

PLANNING TRACKING LOG

Date	Project Name & #	Action Request	Action Taken
7/26/06	Que Durana Proj 1003467	Sketch	Comments Given

CITY OF ALBUQUERQUE



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

DEVELOPMENT REVIEW BOARD – SPEED MEMO

DRB CASE NO/PROJECT NO: 1003467

AGENDA ITEM NO: 19

SUBJECT:

Sketch Plat

ACTION REQUESTED:

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

ENGINEERING COMMENTS:

An approved grading and drainage plan must be on file prior to Preliminary Plat approval.
Vacation of ditch easement must be approved by the MRGCD.
Infrastructure List will be required

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APPROVED ___; DENIED ___; DEFERRED ___; COMMENTS PROVIDED ; WITHDRAWN ___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: JULY 26, 2006

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

DRB-1003467 Item No. 19 Zone Atlas H-13

DATE ON AGENDA 7-26-06

INFRASTRUCTURE REQUIRED YES () NO

CROSS REFERENCE: _____

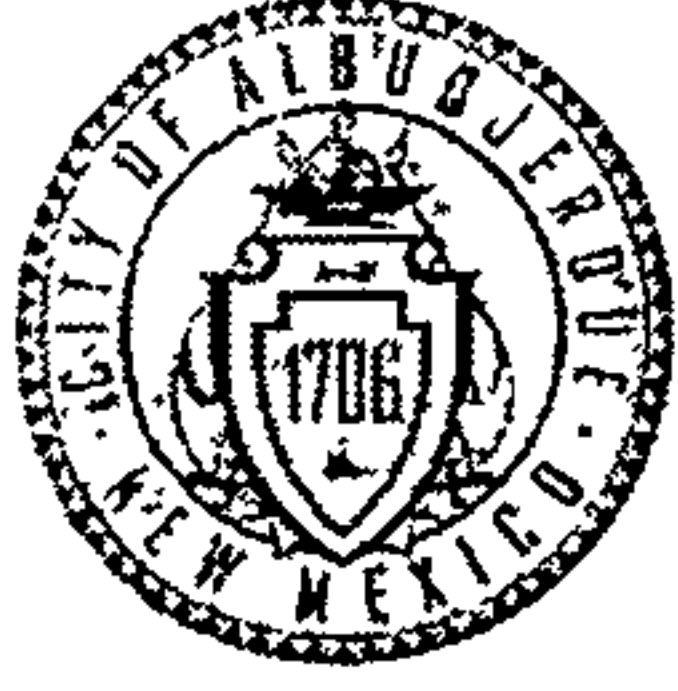
TYPE OF APPROVAL REQUESTED:

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

No. Comment

- 1) Access for 6 lots requires a 32' easement. (Single loaded - 24' of graveled road with a 4' sidewalk)
- 2) A cross-section of Rice Ave. is needed to determine if any dedication or infrastructure is required.
- 3) Standard infrastructure per DPM is required.

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



IMPACT FEES

Development Review Board 7/26/06

Project Number 1003467

Agenda Item #: **19**

Site: Rice Duranes Addition

Lots: 11-A, 11-B, 11-C, Unit 1

Zoned R-2

The subdivision of the 3 existing lots into 6 residential lots, will not require payment of Impact Fees. However, Impact Fees will be required at the time a building permit is issued for each new Townhome on each lot. Using an average of 2000sf of heated building area the estimated impact fees are as follows.

1. Public Safety Facilities for the Eastside: \$552.00
2. Parks, Recs., Trails, Open Space for the N. Valley/ I-25: \$3260.00

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

JACK CLOUD
IMPACT FEE ADMINISTRATOR

CITY OF ALBUQUERQUE
PLANNING DEPARTMENT
DRB Comments
July 26, 2006

ITEM# 19

PROJECT # 1003467 APPLICATION # 06DRB-01022

RE: Tract 11-A, 11-B, 11-C, Rice Duranes Addition/sketch

Planning has no adverse comments to this request.

Los Duranes Sector Development Plan. Follow guide lines for development.



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

13



Completed 5/23/05
OS

DRB CASE ACTION LOG (██████████ FINAL)
REVISED 2/5/04

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

DRB Application No.: 04DRB-01706 ~~(04)~~ **FP** Project # 1003467
 Project Name: **RICES DURANES ADDITION 1**
 Agent: WALLACE BINGHAM Phone No.: 797-4699

Project Number 1003467

Your request for (SDP for SUB), (SDP for BP), (FINAL PLATS), (MASTER DEVELOP. PLAN), was approved on 5/19/05 by the DRB with delegation of signature(s) to the following departments.
OUTSTANDING SIGNATURES COMMENTS TO BE ADDRESSED

TRANSPORTATION: _____

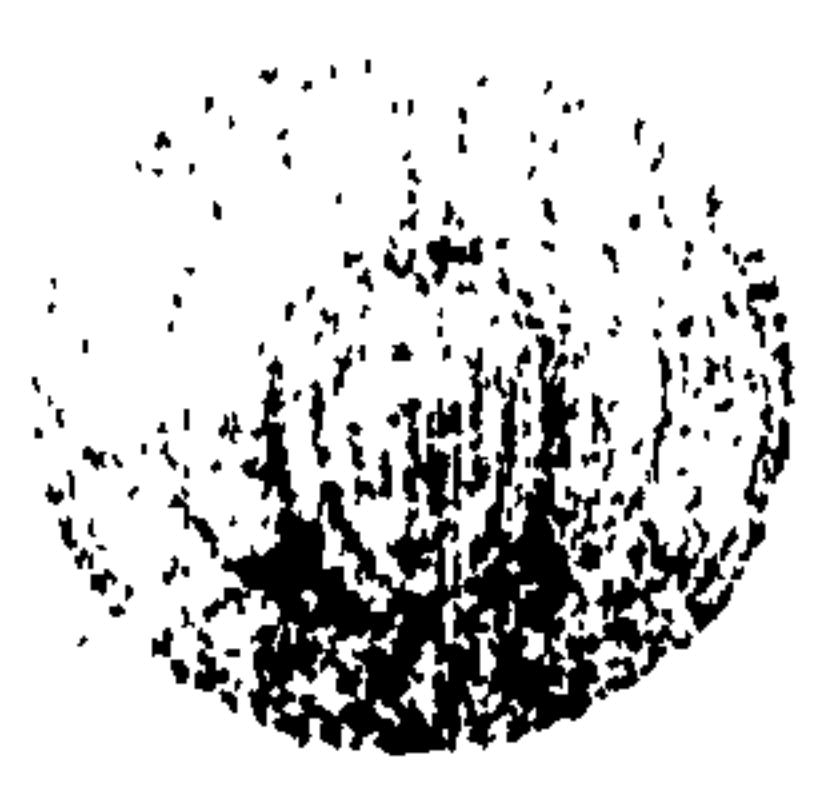
UTILITIES: _____

CITY ENGINEER / AMAFCA: _____

PARKS / CIP: Park Dedication Fees

PLANNING (Last to sign): _____

- Planning must record this plat. Please submit the following items:**
 - The original plat and a mylar copy for the County Clerk.
 - Tax certificate from the County Treasurer.
 - Recording fee (checks payable to the County Clerk). RECORDED DATE: _____
 - Tax printout from the County Assessor.
- Include 3 copies of the approved site plan along with the originals.**
- County Treasurer's signature must be obtained prior to the recording of the plat with the County Clerk.**
- Property Management's signature must be obtained prior to Planning Department's signature.**
- AGIS DXF File approval required** — Okay
- Copy of recorded plat for Planning.**



TREASURY DIVISION DAILY DEPOSIT PARKS AND RECREATION DEPARTMENT CASH IN LIEU

Park Dedication - Cash in Lieu

Project #: 1003187 Application #: C4DRB-0170

Prepared By: Christina Sandoval Phone Number: 768-3808

CHECK AMOUNT	FUND	ACCOUNT	ACTIVITY
\$1,657.50	305	461611	7213090

Computed as follows:

Percentage of Value	Remaining Reqt. (sq. ft.)	# of Lots/Units	Total
3.25	176.66	3	\$1,657.50

Subdivision: Lots 11, Rice's Durans Addition, Unit 1

Known As:

Zone Code: R-13 Cash In Lieu District: North Valley

These monies collected as a fee under Zoning Ordinance 14 16 9 3, in-lieu of dedication of land for a park.

VALIDATION STAMP:

City Of Albuquerque
Treasury Division

5/19/2005 1:45PM LOC: ANNX
 RECEIPT# 00040919 WSH 006 TRANSH 0029
 Account 461611 Fund 0305
 Activity 7213090 TRSEJA
 Trans Amt \$1,657.50
 J24 Misc \$1,657.50
 CK \$1,657.50
 CHANGE \$0.00

Thank You

13



Okay as Blue Sheet

Clayton S.

5/20/05

DRB CASE ACTION LOG ([REDACTED] FINAL)

REVISED 2/5/04

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

DRB Application No.: 04DRB-01706 ~~(2004)~~ **FP**

Project # 1003467

Project Name: RICES DURANES ADDITION 1

Agent: WALLACE BINGHAM

Phone No.: 707-4600

998-0303

Project Number 1003467

Your request for (SDP for SUB), (SDP for BP) **(FINAL PLATS)**, (MASTER DEVELOP. PLAN), was approved on 5/19/05 by the DRB with delegation of signature(s) to the following departments.

OUTSTANDING SIGNATURES COMMENTS TO BE ADDRESSED

- TRANSPORTATION: _____
- _____
- _____
- _____

- UTILITIES: _____
- _____
- _____

- CITY ENGINEER / AMAFCA: _____
- _____
- _____

- PARKS / CIP: Park Dedication Fees
- _____
- _____

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

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

Okay

2. **Project # 1002739**
05DRB-00681 Major-Preliminary Plat
Approval
05DRB-00683 Minor-Subd Design
(DPM) Variance
05DRB-00684 Minor-Sidewalk
Variance
05DRB-00685 Minor-Sidewalk Waiver
05DRB-00686 Minor-Temp Defer
SDWK

MARK GOODWIN & ASSOCIATES PA agent(s) for KB HOME NEW MEXICO INC request(s) the above action(s) for all or a portion of Tract(s) 2D, LANDS OF RIO BRAVO PARTNERS and Tract(s) B-1, ROSNER TRACTS, (to be known as **ANDERSON HEIGHTS, UNITS 1A THRU 9**) zoned R-D residential and related uses zone, developing area, located on 118TH ST SW, between DENNIS CHAVEZ BLVD SW and GIBSON BLVD SW containing approximately 248 acre(s). [REF: 05DRB00681, 05DRB00683, 05DRB00684, 05DRB00685, 05DRB00686] (N-8/P-8) **WITH THE SIGNING OF THE INFRASTRUCTURE LIST DATED 5/18/05 AND APPROVAL OF THE GRADING PLAN ENGINEER STAMP DATED 4/27/05 THE PRELIMINARY PLAT WAS APPROVED. A SUBDIVISION DESIGN VARIANCE FROM MINIMUM DPM DESIGN CHANGES 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. A SIDEWALK WAIVER 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-00693 Minor-Amnd SiteDev
Plan Subd

MARK GOODWIN & ASSOCIATES PA agent(s) for KB HOME NEW MEXICO INC request(s) the above action(s) for all or a portion of Tract(s) 2D, LANDS OF RIO BRAVO PARTNERS, (to be known as **ANDERSON HEIGHTS, UNITS 1A THRU 9**) zoned RD, located on 118TH ST SW, between DENNIS CHAVEZ BLVD SW and GIBSON BLVD SW containing approximately 119 acre(s). [REF: 05DRB00681, 05DRB00683, 05DRB00684, 05DRB00685, 05DRB00686] (N-8/P-8) **THE AMENDED SITE PLAN FOR SUBDIVISION WAS APPROVED AND SIGNED OFF BY THE BOARD.**

3. **Project # 1003749**
05DRB-00675 Major-Preliminary Plat
Approval
05DRB-00677 Minor-Vacation of
Private Easements
05DRB-00676 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 Tract(s) B, ACADEMY SQUARE, UNIT 2, ELENA GALLEGOS GRANT (to be known as **ANCALA VILLAGE**) zoned O-1, located on JUAN TABO BLVD NE, between SPAIN RD NE and OSUNA RD NE containing approximately 3 acre(s). [REF: 04ZHE01594, 05DRB00059] (F-21) **WITH THE SIGNING OF THE INFRASTRUCTURE LIST DATED 5/18/05 AND APPROVAL OF THE GRADING PLAN ENGINEER STAMP DATED 5/5/05 THE PRELIMINARY PLAT WAS APPROVED WITH THE CONDITION, THE APPROVAL OF THE PERIMETER WALL DESIGN IS REQUIRED PRIOR TO FINAL PLAT SUBMITTAL TO DRB. 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.**

4. **Project # 1003828**
05DRB-00687 Major-Preliminary Plat
Approval
05DRB-00688 Minor-Subd Design (DPM)
Variance
05DRB-00689 Minor-Sidewalk Waiver
05DRB-00690 Minor-Temp Defer SDWK

JEFF MORTENSEN & ASSOCIATES agent(s) for WILLIAM T CANIGLIA request(s) the above action(s) for all or a portion of Tract(s) 70A, 71A, 113 & 114A, MRGCD MAP 34 (to be known as **CANDELARIA VILLAGE**) zoned R-1, located on CANDELARIA RD NW, between 12TH STREET NW and RIO GRANDE BLVD NW containing approximately 7 acre(s). [REF: 04DRB01907, 05DRB00520] (G-13) **WITH THE SIGNING OF THE INFRASTRUCTURE LIST DATED 5/18/05 AND APPROVAL OF THE GRADING PLAN ENGINEER STAMP DATED 5/12/05 THE PRELIMINARY PLAT WAS APPROVED. A SUBDIVISION DESIGN VARIANCE FROM MINIMUM DPM DESIGN CHANGES WAS APPROVED AS SHOWN ON EXHIBIT C IN THE PLANNING FILE. A SIDEWALK VARIANCE FOR WAIVER OF SIDEWALKS WAS APPROVED AS SHOWN ON EXHIBIT C IN THE PLANNING FILE. THE TEMPORARY DEFERRAL OF CONSTRUCTION OF SIDEWALKS ON THE INTERIOR STREETS WAS APPROVED AS SHOWN ON EXHIBIT C IN THE PLANNING FILE.**

5. **Project # 1002855**
05DRB-00692 Major-Vacation of Pub
Right-of-Way

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 and 13-16, Block(s) 24 & 25, **EAST END ADDITION**, zoned SU-1, located on VERMONT ST NE, between LOMAS BLVD NE and MARBLE AVE NE. [REF: 04DRB01326, 03DRB01511] (J-19) **VACATION WAS APPROVED AS SHOWN ON EXHIBIT B IN THE PLANNING FILE.**

05DRB-00790 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) 5A, 7A, 18-A-1-A, 13-A, 15-A AND 18-A-1, Block(s) 24 & 25 **EAST END ADDITION**, zoned SU-1 special use zone, located on VERMONT AVE NE, between LOMAS BLVD NE and MARBLE AVE NE containing approximately 4 acre(s). [REF: 04DRB01326, 03DRB01511] (J-19) **WITH THE SIGNING OF THE INFRASTRUCTURE LIST DATED 5/18/05 THE PRELIMINARY PLAT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO PLANNING FOR 15-DAY APPEAL PERIOD, AGIS DXF FILE, MODIFICATION OF EASEMENT LANGUAGE, APPLICATION NUMBER FOR VACATION ON PLAT AND REMOVE PUE.**

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

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 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) **DEFERRED AT AGENT'S REQUEST TO 5/25/05.**

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). [REF: 05DRB00514, 05DRB00515, 05DRB00516, 05DRB00517, 05DRB00518] [*Deferred from 5/18/05*](M-21) **DEFERRED AT AGENT'S REQUEST TO 5/25/05.**

7. **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
05DRB-00662 Minor-Sidewalk Waiver
- 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) **DEFERRED AT AGENT'S REQUEST TO 5/25/05.**

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

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

8. **Project # 1003715**
05DRB-00780 Minor-SiteDev Plan
BldPermit/EPC
- DESIGN PLUS LLC agent(s) for TULSI INC request(s) the above action(s) for all or a portion of Lot(s) 10, Block(s) 22, BROWN AND LAILS HIGHLAND ADDITION (to be known as **OAK STREET CONDOMINIUMS**) zoned SU-2 MC, located on COPPER AVE SE, between OAK ST SE and MULBERRY ST SE containing approximately 1 acre(s). [REF: 04EPC01562] [**Carmen Marrone, EPC Case Planner**] (K-15) **SITE PLAN FOR BUILDING PERMIT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO CITY ENGINEER FOR SIA AND ROADWAY EASEMENT AND TO PLANNING FOR CARMEN MARRONE'S INITIALS AND 3 COPIES OF THE SITE PLAN.**
9. **Project # 1003572**
05DRB-00795 Minor-SiteDev Plan
BldPermit
- 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**, zoned IP, located on RUTLEDGE RD NE between SNAPROLL ST NE and WASHINGTON NE containing approximately 3 acre(s). [REF: DRB-95-268, 04DRB01142, 04DRB01143] (D-17) **SITE PLAN FOR BUILDING PERMIT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO PLANNING**

FOR JOURNAL CENTER ARCHITECTURAL REVIEW COMMITTEE'S LETTER, 3 COPIES OF THE SITE PLAN AND OTHER PLANNING COMMENTS.

10. **Project # 1003212**
05DRB-00729 Minor-SiteDev Plan
BldPermit/EPC

JOHN A MENICUCCI agent(s) for GRAND AVENUE PARTNERS, A NM LTD PARTNERSHIP request(s) the above action(s) for all or a portion of Block(s) 34, Tract(s) A-1-A-1, **BROWNEWELL & LAIS HIGHLAND ADDITION**, zoned SU-2 MC, located on DR MARTIN LUTHER KING JR AVE NE, between UNIVERSITY BLVD NE and PINE STREET NE containing approximately 1 acre(s). [REF: V-94-43, 04ZHE-00086, 04EPC000699] **[Russell Brito, EPC Case Planner ~~for~~ Debbie Stover]** *[Deferred from 5/11/05]* (K-15) **SITE PLAN FOR BUILDING PERMIT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO TRANSPORTATION DEVELOPMENT FOR PREVIOUS COMMENTS, CITY STANDARD NOTES, PUBLIC RIGHT-OF-WAY EASEMENT ALONG UNIVERSITY, CROSS ACCESS EASEMENTS AND TO PLANNING FOR RUPERT HOLLAND'S LETTER.**

11. **Project # 1004138**
05DRB-00667 Minor-SiteDev Plan
BldPermit

DEKKER/PERICH/SABATINI agent(s) for JCC-ONE LLC request(s) the above action(s) for all or a portion of Tract(s) 5D-1 AND ALBUQUERQUE WELL SITE, **JOURNAL CENTER, TRACT 5**, zoned IP industrial park zone, located on JEFFERSON ST NE, between MASTHEAD NE and SUN NE containing approximately 6 acre(s). [REF: Z-79-80-2, S-80-26] *[Deferred from 4/27/05 & 5/11/05]* (D-17) **SITE PLAN FOR BUILDING PERMIT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO CITY ENGINEER FOR SIA AND UTILITIES DEVELOPMENT FOR SHARED SERVICE AGREEMENT FOR SANITARY SEWER OR REVISED UTILITY PLAN AND 3 COPIES OF SITE DEVELOPMENT PLAN.**

05DRB-00791 Minor-Prelim&Final Plat
Approval

PRECISION SURVEYS INC agent(s) for JOURNAL CENTER CORPORATION request(s) the above action(s) for all or a portion of Tract(s) 5D1, **JOURNAL CENTER**, zoned IP industrial park zone, located on JEFFERSON ST NE, between TIBURON AVE NE and SUN AVE NE containing approximately 7 acre(s). (D-17) **THE PRELIMINARY PLAT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO TRANSPORTATION DEVELOPMENT FOR 15-DAY APPEAL PERIOD (5/26/05), ADA RAMP EASEMENT, CROSS ACCESS AGREEMENT AND UTILITIES DEVELOPMENT FOR PRIVATE SAS SERVICE AGREEMENT AND AGIS DXF FILE.**

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

12. **Project # 1003761**
05DRB-00787 Minor-Prelim&Final Plat
Approval

SURVEYS SOUTHWEST LTD agent(s) for DOUGLAS VAUGHN request(s) the above action(s) for all or a portion of Lot(s) 14, 15 & portion of 16, Block(s) 20, Tract(s) 3, **NORTH ALBUQUERQUE ACRES, UNIT 3**, zoned SU-2 special neighborhood zone, located on PASEO DEL NORTE NE, between HOLLY AVE NE and HOLBROOK ST NE containing approximately 3 acre(s). [REF: 05DRB00210] (C-20) **PRELIMINARY AND FINAL PLAT WERE APPROVED AND SIGNED OFF BY THE BOARD.**

13. **Project # 1003467**
04DRB-01706 Minor- Final Plat
Approval

SURVEYS SOUTHWEST LTD agent(s) for CHARLIE MOSS request(s) the above action(s) for all or a portion of Lot(s) 11, **RICE'S DURANES ADDITION, UNIT 1**, zoned R-2, located on RICE AVE NW, between I-40 and INDIAN SCHOOL NW containing approximately 1 acre(s). [REF: DRB-95-337, DRB-95-438, 04DRB00814] *[Was Indef deferred for SIA]* (H-13) **FINAL PLAT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO PARKS FOR PARK DEDICATION FEE.**

14. **Project # 1001990**
05DRB-00792 Minor-Prelim&Final Plat
Approval
- WAYJOHN SURVEYING INC agent(s) for HARDEN ENTERPRISE LLC request(s) the above action(s) for all or a portion of Tract(s) A, **TANNEHILL-TAYLOR ADDITION**, zoned C-2 community commercial zone, located on MONTGOMERY BLVD NE, between EUBANK BLVD NE and MORRIS ST NE containing approximately 4 acre(s). [REF: 02DRB00844] (G-21) **PRELIMINARY AND FINAL PLAT APPROVED AND SIGNED OFF BY THE BOARD.**
15. **Project # 1003989**
05DRB-00507 Minor-Prelim&Final Plat
Approval
- WAYJOHN SURVEYING INC agent(s) for EMILY GORDEN request(s) the above action(s) for all or a portion of Lot(s) 22 THRU 27, Block(s) 3, Tract(s) A, **B & R ADDITION**, zoned C-2, located on LOMAS BLVD NE, between DALLAS ST NE and TENNESSEE ST NE containing approximately 1 acre(s). [Listed under Project #1004070 in error] (K-19) **PRELIMINARY AND FINAL PLAT APPROVED AND SIGNED OFF BY THE BOARD.**
16. **Project # 1003975**
05DRB-00698 Minor-Prelim&Final Plat
Approval
- WAYJOHN SURVEYING INC agent(s) for COE PROPERTIES INC request(s) the above action(s) for all or a portion of Lot(s) 6, 7, 12 and 13, Block(s) 15, MESA GRANDE ADDITION, (to be known as **ZUNI TOWNHOMES**) zoned O-R, located on WASHINGTON ST SE, between CENTRAL AVE SE and ZUNI RD SE containing approximately 1 acre(s). [REF: ZA-78-377, 05DRB00301] ferred from 5/4/05) (K-17) **WITH THE SIGNING OF THE INFRASTRUCTURE LIST DATED 5/218/05 AND APPROVAL OF THE GRADING PLAN ENGINEER STAMP DATED 4/26/05 THE PRELIMINARY PLAT WAS APPROVED. FINAL PLAT WAS INDEFINITELY DEFERRED FOR THE SIA.**

17. **Project # 1000296**
05DRB-00789 Minor-Prelim&Final Plat
Approval
- BOHANNAN HUSTON INC agent(s) for GARY AND JUNE MARTIN request(s) the above action(s) for all or a portion of Lot(s) 16-A-1-P1, **OXBOW VILLAGE**, zoned SU-3 special center zone, located on OXBOW VILLAGE LN NW, between OXBOW DR NW and ST JOSEPHS DR NW containing approximately 1 acre(s). (G-11) **PRELIMINARY AND FINAL PLAT WAS APPROVED AND SIGNED OFF BY THE BOARD.**
18. **Project # 1003087**
05DRB-00788 Minor-Extension of
Preliminary Plat
- BOHANNAN HUSTON INC agent(s) for WESTLAND DEVELOPMENT 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 FOR PDA RESORT, located on TIERRA PINTADA ST NW and 98TH ST NW containing approximately 531 acre(s). [REF: 04DRB00556] (H-7, H-8, H-9, J-7 & J-8) **A ONE-YEAR EXTENSION OF THE PRELIMINARY PLAT WAS APPROVED.**
19. **Project # 1003573**
04DRB-01417 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) 28, 29 & 30, Block(s) 2, Tract(s) 3, **NORTH ALBUQUERQUE ACRES, UNIT 3, OAKLAND NORTH SUBDIVISION**, zoned R-D residential and related uses zone, developing area, located on OAKLAND AVE NE, between VENTURA BLVD NE and BARSTOW BLVD NE containing approximately 3 acre(s). [REF: 04DRB-01138] *[Deferred from 9/22/04,10/6/04 & Indef. Deferred on 11/3/04 & 3/9/05 for SIA]* (C-20) **FINAL PLAT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO CITY ENGINEER FOR AMAFCA AND PROPERTY MANAGEMENT'S SIGNATURES.**

20. **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*) (C-20) **DEFERRED AT THE AGENT'S REQUEST TO 5/25/05.**

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

21. **Project # 1004172**
05DRB-00776 Minor-Sketch Plat or
Plan

WALLACE BINGHAM agent(s) for GERALDINE SNOW request(s) the above action(s) for all or a portion of Lot(s) 5-19, Block(s) C, **DURAN & ALEXANDER ADDITION**, zoned SU-2, located on 4TH STREET NW, between MARBLE NW and GRANITE NW containing approximately 2 acre(s). [REF: ZA-80-245] (J-14) **THE ABOVE REQUEST WAS REVIEWED AND COMMENTS WERE GIVEN.**

22. **Project # 1004178**
05DRB-00794 Minor-Sketch Plat or
Plan

WAYJOHN SURVEYING INC agent(s) for GREVEY INVESTMENTS, HELEN GREVEY request(s) the above action(s) for all or a portion of Lot(s) 27, **MESA VILLAGE**, zoned C-1, C-2 & O-1, located on EUBANK BLVD NE, between LOMAS BLVD NE and WALKER DR NE containing approximately 5 acre(s). (J-20) **THE ABOVE REQUEST WAS REVIEWED AND COMMENTS WERE GIVEN.**

23. **Project # 1003666**
05DRB-00793 Minor-Sketch Plat or
Plan

WAYJOHN SURVEYING INC agent(s) for AVALON INVESTMENTS request(s) the above action(s) for all or a portion of Tract(s) B-2-A, **LANDS OF FREEWAY OLD TOWN LIMITED**, zoned S-MI, located on 10TH ST NW, between MOUNTAIN RD NW and BELLAMAH AVE NW containing approximately 4 acre(s). [REF: 04DRB01405] (J-13) **THE ABOVE REQUEST WAS REVIEWED AND COMMENTS WERE GIVEN.**

24. **Project # 1004163**
05DRB-00743 Minor-Sketch Plat or
Plan

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

25. **Project # 1004168**
05DRB-00761 Minor-Sketch Plat or
Plan

CATHERINE GORE request(s) the above action(s) for all or a portion of Lot(s) 5 & 6, Block(s) 7, **MONTEREY HILLS ADDITION**, zoned R-1, located on BURTON AVE SE, between RICHMOND SE and MONTEREY DR SE. (L-16) **INDEFINITELY DEFERRED ON A NO SHOW.**

26. **Project # 1004176**
05DRB-00782 Minor-Sketch Plat or
Plan

BENJAMIN R LOVATO request(s) the above action(s) for all or a portion of Tract(s) 2, **LANDS OF MANUEL G JARAMILLO**, zoned RA-2, located on LOS LUCEROS NW, between DURANES NW and ZICKERT NW containing approximately 1 acre(s). (H-12) **THE ABOVE REQUEST WAS REVIEWED AND COMMENTS WERE GIVEN.**

27. **Project # 1004173**
05DRB-00777 Minor-Sketch Plat or
Plan

BOHANNAN HUSTON INC agent(s) for PULTE HOMES OF NM INC request(s) the above action(s) for all or a portion of Tract(s) 4 & 5, **VENTANA RANCH WEST**, zoned RLT, located on VENTANA RIDGE RD NW, between PASEO DEL NORTE NW and VENTANA WEST PARKWAY NW containing approximately 31 acre(s). [REF: 1002778] (B-8) **THE ABOVE REQUEST WAS REVIEWED AND COMMENTS WERE GIVEN.**

28. **Project # 1004177**
05DRB-00783 Minor-Sketch Plat or
Plan

BOHANNAN HUSTON INC agent(s) for D R HORTON HOMES request(s) the above action(s) for all or a portion of Tract(s) 10 & 13, **VENTANA RANCH WEST**, zoned RLT, located on VENTANA RIDGE RD NW, between PASEO DEL NORTE NW and VENTANA WEST PARKWAY NW containing approximately 73 acre(s). [REF: 1002778] (B-8) **THE ABOVE REQUEST WAS REVIEWED AND COMMENTS WERE GIVEN.**

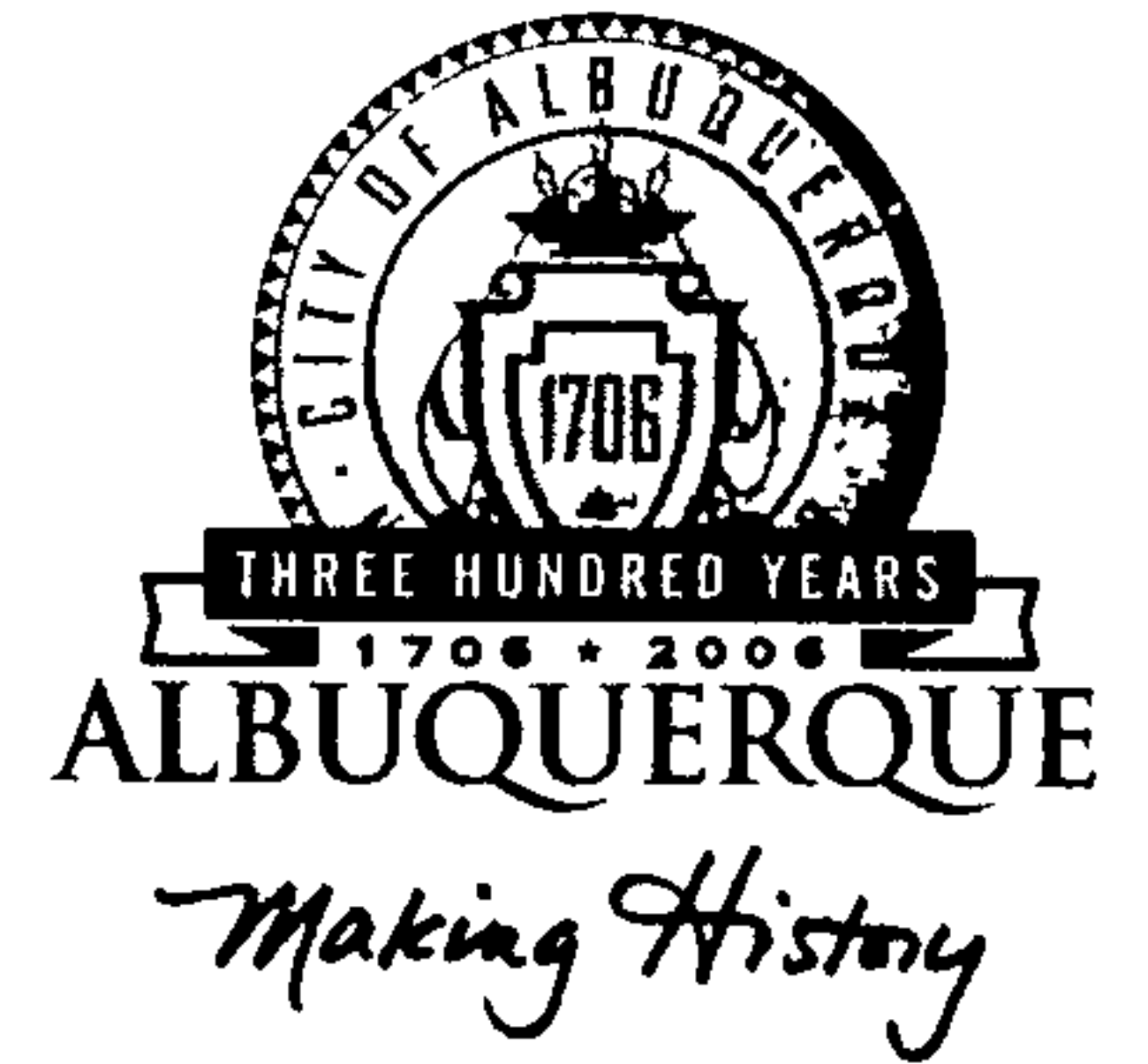
29. **Project # 1004179**
05DRB-00796 Minor-Sketch Plat or
Plan

TIERRA WEST LLC agent(s) for JOHN PRICE request(s) the above action(s) for all or a portion of Tract(s) 82, **ALVARADO GARDENS, UNIT 3**, zoned RA-2 residential and agricultural zone, located on CANDELARIA RD NW, between TRELIS DR NW and GLENWOOD DR NW. (G-12) **THE ABOVE REQUEST WAS REVIEWED AND COMMENTS WERE GIVEN.**

30. Approval of the Development Review Board Minutes for May 4, 2005. **DEVELOPMENT REVIEW BOARD MINUTES FOR MAY 4, 2005 WERE APPROVED BY THE BOARD.**

ADJOURNED: 12:50 P.M.

CITY OF ALBUQUERQUE



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

DEVELOPMENT REVIEW BOARD--SPEED MEMO

DRB CASE NO/PROJECT NO: 1003467

AGENDA ITEM NO: 13

SUBJECT:

Final Plat

ACTION REQUESTED:

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

ENGINEERING COMMENTS:

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

P.O. Box 1293

Albuquerque

New Mexico 87103

RESOLUTION:

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

www.cabq.gov

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

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

FOR:

SIGNED: Bradley L. Bingham
City Engineer/AMAFCA Designee

DATE: May 18, 2005

CITY OF ALBUQUERQUE
PLANNING DEPARTMENT
May 18, 2005
DRB Comments

ITEM # 13

PROJECT # 1003467 APPLICATION # 05-01706

RE: Lot 11, Rice's Duranes Addition/final plat

No objection as the recorded SIA is in the file.

Planning will record the plat for this major subdivision. Please see Claire for details.

A handwritten signature in black ink, appearing to read "Sheran A. Matson", is written over a horizontal line.

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



**DEVELOPMENT REVIEW BOARD
ACTION SHEET**

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

November 10, 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: 9:25 A.M.

CASES WHICH REQUIRE PUBLIC NOTIFICATION

MAJOR SUBDIVISIONS, VACATIONS, SIA EXTENSIONS AND SITE DEVELOPMENT PLANS

- 1. **Project # 1002092**
04DRB-01623 Major-Two Year SIA

BOHANNAN HUSTON INC agent(s) for OXBOW NORTH VENTURES LLC request(s) the above action(s) for all or a portion of Tract(s) B-1, Unit(s) 1, 2 & 3, **OXBOW NORTH**, zoned SU-3 special center zone, located on COORS BLVD NW, between NAMASTE DR NW and north of ST PIUS X HIGH SCHOOL containing approximately 40 acre(s). [REF: 04DRB01159] (F-11) **A ONE-YEAR EXTENSION OF THE SUBDIVISION IMPROVEMENTS AGREEMENT WAS APPROVED.**

2. **Project # 1002464**
04DRB-01576 Major-Vacation of Pub
Right-of-Way

PRECISION SURVEYS INC agent(s) for UNSER VULCAN LLC request(s) the above action(s) for all or a portion of Lot(s) 6A, **SANTA FE VILLAGE, UNIT 3**, zoned R-D residential and related uses zone, developing area, located on VULCAN RD NW, between BOGART ST NW and UNSER BLVD NW containing approximately 1 acre(s). [REF: 03DRB00191] (F-10) **THE VACATION WAS APPROVED AS SHOWN ON EXHIBIT B IN THE PLANNING FILE.**

3. **Project # 1003420**
04DRB-01508 Major-Preliminary Plat
Approval
04DRB-01509 Minor-Temp Defer SDWK

ISAACSON & ARFMAN PA agent(s) for WINDMILL MANOR PLACE LLC request(s) the above action(s) for all or a portion of Tract(s) B-2, VOLCANO CLIFFS UNIT 3, (to be known as **SUNRISE RIDGE SUBDIVISION**) zoned R-LT, located on MONTANO RD NW, between TESUQUE DR NW and SHADOW RIDGE DR NW containing approximately 5 acre(s). [REF: 04EPC00682] [*Deferred from 10/27/04 & 11/17/04*] (E-10) **DEFERRED AT THE AGENT'S REQUEST TO 11/17/04.**

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, 8/4/04 & 9/29/04*] [REF: 02DRB-00963] (B-10) **NEITHER THE APPLICANT NOR THE AGENT WERE PRESENT. THE REQUEST WAS INDEFINITELY DEFERRED.**

5. **Project # 1003571**
04DRB-01517 Major-Vacation of Public Easements
04DRB-01518 Major-Preliminary Plat Approval
04DRB-01519 Minor-Sidewalk Waiver
04DRB-01520 Minor-Temp Defer SDWK
- MARK GOODWIN & ASSOCIATES agent(s) for CURB INC request(s) the above action(s) for all or a portion of Tract(s) 9-B-1, 9-B-2 and 12-A-2, **EL RANCHO GRANDE 1, UNIT 9B**, zoned R-LT residential zone, located on BLAKE RD NW, between AMOLE CHANNEL and 98TH ST NW containing approximately 36 acre(s). [REF: 04DRB01134] *[Deferred from 11/3/04 & 11/10/04]* (N-9) **DEFERRED AT THE AGENT'S REQUEST TO 11/17/04.**
6. **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]* (D-9) **DEFERRED AT THE AGENT'S REQUEST TO 12/1/04.**
7. **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) **NEITHER THE APPLICANT NOR THE AGENT WERE PRESENT. THE REQUEST WAS INDEFINITELY DEFERRED.**

8. **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 & 11/10/04, NEITHER THE APPLICANT NOR THE AGENT WERE PRESENT DEFERRED TO 12/8/04*] [REF: 03EPC02054](F-6/G-6) **DEFERRED TO 12/8/04.**

- 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 & 11/10/04 NEITHER THE APPLICANT NOR THE AGENT WERE PRESENT DEFERRED TO 12/8/04*] (F-5/G-6) **DEFERRED TO 12/8/04.**

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.

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

DEKKER/PERICH/SABATINI agent(s) for T. S. MCNANEY & ASSOCIATES request(s) the above action(s) for all or a portion of Tract(s) A, (to be known as **HOUSING @ ALBUQUERQUE LITTLE THEATRE**, zoned SU-2 CLD, located on CENTRAL AVE SW, between LAGUNA BLVD SW and SAN PASQUALE AVE SW containing approximately 2 acre(s). [REF: 02EPC01669, 03EPC0670, 02EPC01671, 03EPC01704, 04DRB00366, 04EPC00860] [*11/10/04 NEITHER THE APPLICANT NOR THE AGENT WERE PRESENT DEFERRED TO 11/17/04*] [**Makita Hill, EPC Case Planner**] (J-13) **DEFERRED TO 11/17/04.**

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

JIM MILLER & ASSOCIATES agent(s) for DEKE NOFTSKER request(s) the above action(s) for all or a portion of Lot(s) 2 & 3, Block(s) 5, Tract(s) A, **NORTH ALBUQUERQUE ACRES, UNIT B**, zoned SU-2 IP, located on SAN MATEO NE, between SAN DIEGO NE and BEVERLY HILLS AVE NE containing approximately 2 acre(s). [REF: 03DRB01075, 03DRB01508, 03DRB01457, 04DRB000365] [*Deferred from 10/27/04 & 11/10/04*] (B-18) **DEFERRED AT THE AGENT'S REQUEST TO 11/17/04.**

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

11. **Project # 1000633**
04DRB-01700 Minor-Ext of SIA for Temp
Defer SDWK

BOHANNAN HUSTON INC agent(s) for HIGH DESERT INVESTMENT INC request(s) the above action(s) for all or a portion of Lot(s) 6A-1,13, 15, 9, 11, 5, 6 and 7, **JOURNAL CENTER, PHASE 2, UNIT 2**, zoned IP, located on TIBURON ST NE, between MASTHEAD ST NE and WOLCOTT AVE NE [REF: 02DRB01598] (D-17) **A TWO-YEAR EXTENSION TO THE FOUR-YEAR AGREEMENT FOR THE DEFERRAL OF SIDEWALK WAS APPROVED.**

12. **Project # 1001289**
04DRB-01701 Minor-Ext of SIA for Temp
Defer SDWK

TIERRA WEST LLC agent(s) for K B HOME NEW MEXICO INC request(s) the above action(s) for all or a portion of Lot(s) 1-114, **DESERT PINE UNIT 2**, zoned RD, located on EUCARIZ AVE SW, between 94TH STREET SW and 98TH STREET SW containing approximately 16 acre(s). [REF: 01DRB00777, 02DRB01207] [*11/10/04 NEITHER THE APPLICANT NOR THE AGENT WERE PRESENT*] (L-9) **INDEFINITELY DEFERRED ON A NO SHOW.**

13. **Project # 1000635**
04DRB-01698 Minor-Vacation of Private
Easements

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-L-A and 38-3-A, **TAYLOR RANCH SUBDIVISION**, zoned SU-1 FOR C-1, located on MONTANO RD NW, between COORS BLVD NW and MONTANO PLAZA DR NW containing approximately 4 acre(s). [REF: 04DRB01092, 04DRB01093, 03DRB00613, 03DRB00454, 03DRB00455] (E-12) **VACATION WAS APPROVED AS SHOWN ON EXHIBIT B IN THE PLANNING FILE.**

14. **Project # 1002405**
04DRB-01703 Minor-Prelim&Final Plat
Approval

MARK GOODWIN & ASSOC PA agent(s) for TANGER REDLANDS, LLC request(s) the above action(s) for all or a portion of Tract(s) A-28-B1, NORTHEAST UNIT TOWN OF ATRISCO GRANT, **REDLANDS SHOPPING CENTER**, zoned SU-1/C-1, located on REDLANDS RD NW, between COORS BLVD NW and ATRISCO DR NW containing approximately 5 acre(s). [REF: 03DRB00879] *[Deferred from 11/10/04]* (G-11) **DEFERRED AT THE AGENT'S REQUEST TO 12/1/04.**

15. **Project # 1002858**
04DRB-01683 Minor-Amnd Prelim Plat
Approval

MARK GOODWIN & ASSOCIATES agent(s) for ANDERSON HILLS LLC request(s) the above action(s) for **MESA @ ANDERSON HILLS, UNIT 1**, zoned R-2, located on DENNIS CHAVEZ BLVD SW, between UNSER BLVD SW and GRACE VIGIL RD SW containing approximately 43 acre(s). [REF: 04DRB01155, Z-88-58] (N-9/P-9) **THE AMENDED PRELIMINARY PLAT WAS WITHDRAWN AT THE AGENT'S REQUEST.**

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

ABQ ENGINEERING INC agent(s) for AMERI-CONTRACTORS LLC request(s) the above action(s) for all or a portion of Lot(s) 5E, LANDS OF UNM AND PARADISE VALLEY SUBDIVISION, (to be known as **VISTA DEL RINCON SUBDIVISION**) zoned R-1 residential zone, located on the southeast corner of GOLF COURSE RD NW and MARNA LYNN AVE NW between PARADISE BLVD NW and PASEO DEL NORTE NW containing approximately 2 acre(s). [REF: 04DRB00037, 04DRB00910, 04DRB01365, 04DRB01366, 04DRB001586] [11/10/04 NEITHER THE APPLICANT NOR THE AGENT WERE PRESENT DEFERRED TO 11/17/04] (C-12) **DEFERRED TO 11/17/04.**

17. **Project # ~~1003467~~**
04DRB-01706 Minor-Prelim&Final Plat Approval

WALLACE BINGHAM agent(s) for CHARLIE MOSS request(s) the above action(s) for all or a portion of Lot(s) 11, **RICE'S DURANES ADDITION, UNIT 1**, zoned R-2, located on RICE AVE NW, between I-40 and INDIAN SCHOOL NW containing approximately 1 acre(s). [REF: DRB 95-337, DRB 95-438, 04DRB00814] (H-13) **WITH THE SIGNING OF THE INFRASTRUCTURE LIST DATED 11/10/04 AND APPROVAL OF THE GRADING PLAN ENGINEER STAMP DATED 10/1/04 THE PRELIMINARY PLAT WAS APPROVED. FINAL PLAT WAS INDEFINITELY DEFERRED FOR THE SIA.**

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

RIO GRANDE ENGINEERING agent(s) for ERIMY PROPERTIES LTD request(s) the above action(s) for all or a portion of Lot(s) 7, 8 and 9, Block(s) 3, NORTH ALBUQUERQUE ACRES, UNIT 3, (to be known as **OAKLAND SOUTH SUBDIVISION**) zoned RD, located on OAKLAND AVE NE, between VENTURA BLVD NE and BARSTOW BLVD NE containing approximately 3 acre(s). [REF: 04DRB01424] [Deferred from 10/27/04 & 11/3/04, [11/10/04 NEITHER THE APPLICANT NOR THE AGENT WERE PRESENT DEFERRED TO 11/17/04] (C-20) **DEFERRED TO 11/17/04.**

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

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

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

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

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

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

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

22. **Project # 1003759**
04DRB-01702 Minor-Sketch Plat or Plan
- KEN BALIZER request(s) the above action(s) for all or a portion of Tract(s) 173-A-1, 173-A-2, 174-A and 174-B, M.R.G.C.D. MAP 31, zoned RA-2 residential and agricultural zone, located on SAN ISIDRO ST NW, between CANDELARIA NW and GRIEGOS NW containing approximately 1 acre(s). *[INDEF. DEFERRED ON A NO SHOW 11/10/04]* (G-13) **COMMENTS RECEIVED BY THE AGENT.**
23. Approval of the Development Review Board Minutes for October 27, 2004. **DRB MINUTES FOR OCTOBER 27, 2004 WERE APPROVED.**

ADJOURNED: 9:25 A.M.

PLANNING TRACKING LOG

Date	Project Name & #	Action Request	Action Taken
6/2/04	#1009467 566-11 "cc, L&L revision #1	-check NO.	Comments
11/10/04	Same	Prel + Final	FP Index deferred for SIA

地
地
地
地

3467

DXF Electronic Approval Form

DRB Project Case #: 1003467

Subdivision Name: RICES DURANES #1 LOTS 11A-11C

Surveyor: GARY E GRITSKO

Contact Person: SARAH AMATO

Contact Information: 998-0303

DXF Received: 5/3/2005 Hard Copy Received: 5/3/2005

Coordinate System: Ground rotated to NMSP Grid


Approved

05-04-2005
Date

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

AGIS Use Only

Copied cov **3467** to agiscov on **5/4/2005** Contact person notified on **5/4/2005**

**CITY OF ALBUQUERQUE
PLANNING DEPARTMENT
November 10, 2004
Staff Comments**

ITEM # 17

PROJECT # 1003467

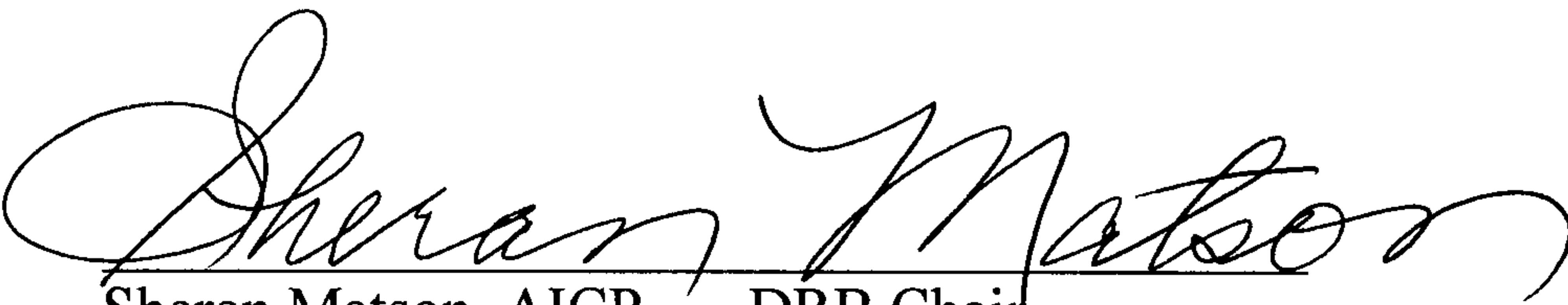
APPLICATION # 04-01706

RE: Lot 11, Rice's Duranes Addition, Unit 1/minor plat

No objection to the replat. The lot sizes meet minimum size standards for apartments, townhomes or single family homes.

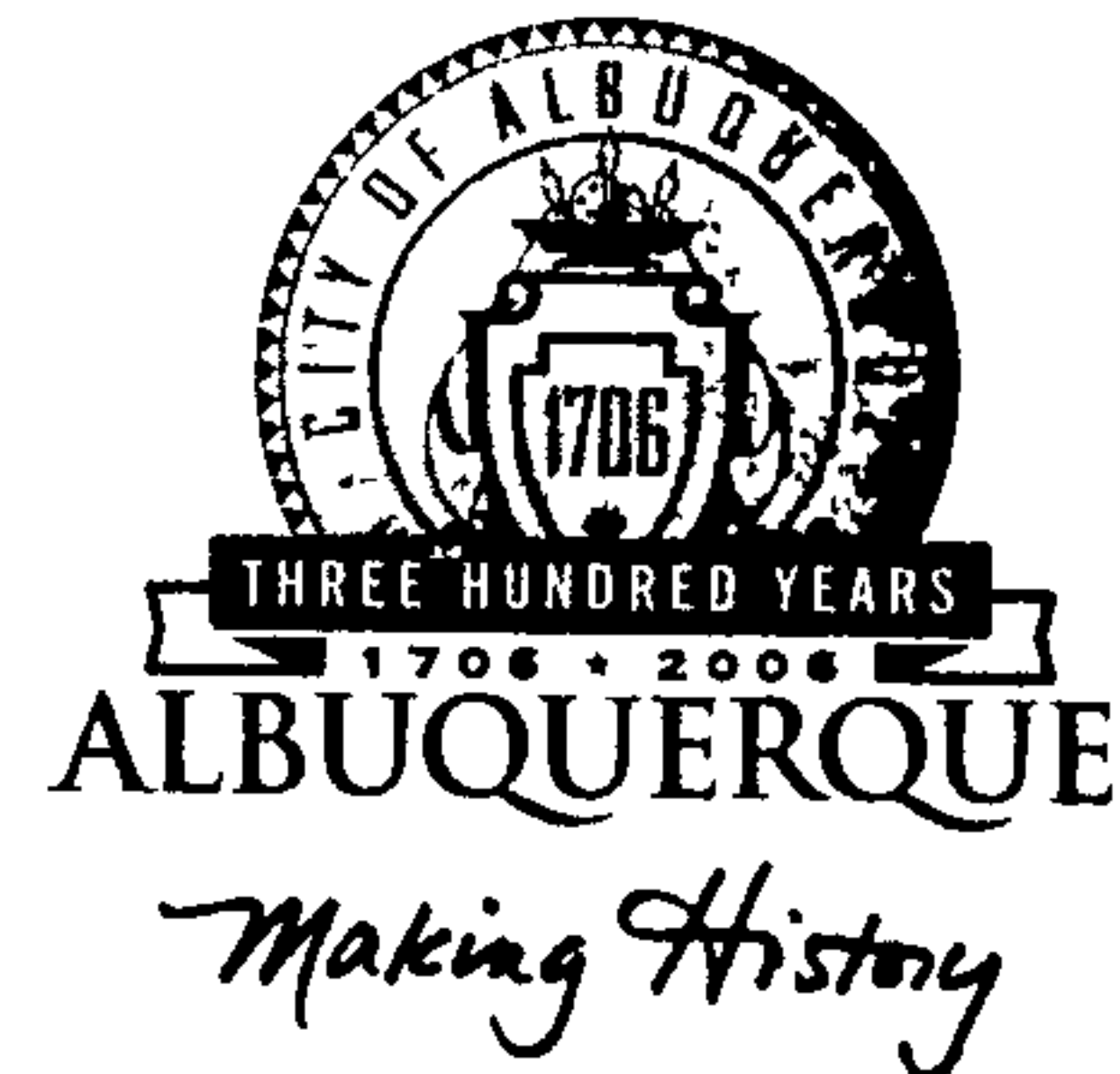
AGIS dxf approval is required before Planning signs the final plat.

Applicant may file the plat provided Planning receives a recorded copy to close the file.



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

CITY OF ALBUQUERQUE



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

DEVELOPMENT REVIEW BOARD--SPEED MEMO

DRB CASE NO/PROJECT NO: 1003467

AGENDA ITEM NO: 17

SUBJECT:

- | | | |
|------------------------------|--------------------------|---------------------------|
| (01) Sketch Plat/Plan | (05) Site Plan for Subd | (10) Sector Dev Plan |
| (02) Bulk Land Variance | (06) Site Plan for BP | (11) Grading Plan |
| (03) Sidewalk Variance | (07) Vacation | (12) SIA Extension |
| (03a) Sidewalk Deferral | (08) Final Plat | (13) Master Dev. Plan |
| (04) Preliminary Plat | (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 plan dated 10-1-04 is on file for Preliminary Plat approval.
An executed Subdivision Improvements Agreement with financial guarantees is required for Final Plat sign-off.

New Mexico 87103

www.cabq.gov

RESOLUTION: *signal I.L.*

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

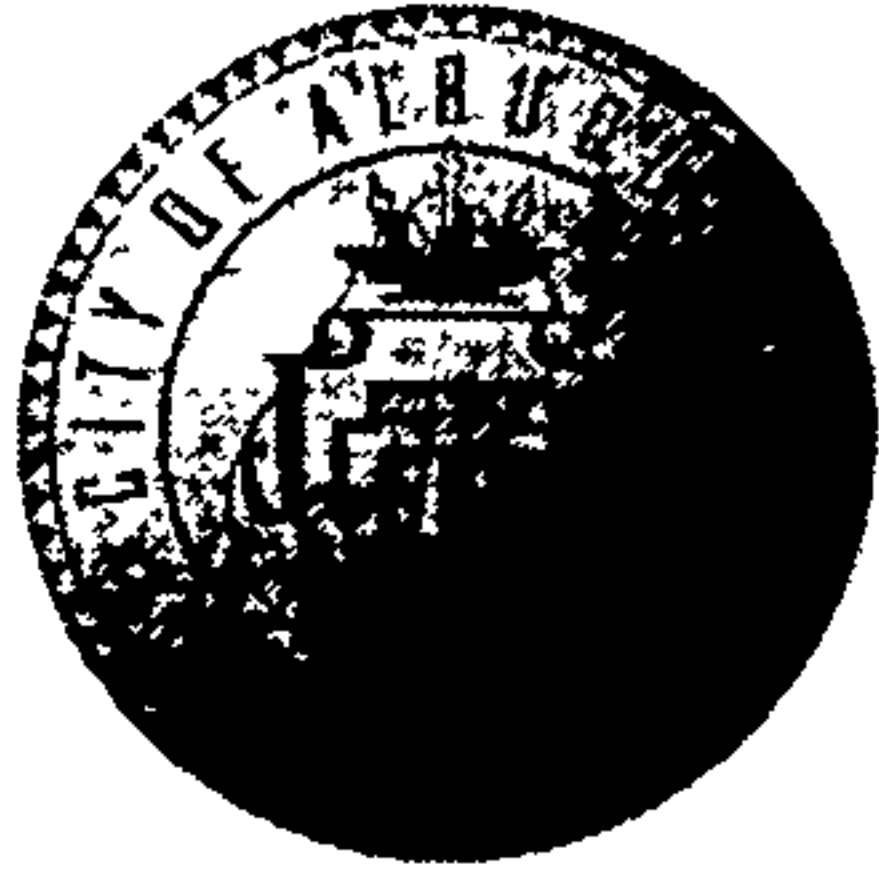
SIGNED-OFF: (SEC-PLN) (SP-SUB) (SP-BP) (FP) BY: (UD) (CE) (TRANS) (PKS) (PLNG)

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

FOR:

SIGNED: Bradley L. Bingham
City Engineer/AMAFCA Designee

DATE: November 10, 2004



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

Development Review Board Comments

Project Number: 1003467
Application Number: 04DRB-01706

DRB Date: 11/10/04
Item Number: 17

Subdivision:

Lots 11, Rice's Duranes Addition, Unit 1

Zoning: R-2

Zone Page: H-13

New Lots (or units) : 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

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 3 new residential lots will be required. The fee will be based on an estimate of land value to be provided by the City Real Property office. Alternatively, the applicant may submit current appraisal information mutually acceptable to the applicant and the City.

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

Signed: CS
 Christina Sandoval, (DMD)

Phone: 768-3808



City of Albuquerque

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: 1003467

AGENDA ITEM NO: 22

SUBJECT:

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

ACTION REQUESTED:

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

ENGINEERING COMMENTS:

An approved drainage plan is required for Preliminary Plat approval.

RESOLUTION:

discussed

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

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

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

FOR:

SIGNED: Bradley L. Bingham
City Engineer/AMAFCA Designee

DATE: June 2, 2004

**DEVELOPMENT REVIEW BOARD (DRB)
CITY OF ALBUQUERQUE**

REVIEW COMMENTS

By the

UTILITY DEVELOPMENT SECTION (WATER & SEWER)

**DEVELOPMENT & BUILDING SERVICES DIVISION
PUBLIC WORKS DEPARTMENT**

**PHONE 924-3989 Roger Green
PHONE 924-3988 Nancy Musinski**

D.R.B. CASE NO.: 100 3467

DATE: 6/2/04

ITEM NO.: 22

ZONE ATLAS PAGE: H-13

LOCATION: 2409 Rice St.

REQUEST FOR: Sketch plat

COMMENTS:

1. Condos developed as shown on proposed layout require one master meter for all 3 units.
2. Shared sewer service agreement needed.
3. Meter shall be located outside of any drive lane or drive pad. Standard location is behind curb and gutter
4. Request water/sewer avail statement.

SIGNED:

Dany's [Signature]

DATE:

6/02/04

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)
- L A APPEAL / PROTEST of...**
- Decision by: DRB, EPC, LUCC, Planning Director or Staff, ZHE, Zoning Board of Appeals

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

APPLICANT INFORMATION:

NAME: Charles Harts - Aspen Homes NM PHONE: 255-1332
 ADDRESS: 601 Montclair, SE FAX: _____
 CITY: Albuquerque STATE: NM ZIP: 87108 E-MAIL: _____
 Proprietary interest in site: managing member List all owners: Aspen Homes NM Inc.
 AGENT (if any): Alpha Professional Surveying, Inc. PHONE: 892-1076
 ADDRESS: 4320-C Ridgecrest Dr. #192 FAX: 891-0471
 CITY: Rio Rancho STATE: NM ZIP: 87124 E-MAIL: GEGreitsko@aol.com

DESCRIPTION OF REQUEST: Subdivision of 3 existing lots into 6 new lots

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

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

Lot or Tract No. 11-A, 11-B + 11-C Block: _____ Unit 1
 Subdiv. / Adn. Rice Duanes Addition
 Current Zoning: R-2 Proposed zoning: R-2
 Zone Atlas page(s): H-13-2 No. of existing lots: 3 No. of proposed lots: 6
 Total area of site (acres): 0.4242 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. 101305903128520123 SEE ATTACHED MRGCD Map No. _____
 LOCATION OF PROPERTY BY STREETS: On or Near: Rice Avenue NW
 Between: RIO GRANDE and INDIAN SCHOOL NW

CASE HISTORY:

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

Check-off if project was previously reviewed by Sketch Plat/Plan?, or Pre-application Review Team?. Date of review: 7/14/06
 SIGNATURE Gary E Greitsko DATE 7/14/06
 (Print) Gary E Greitsko _____ Applicant Agent

FOR OFFICIAL USE ONLY

Form revised 4/04

<input checked="" type="checkbox"/> INTERNAL ROUTING <input type="checkbox"/> All checklists are complete <input type="checkbox"/> All fees have been collected <input type="checkbox"/> All case #s are assigned <input type="checkbox"/> AGIS copy has been sent <input type="checkbox"/> Case history #s are listed <input checked="" type="checkbox"/> Site is within 1000ft of a landfill <input checked="" type="checkbox"/> F.H.D.P. density bonus <input checked="" type="checkbox"/> F.H.D.P. fee rebate	Application case numbers <u>06DRB-01022</u> _____ _____ _____ _____ Hearing date <u>7-26-06</u>	Action <u>SK</u> _____ _____ _____ _____	S.F. <u>SL3</u> _____ _____ _____ _____	Fees \$ _____ \$ _____ \$ _____ \$ _____ \$ _____ Total \$ _____
<u>7/14/06</u>		Project # <u>10034</u>		

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.

Gary E. Gritzko
 Applicant name (print)
Gary E. Gritzko 7/14/06
 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- _____

K. S. S. 7/14/06
 Planner signature / date
 Project # 1003467

To:

Planning Division
City of Albuquerque

July 14, 2006

RE: Subdivision of lots 11-A, 11-B + 11-C RICES DURANES AKA.

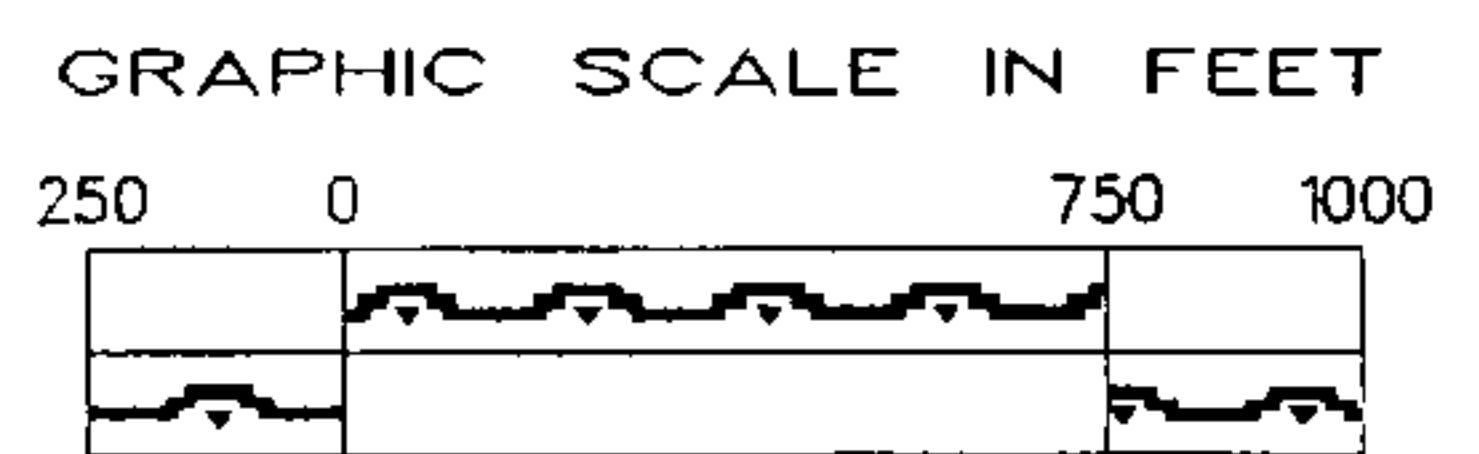
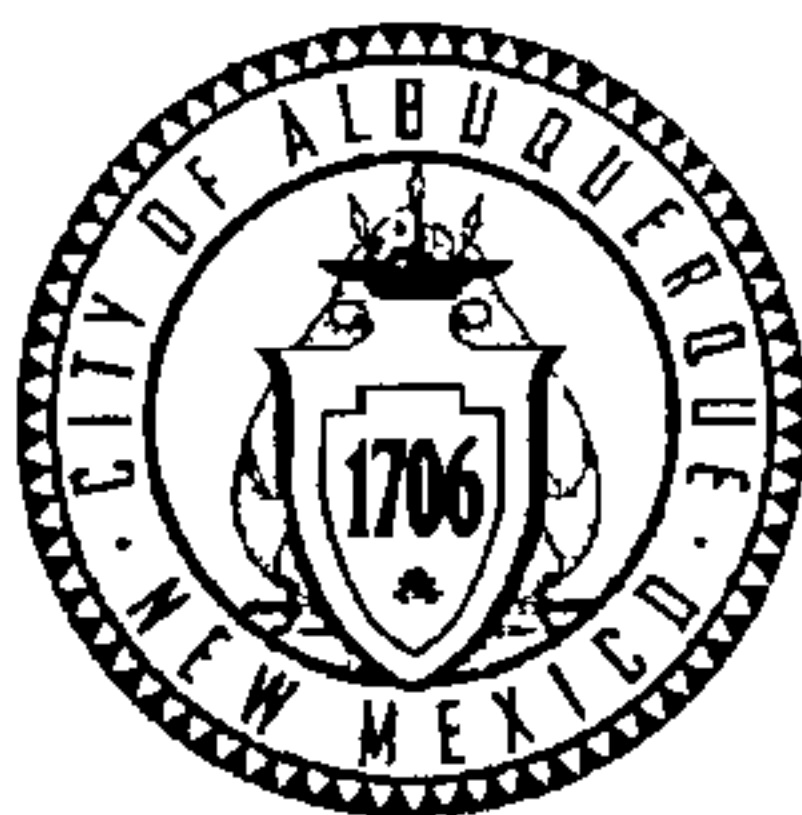
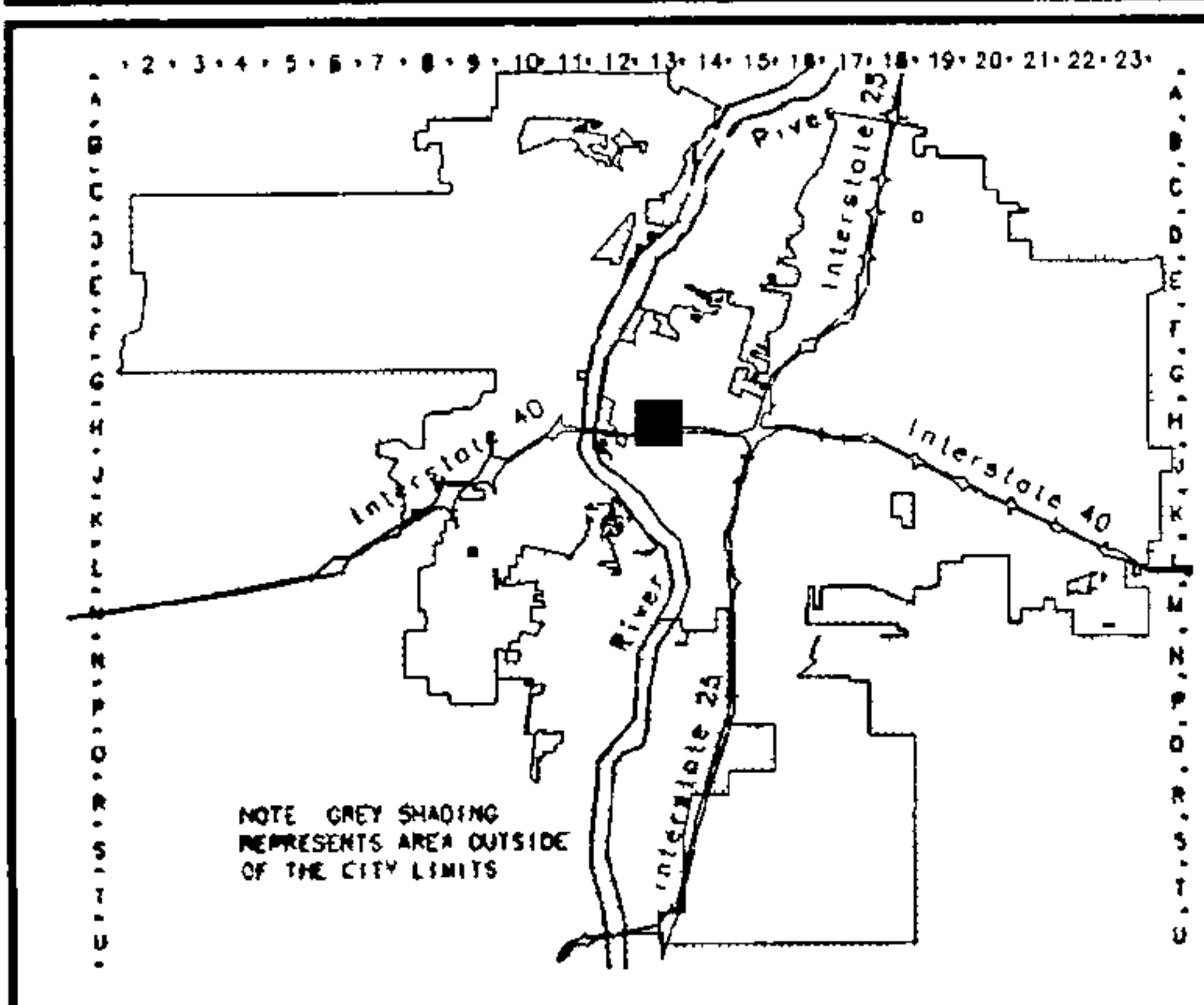
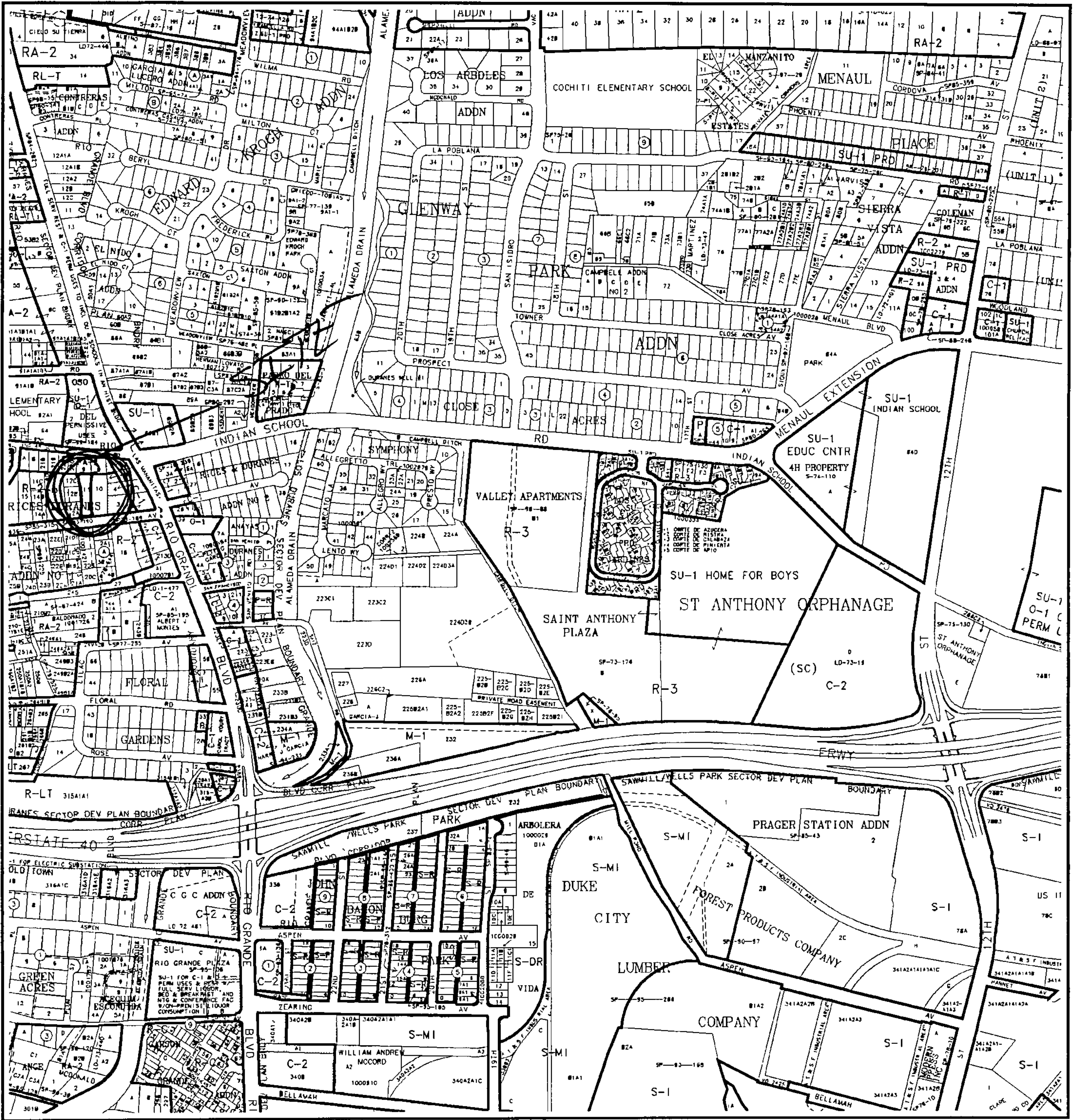
The purpose of this plat is to subdivide
3 existing lots into 6 new lots. Property is
zoned R-2. Townhouse lots are allowed
in the R-2 zone.

This sketch plat is submitted for
review of comments only.

Sincerely,
Ray E. Smith

Alpha Professional Surveying Inc.
4320-C Ridgcrest Dr. SE #192
Rio Rancho NM 87124

505-892-1076 Off.
891-0471 Fax



Albuquerque **G**eographic **I**nformation **S**ystem
PLANNING DEPARTMENT

© Copyright 2004

Zone Atlas Page

H-13-Z

Map Amended through August 03, 2004

UPC #s

Lot 11-A = 101305903128520123

Lot 11-B = 101305903029120124

Lot 11-C = 101305902929820125

Surveys Southwest, LTD

*333 Lomas Blvd., NE * Albuquerque, New Mexico 87102 * 998-0303 * Fax 998-0306*

May 4, 2005

CLAIRE SENOVA
DEVELOPMENT REVIEW BOARD SECRETARY
PLAZA DEL SOL
600 SECOND STREET NW
ALBUQUERQUE, NM 87102




REF: PROJECT #1003467 / 05DRB-00730 / LOTS 11-A, 11-B & 11-C, RICE'S DURANE'S
ADDITION NO. 1

Dear Claire:

Surveys Southwest, LTD is requesting to withdraw the above referenced plat to be heard on the May 11, 2005 DRB hearing.

If you have any questions please feel free to contact me.

Sincerely,


Dan Graney
President

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

PAID RECEIPT

APPLICANT NAME ASPEN HOMES / Charles Moss
 AGENT Surveys SW
 ADDRESS _____
 PROJECT & APP # 1003467/05DRB 00730
 PROJECT NAME _____

City of Albuquerque
Treasury Division

5/3/2005 10:14AM LUC: ANN
 R- FIFTH 05039877 W# 006 T. 05H 0010
 ACTIVITY 441 06 Fund 010
 TRANS AMT 4753000 TRSEJA
 J26 A/C #375.00
 CH \$375.00
 CHANGE \$0.00

- \$ 20.00 441032/3424000 Conflict Management Fee
- \$ 355.00 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
- \$ 375.00 TOTAL AMOUNT DUE

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

ASPEN HOMES NM, LLC
 601 MONTCLAIRE SE
 ALBUQUERQUE, NM 87108

1275
 95-7242/3070
 5-03-05 DATE

PAY TO THE ORDER OF City of Albuquerque \$ 375.00
Three hundred seventy five and no/100 DOLLARS

CHARTER BANK
 4400 OSUNA ROAD NE
 ALBUQUERQUE, NM 87109

FOR _____

5/3/2005 10:14AM LUC: ANN
 RECEIPT# 00039876 W# 006 TRANS# 0010
 ACTIVITY 441 06 Fund 010
 TRANS AMT 4753000 TRSEJA
 J26 A/C #375.00
 CH \$375.00
 CHANGE \$0.00

⑆307072427⑆ 0070018373⑆

Thank You

Surveys Southwest, LTD

*333 Lomas Blvd., NE * Albuquerque, New Mexico 87102 * 998-0303 * Fax 998-0306*

May 2, 2005

DEVELOPMENT REVIEW BOARD MEMBERS
PLAZA DEL SOL
600 SECOND STREET NW
ALBUQUERQUE, NM 87102


REF: LOTS 11-A, 11-B & 11-C, RICE'S DURANES ADDITION, NO.1

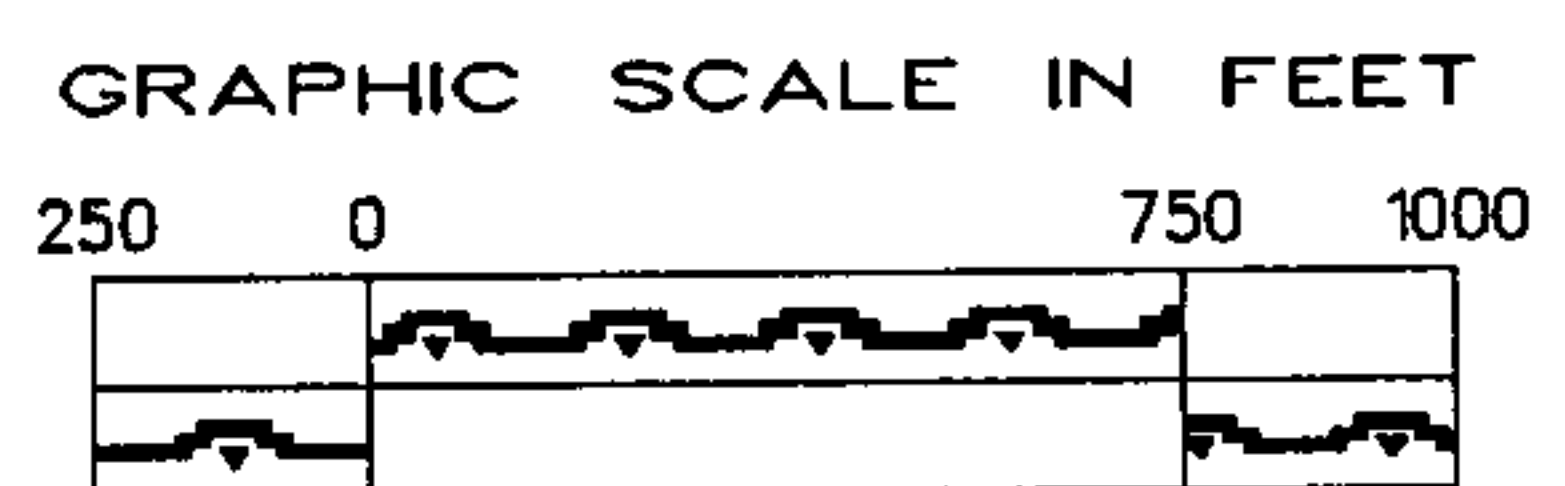
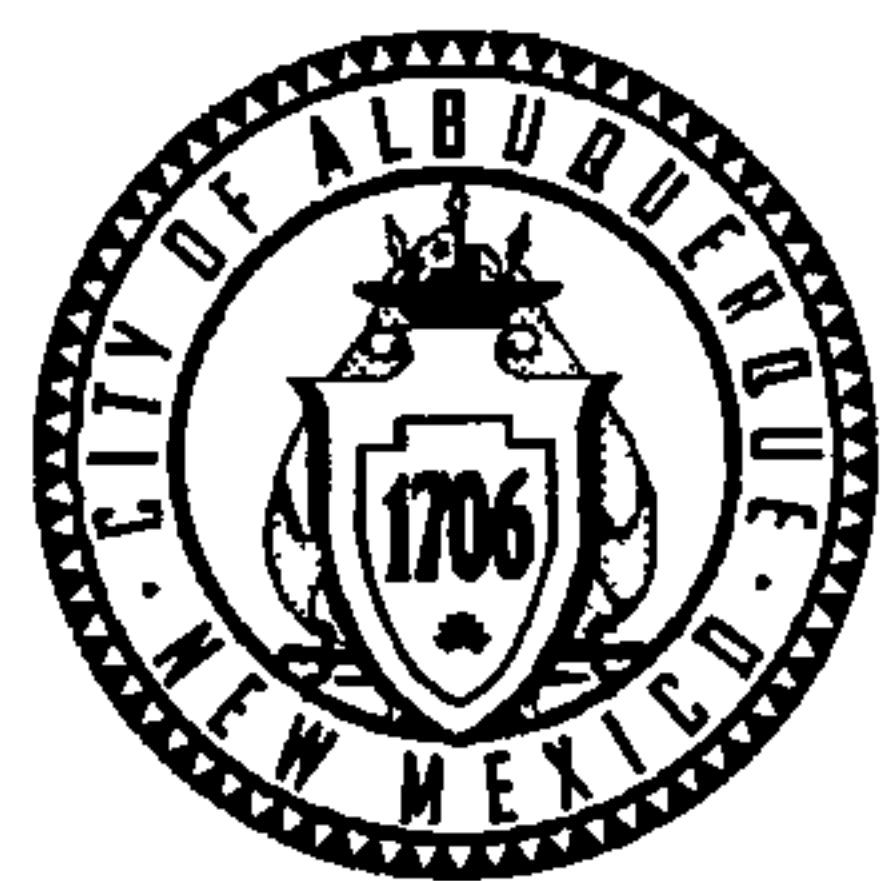
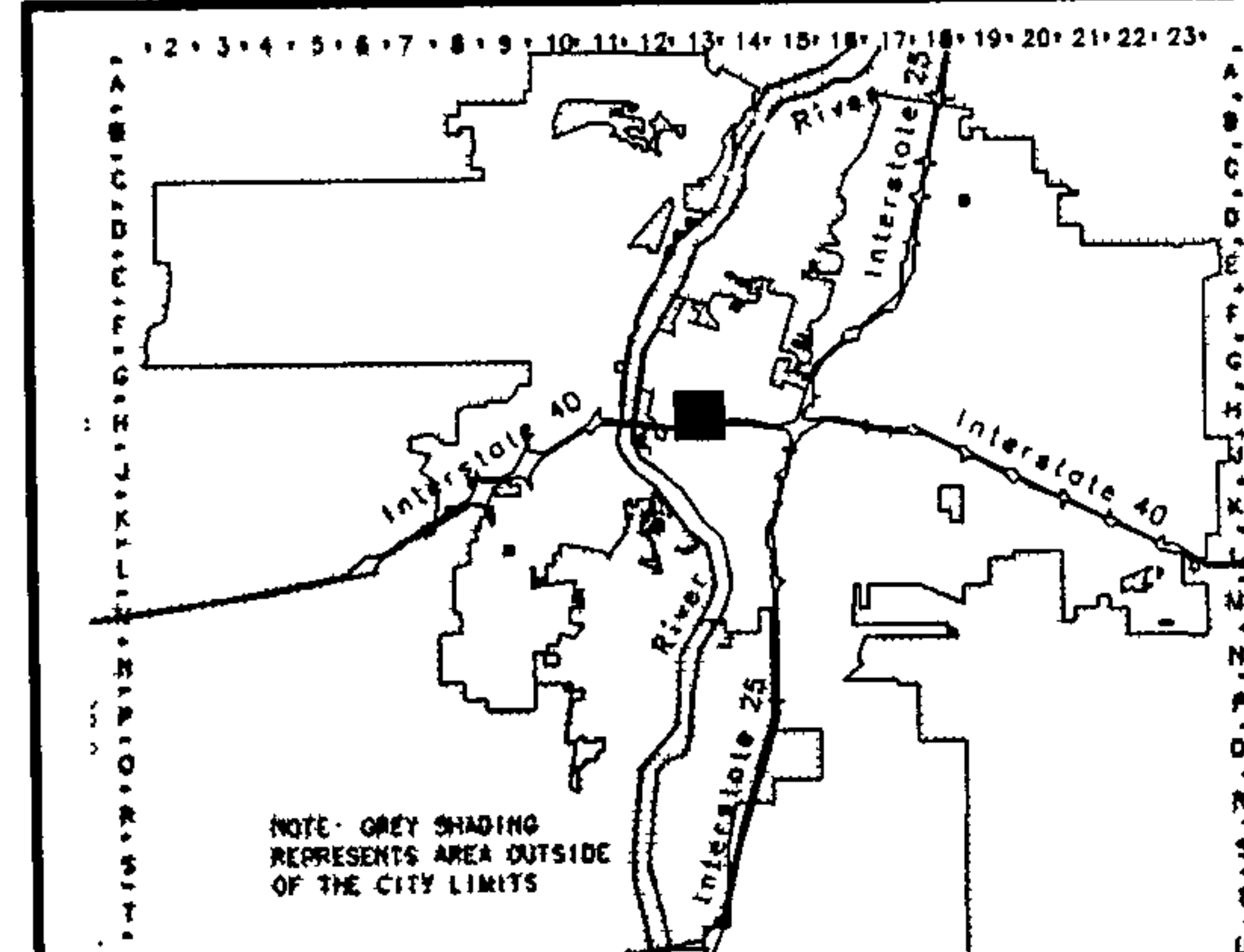
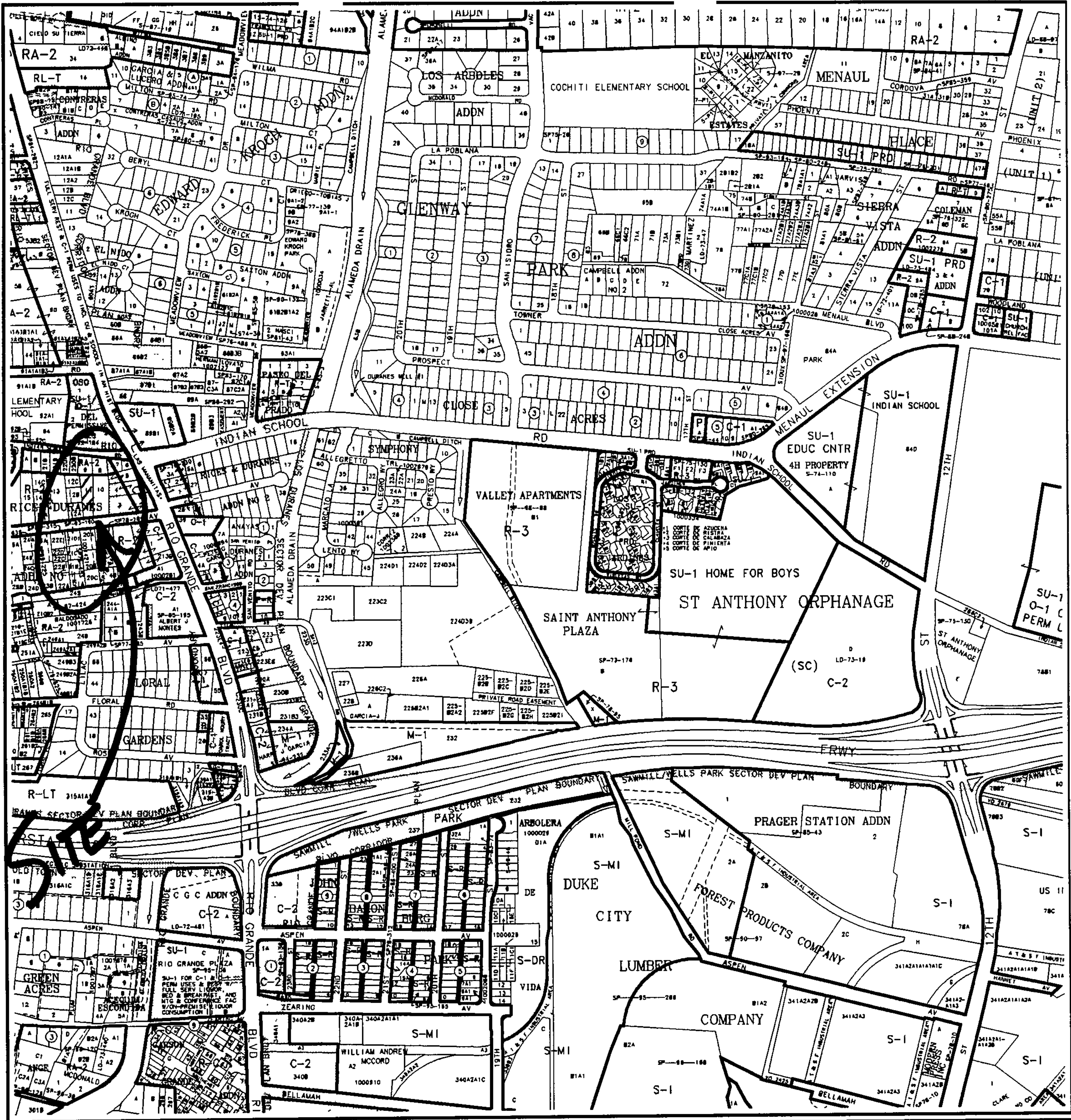
Dear Board Members:

The purpose of the above referenced replat is to create three (3) new buildings lots for new individual residence construction.

If you have any questions please feel free to contact me.

Sincerely,


Dan Graney
President



Albuquerque Geographic Information System
PLANNING DEPARTMENT

© Copyright 2004

Zone Atlas Page

H-13-Z

Map Amended through August 03, 2004

ORIGINAL

INFRASTRUCTURE LIST

Current DRC
Project Number: _____

EXHIBIT "A"
TO SUBDIVISION IMPROVEMENT AGREEMENT

DATE SUBMITTED: 11/10/04
 DATE SITE PLAN APPROVED: _____
 DATE PRELIMINARY PLAT APPROVED: 11/10/04
 DATE PRELIMINARY PLAT EXPIRES: 11/10/05
 DRB PROJECT I. 1003467
 DRB APPLICATION N. 04-01706

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

BLAKE MATHEW VILLAS
PROPOSED NAME OF PLAT AND/OR SITE DEVELOPMENT PLAN

LOT 11, RICE'S DURANES ADDITION No 1, TOWN OF ATRISCO GRANT, CITY OF ALBUQUERQUE, BERNALILLO COUNTY, NEW MEXICO
EXISTING LEGAL DESCRIPTION PRIOR TO PLATTING ACTION

SIA Sequence	COA DRC Project #	Size	Type of Improvement	Location	From	To	Private Inspector	City Inspector	City Cnst Engineer
		24'	DRIVE PAD WITH 25' OF ADDITIONAL PAVING	STREET IN FRONT	CURB	P/L AND BEYOND	/	/	/
		4"	3 SEWER SERVICES				/	/	/
		3/4"	3 WATER SERVICES				/	/	/
		8"	1' HIGH FLOOD WALL	AROUND SUBDIVISION PERIMETER			/	/	/
		4'	SIDEWALK	ADJACENT TO STREET CURB	WEST P/L	EAST P/L	/	/	/
							/	/	/
							/	/	/
							/	/	/
							/	/	/
							/	/	/
							/	/	/
							/	/	/
							/	/	/
							/	/	/
							/	/	/
							/	/	/

ORIGINAL

NOTES

- 1 Engineer's Certification of Grading is required for release of SIA
- 2 _____
- 3 _____

Wallace L. Bingham
 NAME
BINGHAM ENGINEERING
 FIRM
Wallace L. Bingham 11/2/2004
 SIGNATURE DATE

[Signature] 11/10/04
 DRC CHAIR - DATE
[Signature] 11/10/04
 TRANSPORTATION DEVELOPMENT - DATE
Roger A. Green 11/10/04
 UTILITY DEVELOPMENT - DATE
Bradley J. Bigham 11/10/04
 CITY ENGINEER - DATE
 INFRASTRUCTURE LIST

Christina Sandoral 11/10/04
 PARKS & GENERAL SERVICES - DATE
 _____ - DATE
 AMAFCA - DATE
 _____ - Date
 _____ - Date

MAXIMUM TIME ALLOWED TO CONSTRUCT THE IMPROVEMENTS

Curent DRC

DATE SUBMITTED: _____
 DATE SITE PLAN APPROVED: _____
 DATE PRELIMINARY PLAT APPROVED: _____

REVISION	DATE	DRC CHAIR	USER DEPARTMENT	AGENT/OWNER

Developer
Charlie Moss
270-7913

No. of Lots:
Nearest Major Streets
RIO GRANDE &
INDIAN SCHOOL

FIGURE 12

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

756781

AGREEMENT TO CONSTRUCT
PUBLIC AND/OR PRIVATE SUBDIVISION IMPROVEMENTS

THIS AGREEMENT is made this 23rd day of February, 2005, by and between the City of Albuquerque, New Mexico ("City"), a municipal corporation, whose address is P. O. Box 1293 (One Civic Plaza), Albuquerque, New Mexico 87103, and ASPEN HOMES NEW MEXICO, LLC ("Subdivider"), a [state the type of business entity, for instance, "New Mexico corporation," "general partnership," "joint venture," "individual," etc.:] LIMITED LIABILITY COMPANY whose address is 601 MONTCLAIRE SE, ALBUQUERQUE, NM 87108 and whose telephone number is 505-270-7913, is made in Albuquerque, New Mexico, and is entered into as of the date of final execution of this Agreement.

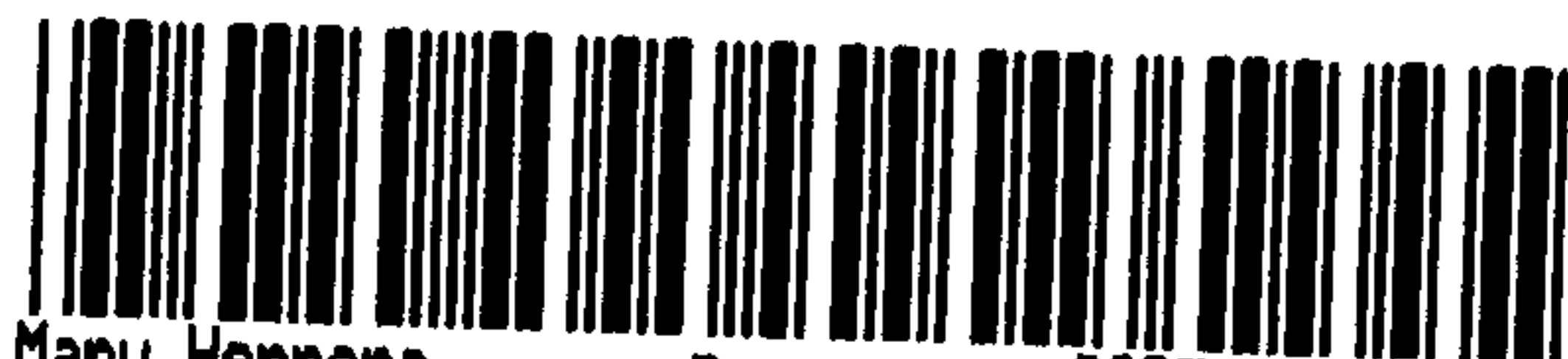
1. Recital. The Subdivider is developing certain lands within the City of Albuquerque, Bernalillo County, New Mexico, known as [existing legal description:] LOT 11, RICE DURAN'S ADDITION #1, recorded on THE PLAT in the records of the Bernalillo County Clerk at Book DATCO MAPS 12, 1989 (the "Subdivision"). 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:] ASPEN HOMES NEW MEXICO, LLC, ("OWNER").

The Subdivider has submitted and the City has approved a preliminary plat or Site Development Plan identified as PLAT OF LOTS 11-A, 11-B, 11-C DATCO describing Subdivider's Property. Blake Mathews Villas OCTOBER 26, 2004

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 15 day of JANUARY, 2006 ("Construction Completion Deadline"), at no cost to the City. The Improvements are shown in greater detail on the Subdivider's proposed and approved plans, which have been filed with the City Engineer and are identified as Project No. 756781

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



City of Albuquerque



DEVELOPMENT/ PLAN REVIEW APPLICATION

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

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

APPLICANT INFORMATION:

NAME: HSPEN HOMES N.M., LLC, CHARLIE MOSS PHONE: 270-7913
 ADDRESS: 601 MONTCLAIRE SE FAX: _____
 CITY: ALBU STATE NM ZIP 87108 E-MAIL: _____
 Proprietary interest in site: OWNER List all owners: _____
 AGENT (if any): SURVEYS SOUTHWEST, LTD PHONE: 998-0303
 ADDRESS: 333 LOMAS BLVD NE FAX: 998-0306
 CITY: ALBU STATE NM ZIP 87102 E-MAIL: _____

DESCRIPTION OF REQUEST: DIVIDE ONE EXISTING LOT INTO THREE NEW LOTS & TO PROVIDE ACCESS TO SAID LOTS P & F

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 11 Block: N/A Unit: N/A
 Subdiv. / Addn. RICE'S DURANES ADDITION, NO. 1
 Current Zoning: R-2 Proposed zoning: N/A
 Zone Atlas page(s): H-13-2 No. of existing lots: 1 No. of proposed lots: 3
 Total area of site (acres): 0.4242 Density if applicable: dwellings per gross acre: 1 dwellings per net acre: 1
 Within city limits? Yes. No. but site is within 5 miles of the city limits.) Within 1000FT of a landfill? NO
 UPC No. 1-013-059-028-296-20108 MRGCD Map No. N/A
 LOCATION OF PROPERTY BY STREETS: Or or Near: RICE AVENUE NW
 Between: 110 GRANDE BLVD NW and INDIAN SCHOOL RD NW

CASE HISTORY:

List any current or prior case number that may be relevant to your application (Proj., App., DRB-, AX_Z_, V_, S_, etc.): DRB 95-438
DRB 95-337 PROJ# 1003467

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

SIGNATURE Dan Granelly DATE 5-02-05
 (Print) Dan Granelly Applicant WP Agent AR

FOR OFFICIAL USE ONLY

- 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 - 00730</u>	<u>P & F</u>	<u>503</u>	<u>\$ 355.00</u>
	<u>CMF</u>		<u>\$ 20.00</u>
			<u>\$</u>
			<u>\$</u>
			<u>\$</u>
			<u>\$</u>
			<u>\$</u>
Hearing date <u>5-11-05</u>			Total <u>\$ 375.00</u>

5-3-05 Project # 1003467
 Planner signature / date

SKETCH PLAT REVIEW AND COMMENT

YOUR ATTENDANCE IS REQUIRED.

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

MAJOR SUBDIVISION EXTENSION OF PRELIMINARY PLAT

Your attendance is required.

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

Extensions are not reviewed through internal routing.

Extension of preliminary plat approval expires after one year.

MAJOR SUBDIVISION FINAL PLAT APPROVAL

Your attendance is required.

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

MINOR SUBDIVISION PRELIMINARY / FINAL PLAT APPROVAL

Your attendance is required.

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

AMENDMENT TO PRELIMINARY PLAT (with minor changes)

Your attendance is required.

AMENDMENT TO INFRASTRUCTURE LIST (with minor changes)

AMENDMENT TO GRADING PLAN (with minor changes)

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

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

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

Dan Braney
Applicant name (print)
Dan Braney
Applicant signature / date
5.02.05



Form revised 3/07, 8/03 and 11/03

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

Application case numbers
05DRB - 00730

[Signature] 5-3-05
Planner signature / date
Project # 1003467

AUTHORIZATION TO ACT AS AGENT

I, Charlie Moss, Aspen Homes N.M., LLC., Managing Member, hereby authorize Surveys Southwest, LTD to act as my agent for a final plat submittal on Rice Avenue NW and being described as proposed Lots 11-A, 11-B & 11-C, Rice's Duranes Addition, No. 1 within Section 7, T10N, R3E., N.M.P.M., City of Albuquerque, New Mexico.

Charlie Moss

MANAGING MEMBER

5-10-05

Charlie Moss, Aspen Homes N.M., LLC., Managing Member

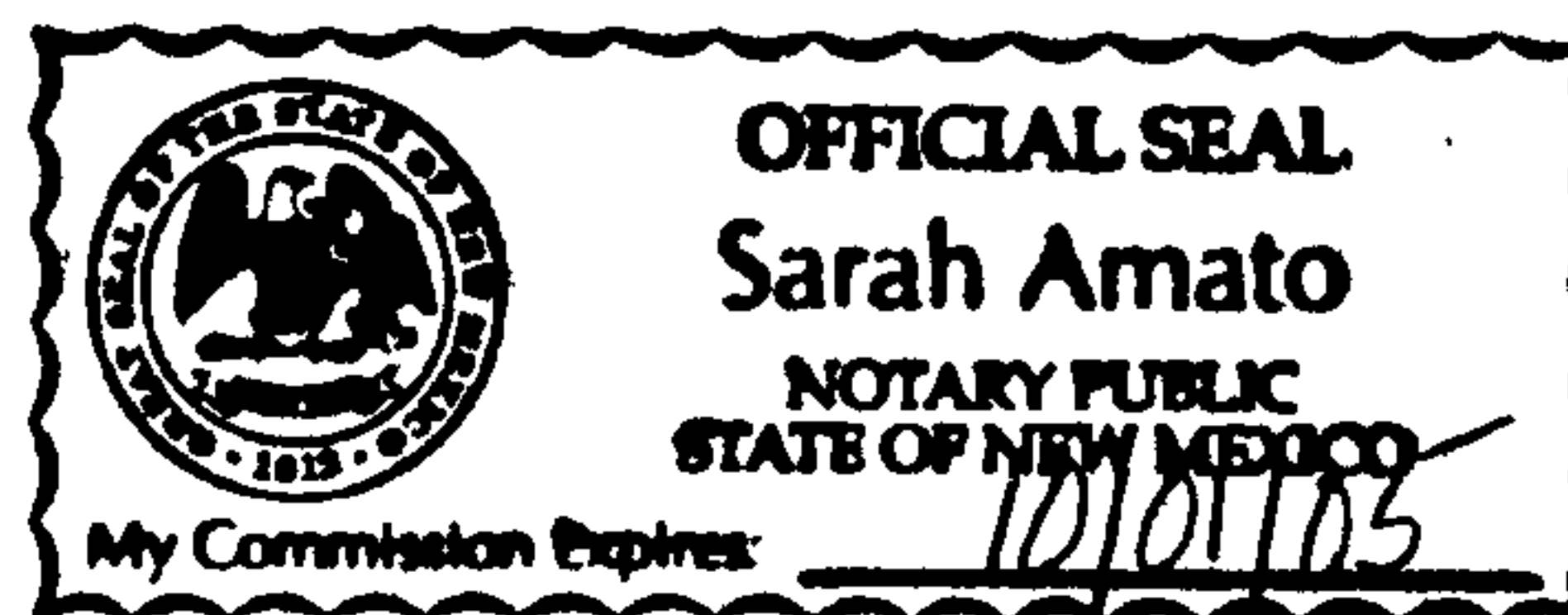
Date

ACKNOWLEDGMENT

STATE OF NEW MEXICO)

) SS

COUNTY OF BERNALILLO)



The foregoing instrument was acknowledged before me this 10th day of MAY, 2005
By: Charlie Moss, Aspen Homes N.M., LLC., Managing Member

My Commission Expires:

10/01/05

Sarah Amato
Notary Public

Developer
Charlie Moss
270-7913

No. of Lots:
Nearest Major Streets
RICO GRANDE &
INDIAN SCHOOL

FIGURE 12

SUBDIVISION IMPROVEMENTS
AGREEMENT-PUBLIC AND/OR PRIVATE
(Procedure B)
756781

AGREEMENT TO CONSTRUCT
PUBLIC AND/OR PRIVATE SUBDIVISION IMPROVEMENTS

THIS AGREEMENT is made this 23rd day of February, 2005, by and between the City of Albuquerque, New Mexico ("City"), a municipal corporation, whose address is P. O. Box 1293 (One Civic Plaza), Albuquerque, New Mexico 87103, and ASPEN HOMES NEW MEXICO, LLC, ("Subdivider"), a [state the type of business entity, for instance, "New Mexico corporation," "general partnership," "joint venture," "individual," etc.:] LIMITED LIABILITY COMPANY whose address is 601 MONTCLAIR SE, ALBUQUERQUE, NM 87108 and whose telephone number is 505-270-7913, is made in Albuquerque, New Mexico, and is entered into as of the date of final execution of this Agreement.

1. Recital. The Subdivider is developing certain lands within the City of Albuquerque, Bernalillo County, New Mexico, known as [existing legal description:] LOT 11, RICE DURON'S ADDITION #1, recorded on THE PLAT in the records of the Bernalillo County Clerk at Book DATCO MAPS 12, 1973 (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:] ASPEN HOMES NEW MEXICO, LLC, ("OWNER").

The Subdivider has submitted and the City has approved a preliminary plat or Site Development Plan identified as PLAT OF LOTS 11-A, 11-B, 11-C DATCO describing Subdivider's Property. Blake Mathews Villas OCTOBER 26, 2004

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 15 day of JANUARY, 2006 ("Construction Completion Deadline"), at no cost to the City. The Improvements are shown in greater detail on the Subdivider's proposed and approved plans, which have been filed with the City Engineer and are identified as Project No. 756781

Note: To compute the Construction Completion Deadline: If a final plat will be filed after Subdivider meets the requirements of this Agreement, the Construction Completion Deadline can be no later than two years after execution of this Agreement. (See Subdivision Ordinance Section 14-14-3.) If a final plat will not be filed pursuant to this Agreement, the Construction Completion Deadline can be no later than one year after approval of the preliminary plat by the Development Review Board ("DRB"), unless



the DRB grants an extension, not to exceed one additional year per extension, and the Subdivider processes an amendment to the Agreement. (See Subdivision Ordinance Section 14-14-3.) If this Agreement, with any amendments does not utilize the maximum time allowed for completion of construction, the Subdivider may obtain an extension of the Construction Completion Deadline if Subdivider shows adequate reason for the extension.

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

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

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

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

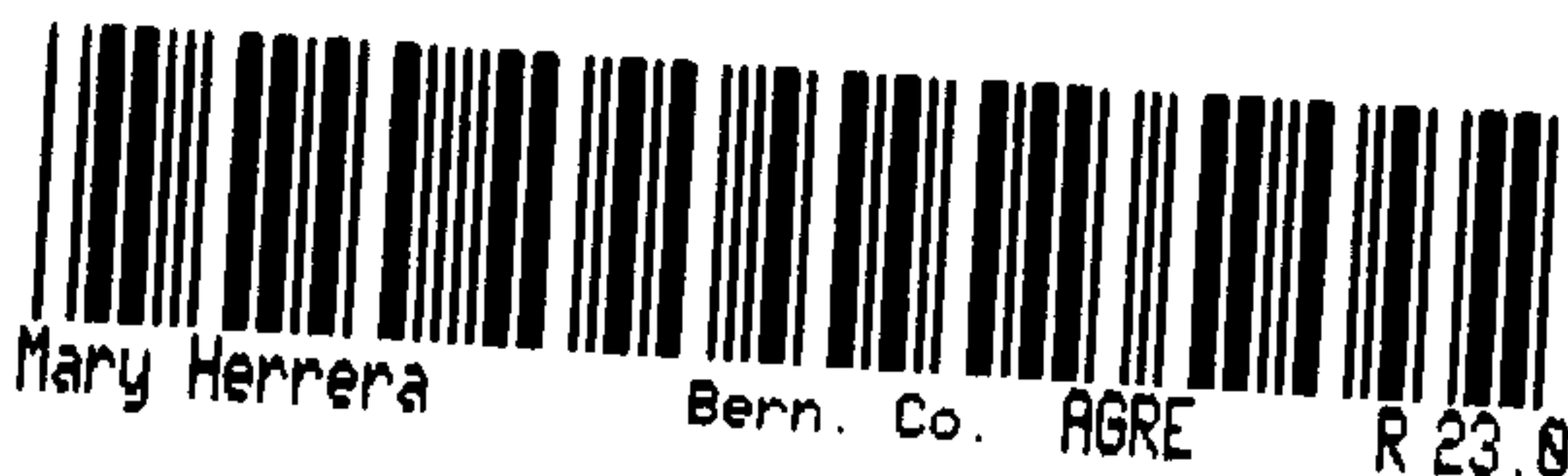
~~SEE ENGINEERS ESTIMATE ATTACHED CERTIFICATE #2 PM~~

(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 SURVEY SOUTHWEST, and construction surveying of the private Improvements shall be performed by SURVEY SOUTHWEST. 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 BINGHAM ENGINEERING, and inspection of the private Improvements shall be performed by BINGHAM ENGINEERING, both New Mexico Registered Professional Engineers. If the inspection is performed by an entity other than the City, the City may monitor the inspection and the Subdivider



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 GEO TEST, and field testing of the private Improvements shall be performed by GEO TEST, 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: LETTER OF CREDIT # 300203
Amount: \$ 41,000 - 21,604.03 Name of Financial Institution or Surety
Date City first able to call Guaranty: JANUARY 15, 2006
[Construction Completion Deadline]: JANUARY 15, 2006
If Guaranty other than a Bond, last day City able to call Guaranty is:
MARCH 15, 2006
Additional information: CITIBANK FOR SAVINGS - ATTENTION BOB BUONICCONTI

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:

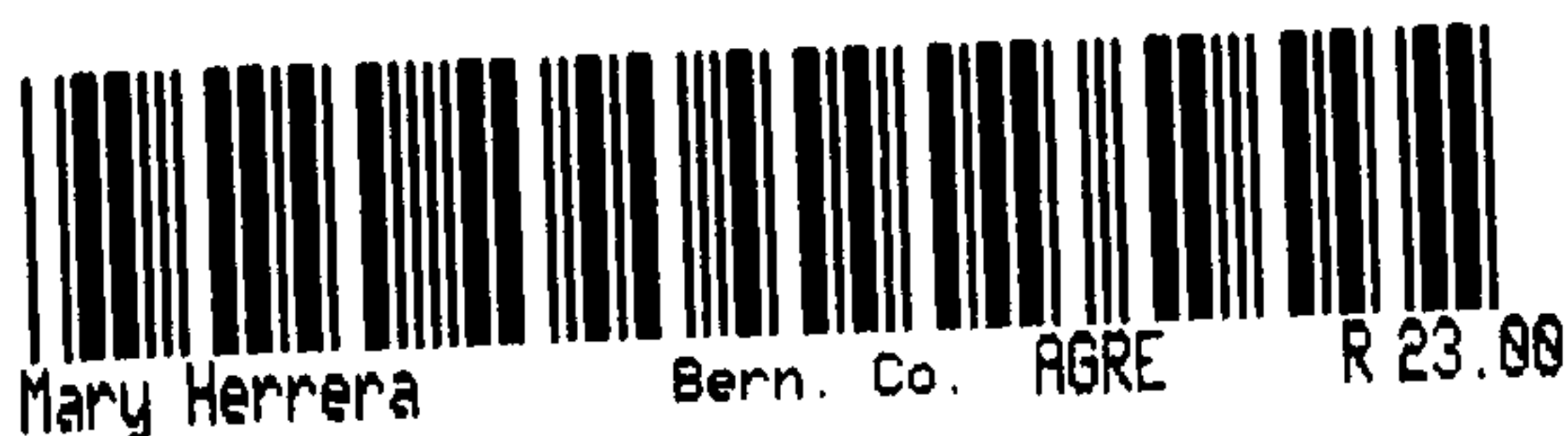
(1) A revised Financial Guaranty in an amount of not less than 125% of the cost of completing the remaining Improvements, as estimated by the City;

(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.



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

SUBDIVIDER: ASPEN HOMES NEW MEXICO LLC

CITY OF ALBUQUERQUE

By [Signature]: Charles W. Moss

Name: CHARLES W. MOSS

Title: MANAGING MEMBER

Dated: JANUARY 15, 2005

Richard Dourte
City Engineer

Dated: 2-23-05

0 2/17/05 H 2/22/05

SUBDIVIDER'S NOTARY

STATE OF New Mexico)
) ss.
COUNTY OF Bernalillo

This instrument was acknowledged before me on 27 day of January, 2005 by [name of person:] Charles W. Moss, [title or capacity, for instance, "President" or "Owner":] MANAGING MEMBER of [Subdivider:] ASPEN HOMES NM LLC

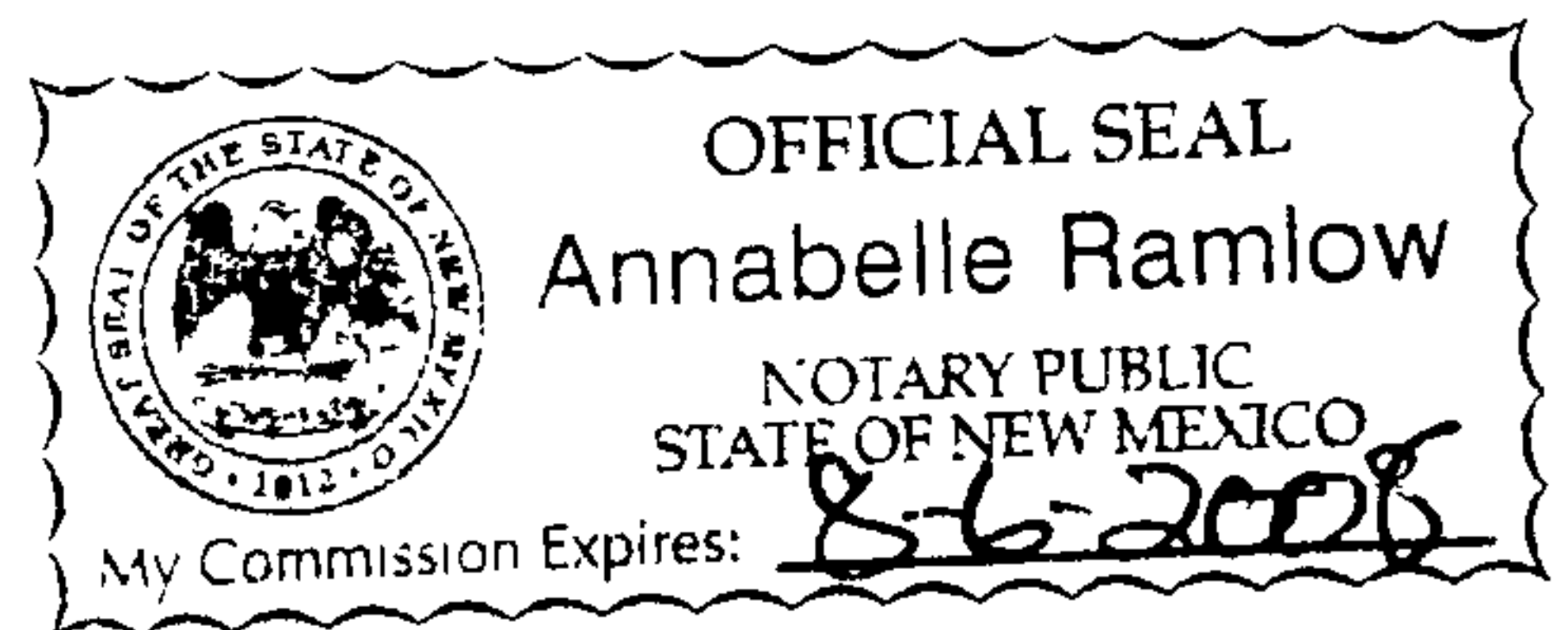
Annabelle Ramlow
Notary Public

My Commission Expires:

8-6-2008

CITY'S NOTARY

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



This instrument was acknowledged before me on 23rd day of February, 2005 by Richard Dourte, City Engineer of the City of Albuquerque, a municipal corporation, on behalf of said corporation.

Rachel Hoffman
Notary Public

My Commission Expires:

03/20/2005

EXHIBIT A AND POWER OF ATTORNEY ATTACHED

Figur



Mary Herrera

Bern Co. AGRE

R 23.00

2005026538

6222581

Page: 6 of 8

02/24/2005 02:27P

Bk-A92 Pg-6448

07/02

ORIGINAL

INFRASTRUCTURE LIST

Current DRC
Project Number: _____

EXHIBIT "A"
TO SUBDIVISION IMPROVEMENT AGREEMENT

DATE SUBMITTED: 11/10/04
DATE SITE PLAN APPROVED: _____
DATE PRELIMINARY PLAT APPROVED: 11/10/04
LATE PRELIMINARY PLAT EXPIRES: 11/10/05
DRB PROJECT I.D. # 1003487
DRB APPLICATION # 02-01706

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

BLAKE MATHEW VILLAS

PROPOSED NAME OF PLAT AND/OR SITE DEVELOPMENT PLAN

LOT 11, RICE'S DURANES ADDITION No 1, TOWN OF ATRISCO GRANT, CITY OF ALBUQUERQUE, BERNALILLO COUNTY, NEW MEXICO
EXISTING LEGAL DESCRIPTION PRIOR TO PLATTING ACTION

SP Sequ	DRC sect #	Size	Type of Improvement	Location	From	To	Private Inspector	City Inspector	City Cnst Engineer
		24'	DRIVE PAD WITH 25' OF ADDITIONAL PAVING	STREET IN FRONT	CURB	P/L AND BEYOND	/	/	/
		4'	3 SEWER SERVICES				/	/	/
		3 3/4"	3 WATER SERVICES				/	/	/
		8"	1' HIGH FLOOD WALL ⁵²⁰	AROUND SUBDIVISION PERIMETER			/	/	/
		4'	SIDEWALK _{SS}	ADJACENT TO STREET CURB	WEST P/L	EAST P/L	/	/	/
							/	/	/
							/	/	/
							/	/	/
							/	/	/
							/	/	/
							/	/	/
							/	/	/
							/	/	/
							/	/	/
							/	/	/

SP Sequ Mary Herrera Bern. Co. REGRE R 23.00 BX-R92 Pg-6449
 2005020538
 6222591
 Page: 7 of 8
 02/24/2005 02:27P

ORIGINAL

NOTES

1 Engineer's Certification of Grading is required for release of SIA

2

3

Wallace L. Bingham
NAME

BINGHAM ENGINEERING
FIRM

Wallace L. Bingham 11/2/2004
SIGNATURE DATE

MAXIMUM TIME ALLOWED TO
CONSTRUCT THE IMPROVEMENTS

Christina Sandoral 11/10/04
PARKS & GENERAL SERVICES - DATE

Robert A. Bue 11/10/04
TRANSPORTATION DEVELOPMENT - DATE

Bradley B. Bisher 11/10/04
UTILITY DEVELOPMENT - DATE
CITY ENGINEER - DATE
INFRASTRUCTURE LIST

Christina Sandoral 11/10/04
PARKS & GENERAL SERVICES - DATE

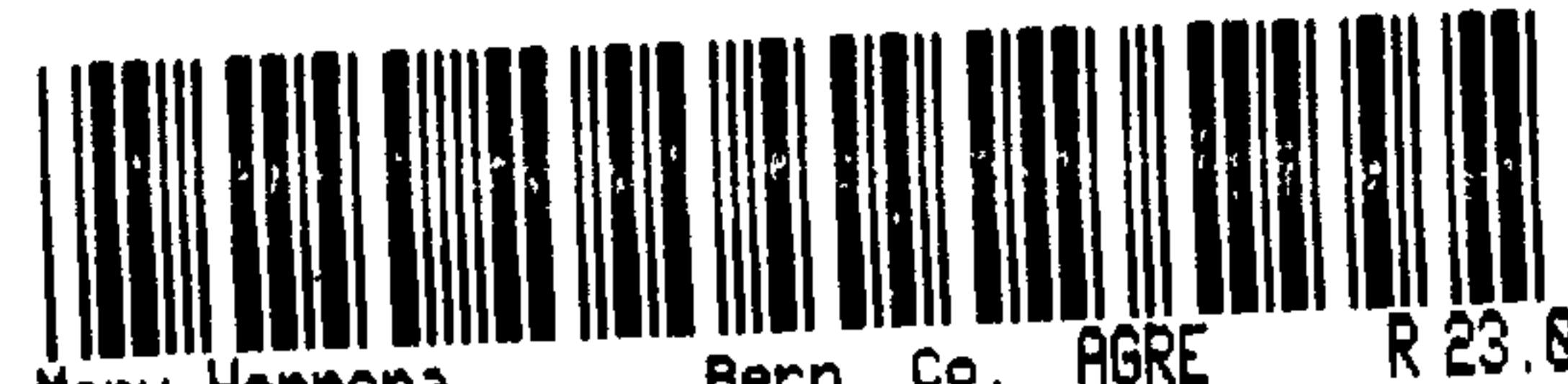
Robert A. Bue - DATE

Bradley B. Bisher - Date

- Date

DATE SUBMITTED
DATE SITE PLAN APPROVED:
DATE PRELIMINARY PLAT APPROVED:

Current DRC



DATE DRC CHAIR USER DEPARTMENT CLIENT/OWNER

2005026538
6222581
Page: 8 of 8
02/24/2005 02:27P
Bk-A92 Pg-6440

FINANCIAL GUARANTY AMOUNT

02/02/2005

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

Project Description:

Project ID #: 756781, Blake Matthews Villas, Phase/Unit #: 1

Requested By: Charles Moss w/ Aspen Homes NM LLC

Approved estimate amount:		\$10,682.06
Contingency Amount:	30.00%	\$3,204.62
Subtotal:		\$13,886.68
NMGRT	6.75%	\$937.35
Subtotal:		\$14,824.03
Engineering Fee	6.60%	\$978.39
Testing Fee	10.00%	\$1,482.40
Subtotal:		\$17,284.82
FINANCIAL GUARANTY RATE		1.25
Retainage Amount:		\$.00
TOTAL FINANCIAL GUARANTY REQUIRED		<u>\$21,606.03</u>

APPROVAL:

DATE:



02-02-2005

Notes: 30% contingency, plans not approved. Certification for grading required prior to release of Financial Guaranty.

PROJECT NO. 756781

DATE _____

SHEET _____ OF _____

6. Item No.	7. Short Description	8. Est. Unit Price	9. Est. Quantity	10. Est. Amount	11. As-Built Quantity	12. As-Built Amount
<u>301.020</u>	<u>Subgrade prep 1/2"</u>	<u>\$1.25</u>	<u>67 SY</u>	<u>83.75</u>		
<u>336.022</u>	<u>Res asp 1/2"</u>	<u>83.18</u>	<u>134 SY</u>	<u>426.12</u>		
<u>340.010</u>	<u>SDWIK 4" PCC</u>	<u>\$20.62</u>	<u>26 SY</u>	<u>536.12</u>		
<u>340.020</u>	<u>DRVPD 6" PCC</u>	<u>\$31.56</u>	<u>25 SY</u>	<u>789.00</u>		
<u>343.080</u>	<u>CURB: GUT, R, D</u>	<u>\$3.50</u>	<u>24 LF</u>	<u>84.00</u>		
<u>802.600</u>	<u>3/4" WTR SBL</u>	<u>\$509.00</u>	<u>1 EA</u>	<u>509.00</u>		
<u>802.620</u>	<u>1" WTR SBL</u>	<u>\$674.84</u>	<u>2 EA</u>	<u>1349.68</u>		
<u>802.500</u>	<u>3/4-1" wtr meter box</u>	<u>\$271.51</u>	<u>3 EA</u>	<u>814.53</u>		
<u>905.050</u>	<u>4" New SAS SVC</u>	<u>\$479.25</u>	<u>3 EA</u>	<u>1437.75</u>		
<u>540.010</u>	<u>Cmu Wall Hollow Core</u>	<u>\$6.89</u>	<u>480 SF</u>	<u>3307.20</u>		
<u>301.020</u>	<u>Subgrade prep 1/2"</u>	<u>\$1.25</u>	<u>15 SF</u>	<u>18.75</u>		
<u>336.022</u>	<u>Res asp 1/2"</u>	<u>\$3.18</u>	<u>30 SF</u>	<u>95.40</u>		
				<u>\$8828.15</u>		
			<u>X</u>	<u>2190</u>		
				<u>\$10,682.00</u>		

NOTE:

- If itemized estimate sheet is retyped, use 8 1/2" x 11" paper only
- Estimate **must** be in this format
- Item No. Refers to City of Albuquerque City Engineer's Unit Price designation

This page to be filled out by applicant.



January 26, 2005

IRREVOCABLE LETTER OF CREDIT NO. 300203

AMOUNT: \$21,606.03

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

Re: Letter of Credit for **Aspen Homes New Mexico, LLC**
City of Albuquerque Project No. **1003467**
Project Name: **Blake Mathew Villas**

Dear Mr. Lewis:

This is to advise the City of Albuquerque, New Mexico ("City") that, at the request of **Aspen Homes New Mexico, LLC**, Charter Bank in Albuquerque, New Mexico, has established an Irrevocable Letter Of Credit in the sum of **Twenty One Thousand Six-Hundred and Six Dollars 03/100 (\$21,606.03)** ("Letter of Credit") for the exclusive purpose of providing the financial guarantee which the City requires **Aspen Homes New Mexico, LLC**, ("Subdivider") to provide for the installation of the improvements which must be constructed at **Blake Mathew Villas**, City Project No. **56781** ('Project'). The amount of the Letter of Credit is 125% of the City's estimated cost of construction of improvements 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 2/24/, 20 05 in the records of the Clerk of **Bernalillo** County, New Mexico in Book Misc. A92, at pages 6440, as amended ("Agreement").

A Draft or Drafts for any amount up to but not in excess of **Twenty One Thousand Six-Hundred and Six Dollars 03/100 (\$21,606.03)** is/are available at sight at Charter Bank, 4400 Osuna NE, Albuquerque, New Mexico 87109 between **January 15, 2006**, and **March 15, 2006**. When presented for negotiation, the Draft(s) is/are to be accompanied by the City's notarized certification stating:

a) **Aspen Homes New Mexico, LLC**, has failed to comply with the terms of the Agreement; b) the undersigned is the Chief Administrative Officer of the City of Albuquerque and is authorized to sign this certification; and c) the amount of the Draft does not exceed 125% of the City's estimated cost of completing the improvements specified in the Agreement.

We hereby agree with the drawer of Draft(s) drawn under and in compliance with the terms of this credit that such Draft(s) will be duly honored upon presentation to the drawee if negotiated between **January 15, 2006**, and **March 15, 2006**.

Aspen Homes New Mexico, LLC

Letter of Credit No. 300203

Page 2

The Draft(s) drawn under this credit must contain the Clause: "Drawn under Letter of Credit and Agreement No. 300203 of Charter Bank, 4400 Osuna NE, Albuquerque, New Mexico 87109, dated January 26, 2005, and the original Letter of Credit must be endorsed on the reverse side with the amount of each draft. This Letter of Credit must accompany each draft and be attached to the draft which exhausts this credit.

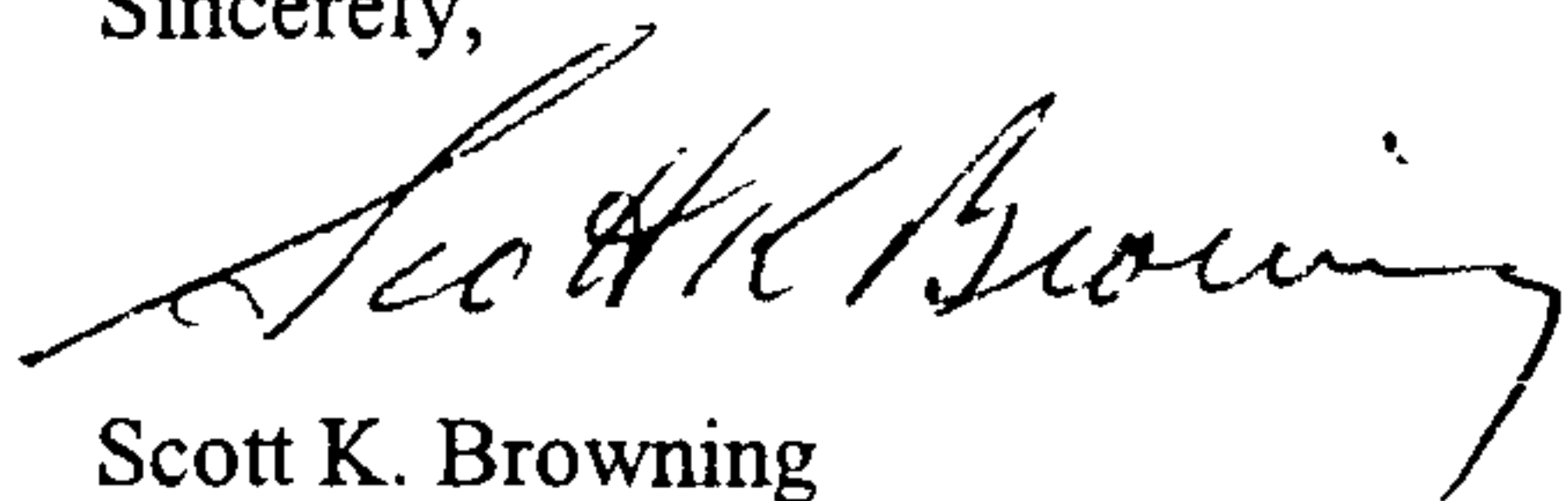
This Letter of Credit for the benefit of the City of Albuquerque shall be irrevocable until:

1. Sixty (60) days after the City accepts the completed improvements specified in the Agreement; or
2. City notification of the failure by **Aspen Homes New Mexico, LLC** to comply with the terms of the Agreement, and payment by Certified check from Charter Bank, to the City of Albuquerque of 125% of the City estimated costs of completing the improvements specified in the Agreement; or
2. Expiration of the Date, **March 15, 2006**.
3. Written termination of this Letter of Credit by the City of Albuquerque, signed by its Chief Administrative Officer.

This Letter of Credit will terminate at 2:00 o'clock p.m., New Mexico time, **March 15, 2006**.

This credit is subject to the Uniform Customs and Practice for Documentary Credits (1993 Revision), International Chamber of Commerce Publication No. 500.

Sincerely,



Scott K. Browning
Senior Vice President
Construction Loan Department
Charter Bank

ACCEPTED:

CITY OF ALBUQUERQUE

BY: 
Chief Administrative Officer

DATED: 2-23-05

2/17/05

KJ 2/22/05

ORIGINAL

Claire

INFRASTRUCTURE LIST

Curent DRC Project Number: _____

EXHIBIT "A"
TO SUBDIVISION IMPROVEMENT AGREEMENT

DATE SUBMITTED: 11/10/04
DATE SITE PLAN APPROVED: _____
DATE PRELIMINARY PLAT APPROVED: 11/10/04
DATE PRELIMINARY PLAT EXPIRES: 11/10/05
DRB PROJECT # 1003467
DRB APPLICATION # 04-01706

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

BLAKE MATHEW VILLAS

PROPOSED NAME OF PLAT AND/OR SITE DEVELOPMENT PLAN

LOT 11, RICE'S DURANES ADDITION No 1, TOWN OF ATRISCO GRANT, CITY OF ALBUQUERQUE, BERNALILLO COUNTY, NEW MEXICO

EXISTING LEGAL DESCRIPTION PRIOR TO PLATTING ACTION

SIA Sequence	COA DRC Project #	Size	Type of Improvement	Location	From	To	Private Inspector	City Inspector	City Cnst Engineer
		24'	DRIVE PAD WITH 25' OF ADDITIONAL PAVING	STREET IN FRONT	CURB	P/L AND BEYOND	/	/	/
		4"	3 SEWER SERVICES				/	/	/
		3/4"	3 WATER SERVICES				/	/	/
		8"	1' HIGH FLOOD WALL	AROUND SUBDIVISION PERIMETER			/	/	/
		4'	SIDEWALK	ADJACENT TO STREET CURB	WEST P/L	EAST P/L	/	/	/
							/	/	/
							/	/	/
							/	/	/
							/	/	/
							/	/	/
							/	/	/
							/	/	/
							/	/	/
							/	/	/
							/	/	/
							/	/	/
							/	/	/

ORIGINAL

NOTES

- 1 Engineer's Certification of Grading is required for release of SIA
- 2 _____
- 3 _____

Wallace L. Bingham
NAME

BINGHAM ENGINEERING
FIRM

Wallace L. Bingham 11/2/2004
SIGNATURE DATE

[Signature] 11/10/04
DRB CHAIR - DATE

[Signature] 11/10/04
TRANSPORTATION DEVELOPMENT - DATE

Roger A. Green 11/10/04
UTILITY DEVELOPMENT - DATE

Bradley J. Bigham 11/10/04
CITY ENGINEER - DATE

INFRASTRUCTURE LIST

Christina Sandoral 11/10/04
PARKS & GENERAL SERVICES - DATE

AMAFCA - DATE

_____ - Date

_____ - Date

MAXIMUM TIME ALLOWED TO CONSTRUCT THE IMPROVEMENTS

Curent DRC

DATE SUBMITTED: _____

DATE SITE PLAN APPROVED: _____

DATE PRELIMINARY PLAT APPROVED: _____

REVISION	DATE	DRC CHAIR	USER DEPARTMENT	AGENT/OWNER

INFRASTRUCTURE LIST

Curent DRC
Project Number: _____

EXHIBIT "A"
TO SUBDIVISION IMPROVEMENT AGREEMENT

DATE SUBMITTED: 11/2/04
DATE SITE PLAN APPROVED: _____
DATE PRELIMINARY PLAT APPROVED: _____
DATE PRELIMINARY PLAT EXPIRES: _____
DRB PROJECT # 1003467
DRB APPLICATION NO.: _____

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

BLAKE MATHEW

PROPOSED NAME OF PLAT AND/OR SITE DEVELOPMENT PLAN

LOT 11, RICE'S DURANES ADDITION No 1, TOWN OF ATRISCO GRANT, CITY OGF ALBUQUERQUE, BERNALILLO COUNTY, NEW MEXICO

EXISTING LEGAL DESCRIPTION PRIOR TO PLATTING ACTION

SIA Sequence	COA DRC Project #	Size	Type of Improvement	Location	From	To	Private Inspector	City Inspector	City Cnst Engineer
<input type="text"/>	<input type="text"/>	24"	DRIVE PAD WITH 25' OF ADDITIONAL PAVING	FRONT CURB TO AND BEYOND FRONT LOT LINE			/	/	/
<input type="text"/>	<input type="text"/>	4"	3 SEWER SERVICES				/	/	/
<input type="text"/>	<input type="text"/>	1"	3 WATER SERVICES				/	/	/
<input type="text"/>	<input type="text"/>	8"	1' HIGH FLOOD WALL	AROUND SUBDIVISION PERIMETER			/	/	/
<input type="text"/>	<input type="text"/>						/	/	/
<input type="text"/>	<input type="text"/>						/	/	/
<input type="text"/>	<input type="text"/>						/	/	/
<input type="text"/>	<input type="text"/>						/	/	/
<input type="text"/>	<input type="text"/>						/	/	/
<input type="text"/>	<input type="text"/>						/	/	/
<input type="text"/>	<input type="text"/>						/	/	/
<input type="text"/>	<input type="text"/>						/	/	/
<input type="text"/>	<input type="text"/>						/	/	/
<input type="text"/>	<input type="text"/>						/	/	/

NOTES

- 1 Engineer's Certification of Grading is required for release of SIA
- 2 _____
- 3 _____

Wallace L. Bingham
NAME

DRB CHAIR - DATE

PARKS & GENERAL SERVICES - DATE

BINGHAM ENGINEERING
FIRM

TRANSPORTATION DEVELOPMENT - DATE

AMAFCA - DATE

Wallace L. Bingham
11/2/2004

SIGNATURE DATE

UTILITY DEVELOPMENT - DATE

- Date

MAXIMUM TIME ALLOWED TO
CONSTRUCT THE IMPROVEMENTS

CITY ENGINEER - DATE
INFRASTRUCTURE LIST

- Date

Curent DRC

DATE SUBMITTED: _____
DATE SITE PLAN APPROVED: _____
DATE PRELIMINARY PLAT APPROVED: _____

REVISION	DATE	DRC CHAIR	USER DEPARTMENT	AGENT/OWNER

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)

L A APPEAL / PROTEST of...
 Decision by: DRB, EPC, LUCC, Planning Director or Staff, ZHE, Zoning Board of Appeals

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

APPLICANT INFORMATION:

NAME: Charlie Moss PHONE: 270-7913
 ADDRESS: 601 Montclair SE FAX: _____
 CITY: Albuquerque STATE NM ZIP 87108 E-MAIL: _____
 Proprietary interest in site: _____ List all owners: _____
 AGENT (if any): Wallace L Bingham PHONE: 797-4699
 ADDRESS: 6344 Belcher NE FAX: _____
 CITY: Albuquerque STATE NM ZIP 87109 E-MAIL: wlbingham@comcast.net

DESCRIPTION OF REQUEST: Prelim. 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. Lot 11 Rice's Dur Block: _____ Unit: 1
 Subdiv. / Addn. Rice's Duranes
 Current Zoning: R-2 Proposed zoning: _____
 Zone Atlas page(s): H-13 No. of existing lots: 1 No. of proposed lots: 3
 Total area of site (acres): 4242 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? NO
 UPC No. 101-305-902-829-620-108 MRGCD Map No. _____
 LOCATION OF PROPERTY BY STREETS: On or Near: 2409 RICE AVE NW
 Between: 1-40 W and INDIAN SCHOOL NW

CASE HISTORY:

List any current or prior case number that may be relevant to your application (Proj., App., DRB-, AX, Z, V, S, etc.): DRB-95-337
DRB-95-438, 04DRB 00814

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

SIGNATURE: Wallace L Bingham DATE: 11/2/04
 (Print) Wallace L Bingham Applicant Agent

FOR OFFICIAL USE ONLY

Form revised 4/04

INTERNAL ROUTING	Application case numbers	Action	S.F.	Fees
<input type="checkbox"/> All checklists are complete	<u>04DRB-01706</u>	<u>P.F.</u>	<u>SL3</u>	\$ <u>355.00</u>
<input type="checkbox"/> All fees have been collected	_____	_____	_____	\$ <u>20.00</u>
<input type="checkbox"/> All case #s are assigned	_____	_____	_____	\$ _____
<input checked="" type="checkbox"/> AGIS copy has been sent	_____	_____	_____	\$ _____
<input type="checkbox"/> Case history #s are listed	_____	_____	_____	\$ _____
<input checked="" type="checkbox"/> Site is within 1000ft of a landfill	_____	_____	_____	\$ _____
<input checked="" type="checkbox"/> F.H.D.P. density bonus	_____	_____	_____	\$ _____
<input checked="" type="checkbox"/> F.H.D.P. fee rebate	_____	_____	_____	\$ _____
	Hearing date <u>11-10-04</u>			Total \$ <u>375.00</u>

Blaine Powell 11-2-04
 Planner signature / date

Project # 1003467

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
- SIA financial guaranty verification
- Landfill disclosure and EHD signature line on the Mylar drawing if property is within a landfill buffer
- Any original and/or related file numbers are listed on the cover application

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

MINOR SUBDIVISION PRELIMINARY / FINAL PLAT APPROVAL

Your attendance is required.

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

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

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.

Wallace L Bingham
Applicant name (print)
Wallace L Bingham 11/2/04
Applicant signature / date



Form revised 3/03, 8/03, 11/03 & 8/04

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

Application case numbers
04DRB - 01706

Clare Senora 11/2/04
Planner signature / date
Project # 1003467

Richard Douvle
City Engr.
City of Albuquerque N.M.

Nov 2, 2004

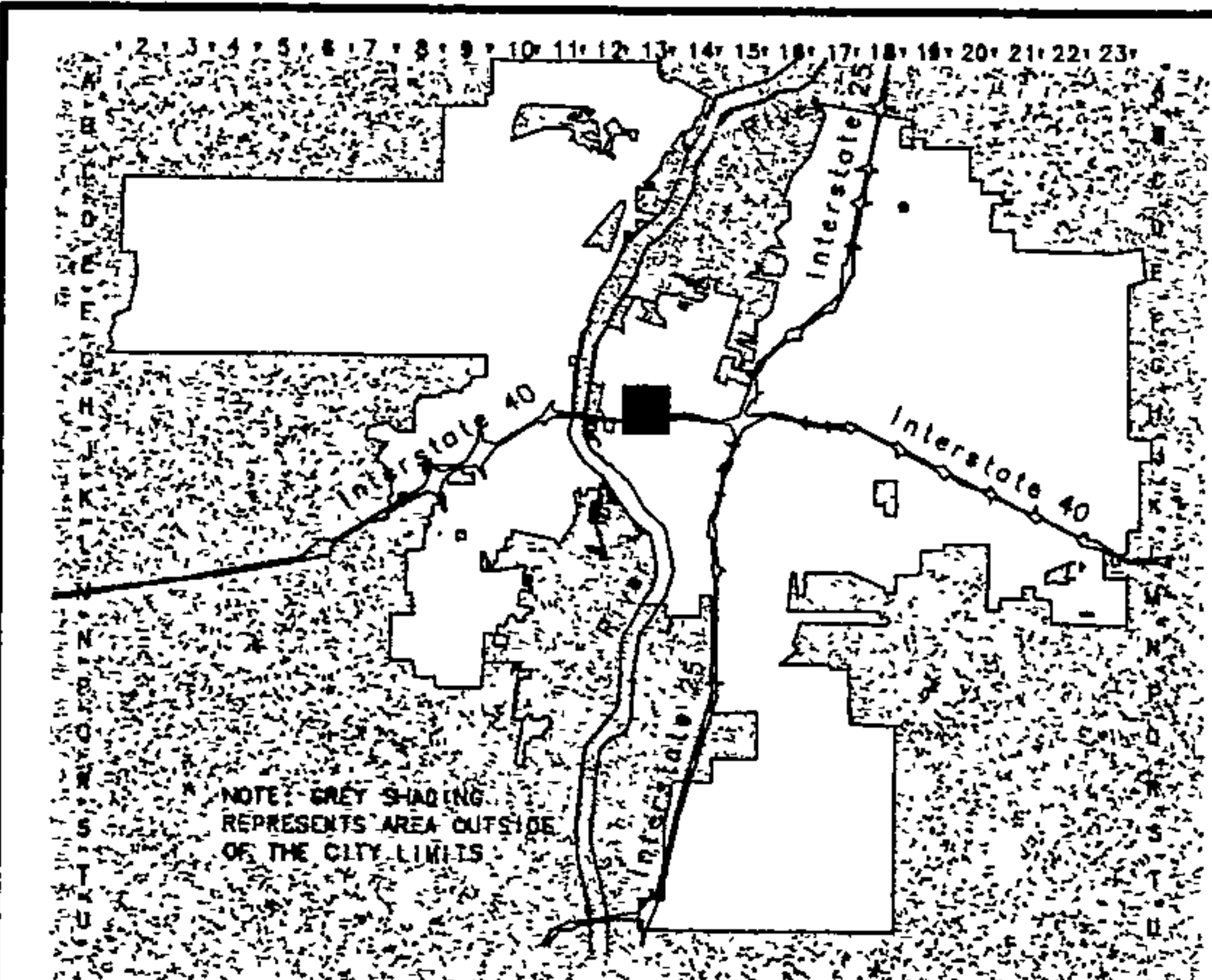
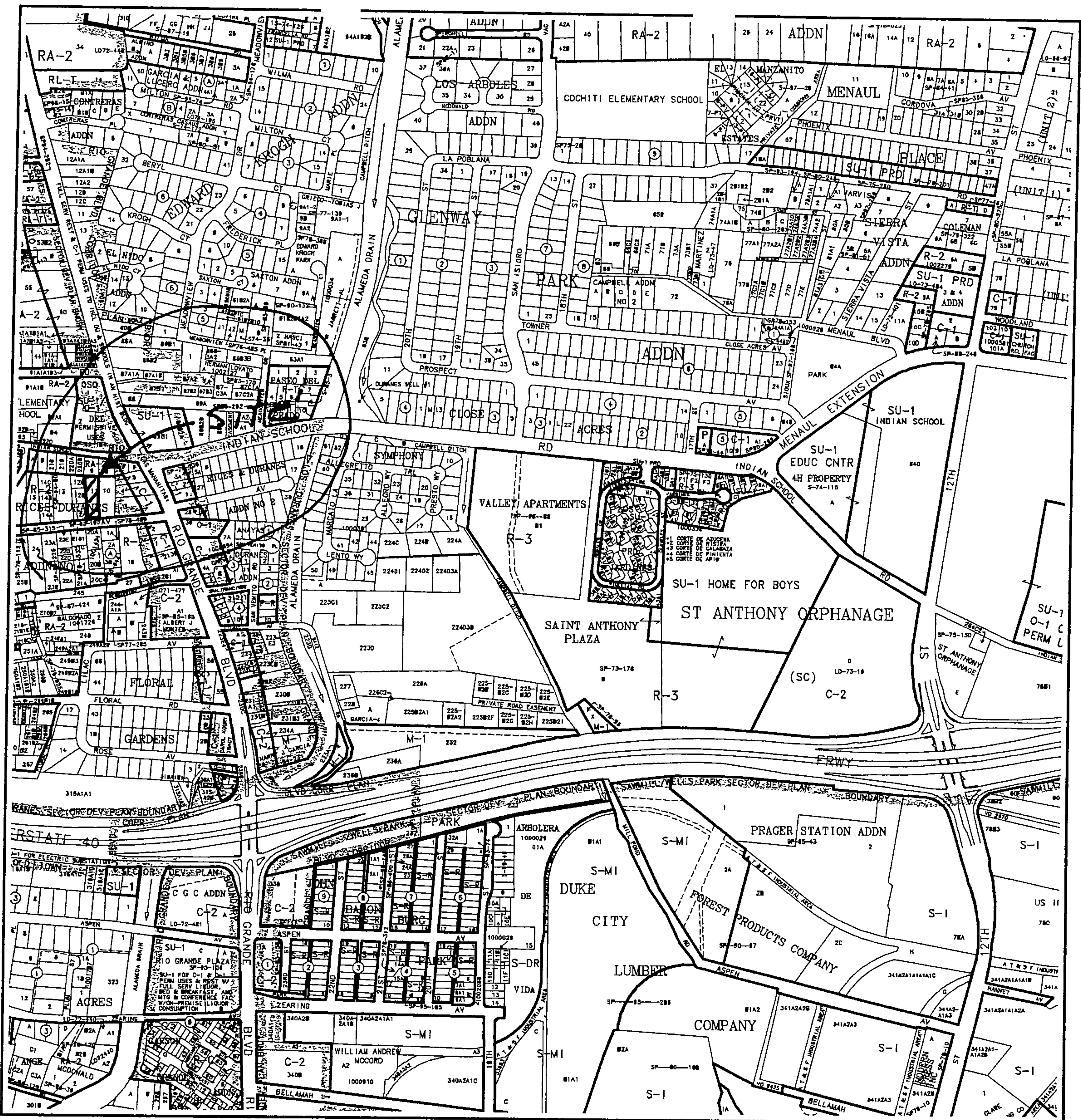
Re Subdivision of Lot 11, Racc's Duranes

Dear Mr Douvle:

Enclosed are the documents required for subdivision of the Plot of land known as Lot 11, Racc's Duranes. Lot 11 is 233 feet long by 30' wide. The land lends itself to subdivision to 3 Residential lots. The land is presently vacant and attracts trash and night time shenanigans. We think it would be better as in fill in the City and the Neighborhood

Sincerely,

Wallace & Bingham



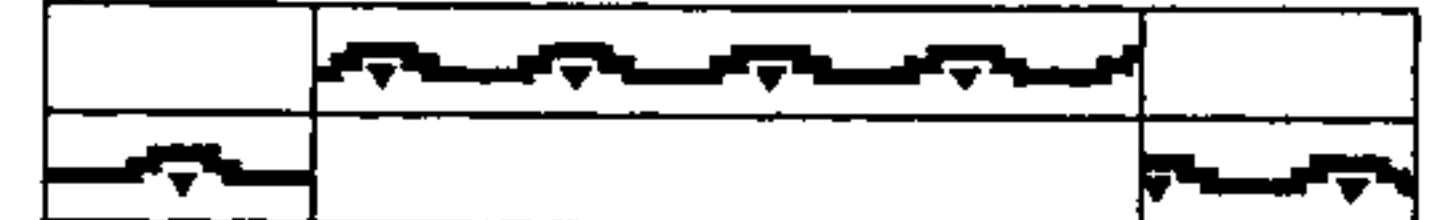
CITY OF
Albuquerque

Albuquerque Geographic Information System
PLANNING DEPARTMENT

© Copyright 2003

GRAPHIC SCALE IN FEET

250 0 750 1000



Zone Atlas Page

H-13-Z

Map Amended through July 10, 2003

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

PAID RECEIPT

APPLICANT NAME Charles Moss
 AGENT Wallace L. Bingham
 ADDRESS 6344 Bolcher NE
 PROJECT & APP # 1003467/04DRB01706
 PROJECT NAME Rice Deemes Lt 11

\$ 20.00 441032/3424000 Conflict Management Fee
 \$ 355.00 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

\$ 375.00 TOTAL AMOUNT DUE

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

11/2/2004 12:10PM LOC: ANNX
 RECEIPT# 00034030 WS# 007 TRANS# 0030
 Account 441032 Fund 0110
 Activity 3424000 TRSLJS
 Trans Amt \$375.00
 J24 Misc \$29.00

*****DUPLICATE*****
 City Of Albuquerque
 Treasury Division
 6/21/04

*****DUPLICATE*****
 City Of Albuquerque
 Treasury Division

11/2/2004 12:10PM LOC: ANNX
 RECEIPT# 00034031 WS# 007 TRANS# 0030
 Account 441006 Fund 0110
 Activity 4983000 TRSLJS
 Trans Amt \$375.00
 J24 Misc \$355.00
 CK \$375.00
 CHANGE \$0.00

Thank You

Thank You

City of Albuquerque



DEVELOPMENT/ PLAN REVIEW APPLICATION

<p style="text-align: right;">Supplemental form S</p> <p>SUBDIVISION</p> <p><input checked="" type="checkbox"/> Major Subdivision action</p> <p><input checked="" type="checkbox"/> Minor Subdivision action</p> <p><input type="checkbox"/> Vacation</p> <p><input type="checkbox"/> Variance (Non-Zoning) <i>Sketch</i></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>STORM DRAINAGE</p> <p><input type="checkbox"/> Storm Drainage Cost Allocation Plan</p>	<p style="text-align: right;">Supplemental form Z</p> <p>ZONING & PLANNING</p> <p><input type="checkbox"/> Annexation</p> <p><input type="checkbox"/> County Submittal</p> <p><input type="checkbox"/> EPC Submittal</p> <p><input type="checkbox"/> Zone Map Amendment (Establish or Change Zoning)</p> <p><input type="checkbox"/> Sector Plan (Phase I, II, III)</p> <p><input type="checkbox"/> Amendment to Sector, Area, Facility or Comprehensive Plan</p> <p><input type="checkbox"/> Text Amendment (Zoning Code/Sub Regs)</p> <p>APPEAL / PROTEST of...</p> <p><input type="checkbox"/> Decision by: DRB, EPC, LUCC, Planning Director or Staff, ZHE, Zoning Board of Appeals</p>
--	--

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: Charles Moss PHONE: 270-7913

ADDRESS: 601 Montclair SE FAX: 344-4631

CITY: Albuq. STATE NM ZIP 87108 E-MAIL: _____

Proprietary interest in site: Contract Possible Purchaser List all owners: _____

AGENT (if any): Self PHONE: _____

ADDRESS: Name FAX: _____

CITY: _____ STATE _____ ZIP _____ E-MAIL: _____

DESCRIPTION OF REQUEST: Sketch Plat

Future Condo

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. 11 Block: _____ Unit: _____

Subdiv. / Addn. Rice's Duranes Addn. #1

Current Zoning: R2 Proposed zoning: No Change

Zone Atlas page(s): H-13-7 No. of existing lots: 1 No. of proposed lots: 1

Total area of site (acres): .4191 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? No

UPC No. 101-305-902-829-620-108 MRGCD Map No. _____

LOCATION OF PROPERTY BY STREETS: On or Near: Rio Grande & Rice NW (2409 RICE AV. NW)

Between: Indian School Rd. NW and Freeway I-40 W

CASE HISTORY:

List any current or prior case number that may be relevant to your application (Proj., App., DRB-, AX_Z_, V_, S_, etc.): DRB-95-337

DRB-95-438

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

SIGNATURE Charles Moss DATE 5-25-04

(Print) CHARLES L. MOSS Applicant Agent

FOR OFFICIAL USE ONLY

Form revised 9/01, 3/03, 7/03, 10/03, 3/04, 4/04

<p><input type="checkbox"/> INTERNAL ROUTING</p> <p><input checked="" type="checkbox"/> All checklists are complete</p> <p><input checked="" type="checkbox"/> All fees have been collected</p> <p><input checked="" type="checkbox"/> All case #s are assigned</p> <p><input checked="" type="checkbox"/> AGIS copy has been sent</p> <p><input checked="" type="checkbox"/> Case history #s are listed</p> <p><input checked="" type="checkbox"/> Site is within 1000ft of a landfill</p> <p><input type="checkbox"/> F.H.D.P. density bonus</p> <p><input type="checkbox"/> F.H.D.P. fee rebate</p>	<p>Application case numbers</p> <p><u>04DRB</u> - <u>00814</u></p> <p>_____ - _____</p> <p>_____ - _____</p> <p>_____ - _____</p> <p>_____ - _____</p> <p>_____ - _____</p> <p>_____ - _____</p> <p>_____ - _____</p> <p>Hearing date: <u>JUNE 2nd 04</u></p> <p><u>B. Benbow</u> <u>5/25/04</u></p> <p>Planner signature / date</p>	<p>Action</p> <p><u>Sketch</u></p> <p>_____</p> <p>_____</p> <p>_____</p> <p>_____</p> <p>_____</p> <p>_____</p> <p>S.F.</p> <p><u>5(3)</u></p> <p>_____</p> <p>_____</p> <p>_____</p> <p>_____</p> <p>_____</p> <p>Fees</p> <p>\$ <u>0</u></p> <p>\$ _____</p> <p>\$ _____</p> <p>\$ _____</p> <p>\$ _____</p> <p>\$ _____</p> <p>Total</p> <p>\$ <u>0</u></p> <p>Project # <u>1003467</u></p>
--	---	---

SKETCH PLAT REVIEW AND COMMENT **YOUR ATTENDANCE IS REQUIRED.**

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

MAJOR SUBDIVISION EXTENSION OF PRELIMINARY PLAT **Your attendance is required.**

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

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

MAJOR SUBDIVISION FINAL PLAT APPROVAL **Your attendance is required.**

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

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

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

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

Infrastructure list if required (verify with DRB Engineer) **NO INTERNAL ROUTING**
DXF FILE AND HARD COPY OF FINAL PLAT DATA FOR AGIS IS REQUIRED.

AMENDMENT TO PRELIMINARY PLAT (with minor changes) **Your attendance is required.**

AMENDMENT TO INFRASTRUCTURE LIST (with minor changes)

AMENDMENT TO GRADING PLAN (with minor changes)

- PLEASE NOTE: There are no clear distinctions between significant and minor changes with regard to subdivision amendments. Significant changes are those deemed by the DRB to require public notice and public hearing.
- Proposed Amended Preliminary Plat, Infrastructure List, and/or Grading Plan (folded to fit into an 8.5" by 14" pocket) 6 copies for unadvertised meetings.
 - Original Preliminary Plat, Infrastructure List, and/or Grading Plan (folded to fit into an 8.5" by 14" pocket) 6 copies for unadvertised meetings
 - Zone Atlas map with the entire property(ies) precisely and clearly outlined and crosshatched (to be photocopied)
 - Letter briefly describing, explaining, and justifying the request
 - Original Mylar drawing of the proposed amended plat for internal routing only. Otherwise, bring Mylar to meeting
 - Property owner's and City Surveyor's signatures on the Mylar drawing, if the plat is being amended
 - Any original and/or related file numbers are listed on the cover application
- Amended preliminary plat approval expires after one year.

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

Charles Mass
 Applicant name (print)
Charles
 Applicant signature / date

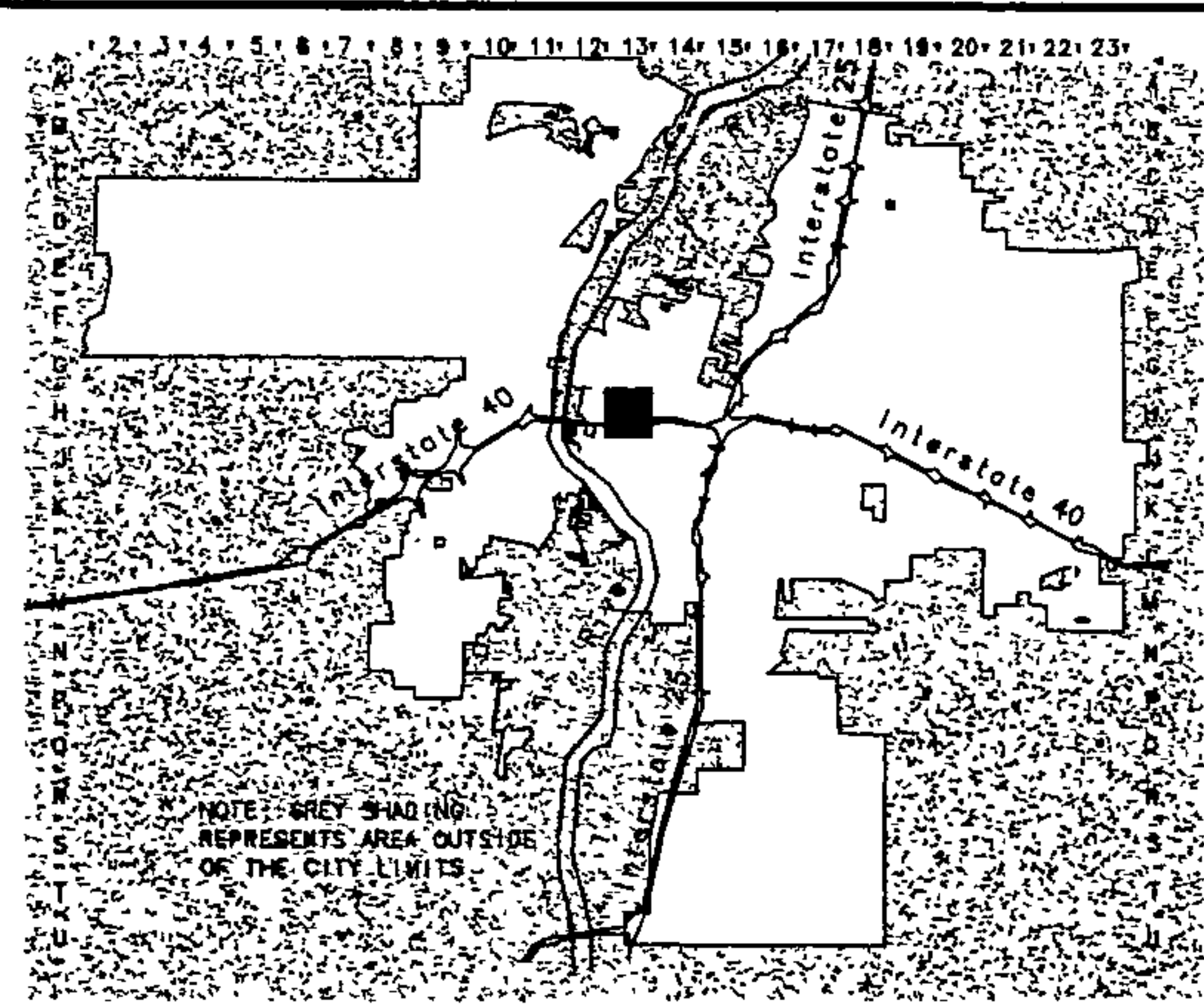
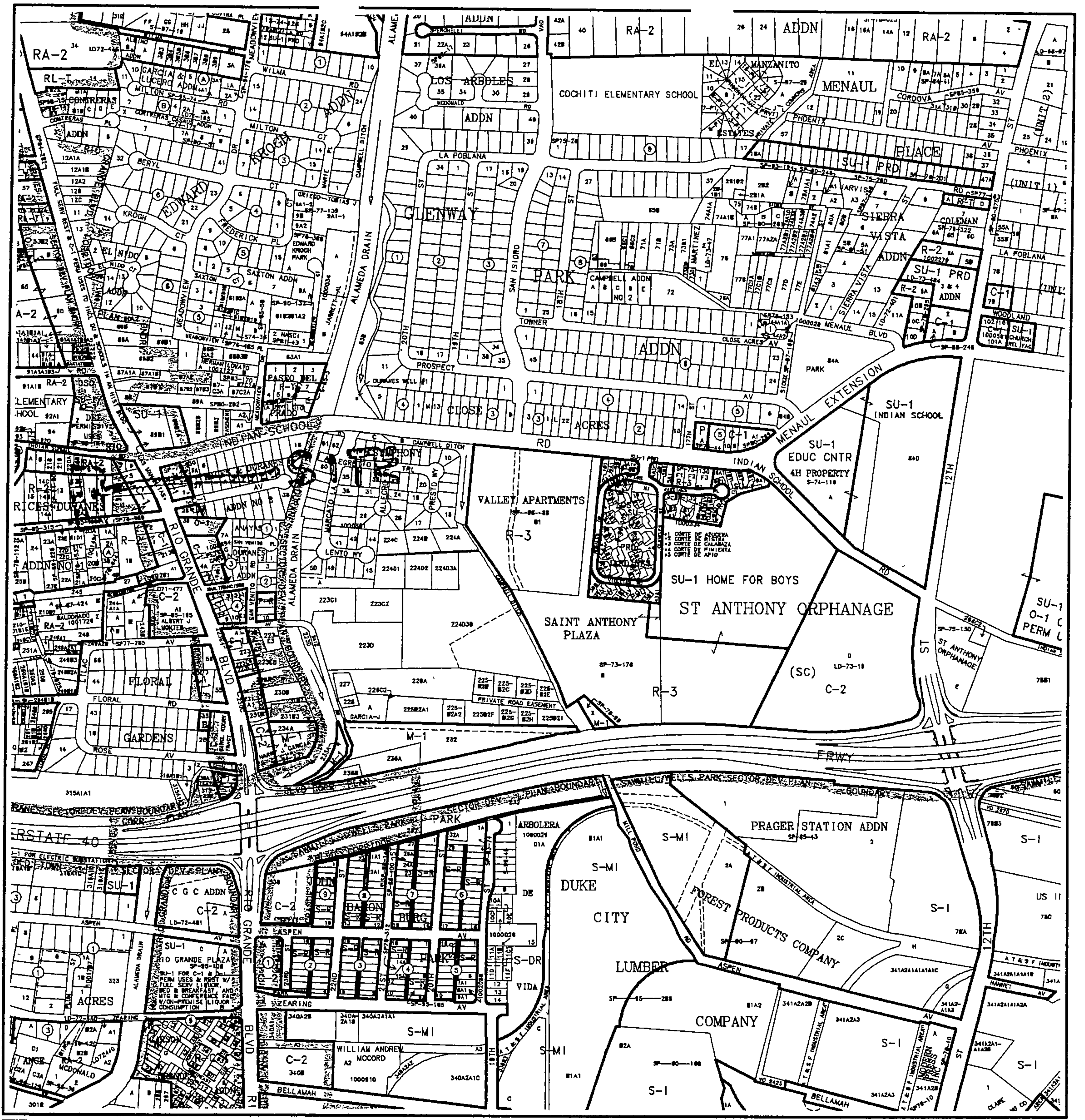


Form revised 3/03, 8/03 and 11/03

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

Application case numbers
04DRB - 00814

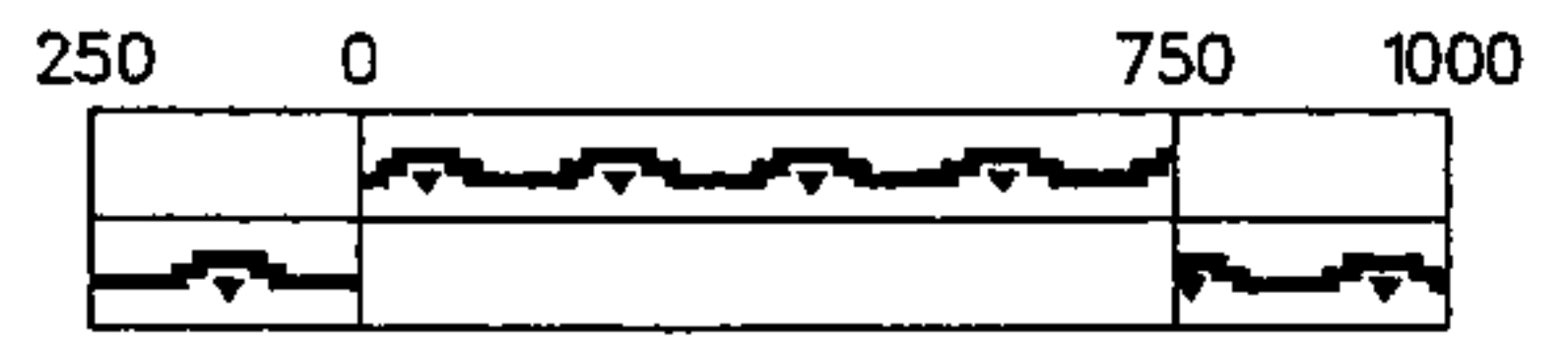
B. Bennett 5/25/04
 Planner signature / date
Project # 1003467



CITY OF
Albuquerque
Geographic Information System
PLANNING DEPARTMENT

© Copyright 2003

GRAPHIC SCALE IN FEET



Zone Atlas Page

H-13-Z

Map Amended through July 10, 2003

2409 RICE - FOR DRB SKETCH PLAT REVIEW

R-2 ZONED PROPERTY -

DEVELOP AS "CONDO" PER SUGGESTION OF

ZONING, GIVEN LAYOUT OF HOMES

FIRE DEPT GIVEN PRELIMINARY OK TO PLANS

NEED ANY BUILDING CONCERNS

Charles Moss

CHARLES MOSS

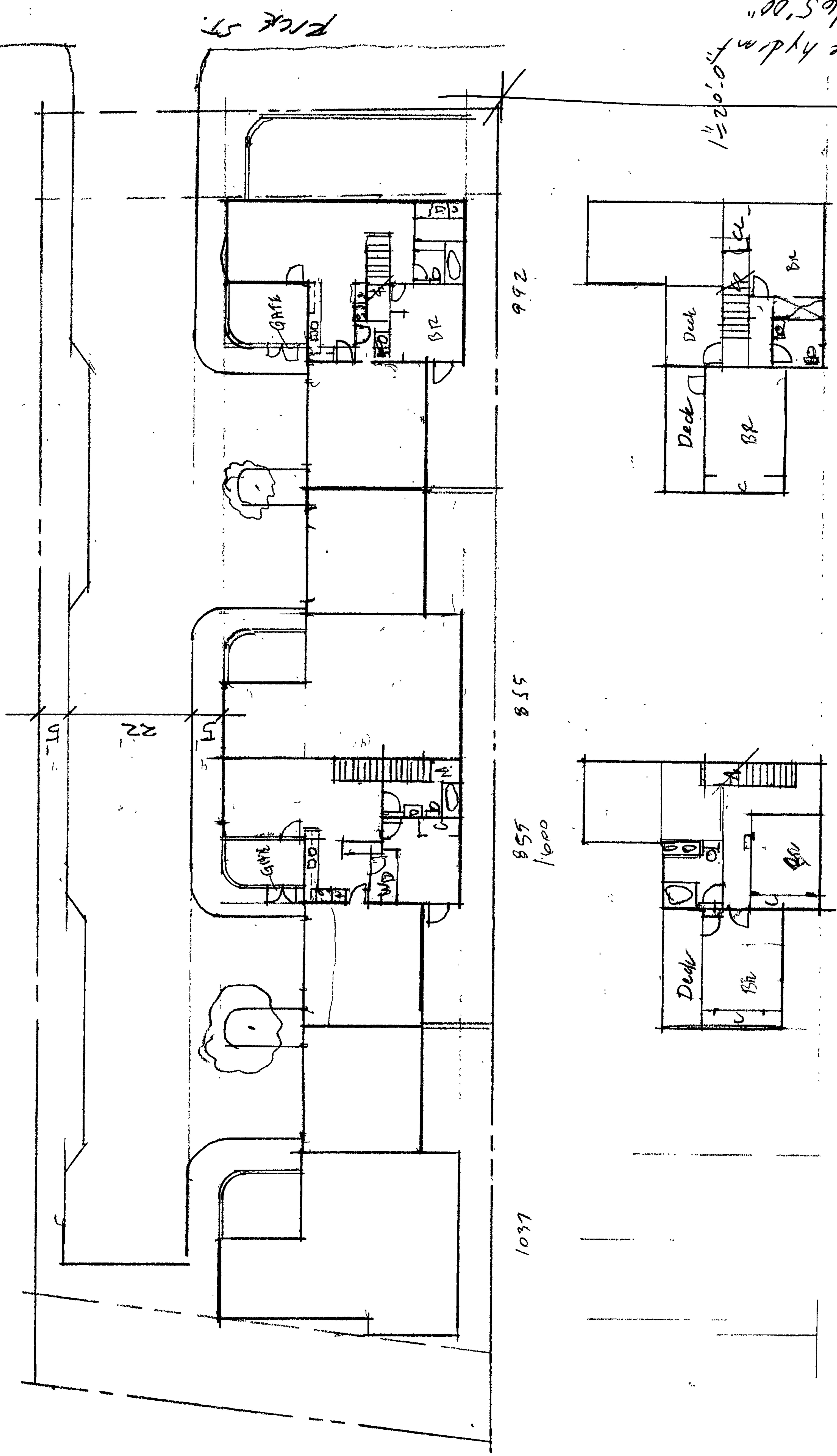
270-7913

22-141 50 SHEETS
22-142 100 SHEETS
22-144 200 SHEETS



2409 ACE W

Fire mounted - steel beams & brackets
30' max
N



PICK ST.

Fire hydrant 165'00"
20'00"

992

858

858
1600

1037

ST
22

