18 Complete 4-29-05 BI

DRB CASE ACTION LOG (FINAL PLAT)

REVISED 2/5/04

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

DRB Application No.: **05DRB-00595 (FP)** Project # **1003471**

Project Name: **SEVILLE SUBDIVISION**

Agent: SURV TEK INC Phone No.:897-3366

Project Number 1003471

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

- ☐ TRANSPORTATION:
- ☐ UTILITIES:
- ☑ CITY ENGINEER / AMAFCA: Amafca Signature
- ☐ PARKS / CIP:
- ☐ PLANNING (Last to sign):
- ☐ **Planning must record this plat. Please submit the following items:**
  - -The original plat and a mylar copy for the County Clerk.
  - -Tax certificate from the County Treasurer.
  - -Recording fee (checks payable to the County Clerk). RECORDED DATE: _____
  - -Tax printout from the County Assessor.
  - ☐ **Include 3 copies of the approved site plan along with the originals.**
  - ☐ **County Treasurer's signature must be obtained prior to the recording of the plat with the County Clerk.**
  - ☐ **Property Management's signature must be obtained prior to Planning Department's signature.**
  - OK ☑ ~~**AGIS DXF File approval required.**~~
  - ☑ **Copy of recorded plat for Planning.**

18

Ret by - you can record.
Then bring me (Claire) 1 paper copy of recorded Plat and BLUE SHEET

DRB CASE ACTION LOG (FINAL PLAT)

REVISED 2/5/04

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Project Number 1003471

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Project Name: **SEVILLE SUBDIVISION**	
Agent: SURV TEK INC	Phone No.:897-3366

Your request for (**SDP for SUB**), (**SDP for BP**), (**FINAL PLATS**), (**MASTER DEVELOP. PLAN**), was approved on 4/26/05 by the DRB with delegation of signature(s) to the following departments.
OUTSTANDING SIGNATURES COMMENTS TO BE ADDRESSED

- ☐ TRANSPORTATION:
- ☐ UTILITIES: Thanks Claire
- ☑ CITY ENGINEER / AMAFCA: Amafca Signature
- ☐ PARKS / CIP:
- ☐ PLANNING (Last to sign):
- ☐ **Planning must record this plat. Please submit the following items:**
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  - ☑ ~~**AGIS DXF File approval required.**~~ OK
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18

DRB CASE ACTION LOG (FINAL PLAT)

REVISED 2/5/04

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Project Name: **SEVILLE SUBDIVISION**

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- ☐ TRANSPORTATION:
- ☐ UTILITIES:
- ☑ CITY ENGINEER / AMAFCA: Amafca Signature
- ☐ PARKS / CIP:
- ☐ PLANNING (Last to sign):
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  - OK ☑ ~~**AGIS DXF File approval required.**~~
  - ☑ **Copy of recorded plat for Planning.**

Okay

Project Number 1003471

DEVELOPMENT REVIEW BOARD
ACTION SHEET

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

April 20, 2005 9:00 a.m.

MEMBERS:

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

Wilfred Gallegos, Transportation Development
Brad Bingham, Alternate City Engineer

Roger Green, Utility Development
Christina Sandoval, Parks & Recreation

****

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

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

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

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

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

1. **Project # 1000788**
05DRB-00508 Major-One Year SIA

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

05DRB-00609 Minor-Prelim&Final Plat Approval

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

SURV-TEK, INC agent(s) for CURB WEST, INC request(s) the above action(s) for all or a portion of Tract(s) B-2-A, **SEVILLE SUBDIVISION,** zoned R-1, located on SEGOVIA NW east of KAYENTA NW and containing approximately 24 acre(s). [REF: 04DRB00826, 008A27, 04DRB01224, 01225, 04DRB01948, 01949, 05DRB00083, 00084] (A-10) **FINAL PLAT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO CITY ENGINEER FOR AMAFCA'S SIGNATURE.**

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

TIERRA WEST LLC agent(s) for AMC DEVELOPMENT INC request(s) the above action(s) for all or a portion of Lot(s) 1-8, Block(s) 9 and Lot(s) 2-9, Block(s) 8, SKYLINE HEIGHTS, (to be known as **CENTRAL PARK PLACE, PHASE 1)** zoned C-2, located on CENTRAL AVE SE, between CONCHAS ST SE and EUBANK BLVD SE containing approximately 4 acre(s). [REF: ZA-88-406, 04DRB01099, 04DRB01100] *[Deferred from 4/6/05]* (L-20) **WITH THE SIGNING OF THE INFRASTRUCTURE LIST DATED 4/20/05 THE PRELIMINARY PLAT WAS APPROVED. FINAL PLAT WAS INDEFINITELY DEFERRED FOR THE SIA.**

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

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

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

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

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

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

ADJOURNED: 11:55 A.M.

City of Albuquerque
Parks and Recreation Department

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

Development Review Board Comments

Project Number: 1003471
Application Number: 05DRB-00595

DRB Date: 4/20/2005
Item Number: 18

Subdivision:
Tract B-2-A, Seville Subdivision

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

Zoning: R-1

Zone Page: A-10

New Lots (or units) : 0

Parks and Recreation Comments:

The park dedication requirement for this submital has been met through an existing agreement for Seville Park.

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

ALBUQUERQUE
Making History

PLANNING DEPARTMENT
DEVELOPMENT AND BUILDING SERVICES
HYDROLOGY DEVELOPMENT SECTION

DEVELOPMENT REVIEW BOARD--SPEED MEMO

DRB CASE NO/PROJECT NO: 1003471 **AGENDA ITEM NO: 18**

SUBJECT:

Final Plat

ACTION REQUESTED:

SIGN-OFF

ENGINEERING COMMENTS:

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

RESOLUTION:

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

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

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

FOR: AMAFCA

SIGNED: Bradley L. Bingham
City Engineer/AMAFCA Designee

DATE: April 20, 2005

P.O. Box 1293

Albuquerque

New Mexico 87103

www.cabq.gov

CITY OF ALBUQUERQUE
PLANNING DEPARTMENT
April 20, 2005
DRB Comments

ITEM # 18

PROJECT # 1003471 **APPLICATION # 05-00595**

Re: Seville Subdvision/ final plat

There is no objection to this request.

SIA is on file.

Wall design is on file,

AGIS dxf is approved.

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

Planning will record this plat.

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

3471

DXF Electronic Approval Form

DRB Project Case #: 1003471

Subdivision Name: SEVILLE SUBDIVISION UNIT 3A

Surveyor: RUSS P HUGG

Contact Person: RUSS P HUGG

Contact Information: 897-3377

DXF Received: 4/11/2005 Hard Copy Received: 4/11/2005

Coordinate System: Ground rotated to NMSP Grid

Approved 04-12-2005 Date

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

AGIS Use Only

Copied cov **3471** to agiscov on **4/12/2005** Contact person notified on **4/12/2005**

OFFICIAL NOTICE OF DECISION

CITY OF ALBUQUERQUE
PLANNING DEPARTMENT
DEVELOPMENT REVIEW BOARD

February 9, 2005

6. Project # 1003471
05DRB-00083 Major-Vacation of Pub Right-of-Way
05DRB-00084 Major-Vacation of Public Easements

SURV-TEK INC agent(s) for CURB WEST INC request(s) the above action(s) for all or a portion of Tract(s) B-2-A, **SEVILLE SUBDIVISION, UNIT 3A,** zoned R-1 residential zone, located on SEGOVIA NW and KAYENTA NW and containing approximately 24 acre(s). [REF: 02DRB01791, 02DRB01250, 04DRB00826, 04DRB00827, 04DRB01224, 04DRB01225, 04DRB01948, 04DRB01949] (A-10)

At the February 9, 2005, Development Review Board meeting, the vacations were approved as shown on Exhibit B in the Planning file, subject to these findings and conditions:

FINDINGS:

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

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

CONDITIONS:

1. Final disposition shall be through the City Real Estate Office.

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

If you wish to appeal this decision, you must do so by February 24, 2005, in the manner described below.

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

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

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

Sheran Matson, AICP, DRB Chair

Cc:Curb West Inc., 5160 San Francisco NE, 87109
Surv-Tek Inc., 9384 Valley View Dr NW, 87114
Marilyn Maldonado, Planning Department, 4th Floor, Plaza del Sol Bldg.
Scott Howell, Property Management, Legal Dept./4th Flr, City/County Bldg
File

DRB PUBLIC HEARING SIGN IN SHEETS

CASE NUMBER: 1003471 AGENDA#: 6 DATE: 2/9/05

1. Name: Russ Hugg Address: Agent Zip: _____

2. Name: _____ Address: _____ Zip: _____

3. Name: _____ Address: _____ Zip: _____

4. Name: _____ Address: _____ Zip: _____

5. Name: _____ Address: _____ Zip: _____

6. Name: _____ Address: _____ Zip: _____

7. Name: _____ Address: _____ Zip: _____

8. Name: _____ Address: _____ Zip: _____

9. Name: _____ Address: _____ Zip: _____

10. Name: _____ Address: _____ Zip: _____

11. Name: _____ Address: _____ Zip: _____

12. Name: _____ Address: _____ Zip: _____

13. Name: _____ Address: _____ Zip: _____

14. Name: _____ Address: _____ Zip: _____

CITY OF ALBUQUERQUE

ALBUQUERQUE
Making History

PLANNING DEPARTMENT
DEVELOPMENT AND BUILDING SERVICES
HYDROLOGY DEVELOPMENT SECTION

DEVELOPMENT REVIEW BOARD--SPEED MEMO

DRB CASE NO/PROJECT NO: 1003471 **AGENDA ITEM NO: 6**

SUBJECT:

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

ACTION REQUESTED:

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

ENGINEERING COMMENTS:

The Hydrology Section has no objection to the vacation request.

RESOLUTION:

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

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

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

FOR:

SIGNED: Bradley L. Bingham
City Engineer/AMAFCA Designee

DATE: February 9, 2005

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

CITY OF ALBUQUERQUE
PLANNING DEPARTMENT
DEVELOPMENT REVIEW BOARD

February 9, 2005

Project # 1003471
05DRB-00083 Major-Vacation of Pub Right-of-Way
05DRB-00084 Major-Vacation of Public Easements

SURV-TEK INC agent(s) for CURB WEST INC request(s) the above action(s) for all or a portion of Tract(s) B-2-A, **SEVILLE SUBDIVISION, UNIT 3A,** zoned R-1 residential zone, located on SEGOVIA NW and KAYENTA NW and containing approximately 24 acre(s). [REF: 02DRB01791, 02DRB01250, 04DRB00826, 04DRB00827, 04DRB01224, 04DRB01225, 04DRB01948, 04DRB01949] (A-10)

AMAFCA	No comments received.
COG	No adverse comments.
Transit	No comments received.
Zoning Enforcement	No adverse comments.
Neighborhood Coordination	Letter sent to Skies West NA (R).
APS	No comments received.
Police Department	No comments at this time.
Fire Department	No adverse comments.
PNM Electric & Gas	Approves.
Comcast	No comments received.
QWEST	No comments received.
Environmental Health	Site is not within 1000 feet of a landfill. No comment.
M.R.G.C.D.	No comments received.
Open Space Division	No adverse comments.
City Engineer	No objection to the vacation requests.

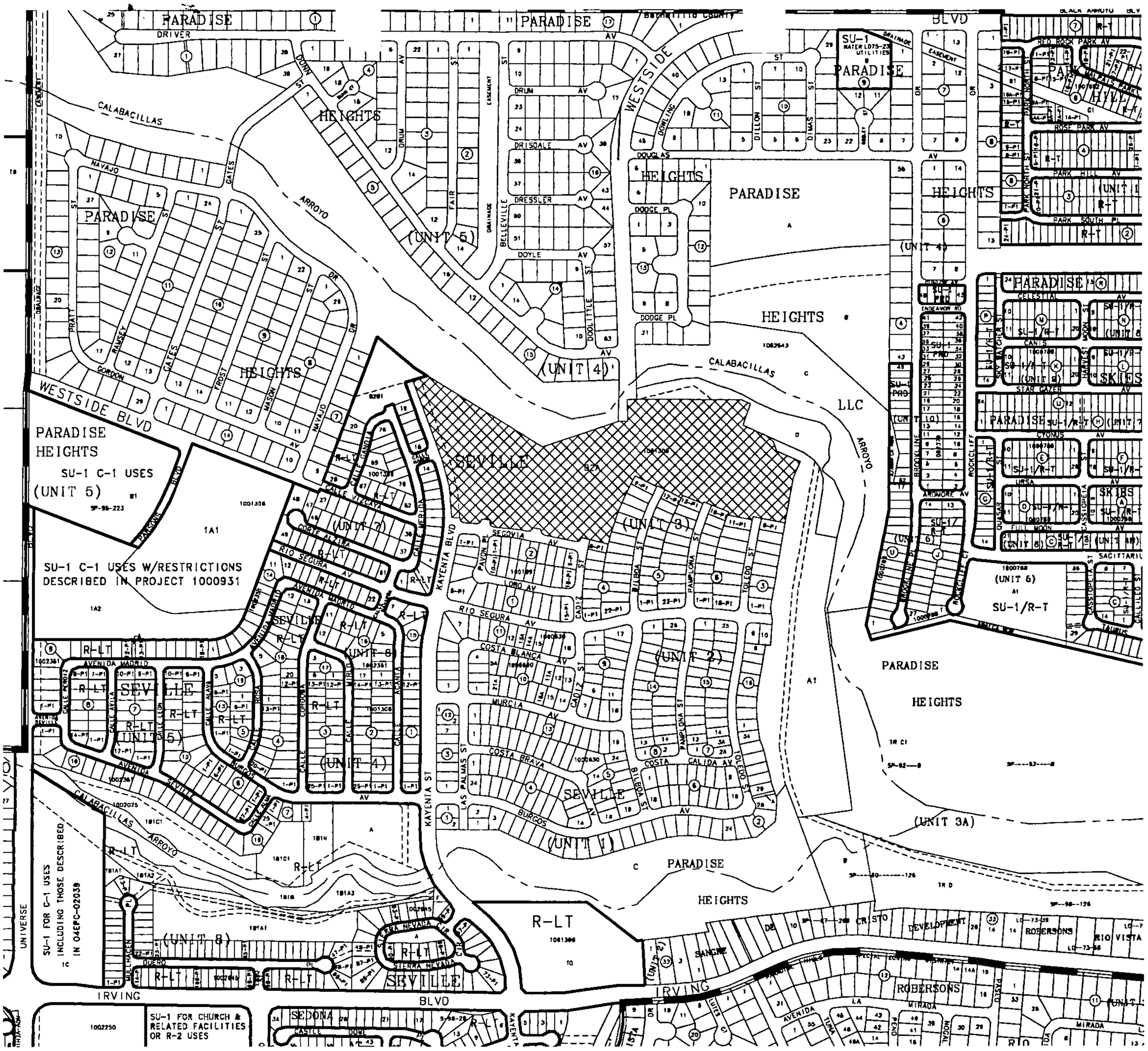
Transportation Development

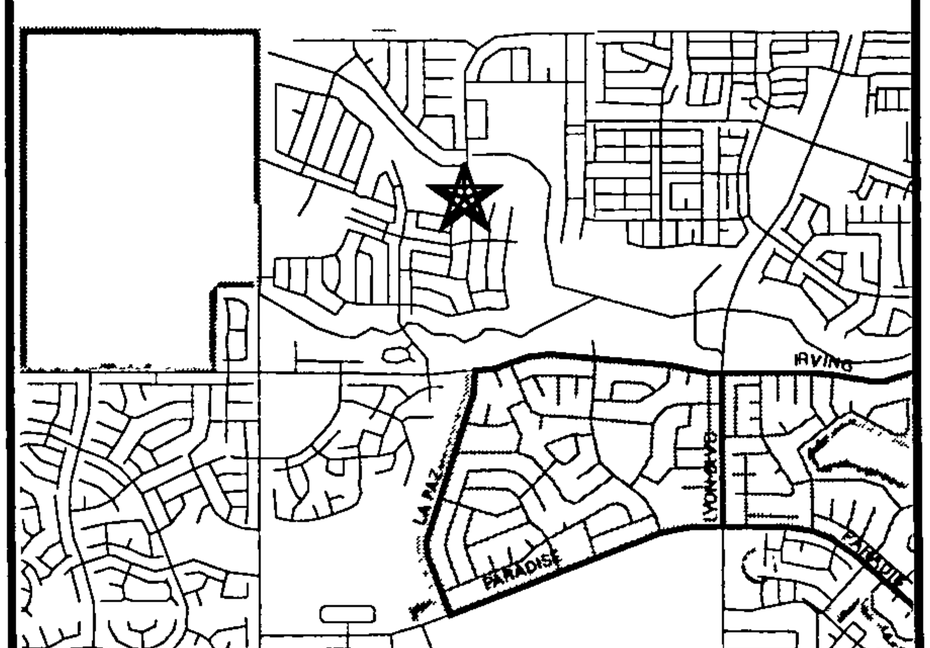
No objection to the requests. However, final plat needs to show the new right-of-way being dedicated through the vacated cul-de-sacs. It may be easier to vacate the outer portions of the cul-de-sacs??

Parks & Recreation	Defer to Transportation & Utilities.
Utilities Development	No objection to Vacation requests.
Planning Department	No objection to the vacation requests.

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

cc: Curb West Inc., 5160 San Francisco NE, 87109
Surv-Tek Inc., 9384 Valley View Dr NW, 87114





Note: Shaded area indicates County Not to Scale

ZONING MAP

AGIS

Scale 1" = 793 '

PROJECT NO.
1003471

HEARING DATE
2-9-05

MAP NO.
A-10

ADDITIONAL CASE NUMBER(S)
05DRB-00083
05DRB-00084

PUBLIC HEARING--DEVELOPMENT REVIEW BOARD
CITY OF ALBUQUERQUE

Notice is hereby given that the Development Review Board, City of Albuquerque, will hold a public hearing in the **Plaza del Sol Hearing Room, Basement, Plaza del Sol Building, 600 2nd St NW,** on **Wednesday, February 9, 2005,** beginning at **9:00 a.m.** for the purpose of considering the following:

Project # 1003585
05DRB-00087 Major-Vacation of Pub Right-of-Way
05DRB-00088 Minor-Temp Defer SDWK

RIO GRANDE ENGINEERING agent(s) for THE MONTANA GROUP request(s) the above action(s) for all or a portion of Lot(s) 1 THRU 4, Block(s) 4, **GRANADA HEIGHTS ADDITION,** zoned O-R, located on SILVER AVE SE, between MORNINGSIDE ST SE and ALISO ST SE containing approximately 2 acre(s). [REF: 04DRB01168, 04DRB01958] (K-17)

Project # 1003471
05DRB-00083 Major-Vacation of Pub Right-of-Way
05DRB-00084 Major-Vacation of Public Easements

SURV-TEK INC agent(s) for CURB WEST INC request(s) the above action(s) for all or a portion of Tract(s) B-2-A, **SEVILLE SUBDIVISION, UNIT 3A,** zoned R-1 residential zone, located on SEGOVIA NW and KAYENTA NW and containing approximately 24 acre(s). [REF: 02DRB01791, 02DRB01250, 04DRB00826, 04DRB00827, 04DRB01224, 04DRB01225, 04DRB01948, 04DRB01949] (A-10)

Project # 1003594
05DRB-00086 Major-Vacation of Public Easements

BOHANNAN HUSTON INC agent(s) for D.R. HORTON HOMES request(s) the above action(s) for all or a portion of Tract(s) 1A,1B & 3, **VENTANA RANCH WEST,** zoned R-LT residential zone, located on PASEO DEL NORTE BLVD NW and VENTANA WEST PKWY NW and containing approximately 32 acre(s). [REF: 04DRB01199] (B-8/B-9)

Project # 1003790
05DRB-00085 Major-Vacation of Public Easements

BOHANNAN HUSTON INC agent(s) for MCT INDUSTRIES request(s) the above action(s) for all or a portion of Lot(s) 1A & 25, Tract(s) H-1-C & A, Block(s) 1, **LANDS OF FILBERTO GURULE and NORTH ALBUQUERQUE ACRES,** zoned IP industrial park zone, located on NORTH I-25, between BALLOON FIESTA PARKWAY NE and SAN MATEO DR NE containing approximately 17 acre(s). [REF: 04DRB01790] (B-18)

Details of the application(s) may be examined at the Development Services Center of the Planning Department, Second Floor, Plaza Del Sol Building, 600 2nd St NW, between 10:00 a.m. and 12:00 p.m. or 2:00 p.m. and 4:00 p.m. Monday through Friday except holidays. Individuals with disabilities who need special assistance to participate at this meeting should contact Claire Senova, Planning Department, at 924-3946. Hearing Impaired users may contact her via the New Mexico Relay Network by calling toll-free: 1-800-659-8331.

Roger A Green
For Sheran Matson, AICP, DRB Chair
Development Review Board

TO BE PUBLISHED IN THE ALBUQUERQUE JOURNAL MONDAY, JANUARY 24, 2005.

OFFICIAL NOTICE OF DECISION

CITY OF ALBUQUERQUE
PLANNING DEPARTMENT
DEVELOPMENT REVIEW BOARD

January 12, 2005

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

SURV TEK INC agent(s) for CURB WEST INC request(s) the above action(s) for all or a portion of Tract(s) B-2-A, PARADISE HEIGHTS (to be known as **SEVILLE SUBDIVISION, UNIT 3A**), zoned R-1, located on KAYENTA BLVD NW north of SEQUOIA AVE NW containing approximately 24 acre(s). [REF: 02DRB01791, 02DRB01250, 04DRB00826, 04DRB00827, 04DRB01224, 04DRB01225] (A-10)

At the January 12, 2005, Development Review Board meeting, the amended infrastructure list dated 1/12/05 was approved. he amended grading plan engineer stamp dated 12/16/04 was approved. The amended preliminary plat was approved.

This amendment does not extend the expiration date of the already approved preliminary plat.

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

If you wish to appeal this decision, you must do so by January 27, 2005, in the manner described below.

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

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

Sheran Matson, AICP, DRB Chair

Cc:Curb West Inc., 5160 San Francisco NE, 87109
Surv-Tek Inc., 9384 Valley View Dr NW, 87114
Marilyn Maldonado, Planning Department, 4th Floor, Plaza del Sol Bldg.
File

DRB PUBLIC HEARING SIGN IN SHEETS

CASE NUMBER: 1003471 AGENDA#: 4 DATE: 1-12-05

1. Name: Stan Strickman Address: Cerrillos West Zip: _____
2. Name: Dan Abeita Address: Wilson Zip: _____
3. Name: Reese Hugg Address: Sierra Tech Zip: _____
4. Name: _____ Address: _____ Zip: _____
5. Name: _____ Address: _____ Zip: _____
6. Name: _____ Address: _____ Zip: _____
7. Name: _____ Address: _____ Zip: _____
8. Name: _____ Address: _____ Zip: _____
9. Name: _____ Address: _____ Zip: _____
10. Name: _____ Address: _____ Zip: _____
11. Name: _____ Address: _____ Zip: _____
12. Name: _____ Address: _____ Zip: _____
13. Name: _____ Address: _____ Zip: _____
14. Name: _____ Address: _____ Zip: _____

CITY OF ALBUQUERQUE

THREE HUNDRED YEARS 1706 • 2006
ALBUQUERQUE
Making History

PLANNING DEPARTMENT
DEVELOPMENT AND BUILDING SERVICES
HYDROLOGY DEVELOPMENT SECTION

DEVELOPMENT REVIEW BOARD--SPEED MEMO

DRB CASE NO/PROJECT NO: 1003471 **AGENDA ITEM NO: 4**

SUBJECT:

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

ACTION REQUESTED:

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

ENGINEERING COMMENTS:

An approved amended grading and drainage plan dated 12-16-04 is on file for Preliminary Plat approval.

RESOLUTION:

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

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

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

FOR:

SIGNED: Bradley L. Bingham
City Engineer/AMAFCA Designee

DATE: January 12, 2005

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

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

TRANSMISSION OK

TX/RX NO	2765	
CONNECTION TEL		98973377
SUBADDRESS		
CONNECTION ID		
ST. TIME	01/06 09:22	
USAGE T	00'54	
PGS.	2	
RESULT	OK	

CITY OF ALBUQUERQUE
PLANNING DEPARTMENT
FAX FORM

TO: Buell Margo **FAX #** 897-3377

 # PAGES (INCLUDING COVER SHEET) 2

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

#1003471

COMMENTS:

Seville, Unit 3A. My comments only.

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

SURV TEK INC agent(s) for CURB WEST INC request(s) the above action(s) for all or a portion of Tract(s) B-2-A, PARADISE HEIGHTS (to be known as **SEVILLE SUBDIVISION, UNIT 3A**), zoned R-1, located on KAYENTA BLVD NW north of SEQUOIA AVE NW containing approximately 24 acre(s). [REF: 02DRB01791, 02DRB01250, 04DRB00826, 04DRB00827, 04DRB01224, 04DRB01225] (A-10)

Agent was asked to add this language to Note "e" on the first amended preliminary plat : "50 foot lot width". It does not appear on the second amendment either. This revision to now Note "f" is required and at least one revised copy of the 2nd amended preliminary plat is required for Planning by MONDAY, JANUARY 10th at noon.

If Tracts B-2-A-2 & 3 are not accepted by AMAFCA and/or City Open Space by time of final plat, these tracts cannot be allowed as they are undevelopable. The Subdivision Ordinance does not allow undevelopable lots with no other defined purpose to be created.

A condition of final plat may be to designate each residential lot as P-1. This decision is made by the Traffic Engineer.

No objection to the amended plat or temporary deferral of sidewalks once the above comments are addressed.

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

TIERRA WEST LLC agent(s) for AMC DEVELOPMENT SERVICES request(s) the above action(s) for all or a portion of Tract(s) 1D, SEVILLE (to be known as **SEVILLE SUBDIVISION, UNIT 9**, zoned R-LT, located on KAYENTA ST NW, between IRVING BLVD NW and CALABACILLAS ARROYO containing approximately 8 acre(s). [REF: 04DRB00529] (A-10)

Two minor corrections are need on the perimeter wall design submittal: (1) the zone atlas page should be added (2) a note stating the "Wall cap and pilasters will project a minimum of 2" on the street side".

The submittal should also state whether or not there is a retaining wall required which will show on the street side. If there is any retaining wall, the design submittal should be amended to show where & the height and the total height of screen & retaining wall.

Once the wall submittal is approved, Planning has no objection to the requested actions. Please get the wall submittal revised and in to Planning by Monday AM of the week of the 12th hearing.

CITY OF ALBUQUERQUE
PLANNING DEPARTMENT
DEVELOPMENT REVIEW BOARD

January 12, 2005

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

SURV TEK INC agent(s) for CURB WEST INC request(s) the above action(s) for all or a portion of Tract(s) B-2-A, PARADISE HEIGHTS (to be known as **SEVILLE SUBDIVISION, UNIT 3A**), zoned R-1, located on KAYENTA BLVD NW north of SEQUOIA AVE NW containing approximately 24 acre(s). [REF: 02DRB01791, 02DRB01250, 04DRB00826, 04DRB00827, 04DRB01224, 04DRB01225] (A-10)

AMAFCA No objection to requested actions. The Final Plat should reference the current FIRM Map, dated November 19, 2003.

COG The Long Range Roadway System map identifies McMahon Blvd as a proposed limited access arterial with ROW of 156'. This roadway extends along the vicinity of the northwest corner of the project boundary. Additionally, the Long Range Bikeway System map identifies a trail/path along the Calabacillas Arroyo. City of Albuquerque Municipal Development should be consulted for right of way and bikeway design, and/or improvements as appropriate.

Transit No objection to the request.

Zoning Enforcement No adverse comments.

Neighborhood Coordination Letter sent to Skies West NA (R).

APS No comments received.

Police Department No comments at this time.

Fire Department

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

PNM Electric & Gas Approves.

Comcast No comments received.

QWEST No comments received.

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

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

Open Space Division No adverse comments.

City Engineer The Hydrology section has no objection to the amendment request.

Transportation Development

No objection to sidewalk deferral. Is the sidewalk along Kayenta being deferred?? (This should be built.) Unsure of why a 2nd amended plat is necessary? What are the changes?

Parks & Recreation No objection.

Utilities Development Need NMUI signature on the Infrastructure List. No objection to Amended Preliminary Plat and Sidewalk Deferral.

Planning Department

Agent was asked to add this language to Note "e" on the first amended preliminary plat : "50 foot lot width". It does not appear on the second amendment either. This revision to now Note "f" is required and at least one revised copy of the 2nd amended preliminary plat is required for Planning by MONDAY, JANUARY 10th at noon.

If Tracts B-2-A-2 & 3 are not accepted by AMAFCA and/or City Open Space by time of final plat, these tracts cannot be allowed as they are undevelopable. The Subdivision Ordinance does not allow undevelopable lots with no other defined purpose to be created.

A condition of final plat may be to designate each residential lot as P-1. This decision is made by the Traffic Engineer.

No objection to the amended plat or temporary deferral of sidewalks once the above comments are addressed.

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

cc: Curb West Inc., 5160 San Francisco NE, 87109
Surv-Tek Inc., 9384 Valley View Dr NW, 87114

PUBLIC HEARING--DEVELOPMENT REVIEW BOARD
CITY OF ALBUQUERQUE

Notice is hereby given that the Development Review Board, City of Albuquerque, will hold a public hearing in the **Plaza del Sol Hearing Room, Basement, Plaza del Sol Building, 600 2nd St NW,** on **Wednesday, January 12, 2005,** beginning at **9:00 a.m.** for the purpose of considering the following:

Project # 1002384
04DRB-01942 Major-Two Year SIA

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

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

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

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

SURV TEK INC agent(s) for CURB WEST INC request(s) the above action(s) for all or a portion of Tract(s) B-2-A, PARADISE HEIGHTS (to be known as **SEVILLE SUBDIVISION, UNIT 3A**), zoned R-1, located on KAYENTA BLVD NW north of SEQUOIA AVE NW containing approximately 24 acre(s). [REF: 02DRB01791, 02DRB01250, 04DRB00826, 04DRB00827, 04DRB01224, 04DRB01225] (A-10)

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

TIERRA WEST LLC agent(s) for AMC DEVELOPMENT SERVICES request(s) the above action(s) for all or a portion of Tract(s) 1D, SEVILLE (to be known as **SEVILLE SUBDIVISION, UNIT 9,** zoned R-LT, located on KAYENTA ST NW, between IRVING BLVD NW and CALABACILLAS ARROYO containing approximately 8 acre(s). [REF: 04DRB00529] (A-10)

Project # 1002194
04DRB-01915 Major-Preliminary Plat Approval

GREATER ALBUQUERQUE HOUSING PARTNERSHIP request(s) the above action(s) for all or a portion of Tract(s) 2, **SUNPORT LODGINGS ADDITION,** zoned R-2, located on WELLESLEY SE, between CARLISLE SE and GIBSON SE containing approximately 2 acre(s). [REF: 03DRB01778, 03DRB00537, 04DRB01836] (L-16)

SEE PAGE 2 . . .

PUBLIC HEARING--DEVELOPMENT REVIEW BOARD
CITY OF ALBUQUERQUE

Project # 1003585
04DRB-01958 Major-Preliminary Plat Approval

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

Details of the application(s) may be examined at the Development Services Center of the Planning Department, Second Floor, Plaza Del Sol Building, 600 2nd St NW, between 10:00 a.m. and 12:00 p.m. or 2:00 p.m. and 4:00 p.m. Monday through Friday except holidays. Individuals with disabilities who need special assistance to participate at this meeting should contact Claire Senova, Planning Department, at 924-3946. Hearing Impaired users may contact her via the New Mexico Relay Network by calling toll-free: 1-800-659-8331.

Claire Senova
for Sheran Matson, AICP, DRB Chair
Development Review Board

TO BE PUBLISHED IN THE ALBUQUERQUE JOURNAL MONDAY, DECEMBER 27, 2004.

OFFICIAL NOTICE OF DECISION

CITY OF ALBUQUERQUE
PLANNING DEPARTMENT
DEVELOPMENT REVIEW BOARD

September 1, 2004

1. Project # 1003471
04DRB-01224 Major-Amnd Prelim Plat Approval
04DRB-01225 Minor-Temp Defer SDWK

SURV TEK INC agent(s) for CURB WEST INC request(s) the above action(s) for all or a portion of Tract(s) B-2-A, **SEVILLE SUBDIVISION,** zoned R-1 residential zone, located on KAYENTA BLVD NW, between CALABACILLAS ARROYO and RIO SEGOVIA AVE NW containing approximately 24 acre(s).[REF: 04DRB-00826, 04DRB-00827,02DRB-01791,02DRB-01250](A-10)

At the September 1, 2004, Development Review Board meeting, with the signing of the infrastructure list dated 9/1/04 and approval of the amended grading plan engineer stamp dated 5/22/04 the amended preliminary plat was approved with the following condition of final plat approval:

Language shall be added that states, "minimum lot width shall be 50-feet".

This amendment does not extend the expiration date of the already approved preliminary plat. The temporary deferral of construction of sidewalks on the interior streets was approved as shown on Exhibit B in the Planning file.

If you wish to appeal this decision, you must do so by September 16, 2004 in the manner described below.

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

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

Sheran Matson

Sheran Matson, AICP, DRB Chair

Cc:Stan Strickman, Curb West Inc., 5160 San Francisco NE, 87109
Surv-Tek Inc., 5643 Paradise Blvd NW, 87114
Marilyn Maldonado, Planning Department, 4th Floor, Plaza del Sol Bldg.
Scott Howell, Property Management, Legal Dept./4th Flr, City/County Bldg
File

DRB PUBLIC HEARING SIGN IN SHEETS

CASE NUMBER: 1003471 AGENDA#: 1 DATE: 9-1-04

1. Name: Stan Strickman Address: 5160 San Francisco NE Zip: 87109
2. Name: Dan Geary Address: Wilson & Co Zip:
3. Name: Russ Hugg Address: Hugg Surveying Zip:
4. Name: Address: Zip:
5. Name: Address: Zip:
6. Name: Address: Zip:
7. Name: Address: Zip:
8. Name: Address: Zip:
9. Name: Address: Zip:
10. Name: Address: Zip:
11. Name: Address: Zip:
12. Name: Address: Zip:
13. Name: Address: Zip:
14. Name: Address: Zip:

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

TRANSMISSION OK

TX/RX NO	1994	
CONNECTION TEL		98973377
SUBADDRESS		
CONNECTION ID		
ST. TIME	08/16 13:06	
USAGE T	01'07	
PGS.	2	
RESULT	OK	

CITY OF ALBUQUERQUE
PLANNING DEPARTMENT
FAX FORM

TO: Russ Hugg **FAX #** 897-3377

 # PAGES (INCLUDING COVER SHEET) 2

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

COMMENTS:

Thanks for the revised explanation letter. Here is Planning's comments on #1003+9

PUBLIC HEARING--DEVELOPMENT REVIEW BOARD
CITY OF ALBUQUERQUE

Notice is hereby given that the Development Review Board, City of Albuquerque, will hold a public hearing in the **Plaza del Sol Hearing Room, Basement, Plaza del Sol Building, 600 2nd St NW,** on **Wednesday, September 1, 2004,** beginning at **9:00 a.m.** for the purpose of considering the following:

Project # 1003471
04DRB-01224 Major-Amnd Prelim Plat Approval
04DRB-01225 Minor-Temp Defer SDWK

SURV TEK INC agent(s) for CURB WEST INC request(s) the above action(s) for all or a portion of Tract(s) B-2-A, **SEVILLE SUBDIVISION,** zoned R-1 residential zone, located on KAYENTA BLVD NW, between CALABACILLAS ARROYO and RIO SEGOVIA AVE NW containing approximately 24 acre(s).[REF: 04DRB-00826, 04DRB-00827,02DRB-01791,02DRB-01250](A-10)

The amended preliminary plat now shows 3 small tracts. DRB cannot approve a plat with tracts which may be undevelopable. Is there a written document stating Tracts B-2-A-1 & B-2-A-3 are accepted either by AMAFCA or City Open Space? Tract B-2-A-2 is also a questionable tract.

Stan Strickman signed the plat as Vice President of Curb Inc, the owner of Tract B-2-B. The application and the plat say this is a replat of Tract B-2-A. The inconsistency needs correcting. A revised submittal of the preliminary plat to DRB, 5 copies is needed by August 30, 2004 at noon to avoid deferral.

A General Note is also needed on the preliminary plat stating the minimum lot size, especially since not all lots shown are dimensioned on the plat. Some are in the line table but not all. Be sure this correction is made as well on the revision due on August 30, 2004.

Project # 1000464
04DRB-01226 Major-Vacation of Public Easements

TIERRA WEST LLC agent(s) for WAL-MART STORES EAST INC request(s) the above action(s) for all or a portion of Tract(s) H6A1A, **RIVERVIEW ADDITION,** zoned SU-1, IP Uses with exceptions, located on GOLF COURSE RD NW, between PASEO DEL NORTE NW and SHELLY ROSE RD NW containing approximately 7 acre(s). [REF: Z-99-11, Z-99-17] (C-12)

No objection as the bike path will move to Paseo del Norte once it's built. The bike path is non-existent now.

Project # 1003238
04DRB-01227 Major-Vacation of Pub Right-of-Way

TIERRA WEST LLC agent(s) for AMC DEVELOPMENT SERVICES request(s) the above action(s) for all or a portion of Lot(s) A, B & C, Tract(s) 267, 268-B, 270-A-2, 270-A-1-C, 270-A-1-D, 270-B and 315-A-1-A-1, MRGCD MAP 35, LANDS OF ALBERT PEREZ, TRACTS B-1 AND B-2, LANDS OF MACIEL & TRUJILLO, (to be known as **LAS CASITAS DE LOS DURANAS**, zoned R-LT residential zone, located on INTERSTATE 40 WEST, between RIO GRANDE BLVD NW and MONTOYA ST NW. [REF: Z-71-118, 04EPC-00157, 04EPC-00156, 04DRB-00661(H-12/13)

No objection.

CITY OF ALBUQUERQUE

THREE HUNDRED YEARS 1706 • 2006
ALBUQUERQUE
Making History

PLANNING DEPARTMENT
DEVELOPMENT AND BUILDING SERVICES
HYDROLOGY DEVELOPMENT SECTION

DEVELOPMENT REVIEW BOARD--SPEED MEMO

DRB CASE NO/PROJECT NO: 1003471 **AGENDA ITEM NO: 1**

SUBJECT:

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

ACTION REQUESTED:

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

ENGINEERING COMMENTS:

An approved drainage report dated 5-22-04 is on file for Preliminary Plat approval.
An amended infrastructure list is required for Preliminary Plat approval.

RESOLUTION:

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

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

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

FOR:

SIGNED: Bradley L. Bingham
City Engineer/AMAFCA Designee

DATE: September 1, 2004

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

CITY OF ALBUQUERQUE
PLANNING DEPARTMENT
DEVELOPMENT REVIEW BOARD

September 1, 2004

Project # 1003471
04DRB-01224 Major-Amnd Prelim Plat Approval
04DRB-01225 Minor-Temp Defer SDWK

SURV TEK INC agent(s) for CURB WEST INC request(s) the above action(s) for all or a portion of Tract(s) B-2-A, **SEVILLE SUBDIVISION,** zoned R-1 residential zone, located on KAYENTA BLVD NW, between CALABACILLAS ARROYO and RIO SEGOVIA AVE NW containing approximately 24 acre(s).[REF: 04DRB-00826, 04DRB-00827,02DRB-01791,02DRB-01250](A-10)

AMAFCA No objection to requested actions. The applicant has requested AMAFCA participation in construction of a portion of the Calabacillas Arroyo improvements to allow development within the erosion setback limit. The proposed agreement will be presented to the AMAFCA Board of Directors at the August 26 meeting.

COG No adverse comments.

Transit No objection to either request.

Zoning Enforcement No comments received.

Neighborhood Coordination Letter sent to Skies West (R) Neighborhood Assn.

APS No comments received.

Police Department No adverse comments.

Fire Department No comments received.

PNM Electric & Gas

PUE'S will need to be shown along the street s for the final plat.

Comcast No comments received

QWEST No comments received

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

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

Open Space Division Open Space will coordinate with Parks.

City Engineer

An approved grading plan is on file. Infrastructure list may have to be amended as well.

Transportation Development

No objection to sidewalk deferral. Infrastructure list needs to list cul-de-sacs and correct block numbers for streets. Pavon Place and Aldea Court need to have 28' paved sections or the platted right-of-way should be 44'. Has Kayenta been built to the northern boundary?

Parks & Recreation

The open space dedication is significantly smaller than on the previous preliminary plat. I need a written acceptance from the open space division for the smaller dedication.

Utilities Development

No objection to Amended Preliminary Plat approval. No objection to Sidewalk Deferral.

Planning Department

The amended preliminary plat now shows 3 small tracts. DRB cannot approve a plat with tracts which may be undevelopable. Is there a written document stating Tracts B-2-A-1 & B-2-A-3 are accepted either by AMAFCA or City Open Space? Tract B-2-A-2 is also a questionable tract.

Stan Strickman signed the plat as Vice President of Curb Inc, the owner of Tract B-2-B. The application and the plat say this is a replat of Tract B-2-A. The inconsistency needs correcting. A revised submittal of the preliminary plat to DRB, 5 copies is needed by August 30, 2004 at noon to avoid deferral.

50' wide Still needed

A General Note is also needed on the preliminary plat stating the minimum lot size, especially since not all lots shown are dimensioned on the plat. Some are in the line table but not all.
Be sure this correction is made as well on the revision due on August 30, 2004.

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

cc:Curb West Inc., 5160 San Francisco NE, 87109
Surv-Tek Inc., 5643 Paradise Blvd NW, 87114

PUBLIC HEARING--DEVELOPMENT REVIEW BOARD
CITY OF ALBUQUERQUE

Notice is hereby given that the Development Review Board, City of Albuquerque, will hold a public hearing in the **Plaza del Sol Hearing Room, Basement, Plaza del Sol Building, 600 2nd St NW,** on **Wednesday, September 1, 2004,** beginning at **9:00 a.m.** for the purpose of considering the following:

Project # 1003471
04DRB-01224 Major-Amnd Prelim Plat Approval
04DRB-01225 Minor-Temp Defer SDWK

SURV TEK INC agent(s) for CURB WEST INC request(s) the above action(s) for all or a portion of Tract(s) B-2-A, **SEVILLE SUBDIVISION,** zoned R-1 residential zone, located on KAYENTA BLVD NW, between CALABACILLAS ARROYO and RIO SEGOVIA AVE NW containing approximately 24 acre(s).[REF: 04DRB-00826, 04DRB-00827,02DRB-01791,02DRB-01250](A-10)

Project # 1000464
04DRB-01226 Major-Vacation of Public Easements

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Project # 1003238
04DRB-01227 Major-Vacation of Pub Right-of-Way

TIERRA WEST LLC agent(s) for AMC DEVELOPMENT SERVICES request(s) the above action(s) for all or a portion of Lot(s) A, B & C, Tract(s) 267, 268-B, 270-A-2, 270-A-1-C, 270-A-1-D, 270-B and 315-A-1-A-1, MRGCD MAP 35, LANDS OF ALBERT PEREZ, TRACTS B-1 AND B-2, LANDS OF MACIEL & TRUJILLO, (to be known as **LAS CASITAS DE LOS DURANAS**, zoned R-LT residential zone, located on INTERSTATE 40 WEST, between RIO GRANDE BLVD NW and MONTOYA ST NW. [REF: Z-71-118, 04EPC-00157, 04EPC-00156, 04DRB-00661(H-12/13)

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

J C ENGINEERING agent(s) for SUJAY THAKUR request(s) the above action(s) for all or a portion of Tract(s) 9, **V. E. BARRETT SUBDIVISION,** zoned C-2 community commercial zone, located on BRIDGE ST SW, between UNSER BLVD SW and COORS BLVD SW containing approximately 6 acre(s). [REF: Z-71-125, Z-72-114, Z-72-210, 04DRB-00806, 04DRB-00117] *[Deferred from 7/14/04 & Indefinitely deferred on 7/21/04]]* (K-10)
[NO NEW SUBMITTAL]

Details of the application(s) may be examined at the Development Services Center of the Planning Department, Second Floor, Plaza Del Sol Building, 600 2nd St NW, between 10:00 a.m. and 12:00 p.m. or 2:00 p.m. and 4:00 p.m. Monday through Friday except holidays. Individuals with disabilities who need special assistance to participate at this meeting should contact Claire Senova, Planning Department, at 924-3946. Hearing Impaired users may contact her via the New Mexico Relay Network by calling toll-free: 1-800-659-8331.

Sheran Matson, AICP, DRB Chair
Development Review Board

TO BE PUBLISHED IN THE ALBUQUERQUE JOURNAL MONDAY, AUGUST 16, 2004.

PUBLIC HEARING--DEVELOPMENT REVIEW BOARD
CITY OF ALBUQUERQUE

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04DRB-01224 Major-Amnd Prelim Plat Approval
04DRB-01225 Minor-Temp Defer SDWK

SURV TEK INC agent(s) for CURB WEST INC request(s) the above action(s) for all or a portion of Tract(s) B-2-A, **SEVILLE SUBDIVISION,** zoned R-1 residential zone, located on KAYENTA BLVD NW, between CALABACILLAS ARROYO and RIO SEGOVIA AVE NW containing approximately 24 acre(s).[REF: 04DRB-00826, 04DRB-00827,02DRB-01791,02DRB-01250](A-10)

Project # 1000464
04DRB-01226 Major-Vacation of Public Easements

TIERRA WEST LLC agent(s) for WAL-MART STORES EAST INC request(s) the above action(s) for all or a portion of Tract(s) H6A1A, **RIVERVIEW ADDITION,** zoned SU-1, IP Uses with exceptions, located on GOLF COURSE RD NW, between PASEO DEL NORTE NW and SHELLY ROSE RD NW containing approximately 7 acre(s). [REF: Z-99-11, Z-99-17] (C-12)

Project # 1003238
04DRB-01227 Major-Vacation of Pub Right-of-Way

TIERRA WEST LLC agent(s) for AMC DEVELOPMENT SERVICES request(s) the above action(s) for all or a portion of Lot(s) A, B & C, Tract(s) 267, 268-B, 270-A-2, 270-A-1-C, 270-A-1-D, 270-B and 315-A-1-A-1, MRGCD MAP 35, LANDS OF ALBERT PEREZ, TRACTS B-1 AND B-2, LANDS OF MACIEL & TRUJILLO, (to be known as **LAS CASITAS DE LOS DURANAS**, zoned R-LT residential zone, located on INTERSTATE 40 WEST, between RIO GRANDE BLVD NW and MONTOYA ST NW. [REF: Z-71-118, 04EPC-00157, 04EPC-00156, 04DRB-00661(H-12/13)

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

J C ENGINEERING agent(s) for SUJAY THAKUR request(s) the above action(s) for all or a portion of Tract(s) 9, **V. E. BARRETT SUBDIVISION,** zoned C-2 community commercial zone, located on BRIDGE ST SW, between UNSER BLVD SW and COORS BLVD SW containing approximately 6 acre(s). [REF: Z-71-125, Z-72-114, Z-72-210, 04DRB-00806, 04DRB-00117] *[Deferred from 7/14/04 & Indefinitely deferred on 7/21/04]]* (K-10)
[NO NEW SUBMITTAL]

Details of the application(s) may be examined at the Development Services Center of the Planning Department, Second Floor, Plaza Del Sol Building, 600 2nd St NW, between 10:00 a.m. and 12:00 p.m. or 2:00 p.m. and 4:00 p.m. Monday through Friday except holidays. Individuals with disabilities who need special assistance to participate at this meeting should contact Claire Senova, Planning Department, at 924-3946. Hearing Impaired users may contact her via the New Mexico Relay Network by calling toll-free: 1-800-659-8331.

Sheran Matson, AICP, DRB Chair
Development Review Board

TO BE PUBLISHED IN THE ALBUQUERQUE JOURNAL MONDAY, AUGUST 16, 2004.

CITY OF ALBUQUERQUE

THREE HUNDRED YEARS
1706 • 2006
ALBUQUERQUE
Making History

Planning Department

P.O. Box 1293

Albuquerque, NM 87103

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1010066195290211 42

WESTFORK LIMITED
6301 INDIAN SCHOOL RD NE
ALBUQUERQUE NM 87110

RETURN TO SENDER
INSUFFICIENT ADDRESS

87110+8102 20253

CITY OF PLANNING
PLANNING DEPARTMENT
PROPERTY OWNERSHIP LIST

Meeting Date: SEPTEMBER ~~13~~ 1, 2004
Zone Atlas Page: A-10-Z
Notification Radius: 100 Ft.

Project# 1003471
App# 04DRB-01224
App# 04DRB-01225

Cross Reference and Location:

Applicant: CURB WEST, INC.
Address: 5160 SAN FRANCISCO NE
ALBUQUERQUE NM 87109

Agent: SURV-TEK, INC.
Address: 5643 PARADISE BLVD NW
ALBUQUERQUE NM 87114

Special Instructions:

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

Date Mailed: AUGUST 13, 2004

Signature: KYLE TSETHLIKAI

```
101006619038021117   LEGAL: TR I N NW 1/4 AND SW1/4 OF NE1/4 SEC 3 T11N R2E      LAND USE:
                     PROPERTY ADDR: 00000
                        OWNER NAME: PARADISE RESERVE LIMITED CO
                        OWNER ADDR: 07620  JEFFERSON              NE ALBUQUERQUE NM      87109

101006642532010101   ***  THIS UPC CODE HAS NO MASTER RECORD ON FILE

101006619529021142   LEGAL: TR B -2-B  BULK LAND PLAT OF TRACTS 1-A-1. 1-A-2. 1-  LAND USE:
                     PROPERTY ADDR: 00000
                        OWNER NAME: WESTFORK LIMITED
                        OWNER ADDR: 06301   INDIAN SCHOOL            RD NE ALBUQUERQUE NM      87110

101006631027040501   LEGAL: TR B -2-A  BULK LAND PLAT OF TRACTS 1-A-1. 1-A-2. 1-  LAND USE:
                     PROPERTY ADDR: 00000
                        OWNER NAME: WESTFORK LIMITED
                        OWNER ADDR: 06301   INDIAN SCHOOL            RD NE ALBUQUERQUE NM      87110

101006640030010102   ***  THIS UPC CODE HAS NO MASTER RECORD ON FILE

101006642016740901   LEGAL: TR A -1 B ULKLAND PLAT OF TRS A-1. B. C. D. E & F PA  LAND USE:
                     PROPERTY ADDR: 00000
                        OWNER NAME: A M A F C A
                        OWNER ADDR: 02600   PROSPECT                  NE ALBUQUERQUE NM      87107

101006633726342415   LEGAL: LT 9 -P1  BLK 4 CORRECTION PLAT SEVILLE SUBDIVISION   LAND USE:
                     PROPERTY ADDR: 00000
                        OWNER NAME: CHARTER BUILDING & DEVELOPMENT
                        OWNER ADDR: 11000   SPAIN                   RD NE ALBUQUERQUE NM      87111

101006617524530204   ***  THIS UPC CODE HAS NO MASTER RECORD ON FILE

101006633525842414   LEGAL: LT 1 0-P1  BLK 4 CORRECTION PLAT SEVILLE SUBDIVISION  LAND USE:
                     PROPERTY ADDR: 00000
                        OWNER NAME: CHARTER BUILDING & DEVELOPMENT
                        OWNER ADDR: 11000   SPAIN                   RD NE ALBUQUERQUE NM      87111

101006635125642513   LEGAL: LT 1 2-P1  BLK 5 CORRECTION PLAT SEVILLE SUBDIVISION  LAND USE:
                     PROPERTY ADDR: 00000
                        OWNER NAME: CHARTER BUILDING & DEVELOPMENT
                        OWNER ADDR: 11000   SPAIN                   RD NE ALBUQUERQUE NM      87111

101006633325442413   LEGAL: LT 1 1-P1  BLK 4 CORRECTION PLAT SEVILLE SUBDIVISION  LAND USE:
                     PROPERTY ADDR: 00000
                        OWNER NAME: CHARTER BUILDING & DEVELOPMENT
                        OWNER ADDR: 11000   SPAIN                   RD NE ALBUQUERQUE NM      87111

101006636325342512   LEGAL: LT 1 3-P1  BLK 5 CORRECTION PLAT SEVILLE SUBDIVISION  LAND USE:
                     PROPERTY ADDR: 00000
                        OWNER NAME: CURB WEST INC
                        OWNER ADDR: 06301   INDIAN SCHOOL            RD NE ALBUQUERQUE NM      87110

101006634925242514   LEGAL: LT 1 1-P1  BLK 5 CORRECTION PLAT SEVILLE SUBDIVISION  LAND USE:
                     PROPERTY ADDR: 00000
                        OWNER NAME: CHARTER BUILDING & DEVELOPMENT
                        OWNER ADDR: 11000   SPAIN                   RD NE ALBUQUERQUE NM      87111
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101006633124942412   LEGAL: LT 1 2-P1  BLK 4 CORRECTION PLAT SEVILLE SUBDIVISION  LAND USE:
                     PROPERTY ADDR: 00000
                        OWNER NAME: CHARTER BUILDING & DEVELOPMENT
                        OWNER ADDR: 11000   SPAIN                   RD NE ALBUQUERQUE NM      87111

101006636124842511   LEGAL: LT 1 4-P1  BLK 5 CORRECTION PLAT SEVILLE SUBDIVISION  LAND USE:
                     PROPERTY ADDR: 00000
                        OWNER NAME: CURB WEST INC
                        OWNER ADDR: 06301   INDIAN SCHOOL            RD NE ALBUQUERQUE NM      87110

101006637724842610   LEGAL: LT 1 0-P1  BLK 6 CORRECTION PLAT SEVILLE SUBDIVISION  LAND USE:
                     PROPERTY ADDR: 00000
                        OWNER NAME: CURB WEST INC
                        OWNER ADDR: 06301   INDIAN SCHOOL            RD NE ALBUQUERQUE NM      87110

101006634724742515   LEGAL: LT 1 0-P1  BLK 5 CORRECTION PLAT SEVILLE SUBDIVISION  LAND USE:
                     PROPERTY ADDR: 00000
                        OWNER NAME: CHARTER BUILDING & DEVELOPMENT
                        OWNER ADDR: 11000   SPAIN                   RD NE ALBUQUERQUE NM      87111

101006632924442411   LEGAL: LT 1 3-P1  BLK 4 CORRECTION PLAT SEVILLE SUBDIVISION  LAND USE:
                     PROPERTY ADDR: 00000
                        OWNER NAME: CHARTER BUILDING & DEVELOPMENT
                        OWNER ADDR: 11000   SPAIN                   RD NE ALBUQUERQUE NM      87111

101006635924442510   LEGAL: LT 1 5-P1  BLK 5 CORRECTION PLAT SEVILLE SUBDIVISION  LAND USE:
                     PROPERTY ADDR: 00000
                        OWNER NAME: CURB WEST INC
                        OWNER ADDR: 06301   INDIAN SCHOOL            RD NE ALBUQUERQUE NM      87110

101006637524342611   LEGAL: LT 9 -P1  BLK 6 CORRECTION PLAT SEVILLE SUBDIVISION   LAND USE:
                     PROPERTY ADDR: 00000
                        OWNER NAME: CURB WEST INC
                        OWNER ADDR: 06301   INDIAN SCHOOL            RD NE ALBUQUERQUE NM      87110

101006638824342609   LEGAL: LT 1 1-P1  BLK 6 CORRECTION PLAT SEVILLE SUBDIVISION  LAND USE:
                     PROPERTY ADDR: 00000
                        OWNER NAME: CURB WEST INC
                        OWNER ADDR: 06301   INDIAN SCHOOL            RD NE ALBUQUERQUE NM      87110

101006640624142708   LEGAL: LT 8 -P1  BLK 3 CORRECTION PLAT SEVILLE SUBDIVISION   LAND USE:
                     PROPERTY ADDR: 00000
                        OWNER NAME: CURB WEST INC
                        OWNER ADDR: 06301   INDIAN SCHOOL            RD NE ALBUQUERQUE NM      87110

101006632823942410   LEGAL: LT 1 4-P1  BLK 4 CORRECTION PLAT SEVILLE SUBDIVISION  LAND USE:
                     PROPERTY ADDR: 00000
                        OWNER NAME: CHARTER BUILDING & DEVELOPMENT
                        OWNER ADDR: 11000   SPAIN                   RD NE ALBUQUERQUE NM      87111

101006637423842612   LEGAL: LT 8 -P1  BLK 6 CORRECTION PLAT SEVILLE SUBDIVISION   LAND USE:
                     PROPERTY ADDR: 00000
                        OWNER NAME: CURB WEST INC
                        OWNER ADDR: 06301   INDIAN SCHOOL            RD NE ALBUQUERQUE NM      87110
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101006638723742608   LEGAL: LT 1 2-P1  BLK 6 CORRECTION PLAT SEVILLE SUBDIVISION  LAND USE:
                     PROPERTY ADDR: 00000
                        OWNER NAME: CURB WEST INC
                        OWNER ADDR: 06301   INDIAN SCHOOL            RD NE ALBUQUERQUE NM      87110

101006640523542707   LEGAL: LT 7 -P1  BLK 3 CORRECTION PLAT SEVILLE SUBDIVISION   LAND USE:
                     PROPERTY ADDR: 00000
                        OWNER NAME: CURB WEST INC
                        OWNER ADDR: 06301   INDIAN SCHOOL            RD NE ALBUQUERQUE NM      87110

101006632723442409   LEGAL: LT 1 5-P1  BLK 4 CORRECTION PLAT SEVILLE SUBDIVISION  LAND USE:
                     PROPERTY ADDR: 00000
                        OWNER NAME: CHARTER BUILDING & DEVELOPMENT
                        OWNER ADDR: 11000   SPAIN                     RD NE ALBUQUERQUE NM      87111

101006624323342215   LEGAL: LT 1 -P1  BLK 1 CORRECTION PLAT SEVILLE SUBDIVISION   LAND USE:
                     PROPERTY ADDR: 00000
                        OWNER NAME: CHARTER BUILDING & DEVELOPMENT
                        OWNER ADDR: 11000   SPAIN                     RD NE ALBUQUERQUE NM      87111

101006625623142318   LEGAL: LT 1 -P1  BLK 2 CORRECTION PLAT SEVILLE SUBDIVISION   LAND USE:
                     PROPERTY ADDR: 00000
                        OWNER NAME: CHARTER BUILDING & DEVELOPMENT
                        OWNER ADDR: 11000   SPAIN                     RD NE ALBUQUERQUE NM      87111

101006626223042317   LEGAL: LT 2 -P1  BLK 2 CORRECTION PLAT SEVILLE SUBDIVISION   LAND USE:
                     PROPERTY ADDR: 00000
                        OWNER NAME: CHARTER BUILDING & DEVELOPMENT
                        OWNER ADDR: 11000   SPAIN                     RD NE ALBUQUERQUE NM      87111

101006626822942316   LEGAL: LT 3 -P1  BLK 2 CORRECTION PLAT SEVILLE SUBDIVISION   LAND USE:
                     PROPERTY ADDR: 00000
                        OWNER NAME: CHARTER BUILDING & DEVELOPMENT
                        OWNER ADDR: 11000   SPAIN                     RD NE ALBUQUERQUE NM      87111

101006627222842315   LEGAL: LT 4 -P1  BLK 2 CORRECTION PLAT SEVILLE SUBDIVISION   LAND USE:
                     PROPERTY ADDR: 00000
                        OWNER NAME: CHARTER BUILDING & DEVELOPMENT
                        OWNER ADDR: 11000   SPAIN                     RD NE ALBUQUERQUE NM      87111

101006631223042416   LEGAL: LT 8 -P1  BLK 4 CORRECTION PLAT SEVILLE SUBDIVISION   LAND USE:
                     PROPERTY ADDR: 00000
                        OWNER NAME: CHARTER BUILDING & DEVELOPMENT
                        OWNER ADDR: 11000   SPAIN                     RD NE ALBUQUERQUE NM      87111

101006640422942706   LEGAL: LT 6 -P1  BLK 3 CORRECTION PLAT SEVILLE SUBDIVISION   LAND USE:
                     PROPERTY ADDR: 00000
                        OWNER NAME: CURB WEST INC
                        OWNER ADDR: 06301   INDIAN SCHOOL            RD NE ALBUQUERQUE NM      87110

101006627722742314   LEGAL: LT 5 -P1  BLK 2 CORRECTION PLAT SEVILLE SUBDIVISION   LAND USE:
                     PROPERTY ADDR: 00000
                        OWNER NAME: CHARTER BUILDING & DEVELOPMENT
                        OWNER ADDR: 11000   SPAIN                     RD NE ALBUQUERQUE NM      87111
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101006632522942408   LEGAL: LT 1 6-P1  BLK 4 CORRECTION PLAT SEVILLE SUBDIVISION  LAND USE:
                     PROPERTY ADDR: 00000
                        OWNER NAME: CHARTER BUILDING & DEVELOPMENT
                        OWNER ADDR: 11000   SPAIN                     RD NE ALBUQUERQUE NM      87111

101006628222642313   LEGAL: LT 6 -P1  BLK 2 CORRECTION PLAT SEVILLE SUBDIVISION   LAND USE:
                     PROPERTY ADDR: 00000
                        OWNER NAME: CHARTER BUILDING & DEVELOPMENT
                        OWNER ADDR: 11000   SPAIN                     RD NE ALBUQUERQUE NM      87111

101006628722542312   LEGAL: LT 7 -P1  BLK 2 CORRECTION PLAT SEVILLE SUBDIVISION   LAND USE:
                     PROPERTY ADDR: 00000
                        OWNER NAME: CHARTER BUILDING & DEVELOPMENT
                        OWNER ADDR: 11000   SPAIN                     RD NE ALBUQUERQUE NM      87111

101006624222842214   LEGAL: LT 2 -P1  BLK 1 CORRECTION PLAT SEVILLE SUBDIVISION   LAND USE:
                     PROPERTY ADDR: 00000
                        OWNER NAME: CHARTER BUILDING & DEVELOPMENT
                        OWNER ADDR: 11000   SPAIN                     RD NE ALBUQUERQUE NM      87111

101006629222442311   LEGAL: LT 8 -P1  BLK 2 CORRECTION PLAT SEVILLE SUBDIVISION   LAND USE:
                     PROPERTY ADDR: 00000
                        OWNER NAME: CHARTER BUILDING & DEVELOPMENT
                        OWNER ADDR: 11000   SPAIN                     RD NE ALBUQUERQUE NM      87111

101006629722342310   LEGAL: LT 9 -P1  BLK 2 CORRECTION PLAT SEVILLE SUBDIVISION   LAND USE:
                     PROPERTY ADDR: 00000
                        OWNER NAME: CHARTER BUILDING & DEVELOPMENT
                        OWNER ADDR: 11000   SPAIN                     RD NE ALBUQUERQUE NM      87111

101006631122542417   LEGAL: LT 7 -P1  BLK 4 CORRECTION PLAT SEVILLE SUBDIVISION   LAND USE:
                     PROPERTY ADDR: 00000
                        OWNER NAME: CHARTER BUILDING & DEVELOPMENT
                        OWNER ADDR: 11000   SPAIN                     RD NE ALBUQUERQUE NM      87111

101006632422442407   LEGAL: LT 1 7-P1  BLK 4 CORRECTION PLAT SEVILLE SUBDIVISION  LAND USE:
                     PROPERTY ADDR: 00000
                        OWNER NAME: CHARTER BUILDING & DEVELOPMENT
                        OWNER ADDR: 11000   SPAIN                     RD NE ALBUQUERQUE NM      87111

101006624122342213   LEGAL: LT 3 -P1  BLK 1 CORRECTION PLAT SEVILLE SUBDIVISION   LAND USE:
                     PROPERTY ADDR: 00000
                        OWNER NAME: CHARTER BUILDING & DEVELOPMENT
                        OWNER ADDR: 11000   SPAIN                     RD NE ALBUQUERQUE NM      87111

101006625522142301   LEGAL: LT 1 0-P1  BLK 2 CORRECTION PLAT SEVILLE SUBDIVISION  LAND USE:
                     PROPERTY ADDR: 00000
                        OWNER NAME: CHARTER BUILDING & DEVELOPMENT
                        OWNER ADDR: 11000   SPAIN                     RD NE ALBUQUERQUE NM      87111

101006626122042302   LEGAL: LT 1 1-P1  BLK 2 CORRECTION PLAT SEVILLE SUBDIVISION  LAND USE:
                     PROPERTY ADDR: 00000
                        OWNER NAME: CHARTER BUILDING & DEVELOPMENT
                        OWNER ADDR: 11000   SPAIN                     RD NE ALBUQUERQUE NM      87111
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101006631122042418   LEGAL: LT 6 -P1  BLK 4 CORRECTION PLAT SEVILLE SUBDIVISION   LAND USE:
                     PROPERTY ADDR: 00000
                        OWNER NAME: CHARTER BUILDING & DEVELOPMENT
                        OWNER ADDR: 11000   SPAIN                    RD NE ALBUQUERQUE NM     87111

101006632321842406   LEGAL: LT 1 8-P1  BLK 4 CORRECTION PLAT SEVILLE SUBDIVISION  LAND USE:
                     PROPERTY ADDR: 00000
                        OWNER NAME: CHARTER BUILDING & DEVELOPMENT
                        OWNER ADDR: 11000   SPAIN                    RD NE ALBUQUERQUE NM     87111

101006628021642306   LEGAL: LT 1 5-P1  BLK 2 CORRECTION PLAT SEVILLE SUBDIVISION  LAND USE:
                     PROPERTY ADDR: 00000
                        OWNER NAME: CHARTER BUILDING & DEVELOPMENT
                        OWNER ADDR: 11000   SPAIN                    RD NE ALBUQUERQUE NM     87111

101006628521542307   LEGAL: LT 1 6-P1  BLK 2 CORRECTION PLAT SEVILLE SUBDIVISION  LAND USE:
                     PROPERTY ADDR: 00000
                        OWNER NAME: CHARTER BUILDING & DEVELOPMENT
                        OWNER ADDR: 11000   SPAIN                    RD NE ALBUQUERQUE NM     87111

101006629021442308   LEGAL: LT 1 7-P1  BLK 2 CORRECTION PLAT SEVILLE SUBDIVISION  LAND USE:
                     PROPERTY ADDR: 00000
                        OWNER NAME: CHARTER BUILDING & DEVELOPMENT
                        OWNER ADDR: 11000   SPAIN                    RD NE ALBUQUERQUE NM     87111

101006629621442309   LEGAL: LT 1 8-P1  BLK 2 CORRECTION PLAT SEVILLE SUBDIVISION  LAND USE:
                     PROPERTY ADDR: 00000
                        OWNER NAME: CHARTER BUILDING & DEVELOPMENT
                        OWNER ADDR: 11000   SPAIN                    RD NE ALBUQUERQUE NM     87111

101006631021542419   LEGAL: LT 5 -P1  BLK 4 CORRECTION PLAT SEVILLE SUBDIVISION   LAND USE:
                     PROPERTY ADDR: 00000
                        OWNER NAME: CHARTER BUILDING & DEVELOPMENT
                        OWNER ADDR: 11000   SPAIN                    RD NE ALBUQUERQUE NM     87111
```

"Attachment A"

Margo Dedrich, Surv Tek, Inc.
Zone Map: A-10

SKIES WEST N.A. (R)
***Tom Skopayko**
10523 Taurus Ct. NW/87114 792-9227 (h)
Ed Eubank
10660 Neptune NW/87114 890-3721 (h)

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

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

7003 2260 0005 8321 9141

U.S. Postal Service™
CERTIFIED MAIL™ RECEIPT
(Domestic Mail Only; No Insurance Coverage Provided)
For delivery information visit our website at www.usps.com®
OFFICIAL USE

Postage	$ .83
Certified Fee	2.30
Return Reciept Fee (Endorsement Required)	1.75
Restricted Delivery Fee (Endorsement Required)	
Total Postage & Fees	$ 4.88

ALBUQUERQUE NM 87187
COTTONWOOD STA
AUG 06 2004
Postmark Here
USPS

Sent To Tom Skopayko
Street, Apt. N Skies West
or PO Box Nc 10636 Capricorn Pl NW
City, State, Zi Albuquerque, NM 87114

PS Form 380

7003 2260 0005 8321 9172

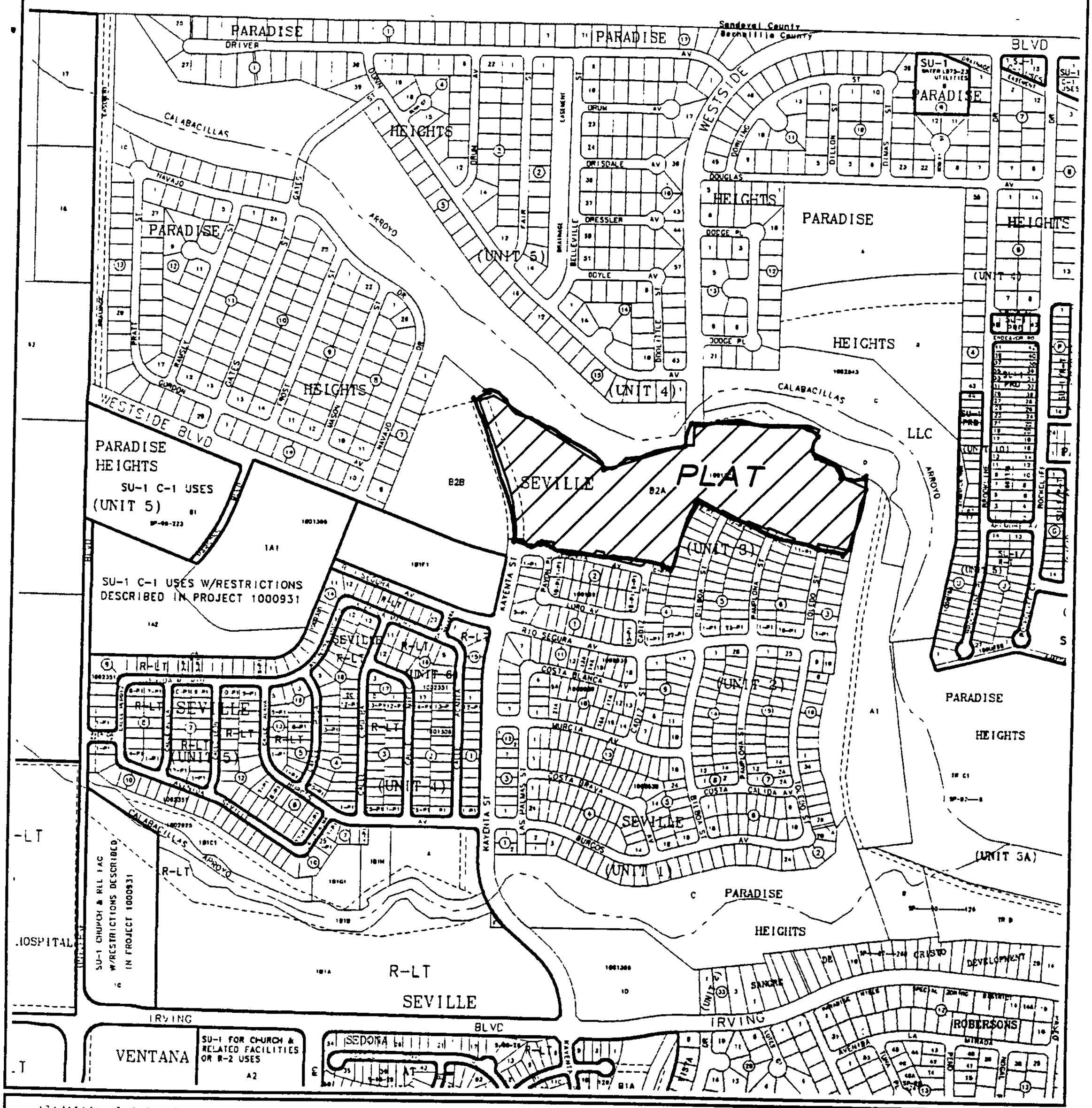
U.S. Postal Service™
CERTIFIED MAIL™ RECEIPT
(Domestic Mail Only; No Insurance Coverage Provided)
For delivery information visit our website at www.usps.com®
OFFICIAL USE

Postage	$ .83
Certified Fee	2.30
Return Reciept Fee (Endorsement Required)	1.75
Restricted Delivery Fee (Endorsement Required)	
Total Postage & Fees	$ 4.88

ALBUQUERQUE NM 87187
COTTONWOOD STA
AUG 06 2004
Postmark Here
USPS

Sent To Ed Eubank
Street, Apt. No.; Skies West
or PO Box No. 10636 Capricorn Pl NW
City, State, ZIP+4 Albuquerque, NM 87114

PS Form 3800



Zone Atlas Page

A-10-Z

Map Amended through March 01, 2004

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

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

☐ **MAJOR SUBDIVISION PRELIMINARY PLAT APPROVAL**

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

Preliminary plat approval expires after one year.
DRB Public hearings are approximately ONE MONTH after the filing deadline. **Your attendance is required.**

☑ **MAJOR SUBDIVISION AMENDMENT TO PRELIMINARY PLAT (with significant changes)**
☐ **MAJOR SUBDIVISION AMENDMENT TO INFRASTRUCTURE LIST (with significant changes)**
☐ **MAJOR SUBDIVISION AMENDMENT TO GRADING PLAN (with significant changes)**

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

- ✓ Proposed Amended Preliminary Plat, and/or Infrastructure List, and/or Grading Plan (folded to fit into an 8.5" by 14" pocket) **24** copies
- ✓ Original Preliminary Plat, and/or Infrastructure List, and/or Grading Plan (folded to fit into an 8.5" by 14" pocket)
- ✓ Zone Atlas map with the entire property(ies) precisely and clearly outlined and crosshatched (to be photocopied)
- ✓ Letter briefly describing, explaining, and justifying the request
- ✓ Property owner's and City Surveyor's signature on the proposed amended plat, if the preliminary plat is being amended
- ✓ Office of Community & Neighborhood Coordination inquiry response, notifying letter, certified mail receipts
- ✓ Sign Posting Agreement
- ✓ Any original and/or related file numbers are listed on the cover application

Amended preliminary plat approval expires after one year.
DRB Public hearings are approximately ONE MONTH after the filing deadline. **Your attendance is required.**

☐ **MAJOR SUBDIVISION EXTENSION OF SUBDIVISION IMPROVEMENTS AGREEMENT**

(Temporary sidewalk deferral uses FORM-V)

- __ 1 copy of each of the following items
- __ Zone Atlas map with the entire property(ies) precisely and clearly outlined and crosshatched (to be photocopied)
- __ Letter briefly describing, explaining, and justifying the request
- __ Plat or plan reduced to 8.5" x 11"
- __ Official D R B Notice of the original approval
- __ Approved Infrastructure List. If not applicable, please initial. _____
- __ Previous SIA extension notice, if one has been issued. If not applicable, please initial. _____
- __ Office of Community & Neighborhood Coordination inquiry response, notifying letter, certified mail receipts
- __ Sign Posting Agreement
- __ Any original and/or related file numbers are listed on the cover application
- __ Fee (see schedule)

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

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

Amy D. Lucero
Applicant name (print)

Amy D. Lucero 8-6-04
Applicant signature / date

Form revised 9/01, 8/03 and 9/03

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

Application case numbers
04DRB - ____ - 01254
04DRB - ____ - 01225
____ - ____ - ____

Planner signature / date 8/6/04

Project # 1003471

#508

CITY OF PLANNING
PLANNING DEPARTMENT
PROPERTY OWNERSHIP LIST

Meeting Date: JANUARY 12, 2005
Zone Atlas Page: A-10-Z
Notification Radius: 100 Ft.

Project# 1003471
App# 04DRB-01948
App# 04DRB-01949

Cross Reference and Location:

Applicant: CURB WEST, INC
Address: 5160 SAN FRANCISCO NE
ALBUQUERQUE NM 87109

Agent: SURV-TEK, INC
Address: 9384 VALLEY VIEW DR. NW
ALBUQUERQUE NM 87114

Special Instructions:

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

Date Mailed: DECEMBER 23, 2004

Signature: KYLE TSETHLIKAI KT

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101006619038021117   LEGAL: TR I N NW 1/4 AND SW1/4 OF NE1/4 SEC 3 T11N R2E      LAND USE:
                     PROPERTY ADDR: 00000
                        OWNER NAME: PARADISE RESERVE LIMITED CO
                        OWNER ADDR: 07620   JEFFERSON                   NE ALBUQUERQUE NM       87109

101006642532010101   ***  THIS UPC CODE HAS NO MASTER RECORD ON FILE

101006619529021142   LEGAL: TR B -2-B  BULK LAND PLAT OF TRACTS 1-A-1, 1-A-2, 1-  LAND USE:
                     PROPERTY ADDR: 00000
                        OWNER NAME: WESTFORK LIMITED
                        OWNER ADDR: 06301   INDIAN SCHOOL             RD NE ALBUQUERQUE NM       87110

101006631633210501   LEGAL: 001  015P ARADISE HGTS UNIT 4                       LAND USE:
                     PROPERTY ADDR: 00000   N/A
                        OWNER NAME: PARCO INVESTORS LTD CO
                        OWNER ADDR: 05854   OSUNA                       RD NE ALBUQUERQUE NM       87109

101006631027040501   LEGAL: TR B -2-A  BULK LAND PLAT OF TRACTS 1-A-1, 1-A-2, 1-  LAND USE:
                     PROPERTY ADDR: 00000
                        OWNER NAME: WESTFORK LIMITED
                        OWNER ADDR: 06301   INDIAN SCHOOL             RD NE ALBUQUERQUE NM       87110

101006640030010102   ***  THIS UPC CODE HAS NO MASTER RECORD ON FILE

101006642016740901   LEGAL: TR A -1 B ULKLAND PLAT OF TRS A-1, B, C, D, E & F PA  LAND USE:
                     PROPERTY ADDR: 00000
                        OWNER NAME: A M A F C A
                        OWNER ADDR: 02600   PROSPECT                    NE ALBUQUERQUE NM       87107

101006633726342415   LEGAL: LT 9 -P1  BLK 4 CORRECTION PLAT SEVILLE SUBDIVISION   LAND USE:
                     PROPERTY ADDR: 00000
                        OWNER NAME: CHARTER BUILDING & DEVELOPMENT
                        OWNER ADDR: 11000   SPAIN                       RD NE ALBUQUERQUE NM       87111

101006617524530204   ***  THIS UPC CODE HAS NO MASTER RECORD ON FILE

101006633525842414   LEGAL: LT 1 0-P1  BLK 4 CORRECTION PLAT SEVILLE SUBDIVISION  LAND USE:
                     PROPERTY ADDR: 00000
                        OWNER NAME: CHARTER BUILDING & DEVELOPMENT
                        OWNER ADDR: 11000   SPAIN                       RD NE ALBUQUERQUE NM       87111

101006635125642513   LEGAL: LT 1 2-P1  BLK 5 CORRECTION PLAT SEVILLE SUBDIVISION  LAND USE:
                     PROPERTY ADDR: 00000
                        OWNER NAME: CHARTER BUILDING & DEVELOPMENT
                        OWNER ADDR: 11000   SPAIN                       RD NE ALBUQUERQUE NM       87111

101006633325442413   LEGAL: LT 1 1-P1  BLK 4 CORRECTION PLAT SEVILLE SUBDIVISION  LAND USE:
                     PROPERTY ADDR: 00000
                        OWNER NAME: CHARTER BUILDING & DEVELOPMENT
                        OWNER ADDR: 11000   SPAIN                       RD NE ALBUQUERQUE NM       87111

101006636325342512   LEGAL: LT 1 3-P1  BLK 5 CORRECTION PLAT SEVILLE SUBDIVISION  LAND USE:
                     PROPERTY ADDR: 00000
                        OWNER NAME: CURB WEST INC
                        OWNER ADDR: 06301   INDIAN SCHOOL             RD NE ALBUQUERQUE NM       87110
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101006634925242514   LEGAL: LT 1 1-P1  BLK 5 CORRECTION PLAT SEVILLE SUBDIVISION  LAND USE:
                     PROPERTY ADDR: 00000
                        OWNER NAME: CHARTER BUILDING & DEVELOPMENT
                        OWNER ADDR: 11000   SPAIN                       RD NE ALBUQUERQUE NM       87111

101006633124942412   LEGAL: LT 1 2-P1  BLK 4 CORRECTION PLAT SEVILLE SUBDIVISION  LAND USE:
                     PROPERTY ADDR: 00000
                        OWNER NAME: CHARTER BUILDING & DEVELOPMENT
                        OWNER ADDR: 11000   SPAIN                       RD NE ALBUQUERQUE NM       87111

101006636124842511   LEGAL: LT 1 4-P1  BLK 5 CORRECTION PLAT SEVILLE SUBDIVISION  LAND USE:
                     PROPERTY ADDR: 00000
                        OWNER NAME: CURB WEST INC
                        OWNER ADDR: 06301   INDIAN SCHOOL             RD NE ALBUQUERQUE NM       87110

101006637724842610   LEGAL: LT 1 0-P1  BLK 6 CORRECTION PLAT SEVILLE SUBDIVISION  LAND USE:
                     PROPERTY ADDR: 00000
                        OWNER NAME: CURB WEST INC
                        OWNER ADDR: 06301   INDIAN SCHOOL             RD NE ALBUQUERQUE NM       87110

101006634724742515   LEGAL: LT 1 0-P1  BLK 5 CORRECTION PLAT SEVILLE SUBDIVISION  LAND USE:
                     PROPERTY ADDR: 00000
                        OWNER NAME: CHARTER BUILDING & DEVELOPMENT
                        OWNER ADDR: 11000   SPAIN                       RD NE ALBUQUERQUE NM       87111

101006632924442411   LEGAL: LT 1 3-P1  BLK 4 CORRECTION PLAT SEVILLE SUBDIVISION  LAND USE:
                     PROPERTY ADDR: 00000
                        OWNER NAME: CHARTER BUILDING & DEVELOPMENT
                        OWNER ADDR: 11000   SPAIN                       RD NE ALBUQUERQUE NM       87111

101006635924442510   LEGAL: LT 1 5-P1  BLK 5 CORRECTION PLAT SEVILLE SUBDIVISION  LAND USE:
                     PROPERTY ADDR: 00000
                        OWNER NAME: CURB WEST INC
                        OWNER ADDR: 06301   INDIAN SCHOOL             RD NE ALBUQUERQUE NM       87110

101006637524342611   LEGAL: LT 9 -P1  BLK 6 CORRECTION PLAT SEVILLE SUBDIVISION   LAND USE:
                     PROPERTY ADDR: 00000
                        OWNER NAME: CURB WEST INC
                        OWNER ADDR: 06301   INDIAN SCHOOL             RD NE ALBUQUERQUE NM       87110

101006638824342609   LEGAL: LT 1 1-P1  BLK 6 CORRECTION PLAT SEVILLE SUBDIVISION  LAND USE:
                     PROPERTY ADDR: 00000
                        OWNER NAME: CURB WEST INC
                        OWNER ADDR: 06301   INDIAN SCHOOL             RD NE ALBUQUERQUE NM       87110

101006640624142708   LEGAL: LT 8 -P1  BLK 3 CORRECTION PLAT SEVILLE SUBDIVISION   LAND USE:
                     PROPERTY ADDR: 00000
                        OWNER NAME: CURB WEST INC
                        OWNER ADDR: 06301   INDIAN SCHOOL             RD NE ALBUQUERQUE NM       87110

101006632823942410   LEGAL: LT 1 4-P1  BLK 4 CORRECTION PLAT SEVILLE SUBDIVISION  LAND USE:
                     PROPERTY ADDR: 00000
                        OWNER NAME: CHARTER BUILDING & DEVELOPMENT
                        OWNER ADDR: 11000   SPAIN                       RD NE ALBUQUERQUE NM       87111
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101006637423842612 LEGAL: LT 8 -P1 BLK 6 CORRECTION PLAT SEVILLE SUBDIVISION LAND USE:
PROPERTY ADDR: 00000
OWNER NAME: CURB WEST INC
OWNER ADDR: 06301 INDIAN SCHOOL RD NE ALBUQUERQUE NM 87110

101006638723742608 LEGAL: LT 1 2-P1 BLK 6 CORRECTION PLAT SEVILLE SUBDIVISION LAND USE:
PROPERTY ADDR: 00000
OWNER NAME: CURB WEST INC
OWNER ADDR: 06301 INDIAN SCHOOL RD NE ALBUQUERQUE NM 87110

101006640523542707 LEGAL: LT 7 -P1 BLK 3 CORRECTION PLAT SEVILLE SUBDIVISION LAND USE:
PROPERTY ADDR: 00000
OWNER NAME: CURB WEST INC
OWNER ADDR: 06301 INDIAN SCHOOL RD NE ALBUQUERQUE NM 87110

101006632723442409 LEGAL: LT 1 5-P1 BLK 4 CORRECTION PLAT SEVILLE SUBDIVISION LAND USE:
PROPERTY ADDR: 00000
OWNER NAME: CHARTER BUILDING & DEVELOPMENT
OWNER ADDR: 11000 SPAIN RD NE ALBUQUERQUE NM 87111

101006624323342215 LEGAL: LT 1 -P1 BLK 1 CORRECTION PLAT SEVILLE SUBDIVISION LAND USE:
PROPERTY ADDR: 00000
OWNER NAME: CHARTER BUILDING & DEVELOPMENT
OWNER ADDR: 11000 SPAIN RD NE ALBUQUERQUE NM 87111

101006625623142318 LEGAL: LT 1 -P1 BLK 2 CORRECTION PLAT SEVILLE SUBDIVISION LAND USE:
PROPERTY ADDR: 00000
OWNER NAME: CHARTER BUILDING & DEVELOPMENT
OWNER ADDR: 11000 SPAIN RD NE ALBUQUERQUE NM 87111

101006626223042317 LEGAL: LT 2 -P1 BLK 2 CORRECTION PLAT SEVILLE SUBDIVISION LAND USE:
PROPERTY ADDR: 00000
OWNER NAME: CHARTER BUILDING & DEVELOPMENT
OWNER ADDR: 11000 SPAIN RD NE ALBUQUERQUE NM 87111

101006626822942316 LEGAL: LT 3 -P1 BLK 2 CORRECTION PLAT SEVILLE SUBDIVISION LAND USE:
PROPERTY ADDR: 00000
OWNER NAME: CHARTER BUILDING & DEVELOPMENT
OWNER ADDR: 11000 SPAIN RD NE ALBUQUERQUE NM 87111

101006627222842315 LEGAL: LT 4 -P1 BLK 2 CORRECTION PLAT SEVILLE SUBDIVISION LAND USE:
PROPERTY ADDR: 00000
OWNER NAME: CHARTER BUILDING & DEVELOPMENT
OWNER ADDR: 11000 SPAIN RD NE ALBUQUERQUE NM 87111

101006631223042416 LEGAL: LT 8 -P1 BLK 4 CORRECTION PLAT SEVILLE SUBDIVISION LAND USE:
PROPERTY ADDR: 00000
OWNER NAME: CHARTER BUILDING & DEVELOPMENT
OWNER ADDR: 11000 SPAIN RD NE ALBUQUERQUE NM 87111

101006640422942706 LEGAL: LT 6 -P1 BLK 3 CORRECTION PLAT SEVILLE SUBDIVISION LAND USE:
PROPERTY ADDR: 00000
OWNER NAME: CURB WEST INC
OWNER ADDR: 06301 INDIAN SCHOOL RD NE ALBUQUERQUE NM 87110

101006627722742314 LEGAL: LT 5 -P1 BLK 2 CORRECTION PLAT SEVILLE SUBDIVISION LAND USE:
PROPERTY ADDR: 00000
OWNER NAME: CHARTER BUILDING & DEVELOPMENT
OWNER ADDR: 11000 SPAIN RD NE ALBUQUERQUE NM 87111

101006632522942408 LEGAL: LT 1 6-P1 BLK 4 CORRECTION PLAT SEVILLE SUBDIVISION LAND USE:
PROPERTY ADDR: 00000
OWNER NAME: CHARTER BUILDING & DEVELOPMENT
OWNER ADDR: 11000 SPAIN RD NE ALBUQUERQUE NM 87111

101006628222642313 LEGAL: LT 6 -P1 BLK 2 CORRECTION PLAT SEVILLE SUBDIVISION LAND USE:
PROPERTY ADDR: 00000
OWNER NAME: CHARTER BUILDING & DEVELOPMENT
OWNER ADDR: 11000 SPAIN RD NE ALBUQUERQUE NM 87111

101006628722542312 LEGAL: LT 7 -P1 BLK 2 CORRECTION PLAT SEVILLE SUBDIVISION LAND USE:
PROPERTY ADDR: 00000
OWNER NAME: CHARTER BUILDING & DEVELOPMENT
OWNER ADDR: 11000 SPAIN RD NE ALBUQUERQUE NM 87111

101006624222842214 LEGAL: LT 2 -P1 BLK 1 CORRECTION PLAT SEVILLE SUBDIVISION LAND USE:
PROPERTY ADDR: 00000
OWNER NAME: CHARTER BUILDING & DEVELOPMENT
OWNER ADDR: 11000 SPAIN RD NE ALBUQUERQUE NM 87111

101006629222442311 LEGAL: LT 8 -P1 BLK 2 CORRECTION PLAT SEVILLE SUBDIVISION LAND USE:
PROPERTY ADDR: 00000
OWNER NAME: CHARTER BUILDING & DEVELOPMENT
OWNER ADDR: 11000 SPAIN RD NE ALBUQUERQUE NM 87111

101006629722342310 LEGAL: LT 9 -P1 BLK 2 CORRECTION PLAT SEVILLE SUBDIVISION LAND USE:
PROPERTY ADDR: 00000
OWNER NAME: CHARTER BUILDING & DEVELOPMENT
OWNER ADDR: 11000 SPAIN RD NE ALBUQUERQUE NM 87111

101006631122542417 LEGAL: LT 7 -P1 BLK 4 CORRECTION PLAT SEVILLE SUBDIVISION LAND USE:
PROPERTY ADDR: 00000
OWNER NAME: CHARTER BUILDING & DEVELOPMENT
OWNER ADDR: 11000 SPAIN RD NE ALBUQUERQUE NM 87111

101006632422442407 LEGAL: LT 1 7-P1 BLK 4 CORRECTION PLAT SEVILLE SUBDIVISION LAND USE:
PROPERTY ADDR: 00000
OWNER NAME: CHARTER BUILDING & DEVELOPMENT
OWNER ADDR: 11000 SPAIN RD NE ALBUQUERQUE NM 87111

101006624122342213 LEGAL: LT 3 -P1 BLK 1 CORRECTION PLAT SEVILLE SUBDIVISION LAND USE:
PROPERTY ADDR: 00000
OWNER NAME: CHARTER BUILDING & DEVELOPMENT
OWNER ADDR: 11000 SPAIN RD NE ALBUQUERQUE NM 87111

101006625522142301 LEGAL: LT 1 0-P1 BLK 2 CORRECTION PLAT SEVILLE SUBDIVISION LAND USE:
PROPERTY ADDR: 00000
OWNER NAME: CHARTER BUILDING & DEVELOPMENT
OWNER ADDR: 11000 SPAIN RD NE ALBUQUERQUE NM 87111

101006626122042302 LEGAL: LT 1 1-P1 BLK 2 CORRECTION PLAT SEVILLE SUBDIVISION LAND USE:
PROPERTY ADDR: 00000
OWNER NAME: CHARTER BUILDING & DEVELOPMENT
OWNER ADDR: 11000 SPAIN RD NE ALBUQUERQUE NM 87111

101006626621942303 LEGAL: LT 1 2-P1 BLK 2 CORRECTION PLAT SEVILLE SUBDIVISION LAND USE:
PROPERTY ADDR: 00000
OWNER NAME: CHARTER BUILDING & DEVELOPMENT
OWNER ADDR: 11000 SPAIN RD NE ALBUQUERQUE NM 87111

101006631122042418 LEGAL: LT 6 -P1 BLK 4 CORRECTION PLAT SEVILLE SUBDIVISION LAND USE:
PROPERTY ADDR: 00000
OWNER NAME: CHARTER BUILDING & DEVELOPMENT
OWNER ADDR: 11000 SPAIN RD NE ALBUQUERQUE NM 87111

101006627121842304 LEGAL: LT 1 3-P1 BLK 2 CORRECTION PLAT SEVILLE SUBDIVISION LAND USE:
PROPERTY ADDR: 00000
OWNER NAME: CHARTER BUILDING & DEVELOPMENT
OWNER ADDR: 11000 SPAIN RD NE ALBUQUERQUE NM 87111

101006627621742305 LEGAL: LT 1 4-P1 BLK 2 CORRECTION PLAT SEVILLE SUBDIVISION LAND USE:
PROPERTY ADDR: 00000
OWNER NAME: CHARTER BUILDING & DEVELOPMENT
OWNER ADDR: 11000 SPAIN RD NE ALBUQUERQUE NM 87111

101006632321842406 LEGAL: LT 1 8-P1 BLK 4 CORRECTION PLAT SEVILLE SUBDIVISION LAND USE:
PROPERTY ADDR: 00000
OWNER NAME: CHARTER BUILDING & DEVELOPMENT
OWNER ADDR: 11000 SPAIN RD NE ALBUQUERQUE NM 87111

101006628021642306 LEGAL: LT 1 5-P1 BLK 2 CORRECTION PLAT SEVILLE SUBDIVISION LAND USE:
PROPERTY ADDR: 00000
OWNER NAME: CHARTER BUILDING & DEVELOPMENT
OWNER ADDR: 11000 SPAIN RD NE ALBUQUERQUE NM 87111

101006628521542307 LEGAL: LT 1 6-P1 BLK 2 CORRECTION PLAT SEVILLE SUBDIVISION LAND USE:
PROPERTY ADDR: 00000
OWNER NAME: CHARTER BUILDING & DEVELOPMENT
OWNER ADDR: 11000 SPAIN RD NE ALBUQUERQUE NM 87111

101006629021442308 LEGAL: LT 1 7-P1 BLK 2 CORRECTION PLAT SEVILLE SUBDIVISION LAND USE:
PROPERTY ADDR: 00000
OWNER NAME: CHARTER BUILDING & DEVELOPMENT
OWNER ADDR: 11000 SPAIN RD NE ALBUQUERQUE NM 87111

101006629621442309 LEGAL: LT 1 8-P1 BLK 2 CORRECTION PLAT SEVILLE SUBDIVISION LAND USE:
PROPERTY ADDR: 00000
OWNER NAME: CHARTER BUILDING & DEVELOPMENT
OWNER ADDR: 11000 SPAIN RD NE ALBUQUERQUE NM 87111

101006631021542419 LEGAL: LT 5 -P1 BLK 4 CORRECTION PLAT SEVILLE SUBDIVISION LAND USE:
PROPERTY ADDR: 00000
OWNER NAME: CHARTER BUILDING & DEVELOPMENT
OWNER ADDR: 11000 SPAIN RD NE ALBUQUERQUE NM 87111

101006642532010101 LEGAL: TR C BULK LAND PLAT OF TRACTS A THRU D LANDS OF PARADISE HEIGHTS L.L.C. BEING
PROPERTY ADDR: 00000

OWNER NAME: PARADISE HEIGHTS LLC
OWNER ADDR: 6301 INDIAN SCHOOL RD NE, #208
ALBUQUERQUE NM 87110

101006640030010102 LEGAL: TR D BULK LAND PLAT OF TRACTS A THRU D LANDS OF PARADISE HEIGHTS L.L.C. BEING
PROPERTY ADDR: 00000

OWNER NAME: PARADISE HEIGHTS LLC
OWNER ADDR: 6301 INDIAN SCHOOL RD NE, #208
ALBUQUERQUE NM 87110

101006617524530204 TR 1-B-1-F-1 BULK LAND PLAT OF TRACTS 1-B-1-C-1 THRU 1-B-1-G-1 SEVILLE BEING A REPLAT
PROPERTY ADDR: 00000

OWNER NAME: CURB WEST INC.
OWNER ADDR: 6301 INDIAN SCHOOL RD NE, #208
ALBUQUERQUE NM 87110

"Attachment A"

SURV-TEK, INC., MARGO DEDRICH
ZONE MAP: A-10

Skies West NA (R)
***Tom Skopayko**
10523 Taurus Ct. NW / 87114 792-9227 (h)
Ed Eubank
10660 Neptune NW / 87114 890-3721 (h)

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

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

NOTICE TO APPLICANTS

SUGGESTED INFORMATION FOR NEIGHBORHOOD NOTIFICATION LETTERS

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

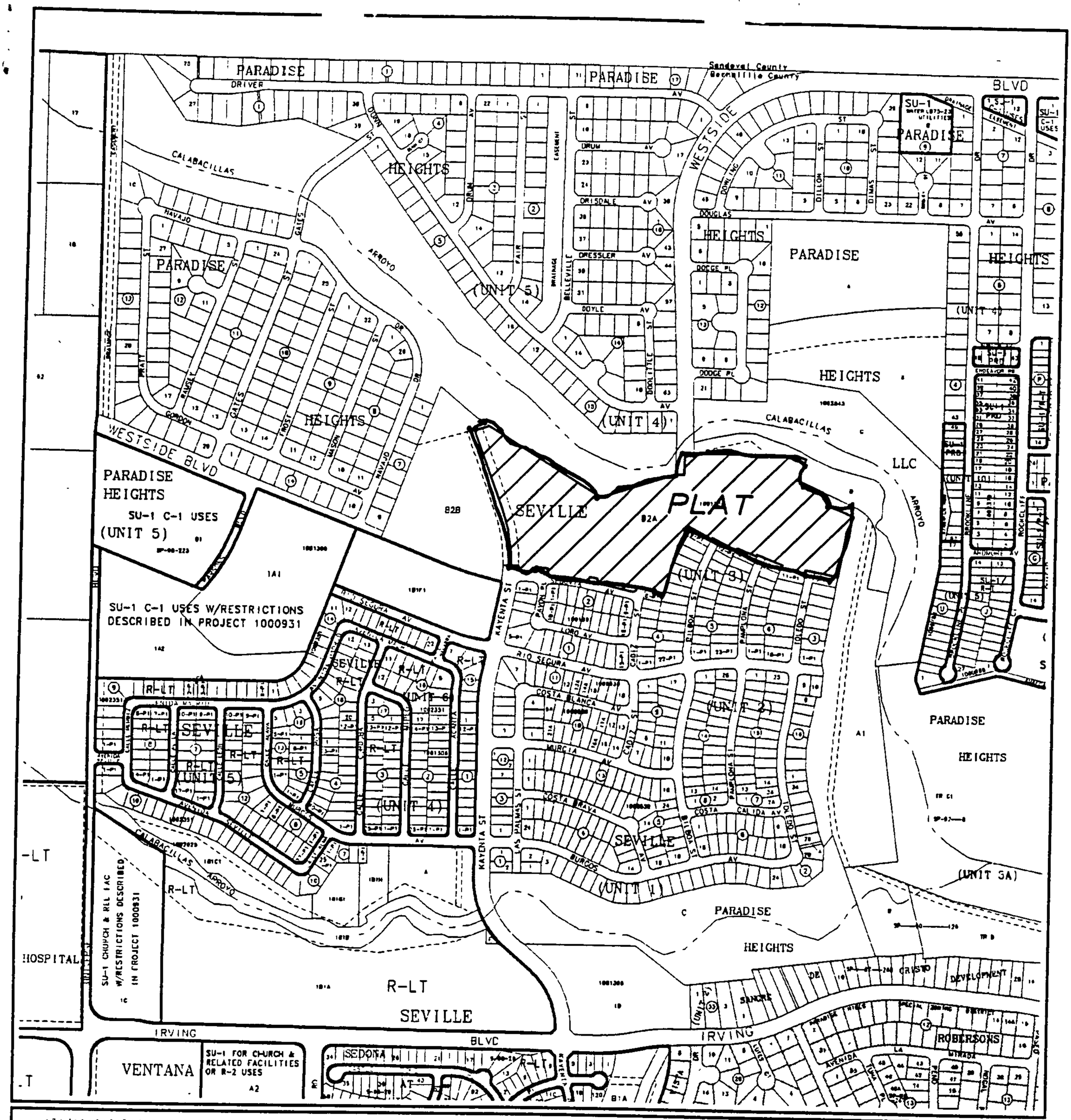
WE RECOMMEND THAT THE NOTIFICATION LETTER INCLUDE THE FOLLOWING INFORMATION:

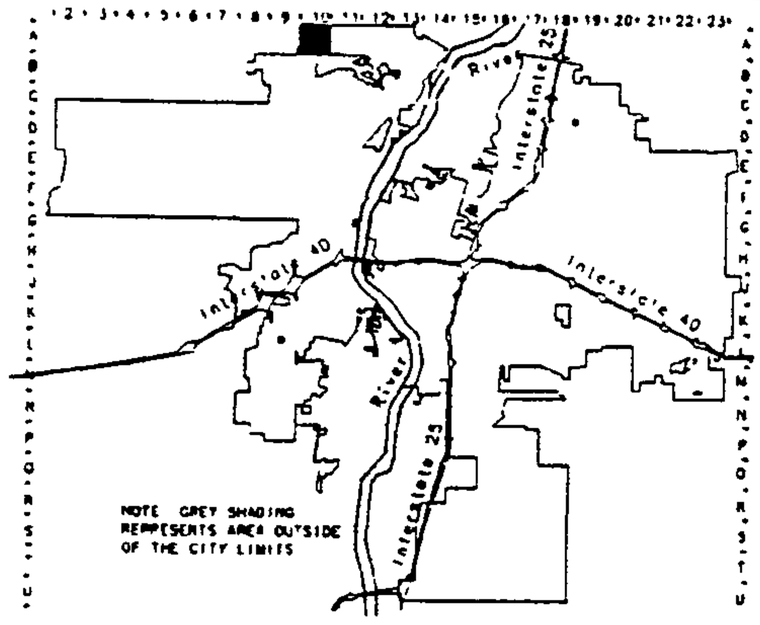
1. The street address of the subject property.
2. The legal description of the property, including lot or tract number (if any), block number (if any), and name of the subdivision.
3. A physical description of the location, referenced to streets and existing land uses.
4. A complete description of the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

****

(below this line for ONC use only)

Date of Inquiry: **12/16/04** Time Entered: **9:50 AM** ONC Rep. Initials: **JK**





CITY OF ALBUQUERQUE · NEW MEXICO · 1706

A Business Geographic Information System

PLANNING DEPARTMENT

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GRAPHIC SCALE IN FEET

250 0 750 1000

Zone Atlas Page

A-10-Z

Map Amended through March 01, 2004

FORM V: SUBDIVISION VARIANCES & VACATIONS

☐ **BULK LAND VARIANCE** **(PUBLIC HEARING CASE)**

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

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

☐ **VACATION OF PUBLIC RIGHT-OF-WAY**
☐ **VACATION OF PUBLIC EASEMENT**

__ The complete document which created the public easement (folded to fit into an 8.5" by 14" pocket) **24** copies. (Not required for dedicated and City owned public right-of-way.)
__ Drawing showing the easement or right-of-way to be vacated, its relation to existing streets, etc. (folded to fit into an 8.5" by 14" pocket) **24** copies
__ Zone Atlas map with the entire property(ies) precisely and clearly outlined and crosshatched (to be photocopied)
__ Letter briefly describing, explaining, and justifying the request
__ Office of Community & Neighborhood Coordination inquiry response, notifying letter, certified mail receipts
__ Sign Posting Agreement
__ Fee (see schedule)
__ Any original and/or related file numbers are listed on the cover application

Unless the vacation is shown on a DRB approved plat recorded by the County Clerk within one year, it will expire.
DRB Public hearings are approximately ONE MONTH after the filing deadline. Your attendance is required.

☐ **SUBDIVISION DESIGN VARIANCE (VARIANCE FROM MINIMUM STANDARDS OF THE DEVELOPMENT PROCESS MANUAL)**
☐ **SIDEWALK DESIGN VARIANCE**
☐ **SIDEWALK WAIVER**

__ Scale drawing showing the proposed variance or waiver (folded to fit into an 8.5" by 14" pocket) **6** copies for unadvertised meetings. These actions are not approved through internal routing.
__ Zone Atlas map with the entire property(ies) precisely and clearly outlined and crosshatched (to be photocopied)
__ Letter briefly describing, explaining, and justifying the variance or waiver
__ Any original and/or related file numbers are listed on the cover application

DRB meetings are approximately 8 DAYS after the Tuesday noon filing deadline. Your attendance is required.

☑ **TEMPORARY DEFERRAL OF SIDEWALK CONSTRUCTION**
☐ **EXTENSION OF THE SIA FOR TEMPORARY DEFERRAL OF SIDEWALK CONSTRUCTION**

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

DRB meetings are approximately 8 DAYS after the Tuesday noon filing deadline. Your attendance is required.

☐ **VACATION OF PRIVATE EASEMENT**

__ The complete document which created the private easement (folded to fit into an 8.5" by 14" pocket) **6** copies for unadvertised meetings. These actions are not approved through internal routing.
__ Scale drawing showing the easement to be vacated, its relation to existing streets, etc. (folded to fit into an 8.5" by 14" pocket) **6** copies
__ Zone Atlas map with the entire property(ies) precisely and clearly outlined and crosshatched (to be photocopied)
__ Letter briefly describing, explaining, and justifying the vacation
__ Letter of authorization from the grantors and the beneficiaries
__ Fee (see schedule)
__ Any original and/or related file numbers are listed on the cover application

Unless the vacation is shown on a DRB approved plat recorded by the County Clerk within one year, it will expire.
DRB meetings are approximately 8 DAYS after the Tuesday noon filing deadline. Your attendance is required.

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

Applicant name (print)

Applicant signature / date

Form revised 4/03 and October 200

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

Application case numbers
04DRB - 01949
____ - ____ - ____
____ - ____ - ____

12-17-04

Owner signature / date

Project # 1003471

195

CITY OF PLANNING
PLANNING DEPARTMENT
PROPERTY OWNERSHIP LIST

Meeting Date: FEBUARY 9, 2005
Zone Atlas Page: A-10-Z
Notification Radius: 100 Ft.

Project# 1003471
App# 05DRB-00083
App# 05DRB-00084

Cross Reference and Location:

Applicant: CURB WEST, INC
Address: 5160 SAN FRANCISCO NE
ALBUQUERQUE NM 87109

Agent: SURV-TEK, INC.
Address: 9384 VALLEY VIEW DR NW
ALBUQUERQUE NM 87114

Special Instructions:

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

Date Mailed: JANUARY 21, 2005

Signature: KYLE TSETHLIKAI

```
101006619038021117   LEGAL: TR I N NW 1/4 AND SW1/4 OF NE1/4 SEC 3 T11N R2E      LAND USE:
                     PROPERTY ADDR: 00000
                        OWNER NAME: PARADISE RESERVE LIMITED CO
                        OWNER ADDR: 07620   JEFFERSON                  NE ALBUQUERQUE NM      87109

101006642532010101   ***  THIS UPC CODE HAS NO MASTER RECORD ON FILE

101006619529021142   LEGAL: TR B -2-B  BULK LAND PLAT OF TRACTS 1-A-1, 1-A-2, 1-  LAND USE:
                     PROPERTY ADDR: 00000
                        OWNER NAME: WESTFORK LIMITED
                        OWNER ADDR: 06301   INDIAN SCHOOL            RD NE ALBUQUERQUE NM      87110

101006631633210501   LEGAL: 001  015P ARADISE HGTS UNIT 4                       LAND USE:
                     PROPERTY ADDR: 00000   N/A
                        OWNER NAME: PARCO INVESTORS LTD CO
                        OWNER ADDR: 05854   OSUNA                     RD NE ALBUQUERQUE NM      87109

101006631027040501   LEGAL: TR B -2-A  BULK LAND PLAT OF TRACTS 1-A-1, 1-A-2, 1-  LAND USE:
                     PROPERTY ADDR: 00000
                        OWNER NAME: WESTFORK LIMITED
                        OWNER ADDR: 06301   INDIAN SCHOOL            RD NE ALBUQUERQUE NM      87110

101006640030010102   ***  THIS UPC CODE HAS NO MASTER RECORD ON FILE

101006642016740901   LEGAL: TR A -1 B ULKLAND PLAT OF TRS A-1, B, C, D, E & F PA  LAND USE:
                     PROPERTY ADDR: 00000
                        OWNER NAME: A M A F C A
                        OWNER ADDR: 02600   PROSPECT                  NE ALBUQUERQUE NM      87107

101006633726342415   LEGAL: LT 9 -P1  BLK 4 CORRECTION PLAT SEVILLE SUBDIVISION   LAND USE:
                     PROPERTY ADDR: 00000
                        OWNER NAME: CHARTER BUILDING & DEVELOPMENT
                        OWNER ADDR: 11000   SPAIN                     RD NE ALBUQUERQUE NM      87111

101006617524530204   ***  THIS UPC CODE HAS NO MASTER RECORD ON FILE

101006633525842414   LEGAL: LT 1 0-P1  BLK 4 CORRECTION PLAT SEVILLE SUBDIVISION  LAND USE:
                     PROPERTY ADDR: 00000
                        OWNER NAME: CHARTER BUILDING & DEVELOPMENT
                        OWNER ADDR: 11000   SPAIN                     RD NE ALBUQUERQUE NM      87111

101006635125642513   LEGAL: LT 1 2-P1  BLK 5 CORRECTION PLAT SEVILLE SUBDIVISION  LAND USE:
                     PROPERTY ADDR: 00000
                        OWNER NAME: CHARTER BUILDING & DEVELOPMENT
                        OWNER ADDR: 11000   SPAIN                     RD NE ALBUQUERQUE NM      87111

101006633325442413   LEGAL: LT 1 1-P1  BLK 4 CORRECTION PLAT SEVILLE SUBDIVISION  LAND USE:
                     PROPERTY ADDR: 00000
                        OWNER NAME: CHARTER BUILDING & DEVELOPMENT
                        OWNER ADDR: 11000   SPAIN                     RD NE ALBUQUERQUE NM      87111

101006636325342512   LEGAL: LT 1 3-P1  BLK 5 CORRECTION PLAT SEVILLE SUBDIVISION  LAND USE:
                     PROPERTY ADDR: 00000
                        OWNER NAME: CURB WEST INC
                        OWNER ADDR: 06301   INDIAN SCHOOL            RD NE ALBUQUERQUE NM      87110
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101006634925242514   LEGAL: LT 1 1-P1  BLK 5 CORRECTION PLAT SEVILLE SUBDIVISION  LAND USE:
                     PROPERTY ADDR: 00000
                        OWNER NAME: CHARTER BUILDING & DEVELOPMENT
                        OWNER ADDR: 11000   SPAIN                     RD NE ALBUQUERQUE NM      87111

101006633124942412   LEGAL: LT 1 2-P1  BLK 4 CORRECTION PLAT SEVILLE SUBDIVISION  LAND USE:
                     PROPERTY ADDR: 00000
                        OWNER NAME: CHARTER BUILDING & DEVELOPMENT
                        OWNER ADDR: 11000   SPAIN                     RD NE ALBUQUERQUE NM      87111

101006636124842511   LEGAL: LT 1 4-P1  BLK 5 CORRECTION PLAT SEVILLE SUBDIVISION  LAND USE:
                     PROPERTY ADDR: 00000
                        OWNER NAME: CURB WEST INC
                        OWNER ADDR: 06301   INDIAN SCHOOL            RD NE ALBUQUERQUE NM      87110

101006637724842610   LEGAL: LT 1 0-P1  BLK 6 CORRECTION PLAT SEVILLE SUBDIVISION  LAND USE:
                     PROPERTY ADDR: 00000
                        OWNER NAME: CURB WEST INC
                        OWNER ADDR: 06301   INDIAN SCHOOL            RD NE ALBUQUERQUE NM      87110

101006634724742515   LEGAL: LT 1 0-P1  BLK 5 CORRECTION PLAT SEVILLE SUBDIVISION  LAND USE:
                     PROPERTY ADDR: 00000
                        OWNER NAME: CHARTER BUILDING & DEVELOPMENT
                        OWNER ADDR: 11000   SPAIN                     RD NE ALBUQUERQUE NM      87111

101006632924442411   LEGAL: LT 1 3-P1  BLK 4 CORRECTION PLAT SEVILLE SUBDIVISION  LAND USE:
                     PROPERTY ADDR: 00000
                        OWNER NAME: CHARTER BUILDING & DEVELOPMENT
                        OWNER ADDR: 11000   SPAIN                     RD NE ALBUQUERQUE NM      87111

101006635924442510   LEGAL: LT 1 5-P1  BLK 5 CORRECTION PLAT SEVILLE SUBDIVISION  LAND USE:
                     PROPERTY ADDR: 00000
                        OWNER NAME: CURB WEST INC
                        OWNER ADDR: 06301   INDIAN SCHOOL            RD NE ALBUQUERQUE NM      87110

101006637524342611   LEGAL: LT 9 -P1  BLK 6 CORRECTION PLAT SEVILLE SUBDIVISION   LAND USE:
                     PROPERTY ADDR: 00000
                        OWNER NAME: CURB WEST INC
                        OWNER ADDR: 06301   INDIAN SCHOOL            RD NE ALBUQUERQUE NM      87110

101006638824342609   LEGAL: LT 1 1-P1  BLK 6 CORRECTION PLAT SEVILLE SUBDIVISION  LAND USE:
                     PROPERTY ADDR: 00000
                        OWNER NAME: CURB WEST INC
                        OWNER ADDR: 06301   INDIAN SCHOOL            RD NE ALBUQUERQUE NM      87110

101006640624142708   LEGAL: LT 8 -P1  BLK 3 CORRECTION PLAT SEVILLE SUBDIVISION   LAND USE:
                     PROPERTY ADDR: 00000
                        OWNER NAME: CURB WEST INC
                        OWNER ADDR: 06301   INDIAN SCHOOL            RD NE ALBUQUERQUE NM      87110

101006632823942410   LEGAL: LT 1 4-P1  BLK 4 CORRECTION PLAT SEVILLE SUBDIVISION  LAND USE:
                     PROPERTY ADDR: 00000
                        OWNER NAME: CHARTER BUILDING & DEVELOPMENT
                        OWNER ADDR: 11000   SPAIN                     RD NE ALBUQUERQUE NM      87111
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101006637423842612 LEGAL: LT 8 -P1 BLK 6 CORRECTION PLAT SEVILLE SUBDIVISION LAND USE:
PROPERTY ADDR: 00000
OWNER NAME: CURB WEST INC
OWNER ADDR: 06301 INDIAN SCHOOL RD NE ALBUQUERQUE NM 87110

101006638723742608 LEGAL: LT 1 2-P1 BLK 6 CORRECTION PLAT SEVILLE SUBDIVISION LAND USE:
PROPERTY ADDR: 00000
OWNER NAME: CURB WEST INC
OWNER ADDR: 06301 INDIAN SCHOOL RD NE ALBUQUERQUE NM 87110

101006640523542707 LEGAL: LT 7 -P1 BLK 3 CORRECTION PLAT SEVILLE SUBDIVISION LAND USE:
PROPERTY ADDR: 00000
OWNER NAME: CURB WEST INC
OWNER ADDR: 06301 INDIAN SCHOOL RD NE ALBUQUERQUE NM 87110

101006632723442409 LEGAL: LT 1 5-P1 BLK 4 CORRECTION PLAT SEVILLE SUBDIVISION LAND USE:
PROPERTY ADDR: 00000
OWNER NAME: CHARTER BUILDING & DEVELOPMENT
OWNER ADDR: 11000 SPAIN RD NE ALBUQUERQUE NM 87111

101006624323342215 LEGAL: LT 1 -P1 BLK 1 CORRECTION PLAT SEVILLE SUBDIVISION LAND USE:
PROPERTY ADDR: 00000
OWNER NAME: CHARTER BUILDING & DEVELOPMENT
OWNER ADDR: 11000 SPAIN RD NE ALBUQUERQUE NM 87111

101006625623142318 LEGAL: LT 1 -P1 BLK 2 CORRECTION PLAT SEVILLE SUBDIVISION LAND USE:
PROPERTY ADDR: 00000
OWNER NAME: CHARTER BUILDING & DEVELOPMENT
OWNER ADDR: 11000 SPAIN RD NE ALBUQUERQUE NM 87111

101006626223042317 LEGAL: LT 2 -P1 BLK 2 CORRECTION PLAT SEVILLE SUBDIVISION LAND USE:
PROPERTY ADDR: 00000
OWNER NAME: CHARTER BUILDING & DEVELOPMENT
OWNER ADDR: 11000 SPAIN RD NE ALBUQUERQUE NM 87111

101006638523142607 LEGAL: LT 1 3-P1 BLK 6 CORRECTION PLAT SEVILLE SUBDIVISION LAND USE:
PROPERTY ADDR: 00000
OWNER NAME: CURB WEST INC
OWNER ADDR: 06301 INDIAN SCHOOL RD NE ALBUQUERQUE NM 87110

101006626822942316 LEGAL: LT 3 -P1 BLK 2 CORRECTION PLAT SEVILLE SUBDIVISION LAND USE:
PROPERTY ADDR: 00000
OWNER NAME: CHARTER BUILDING & DEVELOPMENT
OWNER ADDR: 11000 SPAIN RD NE ALBUQUERQUE NM 87111

101006627222842315 LEGAL: LT 4 -P1 BLK 2 CORRECTION PLAT SEVILLE SUBDIVISION LAND USE:
PROPERTY ADDR: 00000
OWNER NAME: CHARTER BUILDING & DEVELOPMENT
OWNER ADDR: 11000 SPAIN RD NE ALBUQUERQUE NM 87111

101006631223042416 LEGAL: LT 8 -P1 BLK 4 CORRECTION PLAT SEVILLE SUBDIVISION LAND USE:
PROPERTY ADDR: 00000
OWNER NAME: CHARTER BUILDING & DEVELOPMENT
OWNER ADDR: 11000 SPAIN RD NE ALBUQUERQUE NM 87111

101006640422942706 LEGAL: LT 6 -P1 BLK 3 CORRECTION PLAT SEVILLE SUBDIVISION LAND USE:
PROPERTY ADDR: 00000
OWNER NAME: CURB WEST INC
OWNER ADDR: 06301 INDIAN SCHOOL RD NE ALBUQUERQUE NM 87110

101006627722742314 LEGAL: LT 5 -P1 BLK 2 CORRECTION PLAT SEVILLE SUBDIVISION LAND USE:
PROPERTY ADDR: 00000
OWNER NAME: CHARTER BUILDING & DEVELOPMENT
OWNER ADDR: 11000 SPAIN RD NE ALBUQUERQUE NM 87111

101006632522942408 LEGAL: LT 1 6-P1 BLK 4 CORRECTION PLAT SEVILLE SUBDIVISION LAND USE:
PROPERTY ADDR: 00000
OWNER NAME: CHARTER BUILDING & DEVELOPMENT
OWNER ADDR: 11000 SPAIN RD NE ALBUQUERQUE NM 87111

101006628222642313 LEGAL: LT 6 -P1 BLK 2 CORRECTION PLAT SEVILLE SUBDIVISION LAND USE:
PROPERTY ADDR: 00000
OWNER NAME: CHARTER BUILDING & DEVELOPMENT
OWNER ADDR: 11000 SPAIN RD NE ALBUQUERQUE NM 87111

101006628722542312 LEGAL: LT 7 -P1 BLK 2 CORRECTION PLAT SEVILLE SUBDIVISION LAND USE:
PROPERTY ADDR: 00000
OWNER NAME: CHARTER BUILDING & DEVELOPMENT
OWNER ADDR: 11000 SPAIN RD NE ALBUQUERQUE NM 87111

101006624222842214 LEGAL: LT 2 -P1 BLK 1 CORRECTION PLAT SEVILLE SUBDIVISION LAND USE:
PROPERTY ADDR: 00000
OWNER NAME: CHARTER BUILDING & DEVELOPMENT
OWNER ADDR: 11000 SPAIN RD NE ALBUQUERQUE NM 87111

101006629222442311 LEGAL: LT 8 -P1 BLK 2 CORRECTION PLAT SEVILLE SUBDIVISION LAND USE:
PROPERTY ADDR: 00000
OWNER NAME: CHARTER BUILDING & DEVELOPMENT
OWNER ADDR: 11000 SPAIN RD NE ALBUQUERQUE NM 87111

101006629722342310 LEGAL: LT 9 -P1 BLK 2 CORRECTION PLAT SEVILLE SUBDIVISION LAND USE:
PROPERTY ADDR: 00000
OWNER NAME: CHARTER BUILDING & DEVELOPMENT
OWNER ADDR: 11000 SPAIN RD NE ALBUQUERQUE NM 87111

101006631122542417 LEGAL: LT 7 -P1 BLK 4 CORRECTION PLAT SEVILLE SUBDIVISION LAND USE:
PROPERTY ADDR: 00000
OWNER NAME: CHARTER BUILDING & DEVELOPMENT
OWNER ADDR: 11000 SPAIN RD NE ALBUQUERQUE NM 87111

101006632422442407 LEGAL: LT 1 7-P1 BLK 4 CORRECTION PLAT SEVILLE SUBDIVISION LAND USE:
PROPERTY ADDR: 00000
OWNER NAME: CHARTER BUILDING & DEVELOPMENT
OWNER ADDR: 11000 SPAIN RD NE ALBUQUERQUE NM 87111

101006624122342213 LEGAL: LT 3 -P1 BLK 1 CORRECTION PLAT SEVILLE SUBDIVISION LAND USE:
PROPERTY ADDR: 00000
OWNER NAME: CHARTER BUILDING & DEVELOPMENT
OWNER ADDR: 11000 SPAIN RD NE ALBUQUERQUE NM 87111

101006625522142301 LEGAL: LT 1 0-P1 BLK 2 CORRECTION PLAT SEVILLE SUBDIVISION LAND USE:
PROPERTY ADDR: 00000
OWNER NAME: CHARTER BUILDING & DEVELOPMENT
OWNER ADDR: 11000 SPAIN RD NE ALBUQUERQUE NM 87111

101006626122042302 LEGAL: LT 1 1-P1 BLK 2 CORRECTION PLAT SEVILLE SUBDIVISION LAND USE:
PROPERTY ADDR: 00000
OWNER NAME: CHARTER BUILDING & DEVELOPMENT
OWNER ADDR: 11000 SPAIN RD NE ALBUQUERQUE NM 87111

101006626621942303 LEGAL: LT 1 2-P1 BLK 2 CORRECTION PLAT SEVILLE SUBDIVISION LAND USE:
PROPERTY ADDR: 00000
OWNER NAME: CHARTER BUILDING & DEVELOPMENT
OWNER ADDR: 11000 SPAIN RD NE ALBUQUERQUE NM 87111

101006631122042418 LEGAL: LT 6 -P1 BLK 4 CORRECTION PLAT SEVILLE SUBDIVISION LAND USE:
PROPERTY ADDR: 00000
OWNER NAME: CHARTER BUILDING & DEVELOPMENT
OWNER ADDR: 11000 SPAIN RD NE ALBUQUERQUE NM 87111

101006627121842304 LEGAL: LT 1 3-P1 BLK 2 CORRECTION PLAT SEVILLE SUBDIVISION LAND USE:
PROPERTY ADDR: 00000
OWNER NAME: CHARTER BUILDING & DEVELOPMENT
OWNER ADDR: 11000 SPAIN RD NE ALBUQUERQUE NM 87111

101006627621742305 LEGAL: LT 1 4-P1 BLK 2 CORRECTION PLAT SEVILLE SUBDIVISION LAND USE:
PROPERTY ADDR: 00000
OWNER NAME: CHARTER BUILDING & DEVELOPMENT
OWNER ADDR: 11000 SPAIN RD NE ALBUQUERQUE NM 87111

101006632321842406 LEGAL: LT 1 8-P1 BLK 4 CORRECTION PLAT SEVILLE SUBDIVISION LAND USE:
PROPERTY ADDR: 00000
OWNER NAME: CHARTER BUILDING & DEVELOPMENT
OWNER ADDR: 11000 SPAIN RD NE ALBUQUERQUE NM 87111

101006628021642306 LEGAL: LT 1 5-P1 BLK 2 CORRECTION PLAT SEVILLE SUBDIVISION LAND USE:
PROPERTY ADDR: 00000
OWNER NAME: CHARTER BUILDING & DEVELOPMENT
OWNER ADDR: 11000 SPAIN RD NE ALBUQUERQUE NM 87111

101006628521542307 LEGAL: LT 1 6-P1 BLK 2 CORRECTION PLAT SEVILLE SUBDIVISION LAND USE:
PROPERTY ADDR: 00000
OWNER NAME: CHARTER BUILDING & DEVELOPMENT
OWNER ADDR: 11000 SPAIN RD NE ALBUQUERQUE NM 87111

101006629021442308 LEGAL: LT 1 7-P1 BLK 2 CORRECTION PLAT SEVILLE SUBDIVISION LAND USE:
PROPERTY ADDR: 00000
OWNER NAME: CHARTER BUILDING & DEVELOPMENT
OWNER ADDR: 11000 SPAIN RD NE ALBUQUERQUE NM 87111

101006629621442309 LEGAL: LT 1 8-P1 BLK 2 CORRECTION PLAT SEVILLE SUBDIVISION LAND USE:
PROPERTY ADDR: 00000
OWNER NAME: CHARTER BUILDING & DEVELOPMENT
OWNER ADDR: 11000 SPAIN RD NE ALBUQUERQUE NM 87111

101006631021542419 LEGAL: LT 5 -P1 BLK 4 CORRECTION PLAT SEVILLE SUBDIVISION LAND USE:
PROPERTY ADDR: 00000
OWNER NAME: CHARTER BUILDING & DEVELOPMENT
OWNER ADDR: 11000 SPAIN RD NE ALBUQUERQUE NM 87111

"Attachment A"

Margo Dedrich, Surv Tek, Inc.
Zone Map: A-10

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

SKIES WEST N.A. (R)
***Tom Skopayko**
10523 Taurus Ct. NW/87114 792-9227 (h)
Ed Eubank
10660 Neptune NW/87114 890-3721 (h)

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

NOTICE TO APPLICANTS

SUGGESTED INFORMATION FOR NEIGHBORHOOD NOTIFICATION LETTERS

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

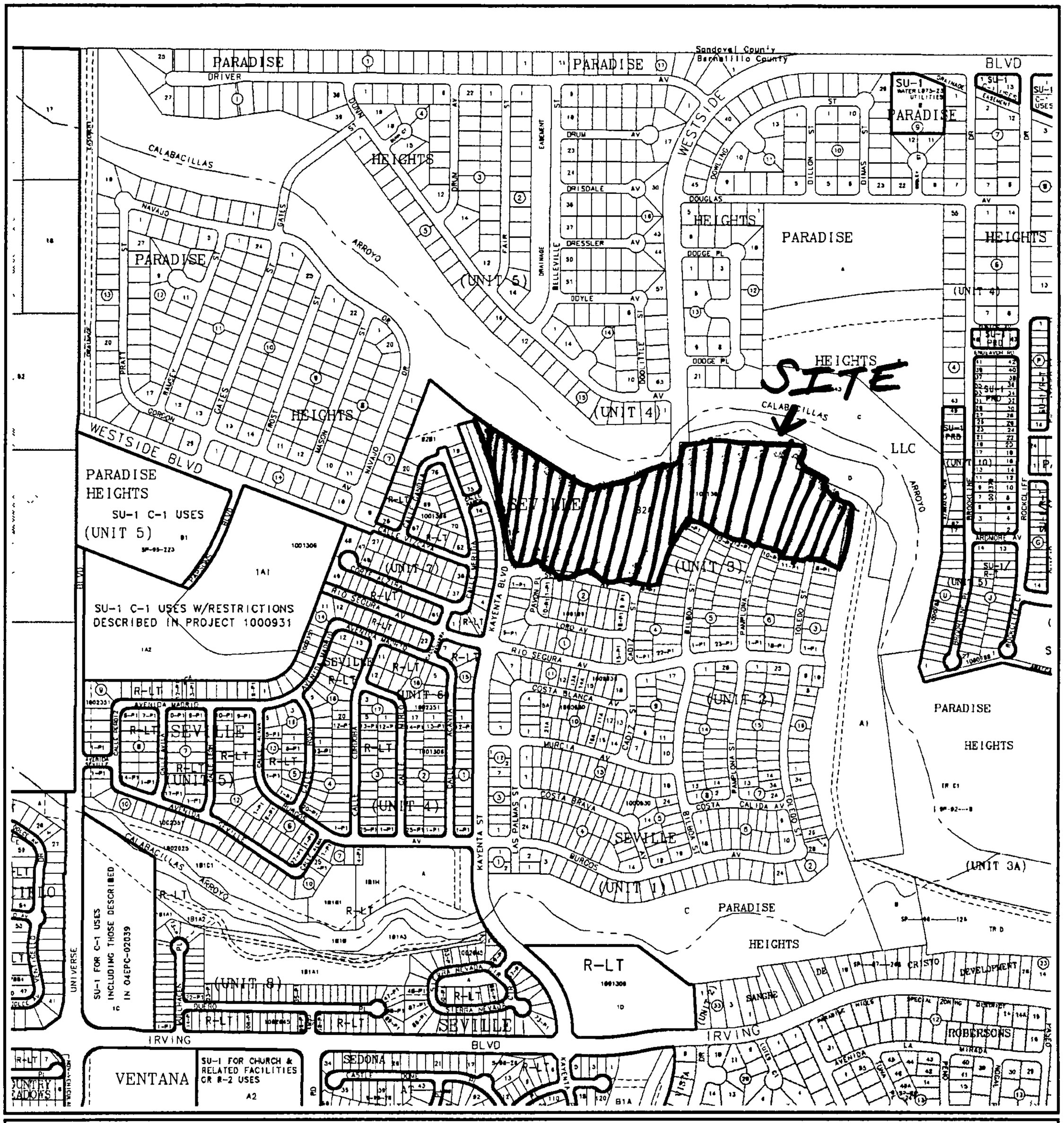
WE RECOMMEND THAT THE NOTIFICATION LETTER INCLUDE THE FOLLOWING INFORMATION:

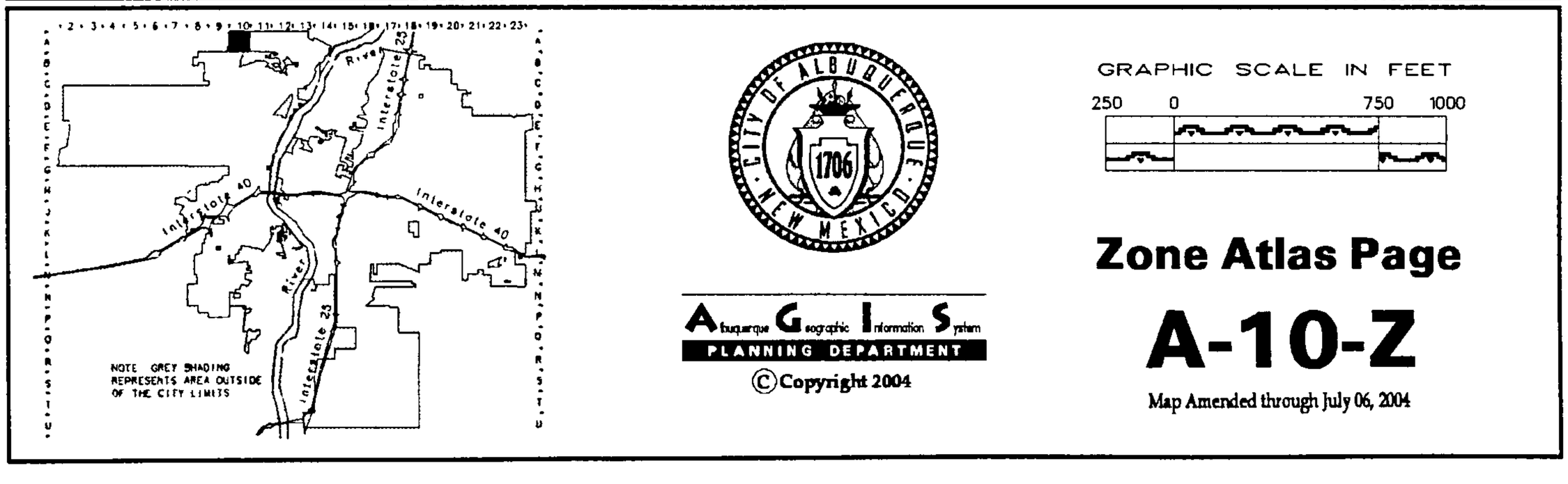
1. The street address of the subject property.
2. The legal description of the property, including lot or tract number (if any), block number (if any), and name of the subdivision.
3. A physical description of the location, referenced to streets and existing land uses.
4. A complete description of the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

* *

(below this line for ONC use only)

Date of Inquiry: **01/10/05** Time Entered: **2:40 p.m.** ONC Rep. Initials: **SW**


PARADISE
HEIGHTS
(UNIT 5)
(UNIT 4)
(UNIT 3)
(UNIT 2)
(UNIT 1)
(UNIT 3A)
(UNIT 7)
(UNIT 8)
SEVILLE
WESTSIDE BLVD
WESTSIDE
IRVING BLVD
CALABACILLAS
ARROYO
SITE
PARADISE HEIGHTS
SU-1 C-1 USES
(UNIT 5)
SU-1 C-1 USES W/RESTRICTIONS
DESCRIBED IN PROJECT 1000931
SU-1 FOR C-1 USES
INCLUDING THOSE DESCRIBED
IN 04EPC-02039
R-LT
VENTANA
SU-1 FOR CHURCH &
RELATED FACILITIES
OR R-2 USES
SEDONA
ROBERSONS
DEVELOPMENT
LLC


Interstate 25
Interstate 40
River
NOTE GREY SHADING
REPRESENTS AREA OUTSIDE
OF THE CITY LIMITS
CITY OF ALBUQUERQUE
NEW MEXICO
1706
Albuquerque Geographic Information System
PLANNING DEPARTMENT
© Copyright 2004
GRAPHIC SCALE IN FEET
250 0 750 1000
Zone Atlas Page
A-10-Z
Map Amended through July 06, 2004

SURV TEK, INC.
Consulting Surveyors
9384 Valley View Drive, NW Albuquerque, New Mexico 87114
Phone: 505-897-3366 Fax: 505-897-3377 E-mail: hugg@swcp.com

January 10, 2005

Albuquerque Development Review Board
PO Box 1293
Albuquerque, New Mexico 87103

Attention: Sheran Matson, Chair

Re: Seville Subdivision Unit 3A, (Replat of Tract B-2-A, Seville),City of Albuquerque, Bernalillo County, New Mexico (A-10-Z). Project # 1003471

Dear Sheran:

The owner of the above captioned property, Curb West, Inc., is hereby filing application with the City of Albuquerque Development Review Board for a public hearing for: a) Vacation of existing Temporary Public Roadway and Utility easements and a portion of existing Public right of way as shown on the approved preliminary plat and vacation exhibit attached hereto.

Please call me if you have any further questions concerning this request.

Sincerely,

Russ P. Hugg, PS
Surv-Tek, Inc.

Current DRC
Project Number: 702082

FIGURE 12
INFRASTRUCTURE LIST

Claire

Date Submitted. 12/16/2004
Date Site Plan Approved:
Date Preliminary Plat Approved: 1/12/05
Date Preliminary Plat Expires: 1/12/06
DRB Project No.: 1003471
DRB Application No : 04DRB-01948

ORIGINAL

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

Amended Seville Subdivision Unit Three A
PROPOSED NAME OF PLAT AND/OR SITE DEVELOPMENT PLAN

Tract B, Paradise Heights
EXISTING LEGAL DESCRIPTION PRIOR TO PLATTING ACTION

Following is a summary of PUBLIC/PRIVATE Infrastructure required to be constructed or financially guaranteed for the above development. This Listing is not necessarily a complete listing. During the SIA process and/or in the review of the construction drawings, if the DRC Chair determines that appurtenant items and/or unforeseen items have not been included in the infrastructure listing, the DRC Chair may include those items in the listing and related financial guarantee. Likewise, if the DRC Chair determines that appurtenant or non-essential items can be deleted from the listing, those items may be deleted as well as the related portions of the financial guarantees. All such revisions require approval by the DRC Chair, the User Department and agent/owner. If such approvals are obtained, these revisions to the listing will be incorporated administratively. In addition, any unforeseen items which arise during construction which are necessary to complete the project and which normally are the Subdivider's responsibility will be required as a condition of project acceptance and close out by the City.

SIA Sequence #	COA DRC Project #	Size	Type of Improvement	Location	From	To	Private Inspector	City Inspector	City Cnst Engineer
							/	/	/
			PAVING				/	/	/
		26' F-F	Res. Paving W/ C&G, *4' Sidewalk Both Sides	Pavon Pl.	Segovia Ave.	South boundary of Lot 11, Blk. 1	/	/	/
		26' F-F	Res. Paving W/ C&G, *4' Sidewalk Both Sides	Aldea Av.	Pavon Pl.	Cadiz St.	/	/	/
		28' F-F	Res. Paving W/ C&G, *4' Sidewalk Both Sides	Cadiz St.	South boundary of Lot 72	Soria Ave.	/	/	/
		28' F-F	Res. Paving W/ C&G, *4' Sidewalk Both Sides	Bilboa St.	South boundary of Lot 88	Soria Ave.	/	/	/
		28' F-F	Res. Paving W/ C&G, *4' Sidewalk Both Sides	Pamplona St.	South boundary of Lot 100	Soria Ave.	/	/	/
		28' F-F	Res. Paving W/ C&G, *4' Sidewalk Both Sides	Toledo St.	South boundary of Lot 106	Soria Ave.	/	/	/
1		30' FF- w/6'SW	McMahon Blvd.	Kayenta	EAST. BDY TRACT B2:A1				
1		~~(Deferred)~~ ~~mod~~	Proc C-mod	$14,623.23					

ORIGINAL

SIA Sequence #	COA DRC Project #	Size	Type of Improvement	Location	From	To	Private Inspector	City Inspector	City Cnst Engineer
		28' F-F	Res. Paving W/ C&G, *4' Sidewalk Both Sides	Soria Ave.	Cadiz St.	Toledo St.	/	/	/
		25' F-F	Paving (per COA # 651481) W/ C&G, 6' Sidewalk East Side Only	Kayenta Blvd.	Segovia Ave.	North boundary of Tract B-2-A-1	/	/	/
			DRAINAGE				/	/	/
		24" Dia.	RCP W/ MH & Inlets	Soria Ave.	West boundary of Lot 6, Blk. 6	Toledo St.	/	/	/
		30" - 48" Dia.	RCP W/ MH & Inlets	Toledo St.	Soria Ave.	South boundary of Lot 19, Blk. 6	/	/	/
			Calabacias lateral stabilization per AMAFCA	Calabacias Arroyo	Northern boundary of Unit 3A		/	/	/
							/	/	/
			WATER (NMUI)				/	/	/
		12" Dia.	Waterline W/ Appertenances	Pavon Pl.	Segovia Ave.	South boundary of Lot 11, Blk. 1	/	/	/
		8" Dia.	Waterline W/ Appertenances	Aldea Av.	Pavon Pl.	Cadiz St.	/	/	/
		8" Dia.	Waterline W/ Appertenances	Cadiz St.	South boundary of Lot 72	Soria Ave.	/	/	/
		8" Dia.	Waterline W/ Appertenances	Bilboa St.	South boundary of Lot 88	Soria Ave.	/	/	/
		8" Dia.	Waterline W/ Appertenances	Pamplona St.	South boundary of Lot 100	Soria Ave.	/	/	/
		8" Dia.	Waterline W/ Appertenances	Toledo St.	South boundary of Lot 106	Soria Ave.	/	/	/
		8" Dia.	Waterline W/ Appertenances	Soria Ave.	Cadiz St.	Toledo St.	/	/	/
			SANITARY SEWER (NMUI)				/	/	/

ORIGINAL

SIA Sequence #	COA DRC Project #	Size	Type of Improvement	Location	From	To	Private Inspector	City Inspector	City Cnst Engineer
		8" Dia.	Sanitary Sewer W/ MH & Appertenances	Pavon Pl.	Segovia Ave.	South boundary of Lot 11, Blk. 1	/	/	/
		8" Dia.	Sanitary Sewer W/ MH & Appertenances	Aldea Av.	Pavon Pl.	Cadiz St.	/	/	/
		8" Dia.	Sanitary Sewer W/ MH & Appertenances	Cadiz St.	South boundary of Lot 72	Soria Ave.	/	/	/
		8" Dia.	Sanitary Sewer W/ MH & Appertenances	Bilboa St.	South boundary of Lot 91	South boundary of Lot 88	/	/	/
		8" Dia.	Sanitary Sewer W/ MH & Appertenances	Pamplona St.	South boundary of Lot 96	North boundary of Lot 100	/	/	/
		8" Dia.	Sanitary Sewer W/ MH & Appertenances	Toledo St.	South boundary of Lot 49	Soria Ave.	/	/	/
		8" Dia.	Sanitary Sewer W/ MH & Appertenances	Soria Ave.	Cadiz St.	Toledo St.	/	/	/

NOTES

1 * Sidewalk to be Defered

2 Offsite Mitigation = $400/Unit x 106 Units = $42,400

3 Engineers Grading & Drainage Certification is required for release of Financial Guarantees.

4 Street Lights shall be located in accordance with COA requirements.

AGENT/OWNER

Dan Aguirre, PE (Agent)
NAME(print)

Wilson & Co., 2600 American Rd., Rio Rancho NM 87124
FIRM

SIGNATURE

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

DEVELOPMENT REVIEW BOARD MEMBER APPROVALS

1/12/05
DRB CHAIR -- date

Christina Sandoval 1/12/05
PARKS & GENERAL SERVICES -- date

1-12-05
TRANSPORTATION DEVELOPMENT -- date

AMAFCA -- date

Robert Green 1/12/05
UTILITY DEVELOPMENT -- date

1-12-05
NMCI -- date

1-12-05
CITY ENGINEER -- date

_____ **- date**

ORIGINAL

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

DESIGN REVIEW COMMITTEE REVISIONS

REVISION	DATE	DRC CHAIR	USER DEPARTMENT	AGENT/OWNER
1	9-26-06			

City of Albuquerque

DEVELOPMENT/ PLAN REVIEW APPLICATION

	Supplemental form
SUBDIVISION	**S**
✓ Major Subdivision action	
___ Minor Subdivision action	
___ Vacation	**V**
___ Variance (Non-Zoning)	
SITE DEVELOPMENT PLAN	
___ ... for Subdivision Purposes	**P**
___ ... for Building Permit	
___ IP Master Development Plan	
___ Cert. of Appropriateness (LUCC)	**L**

	Supplemental form
ZONING AND PLANNING	**Z**
___ Annexation	
___ County Submittal	
___ EPC Submittal	
___ Zone Map Amendment (Establish or Change Zoning)	
___ Sector Plan (Phase I, II, III)	
___ Amendment to Sector, Area, Facility or Comprehensive Plan	
___ Text Amendment (Zoning Code/Sub Regs)	
APPEAL / PROTEST OF ...	**A**
___ Decision by: DRB, EPC, LUCC, Planning Director or Staff, ZHE, Zoning Board of Appeals	

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

APPLICANT INFORMATION:

NAME: CURB WEST, INC PHONE: 875-1721
ADDRESS: 5160 SAN FRANCISCO NE FAX: 875-1723
CITY: ALBUQ. STATE NM ZIP 87109 E-MAIL:
Proprietary Interest in Site: OWNER **List all owners:**
AGENT (if any): **Surv-Tek, Inc** PHONE: **897-3366**
ADDRESS: **9384 Valley View Drive NW** FAX: **897-3377**
CITY: **Albuquerque** STATE **NM** ZIP **87114** E-MAIL: **Hugg@survtek.com**

DESCRIPTION OF REQUEST: FINAL PLAT APPROVAL

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

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

Lot or Tract No. TRACT B-2-A Block: — Unit: —
Subdv. / Addn. SEVILLE SUBDIVISION
Current Zoning: R-1 Proposed zoning: SAME
Zone Atlas pages(s) A-10 No. of **existing** lots: 1 No. of **proposed** lots: 106
Total area of site (acres): 23.5 Density if applicable: dwellings per gross acre: N/A dwellings per net acre: N/A
Within city Limits? ✓ Yes. ___ No, (but site is within 5 miles of the city limits.) Within 1000FT of a landfill? N/A
UPC No. 101006631027040501 MRGCD Map No. —
LOCATION OF PROPERTY BY STREETS: On or Near: ON SEGOVIA EAST OF KAYENTA
Between: and

CASE HISTORY:

List **any** current or prior case numbers that may be relevant to your application (Proj., App., DRB-, AX_,Z_,V_,S_, etc.): 02DRB-01791
1001891, 1003471, 1001306
Check-off if project was previously reviewed by Sketch Plat/Plan ☐ , or Pre-Application Review Team ☐ Date of review:

SIGNATURE Rob Date 3.29.05
(Print) ~~Margo Lucero~~ RUSS HUGG ___ Applicant X Agent

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

☐ **INTERNAL ROUTING**
☑ All checklists are complete
☑ All fees have been collected
☑ All case #s are assigned
☐ AGIS copy has been sent
☑ Case history #s are listed
No ☐ Site is within 1000ft of a landfill
NA ☐ F.H.D.P. density bonus
NA ☐ F.H.D.P. fee rebate

Application case numbers	Action	S.F.	Fees
05DRB - - 00595	FP	5(3)	$ 0
- -	CMF		$ 20.00
- -			$
- -			$
- -			$
			Total $ 20.00

Hearing date 4-20-05

4-11-05
Planner signature / date

Project # 1003471

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
N/A 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
__ **Signed** Pre-Annexation Agreement if Annexation required.
__ 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.

Russ Hugg 4/11/05
Applicant name (print)

Applicant signature / date

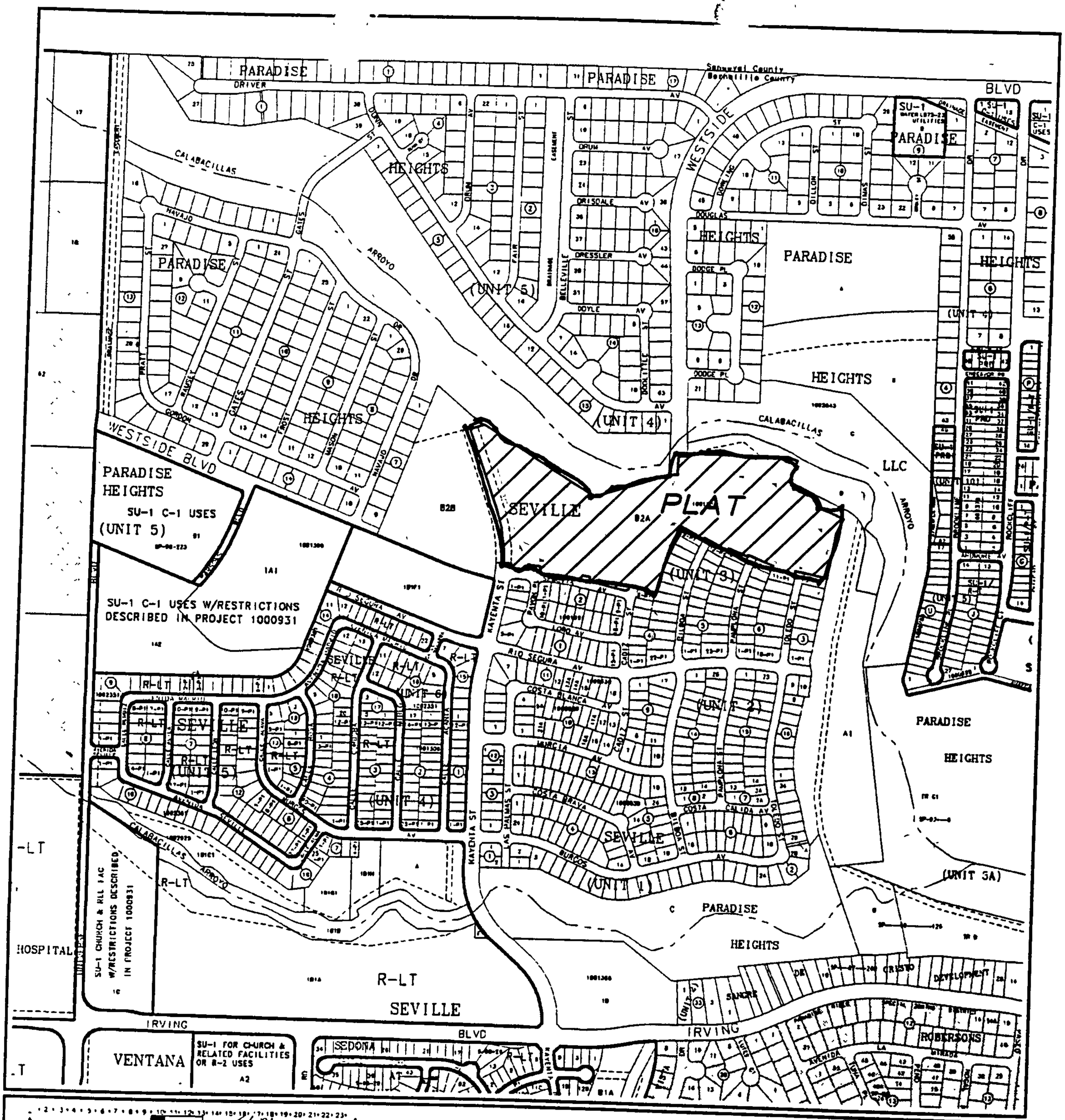
Form revised **11/04**

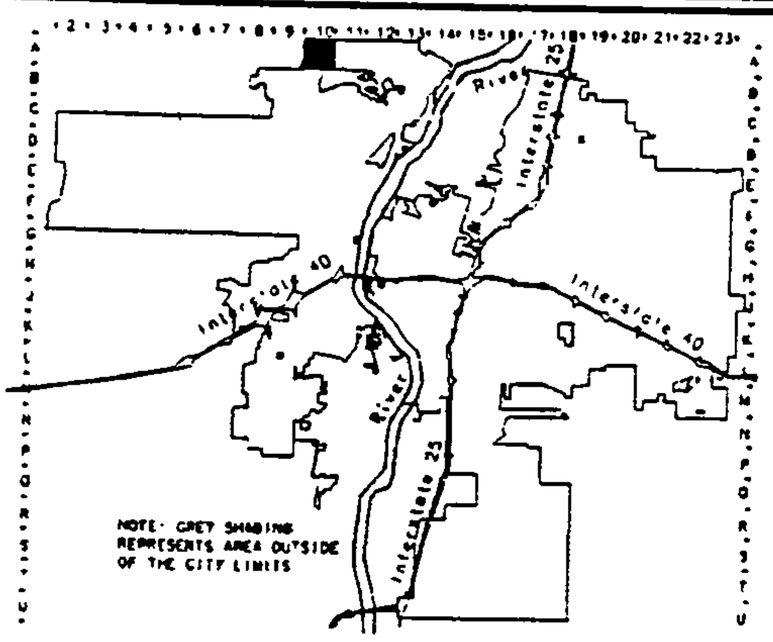
☐ Checklists complete
☐ Fees collected
☐ Case #s assigned
☐ Related #s listed

Application case numbers
05DRB -_____-00595
_____-_____-_____
_____-_____-_____

A Garcia 4-11-05
Planner signature / date

Project # 1003471





CITY OF ALBUQUERQUE · NEW MEXICO · 1706

Albuquerque Geographic Information System
PLANNING DEPARTMENT

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GRAPHIC SCALE IN FEET

250 0 750 1000

Zone Atlas Page

A-10-Z

Map Amended through March 01, 2004

OFFICIAL NOTICE OF DECISION

CITY OF ALBUQUERQUE
PLANNING DEPARTMENT
DEVELOPMENT REVIEW BOARD

February 9, 2005

6. Project # 1003471
05DRB-00083 Major-Vacation of Pub Right-of-Way
05DRB-00084 Major-Vacation of Public Easements

SURV-TEK INC agent(s) for CURB WEST INC request(s) the above action(s) for all or a portion of Tract(s) B-2-A, **SEVILLE SUBDIVISION, UNIT 3A,** zoned R-1 residential zone, located on SEGOVIA NW and KAYENTA NW and containing approximately 24 acre(s). [REF: 02DRB01791, 02DRB01250, 04DRB00826, 04DRB00827, 04DRB01224, 04DRB01225, 04DRB01948, 04DRB01949] (A-10)

At the February 9, 2005, Development Review Board meeting, the vacations were approved as shown on Exhibit B in the Planning file, subject to these findings and conditions:

FINDINGS:

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

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

CONDITIONS:

1. Final disposition shall be through the City Real Estate Office.

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

If you wish to appeal this decision, you must do so by February 24, 2005, in the manner described below.

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

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

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

Sheran Matson, AICP, DRB Chair

Cc:Curb West Inc., 5160 San Francisco NE, 87109
Surv-Tek Inc., 9384 Valley View Dr NW, 87114
Marilyn Maldonado, Planning Department, 4th Floor, Plaza del Sol Bldg.
Scott Howell, Property Management, Legal Dept./4th Flr, City/County Bldg
File

17

FIGURE 12

SUBDIVISION IMPROVEMENTS
AGREEMENT-PUBLIC AND/OR PRIVATE
(Procedure B Modified Non-Work Order)
Project No. 702082

AGREEMENT TO CONSTRUCT PUBLIC AND/OR PRIVATE SUBDIVISION IMPROVEMENTS

THIS AGREEMENT is made this 21st day of March, 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 Curb West, Inc. ("Subdivider"), a [state the type of business entity, for instance, "New Mexico corporation," "general partnership," "joint venture," "individual," etc.:] a NM corporation, whose address is 5160 SanFrancisco NE Albuquerque, NM 87109 and whose telephone number is 875.1721, 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 [describe:] See Exhibit "B" attached, recorded on n/a in the records of the Bernalillo County Clerk at Book n/a, pages n/a through n/a (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:] Curb West, Inc. ("Owner").

The Subdivider has submitted and the City has approved a preliminary plat or Site Development Plan identified as Seville Subdivison Unit 3A describing Subdivider's Property.

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

2. Improvements and Construction Deadline. The Subdivider agrees to install and complete the public and/or private improvements described in Exhibit A, the required infrastructure listing ("Improvements"), to the satisfaction of the City, on or before the 1st day of March, 2006 ("Construction Completion Deadline"), at no cost to the City.

Note: To compute the Construction Completion Deadline: the Construction Completion Deadline can be no later than two years after execution of this 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.

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3. Financial Guaranty. 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 # 300210
Amount: $14,623.23 Name of Financial Institution or Surety providing Guaranty: Charter Bank
Date City first able to call Guaranty: March 1, 2006
(Construction Completion Deadline): March 1, 2006
If Guarantee other than a Bond, last day City able to call on Guaranty is: May 1, 2006
Additional information: n/a

4. Completion, Acceptance and Termination. Upon completion of the required infrastructure, the Subdivider shall notify the City Engineer and the Design Review Section of Public Works Department. After the City Engineer approves the construction, the City will promptly release this Agreement and the Financial Guaranty.

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

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6. 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.

7. 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 posted a suitable financial guaranty and entered into a Subdivision Improvements Agreement with the City. Thereafter, when 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.

8. 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 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 the Financial Guaranty.

9. 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.

10. 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.

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

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

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

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

15. Form not 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.

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

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

SUBDIVIDER: Curb West, Inc.

By [Signature]
Name: Stan Strickman
Title: Vice President
Dated: March 7, 2005

CITY OF ALBUQUERQUE

City Engineer, ~~Public Works~~ Dept.
Dated: 3-21-05

3/15/05

3/17/05

SUBDIVIDER'S NOTARY

STATE OF New Mexico)
) SS.
COUNTY OF Bernalillo)

This instrument was acknowledged before me on 7th day of March, 20 06 by [name(s) of person(s):] Stan Strickman, [title or capacity, for instance, "President" or "Owner":] Vice President of [Subdivider:] Curb West, Inc.

Mary S. Strickman
Notary Public

My Commission Expires:

OFFICIAL SEAL
MARY S. STRICKMAN
NOTARY PUBLIC-STATE OF NEW MEXICO
My commission expires 3-28-07

CITY'S NOTARY

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

This instrument was acknowledged before me on 21st day of March, 2005 by Richard Dourte, City Engineer, ~~Public Works~~ Planning Department of the City of Albuquerque, a municipal corporation, on behalf of said corporation.

Gloria D. Saavedra
Notary Public

My Commission Expires:
11-25-2007

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Mary Herrera Bern. Co. AGRE R 17.00

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CHARTER
Bank • Mortgage • Insurance

March 09, 2005

IRREVOCABLE LETTER OF CREDIT NO. 300210

AMOUNT: $14,623.23

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

Re: Letter of Credit for Curb West Inc.
City of Albuquerque Project No. 702082
Project Name: Seville Subdivision Unit 3A, - Subdivision Improvements

Dear Mr. Lewis:

This is to advise the City of Albuquerque, New Mexico ("City") that, at the request of Curb West, Inc., Charter Bank in Albuquerque, New Mexico, has established an Irrevocable Letter Of Credit in the sum of Fourteen Thousand Six Hundred Twenty Three Dollars 23/100 ($14,623.23) ("Letter of Credit") for the exclusive purpose of providing the financial guarantee which the City requires Curb West, Inc., ("Developer") to provide for the installation of the improvements which must be constructed at Seville Subdivision Unit 3A, City Project No. 702082 ("Project"), Subdivision Improvements. 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 3/23, 2005 in the records of the Clerk of Bernalillo County, New Mexico in Book Misc. A93, at pages 9739, as amended ("Agreement").

A Draft or Drafts for any amount up to but not in excess of Fourteen Thousand Six Hundred Twenty Three Dollars 23/100 ($14,623.23) is/are available at sight at Charter Bank, 4400 Osuna NE, Albuquerque, New Mexico 87109 between March 1, 2006 and May 1, 2006. When presented for negotiation, the Draft(s) is/are to be accompanied by the City's notarized certification stating:

a) Curb West, Inc., 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 March 1, 2006 and May 1, 2006.

4400 Osuna Road NE P.O. Box 11519 Albuquerque, NM 87192-0519 505-341-7300

Curb West, Inc.
Letter of Credit No. 300210
Page 2

The Draft(s) drawn under this credit must contain the Clause: "Drawn under Letter of Credit and Agreement No. 300156 of Charter Bank, 4400 Osuna NE, Albuquerque, New Mexico 87109, dated March 9, 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 Curb West Inc.. 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

3. Expiration of the Date, May 1, 2006.

4. 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, May 1, 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
Charter Bank

ACCEPTED:

CITY OF ALBUQUERQUE

BY: _____
Chief Administrative Officer

DATED: 3-21-05

3/15/6

3/17/05

Stan Strickman ✓
875-1721

21

No. of Lots: 106
Nearest Major Streets Kayenta NW and Rio Segura NW

FIGURE 12

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

AGREEMENT TO CONSTRUCT PUBLIC AND/OR PRIVATE SUBDIVISION IMPROVEMENTS

THIS AGREEMENT is made this ____ day of _____, 20____, by and between the City of Albuquerque, New Mexico ("City"), a municipal corporation, whose address is P. O. Box 1293 (One Civic Plaza), Albuquerque, New Mexico 87103, and Curb West, Inc. ("Subdivider"), a [state the type of business entity, for instance, "New Mexico corporation," "general partnership," "joint venture," "individual," etc.:] a NM corporation, whose address is 5160 San Francisco NE, Alb. NM 87109 and whose telephone number is 875.1721, 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:] see Exhibit "B" attached, recorded on n/a in the records of the Bernalillo County Clerk at Book n/a, pages n/a through n/a (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:] Curb West, Inc. ("Owner").

The Subdivider has submitted and the City has approved a preliminary plat or Site Development Plan identified as Seville Subdivision Unit 3-A describing Subdivider's Property.

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

2. Improvements and Construction Deadline. The Subdivider agrees to install and complete the public and/or private improvements described Exhibit A, the required infrastructure listing ("Improvements"), to the satisfaction of the City, on or before the 1st day of March, ~~19~~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. 702082.

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

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Mary Herrera Bern. Co. AGRE R 21.00

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 insureds. The Subdivider must maintain the insurance until the City accepts the public Improvements and/or approves the private Improvements. The cancellation provision must provide that, if the policy is either canceled prior to the expiration date of the policy or is materially changed or not renewed, the issuing company will mail 30 days written notice to the City, attention City Engineer.

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

Type of Fee	Amount
Engineering Fee	3.25% of actual construction costs
Excavation And Sidewalk Ordinance, Street Restoration Fees	As required per City-approved estimate. (Figure 7)

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

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

A. Construction Surveying. Construction surveying for the construction of the public Improvements shall be performed by SurvTek, Inc., and construction surveying of the private Improvements shall be performed by n/a. If the construction surveying is performed by an entity other than the City, the City may monitor the construction surveying and the Subdivider shall ensure that the construction surveying entity provides all construction surveying field notes, plats, reports and related data to the City which the City requires for review. Record drawings shall be provided by the entity performing the survey. The Subdivider shall pay the City a reasonable fee for any construction surveying performed by the City.

B. Construction Inspection Methods. Inspection of the construction of the public Improvements shall be performed by Wilson & Company, and inspection of the private Improvements shall be performed by n/a, 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

Mary Herrera Bern. Co. ABRE R 21.00 2005039873 Page: 2 of 7 03/23/2005 04:05P Bk-A83 Pg-8738

ensure that the inspecting entity provides all inspection results, reports and related data to the City which the City requires for review. The City retains the right to perform its own general overall inspection of the construction project at any time prior to final acceptance of the Improvements, if deemed necessary or advisable by the City Engineer. The Subdivider shall pay the City a reasonable fee for the level of inspection performed by the City.

C. Field Testing. Field testing of the construction of the public Improvements shall be performed by Vinyard & Associates, and field testing of the private Improvements shall be performed by n/a, 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 Guarantee:"

Type of Financial Guaranty: Letter of Credit #300209
Amount: $802,107.39 Name of Financial Institution or Surety providing Guaranty: Charter Bank
Date City first able to call Guaranty: March 1, 2006
[Construction Completion Deadline]: ~~March 1, 2006~~ ~~XX~~
If Guaranty other than a Bond, last day City able to call Guaranty is: May 1, 2006, ~~XX~~
Additional information: n/a

6. Notice of Start of Construction. Before construction begins, the Subdivider shall deliver an acceptable Notice to Proceed to the City and shall arrange or a preconstruction conference and all required inspections.

7. Completion, Acceptance and Termination. When the City receives Subdivider's final acceptance package, the City shall review it for completeness and accuracy. (See DPM Volume 1, Chapter 5, Work Order Process, Step 9.) If the package is acceptable, the City shall approve the package and issue a Certificate of Completion and Acceptance for the public Improvements and a Certificate of Completion for the private Improvements. Thereafter, the Subdivider's obligations to the City pursuant to this Agreement shall terminate, with the exception of the bond or other guarantee which the Subdivider has provided to assure the materials and workmanship, as required by the Subdivision Ordinance. After the City approves the final acceptance package, the City will promptly release this Agreement and the Financial Guaranty.

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Mary Herrera Bern. Co. AGRE R 21.00

ıveyance of Property Rights. When the Improvements are completed, if the
ıot own the real property upon or in which the public Improvements are
, the Subdivider will convey to the City all real and personal property
ı the City deems reasonably necessary, and all public Improvements, free and
l claims, encumbrances and liens before the City will accept the public
s. Conveyance may be made by appropriate dedication on the final plat of
sion.

uction of Financial Guaranty Upon Partial Completion. The Subdivider shall
to a reduction of the Financial Guaranty as a result of completing
ı of part of the Improvements if the following conditions are met:

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

Non-Loan Reserve Financial Guaranty. If a Financial Guarantee other than
rve letter has been provided, the completed Improvements must be fe-
unctionally independent of any Improvements which have not yet been
d completed in substantial compliance with the approved construction plans,
d by City on-site inspection in order to qualify for a Financial Guaranty
If the Improvements which have been completed meet all City requirements,
ıineer will estimate the cost of completing the remaining Improvements.
the subdivider must submit the following documents to the City for review
:

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

A bond or other instrument acceptable to the City, which guarantees the
d Improvements against defective materials and workmanship for the period
by the Subdivision Ordinance.

Conveyance of real and personal property rights which meet the
ents of section 8 of this Agreement.

r the City receives and approves the required documents, the City shall
tial Certificate of Completion and Acceptance for the completed public
and a Certificate of Partial Completion for the completed private

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

2005039873
6235821
Page: 4 of 7
03/23/2005 04:05P
Mary Herrera Bern. Co. AGRE R 21.00 Bk-A83 Pg-8738

17

No. of Lots: 106
Nearest Major Streets
~~Kayenta & Rio Segura~~ NW

FIGURE 19
SIDEWALK DEFERRAL AGREEMENT
PROJECT NO. 702082

THIS AGREEMENT is made this 21st day of March, 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 Curb West, Inc. ("Developer"), whose address is 5160 San Francisco NE, Alb.NM 87109 and whose telephone number is 875.1721, a (state the type of business entity, for instance, "New Mexico corporation," "general partnership," "joint venture," "individual," etc.:) a New Mexico corporation, is made in Albuquerque, New Mexico, and is entered into as of the date of final execution of this Agreement.

WHEREAS, the Developer is developing certain lands within the City of Albuquerque, County of Bernalillo, State of New Mexico, known as (existing legal description) See Exhibit "B" attached (the "Subdivision"); and

WHEREAS, the Developer has submitted and the City has approved Developer's development plans and (state "preliminary" or "final":) Preliminary plat, to be identified as (state name of plat:) Seville Subdivision Unit 3-A; and

WHEREAS, Developer has requested and the City has determined that it is acceptable for the Developer to defer construction of the sidewalks within the Subdivision until after construction of other required infrastructure; and

WHEREAS, the Subdivision Ordinance requires all sidewalks to be completed within four (4) years after execution of the Agreement to Construct Subdivision Improvements; and

WHEREAS, the Developer must execute and deliver to the City an Agreement and an acceptable financial guaranty to provide funds for construction of the sidewalk improvements in case the Developer does not complete the construction as required.

THEREFORE, the City and the Developer agree:

1.A. Sidewalk Construction Deadline. Developer has obtained a sidewalk deferral, as shown in the attached Exhibit "A", which is a copy of the Development Review Board's decision regarding the deferral granted. Developer agrees to utilize the City's sidewalk permit process and complete the sidewalk to the satisfaction of the City by March 1, 2006 ("Sidewalk Construction Deadline").

B. Request for Extension. If this Sidewalk Deferral Agreement establishes a Sidewalk Construction Deadline which is less than four (4) years after execution of the Subdivision Improvements Agreement, the Developer may request an extension from the Project Review Section for an additional period of time, which shall not exceed a total of four years after execution of the Subdivision Improvements Agreement. The form of the Financial Guaranty extension and the amount must be approved by the City, but shall not exceed 125% of the City's estimate of the cost of construction at the time Developer requests an extension. If the Developer will need more than four (4) years after execution of the Subdivision Improvements Agreement to construct the sidewalks, the Developer must request and obtain an extension from the Development Review Board and submit the required documentation to the Design Review Section before expiration of the four (4) years.

Mary Herrera Bern. Co. AGRE R 17.00 2005039875 0235823 Page: 1 of 5 03/23/2005 04:05P Bk-A93 Pg-8740

2. Financial Guaranty. Developer will provide a financial guaranty in an amount of not less that 125% of the cost of constructing the sidewalk improvements within the Subdivision, as determined by the City. The financial guaranty must be irrevocable and may be in the form of a City-approved bond, letter of credit, escrow deposit or loan reserve letter issued by a federally insured financial institution; a bond issued by a surety qualified to do business in New Mexico; or other pledge of liquid assets which meets all City requirements. The City must be able to call the financial guaranty at any time within the sixty (60) days immediately following the Sidewalk Construction Deadline. To meet the Subdivision Ordinance requirements, the Developer has provided the following "Financial Guaranty":

Type of Financial Guaranty: Letter of Credit #300208
Amount: $107,703.88 Name of Financial Institution or Surety providing Guaranty: Charter Bank
Date City first able to call Guaranty (Sidewalk Construction Deadline): March 1, 2006.
If Guaranty other than a Bond, last day City able to call Guaranty is: May 1, 2006.
Additional Information: n/a

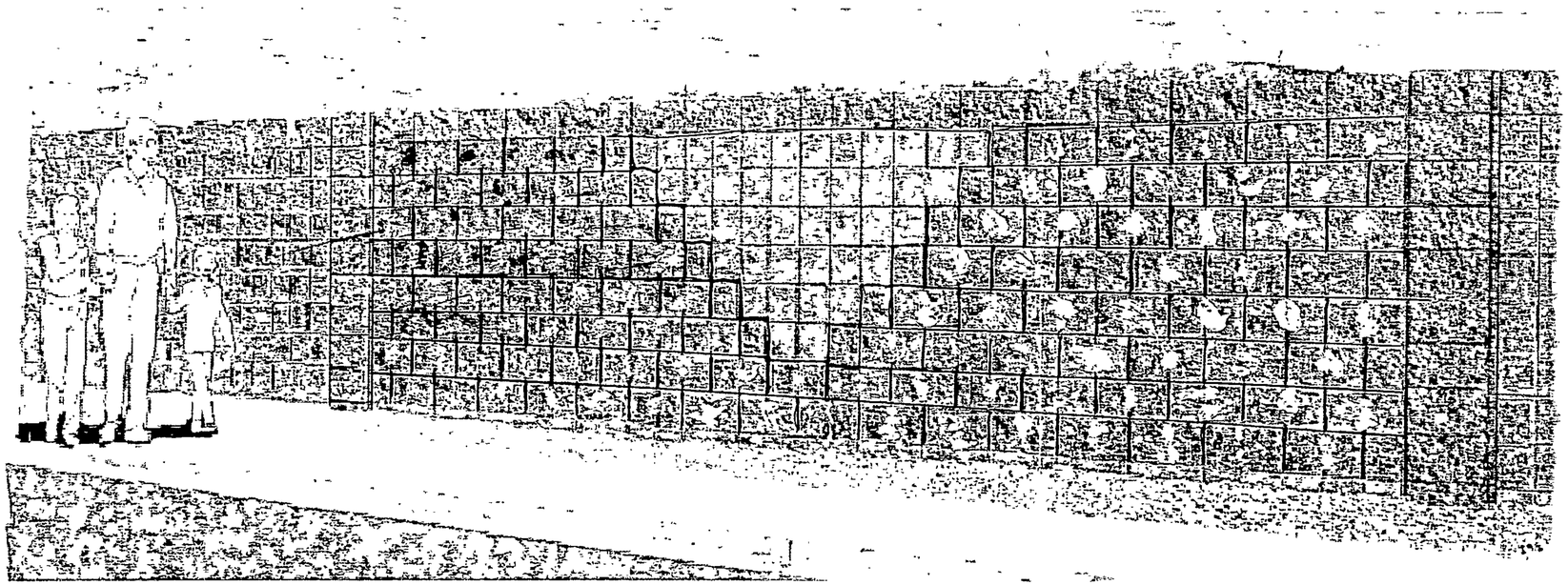
3. Completion, Acceptance and Release. The Developer shall report completion of sidewalk construction in writing to the City. The City shall inspect the sidewalks to verify completion. Upon acceptance of the improvements, the City shall promptly release the financial guaranty and Sidewalk Deferral Agreement.

4. Conveyance of Property Rights. When the sidewalks have been constructed, if the City does not own the real property upon which the sidewalks are constructed, the Developer shall convey to the City the real property rights required by the City together with the improvements, free and clear of all claims, encumbrances and liens, before the City will release the Financial Guaranty and Sidewalk Variance Agreement. Conveyance may be by dedication on the final plat of the Subdivision.

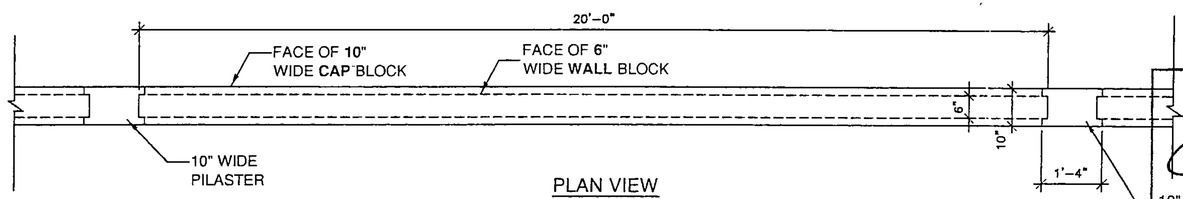
5. Indemnification. Until the sidewalks are accepted by the City, the Developer shall be solely responsible for maintaining the premises upon which the sidewalks are being constructed in a safe condition. The Developer agrees to defend, indemnify and hold harmless the City and its officers, agents and employees from and against all suits, actions or claims of any kind brought because of any injury or damage arising out of the design or construction of the sidewalks, or by reason of any act, omission or misconduct of the Developer, its agents or employees. The indemnification required hereunder shall not be limited as a result of the specifications of any applicable insurance coverage. Nothing herein is intended to impair any right or immunity under the laws of the State of New Mexico. Provided, however, to the extent, if at all, Section 56-7-1 NMSA 1978 is applicable to this Agreement, this Agreement to indemnify will not extend to liability, claims, damages, losses or expenses, including attorney fees, arising out of (1) the preparation or approval of maps, drawings, opinions, reports, surveys, change orders, designs or specifications by the City, or the agents or employees of the City; or (2) the giving of or the failure to give directions or instructions by the City, where such giving or failure to give directions or instructions is the primary cause of bodily injury to persons or damage to property.

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

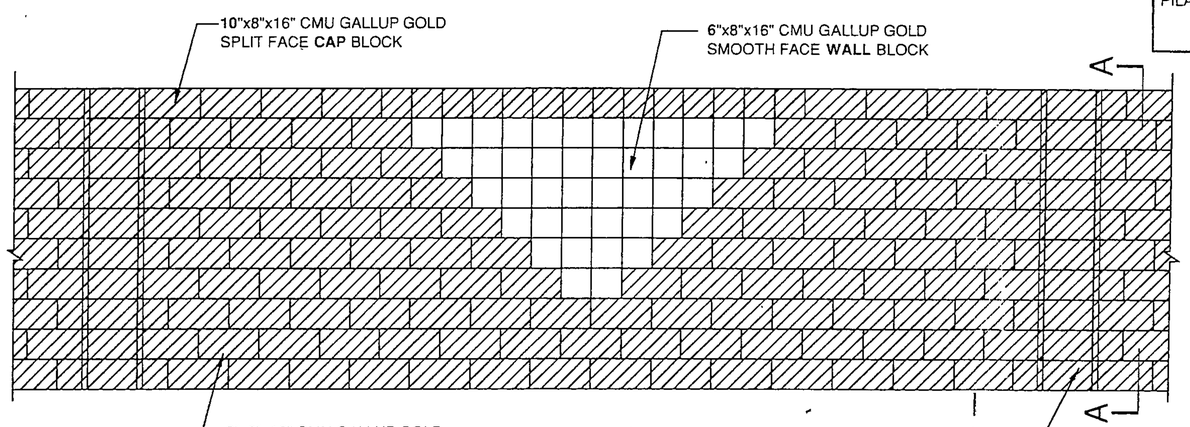
Mary Herrera Bern. Co. AGRE R 17.00 2005039875 6235823 Page: 2 of 5 03/23/2005 04:05P Bk-A93 Pg-8748



PERSPECTIVE WALL RENDERING
SCALE: NTS

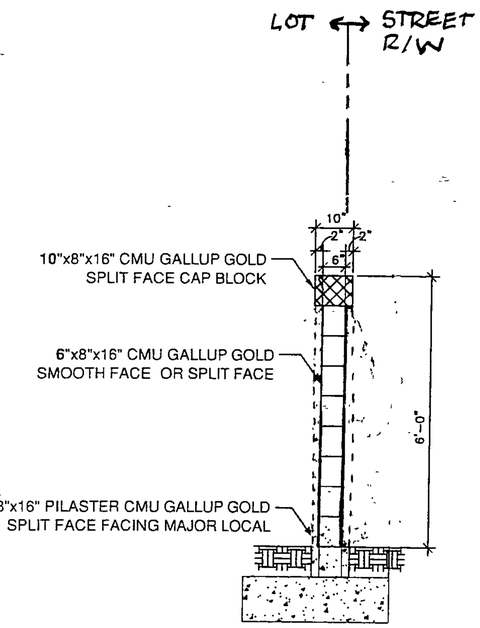


PLAN VIEW
SCALE: NTS



WALL ELEVATION
SCALE: NTS

Perimeter Wall Approv
DRB Chair
4/11/05
Date



WALL CROSS SECTION
VIEW A-A
SCALE: NTS

NOTE: BOTH THE CAP & PILASTER SHALL PROJECT 2" INTO COA ROW

ZONE ATLAS: A-10
CITY PROJECT NO.: 702082 DRB NO. 1003471
NEAREST INTERSECTION: KAYENTA BLVD. / ~~RIO SEGURA~~ AVE.
Segura, NW

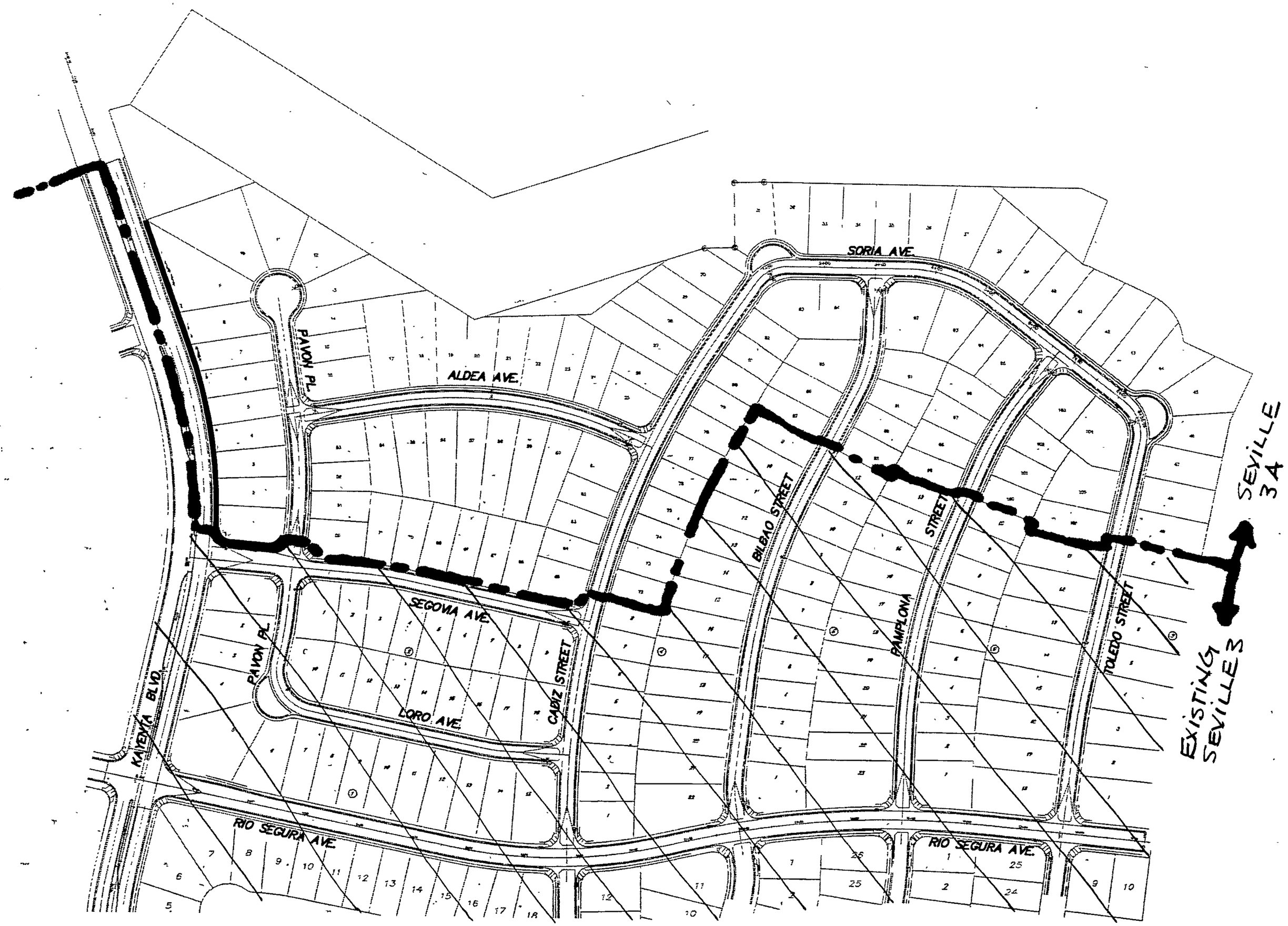
WILSON & COMPANY
2600 THE AMERICAN ROAD S.E.
SUITE 100
RIO RANCHO, NEW MEXICO
87124
(505) 898-8021

CITY OF ALBUQUERQUE
PUBLIC WORKS DEPARTMENT
ENGINEERING GROUP

SEVILLE SUBDIVISION – UNIT 3A
WALL EXHIBIT

Design Review Committee	City Engineer Approval	Last Design Update	Mo./Day/Yr.	Mo./Day/Yr.

City Project No. 702082 DRB No. 1003471	Zone Map No. A-10-Z	Sheet 1	Of 2



LEGEND

NEW

WALL LOCATION

NOTE:
ALL PERMITER WALLS ADJACENT TO CITY ROW AND OPEN SPACE SHALL COMPLY WITH THIS SUBMITTAL

N

WILSON & COMPANY
2600 THE AMERICAN ROAD S.E.
SUITE 100
RIO RANCHO, NEW MEXICO
87124
(505) 898-8021

CITY OF ALBUQUERQUE
PUBLIC WORKS DEPARTMENT
ENGINEERING GROUP

SEVILLE SUBDIVISION – UNIT 3A
WALL LOCATION EXHIBIT

Design Review Committee	City Engineer Approval	Last Design Update	Mo./Day/Yr	Mo./Day/Yr

City Project No.	Zone Map No.	Sheet	Of
702082	A-10-Z	2	2
DRB No. 1003471			

City of Albuquerque

DEVELOPMENT/ PLAN REVIEW APPLICATION

	Supplemental form
SUBDIVISION	**S**
___ Major Subdivision action	
___ Minor Subdivision action	
✓ Vacation	**V**
___ Variance (Non-Zoning)	
SITE DEVELOPMENT PLAN	
___ ... for Subdivision Purposes	**P**
___ ... for Building Permit	
___ IP Master Development Plan	
___ Cert. of Appropriateness (LUCC)	**L**

	Supplemental form
ZONING AND PLANNING	**Z**
___ Annexation	
___ County Submittal	
___ EPC Submittal	
___ Zone Map Amendment (Establish or Change Zoning)	
___ Sector Plan (Phase I, II, III)	
___ Amendment to Sector, Area, Facility or Comprehensive Plan	
___ Text Amendment (Zoning Code/Sub Regs)	
APPEAL / PROTEST OF ...	**A**
___ Decision by: DRB, EPC, LUCC, Planning Director or Staff, ZHE, Zoning Board of Appeals	

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

APPLICANT INFORMATION:

NAME: **Curb West, Inc.** PHONE: **875-1721**
ADDRESS: **5160 San Francisco NE** FAX: **875-1723**
CITY: **Albuquerque** STATE **NM** ZIP **87109** E-MAIL:
Proprietary Interest in Site: Owner **List all owners:**
AGENT (if any): **Surv-Tek, Inc** PHONE: **897-3366**
ADDRESS: **9384 Valley View Drive NW** FAX: **897-3377**
CITY: **Albuquerque** STATE **NM** ZIP **87114** E-MAIL: **Hugg@survtek.com**

DESCRIPTION OF REQUEST: Vacation of existing Temporary Public Roadway and Utility easements and a portion of existing Public right of way as shown on the approved preliminary plat and vacation exhibit attached herein.

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

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

Lot or Tract No. Tract B-2-A Block: N/A Unit: ~~N/A~~ 3A
Subdv. / Addn. Seville Subdivision
Current Zoning: R-1 Proposed zoning: Same
Zone Atlas pages(s) A-10 No. of **existing** lots: 1 No. of **proposed** lots: 106
Total area of site (acres): 23.5 Density if applicable: dwellings per gross acre: N/A dwellings per net acre: N/A
Within city Limits? X Yes. ___ No, (but site is within 5 miles of the city limits.) Within 1000FT of a landfill? N/A
UPC No. 101006631027040501 MRGCD Map No.
LOCATION OF PROPERTY BY STREETS: On or Near: On Segovia east of Kayenta.
Between: and

CASE HISTORY:

List **any** current or prior case numbers that may be relevant to your application (Proj., App., DRB-, AX_,Z_,V_,S_, etc.): 02DRB-01791, Project 1001891, Project 1003471, 1001306, 02DRB-01250, 04DRB-00826 & 00827, 04DRB-01224, 04DRB-01225, 04DRB--01948, 04DRB-01949

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

SIGNATURE Margo Lucero DATE 1-13-05

(Print) **Margo Lucero** ___ Applicant X Agent

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

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

Application case numbers	Action	S.F.	Fees
05DRB-___-00083	VRW	V	$ 300.00
05DRB-___-00084	VPE		$ 135.00
___-___-___	CMF		$ 20.00
___-___-___	ADFee		$ 75.00
___-___-___			$
			Total $ 530.00

Hearing date 2-9-05

1-14-05
Planner signature / date

Project # 1003471

995.00

395.00
135
530

FORM V: SUBDIVISION VARIANCES & VACATIONS

☐ BULK LAND VARIANCE (PUBLIC HEARING CASE)

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

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

☒ VACATION OF PUBLIC RIGHT-OF-WAY
☒ VACATION OF PUBLIC EASEMENT

✓ The complete document which created the public easement (folded to fit into an 8.5" by 14" pocket) **24** copies. (Not required for dedicated and City owned public right-of-way.)
✓ Drawing showing the easement or right-of-way to be vacated, its relation to existing streets, etc. (folded to fit into an 8.5" by 14" pocket) **24** copies
✓ Zone Atlas map with the entire property(ies) precisely and clearly outlined and crosshatched (to be photocopied)
✓ Letter briefly describing, explaining, and justifying the request
✓ Office of Community & Neighborhood Coordination inquiry response, notifying letter, certified mail receipts
✓ Sign Posting Agreement
✓ Fee (see schedule)
✓ Any original and/or related file numbers are listed on the cover application

Unless the vacation is shown on a DRB approved plat recorded by the County Clerk within one year, it will expire.
DRB Public hearings are approximately ONE MONTH after the filing deadline. Your attendance is required.

☐ SUBDIVISION DESIGN VARIANCE (VARIANCE FROM MINIMUM STANDARDS OF THE DEVELOPMENT PROCESS MANUAL)
☐ SIDEWALK DESIGN VARIANCE
☐ SIDEWALK WAIVER

__ Scale drawing showing the proposed variance or waiver (folded to fit into an 8.5" by 14" pocket) **6** copies for unadvertised meetings. These actions are not approved through internal routing.
__ Zone Atlas map with the entire property(ies) precisely and clearly outlined and crosshatched (to be photocopied)
__ Letter briefly describing, explaining, and justifying the variance or waiver
__ Any original and/or related file numbers are listed on the cover application

DRB meetings are approximately 8 DAYS after the Tuesday noon filing deadline. Your attendance is required.

☐ TEMPORARY DEFERRAL OF SIDEWALK CONSTRUCTION
☐ EXTENSION OF THE SIA FOR TEMPORARY DEFERRAL OF SIDEWALK CONSTRUCTION

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

DRB meetings are approximately 8 DAYS after the Tuesday noon filing deadline. Your attendance is required.

☐ VACATION OF PRIVATE EASEMENT

__ The complete document which created the private easement (folded to fit into an 8.5" by 14" pocket) **6** copies for unadvertised meetings. These actions are not approved through internal routing.
__ Scale drawing showing the easement to be vacated, its relation to existing streets, etc. (folded to fit into an 8.5" by 14" pocket) **6** copies
__ Zone Atlas map with the entire property(ies) precisely and clearly outlined and crosshatched (to be photocopied)
__ Letter briefly describing, explaining, and justifying the vacation
__ Letter of authorization from the grantors and the beneficiaries
__ Fee (see schedule)
__ Any original and/or related file numbers are listed on the cover application

Unless the vacation is shown on a DRB approved plat recorded by the County Clerk within one year, it will expire.
DRB meetings are approximately 8 DAYS after the Tuesday noon filing deadline. Your attendance is required.

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

Applicant name (print)

1-13-05
Applicant signature / date

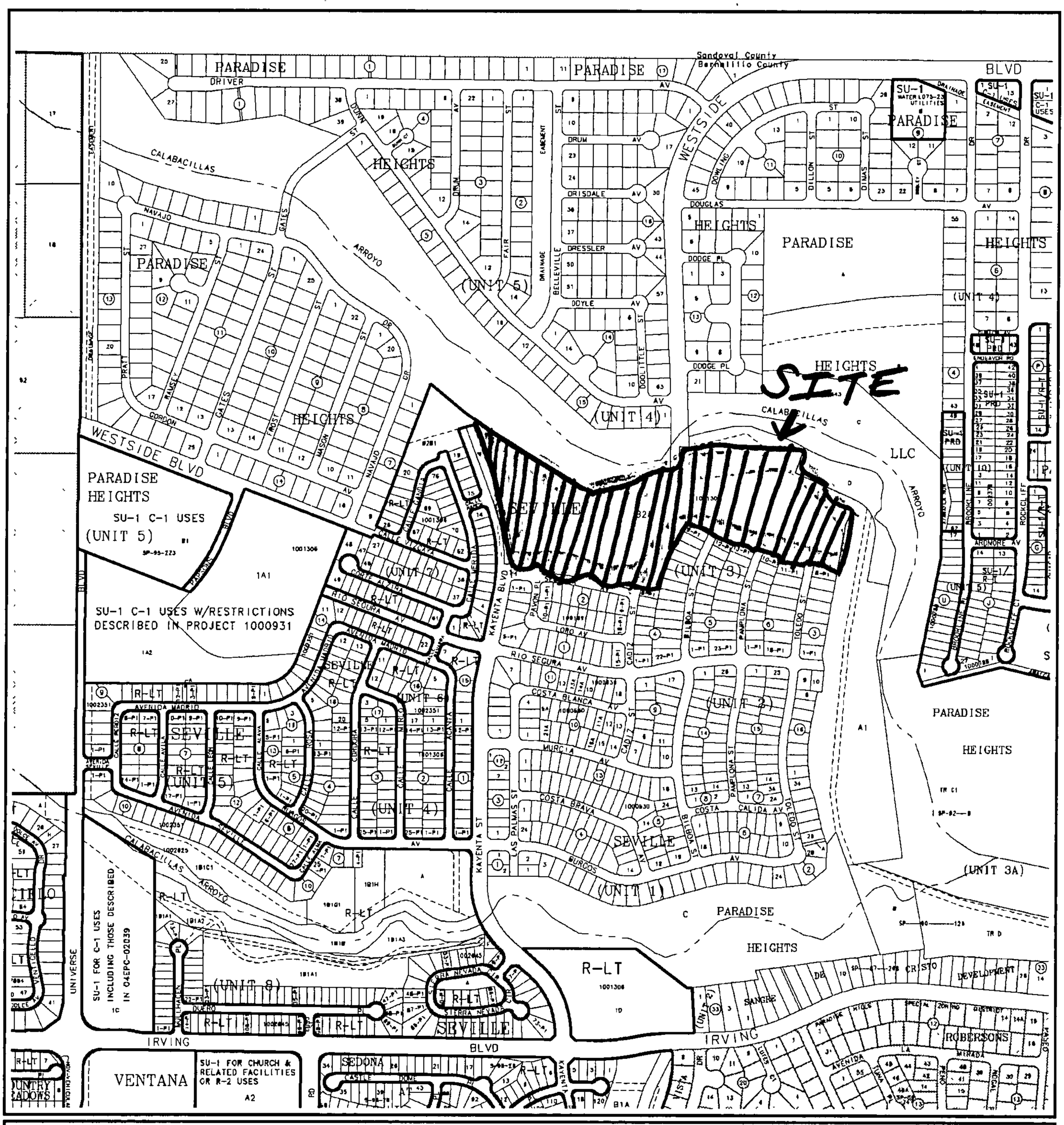
Form revised 4/03 and October 2003

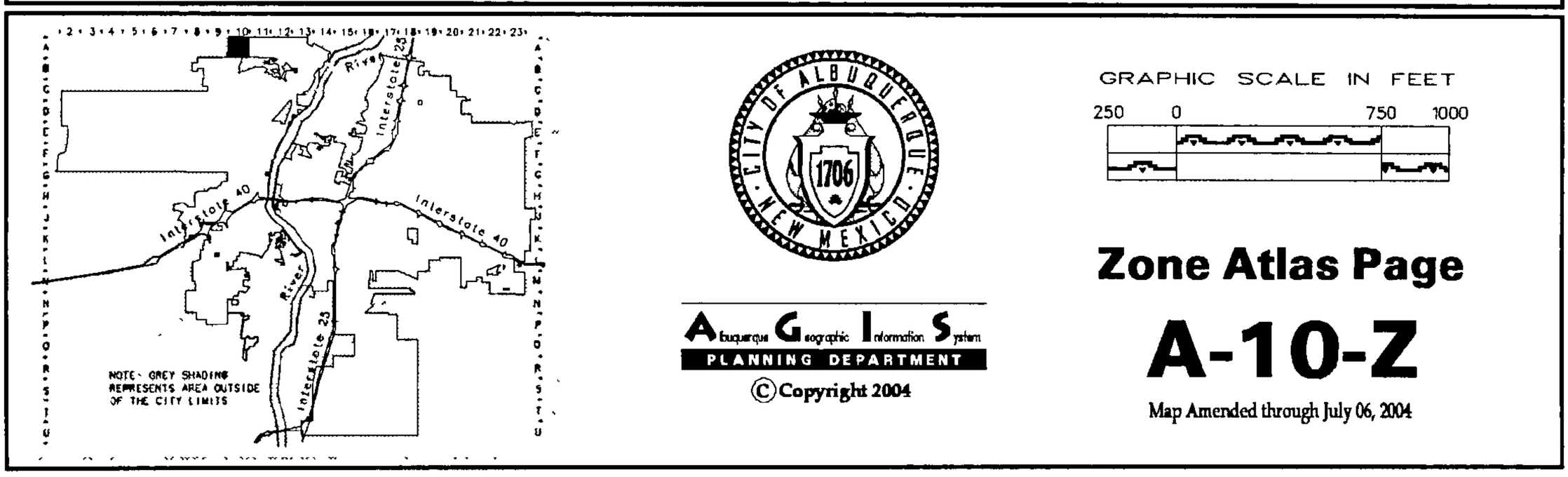
☐ Checklists complete
☐ Fees collected
☐ Case #s assigned
☐ Related #s listed

Application case numbers
05DRB-_____-00083
05DRB_____-00084
_____-_____-_____

1-14-05
Planner signature / date

Project # 1003471





GRAPHIC SCALE IN FEET

250 0 750 1000

Albuquerque Geographic Information System
PLANNING DEPARTMENT

© Copyright 2004

Zone Atlas Page

A-10-Z

Map Amended through July 06, 2004

SURV TEK, INC.
Consulting Surveyors
9384 Valley View Drive, NW Albuquerque, New Mexico 87114
Phone: 505-897-3366 Fax: 505-897-3377 E-mail: hugg@swcp.com

January 10, 2005

Albuquerque Development Review Board
PO Box 1293
Albuquerque, New Mexico 87103

Attention: Sheran Matson, Chair

Re: Seville Subdivision Unit 3A, (Replat of Tract B-2-A, Seville),City of Albuquerque, Bernalillo County, New Mexico (A-10-Z). Project # 1003471

Dear Sheran:

The owner of the above captioned property, Curb West, Inc., is hereby filing application with the City of Albuquerque Development Review Board for a public hearing for: a) Vacation of existing Temporary Public Roadway and Utility easements and a portion of existing Public right of way as shown on the approved preliminary plat and vacation exhibit attached hereto.

Please call me if you have any further questions concerning this request.

Sincerely,

Russ P. Hugg, PS
Surv-Tek, Inc.

CURB WEST, INC.

5160 San Francisco NE
Albuquerque, New Mexico 87109
Telephone (505) 875-1721

January 10, 2005

Mr. Russ Hugg
Surv-Tek, Inc.
5643 Paradise Blvd. N.W.
Albuquerque, New Mexico 87114

Re: Seville Subdivision Unit 3A, (Replat of Tract B-2-A, Seville),City of Albuquerque, Bernalillo County, New Mexico (A-10-Z). Project # 1003471

Dear Russ:

By this letter, I hereby authorize you to act as agent on behalf of Curb West, Inc., for the purpose of Vacating various Temporary Public Access and Utility Easements and a portion of existing Public right of way for Seville Unit 3A, City of Albuquerque, Bernalillo County, New Mexico.

Please call me if you have any further questions.

Sincerely,

Stan Strickman, Vice President
Curb West, Inc., a New Mexico Corporation
5160 San Francisco NE
Albuquerque, New Mexico 87109

ALBUQUERQUE
Making History

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

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

January 10, 2005

Margo Dedrich
Surv Tek, Inc.
5643 Paradise Blvd. NW/87114
Phone: 897-3366/Fax: 897-3377

Dear Margo:

Thank you for your inquiry of January 10, 2005 requesting the names of Recognized Neighborhood Associations who would be affected under the provisions of O-92 by your proposed project at **SEVILLE PROPOSED UNIT 3A** zone map **A-10**.

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

SEE "ATTACHMENT A" FOR NEIGHBORHOOD INFORMATION.

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

Sincerely,

Stephani I. Winklepleck

Stephani I. Winklepleck
Neighborhood Program Coordinator
OFFICE OF NEIGHBORHOOD COORDINATION
Planning Department

planningmaform(10/08/04)

"Attachment A"

Margo Dedrich, Surv Tek, Inc.
Zone Map: A-10

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

SKIES WEST N.A. (R)
***Tom Skopayko**
10523 Taurus Ct. NW/87114 792-9227 (h)
Ed Eubank
10660 Neptune NW/87114 890-3721 (h)

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

NOTICE TO APPLICANTS

SUGGESTED INFORMATION FOR NEIGHBORHOOD NOTIFICATION LETTERS

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

WE RECOMMEND THAT THE NOTIFICATION LETTER INCLUDE THE FOLLOWING INFORMATION:

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

****

(below this line for ONC use only)

Date of Inquiry: **01/10/05** Time Entered: **2:40 p.m.** ONC Rep. Initials: **SW**

SURV TEK, INC.
Consulting Surveyors
9384 Valley View Drive, NW Albuquerque, New Mexico 87114
Phone: 505-897-3366 Fax: 505-897-3377 E-mail: hugg@swcp.com

1/10/2005

CERTIFIED MAIL - RETURN RECEIPT REQUESTED

Skies West, NA
10523 Taurus Ct NW
Albuquerque, NM 87114

Attention: Tom Skopayko

Re: Unit 3A, Seville Subdivision, Replat of Tract B-2-A, City of Albuquerque, Bernalillo County, New Mexico (Zone Atlas Page A-10)

The owner of the above captioned property, Curb West, Inc, is hereby filing application with the City of Albuquerque Development Review Board for: Vacation of existing Temporary Public Roadway and Utility easements and a portion of existing Public right of way as shown on the approved preliminary plat and vacation exhibit attached herein..

Said Amended plat proposes to .

The application will require a public hearing before the Development Review Board in the DRB Meeting Room in the basement floor of the Plaza Del Sol Building at Second and Roma N.W. The Chair of the Development Review Board, Ms. Sheran Matson, may be contacted at 924-3880 or by mail at P.O. Box 1293, Albuquerque, New Mexico 87103.

If you have any questions or comments on this matter please contact:
Russ P. Hugg, PS, Agent
Surv-Tek, Inc.
9384 Valley View Dr N.W.
Albuquerque, New Mexico 87114
505 897 3366

Sincerely,

Russ P. Hugg, P.S.

SURV TEK, INC.
Consulting Surveyors
9384 Valley View Drive, NW Albuquerque, New Mexico 87114
Phone: 505-897-3366 Fax: 505-897-3377 E-mail: hugg@swcp.com

1/10/2005

CERTIFIED MAIL - RETURN RECEIPT REQUESTED

Skies West, NA
10660 Neptune NW
Albuquerque, NM 87114

Attention: Ed Eubank

Re: Unit 3A, Seville Subdivision, Replat of Tract B-2-A, City of Albuquerque, Bernalillo County, New Mexico (Zone Atlas Page A-10)

The owner of the above captioned property, Curb West, Inc, is hereby filing application with the City of Albuquerque Development Review Board for: Vacation of existing Temporary Public Roadway and Utility easements and a portion of existing Public right of way as shown on the approved preliminary plat and vacation exhibit attached herein..

Said Amended plat proposes to .

The application will require a public hearing before the Development Review Board in the DRB Meeting Room in the basement floor of the Plaza Del Sol Building at Second and Roma N.W. The Chair of the Development Review Board, Ms. Sheran Matson, may be contacted at 924-3880 or by mail at P.O. Box 1293, Albuquerque, New Mexico 87103.

If you have any questions or comments on this matter please contact:
Russ P. Hugg, PS, Agent
Surv-Tek, Inc.
9384 Valley View Dr N.W.
Albuquerque, New Mexico 87114
505 897 3366

Sincerely,

Russ P. Hugg, P.S.

7003 1010 0005 4144 7852

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Restricted Delivery Fee (Endorsement Required)	
Total Postage & Fees	$ 6.03

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ALBUQUERQUE, NM JAN 10 2005 ALAMEDA BR

Sent To
Street, Apt. or PO Box N
City, State,

Skies West, NA
Ed Eubank
10660 Neptune NW
Albuquerque, NM 87114

PS Form 380 See Reverse for Instructions

7003 2260 0005 8321 9226

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OFFICIAL USE

Postage	$ 1.98
Certified Fee	2.30
Return Reciept Fee (Endorsement Required)	1.75
Restricted Delivery Fee (Endorsement Required)	
Total Postage & Fees	$

Postmark Here

ALBUQUERQUE, NM JAN 10 2005 ALAMEDA BR.

Sent To
Street, Apt. No.; or PO Box No.
City, State, ZIP+4

Skies West, NA
Tom Skopayko
10523 Taurus Ct NW
Albuquerque, NM 87114

PS Form 3800, Jun

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

PAID RECEIPT

City of Albuquerque
Treasury Division
1/10/2005 9:29AM LOC: ANNX
RECEIPT# 00037153 WSH 007 TRANS# 0008
Account 441018 Fund 0000
Activity 4971000 TRSLJS
Trans Amt $530.00
J24 Misc $75.00
CK $530.00
CHANGE $0.00
Thank You

APPLICANT NAME Curb West INC

AGENT Surv-Tek

ADDRESS 9384 Valley View NW

PROJECT & APP # 1003471 / 05DRB00083 & 0

PROJECT NAME Seville UNIT 3A

$ 20.00 **441032/3424000 Conflict Management Fee**

$ 435.00 **441006/4983000 DRB Actions**

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

$ 75.00 **441018/4971000 Public Notification**

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

$ 530.00 **TOTAL AMOUNT DUE**

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

THIS DOCUMENT HAS VISIBLE FIBERS DISCERNIBLE FROM BOTH SIDES AND A TRUE DOCUCHECK™ WATERMARK

SURV-TEK, Inc.
Consulting Surveyors
5643 Paradise Blvd. N.W. Albuquerque, New Mexico 87114
Phone: 505-897-3366 Fax: 505-897-3377

BANK OF AMERICA
ACH R/T 107000327
2211 95-32 / 1070 NM

51138

PAY TO THE ORDER OF City of Albuquerque $ 530.00
Treasury Division
DOLLARS

Five Hundred Thirty Dollars & NO/100

1/11/2005 9:29AM LOC: ANNX
RECEIPT# 00037151 WSH 007 TRANS# 0008
Account 441018 Fund 0000
Activity 3424000 TRSLJS
Trans Amt $530.00
J24 Misc $20.00
Thank You

MEMO Seville 3A

AUTHORIZED SIGNATURE

THIS DOCUMENT IS ALTERATION PROTECTED AND REFLECTS FLUORESCENT FIBERS UNDER UV LIGHT

3BH-1LCB MP

⑈051138⑈ ⑆107000327⑆ 0042755936 49⑈

SIGN POSTING AGREEMENT

REQUIREMENTS

POSTING SIGNS ANNOUNCING PUBLIC HEARINGS

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

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

1. LOCATION

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

2. NUMBER

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

3. PHYSICAL POSTING

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

4. TIME

Signs must be posted from 1-25-05 To 2-9-05

5. REMOVAL

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

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

(Applicant or Agent) 1.14.05 (Date)

I issued 3 signs for this application, 1-14-05 (Date), (Staff Member)

DRB PROJECT NUMBER: 1003471

Rev. 1/11/05

Current DRC
Project Number. 702082

ORIGINAL

FIGURE 12
INFRASTRUCTURE LIST

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

Claire

Date Submitted	12/16/2004
Date Site Plan Approved	
Date Preliminary Plat Approved	1/12/05
Date Preliminary Plat Expires	1/12/06
DRB Project No	1003471
DRB Application No	04DRB-01948

Amended Seville Subdivision Unit Three A
PROPOSED NAME OF PLAT AND/OR SITE DEVELOPMENT PLAN

Tract B, Paradise Heights
EXISTING LEGAL DESCRIPTION PRIOR TO PLATTING ACTION

Following is a summary of PUBLIC/PRIVATE Infrastructure required to be constructed or financially guaranteed for the above development. This Listing is not necessarily a complete listing. During the SIA process and/or in the review of the construction drawings, if the DRC Chair determines that appurtenant items and/or unforeseen items have not been included in the infrastructure listing, the DRC Chair may include those items in the listing and related financial guarantee. Likewise, if the DRC Chair determines that appurtenant or non-essential items can be deleted from the listing, those items may be deleted as well as the related portions of the financial guarantees All such revisions require approval by the DRC Chair, the User Department and agent/owner. If such approvals are obtained, these revisions to the listing will be incorporated administratively In addition, any unforeseen items which arise during construction which are necessary to complete the project and which normally are the Subdivider's responsibility will be required as a condition of project acceptance and close out by the City

SIA Sequence #	COA DRC Project #	Size	Type of Improvement	Location	From	To	Private Inspector	City Inspector	City Cnst Engineer
							/	/	/
			PAVING				/	/	/
		26' F-F	Res. Paving W/ C&G, *4' Sidewalk Both Sides	Pavon Pl.	Segovia Ave.	South boundary of Lot 11, Blk. 1	/	/	/
		26' F-F	Res. Paving W/ C&G, *4' Sidewalk Both Sides	Aldea Av.	Pavon Pl.	Cadiz St.	/	/	/
		28' F-F	Res. Paving W/ C&G, *4' Sidewalk Both Sides	Cadiz St.	South boundary of Lot 72	Soria Ave.	/	/	/
		28' F-F	Res. Paving W/ C&G, *4' Sidewalk Both Sides	Bilboa St.	South boundary of Lot 88	Soria Ave.	/	/	/
		28' F-F	Res. Paving W/ C&G, *4' Sidewalk Both Sides	Pamplona St.	South boundary of Lot 100	Soria Ave.	/	/	/
		28' F-F	Res. Paving W/ C&G, *4' Sidewalk Both Sides	Toledo St.	South boundary of Lot 106	Soria Ave.	/	/	/
			30' FF - w/6' SW (Deferred)	McMahon Blvd.	Kayenta	EAST. BDY TRACT B2-A-1			

ORIGINAL

SIA Sequence #	COA DRC Project #	Size	Type of Improvement	Location	From	To	Private Inspector	City Inspector	City Cnst Engineer
		28' F-F	Res. Paving W/ C&G, *4' Sidewalk Both Sides	Soria Ave.	Cadiz St.	Toledo St.	/	/	/
		25' F-F	Paving (per COA # 651481) W/ C&G, 6' Sidewalk East Side Only	Kayenta Blvd.	Segovia Ave.	North boundary of Tract B-2-A-1	/	/	/
			DRAINAGE				/	/	/
		24" Dia.	RCP W/ MH & Inlets	Soria Ave	West boundary of Lot 6, Blk. 6	Toledo St.	/	/	/
		30" - 48" Dia.	RCP W/ MH & Inlets	Toledo St.	Soria Ave.	South boundary of Lot 19, Blk. 6	/	/	/
			Calabacias lateral stabilization per AMAFCA	Calabacias Arroyo	Northern boundary of Unit 3A		/	/	/
							/	/	/
			WATER (NMUI)				/	/	/
		12" Dia.	Waterline W/ Appertenances	Pavon Pl.	Segovia Ave.	South boundary of Lot 11, Blk. 1	/	/	/
		8" Dia.	Waterline W/ Appertenances	Aldea Av.	Pavon Pl.	Cadiz St.	/	/	/
		8" Dia.	Waterline W/ Appertenances	Cadiz St.	South boundary of Lot 72	Soria Ave.	/	/	/
		8" Dia.	Waterline W/ Appertenances	Bilboa St.	South boundary of Lot 88	Soria Ave.	/	/	/
		8" Dia.	Waterline W/ Appertenances	Pamplona St.	South boundary of Lot 100	Soria Ave	/	/	/
		8" Dia.	Waterline W/ Appertenances	Toledo St.	South boundary of Lot 106	Soria Ave.	/	/	/
		8" Dia.	Waterline W/ Appertenances	Soria Ave.	Cadiz St.	Toledo St.	/	/	/
			SANITARY SEWER (NMUI)				/	/	/

ORIGINAL

SIA Sequence #	COA DRC Project #	Size	Type of Improvement	Location	From	To	Private Inspector	City Inspector	City Cnst Engineer
		8" Dia.	Sanitary Sewer W/ MH & Appertenances	Pavon Pl.	Segovia Ave.	South boundary of Lot 11, Blk. 1	/	/	/
		8" Dia.	Sanitary Sewer W/ MH & Appertenances	Aldea Av	Pavon Pl.	Cadiz St.	/	/	/
		8" Dia.	Sanitary Sewer W/ MH & Appertenances	Cadiz St	South boundary of Lot 72	Soria Ave.	/	/	/
		8" Dia.	Sanitary Sewer W/ MH & Appertenances	Bilboa St.	South boundary of Lot 91	South boundary of Lot 88	/	/	/
		8" Dia.	Sanitary Sewer W/ MH & Appertenances	Pamplona St.	South boundary of Lot 96	North boundary of Lot 100	/	/	/
		8" Dia.	Sanitary Sewer W/ MH & Appertenances	Toledo St.	South boundary of Lot 49	Soria Ave.	/	/	/
		8" Dia.	Sanitary Sewer W/ MH & Appertenances	Soria Ave.	Cadiz St.	Toledo St.	/	/	/

NOTES

1 * Sidewalk to be Defered

2 Offsite Mitigation = $400/Unit x 106 Units = $42,400

3 Engineers Grading & Drainage Certification is required for release of Financial Guarantees.

4 Street Lights shall be located in accordance with COA requirements.

AGENT/OWNER

Dan Aguirre, PE (Agent)
NAME(print)

Wilson & Co., 2600 American Rd., Rio Rancho NM 87124
FIRM

SIGNATURE

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

DEVELOPMENT REVIEW BOARD MEMBER APPROVALS

1/12/05
DRB CHAIR -- date

Christina Sandoval 1/12/05
PARKS & GENERAL SERVICES -- date

1-12-05
TRANSPORTATION DEVELOPMENT -- date

AMAFCA -- date

1/12/05
UTILITY DEVELOPMENT -- date

1-12-05
NMUI -- date

1-12-05
CITY ENGINEER -- date

_____ **- date**

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

ORIGINAL

DESIGN REVIEW COMMITTEE REVISIONS

REVISION	DATE	DRC CHAIR	USER DEPARTMENT	AGENT/OWNER

1003471
Revised Explanation Letter

SURV TEK, INC.
Consulting Surveyors
9384 Valley View Drive, NW Albuquerque, New Mexico 87114
Phone: 505-897-3366 Fax: 505-897-3377 E-mail: hugg@swcp.com

January 5, 2005

Albuquerque Development Review Board
PO Box 1293
Albuquerque, New Mexico 87103

Attention: Sheran Matson, Chair

RE: Second Amended Preliminary plat of Seville Subdivision Unit 3A, City of Albuquerque, Bernalillo County, New Mexico (A-10-Z). Project # 1003471

The owner of the above captioned property, Curb West, Inc, is hereby filing application with the City of Albuquerque Development Review Board for: A Second Amended Preliminary plat approval and Temporary Deferral of Sidewalk construction for Seville Subdivision Unit 3A (Being a replat of Tract B-2-A, Seville).

Said Amended plat proposes to create 106 residential lots and 3 Tracts, dedicate public street right of ways and grant the necessary public utility easements to serve said lots.

The Second amendment will revise the street and lot configurations, mainly in the Western half of the subdivision, to accommodate a revised grading plan.

Aldea Court will be eliminated from the prior preliminary plat and Aldea Avenue will be added in an East-West direction.

Lots and streets East of Cadiz Street will remain the same with the exception of Lot renumbering. All lots will remain P-1 designation.

If you should have any questions concerning this request, please contact me at your convenience.

Sincerely,

Russ P. Hugg, PS
Surv-Tek, Inc.

City of Albuquerque

DEVELOPMENT/ PLAN REVIEW APPLICATION

		Supplemental form
SUBDIVISION		**S**
x	Major Subdivision action	
	Minor Subdivision action	
	Vacation	**V**
	Variance (Non-Zoning)	
SITE DEVELOPMENT PLAN		
	... for Subdivision Purposes	**P**
	... for Building Permit	
	IP Master Development Plan	
	Cert. of Appropriateness (LUCC)	**L**

		Supplemental form
ZONING AND PLANNING		**Z**
	Annexation	
	County Submittal	
	EPC Submittal	
	Zone Map Amendment (Establish or Change Zoning)	
	Sector Plan (Phase I, II, III)	
	Amendment to Sector, Area, Facility or Comprehensive Plan	
	Text Amendment (Zoning Code/Sub Regs)	
APPEAL / PROTEST OF ...		**A**
	Decision by: DRB, EPC, LUCC, Planning Director or Staff, ZHE, Zoning Board of Appeals	

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

APPLICANT INFORMATION:

NAME: **Curb West, Inc.** PHONE: **875-1721**
ADDRESS: **5160 San Francisco NE** FAX: **875-1723**
CITY: **Albuquerque** STATE **NM** ZIP **87109** E-MAIL:
Proprietary Interest in Site: Owner **List all owners:**
AGENT (if any): **Surv-Tek, Inc** PHONE: **897-3366**
ADDRESS: **9384 Valley View Drive NW** FAX: **897-3377**
CITY: **Albuquerque** STATE **NM** ZIP **87114** E-MAIL: **Hugg@survtek.com**

DESCRIPTION OF REQUEST: Second Amended Preliminary Plat and Temporary Sidewalk Deferral

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

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

Lot or Tract No. Tract B-2-A Block: N/A Unit: N/A
Subdv. / Addn. Seville Subdivision Unit 3A
Current Zoning: R-1 Proposed zoning: Same
Zone Atlas pages(s) A-10 No. of **existing** lots: 74 No. of **proposed** lots: 105
Total area of site (acres): 23.53 Density if applicable: dwellings per gross acre: dwellings per net acre:
Within city Limits? X Yes. ____ No, (but site is within 5 miles of the city limits.) Within 1000FT of a landfill?
UPC No. ~~101006631002~~ 101006631027040501 MRGCD Map No.
LOCATION OF PROPERTY BY STREETS: On or Near: East of Kayenta Blvd
Between: and North of Sequoia Ave

CASE HISTORY:

List **any** current or prior case numbers that may be relevant to your application (Proj., App., DRB-, AX_,Z_,V_,S_, etc.): 02DRB-01791, Project 1001891, Project 1003471, 1001306, 02DRB-01250, 04DRB-00826 & 00827, 04DRB-01224, 04DRB-01225

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

SIGNATURE [signature] DATE 12-17-04

(Print) **Margo Lucero** ____ Applicant X Agent

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

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

Application case numbers	Action	S.F.	Fees
04DRB - - 01948	APP	S(2)	$ 515.00
- -	ADFee		$ 75.00
- -	CMF		$ 20.00
04DRB - 01949	TDS		$ -0-
- -			$
			Total $ 610.00

Hearing date 1-12-05

[signature] 12-17-04
Planner signature / date

Project # 1003471

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

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

☐ MAJOR SUBDIVISION PRELIMINARY PLAT APPROVAL

__ Proposed Preliminary Plat including the Grading Plan (folded to fit into an 8.5" by 14" pocket) **24 copies**
__ Proposed Infrastructure List
__ Design elevations & cross sections of perimeter walls **3 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
__ Property owner's and City Surveyor's signature on the proposed plat
__ FORM DRWS Drainage Report, Water & Sewer availability statement filing information
__ Office of Community & Neighborhood Coordination inquiry response, notifying letter, certified mail receipts
__ Sign Posting Agreement
__ TIS/AQIA Traffic Impact Study / Air Quality Impact Assessment form
__ Fee (see schedule)
__ Any original and/or related file numbers are listed on the cover application

Preliminary plat approval expires after one year.
DRB Public hearings are approximately ONE MONTH after the filing deadline. **Your attendance is required.**

☒ MAJOR SUBDIVISION AMENDMENT TO PRELIMINARY PLAT (with significant changes)
☐ MAJOR SUBDIVISION AMENDMENT TO INFRASTRUCTURE LIST (with significant changes)
☐ MAJOR SUBDIVISION AMENDMENT TO GRADING PLAN (with significant changes)

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

✓ Proposed Amended Preliminary Plat, and/or Infrastructure List, and/or Grading Plan (folded to fit into an 8.5" by 14" pocket) **24 copies**
✓ Original Preliminary Plat, and/or Infrastructure List, and/or Grading Plan (folded to fit into an 8.5" by 14" pocket)
✓ Zone Atlas map with the entire property(ies) precisely and clearly outlined and crosshatched (to be photocopied)
✓ Letter briefly describing, explaining, and justifying the request
✓ Property owner's and City Surveyor's signature on the proposed amended plat, if the preliminary plat is being amended
✓ Office of Community & Neighborhood Coordination inquiry response, notifying letter, certified mail receipts
✓ Sign Posting Agreement
✓ Any original and/or related file numbers are listed on the cover application

Amended preliminary plat approval expires after one year.
DRB Public hearings are approximately ONE MONTH after the filing deadline. **Your attendance is required.**

☐ MAJOR SUBDIVISION EXTENSION OF SUBDIVISION IMPROVEMENTS AGREEMENT
(Temporary sidewalk deferral uses FORM-V)

__ **1** copy of each of the following items
__ Zone Atlas map with the entire property(ies) precisely and clearly outlined and crosshatched (to be photocopied)
__ Letter briefly describing, explaining, and justifying the request
__ Plat or plan reduced to 8.5" x 11"
__ Official D.R.B. Notice of the original approval
__ Approved Infrastructure List. If not applicable, please initial. _____
__ Previous SIA extension notice, if one has been issued. If not applicable, please initial. _____
__ Office of Community & Neighborhood Coordination inquiry response, notifying letter, certified mail receipts
__ Sign Posting Agreement
__ Any original and/or related file numbers are listed on the cover application
__ Fee (see schedule)

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

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

[signature]
Applicant name (print)

[signature]
Applicant signature / date

Form revised 9/01, 8/03, 9/03 and 8/04

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

Application case numbers
04DRB - 01948
_____-_____-_____
_____-_____-_____

[signature] 12-17-04
Planner signature / date

Project # 1003471

FORM V: SUBDIVISION VARIANCES & VACATIONS

☐ **BULK LAND VARIANCE** **(PUBLIC HEARING CASE)**

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

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

☐ **VACATION OF PUBLIC RIGHT-OF-WAY**
☐ **VACATION OF PUBLIC EASEMENT**

__ The complete document which created the public easement (folded to fit into an 8.5" by 14" pocket) **24** copies. (Not required for dedicated and City owned public right-of-way.)
__ Drawing showing the easement or right-of-way to be vacated, its relation to existing streets, etc. (folded to fit into an 8.5" by 14" pocket) **24** copies
__ Zone Atlas map with the entire property(ies) precisely and clearly outlined and crosshatched (to be photocopied)
__ Letter briefly describing, explaining, and justifying the request
__ Office of Community & Neighborhood Coordination inquiry response, notifying letter, certified mail receipts
__ Sign Posting Agreement
__ Fee (see schedule)
__ Any original and/or related file numbers are listed on the cover application

Unless the vacation is shown on a DRB approved plat recorded by the County Clerk within one year, it will expire.
DRB Public hearings are approximately ONE MONTH after the filing deadline. Your attendance is required.

☐ **SUBDIVISION DESIGN VARIANCE (VARIANCE FROM MINIMUM STANDARDS OF THE DEVELOPMENT PROCESS MANUAL)**
☐ **SIDEWALK DESIGN VARIANCE**
☐ **SIDEWALK WAIVER**

__ Scale drawing showing the proposed variance or waiver (folded to fit into an 8.5" by 14" pocket) **6** copies for unadvertised meetings. These actions are not approved through internal routing.
__ Zone Atlas map with the entire property(ies) precisely and clearly outlined and crosshatched (to be photocopied)
__ Letter briefly describing, explaining, and justifying the variance or waiver
__ Any original and/or related file numbers are listed on the cover application

DRB meetings are approximately 8 DAYS after the Tuesday noon filing deadline. Your attendance is required.

☑ **TEMPORARY DEFERRAL OF SIDEWALK CONSTRUCTION**
☐ **EXTENSION OF THE SIA FOR TEMPORARY DEFERRAL OF SIDEWALK CONSTRUCTION**

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

DRB meetings are approximately 8 DAYS after the Tuesday noon filing deadline. Your attendance is required.

☐ **VACATION OF PRIVATE EASEMENT**

__ The complete document which created the private easement (folded to fit into an 8.5" by 14" pocket) **6** copies for unadvertised meetings. These actions are not approved through internal routing.
__ Scale drawing showing the easement to be vacated, its relation to existing streets, etc. (folded to fit into an 8.5" by 14" pocket) **6** copies
__ Zone Atlas map with the entire property(ies) precisely and clearly outlined and crosshatched (to be photocopied)
__ Letter briefly describing, explaining, and justifying the vacation
__ Letter of authorization from the grantors and the beneficiaries
__ Fee (see schedule)
__ Any original and/or related file numbers are listed on the cover application

Unless the vacation is shown on a DRB approved plat recorded by the County Clerk within one year, it will expire.
DRB meetings are approximately 8 DAYS after the Tuesday noon filing deadline. Your attendance is required.

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

Applicant name (print)

Applicant signature / date

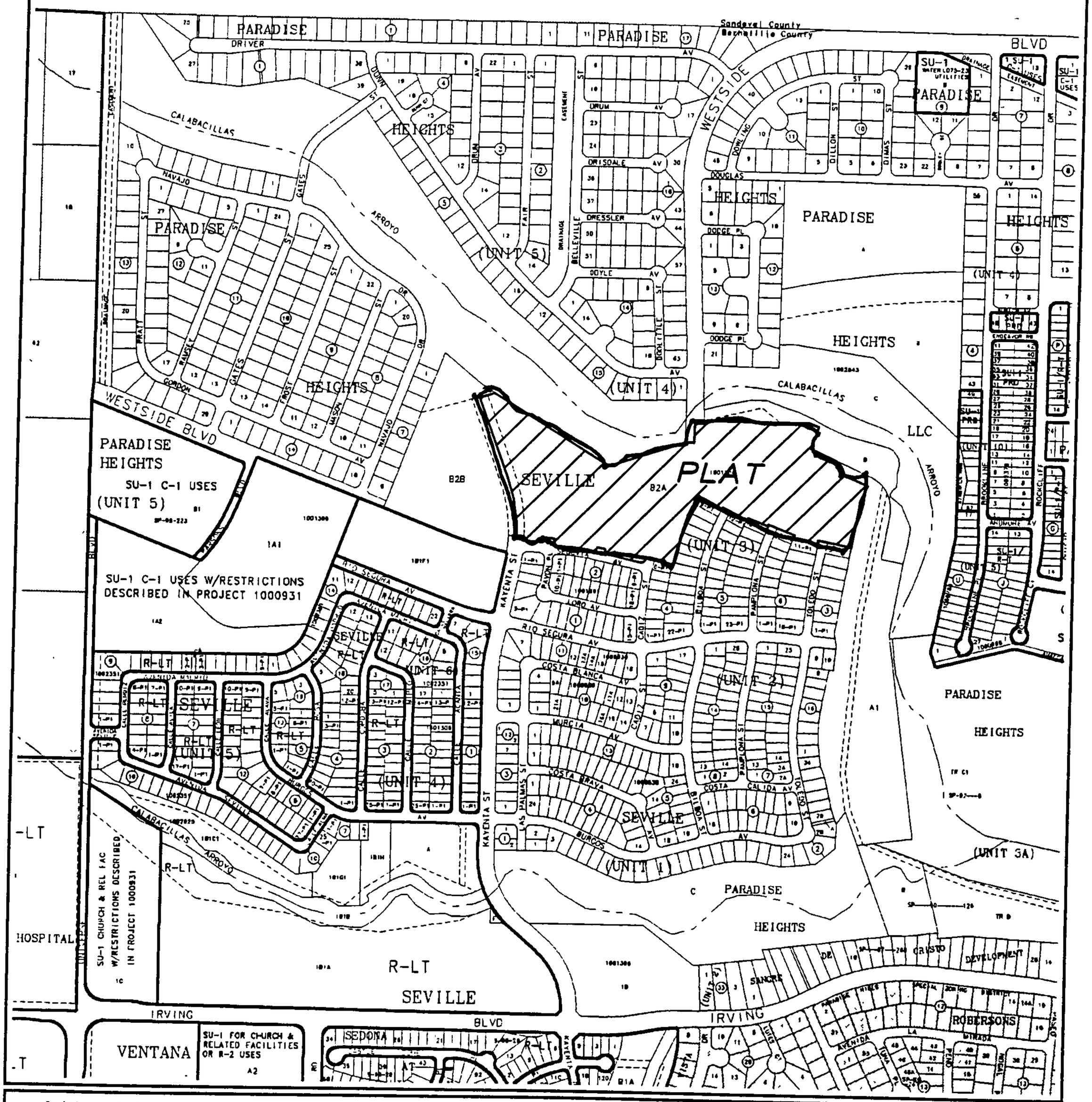
Form revised 4/03 and October 2003

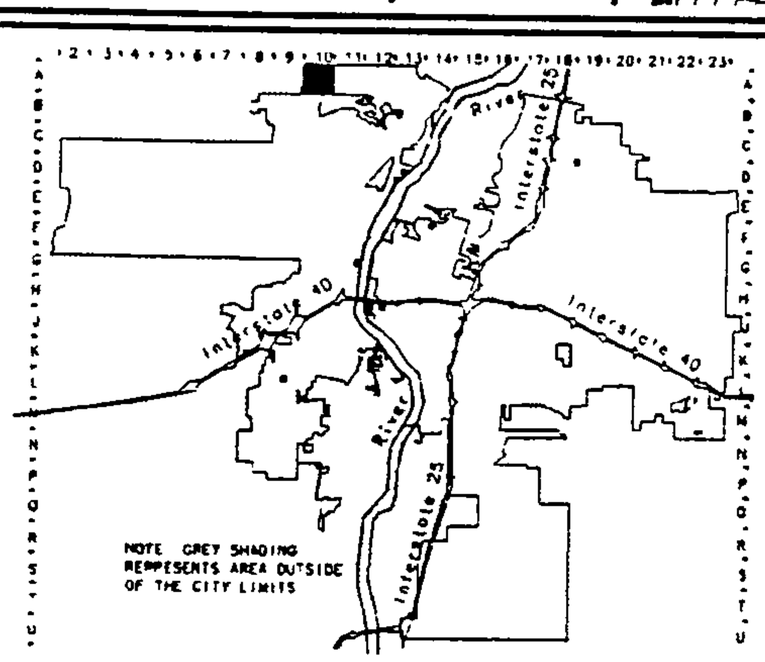
☐ Checklists complete
☐ Fees collected
☐ Case #s assigned
☐ Related #s listed

Application case numbers
04DRB - 01949
____ - ____ - ____
____ - ____ - ____

12-17-04
Planner signature / date

Project # 1003471





CITY OF ALBUQUERQUE · NEW MEXICO · 1706

A Albuquerque G Geographic I Information S System

PLANNING DEPARTMENT

© Copyright 2004

GRAPHIC SCALE IN FEET

250 0 750 1000

Zone Atlas Page

A-10-Z

Map Amended through March 01, 2004

WILSON
&COMPANY

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

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

16 December 2004

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

ATTN: Claire Senova, DRB Board Secretary

RE: Seville Subdivision Unit 3A, Sidewalk Deferral

Dear Ms. Senova:

The owner, Curb West, Inc., of the property described above requests a temporary deferral of sidewalk construction per the Albuquerque Code of Ordinances. The sidewalk adjacent to individual lots will be constructed with the construction of each home. Enclosed is the exhibit of the sidewalk to be deferred.

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

Sincerely,

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

sjs
Enclosure

ALBUQUERQUE
Making History

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

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

December 16, 2004

Margo
Surv-Tek, Inc.
9384 Valley View Dr. NW / 87114
Phone: 897-3366 Fax: 897-3377

Dear Margo:

Thank you for your inquiry of **December 16, 2004,** requesting the names of Recognized Neighborhood Associations who would be affected under the provisions of O-92 by your proposed project at **SEVILLE SUBDIVISION, UNIT 3A, CITY OF ALBUQUERQUE, BERNALILLO COUNTY** zone map **A-10**

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

SEE "ATTACHMENT A" FOR NEIGHBORHOOD INFORMATION.

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

Sincerely,

Julia King

Julia King
Senior Office Assistant
OFFICE OF NEIGHBORHOOD COORDINATION
Planning Department

planningrnaform(10/27/04)

"Attachment A"

SURV-TEK, INC., MARGO DEDRICH
ZONE MAP: A-10

Skies West NA (R)
***Tom Skopayko**
10523 Taurus Ct. NW / 87114 792-9227 (h)
Ed Eubank
10660 Neptune NW / 87114 890-3721 (h)

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

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

NOTICE TO APPLICANTS

SUGGESTED INFORMATION FOR NEIGHBORHOOD NOTIFICATION LETTERS

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

WE RECOMMEND THAT THE NOTIFICATION LETTER INCLUDE THE FOLLOWING INFORMATION:

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

****

(below this line for ONC use only)

Date of Inquiry: **12/16/04** Time Entered: **9:50 AM** ONC Rep. Initials: **JK**

7003 2260 0005 8321 9202

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

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

OFFICIAL USE

Postage	$ .83
Certified Fee	2.30
Return Reciept Fee (Endorsement Required)	3.00
Restricted Delivery Fee (Endorsement Required)	
Total Postage & Fees	$ 6.13

ALBUQUERQUE NM 87187
COTTONWOOD STA
Postmark Here
DEC 16 2004
USPS

Sent To
Street, Apt. or PO Box
City, State,

Skies West NA
Tom Skopyako
10523 Taurus Ct NW
Albuquerque, NM 87114

PS Form 38 ... ons

7003 2260 0005 8321 9219

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

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

OFFICIAL USE

Postage	$ .83
Certified Fee	2.30
Return Reciept Fee (Endorsement Required)	3.00
Restricted Delivery Fee (Endorsement Required)	
Total Postage & Fees	$ 6.13

ALBUQUERQUE NM 87187
COTTONWOOD STA
Postmark Here
DEC 16 2004
USPS

Sent
Street or PO
City,

Skies West NA
Ed Eubank
10660 Neptune NW
Albuquerque, NM 87114

PS Fo ... tructions

SURV TEK, INC.
Consulting Surveyors
9384 Valley View Drive, NW Albuquerque, New Mexico 87114
Phone: 505-897-3366 Fax: 505-897-3377 E-mail: hugg@swcp.com

December 16, 2004

CERTIFIED MAIL - RETURN RECEIPT REQUESTED

Skies West NA
10660 Neptune NW
Albuquerque, NM 87114

Attention: Ed Eubank

Re: Unit 3A, Seville Subdivision, City of Albuquerque, Bernalillo County, New Mexico. (Zone Atlas Page A-10)

The owner of the above captioned property, Curb West, Inc, is hereby filing application with the City of Albuquerque Development Review Board for: A Second Amended Preliminary plat approval and Temporary Deferral of Sidewalk construction for Seville Subdivision Unit 3A (Being a replat of Tract B-2-A, Seville).

Said Amended plat proposes to create 106 residential lots and 3 Tracts, dedicate public street right of ways and grant the necessary public utility easements to serve said lots.

The application will require a public hearing before the Development Review Board in the DRB Meeting Room in the basement floor of the Plaza Sel Sol Building at Second and Roma N.W. The Chair of the Development Review Board, Ms. Sheran Matson, may be contacted at 924-3880 or by mail at P.O. Box 1293, Albuquerque, New Mexico 87103.

If you have any questions or comments on this matter please contact:
Russ P. Hugg, PS, Agent
Surv-Tek, Inc.
9384 Valley View Dr N.W.
Albuquerque, New Mexico 87114
505 897 3366

Sincerely,

Russ P. Hugg, PS

SURV TEK, INC.
Consulting Surveyors
9384 Valley View Drive, NW Albuquerque, New Mexico 87114
Phone: 505-897-3366 Fax: 505-897-3377 E-mail: hugg@swcp.com

December 16, 2004

CERTIFIED MAIL - RETURN RECEIPT REQUESTED

Skies West NA
10523 Taurus Ct NW
Albuquerque, NM 87114

Attention: Tom Skopyako

Re: Unit 3A, Seville Subdivision, City of Albuquerque, Bernalillo County, New Mexico. (Zone Atlas Page A-10)

The owner of the above captioned property, Curb West, Inc, is hereby filing application with the City of Albuquerque Development Review Board for: A Second Amended Preliminary plat approval and Temporary Deferral of Sidewalk construction for Seville Subdivision Unit 3A (Being a replat of Tract B-2-A, Seville).

Said Amended plat proposes to create 106 residential lots and 3 Tracts, dedicate public street right of ways and grant the necessary public utility easements to serve said lots.

The application will require a public hearing before the Development Review Board in the DRB Meeting Room in the basement floor of the Plaza Sel Sol Building at Second and Roma N.W. The Chair of the Development Review Board, Ms. Sheran Matson, may be contacted at 924-3880 or by mail at P.O. Box 1293, Albuquerque, New Mexico 87103.

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Surv-Tek, Inc.
9384 Valley View Dr N.W.
Albuquerque, New Mexico 87114
505 897 3366

Sincerely,

Russ P. Hugg, PS

SURV TEK, INC.
Consulting Surveyors
9384 Valley View Drive, NW Albuquerque, New Mexico 87114
Phone: 505-897-3366 Fax: 505-897-3377 E-mail: hugg@swcp.com

December 16, 2004

Albuquerque Development Review Board
PO Box 1293
Albuquerque, New Mexico 87103

Attention: Sheran Matson, Chair

RE: Seville Subdivision Unit 3A, City of Albuquerque, Bernalillo County, New Mexico (A-10-Z). Project # 1003471

The owner of the above captioned property, Curb West, Inc, is hereby filing application with the City of Albuquerque Development Review Board for: A Second Amended Preliminary plat approval and Temporary Deferral of Sidewalk construction for Seville Subdivision Unit 3A (Being a replat of Tract B-2-A, Seville).

Said Amended plat proposes to create 106 residential lots and 3 Tracts, dedicate public street right of ways and grant the necessary public utility easements to serve said lots.

Sincerely,

Russ P. Hugg, PS
Surv-Tek, Inc.

City of Albuquerque
P.O. BOX 1293 ALBUQUERQUE, NEW MEXICO 87103

June 24, 2004

Steve Salazar, PE
Wilson & Company
2600 American Rd, SE, Ste. 100
Rio Rancho, NM 87124

Re: Seville Unit 3A Grading and Drainage Plan
Engineer Stamp 5-25-04 (A10/D2B)

Dear Mr. Salazar,

Based upon information provided in your submittal dated 5-26-04, the above referenced plan is approved for Preliminary Plat action by the DRB. Once that board approves the plan, please submit a mylar copy of the plan for my signature in order to obtain a Rough Grading Permit.

This project requires a National Pollutant Discharge Elimination System (NPDES) permit. Refer to the attachment that is provided with this letter for details. If you have any questions please feel free to call the Municipal Development Department, Hydrology section at 768-3654 (Charles Caruso) or 768-3645 (Bryan Wolfe).

If you have any questions, you can contact me at 924-3986.

Sincerely,

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

C: Chuck Caruso, DMD
file

Current DRC
Project Number: _____

FIGURE 12
INFRASTRUCTURE LIST

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

Date Submitted: 6/23/2004
Date Site Plan Approved:
Date Preliminary Plat Approved: 6/23/04
Date Preliminary Plat Expires: 6/23/05
DRB Project No.: 1003471
DRB Application No.: 04-00826

ORIGINAL

Seville Subdivision Unit Three A
PROPOSED NAME OF PLAT AND/OR SITE DEVELOPMENT PLAN

Tract B, Paradise Heights
EXISTING LEGAL DESCRIPTION PRIOR TO PLATTING ACTION

Following is a summary of PUBLIC/PRIVATE Infrastructure required to be constructed or financially guaranteed for the above development. This Listing is not necessarily a complete listing. During the SIA process and/or in the review of the construction drawings, if the DRC Chair determines that appurtenant items and/or unforeseen items have not been included in the infrastructure listing, the DRC Chair may include those items in the listing and related financial guarantee. Likewise, if the DRC Chair determines that appurtenant or non-essential items can be deleted from the listing, those items may be deleted as well as the related portions of the financial guarantees. All such revisions require approval by the DRC Chair, the User Department and agent/owner If such approvals are obtained, these revisions to the listing will be incorporated administratively. In addition, any unforeseen items which arise during construction which are necessary to complete the project and which normally are the Subdivider's responsibility will be required as a condition of project acceptance and close out by the City.

SIA Sequence #	COA DRC Project #	Size	Type of Improvement	Location	From	To	Private Inspector	City Inspector	City Cnst Engineer
							/	/	/
			PAVING				/	/	/
		26' F-F	Res. Paving W/ C&G, *4' Sidewalk Both Sides	Pavon Ct.	Segovia Ave.	North boundary of Lot ~~10~~ 11, Blk. 1	/	/	/
		26' F-F	Res. Paving W/ C&G, *4' Sidewalk Both Sides	Aldea Ct.	Segovia Ave.	North boundary of Lot ~~1~~ 8, Blk. 2	/	/	/
		28' F-F	Res. Paving W/ C&G, *4' Sidewalk Both Sides	Cadiz St.	South boundary of Lot 1, Blk. ~~1~~ 3	Soria Ave.	/	/	/
		28' F-F	Res. Paving W/ C&G, *4' Sidewalk Both Sides	Bilbao St.	South boundary of Lot 1, Blk. ~~3~~ 4	Soria Ave.	/	/	/
		28' F-F	Res. Paving W/ C&G, *4' Sidewalk Both Sides	Pamplona St.	South boundary of Lot 1, Blk. ~~4~~ 5	Soria Ave.	/	/	/
		28' F-F	Res. Paving W/ C&G, *4' Sidewalk Both Sides	Toledo St.	South boundary of Lot ~~1~~ 7, Blk. ~~7~~ 6 19	Soria Ave.	/	/	/
		28' F-F	Res. Paving W/ C&G, *4' Sidewalk Both Sides	Soria Ave.	Cadiz St.	Toledo St.	/	/	/

ORIGINAL

SIA Sequence #	COA DRC Project #	Size	Type of Improvement	Location	From	To	Private Inspector	City Inspector	City Cnst Engineer
		25' F-F	Paving (per COA # 651481) W/ C&G, 6' Sidewalk East Side Only	Kayenta Blvd.	Segovia Ave.	North boundary of Tract B-2-A-1	/	/	/
			DRAINAGE				/	/	/
		24" Dia.	RCP W/ MH & Inlets	Soria Ave.	2 West boundary of Lot 6, Blk. ~~8~~ 6	Toledo St.	/	/	/
		30" - 48" Dia.	RCP W/ MH & Inlets	Toledo St.	2 South boundary of Lot ~~1~~ 19, Blk. ~~1~~ 6	Soria Ave.	/	/	/
		~~7' High~~	~~PCC Scour Wall (From 0' to 7' Below Finish Grade)~~	~~Soria Ave.~~	~~Intersection North R/W Line with Prudent Line~~	~~Toledo St.~~	/	/	/
		~~7' High~~	~~PCC Scour Wall (From 0' to 7' Below Finish Grade)~~	~~Toledo St.~~	~~Soria Ave.~~	~~Intersection East R/W Line with Prudent Line~~	/	/	/
			SLOPE PROTECTION @ CALABACILLAS TO BE DETERMINED @ DRC $100,000 TOWARD CALABACILLAS ARROYO DROP STRUCTURE PAYABLE TO AMAFCA PRIOR TO FINAL PLAT						
			WATER (NMUI)				/	/	/
		12" Dia.	Waterline W/ Appertenances	Pavon Ct.	Segovia Ave.	2 ~~North~~ South boundary of Lot ~~10~~ 11, Blk. 1	/	/	/
		8" Dia.	Waterline W/ Appertenances	Aldea Ct.	Segovia Ave.	2 ~~North~~ South boundary of Lot ~~1~~ 8, Blk. 2	/	/	/
		8" Dia.	Waterline W/ Appertenances	Cadiz St.	2 South boundary of Lot 1, Blk. ~~4~~ 3	Soria Ave.	/	/	/
		8" Dia.	Waterline W/ Appertenances	Bilbao St.	2 South boundary of Lot 1, Blk. ~~5~~ 4	Soria Ave.	/	/	/
		8" Dia.	Waterline W/ Appertenances	Pamplona St.	2 South boundary of Lot 1, Blk. ~~8~~ 5	Soria Ave.	/	/	/
		8" Dia.	Waterline W/ Appertenances	Toledo St.	2 South boundary of Lot ~~1~~ 19, Blk. ~~1~~ 6	Soria Ave.	/	/	/
		8" Dia.	Waterline W/ Appertenances	Soria Ave.	Cadiz St.	Toledo St.	/	/	/
			SANITARY SEWER (NMUI)				/	/	/
		8" Dia.	Sanitary Sewer W/ MH & Appertenances	Pavon Ct.	Segovia Ave.	2 North boundary of Lot ~~10~~ 11, Blk. 1	/	/	/

ORIGINAL

SIA Sequence #	COA DRC Project #	Size	Type of Improvement	Location	From	To	Private Inspector	City Inspector	City Cnst Engineer
		8" Dia.	Sanitary Sewer W/ MH & Appertenances	Aldea Ct.	Segovia Ave.	South ~~North~~ boundary of Lot ~~7~~ 8, Blk. 2	/	/	/
		8" Dia.	Sanitary Sewer W/ MH & Appertenances	Cadiz St.	South boundary of Lot 1, Blk. ~~4~~ 3	Soria Ave.	/	/	/
		8" Dia.	Sanitary Sewer W/ MH & Appertenances	Bilbao St.	South boundary of Lot 1, Blk. ~~8~~ 4	South ~~North~~ boundary of Lot 4, Blk. 4	/	/	/
		8" Dia.	Sanitary Sewer W/ MH & Appertenances	Pamplona St.	South boundary of Lot 1, Blk. ~~8~~ 5	North boundary of Lot 3, Blk. 5	/	/	/
		8" Dia.	Sanitary Sewer W/ MH & Appertenances	Toledo St.	South boundary of Lot ~~7~~ 19, Blk. ~~7~~ 6	Soria Ave.	/	/	/
		8" Dia.	Sanitary Sewer W/ MH & Appertenances	Soria Ave.	Cadiz St.	Toledo St.	/	/	/

NOTES

1 * Sidewalk to be Defered

2 Offsite Mitigation = $400/Unit x ~~105~~ 106 ~~107~~ Units = ~~$42,000~~ ~~$42,800~~ $42,400 MODIFIED PROCEDURE "C" FOR McMAHON 1/2 ST FRONTAGE

3 Engineers Grading & Drainage Certification is required for release of Financial Guarantees.

4 Street Lights shall be located in accordance with COA requirements.

AGENT/OWNER

Kevin C. Daggett (Agent)
NAME(print)

Wilson & Co., 2600 American Rd., Rio Rancho NM 87124
FIRM

SIGNATURE

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

DEVELOPMENT REVIEW BOARD MEMBER APPROVALS

DRB CHAIR -- date 6/23/04

PARKS & GENERAL SERVICES -- date 6/23/04 CS 9/1/04

TRANSPORTATION DEVELOPMENT -- date 9-1-04 6-23-04

AMAFCA -- date 6-23-04

UTILITY DEVELOPMENT -- date 9/1/04 6/22/04

NMUI - date

CITY ENGINEER -- date 6/23/04

_____ - date

DESIGN REVIEW COMMITTEE REVISIONS

REVISION	DATE	DRC CHAIR	USER DEPARTMENT	AGENT/OWNER
1	10/19/04			
2	10/21/04			

ORIGINAL

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

Current DRC
Project Number: _____

FIGURE 12
INFRASTRUCTURE LIST

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

Date Submitted: 6/23/2004
Date Site Plan Approved:
Date Preliminary Plat Approved: 6/23/04
Date Preliminary Plat Expires: 6/23/05
DRB Project No.: 1003471
DRB Application No : 04-00826

ORIGINAL

Seville Subdivision Unit Three A
PROPOSED NAME OF PLAT AND/OR SITE DEVELOPMENT PLAN

Tract B, Paradise Heights
EXISTING LEGAL DESCRIPTION PRIOR TO PLATTING ACTION

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SIA Sequence #	COA DRC Project #	Size	Type of Improvement	Location	From	To	Private Inspector	City Inspector	City Cnst Engineer
							/	/	/
			PAVING				/	/	/
		26' F-F	Res. Paving W/ C&G, *4' Sidewalk Both Sides	Pavon Ct.	Segovia Ave.	North boundary of Lot 10, Blk. 1	/	/	/
		26' F-F	Res. Paving W/ C&G, *4' Sidewalk Both Sides	Aldea Ct.	Segovia Ave.	North boundary of Lot 7, Blk. 2	/	/	/
		28' F-F	Res. Paving W/ C&G, *4' Sidewalk Both Sides	Cadiz St.	South boundary of Lot 1, Blk. 4	Soria Ave.	/	/	/
		28' F-F	Res. Paving W/ C&G, *4' Sidewalk Both Sides	Bilbao St.	South boundary of Lot 1, Blk. 5	Soria Ave.	/	/	/
		28' F-F	Res. Paving W/ C&G, *4' Sidewalk Both Sides	Pamplona St.	South boundary of Lot 1, Blk. 6	Soria Ave.	/	/	/
		28' F-F	Res. Paving W/ C&G, *4' Sidewalk Both Sides	Toledo St.	South boundary of Lot 1, Blk. 7	Soria Ave.	/	/	/
		28' F-F	Res. Paving W/ C&G, *4' Sidewalk Both Sides	Soria Ave.	Cadiz St.	Toledo St.	/	/	/

ORIGINAL

SIA Sequence #	COA DRC Project #	Size	Type of Improvement	Location	From	To	Private Inspector	City Inspector	City Cnst Engineer
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			DRAINAGE				/	/	/
		24" Dia.	RCP W/ MH & Inlets	Soria Ave.	West boundary of Lot 6, Blk. 5	Toledo St.	/	/	/
		30" - 48" Dia.	RCP W/ MH & Inlets	Toledo St.	South boundary of Lot 1, Blk. 7	Soria Ave.	/	/	/
		~~7' High~~	~~PCC Scour Wall (From 0' to 7' Below Finish Grade)~~	~~Soria Ave.~~	~~Intersection North R/W Line with Prudent Line~~	~~Toledo St.~~	/	/	/
		~~7' High~~	~~PCC Scour Wall (From 0' to 7' Below Finish Grade)~~	~~Toledo St.~~	~~Soria Ave.~~	~~Intersection East R/W Line with Prudent Line~~	/	/	/
			SLOPE PROTECTION @ CALABACILLAS TO BE DETERMINED @ DRC $100,000 TOWARD CALABACILLAS ARROYO DROP STRUCTURE PAYABLE TO AMAFCA PRIOR TO FINAL PLAT						
			WATER (NMUI)				/	/	/
		12" Dia.	Waterline W/ Appertenances	Pavon Ct.	Segovia Ave.	North boundary of Lot 10, Blk. 1	/	/	/
		8" Dia.	Waterline W/ Appertenances	Aldea Ct.	Segovia Ave.	North boundary of Lot 7, Blk. 2	/	/	/
		8" Dia.	Waterline W/ Appertenances	Cadiz St.	South boundary of Lot 1, Blk. 4	Soria Ave.	/	/	/
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		8" Dia.	Waterline W/ Appertenances	Pamplona St.	South boundary of Lot 1, Blk. 6	Soria Ave.	/	/	/
		8" Dia.	Waterline W/ Appertenances	Toledo St.	South boundary of Lot 1, Blk. 7	Soria Ave.	/	/	/
		8" Dia.	Waterline W/ Appertenances	Soria Ave.	Cadiz St.	Toledo St.	/	/	/
			SANITARY SEWER (NMUI)				/	/	/
		8" Dia.	Sanitary Sewer W/ MH & Appertenances	Pavon Ct.	Segovia Ave.	North boundary of Lot 10, Blk. 1	/	/	/

ORIGINAL

SIA Sequence #	COA DRC Project #	Size	Type of Improvement	Location	From	To	Private Inspector	City Inspector	City Cnst Engineer
		8" Dia.	Sanitary Sewer W/ MH & Appertenances	Aldea Ct.	Segovia Ave.	North boundary of Lot 7, Blk. 2	/	/	/
		8" Dia.	Sanitary Sewer W/ MH & Appertenances	Cadiz St.	South boundary of Lot 1, Blk. 4	Soria Ave.	/	/	/
		8" Dia.	Sanitary Sewer W/ MH & Appertenances	Bilbao St.	South boundary of Lot 1, Blk. 5	North boundary of Lot 4	/	/	/
		8" Dia.	Sanitary Sewer W/ MH & Appertenances	Pamplona St.	South boundary of Lot 1, Blk. 6	North boundary of Lot 3	/	/	/
		8" Dia.	Sanitary Sewer W/ MH & Appertenances	Toledo St.	South boundary of Lot 1, Blk. 7	Soria Ave.	/	/	/
		8" Dia.	Sanitary Sewer W/ MH & Appertenances	Soria Ave.	Cadiz St.	Toledo St.	/	/	/

NOTES

1 * Sidewalk to be Defered

2 Offsite Mitigation = $400/Unit x ~~105~~ 106 ~~107~~ Units = ~~$42,000~~ ~~$42,800~~ $42,400 MODIFIED PROCEDURE "C" FOR McMAHON 1/2 ST FRONTAGE

3 Engineers Grading & Drainage Certification is required for release of Financial Guarantees.

4 Street Lights shall be located in accordance with COA requirements.

AGENT/OWNER

Kevin C. Daggett (Agent)
NAME(print)

Wilson & Co., 2600 American Rd., Rio Rancho NM 87124
FIRM

SIGNATURE

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

DEVELOPMENT REVIEW BOARD MEMBER APPROVALS

DRB CHAIR -- date 6/23/04

PARKS & GENERAL SERVICES -- date 6/23/04 CS 9/1/04

TRANSPORTATION DEVELOPMENT -- date 9-1-04 6-23-04

AMAFCA -- date 6-23-04

UTILITY DEVELOPMENT -- date 9/1/04 6/22/04

NMUI - date

CITY ENGINEER -- date 9/1/04 6/23/04

_____ - date

DESIGN REVIEW COMMITTEE REVISIONS

REVISION	DATE	DRC CHAIR	USER DEPARTMENT	AGENT/OWNER
1	10/19/04			

ORIGINAL

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

SURV TEK, INC.
Consulting Surveyors
5643 Paradise Blvd. N.W. Albuquerque, New Mexico 87114
Phone: 505-897-3366 Fax: 505-897-3377 E-mail: hugg @ swcp.com

August 30, 2004

Albuquerque Development Review Board
PO Box 1293
Albuquerque, New Mexico 87103

Attention: Sheran Matson, Chair

RE: Seville Subdivision Unit 3A, City of Albuquerque, Bernalillo County, New Mexico (A-10-Z). Project # 1003471

The owner of the above captioned property, Curb West, Inc, is hereby filing application with the City of Albuquerque Development Review Board for: Amended Preliminary plat approval and Temporary Deferral of Sidewalk construction for Seville Subdivision Unit 3A (Being a replat of Tract B-2-A, Seville).

Said Amended plat proposes to increase the number of residential lots to 107 from the previously approved number of 74 lots. Create new 2 Tracts, dedicate public street right of ways and grant the necessary public utility easements to serve said lots.

Sincerely,

Russ P. Hugg, PS
Surv-Tek, Inc.

New letter

1003471
9/1/04
DRB

SURV TEK, INC.
Consulting Surveyors
5643 Paradise Blvd. N.W. Albuquerque, New Mexico 87114
Phone: 505-897-3366 Fax: 505-897-3377 E-mail: hugg @ swcp.com

August 5, 2004

Albuquerque Development Review Board
PO Box 1293
Albuquerque, New Mexico 87103

Attention: Sheran Matson, Chair

RE: Seville Subdivision Unit 3A, City of Albuquerque, Bernalillo County, New Mexico (A-10-Z). Project # 1003471

The owner of the above captioned property, Curb West, Inc, is hereby filing application with the City of Albuquerque Development Review Board for: Amended Preliminary plat approval and Temporary Deferral of Sidewalk construction for Seville Subdivision Unit 3A (Being a replat of Tract B-2-A, Seville).

Said Amended plat proposes to increase the number of residential lots to 105 from the previously approved number of 74 lots. Create new 3 Tracts, dedicate public street right of ways and grant the necessary public utility easements to serve said lots.

Sincerely,

Russ P. Hugg, PS
Surv-Tek, Inc.

OK to letter

Current DRC
Project Number. _____

ORIGINAL

FIGURE 12
INFRASTRUCTURE LIST

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

Date Submitted: 6/23/2004
Date Site Plan Approved:
Date Preliminary Plat Approved: 6/23/04
Date Preliminary Plat Expires: 6/23/05
DRB Project No.: 1003471
DRB Application No.: 04-00826

Seville Subdivision Unit Three A
PROPOSED NAME OF PLAT AND/OR SITE DEVELOPMENT PLAN

Tract B, Paradise Heights
EXISTING LEGAL DESCRIPTION PRIOR TO PLATTING ACTION

Following is a summary of PUBLIC/PRIVATE Infrastructure required to be constructed or financially guaranteed for the above development. This Listing is not necessarily a complete listing During the SIA process and/or in the review of the construction drawings, if the DRC Chair determines that appurtenant items and/or unforeseen items have not been included in the infrastructure listing, the DRC Chair may include those items in the listing and related financial guarantee. Likewise, if the DRC Chair determines that appurtenant or non-essential items can be deleted from the listing, those items may be deleted as well as the related portions of the financial guarantees. All such revisions require approval by the DRC Chair, the User Department and agent/owner. If such approvals are obtained, these revisions to the listing will be incorporated administratively. In addition, any unforeseen items which arise during construction which are necessary to complete the project and which normally are the Subdivider's responsibility will be required as a condition of project acceptance and close out by the City.

SIA Sequence #	COA DRC Project #	Size	Type of Improvement	Location	From	To	Private Inspector	City Inspector	City Cnst Engineer
							/	/	/
			PAVING				/	/	/
		26' F-F	Res. Paving W/ C&G, *4' Sidewalk Both Sides	Pavon Ct.	Segovia Ave.	North boundary of Lot 10, Blk. 1	/	/	/
		26' F-F	Res. Paving W/ C&G, *4' Sidewalk Both Sides	Aldea Ct.	Segovia Ave.	North boundary of Lot 7, Blk. 2	/	/	/
		28' F-F	Res. Paving W/ C&G, *4' Sidewalk Both Sides	Cadiz St.	South boundary of Lot 1, Blk. 4	Soria Ave.	/	/	/
		28' F-F	Res. Paving W/ C&G, *4' Sidewalk Both Sides	Bilbao St.	South boundary of Lot 1, Blk. 5	Soria Ave.	/	/	/
		28' F-F	Res. Paving W/ C&G, *4' Sidewalk Both Sides	Pamplona St.	South boundary of Lot 1, Blk. 6	Soria Ave.	/	/	/
		28' F-F	Res. Paving W/ C&G, *4' Sidewalk Both Sides	Toledo St.	South boundary of Lot 1, Blk. 7	Soria Ave.	/	/	/
		28' F-F	Res. Paving W/ C&G, *4' Sidewalk Both Sides	Soria Ave.	Cadiz St.	Toledo St.	/	/	/

ORIGINAL

SIA Sequence #	COA DRC Project #	Size	Type of Improvement	Location	From	To	Private Inspector	City Inspector	City Cnst Engineer
		25' F-F	Paving (per COA # 651481) W/ C&G, 6' Sidewalk East Side Only	Kayenta Blvd.	Segovia Ave.	North boundary of Tract B-2-A-1	/	/	/
			DRAINAGE				/	/	/
		24" Dia.	RCP W/ MH & Inlets	Soria Ave.	West boundary of Lot 6, Blk. 5	Toledo St.	/	/	/
		30" - 48" Dia.	RCP W/ MH & Inlets	Toledo St.	South boundary of Lot 1, Blk. 7	Soria Ave.	/	/	/
		~~7' High~~	~~PCC Scour Wall (From 0' to 7' Below Finish Grade)~~	~~Soria Ave.~~	~~Intersection North R/W Line with Prudent Line~~	~~Toledo St.~~	/	/	/
		~~7' High~~	~~PCC Scour Wall (From 0' to 7' Below Finish Grade)~~	~~Toledo St.~~	~~Soria Ave.~~	~~Intersection East R/W Line with Prudent Line~~	/	/	/
			SLOPE PROTECTION @ CALABACILLAS TO BE DETERMINED @ DRC $100,000 TOWARD CALABACILLAS ARROYO DROP STRUCTURE PAYABLE TO AMAFCA PRIOR TO FINAL PLAT						
			WATER (NMUI)				/	/	/
		12" Dia.	Waterline W/ Appertenances	Pavon Ct.	Segovia Ave.	North boundary of Lot 10, Blk. 1	/	/	/
		8" Dia.	Waterline W/ Appertenances	Aldea Ct.	Segovia Ave.	North boundary of Lot 7, Blk. 2	/	/	/
		8" Dia.	Waterline W/ Appertenances	Cadiz St.	South boundary of Lot 1, Blk. 4	Soria Ave.	/	/	/
		8" Dia.	Waterline W/ Appertenances	Bilbao St.	South boundary of Lot 1, Blk. 5	Soria Ave.	/	/	/
		8" Dia.	Waterline W/ Appertenances	Pamplona St.	South boundary of Lot 1, Blk. 6	Soria Ave.	/	/	/
		8" Dia.	Waterline W/ Appertenances	Toledo St.	South boundary of Lot 1, Blk. 7	Soria Ave.	/	/	/
		8" Dia.	Waterline W/ Appertenances	Soria Ave.	Cadiz St.	Toledo St.	/	/	/
			SANITARY SEWER (NMUI)				/	/	/
		8" Dia.	Sanitary Sewer W/ MH & Appertenances	Pavon Ct.	Segovia Ave.	North boundary of Lot 10, Blk. 1	/	/	/

ORIGINAL

SIA Sequence #	COA DRC Project #	Size	Type of Improvement	Location	From	To	Private Inspector	City Inspector	City Cnst Engineer
		8" Dia.	Sanitary Sewer W/ MH & Appertenances	Aldea Ct.	Segovia Ave.	North boundary of Lot 7, Blk. 2	/	/	/
		8" Dia.	Sanitary Sewer W/ MH & Appertenances	Cadiz St.	South boundary of Lot 1, Blk. 4	Soria Ave.	/	/	/
		8" Dia.	Sanitary Sewer W/ MH & Appertenances	Bilbao St.	South boundary of Lot 1, Blk. 5	North boundary of Lot 4	/	/	/
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		8" Dia.	Sanitary Sewer W/ MH & Appertenances	Toledo St.	South boundary of Lot 1, Blk. 7	Soria Ave.	/	/	/
		8" Dia.	Sanitary Sewer W/ MH & Appertenances	Soria Ave.	Cadiz St.	Toledo St.	/	/	/

NOTES

1 * Sidewalk to be Defered

2 Offsite Mitigation = $400/Unit x ~~105~~ 107 Units = ~~$42,000~~ $42,800 MODIFIED PROCEDURE "C" FOR McMAHON 1/2 ST FRONTAGE

3 Engineers Grading & Drainage Certification is required for release of Financial Guarantees.

4 Street Lights shall be located in accordance with COA requirements.

AGENT/OWNER

Kevin C. Daggett (Agent)
NAME(print)

Wilson & Co., 2600 American Rd., Rio Rancho NM 87124
FIRM

SIGNATURE

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

DEVELOPMENT REVIEW BOARD MEMBER APPROVALS

DRB CHAIR -- date 6/23/04

Christina Sandoval 6/23/04 PARKS & GENERAL SERVICES -- date

9-1-04 TRANSPORTATION DEVELOPMENT -- date

AMAFCA -- date

6-23-04 UTILITY DEVELOPMENT -- date

NMUI - date

9/1/04 6/23/04 CITY ENGINEER -- date

_____ - date

DESIGN REVIEW COMMITTEE REVISIONS

REVISION	DATE	DRC CHAIR	USER DEPARTMENT	AGENT/OWNER

ORIGINAL.

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

City of Albuquerque

DEVELOPMENT/ PLAN REVIEW APPLICATION

Supplemental form

SUBDIVISION **S**

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

SITE DEVELOPMENT PLAN **P**

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

Supplemental form

ZONING & PLANNING **Z**

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

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

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

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

APPLICANT INFORMATION:

NAME: Cwb West Inc. PHONE: 875-1721
ADDRESS: 5160 San Francisco NE FAX:
CITY: ABQ STATE NM ZIP 87109 E-MAIL:
Proprietary interest in site: Owner. **List all owners:**

AGENT (if any): Surv-Tek, Inc. PHONE: 897-3366
ADDRESS: 5643 Paradise Blvd NW FAX: 897-3377
CITY: ABQ STATE NM ZIP 87114 E-MAIL: Hugo@SWCP.com

DESCRIPTION OF REQUEST: Amended Preliminary Plat & Temporary Sidewalk Deferral.

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. Tract B-2-A Block: — Unit: — 105 74 (31)
Subdiv. / Addn. Seville Subdivision.
Current Zoning: R-1 Proposed zoning: Same
Zone Atlas page(s): A-10 No. of **existing** lots: 74 No. of **proposed** lots: 105
Total area of site (acres): 23.53 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. 101006631027040501 MRGCD Map No.
LOCATION OF PROPERTY BY STREETS: On or Near: East of Rayenta Blvd.
Between: ___ and North of Segovia Ave.

CASE HISTORY:

List **any** current or prior case number that may be relevant to your application (Proj., App., DRB-, AX_,Z_, V_, S_, etc.): 04DRB-00826 & 00827 02DRB-01791 Project 1001891, Project 1003471, 1001306 02DRB-01250

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

SIGNATURE ___ DATE 8-6-04
(Print) ___ ___ Applicant ✓ Agent

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

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

Application case numbers	Action	S.F.	Fees
04DRB - - 01224	APP	S(2)	$ 515.00
- -	AD & NOT. Fee		$ 75.00
- -	Conf. Mgmt Fee		$ 20.00
04DRB - - 01225	TDS		$ -0-
- -			$
			Total $ 610.00

Hearing date Sept. 1st 04

8/6/04
Planner signature / date

Project # 1003471

FORM V: SUBDIVISION VARIANCES & VACATIONS

☐ **BULK LAND VARIANCE** **(PUBLIC HEARING CASE)**

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

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

☐ **VACATION OF PUBLIC RIGHT-OF-WAY**

☐ **VACATION OF PUBLIC EASEMENT**

__ The complete document which created the public easement (folded to fit into an 8.5" by 14" pocket) **24** copies. (Not required for dedicated and City owned public right-of-way.)
__ Drawing showing the easement or right-of-way to be vacated, its relation to existing streets, etc. (folded to fit into an 8.5" by 14" pocket) **24** copies
__ Zone Atlas map with the entire property(ies) precisely and clearly outlined and crosshatched (to be photocopied)
__ Letter briefly describing, explaining, and justifying the request
__ Office of Community & Neighborhood Coordination inquiry response, notifying letter, certified mail receipts
__ Sign Posting Agreement
__ Fee (see schedule)
__ Any original and/or related file numbers are listed on the cover application

Unless the vacation is shown on a DRB approved plat recorded by the County Clerk within one year, it will expire.

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

☐ **SUBDIVISION DESIGN VARIANCE (VARIANCE FROM MINIMUM STANDARDS OF THE DEVELOPMENT PROCESS MANUAL)**

☐ **SIDEWALK DESIGN VARIANCE**

☐ **SIDEWALK WAIVER**

__ Scale drawing showing the proposed variance or waiver (folded to fit into an 8.5" by 14" pocket) **6** copies for unadvertised meetings. These actions are not approved through internal routing.
__ Zone Atlas map with the entire property(ies) precisely and clearly outlined and crosshatched (to be photocopied)
__ Letter briefly describing, explaining, and justifying the variance or waiver
__ Any original and/or related file numbers are listed on the cover application

DRB meetings are approximately 8 DAYS after the Tuesday noon filing deadline. Your attendance is required.

☑ **TEMPORARY DEFERRAL OF SIDEWALK CONSTRUCTION**

☐ **EXTENSION OF THE SIA FOR TEMPORARY DEFERRAL OF SIDEWALK CONSTRUCTION**

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

DRB meetings are approximately 8 DAYS after the Tuesday noon filing deadline. Your attendance is required.

☐ **VACATION OF PRIVATE EASEMENT**

__ The complete document which created the private easement (folded to fit into an 8.5" by 14" pocket) **6** copies for unadvertised meetings. These actions are not approved through internal routing.
__ Scale drawing showing the easement to be vacated, its relation to existing streets, etc. (folded to fit into an 8.5" by 14" pocket) **6** copies
__ Zone Atlas map with the entire property(ies) precisely and clearly outlined and crosshatched (to be photocopied)
__ Letter briefly describing, explaining, and justifying the vacation
__ Letter of authorization from the grantors and the beneficiaries
__ Fee (see schedule)
__ Any original and/or related file numbers are listed on the cover application

Unless the vacation is shown on a DRB approved plat recorded by the County Clerk within one year, it will expire.

DRB meetings are approximately 8 DAYS after the Tuesday noon filing deadline. Your attendance is required.

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

Mary Lucero
Applicant name (print)

8-4-04
Applicant signature / date

Form revised 4/03 and October 2003

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

Application case numbers
04DRB - - 01224
04DRB - - 01225
- -

8/6/04
Planner signature / date

Project # 1003471

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

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

☐ MAJOR SUBDIVISION PRELIMINARY PLAT APPROVAL

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

Preliminary plat approval expires after one year.
DRB Public hearings are approximately ONE MONTH after the filing deadline. **Your attendance is required.**

☒ MAJOR SUBDIVISION AMENDMENT TO PRELIMINARY PLAT (with significant changes)
☐ MAJOR SUBDIVISION AMENDMENT TO INFRASTRUCTURE LIST (with significant changes)
☐ MAJOR SUBDIVISION AMENDMENT TO GRADING PLAN (with significant changes)

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

- ✓ Proposed Amended Preliminary Plat, and/or Infrastructure List, and/or Grading Plan (folded to fit into an 8.5" by 14" pocket) **24** copies
- ✓ Original Preliminary Plat, and/or Infrastructure List, and/or Grading Plan (folded to fit into an 8.5" by 14" pocket)
- ✓ Zone Atlas map with the entire property(ies) precisely and clearly outlined and crosshatched (to be photocopied)
- ✓ Letter briefly describing, explaining, and justifying the request
- ✓ Property owner's and City Surveyor's signature on the proposed amended plat, if the preliminary plat is being amended
- ✓ Office of Community & Neighborhood Coordination inquiry response, notifying letter, certified mail receipts
- ✓ Sign Posting Agreement
- ✓ Any original and/or related file numbers are listed on the cover application

Amended preliminary plat approval expires after one year.
DRB Public hearings are approximately ONE MONTH after the filing deadline. **Your attendance is required.**

☐ MAJOR SUBDIVISION EXTENSION OF SUBDIVISION IMPROVEMENTS AGREEMENT
(Temporary sidewalk deferral uses FORM-V)

- ___ **1** copy of each of the following items
- ___ Zone Atlas map with the entire property(ies) precisely and clearly outlined and crosshatched (to be photocopied)
- ___ Letter briefly describing, explaining, and justifying the request
- ___ Plat or plan reduced to 8.5" x 11"
- ___ Official D.R.B. Notice of the original approval
- ___ Approved Infrastructure List. If not applicable, please initial. _____
- ___ Previous SIA extension notice, if one has been issued. If not applicable, please initial. _____
- ___ Office of Community & Neighborhood Coordination inquiry response, notifying letter, certified mail receipts
- ___ Sign Posting Agreement
- ___ Any original and/or related file numbers are listed on the cover application
- ___ Fee (see schedule)

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

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

Jorge D. Lucero
Applicant name (print)

8-16-04
Applicant signature / date

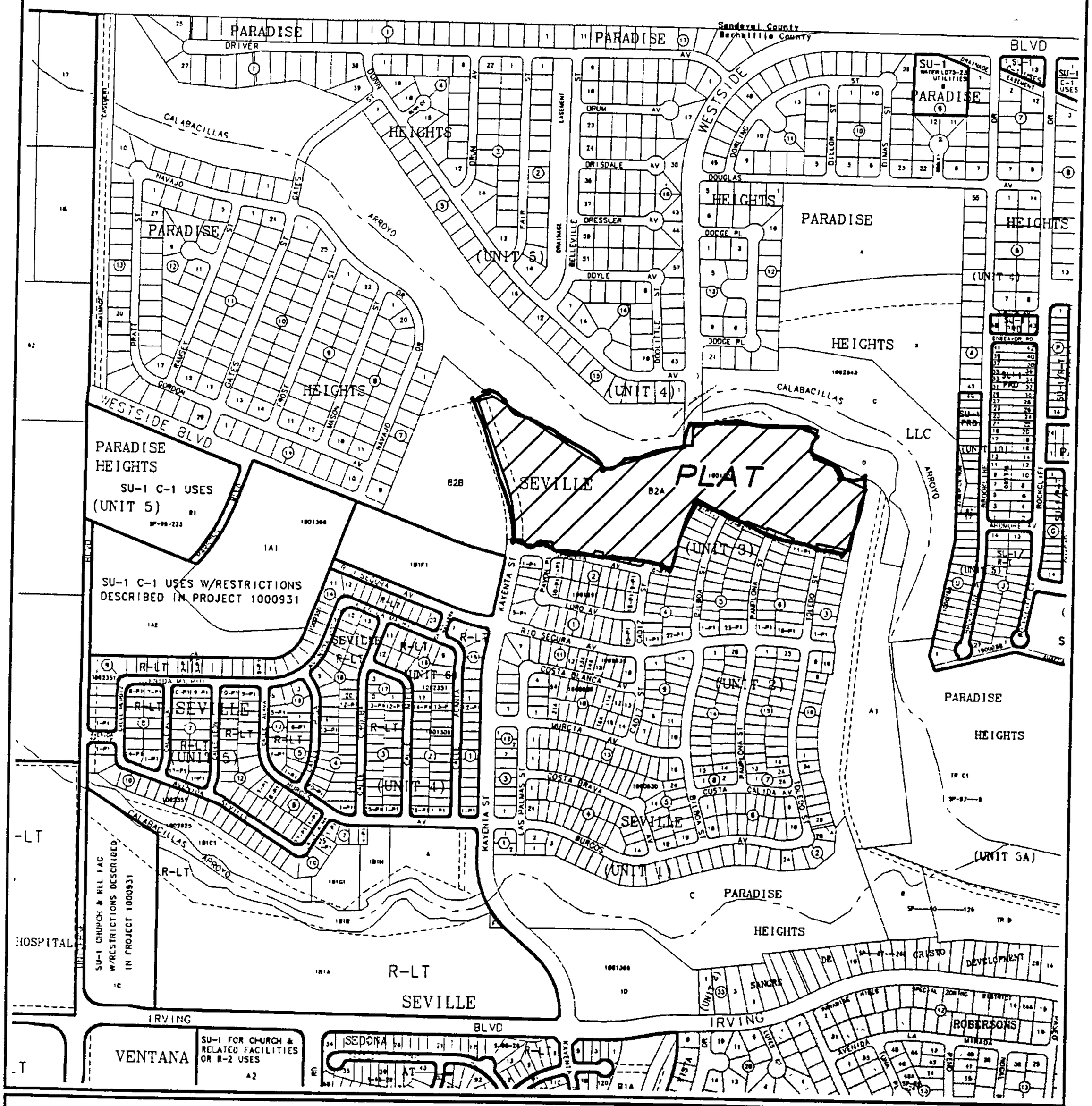
Form revised 9/01, 8/03 and 9/03

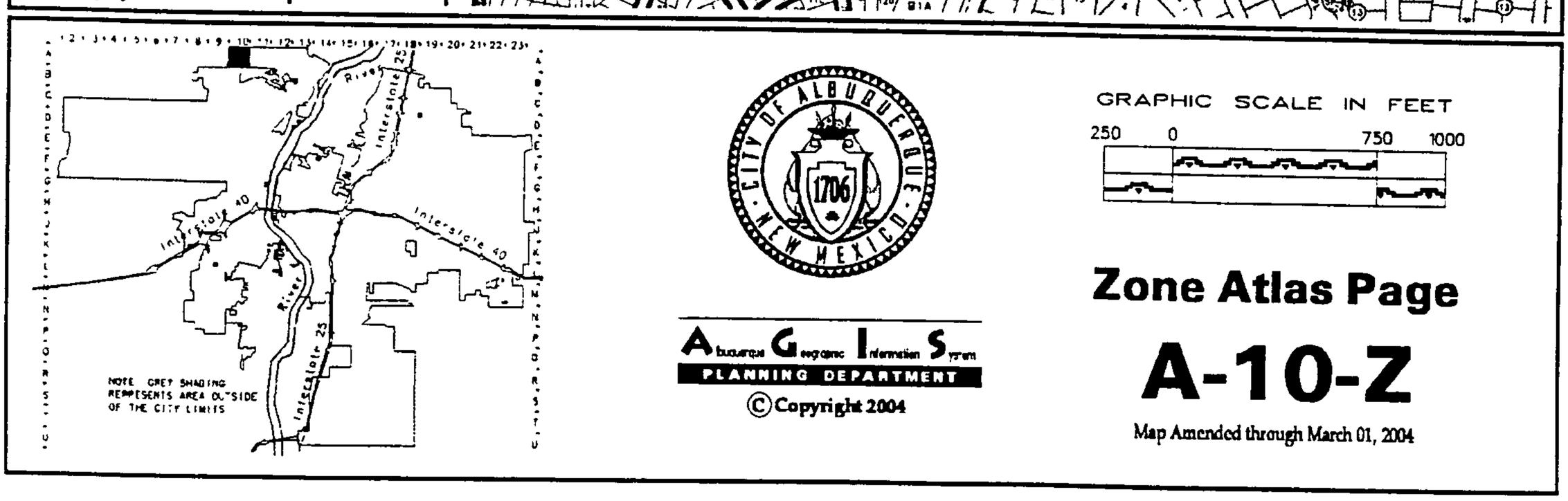
☐ Checklists complete
☐ Fees collected
☐ Case #s assigned
☐ Related #s listed

Application case numbers
04DRB - ____ - 01224
04DRB - ____ - 01225
____ - ____ - ____

8/16/04
Planner signature / date

Project # 1003471


PARADISE
HEIGHTS
(UNIT 5)
(UNIT 4)
(UNIT 3)
(UNIT 2)
(UNIT 1)
(UNIT 6)
(UNIT 5A)
WESTSIDE BLVD
CALABACILLAS
ARROYO
SEVILLE
PLAT
SU-1 C-1 USES
SU-1 C-1 USES W/RESTRICTIONS DESCRIBED IN PROJECT 1000931
SU-1 CHURCH & RLL 1 AC W/RESTRICTIONS DESCRIBED IN PROJECT 1000931
R-LT
HOSPITAL
IRVING BLVD
VENTANA
SU-1 FOR CHURCH & RELATED FACILITIES OR R-2 USES
SEDONA
ROBERSONS
Sandoval County
Bernalillo County


Interstate 25
Interstate 40
River
NOTE GREY SHADING REPRESENTS AREA OUTSIDE OF THE CITY LIMITS
CITY OF ALBUQUERQUE
NEW MEXICO
1706
Albuquerque Geographic Information System
PLANNING DEPARTMENT
© Copyright 2004
GRAPHIC SCALE IN FEET
250 0 750 1000
Zone Atlas Page
A-10-Z
Map Amended through March 01, 2004

CURB WEST, INC.

5160 San Francisco NE
Albuquerque, New Mexico 87109
Telephone (505) 875-1721

August 4, 2004

Mr. Russ Hugg
Surv-Tek, Inc.
5643 Paradise Blvd. N.W.
Albuquerque, New Mexico 87114

Dear Russ:

By this letter, I hereby authorize you to act as agent on behalf of Curb West, Inc., for the purpose of Amending the Preliminary Plat for Seville Unit 3A, City of Albuquerque, Bernalillo County, New Mexico.

Please call me if you have any further questions.

Sincerely,

Stan Strickman, Vice President
Curb West, Inc., a New Mexico Corporation
5160 San Francisco NE
Albuquerque, New Mexico 87109

ALBUQUERQUE
Making History

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

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

August 6, 2004

Margo Dedrich
Surv Tek, Inc.
5643 Paradise Blvd. NW/87114
Phone: 897-3366/Fax: 897-3377

Dear Margo:

Thank you for your inquiry of **August 6, 2004** requesting the names of Recognized Neighborhood Associations who would be affected under the provisions of O-92 by your proposed project at **SEVILLE SUBDIVISION, UNIT 3A, CITY OF ALBUQUERQUE, BERNALILLO COUNTY** zone map **A-10.**

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

SEE "ATTACHMENT A" FOR NEIGHBORHOOD INFORMATION.

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

Sincerely,

Stephani I. Winklepleck

Stephani I. Winklepleck
Senior Administrative Assistant
OFFICE OF NEIGHBORHOOD COORDINATION
Planning Department

planningrnaform(03/09/04)

NOTICE TO APPLICANTS

SUGGESTED INFORMATION FOR NEIGHBORHOOD NOTIFICATION LETTERS

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

WE RECOMMEND THAT THE NOTIFICATION LETTER INCLUDE THE FOLLOWING INFORMATION:

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

* *

(below this line for ONC use only)

Date of Inquiry: **08/06/04** Time Entered: **9:15 a.m.** ONC Rep. Initials: **SW**

"Attachment A"

Margo Dedrich, Surv Tek, Inc.
Zone Map: A-10

SKIES WEST N.A. (R)
***Tom Skopayko**
10523 Taurus Ct. NW/87114 792-9227 (h)
Ed Eubank
10660 Neptune NW/87114 890-3721 (h)

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

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

7003 2260 0005 8321 9141

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

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

OFFICIAL USE

Postage	$ .83
Certified Fee	2.30
Return Reciept Fee (Endorsement Required)	1.75
Restricted Delivery Fee (Endorsement Required)	
Total Postage & Fees	$ 4.88

ALBUQUERQUE NM 87187
COTTONWOOD STA
AUG 06 2004
Postmark Here
USPS

Sent To
Tom Skopayko
Skies West
Street, Apt. No.; or PO Box No.
10636 Capricorn Pl NW
City, State, ZIP+4
Albuquerque, NM 87114

PS Form 3800

7003 2260 0005 8321 9172

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

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

OFFICIAL USE

Postage	$ .83
Certified Fee	2.30
Return Reciept Fee (Endorsement Required)	1.75
Restricted Delivery Fee (Endorsement Required)	
Total Postage & Fees	$ 4.88

ALBUQUERQUE NM 87187
COTTONWOOD STA
AUG 06 2004
Postmark Here
USPS

Sent To
Ed Eubank
Skies West
Street, Apt. No.; or PO Box No.
10636 Capricorn Pl NW
City, State, ZIP+4
Albuquerque, NM 87114

PS Form 3800

SURV TEK, INC.
Consulting Surveyors
5643 Paradise Blvd. N.W. Albuquerque, New Mexico 87114
Phone: 505-897-3366 Fax: 505-897-3377 E-mail: hugg @ swcp.com

August 6, 2004

CERTIFIED MAIL - RETURN RECEIPT REQUESTED

Skies West N.A.
10660 Neptune N.W.
Albuquerque 87114

Attention:Ed Eubank

Re: Seville Subdivision, Unit 3A, City of Albuquerque, Bernalillo County, New Mexico. (Zone Atlas Page A-10-Z)

The owners of the above described real estate, have filed application with the City of Albuquerque Development Review Board for Amended Preliminary plat approval and Temporary Deferral of Sidewalk construction for Seville Subdivision Unit 3A (Being a replat of Tract B-2-A, Seville.

Said subdivision proposes to create 105 residential lots and 4 Tracts, dedicate public street right of ways and grant the necessary public utility easements to serve said lots.

The application will require a public hearing before the Development Review Board in the DRB Meeting Room in the basement floor of the Plaza Sel Sol Building at Second and Roma N.W. The Chair of the Development Review Board, Ms. Sheran Matson, may be contacted at 924-3880 or by mail at P.O. Box 1293, Albuquerque, New Mexico 87103.

If you have any questions or comments on this matter please contact:
Russ P. Hugg, PS, Agent
Surv-Tek, Inc.
5643 Paradise Boulevard N.W.
Albuquerque, New Mexico 87114
505 897 3366

Sincerely,

Russ P. Hugg, PS

SURV TEK, INC.
Consulting Surveyors
5643 Paradise Blvd. N.W. Albuquerque, New Mexico 87114
Phone: 505-897-3366 Fax: 505-897-3377 E-mail: hugg @ swcp.com

August 6, 2004

CERTIFIED MAIL - RETURN RECEIPT REQUESTED

Skies West N.A.
10523 Taurus Ct. N.W.
Albuquerque 87114

Attention:Tom Skopayko

Re: Seville Subdivision, Unit 3A, City of Albuquerque, Bernalillo County, New Mexico. (Zone Atlas Page A-10-Z)

The owners of the above described real estate, have filed application with the City of Albuquerque Development Review Board for Amended Preliminary plat approval and Temporary Deferral of Sidewalk construction for Seville Subdivision Unit 3A (Being a replat of Tract B-2-A, Seville.

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If you have any questions or comments on this matter please contact:
Russ P. Hugg, PS, Agent
Surv-Tek, Inc.
5643 Paradise Boulevard N.W.
Albuquerque, New Mexico 87114
505 897 3366

Sincerely,

Russ P. Hugg, PS

WILSON
&COMPANY

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

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

6 August 2004

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

ATTN: Claire Senova, DRB Board Secretary

RE: Seville Subdivision Unit 3A, Sidewalk Deferral

Dear Ms. Senova:

The owner, Curb West, Inc., of the property described above requests a temporary deferral of sidewalk construction per the Albuquerque Code of Ordinances. The sidewalk adjacent to individual lots will be constructed with the construction of each home. Enclosed is the zone atlas sheet and an exhibit of the sidewalk to be deferred.

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

Sincerely,

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

sjs
Enclosure

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

PAID RECEIPT

APPLICANT NAME Curb, West, Inc.

AGENT SurvTek, Inc

ADDRESS 5643 Paradise Blvd. 87114

PROJECT & APP # 1003471

PROJECT NAME Seville Subd. Unit 3A.

$ 20.00 441032/3424000 Conflict Management Fee 50 + 465

$ 515.00 441006/4983000 DRB Actions Amend PP & # of Lots

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

$ 75.00 441018/4971000 Public Notification

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

$ 610.00 TOTAL AMOUNT DUE

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

Counterreceipt.doc 6/21/04

SIGN POSTING AGREEMENT

REQUIREMENTS

POSTING SIGNS ANNOUNCING PUBLIC HEARINGS

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

The applicant is responsible for ensuring that the signs remain posted throughout the 15-day period prior to public hearing. Failure to maintain the signs during this entire period may be cause for deferral or denial of the application. Replacement signs for those lost or damaged are available from the Development Services Front Counter at a charge of $3.50 each.

1. LOCATION

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

2. NUMBER

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

3. PHYSICAL POSTING

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

4. TIME

Signs must be posted from August 17th '04 To September 1st '04

5. REMOVAL

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

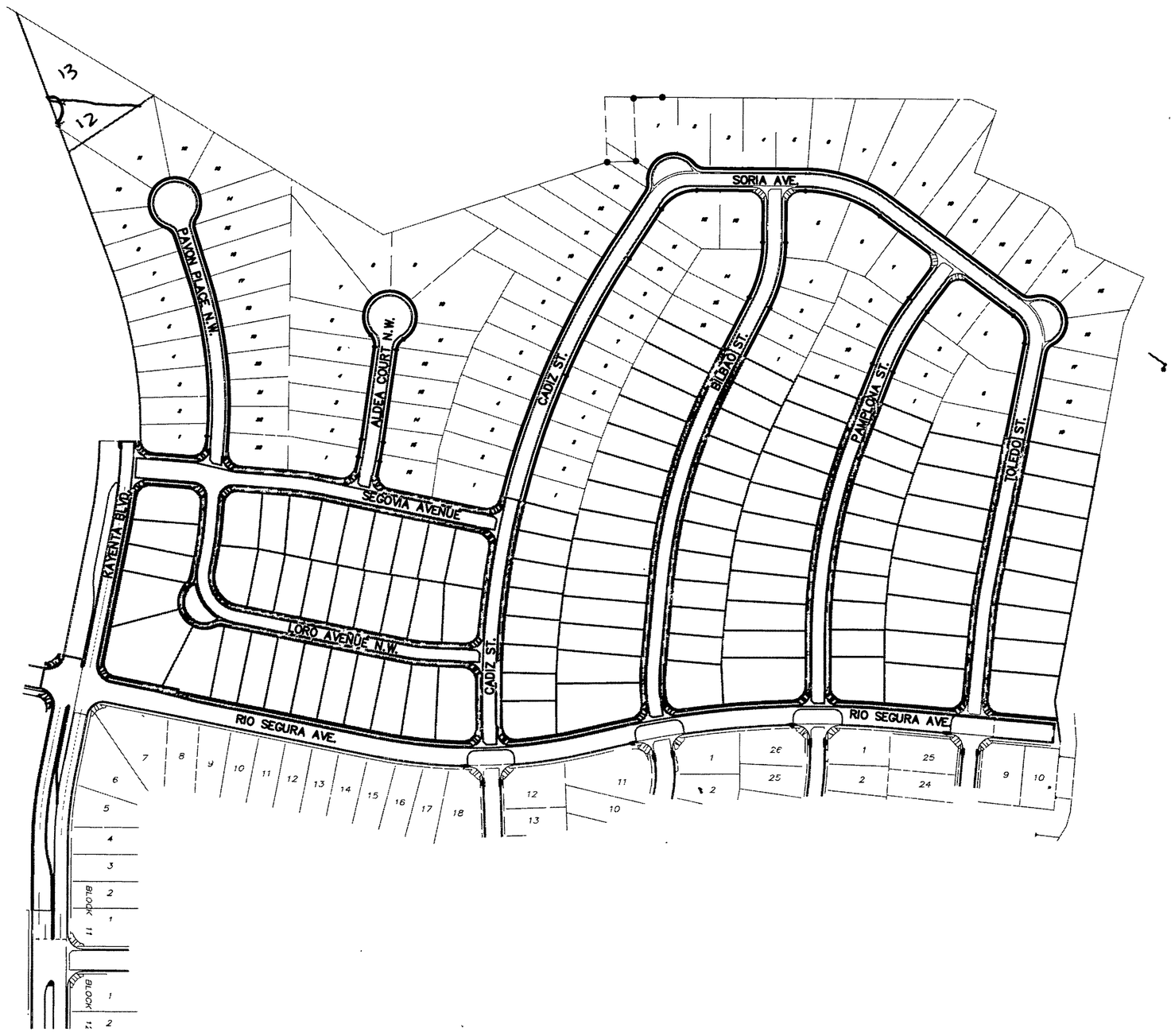
I have read this sheet and discussed it with the Development Services Front Counter Staff. I understand (A) my obligation to keep the sign(s) posted for (15) days and (B) where the sign(s) are to be located. I am being given a copy of this sheet.

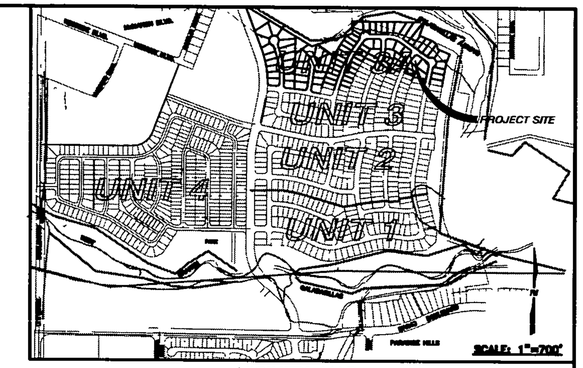
Surveytex (Applicant or Agent) 8-6-04 (Date)

I issued 5 signs for this application, 8/6/04 (Date), [illegible] (Staff Member)

DRB PROJECT NUMBER: ~~1001891~~ 1003471 1003471

Rev. 5/9/03





VICINITY MAP

LOCATION OF SIDEWALK TO BE DEFERRED

EXHIBIT C
Date 9/1/07

N

100 50 0 100 200
SCALE FEET
1" = 100'

CITY OF ALBUQUERQUE
PUBLIC WORKS DEPARTMENT
ENGINEERING GROUP

SEVILLE SUBDIVISION – UNIT 3A
SIDEWALK DEFERRAL EXHIBIT

WILSON & COMPANY
2600 THE AMERICAN ROAD S.E
SUITE 100
RIO RANCHO, NEW MEXICO
87124
(505) 898-8021

Design Review Committee	City Engineer Approval	Last Design Update	Mo./Day/Yr	Mo./Day/Yr

City Project No.	Zone Map No.	Sheet	Of
XXXX.XX	A-10-Z	XX	XX

I:\Projects\XX28005\IN\EXHIBITS\SIDEWALK-EXHIBITS_3A.dwg 05/21/2004 08:33:16 AM MDT

OFFICIAL NOTICE OF DECISION

CITY OF ALBUQUERQUE
PLANNING DEPARTMENT
DEVELOPMENT REVIEW BOARD

June 23, 2004

1. Project # 1003471
04DRB-00826 Major-Preliminary Plat Approval
04DRB-00827 Minor-Temp Defer SDWK

SURV-TEK, INC agent(s) for CURB WEST INC request(s) the above action(s) for all or a portion of Tract B-2-A, **SEVILLE SUBDIVISION,** zoned R-1 residential zone, located on KAYENTA ST NW, between CALABACILLAS ARROYO and RIO SEGOVIA AVE NW containing approximately 24 acre(s). [REF: 1000630, 1001743, 1001891, 1001306/02DRB-01791, 02DRB-01250] (A-10)

At the June 23, 2004, Development Review Board meeting, with the signing of the infrastructure list dated 6/23/04 and approval of the grading plan engineer stamp dated 5/25/04 the preliminary plat was approved with the following condition of final plat:

Approval of perimeter wall submittal is required prior to final plat approval.

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

If you wish to appeal this decision, you must do so by July 8, 2004 in the manner described below.

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

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

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

Sheran Matson, AICP, DRB Chair

cc: Surv-Tek Inc., 5643 Paradise Blvd NW, 87114
Curb West Inc., 5160 San Francisco NE, 87109
Marilyn Maldonado, Planning Department, 4th Floor, Plaza del Sol Bldg.
Scott Howell, Property Management, Legal Dept./4th Flr, City/County Bldg
File

DRB PUBLIC HEARING SIGN IN SHEETS

CASE NUMBER: 1003471 AGENDA#: 1 DATE: 6/23/04

1. Name: Stan Strickman Address: 5160 San Francisco NE Zip: 87109
2. Name: Russ Nugg Address: Nugg Co Zip:
3. Name: Kevin D Address: Wilson & Co Zip:
4. Name: Steve Salazar Address: Wilson & Co Zip:
5. Name: Address: Zip:
6. Name: Address: Zip:
7. Name: Address: Zip:
8. Name: Address: Zip:
9. Name: Address: Zip:
10. Name: Address: Zip:
11. Name: Address: Zip:
12. Name: Address: Zip:
13. Name: Address: Zip:
14. Name: Address: Zip:

City of Albuquerque

P.O. BOX 1293 ALBUQUERQUE, NEW MEXICO 87103

PLANNING DEPARTMENT
DEVELOPMENT AND BUILDING SERVICES
HYDROLOGY DEVELOPMENT SECTION

DEVELOPMENT REVIEW BOARD--SPEED MEMO

DRB CASE NO/PROJECT NO: 1003471 **AGENDA ITEM NO: 1**

SUBJECT:

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

ACTION REQUESTED:

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

ENGINEERING COMMENTS:

An approved drainage report dated 5-25-04 is on file for Preliminary Plat approval.
Comment on infrastructure list.

RESOLUTION:

APPROVED ____; DENIED ____; DEFERRED X; COMMENTS PROVIDED ___; WITHDRAWN 6/30/04

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

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

FOR:

SIGNED: Bradley L. Bingham
City Engineer/AMAFCA Designee

DATE: June 23, 2004

THE CITY OF ALBUQUERQUE IS AN EQUAL OPPORTUNITY/REASONABLE ACCOMMODATION EMPLOYER

Sheran A. Matson

06/15/04 09:46 AM

To: Claire A. Senova/PLN/CABQ@COA
cc:
Subject: Fw: Seville Development, File#1003471/04DRB-00826

Please put this in the DRB Project File. Thanks!!
----- Forwarded by Sheran A. Matson/PLN/CABQ on 06/15/04 09:46 AM -----

BKLund@aol.com

06/14/04 07:42 PM

To: wgallegos@cabq.gov
cc: smatson@cabq.gov
Subject: Seville Development, File#1003471/04DRB-00826

I wanted to comment about the above proposed addition to the Seville subdivision as a current, concerned Seville resident.
First I have no objection to the proposal. It's a nice subdivision and everyone has done a nice job for the most part.
My concern is regarding the Callabacillas Arroys adjacent to the subdivision, portions of which are owned by the developer. The portions of the arroyo adjacent to older subdivisions are under the control of AMAFCA and hve been appropriately dealt with, that is fenced off to prevent unwanted motorized vehicles from entering and vandals from dumping trash. However portions of the arroyo in the newer sections are owned and controlled by the developer who has been turning a deaf ear to my pleas to fence off their portion of the arroyo and to clean it up.
The problems are numerous with the arroyo unfenced as it is, including: unacceptable noise levels from 4-wheelees and dirt bikes adjacent to homes (noise ordinance), destruction of nartural habitat for quail, birds, rabbits, coyotes and the rare endangered burrowing owls (which by the way do have burrows in the arroyo which are threatened by the 4-wheelers and dirt bikes), unsightly dumping of all types of refuse, dust, soil erosion, discharging of firearms and general public nuisance and danger. Ventana Ranch would never tolerate this, nor would Tanoan.
Therefore, as part of the privilege of developing the are I would like to see the developer or city be required to clean up and fence off the portion of the arroyo owned by the developer. I know AMAFCA is agreeable but they need the participation of the developer as well.
Thank you very much for considering my concerns.
Bruce Lundblad

CITY OF ALBUQUERQUE
PLANNING DEPARTMENT
DEVELOPMENT REVIEW BOARD

June 23, 2004

Project # 1003471
04DRB-00826 Major-Preliminary Plat Approval
04DRB-00827 Minor-Temp Defer SDWK

SURV-TEK, INC agent(s) for CURB WEST INC request(s) the above action(s) for all or a portion of Tract B-2-A, **SEVILLE SUBDIVISION,** zoned R-1 residential zone, located on KAYENTA ST NW, between CALABACILLAS ARROYO and RIO SEGOVIA AVE NW containing approximately 24 acre(s). [REF: 1000630, 1001743, 1001891, 1001306/02DRB-01791, 02DRB-01250] (A-10)

AMAFCA

AMAFCA **requests deferral of Preliminary Platting** action until issue of grading within the Prudent Line on Lots 16 – 19 is addressed.

COG — No adverse comments.

Transit — No objections.

Zoning Enforcement — No comments received.

Neighborhood Coordination

Letter sent to Skies West (R) Neighborhood Association.

APS — No comments received.

Police Department

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

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

PNM Electric & Gas

PNM approves the Pre-Plat, but the final plat needs to show PUE's along all street right of way lines before final plat sign off.

Comcast — No comments received

QWEST — No comments received

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

M.R.G.C.D. — No comments received.

Open Space Division

The Calabacillas Arroyo is identified as a "Major Open Space Arroyo" in the *Facility Plan for Arroyos (Facility Plan).* Future development should be in compliance with the 'Design Guidelines for Development Adjacent to Major Open Space Arroyos and Major Open Space Links' as called out in the *Facility Plan* (pp.55-60). See especially polices 1-4 which cover building orientation, parking and service areas, walls facing the Arroyo, and landscaping.

City Engineer — An approved profile of McMahon is required to verify approved grading plan does not need to be revised.

Transportation Development

How are permanent streets being placed within the prudent line? Aldea, Soria and Pavon require 28' paved sections. Some of the lots referenced on the infrastructure list do not exist. Also use the block number. Where is infrastructure for Kayenta? Concerns with Calabacillas Arroyo and the need to provide access control. Street lights need to be added to infrastructure list. Will the ultimate alignment of McMahon encroach upon tract B-2-A-1? If so, show easement at this time.

Parks & Recreation

The park dedication requirement for the 74 units plated with this submittal has been met through an existing agreement for Seville Park.

The park development requirement will be met via the payment of a fee prior to issuance of building permit for each new dwelling unit. Who will own and maintain tract B-2-A-1? For informational purposes only: The Trails & Bikeways Facility Plan proposes a secondary trail in this location along the Calabacillas Arroyo. There are no requirements for the trail associated with this request since the alignment has not been set.

Utilities Development

NMUI must sign the infrastructure list. No objection to Preliminary Plat approval. No objection to Sidewalk Deferral.

Planning Department

Once the perimeter wall submittal is revised to meet the submittal requirements and the Zone Code amendments, Planning can approve the preliminary plat.

The minimum lot size should be included on the plat as the plat does not clearly show the individual lot sizes.

IT IS REQUIRED THAT THE APPLICANT AND/OR AGENT BE PRESENT AT THE HEARING
cc:Curb West Inc., 5160 San Francisco NE, 87109
Surv-Tek inc., 5643 Paradise Blvd NW, 87114

PUBLIC HEARING--DEVELOPMENT REVIEW BOARD
CITY OF ALBUQUERQUE

Notice is hereby given that the Development Review Board, City of Albuquerque, will hold a public hearing in the **Plaza del Sol Hearing Room, Basement, Plaza del Sol Building, 600 2nd St NW,** on **Wednesday, June 23, 2004,** beginning at **9:00 a.m.** for the purpose of considering the following:

Project # 1002247 04DRB-00830 Major-Vacation of Public Easements 04DRB-00831 Major-Vacation of Public Easements 04DRB-00832 Major-Vacation of Public Easements	BOHANNAN HUSTON, INC agent(s) for HUNT UPTOWN, LLC request(s) the above action(s) for all or a portion of Tract A1, **ST. PIUS X SUBDIVISON,** zoned SU-3 special center zone, located on LOUISIANA BLVD NE, between ARVADA AVE NE and INDIAN SCHOOL RD NE containing approximately 18 acre(s). [REF: 03EPC-00914, 02EPC-01472, Z-81-87, Z-94-133, ZA96-379] (H-19)
Project # 1003280 04DRB-00835 Major-Preliminary Plat Approval	TIERRA WEST, LLC agent(s) for STILLBROOKE HOMES INC request(s) the above action(s) for all or a portion of Tract 168, **TOWN OF ATRISCO GRANT, UNIT 6,** zoned R-1 residential zone, located on GONZALES RD SW, between OASIS DR SW and CORREGIDOR DR SW containing approximately 5 acre(s). [REF: 04DRB-00568] (K-11)
Project # 1003471 04DRB-00826 Major-Preliminary Plat Approval 04DRB-00827 Minor-Temp Defer SDWK	SURV-TEK, INC agent(s) for CURB WEST INC request(s) the above action(s) for all or a portion of Tract B-2-A, **SEVILLE SUBDIVISION,** zoned R-1 residential zone, located on KAYENTA ST NW, between CALABACILLAS ARROYO and RIO SEGOVIA AVE NW containing approximately 24 acre(s). [REF: 1000630, 1001743, 1001891, 1001306/02DRB-01791, 02DRB-01250] (A-10)

Details of the application(s) may be examined at the Development Services Center of the Planning Department, Second Floor, Plaza Del Sol Building, 600 2nd St NW, between 10:00 a.m. and 12:00 p.m. or 2:00 p.m. and 4:00 p.m. Monday through Friday except holidays. Individuals with disabilities who need special assistance to participate at this meeting should contact Claire Senova, Planning Department, at 924-3946. Hearing Impaired users may contact her via the New Mexico Relay Network by calling toll-free: 1-800-659-8331.

Sheran Matson, AICP, DRB Chair
Development Review Board

TO BE PUBLISHED IN THE ALBUQUERQUE JOURNAL MONDAY, June 7, 2004.

i 257

CITY OF PLANNING
PLANNING DEPARTMENT
PROPERTY OWNERSHIP LIST

Meeting Date: JUNE 23, 2004
Zone Atlas Page: A-10-Z
Notification Radius: 100 Ft.

Project# 1003471
App# 04DRB-00826
App# 04DRB-00827

Cross Reference and Location:

Applicant: CURB WEST, INC
Address: 5160 SAN FRANCISCO NE
ALBUQUERQUE NM 87109

Agent: SURV-TEK, INC
Address: 5643 PARADISE BLVD NW
ALBUQUERQUE NM 87114

Special Instructions:

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

Date Mailed: JUNE 4, 2004

Signature: KYLE TSETHLIKAI

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101006619038021117   LEGAL: TR I N nw 1/4 AND SW1/4 OF NE1/4 SEC 3 T11N R2E      LAND USE:
                     PROPERTY ADDR: 00000
                        OWNER NAME: PARADISE RESERVE LIMITED CO
                        OWNER ADDR: 07620   JEFFERSON                  NE ALBUQUERQUE NM      87109

101006642532010101   ***  THIS UPC CODE HAS NO MASTER RECORD ON FILE

101006619529021142   LEGAL: TR B -2-B  BULK LAND PLAT OF TRACTS 1-A-1, 1-A-2, 1-  LAND USE:
                     PROPERTY ADDR: 00000
                        OWNER NAME: WESTFORK LIMITED
                        OWNER ADDR: 06301   INDIAN SCHOOL            RD NE ALBUQUERQUE NM      87110

101006631633210501   LEGAL: 001  015P ARADISE HGTS UNIT 4                       LAND USE:
                     PROPERTY ADDR: 00000   N/A
                        OWNER NAME: PARCO INVESTORS LTD CO
                        OWNER ADDR: 05854   OSUNA                     RD NE ALBUQUERQUE NM      87109

101006631027040501   LEGAL: TR B -2-A  BULK LAND PLAT OF TRACTS 1-A-1, 1-A-2, 1-  LAND USE:
                     PROPERTY ADDR: 00000
                        OWNER NAME: WESTFORK LIMITED
                        OWNER ADDR: 06301   INDIAN SCHOOL            RD NE ALBUQUERQUE NM      87110

101006640030010102   ***  THIS UPC CODE HAS NO MASTER RECORD ON FILE

101006642016740901   LEGAL: TR A -1 B ULKLAND PLAT OF TRS A-1, B, C, D, E & F PA  LAND USE:
                     PROPERTY ADDR: 00000
                        OWNER NAME: A M A F C A
                        OWNER ADDR: 02600   PROSPECT                  NE ALBUQUERQUE NM      87107

101006633726342415   LEGAL: LT 9 -P1  BLK 4 CORRECTION PLAT SEVILLE SUBDIVISION   LAND USE:
                     PROPERTY ADDR: 00000
                        OWNER NAME: CHARTER BUILDING & DEVELOPMENT
                        OWNER ADDR: 11000   SPAIN                     RD NE ALBUQUERQUE NM      87111

101006617524530204   ***  THIS UPC CODE HAS NO MASTER RECORD ON FILE

101006633525842414   LEGAL: LT 1 0-P1  BLK 4 CORRECTION PLAT SEVILLE SUBDIVISION  LAND USE:
                     PROPERTY ADDR: 00000
                        OWNER NAME: CHARTER BUILDING & DEVELOPMENT
                        OWNER ADDR: 11000   SPAIN                     RD NE ALBUQUERQUE NM      87111

101006635125642513   LEGAL: LT 1 2-P1  BLK 5 CORRECTION PLAT SEVILLE SUBDIVISION  LAND USE:
                     PROPERTY ADDR: 00000
                        OWNER NAME: CHARTER BUILDING & DEVELOPMENT
                        OWNER ADDR: 11000   SPAIN                     RD NE ALBUQUERQUE NM      87111

101006633325442413   LEGAL: LT 1 1-P1  BLK 4 CORRECTION PLAT SEVILLE SUBDIVISION  LAND USE:
                     PROPERTY ADDR: 00000
                        OWNER NAME: CHARTER BUILDING & DEVELOPMENT
                        OWNER ADDR: 11000   SPAIN                     RD NE ALBUQUERQUE NM      87111

101006636325342512   LEGAL: LT 1 3-P1  BLK 5 CORRECTION PLAT SEVILLE SUBDIVISION  LAND USE:
                     PROPERTY ADDR: 00000
                        OWNER NAME: CURB WEST INC
                        OWNER ADDR: 06301   INDIAN SCHOOL             RD NE ALBUQUERQUE NM      87110
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101006634925242514   LEGAL: LT 1 1-P1  BLK 5 CORRECTION PLAT SEVILLE SUBDIVISION  LAND USE:
                     PROPERTY ADDR: 00000
                        OWNER NAME: CHARTER BUILDING & DEVELOPMENT
                        OWNER ADDR: 11000   SPAIN                     RD NE ALBUQUERQUE NM      87111

101006633124942412   LEGAL: LT 1 2-P1  BLK 4 CORRECTION PLAT SEVILLE SUBDIVISION  LAND USE:
                     PROPERTY ADDR: 00000
                        OWNER NAME: CHARTER BUILDING & DEVELOPMENT
                        OWNER ADDR: 11000   SPAIN                     RD NE ALBUQUERQUE NM      87111

101006636124842511   LEGAL: LT 1 4-P1  BLK 5 CORRECTION PLAT SEVILLE SUBDIVISION  LAND USE:
                     PROPERTY ADDR: 00000
                        OWNER NAME: CURB WEST INC
                        OWNER ADDR: 06301   INDIAN SCHOOL             RD NE ALBUQUERQUE NM      87110

101006637724842610   LEGAL: LT 1 0-P1  BLK 6 CORRECTION PLAT SEVILLE SUBDIVISION  LAND USE:
                     PROPERTY ADDR: 00000
                        OWNER NAME: CURB WEST INC
                        OWNER ADDR: 06301   INDIAN SCHOOL             RD NE ALBUQUERQUE NM      87110

101006634724742515   LEGAL: LT 1 0-P1  BLK 5 CORRECTION PLAT SEVILLE SUBDIVISION  LAND USE:
                     PROPERTY ADDR: 00000
                        OWNER NAME: CHARTER BUILDING & DEVELOPMENT
                        OWNER ADDR: 11000   SPAIN                     RD NE ALBUQUERQUE NM      87111

101006632924442411   LEGAL: LT 1 3-P1  BLK 4 CORRECTION PLAT SEVILLE SUBDIVISION  LAND USE:
                     PROPERTY ADDR: 00000
                        OWNER NAME: CHARTER BUILDING & DEVELOPMENT
                        OWNER ADDR: 11000   SPAIN                     RD NE ALBUQUERQUE NM      87111

101006635924442510   LEGAL: LT 1 5-P1  BLK 5 CORRECTION PLAT SEVILLE SUBDIVISION  LAND USE:
                     PROPERTY ADDR: 00000
                        OWNER NAME: CURB WEST INC
                        OWNER ADDR: 06301   INDIAN SCHOOL             RD NE ALBUQUERQUE NM      87110

101006637524342611   LEGAL: LT 9 -P1  BLK 6 CORRECTION PLAT SEVILLE SUBDIVISION   LAND USE:
                     PROPERTY ADDR: 00000
                        OWNER NAME: CURB WEST INC
                        OWNER ADDR: 06301   INDIAN SCHOOL             RD NE ALBUQUERQUE NM      87110

101006638824342609   LEGAL: LT 1 1-P1  BLK 6 CORRECTION PLAT SEVILLE SUBDIVISION  LAND USE:
                     PROPERTY ADDR: 00000
                        OWNER NAME: CURB WEST INC
                        OWNER ADDR: 06301   INDIAN SCHOOL             RD NE ALBUQUERQUE NM      87110

101006640624142708   LEGAL: LT 8 -P1  BLK 3 CORRECTION PLAT SEVILLE SUBDIVISION   LAND USE:
                     PROPERTY ADDR: 00000
                        OWNER NAME: CURB WEST INC
                        OWNER ADDR: 06301   INDIAN SCHOOL             RD NE ALBUQUERQUE NM      87110

101006632823942410   LEGAL: LT 1 4-P1  BLK 4 CORRECTION PLAT SEVILLE SUBDIVISION  LAND USE:
                     PROPERTY ADDR: 00000
                        OWNER NAME: CHARTER BUILDING & DEVELOPMENT
                        OWNER ADDR: 11000   SPAIN                     RD NE ALBUQUERQUE NM      87111
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101006637423842612   LEGAL: LT 8 -P1  BLK 6 CORRECTION PLAT SEVILLE SUBDIVISION   LAND USE:
                     PROPERTY ADDR: 00000
                        OWNER NAME: CURB WEST INC
                        OWNER ADDR: 06301   INDIAN SCHOOL            RD NE ALBUQUERQUE NM      87110

101006638723742608   LEGAL: LT 1 2-P1  BLK 6 CORRECTION PLAT SEVILLE SUBDIVISION  LAND USE:
                     PROPERTY ADDR: 00000
                        OWNER NAME: CURB WEST INC
                        OWNER ADDR: 06301   INDIAN SCHOOL            RD NE ALBUQUERQUE NM      87110

101006640523542707   LEGAL: LT 7 -P1  BLK 3 CORRECTION PLAT SEVILLE SUBDIVISION   LAND USE:
                     PROPERTY ADDR: 00000
                        OWNER NAME: CURB WEST INC
                        OWNER ADDR: 06301   INDIAN SCHOOL            RD NE ALBUQUERQUE NM      87110

101006632723442409   LEGAL: LT 1 5-P1  BLK 4 CORRECTION PLAT SEVILLE SUBDIVISION  LAND USE:
                     PROPERTY ADDR: 00000
                        OWNER NAME: CHARTER BUILDING & DEVELOPMENT
                        OWNER ADDR: 11000   SPAIN                     RD NE ALBUQUERQUE NM      87111

101006624323342215   LEGAL: LT 1 -P1  BLK 1 CORRECTION PLAT SEVILLE SUBDIVISION   LAND USE:
                     PROPERTY ADDR: 00000
                        OWNER NAME: CHARTER BUILDING & DEVELOPMENT
                        OWNER ADDR: 11000   SPAIN                     RD NE ALBUQUERQUE NM      87111

101006625623142318   LEGAL: LT 1 -P1  BLK 2 CORRECTION PLAT SEVILLE SUBDIVISION   LAND USE:
                     PROPERTY ADDR: 00000
                        OWNER NAME: CHARTER BUILDING & DEVELOPMENT
                        OWNER ADDR: 11000   SPAIN                     RD NE ALBUQUERQUE NM      87111

101006626223042317   LEGAL: LT 2 -P1  BLK 2 CORRECTION PLAT SEVILLE SUBDIVISION   LAND USE:
                     PROPERTY ADDR: 00000
                        OWNER NAME: CHARTER BUILDING & DEVELOPMENT
                        OWNER ADDR: 11000   SPAIN                     RD NE ALBUQUERQUE NM      87111

101006626822942316   LEGAL: LT 3 -P1  BLK 2 CORRECTION PLAT SEVILLE SUBDIVISION   LAND USE:
                     PROPERTY ADDR: 00000
                        OWNER NAME: CHARTER BUILDING & DEVELOPMENT
                        OWNER ADDR: 11000   SPAIN                     RD NE ALBUQUERQUE NM      87111

101006627222842315   LEGAL: LT 4 -P1  BLK 2 CORRECTION PLAT SEVILLE SUBDIVISION   LAND USE:
                     PROPERTY ADDR: 00000
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                        OWNER ADDR: 11000   SPAIN                     RD NE ALBUQUERQUE NM      87111

101006631223042416   LEGAL: LT 8 -P1  BLK 4 CORRECTION PLAT SEVILLE SUBDIVISION   LAND USE:
                     PROPERTY ADDR: 00000
                        OWNER NAME: CHARTER BUILDING & DEVELOPMENT
                        OWNER ADDR: 11000   SPAIN                     RD NE ALBUQUERQUE NM      87111

101006627722742314   LEGAL: LT 5 -P1  BLK 2 CORRECTION PLAT SEVILLE SUBDIVISION   LAND USE:
                     PROPERTY ADDR: 00000
                        OWNER NAME: CHARTER BUILDING & DEVELOPMENT
                        OWNER ADDR: 11000   SPAIN                     RD NE ALBUQUERQUE NM      87111
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101006632522942408   LEGAL: LT 1 6-P1  BLK 4 CORRECTION PLAT SEVILLE SUBDIVISION  LAND USE:
                     PROPERTY ADDR: 00000
                        OWNER NAME: CHARTER BUILDING & DEVELOPMENT
                        OWNER ADDR: 11000   SPAIN                     RD NE ALBUQUERQUE NM      87111

101006628222642313   LEGAL: LT 6 -P1  BLK 2 CORRECTION PLAT SEVILLE SUBDIVISION   LAND USE:
                     PROPERTY ADDR: 00000
                        OWNER NAME: CHARTER BUILDING & DEVELOPMENT
                        OWNER ADDR: 11000   SPAIN                     RD NE ALBUQUERQUE NM      87111

101006628722542312   LEGAL: LT 7 -P1  BLK 2 CORRECTION PLAT SEVILLE SUBDIVISION   LAND USE:
                     PROPERTY ADDR: 00000
                        OWNER NAME: CHARTER BUILDING & DEVELOPMENT
                        OWNER ADDR: 11000   SPAIN                     RD NE ALBUQUERQUE NM      87111

101006624222842214   LEGAL: LT 2 -P1  BLK 1 CORRECTION PLAT SEVILLE SUBDIVISION   LAND USE:
                     PROPERTY ADDR: 00000
                        OWNER NAME: CHARTER BUILDING & DEVELOPMENT
                        OWNER ADDR: 11000   SPAIN                     RD NE ALBUQUERQUE NM      87111

101006629222442311   LEGAL: LT 8 -P1  BLK 2 CORRECTION PLAT SEVILLE SUBDIVISION   LAND USE:
                     PROPERTY ADDR: 00000
                        OWNER NAME: CHARTER BUILDING & DEVELOPMENT
                        OWNER ADDR: 11000   SPAIN                     RD NE ALBUQUERQUE NM      87111

101006629722342310   LEGAL: LT 9 -P1  BLK 2 CORRECTION PLAT SEVILLE SUBDIVISION   LAND USE:
                     PROPERTY ADDR: 00000
                        OWNER NAME: CHARTER BUILDING & DEVELOPMENT
                        OWNER ADDR: 11000   SPAIN                     RD NE ALBUQUERQUE NM      87111

101006631122542417   LEGAL: LT 7 -P1  BLK 4 CORRECTION PLAT SEVILLE SUBDIVISION   LAND USE:
                     PROPERTY ADDR: 00000
                        OWNER NAME: CHARTER BUILDING & DEVELOPMENT
                        OWNER ADDR: 11000   SPAIN                     RD NE ALBUQUERQUE NM      87111

101006632422442407   LEGAL: LT 1 7-P1  BLK 4 CORRECTION PLAT SEVILLE SUBDIVISION  LAND USE:
                     PROPERTY ADDR: 00000
                        OWNER NAME: CHARTER BUILDING & DEVELOPMENT
                        OWNER ADDR: 11000   SPAIN                     RD NE ALBUQUERQUE NM      87111

101006624122342213   LEGAL: LT 3 -P1  BLK 1 CORRECTION PLAT SEVILLE SUBDIVISION   LAND USE:
                     PROPERTY ADDR: 00000
                        OWNER NAME: CHARTER BUILDING & DEVELOPMENT
                        OWNER ADDR: 11000   SPAIN                     RD NE ALBUQUERQUE NM      87111

101006625522142301   LEGAL: LT 1 0-P1  BLK 2 CORRECTION PLAT SEVILLE SUBDIVISION  LAND USE:
                     PROPERTY ADDR: 00000
                        OWNER NAME: CHARTER BUILDING & DEVELOPMENT
                        OWNER ADDR: 11000   SPAIN                     RD NE ALBUQUERQUE NM      87111

101006626122042302   LEGAL: LT 1 1-P1  BLK 2 CORRECTION PLAT SEVILLE SUBDIVISION  LAND USE:
                     PROPERTY ADDR: 00000
                        OWNER NAME: CHARTER BUILDING & DEVELOPMENT
                        OWNER ADDR: 11000   SPAIN                     RD NE ALBUQUERQUE NM      87111
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101006631122042418   LEGAL: LT 6 -P1  BLK 4 CORRECTION PLAT SEVILLE SUBDIVISION   LAND USE:
                     PROPERTY ADDR: 00000
                        OWNER NAME: CHARTER BUILDING & DEVELOPMENT
                        OWNER ADDR: 11000   SPAIN                    RD NE ALBUQUERQUE NM       87111

101006632321842406   LEGAL: LT 1 8-P1  BLK 4 CORRECTION PLAT SEVILLE SUBDIVISION  LAND USE:
                     PROPERTY ADDR: 00000
                        OWNER NAME: CHARTER BUILDING & DEVELOPMENT
                        OWNER ADDR: 11000   SPAIN                    RD NE ALBUQUERQUE NM       87111

101006629021442308   LEGAL: LT 1 7-P1  BLK 2 CORRECTION PLAT SEVILLE SUBDIVISION  LAND USE:
                     PROPERTY ADDR: 00000
                        OWNER NAME: CHARTER BUILDING & DEVELOPMENT
                        OWNER ADDR: 11000   SPAIN                    RD NE ALBUQUERQUE NM       87111

101006629621442309   LEGAL: LT 1 8-P1  BLK 2 CORRECTION PLAT SEVILLE SUBDIVISION  LAND USE:
                     PROPERTY ADDR: 00000
                        OWNER NAME: CHARTER BUILDING & DEVELOPMENT
                        OWNER ADDR: 11000   SPAIN                    RD NE ALBUQUERQUE NM       87111

101006631021542419   LEGAL: LT 5 -P1  BLK 4 CORRECTION PLAT SEVILLE SUBDIVISION   LAND USE:
                     PROPERTY ADDR: 00000
                        OWNER NAME: CHARTER BUILDING & DEVELOPMENT
                        OWNER ADDR: 11000   SPAIN                    RD NE ALBUQUERQUE NM       87111
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"Attachment A"

Margo Dedrich, SurvTek, Inc.
Zone Map: A-10

SKIES WEST N.A. (R)
***Tom Skopayko**
10523 Taurus Ct. NW/87114 792-9227 (h)
Bill Davis
10636 Capricorn Pl. NW/87114 890-1712 (h)

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

SURV TEK, INC.
Consulting Surveyors
5643 Paradise Blvd. N.W. Albuquerque, New Mexico 87114
Phone: 505-897-3366 Fax: 505-897-3377 E-mail: hugg @ swcp com

May 20, 2004

CERTIFIED MAIL - RETURN RECEIPT REQUESTED

Skies West N.A.
10523 Taurus Ct. N.W.
Albuquerque 87114

Attention:Tom Skopayko

Re: Seville Subdivision, Unit 3A, City of Albuquerque, Bernalillo County, New Mexico. (Zone Atlas Page A-10-Z)

The owners of the above described real estate, have filed application with the City of Albuquerque Development Review Board for Preliminary plat approval and Temporary Deferral of Sidewalk construction for Seville Subdivision Unit 3A (Being a replat of Tract B-2-A, Seville.

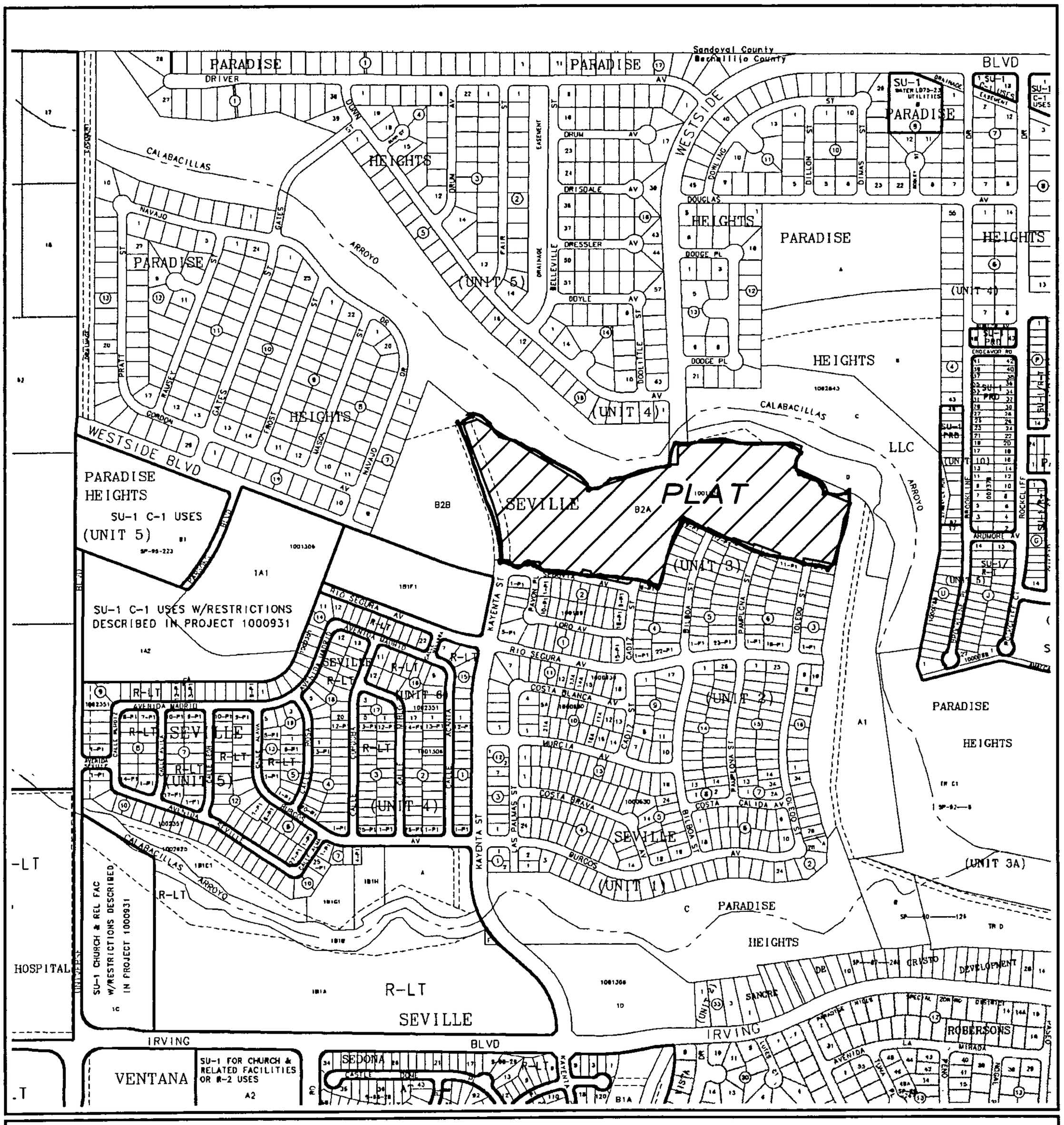
Said subdivision proposes to create 74 residential lots and 1 Tract, dedicate public street right of ways and grant the necessary public utility easements to serve said lots.

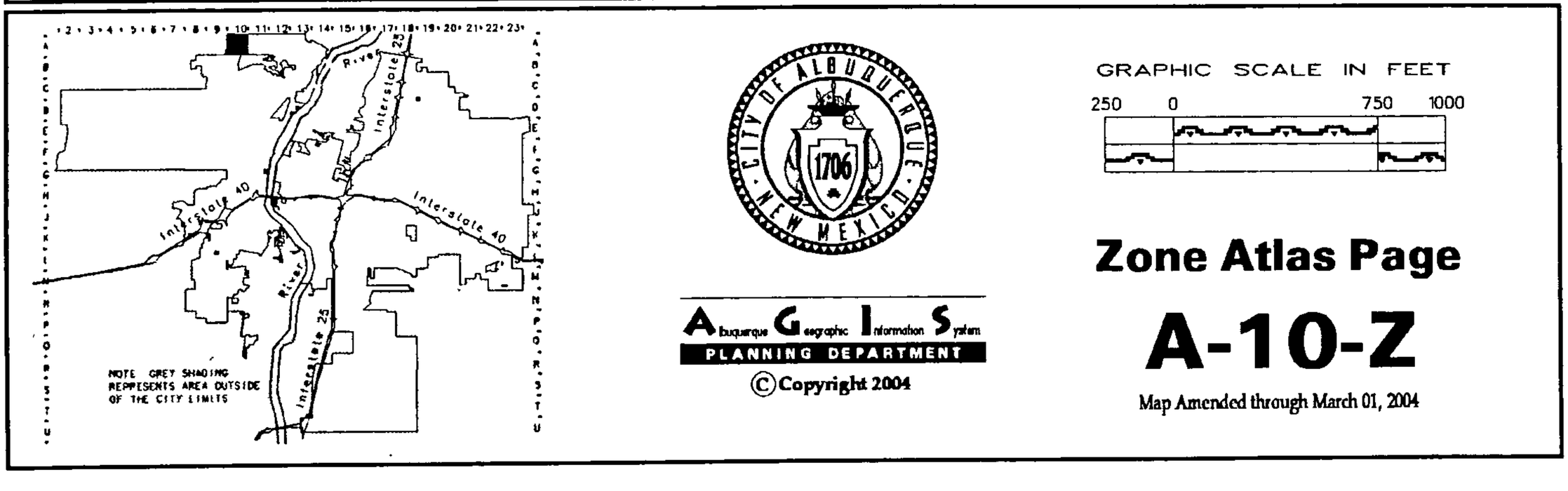
The application will require a public hearing before the Development Review Board in the DRB Meeting Room in the basement floor of the Plaza Sel Sol Building at Second and Roma N.W. The Chair of the Development Review Board, Ms. Janet Stephens, may be contacted at 924-3880 or by mail at P.O. Box 1293, Albuquerque, New Mexico 87103.

If you have any questions or comments on this matter please contact:
Russ P. Hugg, PS, Agent
Surv-Tek, Inc.
5643 Paradise Boulevard N.W.
Albuquerque, New Mexico 87114
505 897 3366

Sincerely,

Russ P. Hugg, PS





Zone Atlas Page

A-10-Z

Map Amended through March 01, 2004

FORM V: SUBDIVISION VARIANCES & VACATIONS

☐ **BULK LAND VARIANCE OF SUBDIVISION DESIGN STANDARDS**

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

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

☐ **VACATION OF PUBLIC RIGHT-OF-WAY**

☐ **VACATION OF PUBLIC EASEMENT**

__ The complete document which created the public easement or right-of-way (folded to fit into an 8.5" by 14" pocket) **24** copies
__ Drawing showing the easement or right-of-way to be vacated, its relation to existing streets, etc. (folded to fit into an 8.5" by 14" pocket) **24** copies
__ Zone Atlas map with the entire property(ies) precisely and clearly outlined and crosshatched (to be photocopied)
__ Letter briefly describing, explaining, and justifying the request
__ Office of Community & Neighborhood Coordination inquiry response, notifying letter, certified mail receipts
__ Sign Posting Agreement
__ Fee (see schedule)
__ Any original and/or related file numbers are listed on the cover application

Vacation expires after one year, unless recorded on a plat.
DRB Public hearings are approximately ONE MONTH after the filing deadline. **Your attendance is required.**

☐ **VARIANCE FROM MINIMUM STANDARDS OF THE DEVELOPMENT PROCESS MANUAL**

☐ **SIDEWALK DESIGN VARIANCE**

☐ **SIDEWALK WAIVER**

__ Scale drawing showing the proposed variance or waiver (folded to fit into an 8.5" by 14" pocket) **6** copies for unadvertised meetings. These actions are not approved through internal routing.
__ Zone Atlas map with the entire property(ies) precisely and clearly outlined and crosshatched (to be photocopied)
__ Letter briefly describing, explaining, and justifying the variance or waiver
__ Any original and/or related file numbers are listed on the cover application

DRB meetings are approximately 8 DAYS after the Tuesday noon filing deadline. **Your attendance is required.**

☑ **TEMPORARY DEFERRAL OF SIDEWALK CONSTRUCTION**

☐ **EXTENSION OF TEMPORARY DEFERRAL OF SIDEWALK CONSTRUCTION**

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

DRB meetings are approximately 8 DAYS after the Tuesday noon filing deadline. **Your attendance is required.**

☐ **VACATION OF PRIVATE EASEMENT**

__ The complete document which created the private easement (folded to fit into an 8.5" by 14" pocket) **6** copies for unadvertised meetings. These actions are not approved through internal routing.
__ Scale drawing showing the easement to be vacated, its relation to existing streets, etc. (folded to fit into an 8.5" by 14" pocket) **6** copies
__ Zone Atlas map with the entire property(ies) precisely and clearly outlined and crosshatched (to be photocopied)
__ Letter briefly describing, explaining, and justifying the vacation
__ Letter of authorization from the grantors and the beneficiaries
__ Fee (see schedule)
__ Any original and/or related file numbers are listed on the cover application

Vacation expires after one year, unless recorded on a plat.
DRB meetings are approximately 8 DAYS after the Tuesday noon filing deadline. **Your attendance is required.**
Internal routing usually takes 2 to 7 working days.

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

RUSS HUGG
Applicant name (print)

5/20/04
Applicant signature / date

Form revised September 2000

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

Application case numbers
04DRB-_____-00826
04DRB-_____-00827
_____-_____-_____

5-26-04
Planner signature / date

Project # 1003471

Current DRC
Project Number: _____

#1

ORIGINAL

FIGURE 12
INFRASTRUCTURE LIST

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

Date Submitted: 6/23/2004
Date Site Plan Approved:
Date Preliminary Plat Approved: 6/23/04
Date Preliminary Plat Expires: 6/23/05
DRB Project No.: 1003471
DRB Application No.: 04-00826

Seville Subdivision Unit Three A
PROPOSED NAME OF PLAT AND/OR SITE DEVELOPMENT PLAN

Tract B, Paradise Heights
EXISTING LEGAL DESCRIPTION PRIOR TO PLATTING ACTION

Following is a summary of PUBLIC/PRIVATE Infrastructure required to be constructed or financially guaranteed for the above development. This Listing is not necessarily a complete listing. During the SIA process and/or in the review of the construction drawings, if the DRC Chair determines that appurtenant items and/or unforeseen items have not been included in the infrastructure listing, the DRC Chair may include those items in the listing and related financial guarantee. Likewise, if the DRC Chair determines that appurtenant or non-essential items can be deleted from the listing, those items may be deleted as well as the related portions of the financial guarantees. All such revisions require approval by the DRC Chair, the User Department and agent/owner. If such approvals are obtained, these revisions to the listing will be incorporated administratively. In addition, any unforeseen items which arise during construction which are necessary to complete the project and which normally are the Subdivider's responsibility will be required as a condition of project acceptance and close out by the City.

SIA Sequence #	COA DRC Project #	Size	Type of Improvement	Location	From	To	Private Inspector	City Inspector	City Cnst Engineer
							/	/	/
			PAVING				/	/	/
		26' F-F	Res. Paving W/ C&G, *4' Sidewalk Both Sides	Pavon Ct.	Segovia Ave.	North boundary of Lot 10, Blk. 1	/	/	/
		26' F-F	Res. Paving W/ C&G, *4' Sidewalk Both Sides	Aldea Ct.	Segovia Ave.	North boundary of Lot 7, Blk. 2	/	/	/
		28' F-F	Res. Paving W/ C&G, *4' Sidewalk Both Sides	Cadiz St.	South boundary of Lot 1, Blk. 4	Soria Ave.	/	/	/
		28' F-F	Res. Paving W/ C&G, *4' Sidewalk Both Sides	Bilbao St.	South boundary of Lot 1, Blk. 5	Soria Ave.	/	/	/
		28' F-F	Res. Paving W/ C&G, *4' Sidewalk Both Sides	Pamplona St.	South boundary of Lot 1, Blk. 6	Soria Ave.	/	/	/
		28' F-F	Res. Paving W/ C&G, *4' Sidewalk Both Sides	Toledo St.	South boundary of Lot 1, Blk. 7	Soria Ave.	/	/	/
		28' F-F	Res. Paving W/ C&G, *4' Sidewalk Both Sides	Soria Ave.	Cadiz St.	Toledo St.	/	/	/

ORIGINAL

SIA Sequence #	COA DRC Project #	Size	Type of Improvement	Location	From	To	Private Inspector	City Inspector	City Cnst Engineer
		25' F-F	Paving (per COA # 651481) W/ C&G, 6' Sidewalk East Side Only	Kayenta Blvd.	Segovia Ave.	North boundary of Tract B-2-A-1	/	/	/
			DRAINAGE				/	/	/
		24" Dia.	RCP W/ MH & Inlets	Soria Ave.	West boundary of Lot 6, Blk. 5	Toledo St.	/	/	/
		30" - 48" Dia.	RCP W/ MH & Inlets	Toledo St.	South boundary of Lot 1, Blk. 7	Soria Ave.	/	/	/
		7' High	PCC Scour Wall (From 0' to 7' Below Finish Grade)	Soria Ave.	Intersection North R/W Line with Prudent Line	Toledo St.	/	/	/
		7' High	PCC Scour Wall (From 0' to 7' Below Finish Grade)	Toledo St.	Soria Ave.	Intersection East R/W Line with Prudent Line	/	/	/
			WATER (NMUI)				/	/	/
		12" Dia.	Waterline W/ Appertenances	Pavon Ct.	Segovia Ave.	North boundary of Lot 10, Blk. 1	/	/	/
		8" Dia.	Waterline W/ Appertenances	Aldea Ct.	Segovia Ave.	North boundary of Lot 7, Blk. 2	/	/	/
		8" Dia.	Waterline W/ Appertenances	Cadiz St.	South boundary of Lot 1, Blk. 4	Soria Ave.	/	/	/
		8" Dia.	Waterline W/ Appertenances	Bilbao St.	South boundary of Lot 1, Blk. 5	Soria Ave.	/	/	/
		8" Dia.	Waterline W/ Appertenances	Pamplona St.	South boundary of Lot 1, Blk. 6	Soria Ave.	/	/	/
		8" Dia.	Waterline W/ Appertenances	Toledo St.	South boundary of Lot 1, Blk. 7	Soria Ave.	/	/	/
		8" Dia.	Waterline W/ Appertenances	Soria Ave.	Cadiz St.	Toledo St.	/	/	/
			SANITARY SEWER (NMUI)				/	/	/
		8" Dia.	Sanitary Sewer W/ MH & Appertenances	Pavon Ct.	Segovia Ave.	North boundary of Lot 10, Blk. 1	/	/	/

ORIGINAL

SIA Sequence #	COA DRC Project #	Size	Type of Improvement	Location	From	To	Private Inspector	City Inspector	City Cnst Engineer
		8" Dia.	Sanitary Sewer W/ MH & Appertenances	Aldea Ct.	Segovia Ave.	North boundary of Lot 7, Blk. 2	/	/	/
		8" Dia.	Sanitary Sewer W/ MH & Appertenances	Cadiz St.	South boundary of Lot 1, Blk. 4	Soria Ave.	/	/	/
		8" Dia.	Sanitary Sewer W/ MH & Appertenances	Bilbao St.	South boundary of Lot 1, Blk. 5	North boundary of Lot 4	/	/	/
		8" Dia.	Sanitary Sewer W/ MH & Appertenances	Pamplona St.	South boundary of Lot 1, Blk. 6	North boundary of Lot 3	/	/	/
		8" Dia.	Sanitary Sewer W/ MH & Appertenances	Toledo St.	South boundary of Lot 1, Blk. 7	Soria Ave.	/	/	/
		8" Dia.	Sanitary Sewer W/ MH & Appertenances	Soria Ave.	Cadiz St.	Toledo St.	/	/	/

NOTES

1 * Sidewalk to be Defered

2 Offsite Mitigation = $400/Unit x 105 Units = $42,000

3 Engineers Grading & Drainage Certification is required for release of Financial Guarantees.

4 Street Lights shall be located in accordance with COA requirements.

AGENT/OWNER

in C. Daggett (Agent)
NAME(print)

Wilson & Co., 2600 American Rd., Rio Rancho NM 87124
FIRM

Kevin Daggett
SIGNATURE

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

DEVELOPMENT REVIEW BOARD MEMBER APPROVALS

6/23/04
DRB CHAIR -- date

Christina Sandoval 6/23/04
PARKS & GENERAL SERVICES -- date

6-23-04
TRANSPORTATION DEVELOPMENT -- date

AMAFCA -- date

6/23/04
UTILITY DEVELOPMENT -- date

6-23-04
NMUI - date

6/23/04
CITY ENGINEER -- date

_____ **- date**

DESIGN REVIEW COMMITTEE REVISIONS

REVISION	DATE	DRC CHAIR	USER DEPARTMENT	AGENT/OWNER

ORIGINAL

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

City of Albuquerque

DEVELOPMENT REVIEW APPLICATION

	Supplemental form
SUBDIVISION	**S**
✓ Major Subdivision Plat	
____ Minor Subdivision Plat	
____ Vacation	**V**
____ Variance (Non-Zoning)	
SITE DEVELOPMENT PLAN	**P**
____ ...for Subdivision Purposes	
____ ...for Building Permit	
____ IP Master Development Plan	
____ Cert. of Appropriateness (LUCC)	**L**

	Supplemental form
ZONING	**Z**
____ Annexation & Zone Establishment	
____ Sector Plan	
____ Zone Change	
____ Text Amendment	
____ Special Exception	**E**
APPEAL / PROTEST of...	**A**
____ Decision by: Planning Director or Staff, DRB, EPC, Zoning Board of Appeals, LUCC	

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: CURB WEST, INC PHONE: 875-1721
ADDRESS: 5160 SAN FRANCISCO NE FAX:
CITY: ALBUQ STATE NM ZIP 87109 E-MAIL:
Proprietary interest in site: OWNER
AGENT (if any): SURV-TEK, INC PHONE: 897-3366
ADDRESS: 5643 PARADISE BLVD NW FAX: 897-3377
CITY: ALBUQ STATE NM ZIP 87114 E-MAIL:

DESCRIPTION OF REQUEST: PRELIMINARY PLAT APPROVAL AND TEMPORARY SIDEWALK DEFFERAL

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

Lot or Tract No. TRACT B-2-A Block: — Unit: —
Subdiv. / Addn. SEVILLE SUBDIVISION
Current Zoning: R-1 Proposed zoning: SAME
Zone Atlas page(s): A-10 No. of **existing** lots: 1 No. of **proposed** lots: 74
Total area of site (acres): 23.5 AC Density if applicable: dwellings per gross acre: N/A dwellings per net acre: N/A
Within city limits? ✓ Yes. No___, but site is within 5 miles of the city limits (DRB jurisdiction.) Within 1000FT of a landfill? N/A
UPC No. 101006631027040501 MRGCD Map No. N/A
LOCATION OF PROPERTY BY STREETS: On or Near: EAST OF KAYENTA ~~BLVD~~ ST. NW
~~Between:~~ Calabacillas Arroyo and NORTH OF SEGOVIA AVE. NW (1000630, 1001743)

CASE HISTORY:

List any current or prior case number that may be relevant to your application (Proj., App., DRB-, AX_,Z_, V_, S_, etc.):
PROJ 1001891 02DRB-01791 1001306 02DRB-01250

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

SIGNATURE [signature] DATE 5/20/04
(Print) RUSS HUGG ___ Applicant ✓ Agent

FOR OFFICIAL USE ONLY Form revised September 2000

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

Application case numbers	Action	S.F.	Fees
04DRB - - 00826	PP	S(2)	$ 2070.00
- -	CFMF		$ 20.00
- -	ADV.F		$ 75.00
04DRB - - 00827	TDSW		$ 0
- -			$
			Total $ 2165.00

Hearing date 6-23-04

[signature] 5-26-04
Planner signature / date

Project # 1003471

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

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

☑ **MAJOR SUBDIVISION PRELIMINARY PLAT APPROVAL**

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

Preliminary plat approval expires after one year.
DRB Public hearings are approximately ONE MONTH after the filing deadline. **Your attendance is required.**

☐ **MAJOR SUBDIVISION AMENDMENT TO PRELIMINARY PLAT (with significant changes)**
☐ **MAJOR SUBDIVISION AMENDMENT TO INFRASTRUCTURE LIST (with significant changes)**
☐ **MAJOR SUBDIVISION AMENDMENT TO GRADING PLAN (with significant changes)**

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

- ☐ Proposed Amended Preliminary Plat, and/or Infrastructure List, and/or Grading Plan (folded to fit into an 8.5" by 14" pocket) **24** copies
- ☐ Original Preliminary Plat, and/or Infrastructure List, and/or Grading Plan (folded to fit into an 8.5" by 14" pocket)
- ☐ Zone Atlas map with the entire property(ies) precisely and clearly outlined and crosshatched (to be photocopied)
- ☐ Letter briefly describing, explaining, and justifying the request
- ☐ Property owner's and City Surveyor's signature on the proposed amended plat, if the preliminary plat is being amended
- ☐ Office of Community & Neighborhood Coordination inquiry response, notifying letter, certified mail receipts
- ☐ Sign Posting Agreement
- ☐ Any original and/or related file numbers are listed on the cover application

Amended preliminary plat approval expires after one year.
DRB Public hearings are approximately ONE MONTH after the filing deadline. **Your attendance is required.**

☐ **MAJOR SUBDIVISION EXTENSION OF SUBDIVISION IMPROVEMENTS AGREEMENT**

(Temporary sidewalk deferral uses FORM-V)

- ☐ **1** copy of each of the following items
- ☐ Zone Atlas map with the entire property(ies) precisely and clearly outlined and crosshatched (to be photocopied)
- ☐ Letter briefly describing, explaining, and justifying the request
- ☐ Plat or plan reduced to 8.5" x 11"
- ☐ Official D.R.B. Notice of the original approval
- ☐ Approved Infrastructure List. If not applicable, please initial. _____
- ☐ Previous SIA extension notice, if one has been issued. If not applicable, please initial. _____
- ☐ Office of Community & Neighborhood Coordination inquiry response, notifying letter, certified mail receipts
- ☐ Sign Posting Agreement
- ☐ Any original and/or related file numbers are listed on the cover application

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

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

Russ Hugg
Applicant name (print)

5/20/04
Applicant signature / date

Form revised September 2001

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

Application case numbers
04DRB - ____ - 00826
04DRB - ____ - 00827
____ - ____ - ____

5-26-04
Planner signature / date

Project # 1003471

FORM V: SUBDIVISION VAF ICES & VACATIONS

❑ BULK LAND VARIANCE OF SUBDIVISION DESIGN STANDARDS

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

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

❑ VACATION OF PUBLIC RIGHT-OF-WAY

❑ VACATION OF PUBLIC EASEMENT

__ The complete document which created the public easement or right-of-way (folded to fit into an 8.5" by 14" pocket) **24** copies
__ Drawing showing the easement or right-of-way to be vacated, its relation to existing streets, etc. (folded to fit into an 8.5" by 14" pocket) **24** copies
__ Zone Atlas map with the entire property(ies) precisely and clearly outlined and crosshatched (to be photocopied)
__ Letter briefly describing, explaining, and justifying the request
__ Office of Community & Neighborhood Coordination inquiry response, notifying letter, certified mail receipts
__ Sign Posting Agreement
__ Fee (see schedule)
__ Any original and/or related file numbers are listed on the cover application

Vacation expires after one year, unless recorded on a plat.
DRB Public hearings are approximately ONE MONTH after the filing deadline. **Your attendance is required.**

❑ VARIANCE FROM MINIMUM STANDARDS OF THE DEVELOPMENT PROCESS MANUAL

❑ SIDEWALK DESIGN VARIANCE

❑ SIDEWALK WAIVER

__ Scale drawing showing the proposed variance or waiver (folded to fit into an 8.5" by 14" pocket) **6** copies for unadvertised meetings. These actions are not approved through internal routing.
__ Zone Atlas map with the entire property(ies) precisely and clearly outlined and crosshatched (to be photocopied)
__ Letter briefly describing, explaining, and justifying the variance or waiver
__ Any original and/or related file numbers are listed on the cover application

DRB meetings are approximately 8 DAYS after the Tuesday noon filing deadline. **Your attendance is required.**

☑ TEMPORARY DEFERRAL OF SIDEWALK CONSTRUCTION

❑ EXTENSION OF TEMPORARY DEFERRAL OF SIDEWALK CONSTRUCTION

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

DRB meetings are approximately 8 DAYS after the Tuesday noon filing deadline. **Your attendance is required.**

❑ VACATION OF PRIVATE EASEMENT

__ The complete document which created the private easement (folded to fit into an 8.5" by 14" pocket) **6** copies for unadvertised meetings. These actions are not approved through internal routing.
__ Scale drawing showing the easement to be vacated, its relation to existing streets, etc. (folded to fit into an 8.5" by 14" pocket) **6** copies
__ Zone Atlas map with the entire property(ies) precisely and clearly outlined and crosshatched (to be photocopied)
__ Letter briefly describing, explaining, and justifying the vacation
__ Letter of authorization from the grantors and the beneficiaries
__ Fee (see schedule)
__ Any original and/or related file numbers are listed on the cover application

Vacation expires after one year, unless recorded on a plat.
DRB meetings are approximately 8 DAYS after the Tuesday noon filing deadline. **Your attendance is required.**
Internal routing usually takes 2 to 7 working days.

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

Russ Hugg
Applicant name (print)

5/20/04
Applicant signature / date

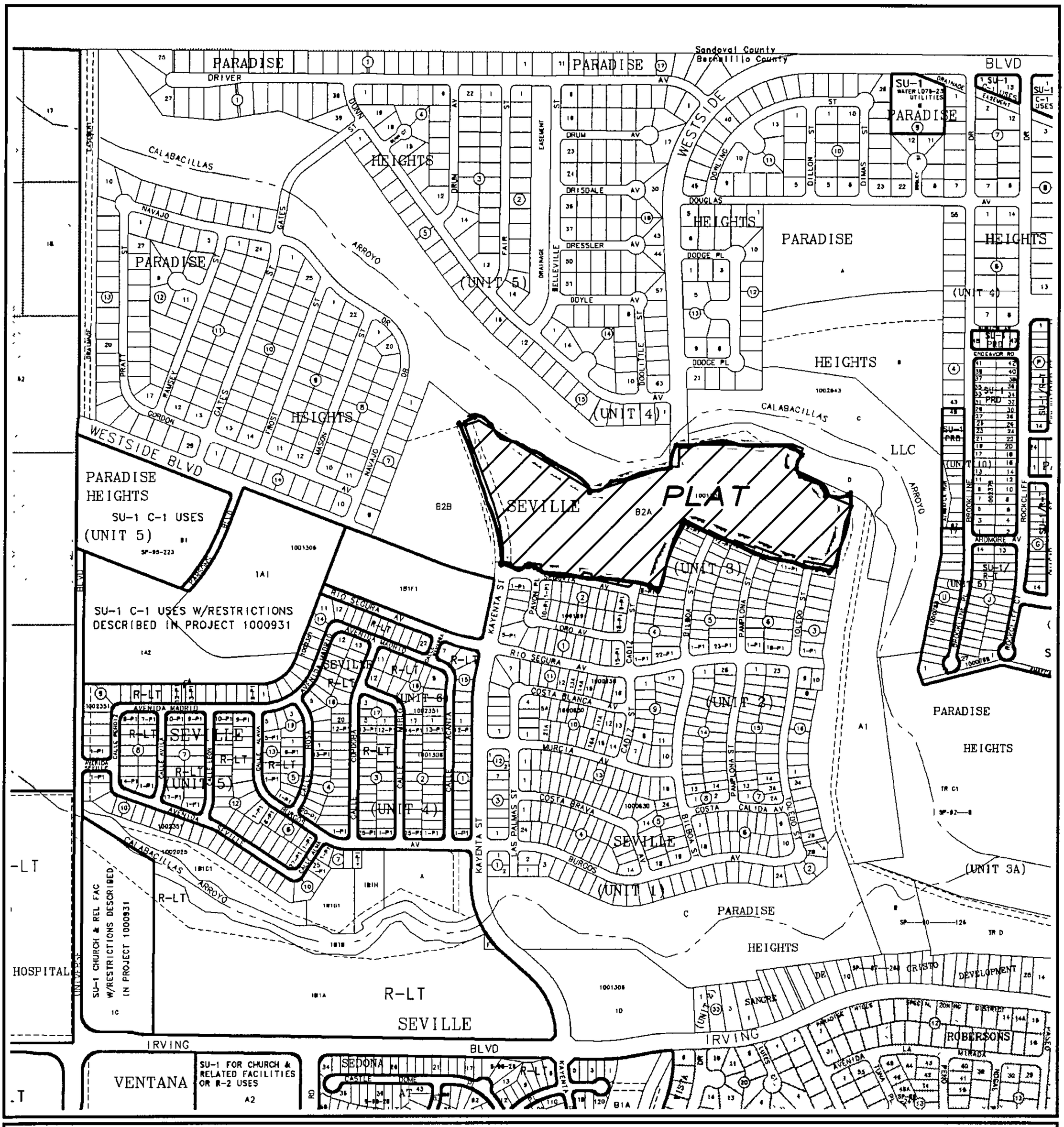
Form revised September 2000

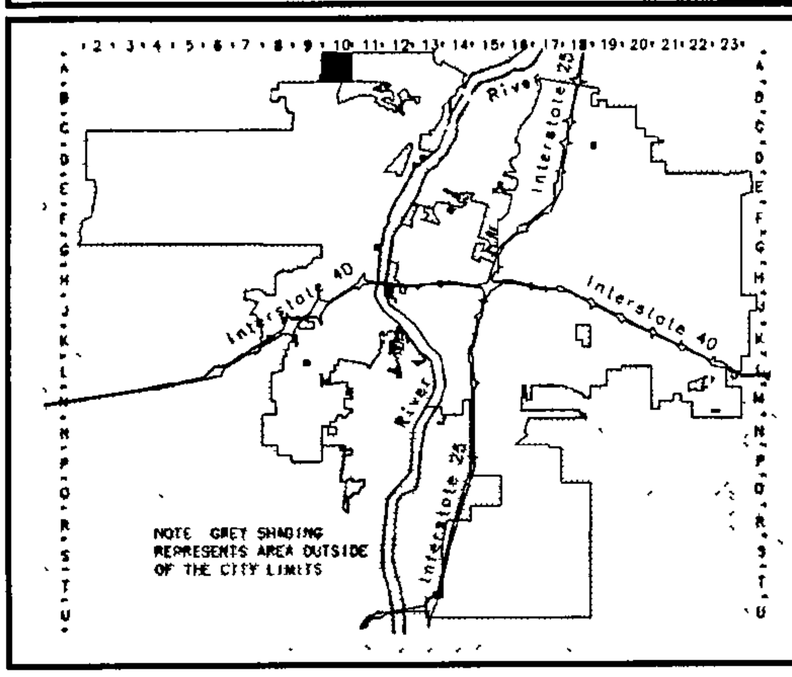
✓ Checklists complete
✓ Fees collected
✓ Case #s assigned
✓ Related #s listed

Application case numbers
04DRB - - 00826
04DRB - - 00827
- -

5-26-04
Planner signature / date

Project # 1003471





CITY OF ALBUQUERQUE · NEW MEXICO · 1706

Albuquerque Geographic Information System
PLANNING DEPARTMENT

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GRAPHIC SCALE IN FEET

250 0 750 1000

Zone Atlas Page

A-10-Z

Map Amended through March 01, 2004

WILSON
&COMPANY

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

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

25 May 2004

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

ATTN: Claire Senova, DRB Board Secretary

RE: Seville Subdivision Unit 3A, Sidewalk Deferral

Dear Ms. Senova:

The owner, Curb West, Inc., of the property described above requests a temporary deferral of sidewalk construction per the Albuquerque Code of Ordinances. The sidewalk adjacent to individual lots will be constructed with the construction of each home. Enclosed is the zone atlas sheet and an exhibit of the sidewalk to be deferred.

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

Sincerely,

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

sjs
Enclosure

FORM DRWS: DRAINAGE REPORT / WATER & SEWER AVAILABILITY

THIS FORM IS REQUIRED WITH THE DEVELOPMENT REVIEW BOARD APPLICATION FOR MAJOR SUBDIVISIONS AND SITE DEVELOPMENT PLANS.

PROJECT NAME Seville Unit 3A

AGIS MAP # A-10-Z

LEGAL DESCRIPTION Tract B, Paradise Heights

_____ DRAINAGE REPORT

A drainage report, as per the Drainage Ordinance, was submitted to the City of Albuquerque Public Works Department, Hydrology Division (2nd floor Plaza del Sol) on _____ [date].

Steve Salazar — Applicant / Agent — 5/26/04 — Date

Brad Bjilie — Hydrology Division Representative — 5/26/04 — Date

_____ WATER AND SEWER AVAILABILITY STATEMENT

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

Steve Salazar — Applicant / Agent — 5/26/04 — Date

Brad Bjilie — Utilities Division Representative — 5/26/04 — Date

1003471 / 04DRB-00826

DRB # _____-_____

CURB WEST, INC.

5160 San Francisco NE
Albuquerque, New Mexico 87109
Telephone (505) 875-1721

May 19, 2004

Mr. Russ Hugg
Surv-Tek, Inc.
5643 Paradise Blvd. N.W.
Albuquerque, New Mexico 87114

Dear Russ:

By this letter, I hereby authorize you to act as agent on behalf of Curb West, Inc., for the purpose of re-platting Tract B-2-A, Seville, City of Albuquerque, Bernalillo County, New Mexico.

Please call me if you have any further questions.

Sincerely,

Stan Strickman, Vice President
Curb West, Inc., a New Mexico Corporation
5160 San Francisco NE
Albuquerque, New Mexico 87109

SURV TEK, INC.
Consulting Surveyors
5643 Paradise Blvd. N.W. Albuquerque, New Mexico 87114
Phone: 505-897-3366 Fax: 505-897-3377 E-mail: hugg @ swcp.com

May 18, 2004

Albuquerque Development Review Board
PO Box 1293
Albuquerque, New Mexico 87103

Attention: Sheran Matson, Chair

RE: Seville Subdivision Unit 3A, City of Albuquerque, Bernalillo County, New Mexico (A-10-Z).

The owner of the above captioned property, Curb West, Inc, is hereby filing application with the City of Albuquerque Development Review Board for: Preliminary plat approval and Temporary Deferral of Sidewalk construction for Seville Subdivision Unit 3A (Being a replat of Tract B-2-A, Seville.

Said subdivision proposes to create 74 residential lots and 1 Tract, dedicate public street right of ways and grant the necessary public utility easements to serve said lots.

Sincerely,

Russ P. Hugg, PS
Surv-Tek, Inc.

7003 2260 0005 8321 9165

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Restricted Delivery Fee (Endorsement Required)	
Total Postage & Fees	6.55

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COTTONWOOD STATION USPS 87181 NM MAY 20 2004

Sent To
Street, Ap
or PO Bo
City, Stat

Tom Skopayko
Skies West
10636 Capricorn Pl NW
Albuquerque, NM 87114

PS Form

7003 2260 0005 8321 9158

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Postage	$ .83
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Return Reciept Fee (Endorsement Required)	5.72
Restricted Delivery Fee (Endorsement Required)	
Total Postage & Fees	$ 6.55

Postmark Here

COTTONWOOD STATION USPS 87181 NM MAY 20 2004

Sent To
Street, Apt. No.; or PO Box No.
City, State, ZIP+4

Bill Davis
Skies West
10636 Capricorn Pl NW
Albuquerque, NM 87114

PS Form 3800

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

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

May 19, 2004

Margo Dedrich
SurvTek, Inc.
5643 Paradise Blvd. NW/87114
Phone: 897-3366/Fax: 897-3377

Dear Margo:

Thank you for your inquiry of **May 19, 2004** requesting the names of Recognized Neighborhood Associations who would be affected under the provisions of O-92 by your proposed project at **SEVILLE SUBDIVISION, UNIT 3A, CITY OF ALBUQUERQUE, BERNALILLO COUTNY,** zone map **A-10.**

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

SEE "ATTACHMENT A" FOR NEIGHBORHOOD INFORMATION.

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

Sincerely,

Stephani I. Winklepleck

Stephani I. Winklepleck
Senior Administrative Assistant
OFFICE OF NEIGHBORHOOD COORDINATION
Planning Department

planningmaform(03/09/04)

"Attachment A"

Margo Dedrich, SurvTek, Inc.
Zone Map: A-10

SKIES WEST N.A. (R)
***Tom Skopayko**
10523 Taurus Ct. NW/87114 792-9227 (h)
Bill Davis
10636 Capricorn Pl. NW/87114 890-1712 (h)

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

SURV TEK, INC.
Consulting Surveyors
5643 Paradise Blvd. N.W. Albuquerque, New Mexico 87114
Phone: 505-897-3366 Fax: 505-897-3377 E-mail: hugg @ swcp.com

May 20, 2004

CERTIFIED MAIL - RETURN RECEIPT REQUESTED

Skies West N.A.
10523 Taurus Ct. N.W.
Albuquerque 87114

Attention:Tom Skopayko

Re: Seville Subdivision, Unit 3A, City of Albuquerque, Bernalillo County, New Mexico. (Zone Atlas Page A-10-Z)

The owners of the above described real estate, have filed application with the City of Albuquerque Development Review Board for Preliminary plat approval and Temporary Deferral of Sidewalk construction for Seville Subdivision Unit 3A (Being a replat of Tract B-2-A, Seville.

Said subdivision proposes to create 74 residential lots and 1 Tract, dedicate public street right of ways and grant the necessary public utility easements to serve said lots.

The application will require a public hearing before the Development Review Board in the DRB Meeting Room in the basement floor of the Plaza Sel Sol Building at Second and Roma N.W. The Chair of the Development Review Board, Ms. Janet Stephens, may be contacted at 924-3880 or by mail at P.O. Box 1293, Albuquerque, New Mexico 87103.

If you have any questions or comments on this matter please contact:
Russ P. Hugg, PS, Agent
Surv-Tek, Inc.
5643 Paradise Boulevard N.W.
Albuquerque, New Mexico 87114
505 897 3366

Sincerely,

Russ P. Hugg, PS

SURV TEK, INC.
.Consulting Surveyors
5643 Paradise Blvd. N.W. Albuquerque, New Mexico 87114
Phone: 505-897-3366 Fax: 505-897-3377 E-mail: hugg @ swcp.com

May 20, 2004

CERTIFIED MAIL - RETURN RECEIPT REQUESTED

Skies West N.A.
10636 Capricorn Place N.W.
Albuquerque 87114

Attention: Bill Davis

Re: Seville Subdivision, Unit 3A, City of Albuquerque, Bernalillo County, New Mexico. (Zone Atlas Page A-10-Z)

The owners of the above described real estate, have filed application with the City of Albuquerque Development Review Board for Preliminary plat approval and Temporary Deferral of Sidewalk construction for Seville Subdivision Unit 3A (Being a replat of Tract B-2-A, Seville.

Said subdivision proposes to create 74 residential lots and 1 Tract, dedicate public street right of ways and grant the necessary public utility easements to serve said lots.

The application will require a public hearing before the Development Review Board in the DRB Meeting Room in the basement floor of the Plaza Sel Sol Building at Second and Roma N.W. The Chair of the Development Review Board, Ms. Janet Stephens, may be contacted at 924-3880 or by mail at P.O. Box 1293, Albuquerque, New Mexico 87103.

If you have any questions or comments on this matter please contact:
Russ P. Hugg, PS, Agent
Surv-Tek, Inc.
5643 Paradise Boulevard N.W.
Albuquerque, New Mexico 87114
505 897 3366

Sincerely,

Russ P. Hugg, PS

Current DRC
Project Number _____

FIGURE 12
INFRASTRUCTURE LIST

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

Date Submitted	5/19/04
Date Site Plan Approved	
Date Preliminary Plat Approved	
Date Preliminary Plat Expires	
DRB Project No :	
DRB Application No	

Seville Subdivision Unit Three A
PROPOSED NAME OF PLAT AND/OR SITE DEVELOPMENT PLAN

Tract B, Paradise Heights
EXISTING LEGAL DESCRIPTION PRIOR TO PLATTING ACTION

Following is a summary of PUBLIC/PRIVATE Infrastructure required to be constructed or financially guaranteed for the above development This Listing is not necessarily a complete listing During the SIA process and/or in the review of the construction drawings, if the DRC Chair determines that appurtenant items and/or unforeseen items have not been included in the infrastructure listing, the DRC Chair may include those items in the listing and related financial guarantee Likewise, if the DRC Chair determines that appurtenant or non-essential items can be deleted from the listing, those items may be deleted as well as the related portions of the financial guarantees All such revisions require approval by the DRC Chair, the User Department and agent/owner If such approvals are obtained, these revisions to the listing will be incorporated administratively In addition, any unforeseen items which arise during construction which are necessary to complete the project and which normally are the Subdivider's responsibility will be required as a condition of project acceptance and close out by the City

SIA Sequence #	COA DRC Project #	Size	Type of Improvement	Location	From	To	Private Inspector	City Inspector	City Cnst Engineer
							/	/	/
			PAVING				/	/	/
		26' F-F	Res. Paving W/ C&G, *4' Sidewalk Both Sides	Pavon Place	Segovia Ave.	North boundary of Lot 10	/	/	/
		26' F-F	Res. Paving W/ C&G, *4' Sidewalk Both Sides	Aldea Court	Segovia Ave.	North boundary of Lot 8	/	/	/
		28' F-F	Res. Paving W/ C&G, *4' Sidewalk Both Sides	Cadiz Street	South boundary of Lot 1	Soria Ave.	/	/	/
		28' F-F	Res. Paving W/ C&G, *4' Sidewalk Both Sides	Bilbao Street	South boundary of Lot 1	Soria Ave.	/	/	/
		28' F-F	Res. Paving W/ C&G, *4' Sidewalk Both Sides	Pamplona St.	South boundary of Lot 1	Soria Ave	/	/	/
		28' F-F	Res. Paving W/ C&G, *4' Sidewalk Both Sides	Toledo St.	South boundary of Lot 18	Soria Ave.	/	/	/

SIA Sequence #	COA DRC Project #	Size	Type of Improvement	Location	From	To	Private Inspector	City Inspector	City Cnst Engineer
		26' F-F	Res Paving W/ C&G, *4' Sidewalk Both Sides	Soria Ave.	Cadiz Street	Toledo St.	/	/	/
			DRAINAGE				/	/	/
		24" Dia.	RCP W/ MH & Inlets	Soria Ave	West boundary of Lot 6	Toledo St.	/	/	/
		30" - 48" Dia.	RCP W/ MH & Inlets	Toledo St	Soria Ave.	South boundary of Lot 19	/	/	/
			WATER (NMUI)				/	/	/
		12" Dia.	Waterline W/ Appertenances	Pavon Place	Segovia Ave.	North boundary of Lot 10	/	/	/
		8" Dia.	Waterline W/ Appertenances	Aldea Court	Segovia Ave.	North boundary of Lot 8	/	/	/
		8" Dia.	Waterline W/ Appertenances	Cadiz Street	South boundary of Lot 1	Soria Ave.	/	/	/
		8" Dia.	Waterline W/ Appertenances	Bilbao Street	South boundary of Lot 1	Soria Ave.	/	/	/
		8" Dia.	Waterline W/ Appertenances	Pamplona St	South boundary of Lot 1	Soria Ave.	/	/	/
		8" Dia.	Waterline W/ Appertenances	Toledo St.	South boundary of Lot 18	Soria Ave	/	/	/
		8" Dia.	Waterline W/ Appertenances	Soria Ave.	Cadiz Street	Toledo St.	/	/	/
			SANITARY SEWER (NMUI)				/	/	/
		8" Dia.	Sanitary Sewer W/ MH & Appertenances	Pavon Place	Segovia Ave.	North boundary of Lot 14	/	/	/
		8" Dia.	Sanitary Sewer W/ MH & Appertenances	Aldea Court	Segovia Ave.	North boundary of Lot 11	/	/	/
		8" Dia.	Sanitary Sewer W/ MH & Appertenances	Cadiz Street	South boundary of Lot 1	Soria Ave.	/	/	/

SIA Sequence #	COA DRC Project #	Size	Type of Improvement	Location	From	To	Private Inspector	City Inspector	City Cnst Engineer
		8" Dia.	Sanitary Sewer W/ MH & Appertenances	Bilbao St	South boundary of Lot 1	North boundary of Lot 4	/	/	/
		8" Dia.	Sanitary Sewer W/ MH & Appertenances	Pamplona St.	South boundary of Lot 1	North boundary of Lot 3	/	/	/
		8" Dia	Sanitary Sewer W/ MH & Appertenances	Toledo St.	South boundary of Lot 18	Soria Ave.	/	/	/
		8" Dia.	Sanitary Sewer W/ MH & Appertenances	Soria Ave.	Cadiz Street	Toledo St	/	/	/

NOTES

1 * Sidewalk to be Defered

2 Offsite Mitigation = $400/Unit x 105 Units = $42,000

3 Engineers Grading & Drainage Certification is required for release of Financial Guarantees

AGENT/OWNER

Sheldon Greer (Agent)
NAME(print)

Wilson & Co., 2600 American Rd., Rio Rancho NM 87124
FIRM

SIGNATURE

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

DEVELOPMENT REVIEW BOARD MEMBER APPROVALS

DRB CHAIR -- date

PARKS & GENERAL SERVICES -- date

TRANSPORTATION DEVELOPMENT -- date

AMAFCA -- date

UTILITY DEVELOPMENT -- date

_____ **- date**

CITY ENGINEER -- date

_____ **- date**

DESIGN REVIEW COMMITTEE REVISIONS

REVISION	DATE	DRC CHAIR	USER DEPARTMENT	AGENT/OWNER

CITY OF *ALBUQUERQUE*

TRAFFIC IMPACT STUDY (TIS) / ENVIRONMENTAL HEALTH INFORMATION FORM

TO BE COMPLETED BY APPLICANT

APPLICANT: Curb West, INC. **Date of request:** 5/25/04 **Zone atlas page(s):** A-10

CURRENT:

Zoning RD

Parcel Size (acres / sq.ft.) 25.53 Ac.

Legal Description -

Lot or Tract # B-2-B Block #

Subdivision Name Seville 3A

REQUESTED CITY ACTION(S):

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

PROPOSED DEVELOPMENT:

No construction / development [ ]

New Construction [ ]

Expansion of existing development [✓]

GENERAL DESCRIPTION OF ACTION: [1]

# of units - 74 Lots

Building Size - _____ (sq. ft.)

Notes: 1. Changes made to development proposals / assumptions, from the information provided above, may change the TIS or AQIA analysis requirements.

Applicant or Representative Steve Salazar Date 5/25/04

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

TRANSPORTATION DEVELOPMENT

TRAFFIC IMPACT STUDY (TIS) REQUIRED: YES [ ] NO [X] BORDERLINE [ ]

Planning Dept., Dev. & Bldg. Services Div., Transportation Dev. Section - 2nd FL. 600 2nd St. NW Plaza del Sol Bldg. 924-3994

THRESHOLDS MET? YES [X] NO [ ] Mitigating reasons for not requiring **TIS:** Previously studied: [X]

Notes: SEVILLE TIS

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

Tony Loyd 5-25-04

TRAFFIC ENGINEER DATE

ENVIRONMENTAL HEALTH

Per letter dated August 7, 2003 from the Director of the Environmental Health Department to the Director of the Planning Department, "all 5 CO monitors within Bernalillo County are yielding 8-hour average CO levels at less than 50% of the Federal CO standard ..." and "based on our review of the available scientific data, we do not foresee a circumstance where preparation of a detailed air quality study for a land use development will be warranted - regardless of the project size, location or traffic generated".

Required **TIS** **must be completed prior to applying to the EPC.** Arrangements must be made prior to submittal if a variance to this procedure is requested and noted on this form, otherwise the application may not be accepted or deferred if the arrangements are not complied with.

TIS - **SUBMITTED** 10 / __ / 02 Tony Loyd 5-25-04

- **FINALIZED** __ / __ / __ TRAFFIC ENGINEER DATE

SIGN POSTING AGREEMENT

REQUIREMENTS

POSTING SIGNS ANNOUNCING PUBLIC HEARINGS

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

The applicant is responsible for ensuring that the signs remain posted throughout the 15-day period prior to public hearing. Failure to maintain the signs during this entire period may be cause for deferral or denial of the application. Replacement signs for those lost or damaged are available from the Development Services Front Counter at a charge of $3.50 each.

1. LOCATION

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

2. NUMBER

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

3. PHYSICAL POSTING

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

4. TIME

Signs must be posted from June 8, 2004 To June 23, 2004

5. REMOVAL

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

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

(Applicant or Agent) 5-26-04 (Date)

I issued 5 signs for this application, 5-26-04 (Date), (Staff Member)

DRB PROJECT NUMBER: 1003471

Rev. 5/9/03

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

PAID RECEIPT

APPLICANT NAME: CURB WEST

AGENT: SURV-TEK, INC.

ADDRESS: 5643 PARADISE BLVD 87114

PROJECT & APP #: 1003471 / 04DRB-00826

PROJECT NAME: SEVILLE SD UNIT 3-A

$ 20 469099/4916000 Conflict Management Fee

$ 2070 441006/4983000 DRB Actions

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

$ 75 441018/4971000 Public Notification

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

$ 2165.00 TOTAL AMOUNT DUE

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

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

05/24/2004 8:32AM LOC: ANNX
RECEIPT# 00026502 WS# 007 TRANS# 0001
Account 441006 Fund 0110
Activity 4983000 TRSLJS
Trans Amt $2,165.00
J24 Misc $70.00

Counterreceipt.doc 12/29/03

Thank You

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

05/24/2004 8:33AM LOC: ANNX
RECEIPT# 00026503 WS# 007 TRANS# 0001
Account 441018 Fund 0110
Activity 4971000 TRSLJS
Trans Amt $2,165.00
J24 Misc $75.00
VI $2,165.00
CHANGE $0.00

Thank You

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

05/21/2004 8:32AM LOC: ANNX
RECEIPT# 00026501 WS# 007 TRANS# 0001
Account 469099 Fund 0110
Activity 4916000 TRSLJS
Trans Amt $165.00
J24 Misc $20.00

Thank You

CITY OF ALBUQUERQUE
PLANNING DEPARTMENT
FAX FORM

TO: Russ Hugg **FAX #** 897-3377

 # PAGES (INCLUDING COVER SHEET) 1

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

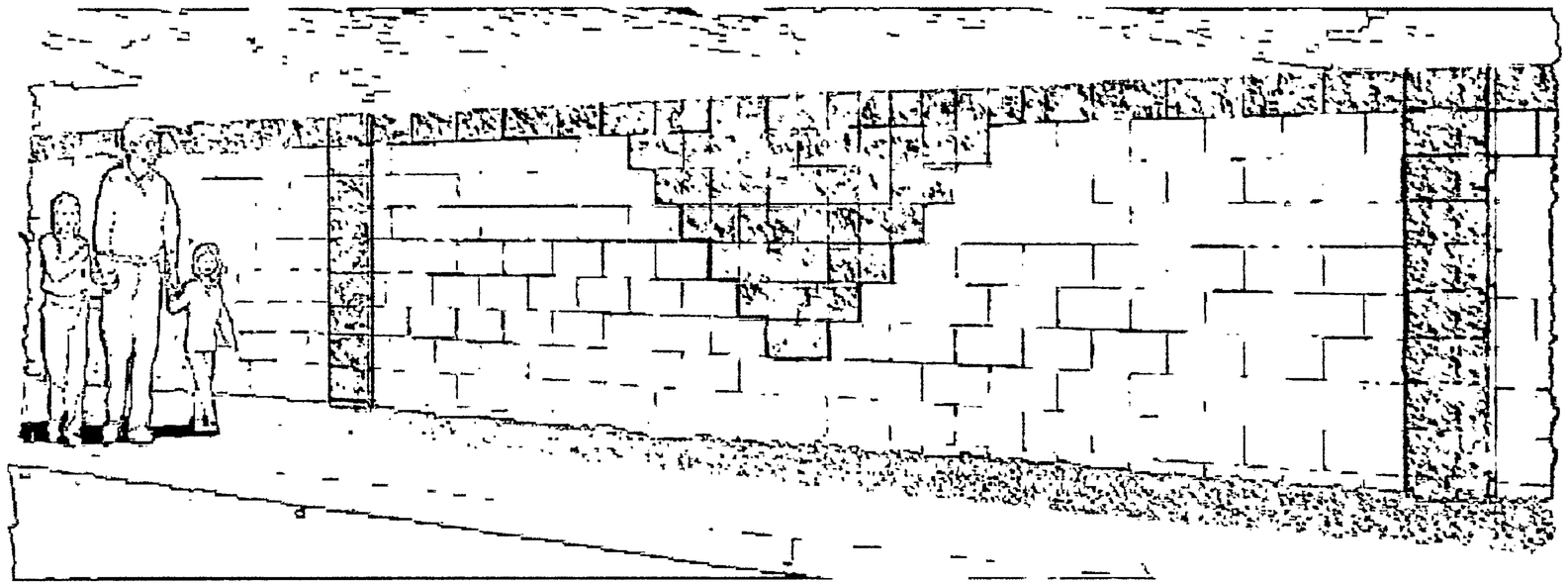
COMMENTS:

Seville 3A #1003471

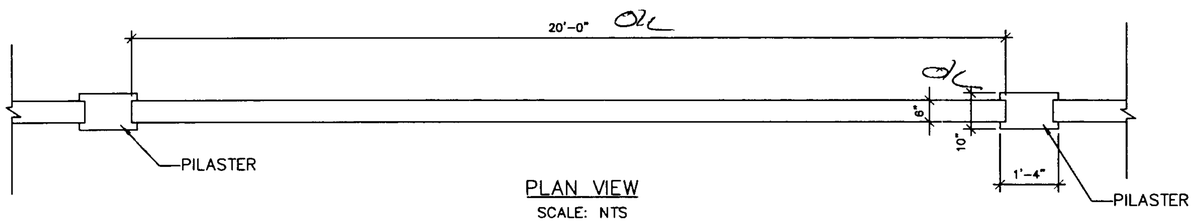
Comments on perimeter wall submittal:

- 3 sets w/ subdivision name, zone atlas page #, nearest intersection + project # on each one.
- Max. hght is 6' unless retaining wall requires extra.
- Design applies to all streets where walls are planned.
- Smooth face → not more than 50% of materials.

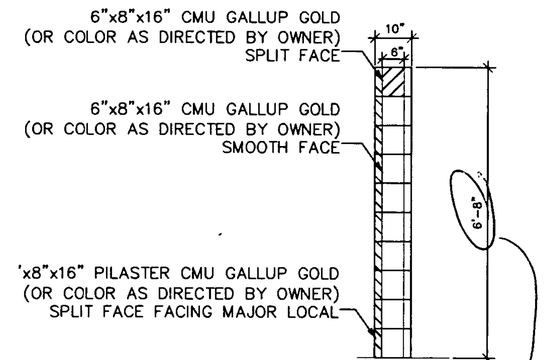
3 copies w/ Subdivision Name, Zone Atlas Page, nearest intersection & project number on each one.



PERSPECTIVE WALL RENDERING
SCALE: NTS



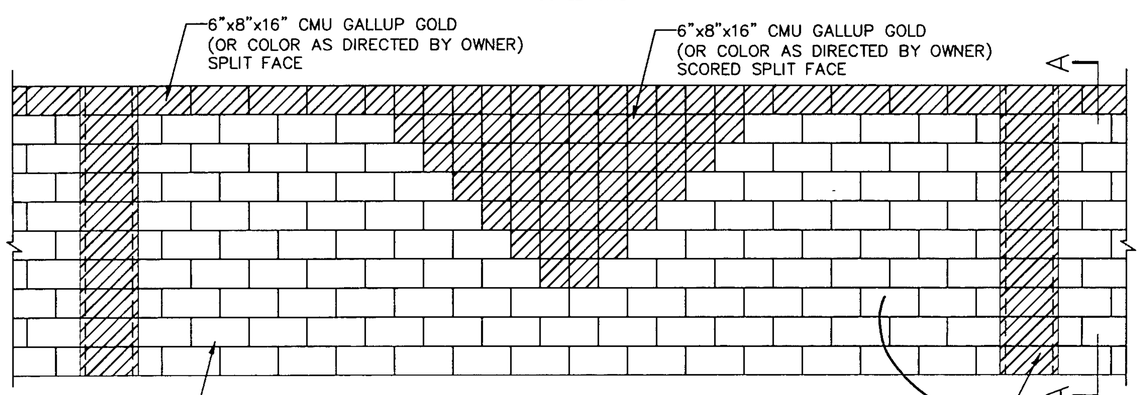
PLAN VIEW
SCALE: NTS



WALL CROSS SECTION
VIEW A-A
SCALE: NTS

Max. height is 6' unless extra height is retaining wall.

Perimeter wall design also applies to streets w/in subdivision as well as Kayenta Blvd.



Smooth must be face 50% or less.

WALL ELEVATION
SCALE: NTS

WILSON & COMPANY
2600 THE AMERICAN ROAD S.E.
SUITE 100
RIO RANCHO, NEW MEXICO
87124
(505) 898-8021

CITY OF ALBUQUERQUE
PUBLIC WORKS DEPARTMENT
ENGINEERING GROUP

SEVILLE SUBDIVISION – UNIT 3A
WALL EXHIBIT

Design Review Committee	City Engineer Approval	Last Design Update	Mo./Day/Yr.	Mo./Day/Yr.

City Project No.	Zone Map No.	Sheet	Of
XXXX.XX	A-10-Z	1	2

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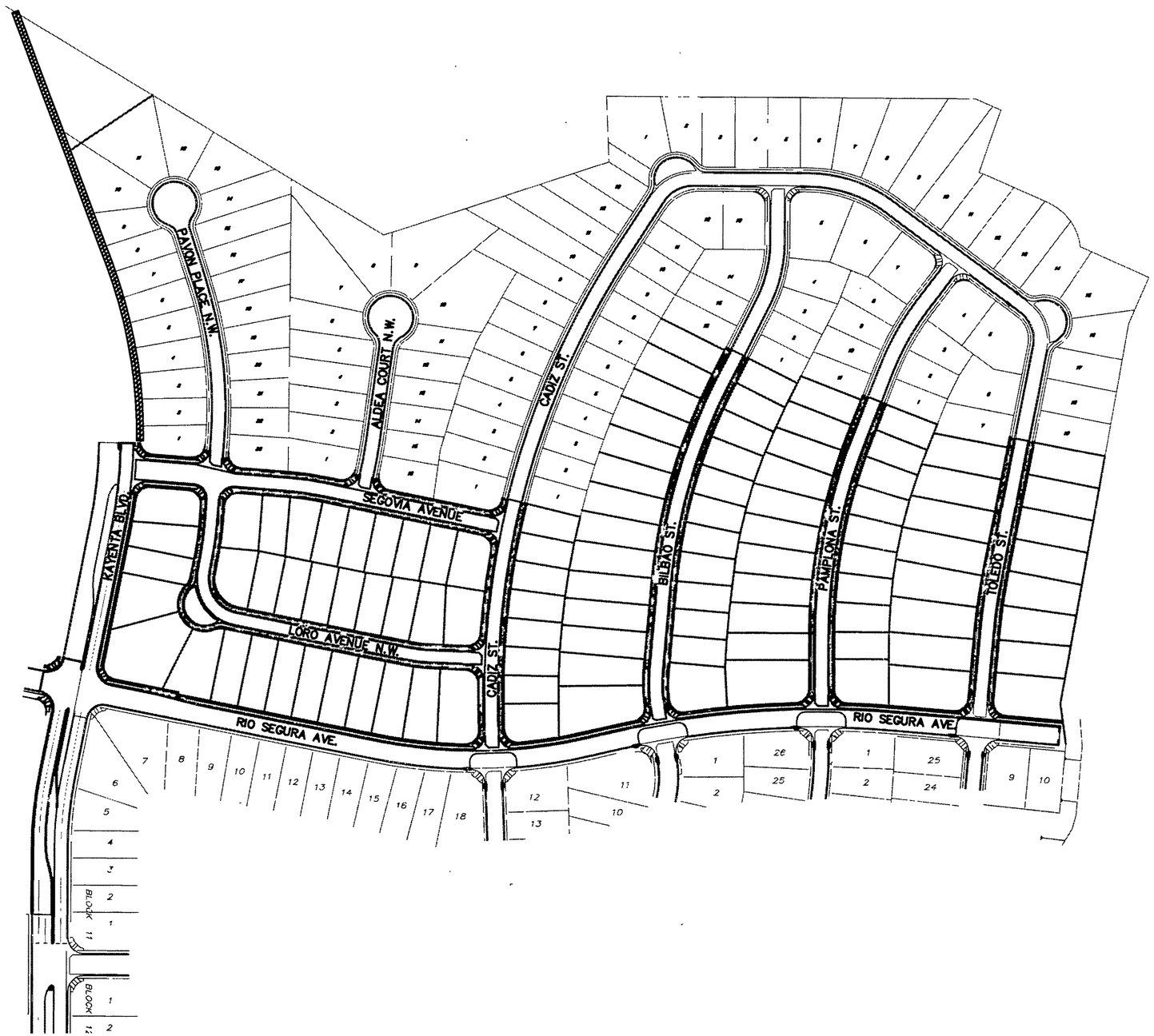
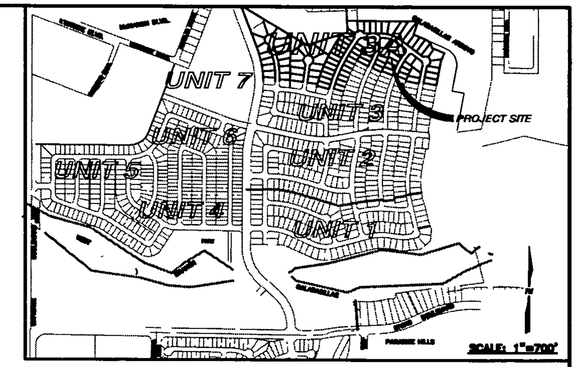
1003471 6/23/04





VICINITY MAP

LOCATION OF PERIMETER WALL

N

100 50 0 100 200
SCALE FEET
1" = 100'

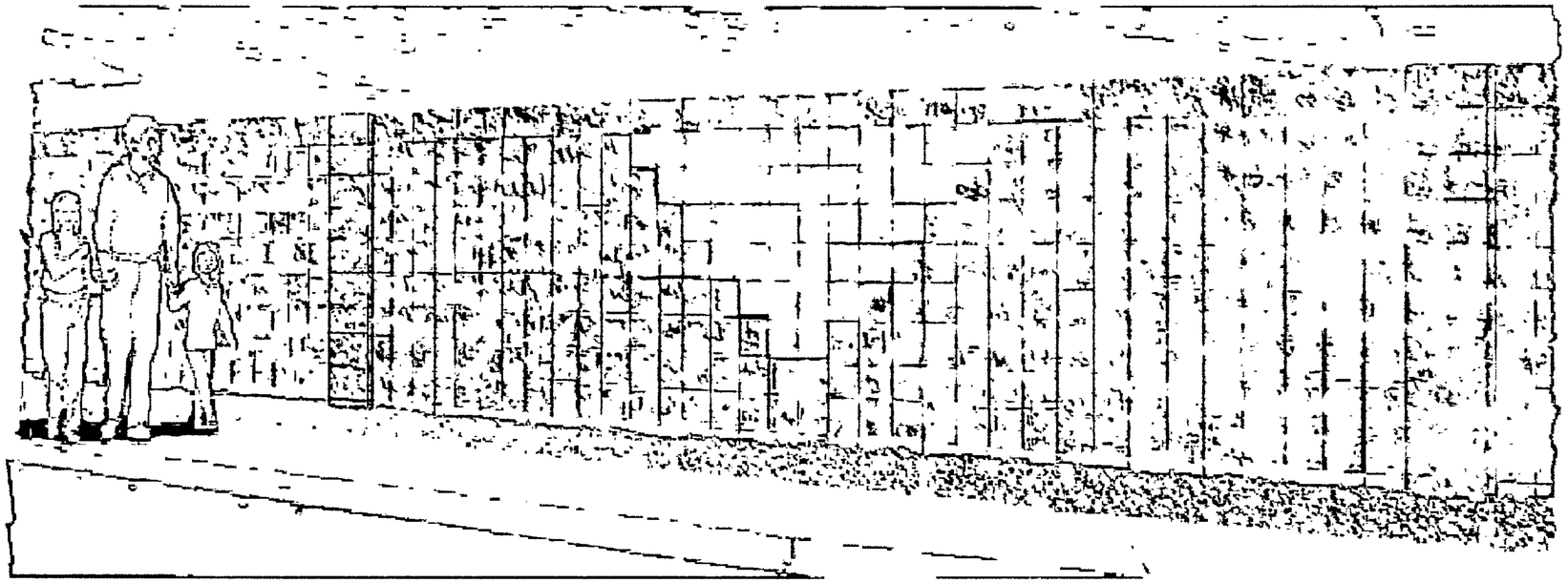
WILSON & COMPANY
2600 THE AMERICAN ROAD S.E.
SUITE 100
RIO RANCHO, NEW MEXICO
87124
(505) 898-8021

CITY OF ALBUQUERQUE
PUBLIC WORKS DEPARTMENT
ENGINEERING GROUP

SEVILLE SUBDIVISION – UNIT 3A
WALL EXHIBIT PLAN

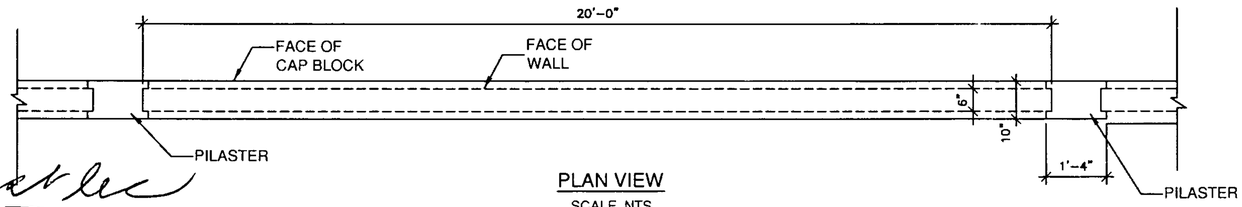
Design Review Committee	City Engineer Approval	Last Design Update	Mo./Day/Yr	Mo./Day/Yr

City Project No.	Zone Map No.	Sheet	Of
XXXX.XX	A-10-Z	2	2



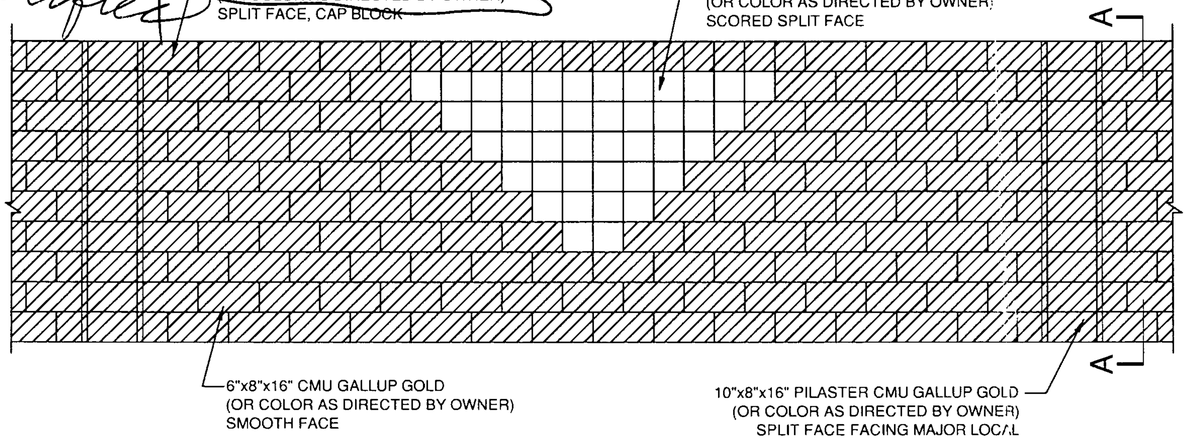
PERSPECTIVE WALL RENDERING

SCALE: NTS



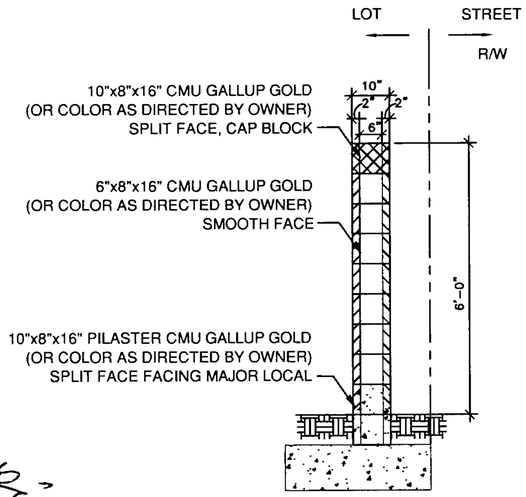
PLAN VIEW

SCALE. NTS



WALL ELEVATION

SCALE NTS



WALL CROSS SECTION

VIEW A-A

SCALE: NTS

2" x pilaster cap projection
E-Mailed & Rec'd 4/21/04

ZONE ATLAS: A-10
CITY PROJECT NO.: 1003471
NEAREST INTERSECTION: KAYENTA BLVD. / RIO SEGURA AVE.

WILSON & COMPANY
2600 THE AMERICAN ROAD S.E.
SUITE 100
RIO RANCHO, NEW MEXICO
87124
(505) 898-8021

CITY OF ALBUQUERQUE
PUBLIC WORKS DEPARTMENT
ENGINEERING GROUP

SEVILLE SUBDIVISION – UNIT 3A
WALL EXHIBIT

Design Review Committee	City Engineer Approval	Last Design Update	Mo./Day/Yr.	Mo./Day/Yr.

City Project No.	Zone Map No.	Sheet	Of
1003471	A-10-Z	1	2

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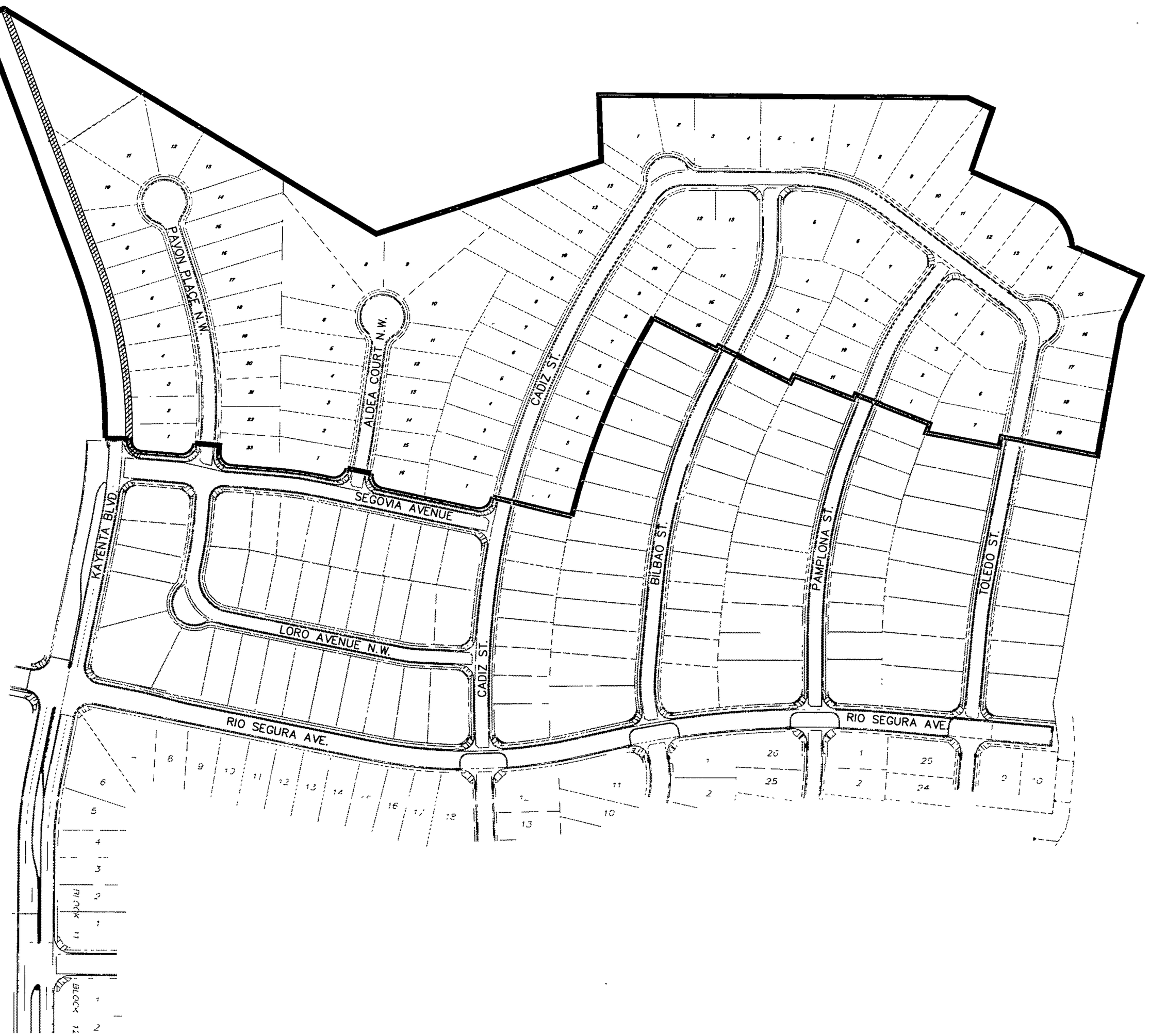
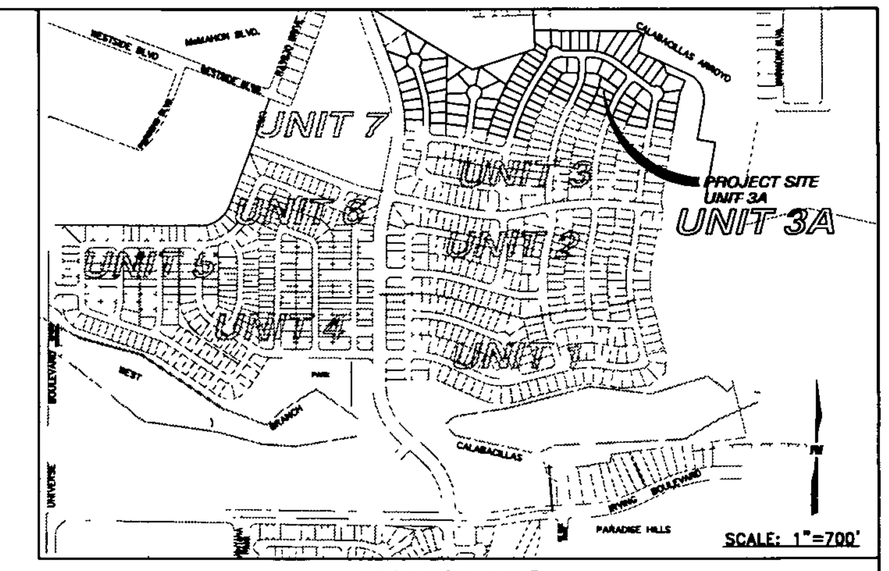




VICINITY MAP

LOCATION OF PERIMETER WALL

ZONE ATLAS: A-10
CITY PROJECT NO.: 1003471
NEAREST INTERSECTION: KAYENTA BLVD. / RIO SEGURA AVE.

N

100 50 0 100 200
SCALE FEET
1" = 100'

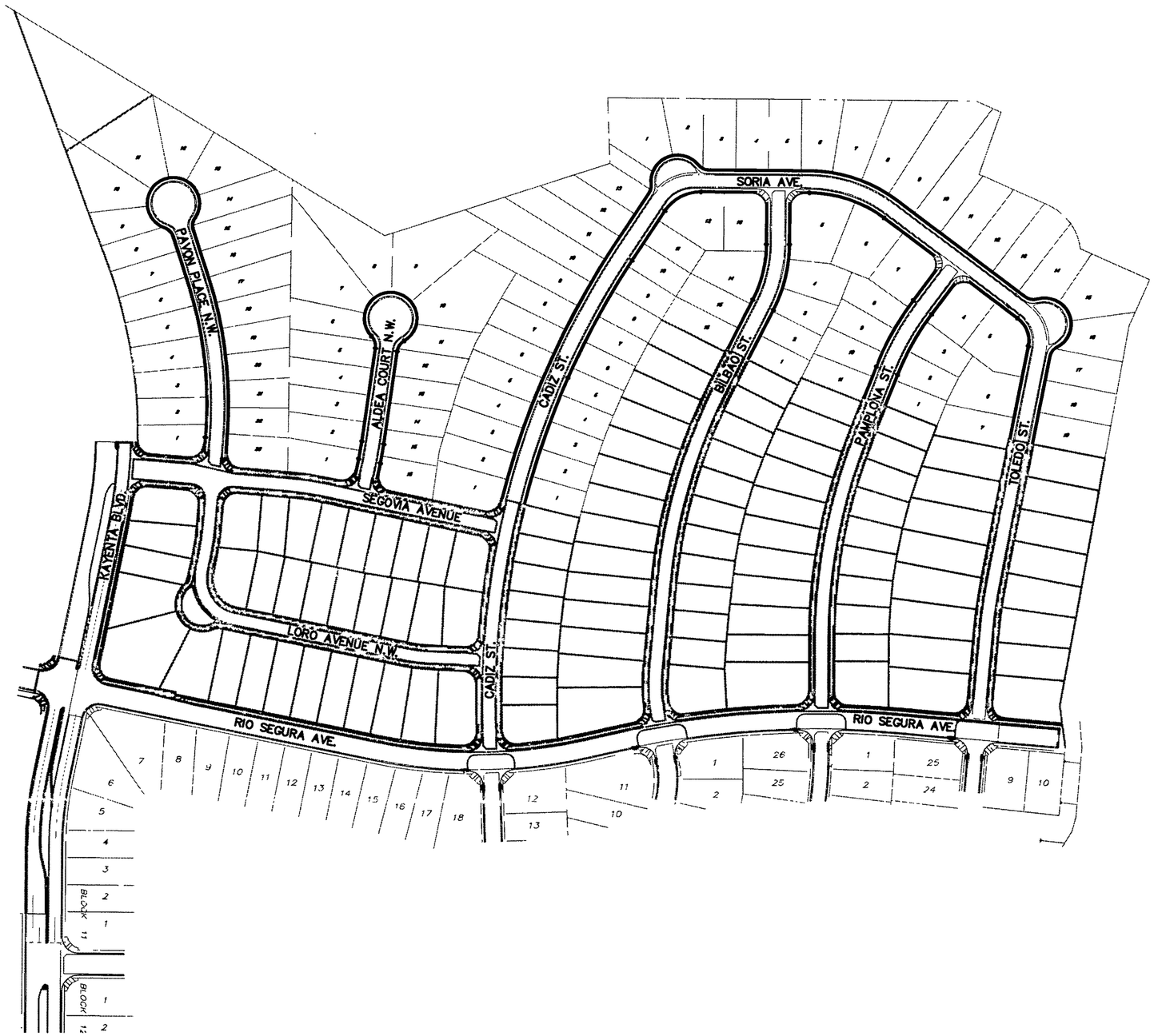
WILSON & COMPANY
2600 THE AMERICAN ROAD S.E
SUITE 100
RIO RANCHO, NEW MEXICO
87124
(505) 898-8021

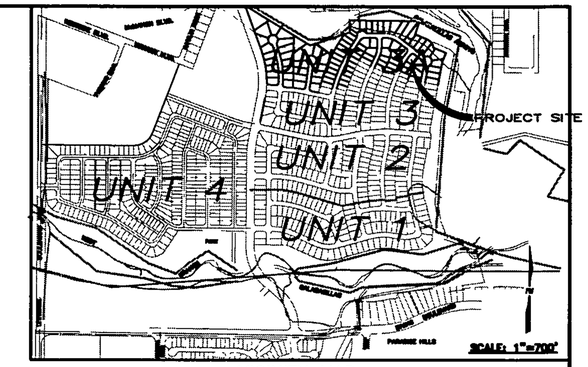
CITY OF ALBUQUERQUE
PUBLIC WORKS DEPARTMENT
ENGINEERING GROUP

SEVILLE SUBDIVISION – UNIT 3A
WALL EXHIBIT PLAN

Design Review Committee	City Engineer Approval	Last Design Update	Mo /Day/Yr	Mo /Day/Yr

City Project No	Zone Map No.	Sheet	Of
1003471	A-10-Z	2	2





VICINITY MAP

LOCATION OF SIDEWALK TO BE DEFERRED

EXHIBIT C
6/23/04

N

100 50 0 100 200
SCALE FEET
1" = 100'

CITY OF ALBUQUERQUE
PUBLIC WORKS DEPARTMENT
ENGINEERING GROUP

WILSON & COMPANY
2600 THE AMERICAN ROAD S.E
SUITE 100
RIO RANCHO, NEW MEXICO
87124
(505) 898-8021

SEVILLE SUBDIVISION – UNIT 3A
SIDEWALK DEFERRAL EXHIBIT

Design Review Committee	City Engineer Approval	Last Design Update	Mo./Day/Yr	Mo./Day/Yr

City Project No.	Zone Map No.	Sheet	Of
XXXX.XX	A–10–Z	XX	XX

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