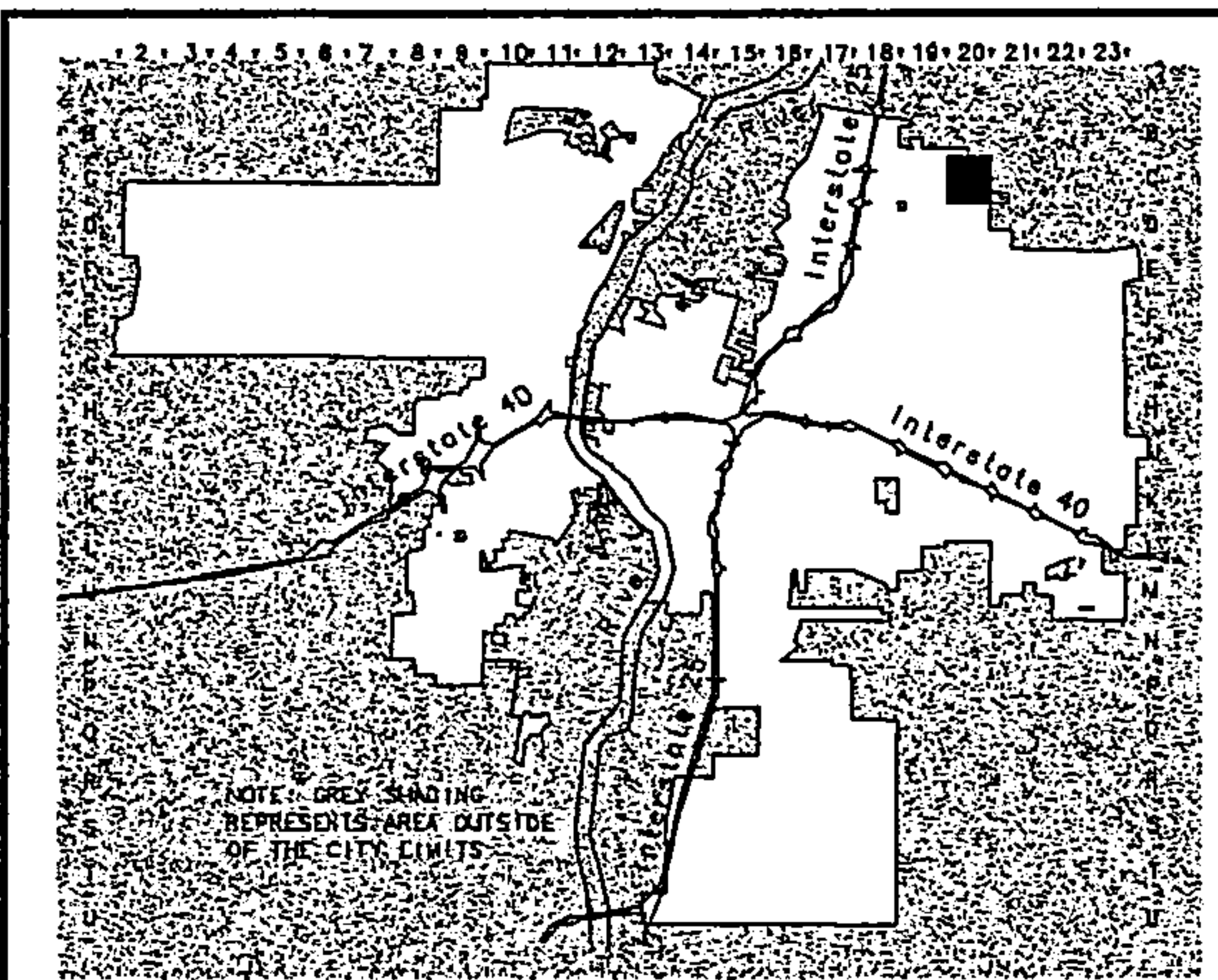
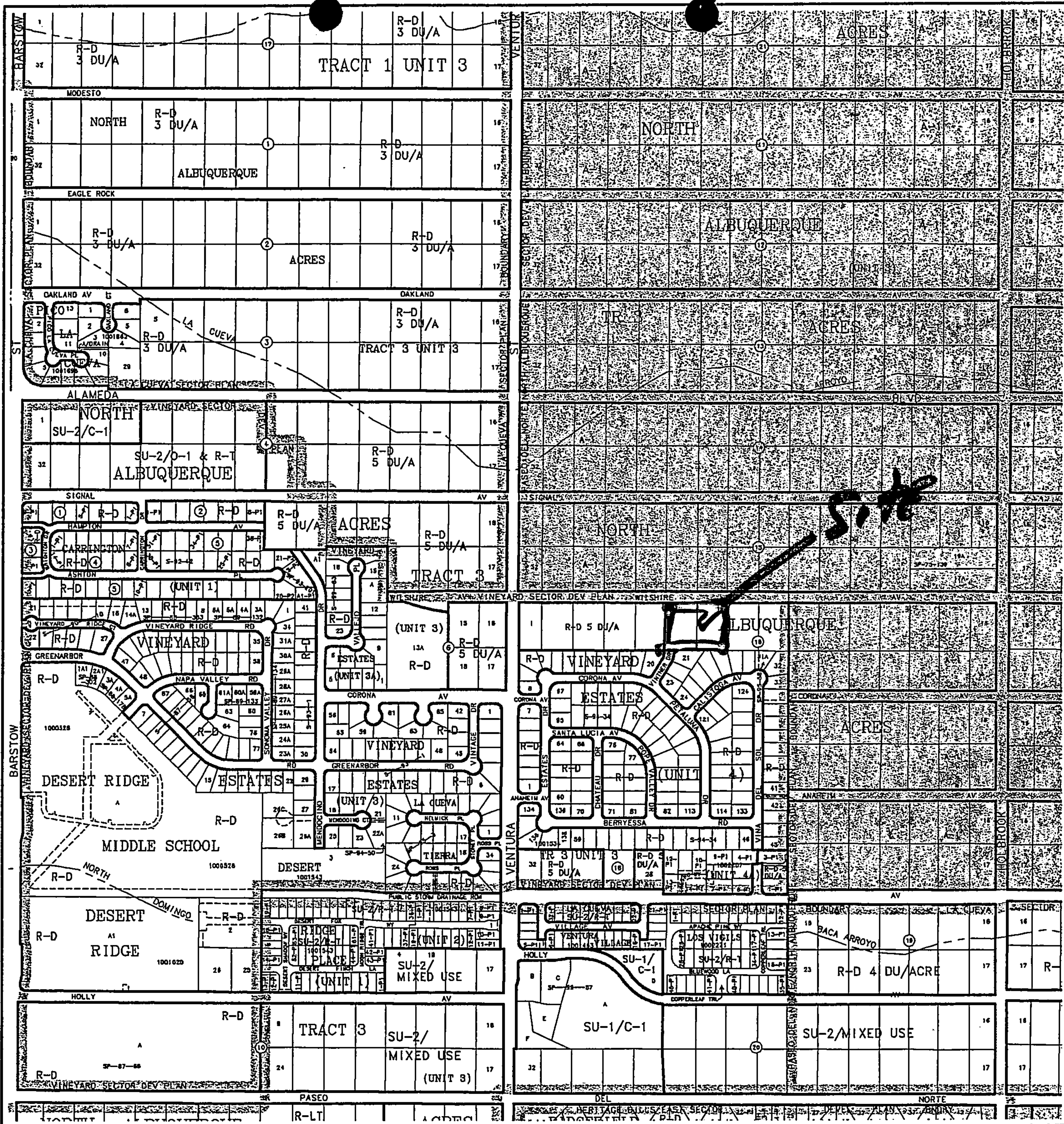


Form revised 9/01, 8/03 and 9/03

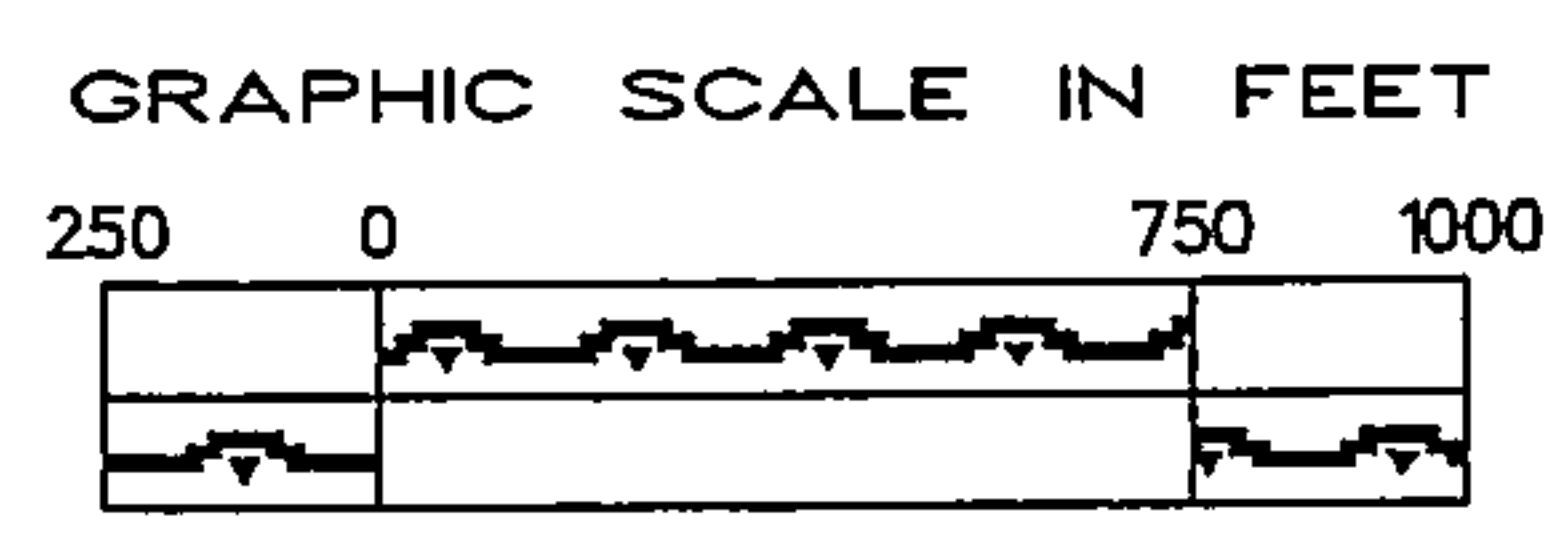
- Checklists complete
- Fees collected
- Case #'s assigned
- Related #'s listed

Application case numbers
04 ORP - 00514

Chaire Senora 4/2/04
 Planner signature / date
Project # 1003369



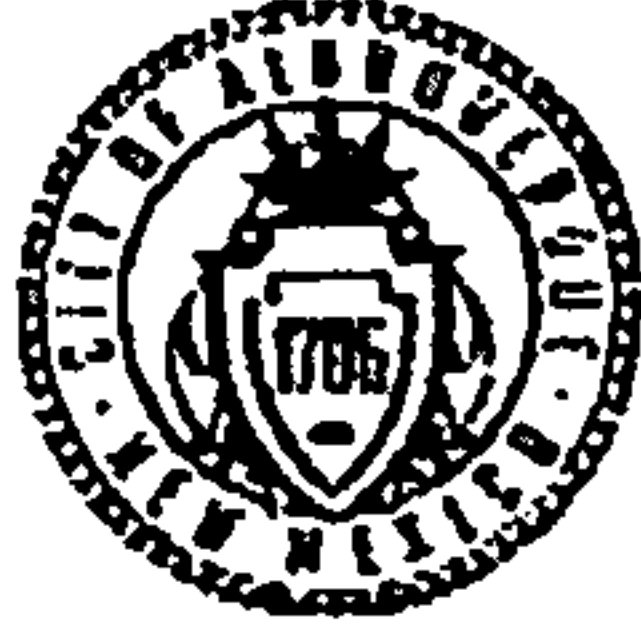
CITY OF
Albuquerque
Albuquerque Geographic Information System
PLANNING DEPARTMENT
© Copyright 2003



Zone Atlas Page

C-20-Z

Map Amended through July 10, 2003



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

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

March 26, 2004

Bob Keeran
LLAVE Construction Inc.
P.O. Box 93652/87199
Phone: 856-4076/Fax: 858-1702

Dear Bob:

Thank you for your inquiry of March 26, 2004 requesting the names of Recognized Neighborhood Associations who would be affected under the provisions of O-92 by your proposed project at **LOTS 6 AND 7, BLOCK 16, TRACT 3, UNIT 3, NORTH ALBUQUERQUE ACRES, LOCATED ON VINTNER NE BETWEEN WILSHIRE NE ON NORTH AND CORONA NE ON SOUTH, zone map C-20.**

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

SEE "ATTACHMENT A" FOR NEIGHBORHOOD INFORMATION.

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

Sincerely,

Stephani I. Winklepleck

Stephani I. Winklepleck
Senior Administrative Assistant
OFFICE OF NEIGHBORHOOD COORDINATION
Planning Department

planningnaform(03/09/04)

"Attachment A"

Bob Keeran, LLAVE Construction Inc.
Zone Map: C-20

NORTH ALBUQ. ACRES COMM. ASSOC. (R)
*Bonnie Harley
11021 Signal Ave. NE/87122 856-0051 (h) 856-1288 (w)
Jackie McDowell
7820 Beverly Hills Ave. NE/87122 828-2430 (h)

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

SENDER: COMPLETE THIS SECTION		COMPLETE THIS SECTION ON DELIVERY	
<ul style="list-style-type: none">Complete items 1, 2, and 3. Also complete item 4 if Restricted Delivery is desired.Print your name and address on the reverse so that we can return the card to you.Attach this card to the back of the mailpiece, or on the front if space permits. <i>828-2430</i>		A. Signature <i>X Jackie McDowell</i> <input type="checkbox"/> Agent <input checked="" type="checkbox"/> Addressee	
1. Article Addressed to: <i>Jackie McDowell North Albuquerque Acres Community Assoc 7820 Beverly Hills Ave NE Albuquerque NM 87122</i>		B. Received by (Printed Name) <i>Jackie McDowell</i>	C. Date of Delivery <i>4-1-04</i>
2. Article Number (Transfer from service label)		D. Is delivery address different from item 1? <input type="checkbox"/> Yes If YES, enter delivery address below: <input type="checkbox"/> No	
PS Form 3811, August 2001		Domestic Return Receipt	
102595-02-M-1540		Service Type <input type="checkbox"/> Certified Mail <input type="checkbox"/> Express Mail <input type="checkbox"/> Registered <input type="checkbox"/> Return Receipt for Merchandise <input type="checkbox"/> Insured Mail <input type="checkbox"/> C.O.D.	
		4. Restricted Delivery? (Extra Fee) <input type="checkbox"/> Yes	

SENDER: COMPLETE THIS SECTION		COMPLETE THIS SECTION ON DELIVERY	
<ul style="list-style-type: none">Complete items 1, 2, and 3. Also complete item 4 if Restricted Delivery is desired.Print your name and address on the reverse so that we can return the card to you.Attach this card to the back of the mailpiece, or on the front if space permits. <i>856-1136</i>		A. Signature <i>X Bonnie Harley</i> <input type="checkbox"/> Agent <input checked="" type="checkbox"/> Addressee	
1. Article Addressed to: <i>Bonnie Harley North Albuquerque Acres Community Assoc. 11021 Signal Ave NE Albuquerque NM 87122</i>		B. Received by (Printed Name) <i>Bonnie Harley</i>	C. Date of Delivery <i>4/1/04</i>
2. Article Number (Transfer from service label)		D. Is delivery address different from item 1? <input type="checkbox"/> Yes If YES, enter delivery address below: <input type="checkbox"/> No	
PS Form 3811, August 2001		Domestic Return Receipt	
102595-02-M-1540		3. Service Type <input type="checkbox"/> Certified Mail <input type="checkbox"/> Express Mail <input type="checkbox"/> Registered <input type="checkbox"/> Return Receipt for Merchandise <input type="checkbox"/> Insured Mail <input type="checkbox"/> C.O.D.	
		4. Restricted Delivery? (Extra Fee) <input type="checkbox"/> Yes	

DEVELOPER INQUIRY SHEET

(To be completed prior to application submittal)

The Office of Community and Neighborhood Coordination (OCNC) located in Room 120 (basement) of the Plaza Del Sol Building, 600 Second St. NW, Fax – 924-3913 – will need the following information **BEFORE** neighborhood association information will be released to the applicant / developer on any project being presented to the Planning Department. If you have any questions, please feel free to contact our office at 924-3914. Your request is for the following: Cell Tower [] Private Development City Project [] -OR- Other [] _____

(specify)

CONTACT NAME: Bob Keenan
COMPANY NAME: Llave Construction Inc
ADDRESS: PO Box 93642 Alb. NM
ZIP CODE: 87199
PHONE: (505) 856-4074 CELL: (505) 249-1502
FAX: (505) 858-1702

NEIGHBORHOOD ASSOCIATION INFORMATION

PLEASE FORWARD INFORMATION ON ANY NEIGHBORHOOD ASSOCIATIONS IN THE AREA OF THE PROPERTY DESCRIBED AS LOTS 6 & 7
Blk 16, Tract 3, Unit 3, NAA
(LEGAL DESCRIPTION)

LOCATED ON VINTNER
(STREET NAME OR OTHER IDENTIFYING LANDMARK)

BETWEEN WILSHIRE on NORTH AND
(STREET NAME OR OTHER IDENTIFYING LANDMARK)

Coons on South
(STREET NAME OR OTHER IDENTIFYING LANDMARK)

THE SITE IS LOCATED ON THE FOLLOWING ZONE ATLAS PAGE(S) (C-20).

PLEASE HATCH OUT ZONE MAP WHERE PROPERTY IS LOCATED
(ZONE MAP MUST BE PROVIDED WITH REQUEST)

LLAVE CONSTRUCTION, INC.
P.O. BOX 93642
ALBUQUERQUE, NM 87199
OFFICE: (505) 856-4076
FAX: (505) 858-1702
MOBILE: (505) 249-1502

March 29, 2004

Bonnie Harley 856-0051hm./856-1288wk.
NORTH ALBUQUERQUE ACRES COMMUNITY ASSOCIATION
11021 Signal Ave. NE
Albuquerque, NM 87122

Jackie McDowell 828-2430
NORTH ALBUQUERQUE ACRES COMMUNITY ASSOCIATION
7820 Beverly Hills Ave. NE
Albuquerque, NM 87122

Subject: Lots 6 & 7 Block 16, Tract 3, Unit 3, NAA ("property")

Ladies and Gentlemen:

Llave Construction, Inc., proposes to develop the property into a six lot subdivision to be known as Vintner Court. Attached please find a copy of the preliminary plat and other items we plan to submit to DRB on April 2, 2004, to be heard on April 28, 2004. The property is presently a detention pond encumbered by a public drainage easement which Llave is requesting be vacated. In addition, infrastructure is necessary for development requiring a cost allocation for storm drainage to be heard along with a request for sidewalk deferral, vacation of right of way and dedication of right of way, etc. The purpose of this letter is to give you the required formal notification. If you have any questions, please don't hesitate to call me at 249-1502.

Sincerely,
Llave Construction, Inc.

Bob Keeran, President

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

PAID RECEIPT

APPLICANT NAME Have Construction Inc
AGENT Bob Keenan
ADDRESS POB 93642 87199
PROJECT & APP # 1003369 04DRB-00514
PROJECT NAME North Albuquerque Acres Lots 6 & 7
\$ 20.00 469099/4916000 Conflict Management Fee
\$ _____ 441006/4983000 DRB Actions
\$ 75.00 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
\$ 95.00 TOTAL AMOUNT DUE

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

Storm Drainage Allocation

04/02/2004 12:39PM
X
RECEIPT# 00023530 WSH 007 TRANS# 0031
Account 441006 Fund 0110
Activity 4971000
Trans Amt \$1,100.00
J24 Misc \$75.00
City of Albuquerque
Treasury Division
DUPLICATE
Counters receipt.doc 12/29/03
OC: ANN

DUPLICATE
City of Albuquerque
Treasury Division

04/02/2004 12:39PM LOC: ANN
X
RECEIPT# 00023529 WSH 007 TRANS# 0031
Account 469099 Fund 0110
Activity 4916000 TRSLJS
Trans Amt \$1,100.00
J24 Misc \$20.00

Thank You

Thank You

SIGN POSTING AGREEMENT

REQUIREMENTS

POSTING SIGNS ANNOUNCING PUBLIC HEARINGS

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

The applicant is responsible for ensuring that the signs remain posted throughout the 15-day period prior to public hearing. Failure to maintain the signs during this entire period may be cause for deferral or denial of the application. Replacement signs for those lost or damaged are available from the Development Services Front Counter at a charge of \$3.50 each.

1. LOCATION

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

2. NUMBER

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

3. PHYSICAL POSTING

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

4. TIME

Signs must be posted from April 13th, 2004 to April 28th, 2004

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) 4/2/04 (Date)

I issued 2 signs for this application, 4-2-04 (Date), [Signature] (Staff Member)

DRB PROJECT NUMBER: 1003369