

#5

COMPLETED 04/06/06 stt
UNIT B

DRB CASE ACTION LOG (PREL & FINAL)
REVISED 9/28/05

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

DRB Application No.: 06DRB-00400 (P&F)	Project # 1003483
Project Name: NORTH ALBUQUERQUE ACRES, UNIT B	
Agent: Terrametrics of New Mexico	Phone No.: 881-2903

Project Number 1003483

Your request for (SDP for SUB), (SDP for BP), (FINAL PLATS) (MASTER DEVELOP. PLAN), was approved on 4/05/06 by the DRB with delegation of signature(s) to the following departments.
OUTSTANDING SIGNATURES COMMENTS TO BE ADDRESSED

TRANSPORTATION: _____

UTILITIES: _____

CITY ENGINEER / AMAFCA: _____

PARKS / CIP: _____

PLANNING (Last to sign): record plat

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

OK


4. **Project# 1004776**
12DRB-70364 EPC APPROVED SDP
FOR BUILD PERMIT

BRASHER & LOONZ agent(s) for HORIZON ACADEMY FOUNDATION request(s) the above action(s) for all or a portion of Lot(s) 12A, **VOLCANO BUSINESS PARK PH 1** zoned SU-1, located on TODOS SANTOS STREET NW/BETWEEN ORAY BLVD NW AND PAINTED RD NW containing approximately 3.43 acre(s). (G-10-Z) **DEFERRED TO 1/2/13 AT THE AGENT'S REQUEST.**


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

5. **Project# 1003483**
12DRB-70375 AMENDMENT TO
INFRASTRUCTURE LIST

BORDENAVE DESIGNS agent(s) for KRISHANG LLC request(s) the above action(s) for all or a portion of Lot(s) 17A, Block(s) 12, Tract(s) A, **NORTH ALBUQUERQUE ACRES Unit(s) B**, zoned SU-2 IP, located on SIGNAL AVE NE BETWEEN SAN PEDRO DR NE AND I-25 containing approximately 2.44 acre(s). (C-18) **THE AMENDMENT TO THE INFRASTRUCTURE LIST WAS APPROVED.**

6. **Project# 1006007**
12DRB-70378 MAJOR - FINAL PLAT
APPROVAL 

BOHANNAN HUSTON INC agent(s) for MESA DEL SOL, LLC request(s) the above action(s) for all or a portion of Tract(s) A-3, **MESA DEL SOL INNOVATION PARK** zoned PC, located on STRAND LOOP/UNIVERSITY BLVD SW containing approximately 21.8 acre(s). (R-15, 16 AND S-15, 16)

7. **Project# 1009054**
12DRB-70380 MINOR - PRELIMINARY/
FINAL PLAT APPROVAL 

WAYJOHN SURVEYING INC agent(s) for MELLOY BROS. MOTOR CO request(s) the above action(s) for all or a portion of Lot(s) F, G, H, J, & K, Block(s) 16, **DEL NORTE** zoned C-2, located on LOMAS BETWEEN MESILLA AND GROVE containing approximately .6033 acre(s). (K-19) **THE PRELIMINARY/FINAL PLAT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO CITY ENGINEER FOR ADDITIONAL LANGUAGE ADDED TO PLAT FOR STORM DRAIN MAINTENANCE, AND TO PLANNING DEPARTMENT FOR UTILITY COMPANY SIGNATURE AND AGIS DXF.**

8. **Project# 1009521**
12DRB-70372 MINOR - PRELIMINARY/
FINAL PLAT APPROVAL

PRECISION SURVEYS INC agent(s) for ROBERT PEREA SR., ROBERT PEREA JR., MELINDA PEREA request(s) the above action(s) for all or a portion of Lot(s) 1, 2, & 3, Block(s) 1, **GARDEN PARK TRACT** zoned RA-2, located on 12TH ST / MATTHEW BETWEEN LOS ARBOLES AND GARDEN PARK containing approximately .6948 acre(s). (G-13 & 14) *[Deferred from 12/12/12]* **WITHDRAWN.**

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


9. **Project# 1008799**
12DRB-70067 MAJOR - FINAL PLAT
APPROVAL

BOHANNAN HUSTON INC agent(s) for RCS-TRAILS 9-A, LLC request(s) the above action(s) for all or a portion of Tract(s) 9A, **THE TRAILS UNIT 2** zoned RD, located on WOODMONT BETWEEN RAINBOW AND UNIVERSE containing approximately 19.77 acre(s). (C-9) [*Indefinitely Deferred at the Applicant's request on 4/11/12*] **DENIED.**

10. **Project# 1008800**
12DRB-70165 EXT OF MAJOR
PRELIMINARY PLAT

BOHANNAN HUSTON INC agent(s) for THE TRAILS, LLC request(s) the above action(s) for all or a portion of Tract(s) 9A (TRACT B TIERRA VISTA AT THE TRAILS UNIT 1), **THE TRAILS UNIT 2** zoned R-D, located on WOODMONT AVE, BETWEEN RAINBOW BLVD AND UNIVERSE BLVD containing approximately 7.95 acre(s). (C-9)**DENIED.**

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

11. **Project# 1007488**
12DRB-70172 AMENDED SITE
DEVELOPMENT PLAN FOR
BUILDING PERMIT 

DEKKER PERICH SABATINI agent(s) for PRESBYTERIAN HEALTHCARE SERVICES request(s) the above action(s) for all or a portion of Lot(s) D-1E-1, **SISTERS OF THE ORDER OF ST. DOMINIC** zoned SU-2/IP-EP, located on 9521 SAN MATEO BLVD NE containing approximately 31.72 acre(s). (B-17)**DEFERRED TO 7/11/12 AT THE AGENT'S REQUEST.**

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

12. **Project# 1003483**
12DRB-70171 AMENDMENT TO
INFRASTRUCTURE LIST

SANTOSH MODY agent(s) for BHARAT & CHAMPA MODY request(s) the above action(s) for all or a portion of Lot(s) 17A, Block(s) 12, Tract(s) A, **NORTH ABQ ACRES Unit(s) B**, zoned SU-2(IP), located on SAN PEDRO BETWEEN ALAMEDA AND SIGNAL containing approximately 2.74 acre(s). (C-18)**THE AMENDMENT TO THE INFRASTRUCTURE LIST WAS APPROVED.**

13. **Project# 1004360**
12DRB-70169 EXT OF SIA FOR TEMP
DEFR SDWK CONST 

RIO GRANDE ENGINEERING agent(s) for 50/50 LLC request(s) the above action(s) for all or a portion of Lot(s) I-18, **VENTANA DEL BOSQUE** zoned R A-2, located on MOUNTAIN NW, BETWEEN GABALDON AND RIO GRANDE (J-12) **DEFERRED TO 6/27/12 AT THE AGENT'S REQUEST.**



CITY OF ALBUQUERQUE
PLANNING DEPARTMENT
DEVELOPMENT REVIEW BOARD

November 2, 2011

Project# 1003483

11DRB-70283 MAJOR - 2YEAR EXTENSION OF SUBDIVISION IMPROVEMENTS
AGREEMENT (2YR SIA)

SANTOSH MODY agent(s) for BHARAT H MODY & CHAMPA B MODY request(s) the referenced/ above action(s) for paving and drainage improvements associated with Lot 17-A, Block 12, Tract A, Unit B, **NORTH ALBUQUERQUE ACRES**, zoned SU-2/ IP, located on the northwest corner of SIGNAL AVE NE and SAN PEDRO BLVD NE containing approximately 2.7375 acre(s). (C-18)

AMAFCA No comments provided.
COG No comments provided.
TRANSIT No comments.
ZONING ENFORCEMENT No comments provided.
NEIGHBORHOOD COORDINATION Letters sent to: West La Cueva Neighborhood Association (R)
APS This will have no adverse impacts to the APS district.
POLICE DEPARTMENT This project is in the NE Area Command. No Crime Prevention or CPTED comments concerning the proposed Major Su division Improvements Agreement Extension request at this time.
FIRE DEPARTMENT No comments provided.
PNM ELECTRIC & GAS No comments provided.
COMCAST No comments provided.
CENTURYLINK Concerning the subject case number(s), CenturyLink has no adverse comments at this time provided all utility easement rights are maintained. Prior to any final plat approval, we will need a copy for review.
ENVIRONMENTAL HEALTH No comments provided.

<p>M.R.G.C.D</p> <p>1. Previously reviewed 10/29/2009. 2. No Adverse Comments.</p>
<p>OPEN SPACE DIVISION</p> <p>No comments provided.</p>
<p>CITY ENGINEER</p> <p>Comments, if any, will be provided at the meeting</p>
<p>TRANSPORTATION DEVELOPMENT</p>
<p>PARKS AND RECREATION</p> <p>No Objections to the 2 year Extension of Su division Improvements Agreement.</p>
<p>ABCWUA</p>
<p>PLANNING DEPARTMENT</p> <p>Refer to comments from affected agencies plus any public hearing comments regarding proposed extension.</p>

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

HEARINGS DATE: ~~11-2-11~~ (S/A)



OFFICIAL NOTICE OF DECISION

CITY OF ALBUQUERQUE
PLANNING DEPARTMENT
DEVELOPMENT REVIEW BOARD

November 16, 2011

Project# 1003483

11DRB-70283 MAJOR - 2YEAR EXTENSION OF SUBDIVISION IMPROVEMENTS AGREEMENT (2YR SIA)

SANTOSH MODY agent(s) for BHARAT H MODY & CHAMPA B MODY request(s) the referenced/ above action(s) for paving and drainage improvements associated with Lot 17-A, Block 12, Tract A, Unit B, **NORTH ALBUQUERQUE ACRES**, zoned SU-2/ IP, located on the northwest corner of SIGNAL AVE NE and SAN PEDRO BLVD NE containing approximately 2.7375 acre(s). (C-18)

At the November 16, 2011 Development Review Board meeting, a one year extension of the Subdivision Improvements Agreement was approved.

If you wish to appeal this decision, you must do so by December 1, 2011, in the manner described below.

Appeal is to the Land Use Hearing Officer. Any person aggrieved with any determination of the Development Review Board may file an appeal on the Planning Department form, to the Planning Department, within 15 days of the Development Review Board's decision. The date the determination in question is issued is not included in the 15-day period for filing an appeal.

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

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

Jack Cloud, DRB Chair

Cc: Santosh Mody – 5817 Signal Ave NE – Albuquerque, NM 87113
Cc: Bharat H. Mody & Champa B. Mody 7019 Starshine St. NE – Albuquerque, NM 87111
Marilyn Maldonado
File



OFFICIAL NOTICE OF DECISION

CITY OF ALBUQUERQUE
PLANNING DEPARTMENT
DEVELOPMENT REVIEW BOARD

November 12, 2009

Project# 1003483

09DRB-70327 MAJOR - 2YEAR EXTENSION OF SUBDIVISION IMPROVEMENTS AGREEMENT (2YR SIA)

SANTOSH MODY agent(s) for BHARAT H MODY & CHAMPA B MODY request(s) the referenced/ above action(s) for paving and drainage improvements associated with Lot 17-A, Block 12, Tract A, Unit B, **NORTH ALBUQUERQUE ACRES**, zoned SU-2/ IP, located on the northwest corner of SIGNAL AVE NE and SAN PEDRO BLVD NE containing approximately 2.7375 acre(s). (C-18)

At the November 12, 2009, Development Review Board meeting, the 2 year extension of the Subdivision Improvements Agreement was approved.

If you wish to appeal this decision, you must do so by November 30, 2009, in the manner described below.

Appeal is to the Land Use Hearing Officer. Any person aggrieved with any determination of the Development Review Board may file an appeal on the Planning Department form, to the Planning Department, within 15 days of the Development Review Board's decision. The date the determination in question is issued is not included in the 15-day period for filing an appeal.

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

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


Jack Cloud, AICP, DRB Chair

Cc: Santosh Mody – 5817 Signal Ave NE – Albuquerque, NM 87113

Cc: Bharat H. Mody & Champa B. Mody – 7019 Starshine St. NE – Albuquerque, NM 87111

Marilyn Maldonado

File



DEVELOPMENT REVIEW BOARD
Action Sheet

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

November 12, 2009 9:00 AM
MEMBERS:

Jack Cloud, AICP, DRB Chairman, Planning Department
Angela Gomez, Administrative Assistant

Kristal Metro, P.E., Transportation Development
Brad Bingham, P.E., Hydrology/ Alternate City Engineer

Roger Green, P.E., Albuquerque/ Bernalillo Co.WUA
Christina Sandoval, Parks/Municipal Development

CASES WHICH REQUIRE PUBLIC NOTIFICATION

MAJOR SUBDIVISIONS, VACATIONS, SIA EXTENSIONS AND SITE DEVELOPMENT PLANS

1. **Project# 1003483**
09DRB-70327 MAJOR - 2YEAR
EXTENSION OF SUBDIVISION
IMPROVEMENTS AGREEMENT
(2YR SIA)

SANTOSH MODY agent(s) for BHARAT H MODY & CHAMPA B MODY request(s) the referenced/ above action(s) for paving and drainage improvements associated with Lot 17-A, Block 12, Tract A, Unit B, **NORTH ALBUQUERQUE ACRES**, zoned SU-2/ IP, located on the northwest corner of SIGNAL AVE NE and SAN PEDRO BLVD NE containing approximately 2.7375 acre(s). (C-18) **THE TWO YEAR EXTENSION OF THE SUBDIVISION IMPROVEMENT AGREEMENT (SIA) WAS APPROVED.**

2. **Project# 1006973**
09DRB-70329 VACATION OF PUBLIC
EASEMENT (AMAFCA)
09DRB-70330 MINOR - PRELIMINARY/
FINAL PLAT APPROVAL

HARRIS SURVEYING INC agent(s) for USNER & MCMAHON SOUTHWEST LLC request(s) the referenced/ above action(s) for all or a portion of Tract B-1, **VILLAGE CENTER NORTH SUBDIVISION** & Tract 19A-1, **PARADISE NORTH**, zoned SU-1/ C-1 /MIXED USES, located on the northeast corner of UNSER BLVD NW and MCMAHON BLVD NW containing approximately 5.7145 acre(s). (A-11) **THE VACATION WAS APPROVED AS SHOWN ON EXHIBIT B IN THE PLANNING FILE PER SECTION 14-14-7-2(A)(1) AND (B) (1)(3) OF THE SUBDIVISION ORDINANCE. THE PRELIMINARY/FINAL PLAT WAS APPROVED WITH DELEGATION TO TRANSPORTATION TO COMPLY WITH WRITTEN COMMENTS AND TO PLANNING TO SHOW EASEMENT, AMAFCA SIGNATURE AND TO RECORD.**



CITY OF ALBUQUERQUE
PLANNING DEPARTMENT
DEVELOPMENT REVIEW BOARD

November 12, 2009

Project# 1003483

09DRB-70327 MAJOR - 2YEAR EXTENSION OF SUBDIVISION IMPROVEMENTS
AGREEMENT (2YR SIA)

SANTOSH MODY agent(s) for BHARAT H MODY & CHAMPA B MODY request(s) the referenced/ above action(s) for paving and drainage improvements associated with Lot 17-A, Block 12, Tract A, Unit B, **NORTH ALBUQUERQUE ACRES**, zoned SU-2/ IP, located on the northwest corner of SIGNAL AVE NE and SAN PEDRO BLVD NE containing approximately 2.7375 acre(s). (C-18)

AMAFCA No comment
COG No comment
TRANSIT Adjacent and nearby routes Route #98, Wyoming commuter route is 240' north from the NE property corner, on Alameda. Adjacent bus stops Nearest Bus Stops are located on Alameda, approximately 500' from the NE property corner in Eastbound and Westbound directions. Site plan requirements None Large site TDM suggestions None. Other information None.
ZONING ENFORCEMENT No comment
NEIGHBORHOOD COORDINATION
APS This will have no adverse impacts to the APS district.
POLICE DEPARTMENT See file for informational comments.
FIRE DEPARTMENT No comment
PNM ELECTRIC & GAS No comment

COMCAST No comment
QWEST Qwest has no objection to the vacation of public right-of-way as long as easement rights are maintained. Prior to any final plat approval, we will need a copy for review.
ENVIRONMENTAL HEALTH No comment
M.R.G.C.D No Adverse Comments.
OPEN SPACE DIVISION Open Space has no adverse comments
CITY ENGINEER The Hydrology section has no objection to the extension request.
TRANSPORTATION DEVELOPMENT No objection to extension request.
PARKS AND RECREATION No objection.
ABCWUA No objection to Extension request.
PLANNING DEPARTMENT Refer to comments from affected agencies plus any public hearing comments regarding proposed extension.

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

ROUTING SHEET FOR DRB & EPC REVIEWS

Date: 11/2/09

The following case or applications are being sent to your command and/or office for review:

DRB: 1003483

EPC: _____

Please return originals to Lupe Gallegos @ 768-2175, APD/Planning Division, by: 11/4/09 (to expedite fax comments forms to 768-2324 on/before date).

_____ **VALLEY AREA COMMAND**
Yvette Garcia

_____ **NORTHWEST AREA COMMAND (Cottonwood Sub)**
Pete Gelabert

_____ **SOUTHEAST AREA COMMAND**
Laura Kuehn

_____ **SOUTHWEST AREA COMMAND**
Bill Jackson

✓ _____ **CRIME PREVENTION**
(FH and NE) Steve Sink

REVIEWED BY: Steve Sink PHONE: 924-3600

DATE: 11/4/09

DRB/EPC/LUCC APPLICATION CHECKLIST

A review of DRB Case 1003483 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.

- Traffic volume/*Explain:*
- Traffic control devices/*Explain:*
- Burglaries/*Explain:*
- Speeding violations/*Explain:*
- Lighting issues/*Explain:*
- Maintenance of landscaping/*Explain:*
- Robbery/*Explain:*
- Assault/*Explain:*
- Shoplifting/*Explain:*
- Accidents in the parking lot/*Explain:*
- A higher probability of crimes during evening/weekend hours/*Explain:*
- Commercial burglary/*Explain:*
- Rape/*Explain:*
- Adequate security/*Explain:*
- Alarm security/*Explain:*
- Alarm response i.e. false alarms, etc/*Explain:*
- Transients/*Explain:*
- Need for neighborhood association/*Explain:*

Other: No Crime Prevention or CPTED comments concerning the proposed Major SIA Extension request at this time.



400 Tijeras NW
Station 520
Albuquerque, NM 87102

October 29, 2009

Ms. Angela Gomez-Administrative Assistant
Plaza Del Sol
600 Second St. NW
Planning Dept.-Development Services
Albuquerque, NM 87102

Subject: Case Number(s) Project #1003483, Appl #09DRB-70327

Dear Ms Gomez:

Concerning the subject case number(s), Qwest has no adverse comments at this time provided all utility easement rights are maintained. Prior to any final plat approval, we will need a copy for review.

Sincerely,

A handwritten signature in cursive script that reads "Michele Ramirez".

Michele Ramirez
Qwest Corporation

DRB PUBLIC HEARING SIGN IN SHEETS

PROJECT #: 1003483 AGENDA# 1 DATE: 11/12/09

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

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

Meeting Date: November 12, 2009
Zone Atlas Page: C-18
Notification Radius: 100 Ft.

Project# 1003483
App# 09DRB-70327

Cross Reference and Location: SIGNAL AVE NE CORNER OF SAN PEDRO AVE NE
AND SIGNAL AVE NE

Applicant: BHARAT H MODY & CHAMPA B MODY
7019 STARSHINE ST NE
ALBUQUERQUE, NM 87111

Agent: SANTOSH MODY
5817 SIGNAL AVE NE
ALBUQUERQUE, NM 87113

Special Instructions:

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

Date Mailed: OCTOBER 23, 2009
Signature: ERIN TREMLIN

R e c	UPC CODE	OWNER	OWNER ADDRES S	OW NER CITY	OW NER STA TE	OW NER ZI PC ODE	PR OP ER TY CL AS S	TA X DI ST RI CT	LEGAL	AC RE S
1	10180 64235 33220 405	KRISHANG CORPO RATION	5817 SIG NAL AVE NE	ALB QU ER QUE	N M	87 11 3	C	A1 A	LT 17-A BLK 12 PLAT OF LOT 17- A NORTH ALBUQUERQUE ACRESBLOCK 12 UNIT "B" TRACT "A" CONT 2.4006 AC	2.4 009 782 9
2	10180 64201 30020 213	GOOD NEWS BAPT IST CHURCH	5812 SIG NAL AVE NE	ALB QU ER QUE	N M	87 11 3	C	A1 A	*A 13 REPLAT OF LOTS 12, 13 & 14 BLK 13 TR A U NIT B NORTH ALBUQUERQUE ACRES CONT 2.159 AC	2.1 058 647 3
3	10180 64228 35120 409	KAMEYAB IMPORT S INC	11409 FAI RINGTON NE	ALB QU ER QUE	N M	87 11 1	C	A1 A	LT 22 D-1 BLK 12 PLAT OF LOTS 22 D-1 & D- 2 BLK 12 BEING AREPL OF LT 22 D BLK 12 TRACT A UNIT B NORTH ALBUQ ACRES	0.6 975 489 1
4	10180 64191 34820 412	ALAMEDA GRAND E PARTNERSHIP	3535 PRI NCETON AVE NE	ALB QU ER QUE	N M	87 10 7	C	A1 A	LT 22B-1 BLK 12 PLAT FOR LT 22B- 1 BLK 12 TR A UNIT B NORTH ALBUQUERQUE AC RES CONT. 0.9288 (AC. +/-) OR 40,459 (SQ. FT. +/-)	0.9 280 487 6
5	10180 64198 33120 402	W2005/FARGO HO TELS (POOL C) RE ALTY LP	100 CRE SCENT C T SUITE 1 000	DAL LAS	T X	75 20 1	C	A1 A	LT 22A BLK 12 CORRECTED PLAT FOR LTS 22A, 2 2B, 22C & 22D BLK 12 TR A UNIT B NORTH ALBUQ UERQUE ACRES CONT 1.6070 AC M/L OR 70,001 SQ FT M/L	1.6 067 582 4
6	10180 64238 30120 210	GADDIS LIMITED P ARTNERSHIP	11401 MO DESTO A VE NE	ALB QU ER QUE	N M	87 12 2	C	A1 A	* 015 013TRA UNIT B N ALBU AC	0.8 838 353
7	10180 64211 35020 411	PRP INC	3200 BRO ADWAY B LVD SE	ALB QU ER QUE	N M	87 10 5	C	A1 A	LT 22C BLK 12 CORRECTED PLAT FOR LTS 22A, 2 2B, 22C & 22D BLK 12 TR A UNIT B NORTH ALBUQ UERQUE ACRES CONT 1.0101 AC M/L OR 44,000 SQ FT M/L	1.0 262 664 4
8	10180 64225 30020 212	HERMAN ROBERT W & DIANE M TRU STEEES HERMAN T RUST	344 NICK LAUS DR	RIO RAN CHO	N M	87 12 4	C	A1 A	*B 13 REPLAT OF LOTS 12, 13 & 14 BLK 13 TR A U NIT B NORTH ALBUQUERQUE ACRES CONT 0.500 AC	0.4 931 927 8
9	10180 64274 33010 201	SJC EMPIRE LLC	5016 CAL LE DE TI ERRA NE	ALB QU ER QUE	N M	87 11 1	C	A1 A	LT 32 BLK 29 TR A UNIT B NORTH ALBUQUERQUE ACRESCONT .7252 AC	0.7 381 738
10	10180 64252 30120 209	BARLOW SCOTT D	209 SOM BRERO N E	ALB QU ER QUE	N M	87 11 3	C	A1 A	* 016 013TRA UNIT B N ALBU AC	0.7 537 123 5
11	10180 64272 30110 675	SJC EMPIRE LLC	5016 CAL LE DE TI ERRA NE	ALB QU ER QUE	N M	87 11 1	V	A1 A	* 001 030N ALBUQ AC TR AUB 31,590 SF M/L	0.7 238 398 6
12	10180 64273 35410 232	H Aidari ESMail & GHAMAR ASGHAR ZADEH & V MOD L LC	12904 CA LLE DE S ANDIAS NE	ALB QU ER QUE	N M	87 11 1	V	A1 A	* 001 029TRA UB N ALBU AC	0.7 354 665 2
13	10180 64245 35320 408	QUALITY JEEP LIM ITED PARTNERSHI P	8101 LOM AS BLVD NE	ALB QU ER QUE	N M	87 11 0	C	A1 A	LT 22-D-2 BLK 12 PLAT OF LOTS 22-D-1 AND 22-D- 2 BEING AREPLAT OF LOT 22- D BLOCK 12 TRACT A UNIT B NORTH ALBUQURQ UEACRES CONT .9183 AC	0.9 177 725 4

OR CURRENT RESIDENT
101806419134820412
ALAMEDA GRANDE PARTNERSHIP
3535 PRINCETON AVE NE
ALBUQUERQUE, NM 87107

OR CURRENT RESIDENT
101806420130020213
GOOD NEWS BAPTIST CHURCH
5812 SIGNAL AVE NE
ALBUQUERQUE, NM 87113

OR CURRENT RESIDENT
101806422835120409
KAMEYAB IMPORTS INC
11409 FAIRINGTON NE
ALBUQUERQUE, NM 87111

OR CURRENT RESIDENT
101806424535320408
QUALITY JEEP LIMITED
PARTNERSHIP
8101 LOMAS BLVD NE
ALBUQUERQUE, NM 87110

Project# 1003483
SANTOSH MODY
5817 SIGNAL AVE NE
ALBUQUERQUE, NMM 87113

Project# 1003483
ERICA VASQUEZ
West La Cueva NA
8511 RANCHO DEL ORO PL NE
ALBUQUERQUE, NM 87112

OR CURRENT RESIDENT
101806425230120209
BARLOW SCOTT D
209 SOMBRERO NE
ALBUQUERQUE, NM 87113

OR CURRENT RESIDENT
101806427335410232
HAIDARI ESMAIL & GHAMAR
ASGHARZADEH & V MOD LLC
12904 CALLE DE SANDIAS NE
ALBUQUERQUE, NM 87111

OR CURRENT RESIDENT
101806423533220405
KRISHANG CORPORATION
5817 SIGNAL AVE NE
ALBUQUERQUE, NM 87113

OR CURRENT RESIDENT
101806427433010201
SJC EMPIRE LLC
5016 CALLE DE TIERRA NE
ALBUQUERQUE, NM 87111

Project# 1003483
BHARAT H MODY & CHAMPA B
MODY
7019 STARSHINE ST NE
ALBUQUERQUE, NM 87111

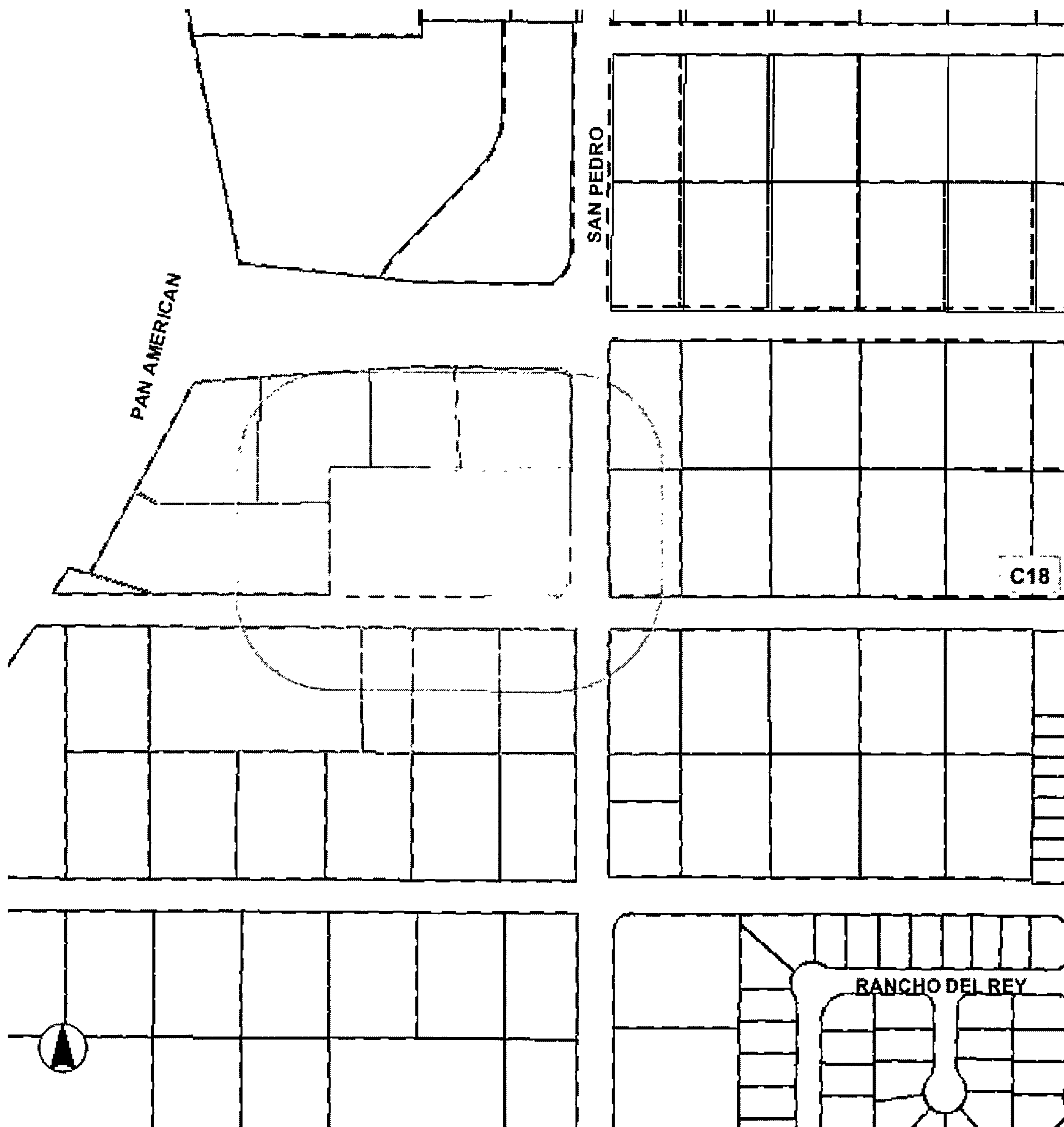
OR CURRENT RESIDENT
101806423830120210
GADDIS LIMITED PARTNERSHIP
11401 MODESTO AVE NE
ALBUQUERQUE, NM 87122

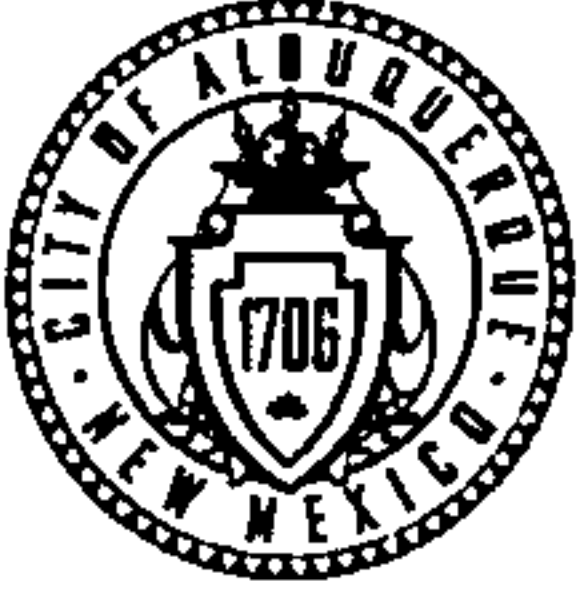
OR CURRENT RESIDENT
101806422530020212
HERMAN ROBERT W & DIANE M
TRUSTEES HERMAN TRUST
344 NICKLAUS DR
RIO RANCHO, NM 87124

OR CURRENT RESIDENT
101806421135020411
PRP INC
3200 BROADWAY BLVD SE
ALBUQUERQUE, NM 87105

OR CURRENT RESIDENT
101806419833120402
W2005/FARGO HOTELS (POOL C)
REALTY LP
100 CRESCENT CT SUITE 1000
DALLAS, TX 75201

Project# 1003483
PEGGY NEFF
West La Cueva NA
8305 CALLE SEQUELLE NE
ALBUQUERQUE, NM 87113





OFFICIAL NOTICE OF DECISION

CITY OF ALBUQUERQUE
PLANNING DEPARTMENT
DEVELOPMENT REVIEW BOARD

November 14, 2007

1. **Project# 1003483**
07DRB-70324 MAJOR - 2YR SUBD IMP AGMT (2YR SIA)

SANTOSH MODY agent(s) for BHARAT H. MODY & CHAMPA B. MODY request(s) the above action(s) for all or a portion of Lot(s) 17-A, Tract(s) A, **NORTH ALBUQUERQUE ACRES UNIT 2**, zoned SU-2/IP, located on SIGNAL AVE NE BETWEEN SAN PEDRO AVE NE AND AND I-25 containing approximately 2.74 acre(s). (C-18)

At the November 14, 2007 Development Review Board meeting, the two year extension of the Subdivision Improvements Agreement was approved.

If you wish to appeal this decision, you must do so by November 29, 2007 in the manner described below.

Appeal is to the Land Use Hearing Officer. Any person aggrieved with any determination of the Development Review Board may file an appeal on the Planning Department form, to the Planning Department, within 15 days of the Development Review Board's decision. The date the determination in question is issued is not included in the 15-day period for filing an appeal.

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

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


Sheran Matson, AICP, DRB Chair

Cc: Santosh Mody – 5817 Signal Ave NE – Albuquerque, NM 87113
Cc: Bharat H. Mody & Campa B. Mody – 7019 Starshine St NE 87111
Marilyn Maldonado

~~File~~



**DEVELOPMENT REVIEW BOARD
ACTION SHEET**

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

November 14, 2007 9:00 AM

MEMBERS:

Sheran Matson, AICP, DRB Chair
Angela Gomez, Administrative Assistant
924-3946

Wilfred Gallegos, Transportation Development
Brad Bingham, Alternate City Engineer

Roger Green, ABCWUA
Christina Sandoval, Parks & Recreation

CASES WHICH REQUIRE PUBLIC NOTIFICATION

MAJOR SUBDIVISIONS, VACATIONS, SIA EXTENSIONS AND SITE DEVELOPMENT PLANS

1. **Project# 1003483**
07DRB-70324 MAJOR - 2YR SUBD IMP
AGMT (2YR SIA)
SANTOSH MODY agent(s) for BHARAT H. MODY &
CHAMPA B. MODY request(s) the above action(s) for all
or a portion of Lot(s) 17-A, Tract(s) A, **NORTH
ALBUQUERQUE ACRES Unit 2**, zoned SU2/IP, located
on SIGNAL AVE NE BETWEEN SAN PEDRO AVE NE
AND SIGNAL AVE NE containing approximately 2.74
acre(s). (C-18) **THE TWO YEAR EXTENSION OF THE
SUBDIVISION IMPROVEMENT AGREEMENT (SIA) WAS
APPROVED**

2. **Project# 1004404**
07DRB-70296 VACATION OF PUBLIC
EASEMENT
07DRB-70297 BULK LAND VARIANCE
07DRB-70298 MINOR - PRELIMINARY/
FINAL PLAT APPROVAL
SURV-TEK INC agent(s) for THE TRAILS LLC request(s)
the above action(s) for all or a portion of Tract(s) 1-8, OS-
1 & OS-2, 12, **THE TRAILS Unit 3A**, zoned SU2-UR,
SU2-SRLL, SU2-SRSL, SU2, SU1, SU-VC, located on
PASEO DEL NORTE NW BETWEEN WOODMONT
AVE NW AND RAINBOW BLVD NW containing
approximately 158.67 acre(s). (C-8 & C-9) [*Deferred from
10/31/07*] **DEFERRED TO 11/21/07 AT THE AGENT'S
REQUEST.**

3. **Project# 1006902**
07DRB-70312 MAJOR - PRELIMINARY
PLAT APPROVAL
- BORDENAVE DESIGNS agent(s) for HARVEST LAND, LLC request(s) the above action(s) for all or a portion of Tract(s) K,L,M & N, LA LUZ DEL OESTE, zoned SU1/PRD, located on COORS BLVD NW AND DELLYNNE NW AND WESTERN TRAILS NW containing approximately 7.5 acre(s). (F-11) *[Deferred from 11/7/07]* **WITH THE SIGNING OF THE INFRASTRUCTURE LIST DATED 11/14/07, AND AN APPROVED GRADING AND DRAINAGE PLAN ENGINEER STAMP DATED 11/7/07 THE PRELIMINARY PLAT WAS APPROVED. A NOTE WAS ADDED TO INFRASTRUCTURE LIST FOR MEDIAN CLOSURE ON COORS TO BE UNDER A MODIFIED "B", WHICH IS NOT TO BE COMPLETED UNTIL THE SIGNAL AT SEVILLE AND ANDALUCIA IS COMPLETED. CONDITION OF FINAL PLAT IS TO SHOW PARKING AREAS ON PLAT.**
4. **Project# 1002962**
07DRB-70326 VACATION OF PUBLIC
EASEMENT
07DRB-70327 MINOR - PRELIMINARY/
FINAL PLAT APPROVAL
- HIGH MESA CONSULTING GROUP agent(s) for THE CHURCH OF JESUS CHRIST OF LATTER-DAY SAINTS request(s) the above action(s) for all or a portion of Tract(s) 10-A, **THE TRAILS, UNIT 2**, zoned SU2-SRSL 26, located on NORTHWEST CORNER OF WOODMONT AVE NW AND RAINBOW BLVD NW BETWEEN PASEO DEL NORTE AND UNIVERSE BLVD containing approximately 5.1 acre(s). (C-9) **THE VACATION WAS APPROVED AS SHOWN ON EXHIBIT B IN THE PLANNING FILE PER SECTION 14-14-7-2(A) (1) AND (B) (1)(3) OF THE SUBDIVISION ORDINANCE. THE PRELIMINARY PLAT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO PLANNING FOR SOLAR COLLECTOR LANGUAGE, AGIS DXF AND FOR THE 15 DAY APPEAL PERIOD.**
5. **Project# 1002776**
07DRB-70325 VACATION OF PUBLIC
EASEMENT
07DRB-70328 MAJOR - PRELIMINARY
PLAT APPROVAL
- ISAACSON AND ARFMAN PA agent(s) for KLD ENTERPRISES request(s) the above action(s) for all or a portion of Tract(s) Y-2A-1, **TAYLOR RANCH (to be known as TRACTS Y-2A-1-A, Y-2A-1-B, Y-2A-1-C & Y-2A-1-D)**, zoned C-2 (SC), located on TAYLOR RANCH DR NW BETWEEN HOMESTEAD CIR NW AND SOONER TR NW containing approximately 10.16 acre(s). (D-11) **WITH THE SIGNING OF THE INFRASTRUCTURE LIST DATED 11/14/07 THE PRELIMINARY PLAT WAS APPROVED. CONDITION OF FINAL PLAT IS FOR THE EXISTING WATER LINE TO BE REMOVED AND REPLACED.**

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

6. **Project# 1004772**
07DRB-70375 MINOR - SDP FOR
SUBDIVISION
07DRB-70376 MINOR - SDP FOR
BUILDING PERMIT
- 07DRB-70370 MINOR - PRELIMINARY/
FINAL PLAT APPROVAL
- GEORGE RAINHART ARCHITECTS agent(s) for HOLLY SP , LLC request(s) the above action(s) for all or a portion of Lot(s) 14, **NORTH ALBUQUERQUE ACRES Unit B**, zoned SU2-M1, located on PASEO DEL NORTE NE BETWEEN SAN PEDRO NE AND I-25 containing approximately 1.96 acre(s). (C-18)
THE SITE PLAN FOR SUBDIVISION WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO PLANNING FOR 3 COPIES. THE SITE PLAN FOR BUILDING PERMIT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO PLANNING FOR 3 COPIES AND TO TRANSPORTATION FOR VERIFICATION THAT STRUCTURE SHOWN ON PLAN IS NOT AN UNUSED DRIVE PAD; ADD BUMPERS TO SPACES SURROUNDING LIGHT POLES; CROSS LOT ACCESS EASEMENT TRACTS A & B AND LOTS 13 & 20; IF THERE IS NOT AN EXISTING SIDEWALK ALONG HOLLY, IT MUST BE BUILT WITH PROJECT; WIDTH OF INTERNAL SIDEWALK ALONG OBSTACLES MUST BE INDICATED. SHOW PROPOSED HEAVY VEHICLE PATH AND PROVIDE AN EXHIBIT TO THAT EFFECT.
- ISAACSON & ARFMAN, PA agent(s) for HOLLY - SP, LLC request(s) the above action(s) for all or a portion of Lot(s) 14-19, Block 18, Tract A, **NORTH ALBUQUERQUE ACRES Unit B**, zoned SU2-M1, located on HOLLY AVE NE BETWEEN PASEO DEL NORTE NE AND SAN PEDRO NE containing approximately 3.7503 acre(s). (C-18) **WITH THE INFRASTRUCTURE LIST DATED 11/14/07 THE PRELIMINARY PLAT WAS APPROVED. THE FINAL PLAT WAS INDEFINITELY DEFERRED FOR THE SIA. CONDITIONS OF FINAL PLAT ARE THAT THE PLAT REFERENCES THE EXISTING DECLARATION OF CCCR's AND CROSS EASEMENT AGREEMENT AND TO PROVIDE RECORDING INFORMATION FOR THE CROSS LOT ACCESS EASEMENTS BETWEEN LOTS 13 AND 20 AND TRACTS A & B.**
7. **Project# 1006833**
07DRB-70254 MAJOR - SDP FOR
SUBDIVISION
07DRB-70255 MAJOR - SDP FOR
BUILDING PERMIT
- GEORGE RAINHART ARCHITECTS agent(s) for WEBER AND COMPANY request(s) the above action(s) for all or a portion of Tract(s) S2A2, S2A1 & S1A, **ATRISCO BUSINESS ADDITION (to be known as UNSER TOWNE CROSSING)**, zoned IP, located on LOS VOLCANES NW BETWEEN UNSER BLVD NW AND GALATIN NW containing approximately 53 acre(s). (J-9 & J-10) [*Deferred from 10/10/07*] **DEFERRED TO 12/12/07 AT THE AGENT'S REQUEST.**

8. **Project# 1006721**
07DRB-70373 EPC/ SDP FOR
BUILDING PERMIT
07DRB-70374 EPC APPROVED SDP
FOR SUBDIVISION
- RMKM ARCHITECTURE agent(s) for ALBUQUERQUE POLICE DEPARTMENT request(s) the above action(s) for all or a portion of Tract(s) B-9E-2-A, **SEVEN BAR RANCH**, zoned SU1 FOR R-2, located on CIBOLA LOOP RD NW BETWEEN ELLISON NW AND CIBOLA LOOP NW containing approximately 3.4 acre(s). (A-13) **DEFERRED TO 11/28/07 AT THE AGENT'S REQUEST.**
9. **Project# 1002421**
07DRB-70366 EPC/ SDP FOR
SUBDIVISION
- GARRETT SMITH LTD agent(s) for NEW LIFE HOMES INC request(s) the above action(s) for all or a portion of Tract(s) 111-C, **TOWN OF ATRISCO GRANT Unit 6**, zoned SU1-PRD/20 DU-A, located on BATAAN DR SW BETWEEN DELIA AVE SW AND GWIN ST SW containing approximately 3.2 acre(s). (K-10)
[EPC Planner – Anna DiMambro]
THE SITE PLAN FOR SUBDIVISION WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO PLANNING FOR 3 COPIES.
10. **Project# 1006600**
07DRB-70365 EPC/ SDP FOR
BUILDING PERMIT
- GARRETT SMITH LTD agent(s) for NEW LIFE HOMES INC request(s) the above action(s) for all or a portion of Tract(s) 111-C, **TOWN OF ATRISCO GRANT Unit 6**, zoned SU-1 PRD /20 DU-A, located on BATAAN DR SW BETWEEN DELIA AVE SW AND GWIN ST SW containing approximately 3.2 acre(s). (K-10) *[EPC Planner – Anna DiMambro]* **DEFERRED TO 11/21/07 AT THE AGENT'S REQUEST.**
11. **Project# 1003714**
07DRB-70364 EPC/SDP FOR BUILDING
PERMIT
- ALEXANDER FINALE agent(s) for ASSOCIATED HOME & RV SALES, INC request(s) the above action(s) for all or a portion of Tract(s) C-3-A, **ADOBE WELLS SUBDIVISION**, zoned SU1 FOR IPC-2/R-2, located on EAGLE RANCH NE BETWEEN WESTSIDE NE AND COORS BYPASS BLVD NE containing approximately 2.29 acre(s). (B-13) *[EPC Planner – Carol Toffaleti]* **DEFERRED TO 11/21/07 AT THE AGENT'S REQUEST.**

12. **Project# 1002776**
07DRB-70329 EPC/SDP FOR BUILDING PERMIT
07DRB-70330 EPC/SDP FOR SUBDIVISION

JUNO ARCHITECTS agent(s) for KLD ENTERPRISES LLC request(s) the above action(s) for all or a portion of Tract(s) Y-2A-1, **TAYLOR RANCH STORAGE**, zoned C-2 (SC), located on TAYLOR RANCH DR NW BETWEEN HOMESTEAD CIR NW AND SOONER TR NW containing approximately 10.12 acre(s). (D-11) **THE SITE PLAN FOR SUBDIVISION WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO PLANNING FOR 3 COPIES. THE SITE PLAN FOR BUILDING PERMIT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO PLANNING FOR 3 COPIES AND TO TRANSPORTATION FOR THE FOLLOWING COMMENTS: ALL RADII MUST BE CALLED OUT. WHEELCHAIR RAMPS MUST BE SHOWN. ALL SIDEWALK WORK MUST BE CALLED OUT. LOCATION OF INTERNAL WHEELCHAIR RAMPS MUST BE CALLED OUT. WIDTH OF ALL ENTRANCES MUST BE DEFINED. DISTANCE FROM BACK OF CURB TO PROPERTY LINE MUST BE DEFINED ALONG HOMESTEAD CIRCLE. BUILD-NOTES WITH ALL OF THE WORK WITHIN CITY RIGHT-OF-WAY REFERRING TO THE APPROPRIATE CITY STANDARDS MUST BE PROVIDED. INDICATION OF EXISTENCE AND WIDTH OF DRIVE PADS. LENGTH AND WIDTH OF PARKING SPACES MUST BE INDICATED.**

13. **Project# 1006922**
07DRB-70351 MINOR - SDP FOR BUILDING PERMIT

CLARK CONSULTING ENGINEERS agent(s) for JOHN SCHIFFER request(s) the above action(s) for all or a portion of Lot(s) 27-29, Block 9, Unit B, **NORTH ALBUQUERQUE ACRES Tract A**, zoned SU2-M1, located on EAGLE ROCK AVE NE BETWEEN SAN MATEO BLVD NE AND PAN AMERICAN FREEWAY NE containing approximately 2.67 acre(s). (C-18) *[Deferred from 11/7/07]* **THE SITE PLAN FOR BUILDING PERMIT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO PLANNING FOR 3 COPIES AND FOR CITY ENVIRONMENTAL HEALTH DEPARTMENT'S SIGNATURE.**

07DRB-70347 M(NDR - PRELIMINARY/
FINAL PLAT APPROVAL

TERRAMETRICS OF NEW MEXICO agent(s) for JOHN SCHIFFER request(s) the above action(s) for all or a portion of Lot(s) 27-29, Block(s) 9, Tract(s) A, **NORTH ALBUQUERQUE ACRES (to be known as Lot 27-A) Unit B**, zoned SU-1, M-1, located on EAGLE ROCK AVE NE BETWEEN SAN MATEO BLVD NE AND I-25 NE containing approximately 2.67 acre(s). (C-18) *[Deferred from 11/7/07]* **THE PRELIMINARY PLAT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO PLANNING FOR AGIS DXF, CITY ENVIRONMENTAL HEALTH DEPARTMENT SIGNATURE, AND TO RECORD.**

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

14. **Project# 1004851**
07DRB-70367 EXT OF MAJOR
PRELIMINARY PLAT
- HIGH MESA CONSULTING GROUP agent(s) for THE SAWMILL DEVELOPMENT CO, LLC request(s) the above action(s) for all or a portion of Tract(s) 2 & A-3, **TRACT 2, LANDS OF MCLAIN AND TRACT A-3 LANDS OF WILLIAM ANDREW MCCORD**, zoned S-M1, located on 2000 ZEARING AVENUE NW BETWEEN RIO GRANDE NW AND 19TH ST NW containing approximately 2.57 acre(s). (H-13) **THE ONE YEAR EXTENSION OF THE SUBDIVISION IMPROVEMENT AGREEMENT (SIA) WAS APPROVED.**
15. **Project# 1006768**
07DRB-70371 MINOR - PRELIMINARY/
FINAL PLAT APPROVAL
- DOUG SMITH SURVEYING agent(s) for MICHAEL H MUGEL request(s) the above action(s) for all or a portion of Tract(s) 29 A-1, **HEIGHTS RESERVOIR ADDITION**, zoned C-2, located on LOMAS BLVD NE BETWEEN SAN MATEO NE AND MONZANO ST NE containing approximately 3.98 acre(s). (K-17) **THE PRELIMINARY PLAT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO PLANNING FOR AGIS DXF, TO RECORD PLAT, TO PROVIDE 10FT FROM FACE OF CURB ALONG SAN MATEO BLVD AND MANZANO STREET AND TO ABCWUA TO SHOW INDICATION OF CORRECT ADDRESS, WHERE THE BUILDING IS CONNECTED TO CITY WATER AND WHETHER AN EASEMENT IS NEEDED.**
16. **Project# 1006931**
07DRB-70368 MINOR - PRELIMINARY/
FINAL PLAT APPROVAL
- SURVEYS SOUTHWEST LTD agent(s) for JOSEPH LOVATO request(s) the above action(s) for all or a portion of Lot(s) 42 & 43, **REGINA ADDITION**, zoned R-1, located on BLUEWATER RD NW BETWEEN 49TH ST NW AND RINCON RD NW containing approximately 0.71 acre(s). (J-11) **THE PRELIMINARY PLAT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO PLANNING FOR AGIS DXF AND TO TRANSPORTATION FOR 20 FT RADIUS AT RIGHT-OF-WAY DEDICATION.**
17. **Project# 1006935**
07DRB-70372 MINOR - PRELIMINARY/
FINAL PLAT APPROVAL
- JACKS HIGH COUNTRY INC agent(s) for BLAIRE MARTIN & BERNICE MARTIN request(s) the above action(s) for all or a portion of Lot(s) 52-A, **CAVALIER ADDITION**, zoned R-3, located on PENNSYLVANIA NE BETWEEN COPPER AVE NE AND CHICO RD NE containing approximately 0.2187 acre(s). (K-19) **INDEFINITELY DEFERRED AT THE AGENT'S REQUEST.**

18. **Project# 1006932**
07DRB-70369 MINOR - PRELIMINARY/
FINAL PLAT APPROVAL

JACKS HIGH COUNTRY INC agent(s) for CIBOLA ENERGY CORPORATION request(s) the above action(s) for all or a portion of Lot(s) 19, 20M AND PORTION OF LOT 21, Block(s) 17, Tract(s) 345, 346 - A, **PEREA ADDITION**, zoned SU2, located on WEST CENTRAL AVE NW BETWEEN 14TH NW AND 15TH NW containing approximately 0.99 acre(s). (J-13) **THE PRELIMINARY PLAT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO PLANNING FOR AGIS DXF, CHANGE ZONING TO SU2-CC, AND TO RECORD AND TO TRANSPORTATION FOR 10 FT FACE OF CURB TO PROPERTY LINE DEDICATION, 6 FT OF RIGHT-OF-WAY FOR BIKE LANE AND RECORDING INFORMATION ON DRIVE PAD ALONG CENTRAL.**

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

19. **Project# 1006926**
07DRB-70352 SKETCH PLAT REVIEW
AND COMMENT

ART MARSHALL agent(s) for MERCEDES R. MARSHALL request(s) the above action(s) for all or a portion of Lot(s) 27 & 28, Block 3, **SUNSHINE ADDITION**, zoned SU2, located on EDITH BLVD SE BETWEEN SMITH SE AND ANDERSON SE containing approximately 0.33 acre(s). (L-14) **THE ABOVE REQUEST WAS REVIEWED AND COMMENTS GIVEN.**

20. **Project# 1006927**
07DRB-70353 SKETCH PLAT REVIEW
AND COMMENT

PLAZA SURVEYS LLC agent(s) for CHRISTINA ALVERAZ request(s) the above action(s) for all or a portion of Lot 24, Block 4, **ESPERANZA ADDITION**, zoned C-1, located on KATHRYN SE BETWEEN SAN MATEO SE AND ORTIZ SE containing approximately 0.16 acre(s). (L-18) **THE ABOVE REQUEST WAS REVIEWED AND COMMENTS GIVEN**

21. The Development Review Board Minutes for October 3, 2007 were approved.

ADJOURNED: 11:20



CITY OF ALBUQUERQUE
PLANNING DEPARTMENT
DEVELOPMENT REVIEW BOARD

November 14, 2007

Project# 1003483
07DRB-70324 MAJOR - 2YR SUBD IMP AGMT (2YR SIA)

SANTOSH MODY agent(s) for BHARAT H. MODY & CHAMPA B. MODY request(s) the above action(s) for all or a portion of Lot(s) 17-A, Tract(s) A, **NORTH ALBUQUERQUE ACRES UNIT 2**, zoned SU-2/IP, located on SIGNAL AVE NE BETWEEN SAN PEDRO AVE NE AND AND I-25 containing approximately 2.74 acre(s). (C-18)

AMAFCA

No adverse comments.

COG

MPO staff have no comment on this proposal. For information purposes, San Pedro Dr is classified an urban collector.

MPO has no information on the city's infrastructure plan to expand San Pedro Dr to 4 lanes, as mentioned in the applicant's packet. If federal money is to be used for this expansion, then the project must be included in the current long-range transportation plan.

Transit

No comments.

Zoning Enforcement

No adverse comments.

Neighborhood Coordination

Letter(s) sent to: **WEST LA CUEVA NA (R)**

APS

The owner of the above mentioned property requests a 2 year SIA for infrastructure improvements for a 50 unit Staybridge Suites hotel. This will have no adverse impacts on the APS district.

Police Department

No crime prevention or CPTED comments at this time.

Fire Department

No adverse comments.

PNM Electric & Gas

No comments received.

Comcast

No comments received.

QWEST

No comments received.

Environmental Health

No comments received.

M.R.G.C.D.

No adverse comments.

Open Space Division

Open Space has no adverse comments.

City Engineer

The Hydrology section has no objection to the extension request.

Transportation Development

No adverse comments.

Parks & Recreation

No objection.

ABCWUA

No objection to Extension request.

Planning Department

No objection to the requested 2 year extension.

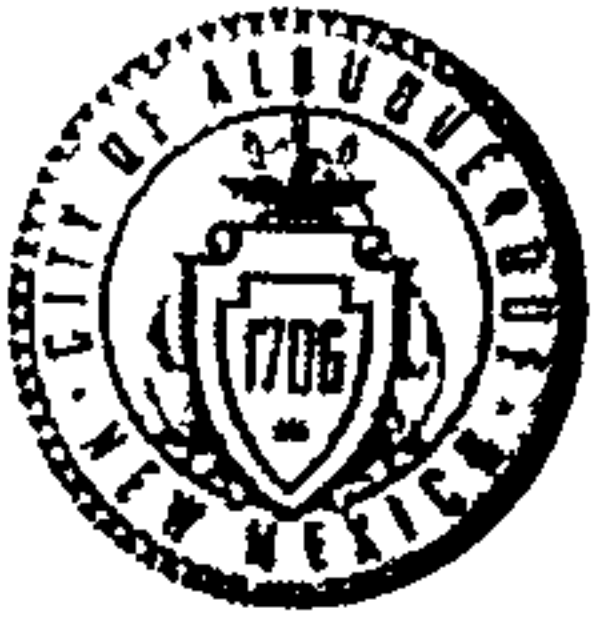
Impact Fee Administrator

No comment on the proposed extension of the two-year SIA.

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

Cc: Santosh Mody – 5817 Signal Ave NE – Albuquerque, NM 87113

Cc: Bharat H. Mody – 7019 Starshine St. NE – Albuquerque, NM 87111



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

Notice is hereby given that the Development Review Board, City of Albuquerque, will hold a public hearing in the Plaza del Sol Hearing Room, Basement, Plaza del Sol Building, 600 2nd St NW, on Wednesday, November 14, 2007, beginning at 9:00 a.m. for the purpose of considering the following:

Project# 1002776

07DRB-70325 VACATION OF PUBLIC
EASEMENT
07DRB-70328 MAJOR - PRELIMINARY
PLAT APPROVAL

ISAACSON AND ARFMAN PA agent(s) for KLD ENTERPRISES LLC request(s) the above action(s) for all or a portion of Tract(s) Y-2A-1, **TAYLOR RANCH (to be known as TRACTS Y-2A-1-A, Y-2A-1-B, Y-2A-1-C & Y-2A-1-D)**, zoned C-2 (SC), located on TAYLOR RANCH DR NW BETWEEN HOMESTEAD CIR NW AND SOONER TR NW containing approximately 10.12 acre(s). (D-11)

Project# 1002962

07DRB-70326 VACATION OF PUBLIC
EASEMENT
07DRB-70327 MINOR - PRELIMINARY/
FINAL PLAT APPROVAL

HIGH MESA CONSULTING GROUP agent(s) for THE CHURCH OF JESUS CHRIST OF LATTER-DAY SAINTS request(s) the above action(s) for all or a portion of Tract(s) 10-A, **THE TRAILS UNIT 2**, zoned SU-2 SRSL 26, located on NORTHWEST CORNER OF WOODMONT AVE NW AND RAINBOW BLVD NW BETWEEN PASEO DEL NORTE AND UNIVERSE BLVD containing approximately 5.1 acre(s). (C-9)

~~Project# 1003483~~

07DRB-70324 MAJOR - 2YR SUBD IMP
AGMT (2YR SIA)

SANTOSH MODY agent(s) for BHARAT H. MODY & CHAMPA B. MODY request(s) the above action(s) for all or a portion of Lot(s) 17-A, Tract(s) A, **NORTH ALBUQUERQUE ACRES UNIT 2**, zoned SU-2/IP, located on SIGNAL AVE NE BETWEEN SAN PEDRO AVE NE AND AND I-25 containing approximately 2.74 acre(s). (C-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 hearing should contact Angela Gomez, Planning Department, at 924-3946 (VOICE) or teletypewriter (TTY) 924-3361 - TTY users may also access the Voice number via the New Mexico Relay Network by calling toll-free 1-800-659-8331.

Sheran Matson, AICP, DRB Chair
Development Review Board

TO BE PUBLISHED IN THE ALBUQUERQUE JOURNAL MONDAY, OCTOBER 29, 2007.



#5

UNIT B

DRB CASE ACTION LOG (PREL & FINAL)

REVISED 9/28/05

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

DRB Application No.: 06DRB-00400 (P&F)

Project # 1003483

Project Name: NORTH ALBUQUERQUE ACRES, UNIT B

Agent: Terrametrics of New Mexico

Phone No.: 881-2903

Your request for (SDP for SUB), (SDP for BP), (FINAL PLATS) (MASTER DEVELOP. PLAN), was approved on 4/25/06 by the DRB with delegation of signature(s) to the following departments.

OUTSTANDING SIGNATURES COMMENTS TO BE ADDRESSED

TRANSPORTATION: _____

UTILITIES: _____

CITY ENGINEER / AMAFCA: _____

PARKS / CIP: _____

PLANNING (Last to sign): record plat

Planning must record this plat. Please submit the following items:

- The original plat and a mylar copy for the County Clerk.
- Tax certificate from the County Treasurer.
- Recording fee (checks payable to the County Clerk). RECORDED DATE: _____
- Tax printout from the County Assessor.

- 3 copies of the approved site plan. Include all pages.
- County Treasurer's signature must be obtained prior to the recording of the plat with the County Clerk.
- Property Management's signature must be obtained prior to Planning Department's signature.
- AGIS DXF File approval required.
- Copy of recorded plat for Planning.

OK

Project Number

1003483



**DEVELOPMENT REVIEW BOARD
ACTION SHEET**

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

APRIL 5, 2006

9:00 A.M.

MEMBERS:

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

Wilfred Gallegos, Transportation Development
Brad Bingham, Alternate City Engineer

Roger Green, Utility Development
Christina Sandoval, Parks & Recreation

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

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

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

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

Adjourned: 10:40 A.M.

B. Changes and/or Additions to the Agenda

C. New or Old Business

CASES WHICH REQUIRE PUBLIC NOTIFICATION

MAJOR SUBDIVISIONS, VACATIONS, SIA EXTENSIONS AND SITE DEVELOPMENT PLANS

1. Project # 1000696

05DRB-01529 Major-Preliminary Plat
Approval

05DRB-01530 Minor-Sidewalk Waiver

05DRB-01531 Minor-Temp Defer SDWK

MARK GOODWIN & ASSOCIATES agent(s) for ICDC LLC request(s) the above action(s) for all or a portion of Tract(s) C, LEE'S BOSQUE SUBDIVISION (to be known as **BOSQUECITO SUBDIVISION**) zoned RD, located on BOSQUE MEADOWS BLVD NW, between LA ORILLA NW and PASEO DEL NORTE containing approximately 7 acre(s). [Deferred from 10/26/05 & 11/9/05 & 11/23/05 & 11/30/05 & 1/4/06 & 1/25/06 & 2/22/06 & 3/15/06 & 4/5/06] (D-12) **DEFERRED AT THE AGENT'S REQUEST TO 4/19/06.**

SITE DEVELOPMENT PLANS (E 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.

2. **Project # 1003125**
06DRB-00401 Minor-SiteDev Plan
Subd/EPC

DEKKER PERICH SABATINI agent(s) for ECLIPSE AVIATION request(s) the above action(s) for all or a portion of Tract(s) D-1, DOUBLE EAGLE II AIRPORT, **ECLIPSE AVIATION CAMPUS**, zoned SU-1 FOR AIRPORT RELATED FACILITIES, located on AEROSPACE PARKWAY NW, between PASEO DEL VOLCAN NW and SHOOTING RANGE ACCESS RD NW containing approximately 150 acre(s). [REF: 03EPC02054, 04DRB01505, 04DRB01506] [Stephanie Shumsky, EPC Case Planner] (F-6) **WITH THE SIGNING OF THE INFRASTRUCTURE LIST DATED 4/5/06 THE SITE PLAN FOR SUBDIVISION WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO TRANSPORTATION DEVELOPMENT FOR PUBLIC ACCESS EASEMENT BY PLAT OR A PAPER EASEMENT NEEDS TO BE RECORDED AND PLANNING FOR 3 COPIES OF THE SITE PLAN, AND THERE ARE TWO MODIFICATIONS THAT NEED TO BE MADE TO THIS SITE PLAN FOR SUBDIVISION. STEPHANIE SHUMSKY IS IN AGREEMENT ON THESE CHANGES. 1. ON THE SITE PLAN SHEET DIRECTLY UNDER "SITE PLAN FOR SUBDIVISION REQUIRED INFORMATION", THIS STATEMENT SHOULD APPEAR: THIS SITE PLAN FOR SUBDIVISION IS FOR THE ECLIPSE AVIATION CAMPUS ONLY (TRACT D-1) AND SUPERCEDES THAT PORTION OF THE PREVIOUSLY APPROVED AEROSPACE TECHNOLOGY PARK SITE PLAN FOR SUBDIVISION (03EPC-02054) WHICH INCLUDED THE ECLIPSE AVIATION CAMPUS PROPERTY. 2. UNDER #1, FRAMEWORK ON SHEET, THIS CHANGE SHOULD BE MADE: "...FUTURE SITE PLANS FOR BUILDING PERMIT SHALL BE DELEGATED TO THE DEVELOPMENT REVIEW BOARD AND SHALL NOT REQUIRE...."**

3. **Project # 1004784**
06DRB-00402 Minor-SiteDev Plan
BldPermit

SANDERS & ASSOCIATES ARCHITECTS agent(s) for MIKE BAKER request(s) the above action(s) for all or a portion of Lot(s) 39, **ALAMEDA BUSINESS PARK**, zoned SU-2/IP-EP, located on CALLE ALAMEDA NE, between PASEO ALAMEDA NE and VISTA ALAMEDA NE containing approximately 1 acre(s). [REF:DRB-98-223] (C-16) **SITE PLAN FOR BUILDING PERMIT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO PLANNING FOR 3 COPIES OF THE SITE PLAN AND ENVIRONMENTAL HEALTH ISSUES.**

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

4. **Project # 1001685**
06DRB-00405 Minor-Vacation of Private
Easements

GREAT BASIN ENGINEERING agent(s) for SMITH'S FOOD & DRUG CENTERS request(s) the above action(s) for all or a portion of Tract(s) 1B-2, **PARADISE NORTH** (to be known as **GOLF COURSE MARKET PLACE**) zoned C-2 (SC), located on MCMAHON BLVD NW and GOLF COURSE RD NW, containing approximately 8 acre(s). [REF: 04EPC-01348, 04EPC-01349, 04EPC-01590, 04ZHE-01924, 05DRB-01349, 05DRB-01350, 05DRB-01893, 05DRB01894] (A-12) **VACATION WAS APPROVED AS SHOWN ON EXHIBIT B IN THE PLANNING FILE.**

5. **Project # 1003483**
06DRB-00400 Minor-Prelim&Final Plat
Approval

TERRAMETRICS OF NEW MEXICO agent(s) for SANTOSH MODY request(s) the above action(s) for all or a portion of Lot(s) 17, 18 & 19, Block(s) 12, Tract(s) A, **NORTH ALBUQUERQUE ACRES, UNIT B**, zoned SU-2 IP, located on SAN PEDRO NE, between ALAMEDA BLVD NE and SIGNAL AVE NE containing approximately 3 acre(s). [REF: 04DRB-00881, 04DRB-01167] (C-18) **PRELIMINARY AND FINAL PLAT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO PLANNING TO RECORD.**

6. **Project # 1004785**
06DRB-00403 Minor-Prelim&Final Plat
Approval

TERRAMETRICS OF NEW MEXICO agent(s) for LLAVE DEVELOPMENT INC request(s) the above action(s) for all or a portion of Lot(s) 18, Block(s) 1, Tract(s) 3, **NORTH ALBUQUERQUE ACRES, UNIT 3**, zoned R-D 3DU/A, located on EAGLE ROCK AVE NE, between VENTURA ST NE and BARSTOW ST NE containing approximately 1 acre(s). (*Indef Deferred from 4/5/06*) (C-20) **INDEFINITELY DEFERRED AT THE AGENT'S REQUEST.**

7. **Project # 1003885**
06DRB-00389 Minor-Final Plat Approval

ISAACSON & ARFMAN PA agent(s) for FAMILY HOUSING DEVELOPMENT CORPORATION request(s) the above action(s) for all or a portion of Lot(s) 4-7, 9-12 & 21-24, Block(s) 13, PEREA ADDITION (to be known as **BELL TRADING POST HOMES**), zoned SU-2 TH, located on ROMA AVE NW, between 15TH ST NW and 16TH ST NW containing approximately 1 acre(s). [REF: 05ZHE00271, 05ZHE00273, 05ZHE00274, 05DRB00057, 05DRB01674, 05DRB01675, 05DRB01676] (J-13) **FINAL PLAT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO UTILITIES DEVELOPMENT FOR REVIEW OF CONSTRUCTION PLANS WITH EASEMENT AND CORRECT NOTES N AND P AND PLANNING TO RECORD THE PLAT.**

8. **Project # 1004360**
06DRB-00395 Minor-Final Plat Approval

RIO GRANDE ENGINEERING agent(s) for WASHINGTON INVESTORS request(s) the above action(s) for all or a portion of Lot(s) 313-A-2-A, ACRES ADDITION (to be known as **ENTRADA DEL BOSQUE**) zoned RA-2 residential and agricultural zone, located on MOUNTAIN RD NW, between GABALDON NW and LULAC AVE NW containing approximately 5 acre(s). [REF: 05DRB01737, 06DRB00025, 06DRB00024] (J-12) **FINAL PLAT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO TRANSPORTATION DEVELOPMENT FOR ADA RAMPS IN RIGHT-OF-WAY AND PLANNING FOR RESTRICTIONS AND COVENANTS TO BE RECORDED, AGIS DXF FILE, MRGCD SIGNATURE AND TO RECORD.**

9. **Project # 1004177**
06DRB-00407 Major-Final Plat Approval

BOHANNAN HUSTON INC agent(s) for D.R. HORTON HOMES INC request(s) the above action(s) for all or a portion of Tract(s) 12-A VENTANA HIGHLANDS, UNIT 1, (to be known as **VENTANA HIGHLANDS, UNIT 3**, zoned R-LT residential zone, located on VENTANA RIDGE RD NW and DEL OESTE DR NW, containing approximately 26 acre(s). [REF:05DRB01122, 06DRB00374, 06DRB00098] (B-8) **FINAL PLAT APPROVED WITH FINAL SIGN OFF DELEGATED TO PLANNING TO RECORD.**

10. **Project # 1004788**
06DRB-00408 Minor-Prelim&Final Plat Approval

BOHANNAN HUSTON agent(s) for UNIVERSITY OF NEW MEXICO request(s) the above action(s) for all or a portion of Tract(s) 1E1-A-1 and 1E2-A-1, 1E2-A-2, **UNIVERSITY OF NEW MEXICO, SCIENCE & TECHNOLOGY PARK**, zoned SU-1 PDA, PERMISSIVE USE OF O-1/C-2, IP, located on UNIVERSITY BLVD SE , between AVENIDA CESAR CHAVEZ SE and INTERSTATE 40 SE containing approximately 13 acre(s). [*Deferred from 4/5/06*] (L-15) **DEFERRED AT AGENT'S REQUEST TO 4/12/06.**

11. **Project # 1004036**
06DRB-00263 Minor-Final Plat Approval

HALL SURVEYING CO agent(s) for MAX CONTRERAS request(s) the above action(s) for all or a portion of Tract(s) A & B, **MAX REPLAT**, zoned R-1 residential zone, located on RIO GRANDE BLVD NW, between LOS ANAYAS RD NW and ZICKERT NW containing approximately 2 acre(s). [REF: 05DRB 00446, 05DRB00922] [*Indef deferred from 3/8/06*] (H-12/H-13) **FINAL PLAT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO PLANNING TO RECORD.**

12. **Project # 1004771**
06DRB-00373 Minor-Prelim&Final Plat
Approval

RON GARNER agent(s) for GARBAC, LLC request(s) the above action(s) for all or a portion of Lot(s) 4, 5 & 6, Block(s) 41, **RAYNOLDS ADDITION**, zoned SU-2/NCR, located on COAL AVE SW, between 10TH ST SW and 11TH ST SW containing approximately 1 acre(s). *[Deferred from 3/29/06 & 4/5/06]* (K-13) **DEFERRED AT THE AGENT'S REQUEST TO 4/12/06.**

13. **Project # 1002176**
06DRB-00092 Major-Final Plat Approval

SURVEYS SOUTHWEST LTD agent(s) for MOUNTAIN WEST DEVELOPMENT request(s) the above action(s) for all or a PORTION OF LAND IN SW 1/4 - NW 1/4 SEC 26 TION R4E TOGETHER W/ TRACT E-1, NORTH FOUR HILLS, (to be known as **COVERED WAGON SUBDIVISION**) zoned SU-1, located on FOUR HILLS RD SE, between LANIER DR SE and WATERFALL DR SE containing approximately 7 acre(s). *(Was Indef deferred on 2/1/06) [Deferred from 4/5/06]* (L-23) **DEFERRED AT THE AGENT'S REQUEST TO 4/12/06.**

14. **Project # 1004770**
06DRB-00372 Minor-Prelim&Final Plat
Approval

WAYJOHN SURVEYING INC agent(s) for COE PROPERTIES, STEVE COE request(s) the above action(s) for all or a portion of Lot(s) 9-12, Block(s) 10, **MESA GRANDE ADDITION**, zoned O-R, located on SIERRA DR SE, between SILVER AVE SE and ZUNI RD SE containing approximately 1 acre(s). *[Deferred from 3/29/06 & 4/5/06]* (K-17) **DEFERRED AT THE AGENT'S REQUEST TO 4/12/06.**

15. **Project # 1004766**
06DRB-00361 Minor-Prelim&Final Plat
Approval

LAND DEVELOPMENT CONSULTANTS agent(s) for JESUS & CINDY FRAIRE request(s) the above action(s) for all or a portion of Lot(s) 12 & 13, Block(s) 2, **GREGORIO & RAFAEL APODACA ADDITION**, zoned SU-2 MR, located on JESUS ST SE, between DAN AVE

SE and JESUS ST SE containing approximately 1 acre(s).
[Deferred from 3/29/06] [Indef deferred from 4/5/06] (L-14)
**INDEFINITELY DEFERRED AT THE AGENT'S
REQUEST.**

NO ACTION IS TAKEN ON THESE CASES:

APPLICANT - AGENT IS REQUIRED TO BE AT THE MEETING

16. **Project # 1004782**
06DRB-00398 Minor-Sketch Plat or Plan
THOMAS GUIITERREZ request(s) the above action(s) for all or a portion of Lot(s) 18, Block(s) 1, **SLOANS ACRES**, zoned R-1, located on ESTANCIA NW, between WAYNE NW and EVERITT NW containing approximately 1 acre(s). (G-11) **THE ABOVE REQUEST WAS REVIEWED AND COMMENTS WERE GIVEN.**

17. **Project # 1004789**
06DRB-00409 Minor-Sketch Plat or Plan
REBECCA LANGTON request(s) the above action(s) for all or a portion of Lot(s) 10A & 10B, **GAUL - RL ADDITION**, zoned R-1 residential zone, located on 4TH ST NW, between GRIEGOS NW and MONTANO NW containing approximately 1 acre(s). (F-14) **THE ABOVE REQUEST WAS REVIEWED AND COMMENTS WERE GIVEN.**

18. Approval of the Development Review Board Minutes for March 29, 2006. **THE DEVELOPMENT REVIEW BOARD MINUTES FOR MARCH 29, 2006 WERE APPROVED BY THE BOARD.**

ADJOURNED: 10:40 A.M.

**CITY OF ALBUQUERQUE
PLANNING DEPARTMENT**

**April 5, 2006
DRB Comments**

ITEM # 5

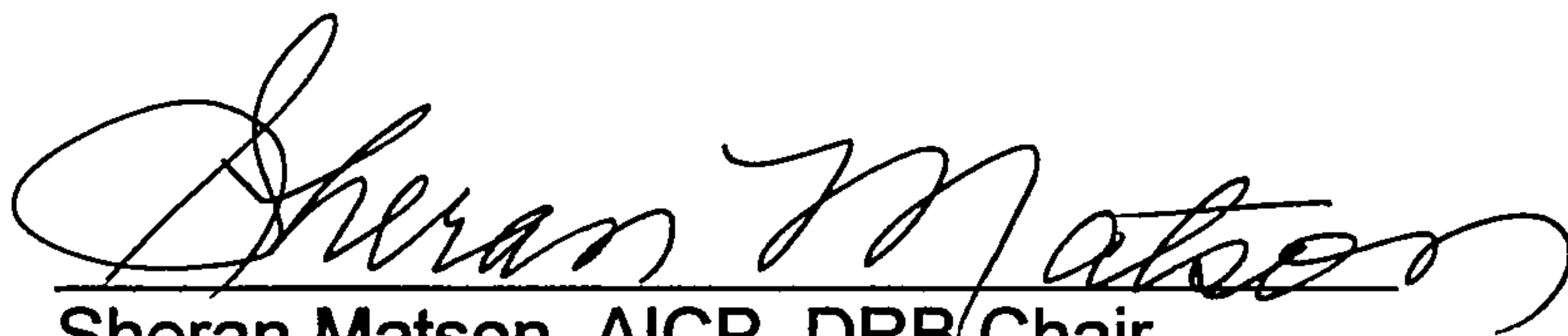
PROJECT # 1003483

APPLICATION # 06-00400

RE: Staybridge Suites/minor plat

Planning has no objection to the platting action. The SIA is in place & due to expire in 12/07.

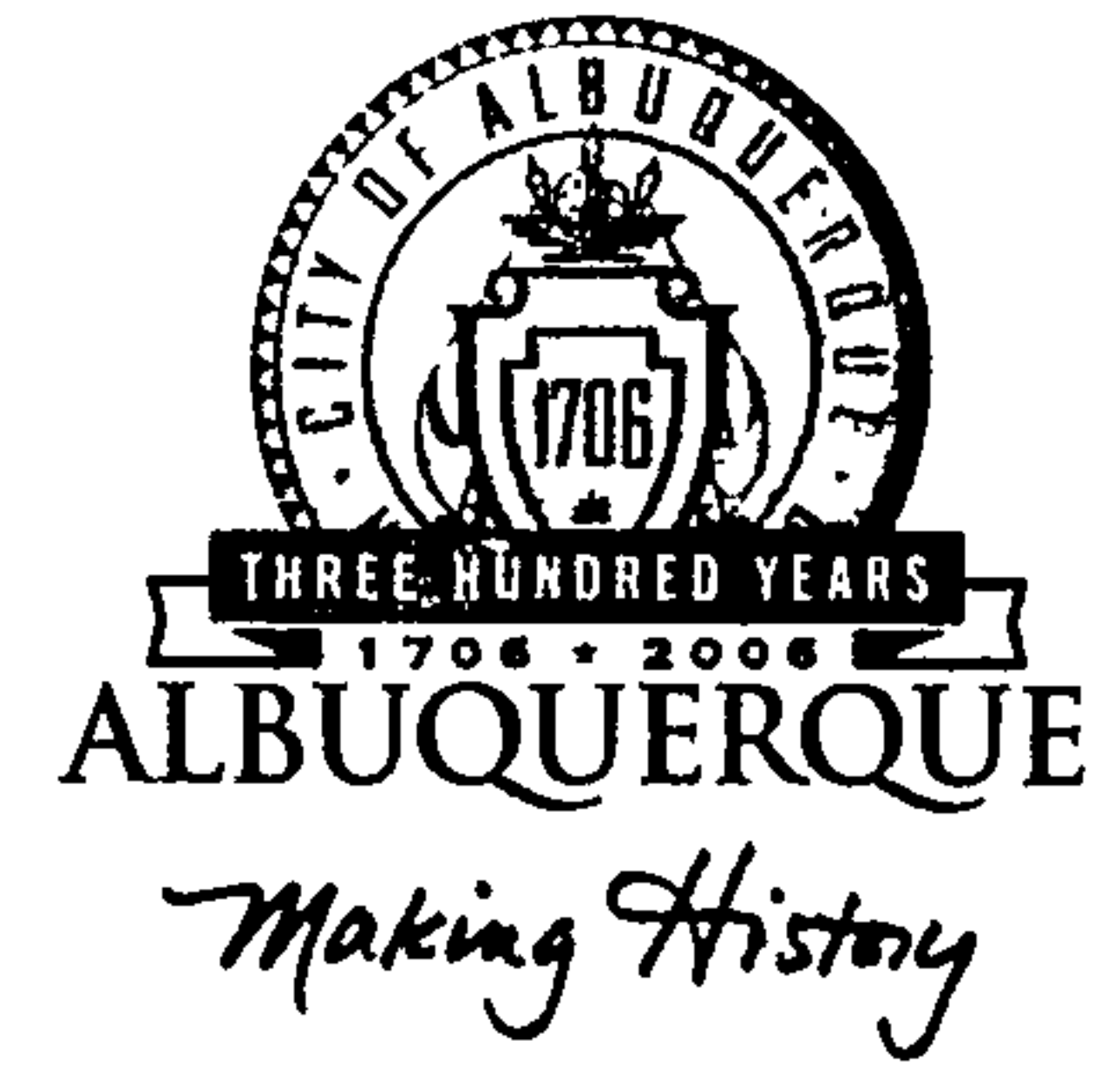
AGIS dxf approval is not in the file. Planning will take delegation for this approval and to record the plat.



Sheran Matson, AICP, DRB Chair

924-3880 Fax 924-3864 smatson@cabq.gov

CITY OF ALBUQUERQUE



PLANNING DEPARTMENT
DEVELOPMENT AND BUILDING SERVICES
HYDROLOGY DEVELOPMENT SECTION

DEVELOPMENT REVIEW BOARD – SPEED MEMO

DRB CASE NO/PROJECT NO: 1003483

AGENDA ITEM NO: 5

SUBJECT:

Final Plat
Preliminary Plat

ACTION REQUESTED:

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

ENGINEERING COMMENTS:

P.O. Box 1293

An approved drainage report dated 3-20-06 is on file for Preliminary Plat approval.
An approved SIA with Financial Guarantee(s) is in place.

Albuquerque

New Mexico 87103

www.cabq.gov

RESOLUTION:

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

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

SIGNED: Bradley L. Bingham
City Engineer / AMAFCA Designee

DATE: APRIL 5, 2006

#5

3483

DXF Electronic Approval Form

DRB Project Case #: 1003483

Subdivision Name: NORTH ALBUQUERQUE ACRES TRACT A UNIT B BLOCK 12 LOT 17A

Surveyor: WILL PLOTNER JR

Contact Person: PHILLIP W TURNER

Contact Information:

DXF Received: 3/30/2006

Hard Copy Received: 3/27/2006

Coordinate System: NMSP Grid (NAD 27)


Approved

03.30.2006
Date

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

AGIS Use Only

Copied fc 3483 to agiscov on 3/30/2006 Contact person notified on 3/30/2006



COMPLETED 01/10/06 STH
DRB CASE ACTION LOG (SITE PLAN B.P.)

REVISED 2/5/04

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

DRB Application No.: 04DRB-00881 (SBP) Project # 1003483
Project Name: No. Albuq. Acres, Unit B
Agent: Sam Patel Phone No.: 797.9347

Your request for (SDP for SUB) (SDP for BP), (FINAL PLATS), (MASTER DEVELOP. PLAN), was approved on 8-25-04 by the DRB with delegation of signature(s) to the following departments.
OUTSTANDING SIGNATURES COMMENTS TO BE ADDRESSED

TRANSPORTATION: _____

UTILITIES: _____

CITY ENGINEER / AMAFCA: SIA (sk) BAB

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

Project Number 1003483

8/23/06



OFFICIAL NOTICE OF DECISION

CITY OF ALBUQUERQUE
PLANNING DEPARTMENT
DEVELOPMENT REVIEW BOARD

August 25, 2004

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

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

At the August 25, 2004, Development Review Board meeting, the site plan for building permit was approved with final sign off delegated to City Engineer for the Subdivision Improvements Agreement.

04DRB-01167 Minor-Prelim&Final Plat Approval

CARTESIAN SURVEYS agent(s) for SANTOSH BHARAT & CHAMPA MODY request(s) the above action(s) for all or a portion of Lot(s) 17, 18 & 19, Block(s) 12, Tract(s) A, **NORTH ALBUQUERQUE ACRES, UNIT B**, zoned SU-2/IP, located on SAN PEDRO NE, between SIGNAL AVE NE and ALAMEDA NE containing approximately 3 acre(s). [REF: 04DRB-00881] [*Deferred from 8/4/04*] (C-18)

With the signing of the infrastructure list dated 8/25/04 and approval of the grading plan engineer stamp dated 8/17/04 the preliminary plat was approved. Final plat was indefinitely deferred for the Subdivision Improvements Agreement.

If you wish to appeal this decision, you must do so by September 9, 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).


Sheran Matson, AICP, DRB Chair

Cc:Santosh Mody, 7012 Starshine Dr NE, 87111
Sam Patel, 6605 Tesoro Pl NE, 87113
Cartesian Surveys, P.O. Box 44414, Rio Rancho, NM 87174
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: 1003483 AGENDA#: 7 DATE: 8.25.04

1. Name: Sam Patel Address: _____ Zip: _____

2. Name: Santosh Mody Address: _____ Zip: _____

3. Name: Cortesia Suresh 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: _____

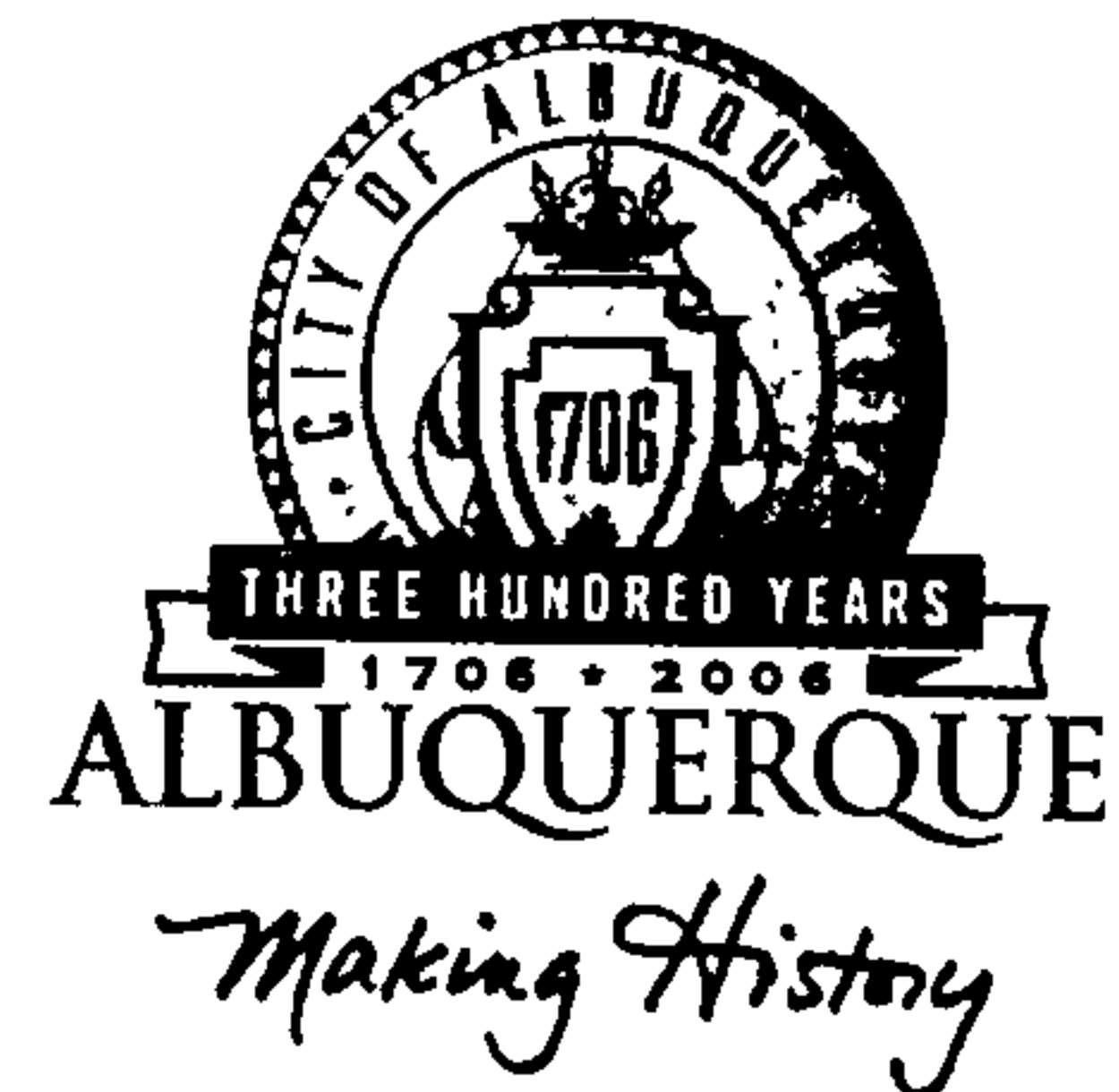
10. Name: _____ Address: _____ Zip: _____

11. Name: _____ Address: _____ Zip: _____

12. Name: _____ Address: _____ Zip: _____

13. Name: _____ Address: _____ Zip: _____

14. Name: _____ Address: _____ Zip: _____



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

DEVELOPMENT REVIEW BOARD--SPEED MEMO

DRB CASE NO/PROJECT NO: 1003483

AGENDA ITEM NO: 7

SUBJECT:

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

ACTION REQUESTED:

P.O. Box 1293

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

ENGINEERING COMMENTS:

Albuquerque

An executed Subdivision Improvements Agreement with financial guarantees is required for Final Plat and Site Development Plan sign-off.

New Mexico 87103

RESOLUTION:

www.cabq.gov

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

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

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

FOR:

SIGNED: Bradley L. Bingham
City Engineer/AMAFCA Designee

DATE: August 25, 2004



DRB CASE ACTION LOG (SITE PLAN B.P.)

REVISED 2/5/04

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

DRB Application No.: 04DRB-00881 (SBP)
Project Name: No. Albuq. Acres, Unit B
Agent: Sam Patel

Project # 1003483
Phone No.: 797.9347

Your request for (SDP for SUB) (SDP for BP), (FINAL PLATS), (MASTER DEVELOP. PLAN), was approved on 8-25-04 by the DRB with delegation of signature(s) to the following departments.

OUTSTANDING SIGNATURES COMMENTS TO BE ADDRESSED

TRANSPORTATION: _____

UTILITIES: _____

CITY ENGINEER / AMAFCA: SIA

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: _____
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- ~~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.
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- AGIS DXF File approval required.
- Copy of recorded plat for Planning.

Project Number

1003483

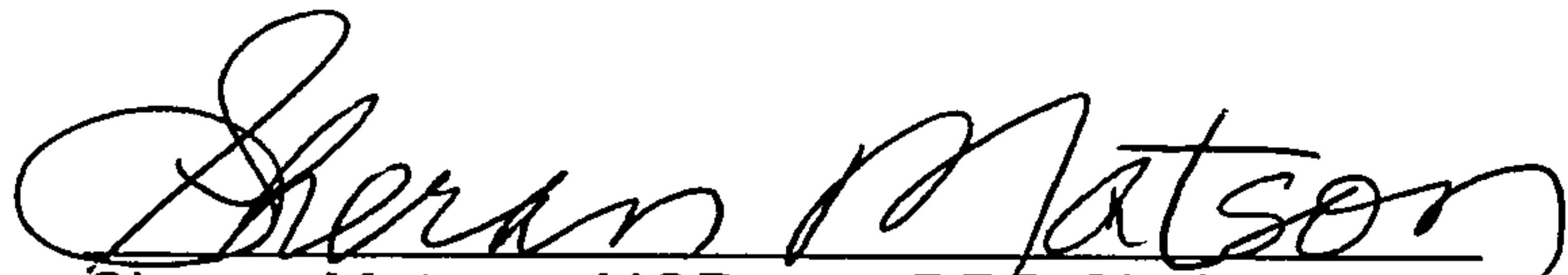
CITY OF ALBUQUERQUE
PLANNING DEPARTMENT
8/25/04 DRB COMMENTS

ITEM # 7

PROJECT # 1003483 APPLICATION # 04-00881 + 01167

RE: Staybridge Suites/SPBP/*plat*

Planning's comments are addressed.



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



**DEVELOPMENT REVIEW BOARD
ACTION SHEET**

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

June 30, 2004

9:00 a.m.

MEMBERS:

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

Wilfred Gallegos, Transportation Development
Brad Bingham, Alternate City Engineer

Roger Green, Utility Development
Christina Sandoval, Parks & Recreation

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

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

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

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

Adjourned: 11:55 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 # 1001090

04DRB-00863 Major-Preliminary Plat Approval

04DRB-00864 Minor-Temp Defer SDWK

04DRB-00986 Minor-SiteDev Plan

BldPermit/EPC

04DRB-00985 Minor-SiteDev Plan

BldPermit/EPC

ADVANCED ENGINEERING & CONSULTING LLC agent(s) for NEWMAN HOMES, INC request(s) the above action(s) for all or a portion of Lot(s) 29, 30, 31 &, 32, Block 4, NORTH ALBUQUERQUE ACRES UNIT 3, TRACT 3, TIERRA MORENA SUBDIVISION, zoned SU-2 FOR O-1 & R-T, located on SIGNAL AVE NE, between BARSTOW ST NE and VENTURA AVE NE containing approximately 4 acre(s). [REF: Z-98-87, 01128-00908, 01128-00909] [Russell Brito, EPC Case Planner] (C-20) WITH THE SIGNING OF THE INFRASTRUCTURE LIST DATED 6/30/04 AND APPROVAL OF THE GRADING PLAN ENGINEER STAMP DATED 6/18/04 THE PRELIMINARY PLAT WAS APPROVED. THE TEMPORARY DEFERRAL OF CONSTRUCTION OF SIDEWALKS ON THE INTERIOR STREETS WAS APPROVED AS SHOWN ON EXHIBIT C IN THE PLANNING FILE. THE SITE PLAN FOR SUBDIVISION WAS APPROVED AND SIGNED OFF BY THE BOARD. THE SITE PLAN FOR BUILDING PERMIT WAS APPROVED AND SIGNED OFF BY THE BOARD.

2. **Project # 1001438**
04DRB-00872 Major-Preliminary Plat
Approval
04DRB-00878 Major-Vacation of Pub
Right-of-Way
04DRB-00874 Minor-Sidewalk Waiver
04DRB-00876 Minor-Temp Defer SDWK

MARK GOODWIN & ASSOCIATES, PA agent(s) for ARGUS DEVELOPMENT request(s) the above action(s) for all or a portion of Tract(s) 349A-1, TOWN OF ATRISCO GRANT UNIT 8, (to be known as **KENSINGTON, UNIT 5**, zoned R-D residential and related uses zone, developing area, located on LADERA DR NW, between OURAY RD NW and ZARZAMORA AVE NW containing approximately 3 acre(s). [REF: 01EPC-01233, 01EPC01557, 01EPC01234, 01EPC01558, 03DRB00079, 04EPC 00149] (H-10) **WITH THE SIGNING OF THE INFRASTRUCTURE LIST DATED 6/30/04 AND APPROVAL OF THE GRADING PLAN ENGINEER STAMP DATED 4/29/04 THE PRELIMINARY PLAT WAS APPROVED. THE VACATION WAS APPROVED AS SHOWN ON EXHIBIT B IN THE PLANNING FILE. A SIDEWALK VARIANCE FOR WAIVER OF SIDEWALKS WAS APPROVED AS SHOWN ON EXHIBIT C IN THE PLANNING FILE. THE TEMPORARY DEFERRAL OF CONSTRUCTION OF SIDEWALKS ON THE INTERIOR STREETS WAS APPROVED AS SHOWN ON EXHIBIT C IN THE PLANNING FILE.**

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

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

4. **Project # 1003235**
04DRB-00879 Major-Preliminary Plat
Approval
04DRB-00880 Minor-Temp Defer SDWK

MARK GOODWIN & ASSOCIATES, PA agent(s) for ARGUS DEVELOPMENT request(s) the above action(s) for all or a portion of Tract(s) C, MARIPOSA SQUARE, (to be known as **KENSINGTON, UNIT 6**, zoned R-D residential and related uses zone, developing area, located on 72ND ST NW, between LADERA DR NW and MIAMI RD NW containing approximately 3 acre(s). [REF: DRB94-419, 04EPC-00146, 04EPC-00147] (H-10) **WITH THE SIGNING OF THE INFRASTRUCTURE LIST DATED 6/30/04 AND APPROVAL OF THE GRADING PLAN ENGINEER STAMP DATED 4/28/04 THE PRELIMINARY PLAT WAS APPROVED. TEMPORARY DEFERRAL OF CONSTRUCTION OF SIDEWALKS ON THE INTERIOR STREETS WAS APPROVED AS SHOWN ON EXHIBIT C IN THE PLANNING FILE.**

5. **Project # 1003477**
04DRB-00853 Major-SiteDev Plan
BldPermit

SHIVER CONSTRUCTION COMPANY agent(s) for AMERICAN GYPSUM COMPANY request(s) the above action(s) for all or a portion of Lot A, **LAND OF AMERICAN GYPSUM COMPANY**, zoned IP industrial park zone, located on PASEO DEL NORTE NE AND JEFFERSON NE, between TIBURON NE and PASEO DEL NORTE NE containing approximately 55 acre(s). [REF: AX-87-20, Z-87-113] (D-17) **SITE PLAN FOR BUILDING PERMIT WAS APPROVED AND SIGNED OFF BY THE BOARD.**

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

SAM PATEL agent(s) for SANTOSH B. MODY request(s) the above action for all or a portion of Lots 17,18 & 19, Tract 4, Block 12, **NORTH ALBUQUERQUE ACRES UNIT B**, zoned SU-2 special neighborhood zone, IP, located on SIGNAL AVE NE, between I-25 NE and SAN PEDRO BLVD NE containing approximately 3 acre(s). [REF: ZA-95-414, DRB-98-273] *[Deferred from 6/30/04]* (C-18) **DEFERRED AT THE AGENT'S REQUEST TO 7/28/04.**

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

TIERRA WEST LLC agent(s) for STH INVESTMENTS request(s) the above action(s) for all or a portion of Tract(s) 6C, 12A&B, **PARTITION OF BLACK RANCH**, zoned RA-1, located on COORS BLVD NW, between PASEO DEL NORTE NW and WESTSIDE DR NW containing approximately 68 acre(s). [REF: 03EPC-00300, 03EPC-00301, 04DRB-00217, 04DRB-00360] [*Deferred from 5/19 & 6/9/04 & 6/23/04 & 6/30/04*] (C-13) **DEFERRED AT THE AGENT'S REQUEST TO 7/14/04.**

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

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

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

TIMOTHY M. OTT request(s) the above action(s) for all or a portion of Lot(s) 1, **JJ SUBDIVISION**, zoned SU-1 FOR C-1, located on SAN ANTONIO DR NE, between I-25 and SAN PEDRO NE containing approximately 3 acre(s). [REF:03EPC00147, 00148, 03DRB01899, 03DRB00893, 03DRB1654, 1655] [**Debbie Stover, EPC Case Planner**] [*Deferred from 6/30/04*] (E-18) **DEFERRED AT THE AGENT'S REQUEST TO 7/14/04.**

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

INNERCITY DEVELOPMENT CORP agent(s) for DESERT HILLS TREATMENT CENTER request(s) the above action(s) for all or a portion of Tract(s) 22-A, **CORONA DEL SOL**, zoned SU-1 PRD, located on SEQUOIA RD NW, between COORS RD NW and ALAMOGORDO RD NW containing approximately 3 acre(s). [REF: 04EPC00107] [**Makita Hill, EPC Case Planner**] [*Deferred from 6/23/04*](G-11) **SITE PLAN FOR BUILDING PERMIT WAS APPROVED AND SIGNED OFF BY THE BOARD.**

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

BRASHER & LORENZ, INC agent(s) for LEE SMITH request(s) the above action(s) for all or a portion of Tract(s) 264, **TOWN OF ATRISCO GRANT, AIRPORT UNIT**, zoned SU-1 FOR C-3 USES, located on HANOVER RD NW, between 64th STREET NW and COORS BLVD NW containing approximately 5 acre(s). [REF: 04EPC00164, 04EPC00165] [Makita Hill, EPC Case Planner] (Deferred from 6/16/04 & 6/23/04) (H-10 & J-10) **SITE PLAN FOR SUBDIVISION WAS APPROVED AND SIGNED OFF BY THE BOARD. WITH THE SIGNING OF THE INFRASTRUCTURE LIST DATED 6/30/04 THE SITE PLAN FOR BUILDING PERMIT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO CITY ENGINEER FOR SIA. THE PRELIMINARY PLAT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO PLANNING FOR AGIS DXF FILE.**

11. **Project # 1002792**
04DRB-00896 Minor-SiteDev Plan Subd
04DRB-00897 Minor-SiteDev Plan
BldPermit

GEORGE RAINHART ARCHITECTS & ASSOCIATES, agent(s) for TRUST OF ALBERT & MARY BLACK (JOHN BLACK), request(s) the above action(s) for all or a portion of Tract(s) 14A & 14B, **BLACK RANCH**, (to be known as **COTTONWOOD CROSSING, PHASE II**, zoned SU-1 FOR C3 (Restaurant w/full service liquor) & SU-1 FOR 0-1, located on COORS BLVD NW, between SEVEN BAR LOOP NW and ALAMEDA BLVD NW containing approximately 10 acre(s). REF: 04DRB-00184, 03DRB-01945, 03DRB-1946, 03DRB-02884, 03DRB017880, 03EPC02037, 03EPC02036, 03EPC02034, 0EPC02035, 3EPC01085, 03EPC01086, 0AA00222] [Debbie Stover, EPC Case Planner] (Deferred from 6/16/04) (B-14) **SITE PLAN FOR SUBDIVISION WAS APPROVED AND SIGNED OFF BY THE BOARD. SITE PLAN FOR BUILDING PERMIT WAS APPROVED AND SIGNED OFF BY THE BOARD.**

04DRB-00943 Minor-Prelim&Final Plat
Approval

TIERRA WEST LLC, agent(s) for TRUST OF ALBERT & MARY BLACK, request(s) the above action(s) for all or a portion of Lot(s) 2-A, 2-B, 2-C and 2-D, **COTTONWOOD CROSSING, PHASE II**, zoned SU-1 for C-1 & Restaurant, located on COORS BLVD NW AND SEVEN BAR LOOP NW, containing approximately 6 acre(s). [REF: DRB-94-358, SRP5-98-37, DRB-90-361, DRB-98-61, 03EPC-01085, 03EPC-01086, 03DRB-01780, 03DRB-2084, 04DRB-00184, 04AA-00222, 04DRB-00278] (B-14) **PRELIMINARY PLAT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO CITY ENGINEER FOR AMAFCA SIGNATURE.**

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

12. **Project # 1003031**
04DRB-00980 Major-Final Plat Approval
- BOHANNAN HUSTON, INC agent(s) for CURB INC request(s) the above action(s) for all or a portion of **EL RANCHO GRANDE - UNIT 14**, zoned R-LT residential zone, located on GIBSON BLVD SW, between BLAKE RD SW and MESSINA DR SW containing approximately 23 acre(s). [REF: 03DRB01741, 03DRB01742, 03DRB01743, 01744/01745, 01746] (N-8) **FINAL PLAT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO PLANNING FOR PROPERTY MANAGEMENT'S SIGNATURE AND AGIS DXF FILE.**
13. **Project # 1000933**
04DRB-00979 Minor-Prelim&Final Plat Approval
- BOHANNAN HUSTON INC agent(s) for CENTEX HOMES request(s) the above action(s) for all or a portion of Lot(s) 57, Tract(s) C, **TERRACITA SUBDIVISION**, zoned R-T residential zone, located on SOUTHERN BLVD SE, between TERRA BONITA WAY SE and TERRA BELLA LN SE containing approximately 1 acre(s). [REF: 03DRB01895] (L-21) **PRELIMINARY PLAT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO PLANNING TO CHECK FOR LISTING OF CURRENT ZONING UNDER SUBDIVISION DATA AND AGIS DXF FILE.**
14. **Project # 1002851**
04DRB-00973 Major-Final Plat Approval
- ABQ ENGINEERING INC agent(s) for INFILL SOLUTIONS request(s) the above action(s) for all or a portion of east 1/2 of Tract(s) 4, ALVARADO GARDENS, (to be known as **LA PLAZA ACEQUIA I SUBDIVISION**, zoned R-2 residential zone, located on CANDELARIA RD NW, between DURANES LATERAL and RIO GRANDE BLVD NW containing approximately 2 acre(s). [REF: 03DRB1637, 03DRB01278] (G-12) **FINAL PLAT WAS APPROVED AND SIGNED OFF BY THE BOARD.**

15. **Project # 1003026**
04DRB-00972 Minor-Final Plat Approval

ABQ ENGINEERING INC agent(s) for INFILL SOLUTIONS request(s) the above action(s) for all or a portion of Lot(s) 2 & 3, ALVARADO GARDENS, (to be known as **LA PLAZA ACEQUIA II SUBDIVISION**, zoned R-LT residential zone, located on CANDELARIA RD NW, between DURANES LATERAL and RIO GRANDE BLVD NW containing approximately 1 acre(s). [REF: 03DRB31712, 03DRB02099] [FinalPlat was Indef. Deferred on 12/31/03 for SIA] (G-12) **FINAL PLAT WAS APPROVED AND SIGNED OFF BY THE BOARD.**

16. **Project # 1003430**
04DRB-00721 Minor-Prelim&Final Plat Approval

ALDRICH LAND SURVEYING INC agent(s) for RONALD L. & JERI J. NASCI request(s) the above action(s) for all or a portion of Lot(s) 14A, Block(s) 3, Unit(s) 1, **CRYSTAL RIDGE**, zoned R-LT, located on BARRETT AVE NW, between LOREN AVE NW and LA CANADA DR NW containing approximately 1 acre(s). [*Deferred from 5/19/04 & 6/2/04*] [REF: DRB 97-298, DRB 98-410] (*Deferred from 6/16/04*) (B-13) **PRELIMINARY PLAT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO PLANNING FOR VACATION EXHIBIT AND FEE SIMPLE LANGUAGE ABOVE THE OWNER'S SIGNATURE ON THE PLAT.**

- 04DRB-00978 Minor-Vacation of Private Easements

ALDRICH LAND SURVEYING, INC. agent(s) for RONALD & JERI NASCI request(s) the above action(s) for all or a portion of Lot(s) 14-A, P-1, Block(s) 3, Unit(s) 1, **CRYSTAL RIDGE**, zoned R-LT residential zone, located on BARRETT AVE NW, between LOREN AVE. NW and LA CANADA DR. NW containing approximately 1 acre(s). [REF:04DRB-00721, DRB-97-298,S-97-88, DRB-98-410,SP-99-17] (B-13) **VACATION WAS APPROVED AS SHOWN ON EXHIBIT B IN THE PLANNING FILE.**

17. **Project # 1003507**
04DRB-00968 Minor-Prelim&Final Plat
Approval
- RHOMBUS PA INC. agent(s) for JOSEPH P. MCGEE request(s) the above action(s) for all or a portion of Lot(s) 1-A, Block(s) 8, **FAIRGROUNDS ADDITION**, zoned C-3 heavy commercial zone, located on SAN PEDRO DR SE, between COCHITI RD SE and ACOMA RD SE containing approximately 1 acre(s). (*Deferred from 6/30/04*) (K-18) **DEFERRED AT THE AGENT'S REQUEST TO 7/14/04.**
18. **Project # 1003509**
04DRB-00983 Minor-Prelim&Final Plat
Approval
- SURVEYING CONTROL INC agent(s) for CITY OF ALBUQUERQUE LEGAL DEPT., REAL PROPERTY request(s) the above action(s) for all or a portion of Block(s) 11, **DUKE CITY INDUSTRIAL AREA**, zoned C-3 heavy commercial zone, located on CLAREMONT AVE NE, between WELLESLEY DR NE and RICHMOND DR NE containing approximately 4 acre(s). [REF: Z-92-19] (*Deferred from 6/30/04*) (H-16) **DEFERRED AT THE AGENT'S REQUEST TO 7/14/04.**
19. **Project # 1003469**
04DRB-00891 Minor-Prelim&Final Plat
Approval
04DRB-00892 Minor-Temp Defer SDWK
- RIO GRANDE ENGINEERING agent(s) for ERIMY PROPERTIES, LTD request(s) the above action(s) for all or a portion of Lot(s) 25, 26 & 27, Tract(s) 3, Block(s) 2, NORTH ALBUQUERQUE ACRES, UNIT 9, (to be known as **OAKLAND HEIGHTS SUBDIVISION**) zoned R-D residential and related uses zone, developing area, located on OAKLAND AVE NE, between VENTURA BLVD NE and BARSTOW BLVD NE containing approximately 3 acre(s). [REF: 04DRB-00821] (*Deferred from 6/16/04 & 6/23/04 & 6/30/04*) (C-20) **DEFERRED AT AGENT'S REQUEST TO 7/14/04.**

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

20. **Project # 1002779**
04DRB-00959 Minor-Sketch Plat or Plan
- ADVANCED ENGINEERING & CONSULTING agent(s) for JAMES JARAMILLO request(s) the above action(s) for all or a portion of Tract(s) C, **LANDS OF POLO CHAVEZ AND TRACT(S) A-1 & A-2, SAN JOSE TRACT**, zoned A-1 COUNTY, located on AIRPORT DR SW, between DONA BARBARA AVE SW and EDUARDO RD SW containing approximately 9 acre(s). [REF: 03EPC02049, 03EPC01061] (M-11) **THE ABOVE REQUEST WAS REVIEWED AND COMMENTS WERE GIVEN.**
21. **Project # 1003497**
04DRB-00936 Minor-Sketch Plat or Plan
- GENE & DOROTHY DYER request(s) the above action(s) for all or a portion of Lot(s) 7-12, Block(s) 20, **FAIRGROUNDS ADDITION**, zoned C-3 heavy commercial zone, located on DOMINGO RD NE, between SAN PEDRO NE and CALIFORNIA ST NE containing approximately 1 acre(s). (K-18) **THE ABOVE REQUEST WAS REVIEWED AND COMMENTS WERE GIVEN.**
22. **Project # 1003505**
04DRB-00956 Minor-Sketch Plat or Plan
- ELLIOTT SURVEYING agent(s) for ALBUQUERQUE CHRISTIAN CHILDREN'S HOME request(s) the above action(s) for all or a portion of Tract(s) A & B, **ALBUQUERQUE CHRISTIAN CHILDREN'S HOME**, zoned SU-1, located on WINTER HAVEN RD NW, between MONTANO PLAZA DR NW and MONTANO RD NW containing approximately 6 acre(s). (E-12) **THE ABOVE REQUEST WAS REVIEWED AND COMMENTS WERE GIVEN.**
23. Approval of the Development Review Board Minutes for June 9 and June 16, 2004. **THE MINUTES FOR JUNE 9 AND JUNE 16, 2004 WERE APPROVED BY THE BOARD.**

ADJOURNED: 11:55 A.M.

DRB PUBLIC HEARING SIGN IN SHEETS

CASE NUMBER: 1003483 AGENDA#: 6 DATE: 6.30.04

- Notice only*
1. Name: J YARDIMIAN Address: 7801 RCGORMAN Zip: 87122
 2. Name: Sam Patel Address: 6605 Teasdale^{NE} Zip: 87113
Nonfalk Nebraska
 3. Name: T.R. HENDRICKS Address: 700 W BENJAMIN Zip: 68701
 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 1575
CONNECTION TEL 97979347
SUBADDRESS
CONNECTION ID
ST. TIME 06/11 13:35
USAGE T 01'00
PGS. 3
RESULT OK

3 lots - AGIS
1 lot - SPBP
Call of 6/28/10

CITY OF ALBUQUERQUE
PLANNING DEPARTMENT
FAX FORM

TO: Sam Patel FAX# 797-9347

PAGES (INCLUDING COVER SHEET) 3

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

DRB# 1003483 Staybridge Suites
COMMENTS:

Here are Planning comments
only on site plan. Any
re-submittals must reach
me by noon on Monday
before the DRB hearing

Project # 1003483
04DRB-00881 Major-SiteDev Plan
BldPermit

SAM PATEL agent(s) for SANTOSH B. MODY request(s) the above action for all or a portion of Lots 17,18 & 19, Tract 4, Block 12, **NORTH ALBUQUERQUE ACRES UNIT B**, zoned SU-2 special neighborhood zone, IP, located on SIGNAL AVE NE, between I-25 NE and SAN PEDRO BLVD NE containing approximately 3 acre(s). [REF: ZA-95-414, DRB-98-273] (C-18)

✓ The site plan sheet should be titled "Site Development Plan for Building Permit".

2 Be sure to use the correct DRB signature block on the original of the site plan. The copies submitted for review had no signature block on them. The signature block must be on the site plan sheet.

The fencing which appears on the site plan must get perimeter wall design approval before the site plan is signed by Planning. There are submittal & design requirements available at the One Stop Shop Front Counter.

✓ The light fixture elevation indicates the height but not the type of fixture proposed.

The calculations to determine the number of parking spaced and handicapped spaces required should be on the site plan sheet.

2 The sidewalks adjacent to the building must be 8 feet wide or parking curbs installed at the top of each parking space. The length of the parking spaces should be 20 feet. The radii for the curb cuts are incorrect. Please contact DRB Traffic Engineer, Wilfred Gallegos, at 505-924-3991 for details.

✓ The North I25 Sector Plan requires plants to be placed where they will provide shade for outdoor pedestrian areas & buildings during the summer months. The outdoor area on the south side does not have shade as currently designed.

2 G The plants listed on the Landscape Plan should have water use designations (H,M,L) Each planting bed should have the square footage indicated. There is standard language to be placed on this sheet.

2 The bar scale & dimensions of façade elements (overall height & width) are missing from the building elevations sheet.

*Waiting for
DR Plan proposed
Start to I-25*

Solid Waste Department must sign the site plan original before DRB members sign.



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: 1003483

AGENDA ITEM NO: 6

SUBJECT:

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

ACTION REQUESTED:

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

ENGINEERING COMMENTS:

An approved infrastructure list is required for Site Plan approval.

RESOLUTION:

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

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

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

FOR:

SIGNED: Bradley L. Bingham
City Engineer/AMAFCA Designee

DATE: June 30, 2004

7-21-04



CITY OF ALBUQUERQUE
PLANNING DEPARTMENT
DEVELOPMENT REVIEW BOARD

June 23, 2004

Project # 1003483
04DRB-00881 Major-SiteDev Plan BldPermit

SAM PATEL agent(s) for SANTOSH B. MODY request(s) the above action for all or a portion of Lots 17,18 & 19, Tract 4, Block 12, **NORTH ALBUQUERQUE ACRES UNIT B**, zoned SU-2 special neighborhood zone, IP, located on SIGNAL AVE NE, between I-25 NE and SAN PEDRO BLVD NE containing approximately 3 acre(s). [REF: ZA-95-414, DRB-98-273] (C-18)

AMAFCA	No comment.
COG	No adverse comments.
Transit	No objection.
Zoning Enforcement	Reviewed, no comment.
Neighborhood Coordination	No Association.
APS	No comments received.
Police Department	No comments at this time.
Fire Department	Fire hydrant coverage is inadequate. This will be addressed when plans are submitted for approval. Ray Sanchez, AFD.
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

An approved conceptual grading and drainage plan is required for site plan approval. An executed SIA is required for site plan signoff by City Engineer.

Transportation Development

Provide x-lot access agreement for use of the alleyway on the north side. Are any improvements needed? San Pedro is a collector requiring bike lanes. The paved section should include a 6' sidewalk with a 30' face to edge dimension. What is right-of-way width? Where is replat to consolidate lots? Radii dedications will be required. Signal Ave. is a major local. Requires 6' sidewalk and 24' of pavement. Right-of way should be 49' minimum. Intersection with San Pedro will require flare-out to provide two lanes out and one in. Minimum radii for entrances is 15' for passenger vehicles. Delivery trucks including solid waste require a minimum of 25' radii. Stall dimensions need to be 20' deep x 8.5' wide.

Parks & Recreation

No objection.

Utilities Development

Utility Plan is unacceptable as provided. Need water use calculations to size water meter, which if larger than a 2" will require a 35"x 35" easement.

Planning Department

The site plan sheet should be titled "Site Development Plan for Building Permit".

Be sure to use the correct DRB signature block on the original of the site plan. The copies submitted for review had no signature block on them. The signature block must be on the site plan sheet.

The fencing which appears on the site plan must get perimeter wall design approval before the site plan is signed by Planning. There are submittal & design requirements available at the One Stop Shop Front Counter.

The light fixture elevation indicates the height but not the type of fixture proposed.

The calculations to determine the number of parking spaced and handicapped spaces required should be on the site plan sheet.

The sidewalks adjacent to the building must be 8 feet wide or parking curbs installed at the top of each parking space. The length of the parking spaces should be 20 feet. The radii for the curb cuts are incorrect. Planning Department

Planning Department

Please contact DRB Traffic Engineer, Wilfred Gallegos, at 505-924-3991 for details.

The North I25 Sector Plan requires plants to be placed where they will provide shade for outdoor pedestrian areas & buildings during the summer months. The outdoor area on the south side does not have shade as currently designed.

The plants listed on the Landscape Plan should have water use designations (H,M,L) Each planting bed should have the square footage indicated. There is standard language to be placed on this sheet.

The bar scale & dimensions of façade elements (overall height & width) are missing from the building elevations sheet.

Finally, there are many misspelled words in the entire site plan. Please correct them.

Solid Waste Department must sign the site plan original before DRB members sign.

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

cc:Santosh B Mody, 7019 Starshine Dr NE, 87111

Sam Patel, 6605 Tesoro PI NE, 87113



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

PAGE 2

Project # 1003235
04DRB-00879 Major-Preliminary Plat
Approval
04DRB-00880 Minor-Temp Defer SDWK

MARK GOODWIN & ASSOCIATES, PA agent(s) for ARGUS DEVELOPMENT request(s) the above action(s) for all or a portion of Tract(s) C, **MARIPOSA SQUARE**, zoned R-D residential and related uses zone, developing area, located on 72ND ST NW, between LADERA DR NW and MIAMI RD NW containing approximately 3 acre(s). [REF: DRB94-419, 04EPC-00146, 04EPC-00147] (H-10)

Project # 1003477
04DRB-00853 Major-SiteDev Plan
BldPermit

SHIVER CONSTRUCTION COMPANY agent(s) for AMERICAN GYPSUM COMPANY request(s) the above action(s) for all or a portion of Lot A, **LAND OF AMERICAN GYPSUM COMPANY**, zoned IP industrial park zone, located on PASEO DEL NORTE NE AND JEFFERSON NE, between TIBURON NE and PASEO DEL NORTE NE containing approximately 55 acre(s). [REF: AX-87-20, Z-87-113] (D-17)

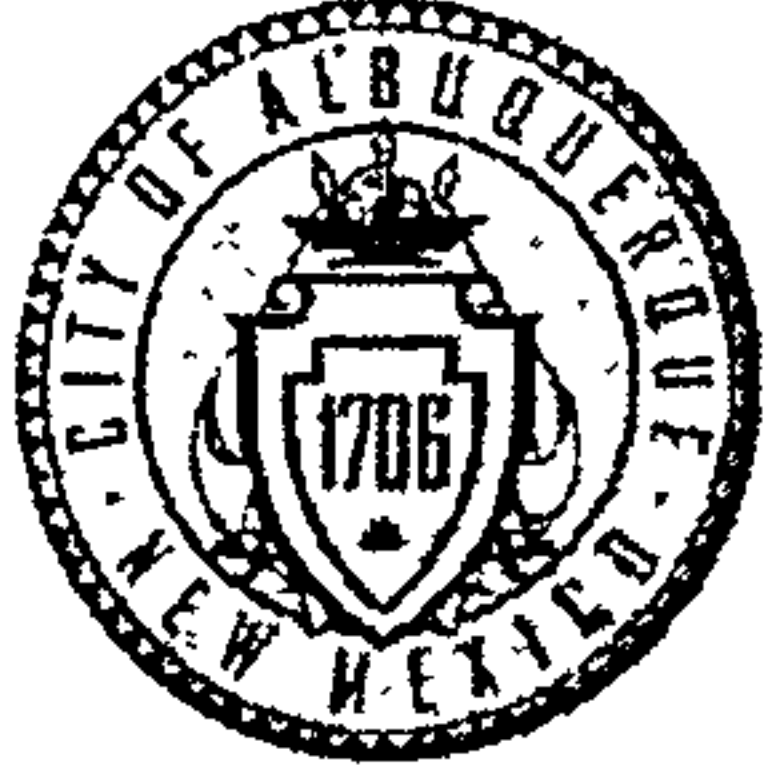
Project # 1003483
~~04DRB-00881 Major-SiteDev Plan~~
BldPermit

~~SAM PATEL agent(s) for SANTOSH B. MODY request(s) the above action for all or a portion of Lots 17,18 & 19, Tract 4, Block 12, **NORTH ALBUQUERQUE ACRES UNIT B**, zoned SU-2 special neighborhood zone, IP, located on SIGNAL AVE NE, between I-25 NE and SAN PEDRO BLVD NE containing approximately 3 acre(s). [REF: ZA-95-414, DRB-98-273] (C-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.

Sheran Matson, AICP, DRB Chair
Development Review Board

TO BE PUBLISHED IN THE ALBUQUERQUE JOURNAL MONDAY, June 14, 2004.



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

Notice is hereby given that the Development Review Board, City of Albuquerque, will hold a public hearing in the **Plaza del Sol Hearing Room, Basement, Plaza del Sol Building, 600 2nd St NW**, on **Wednesday, June 30, 2004**, beginning at **9:00 a.m.** for the purpose of considering the following:

Project # 1001090

04DRB-00864 Minor-Temp Defer SDWK
04DRB-00863 Major-Preliminary Plat
Approval

ADVANCED ENGINEERING & CONSULTING LLC agent(s) for NEWMAN HOMES, INC request(s) the above action(s) for all or a portion of Lot(s) 29, 30, 31 & 32, Block 4, **NORTH ALBUQUERQUE ACRES UNIT 3 TRACT 3, TIERRA MORENA SUBDIVISION**, zoned SU-2 FOR O-1 & R-T, located on SIGNAL AVE NE, between BARSTOW ST NE and VENTURA AVE NE containing approximately 4 acre(s). [REF: Z98-87, 01128-00908, 01128-00909] (C-20)

Project # 1001438

04DRB-00872 Major-Preliminary Plat
Approval
04DRB-00874 Minor-Sidewalk Waiver
04DRB-00878 Major-Vacation of Pub
Right-of-Way

MARK GOODWIN & ASSOCIATES, PA agent(s) for ARGUS DEVELOPMENT request(s) the above action(s) for all or a portion of Tract(s) 349A-1, **TOWN OF ATRISCO GRANT UNIT 8**, zoned R-D residential and related uses zone, developing area, located on LADERA DR NW, between OURAY RD NW and ZARZAMORA AVE NW containing approximately 3 acre(s). [REF: 01EPC-01233, 01EPC01557, 01EPC01234, 01EPC01558, 03DRB00079, 04EPC 00149] (H-10)

04DRB-00876 Minor-Temp Defer SDWK

Project # 1002196

04DRB-00875 Minor-Temp Defer SDWK
04DRB-00877 Minor-Sidewalk Waiver
04DRB-00873 Major-Preliminary Plat
Approval

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

SEE PAGE 2

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

Meeting Date: JUNE 30, 2004
Zone Atlas Page: C-18-Z
Notification Radius: 100 Ft.

Project# 1003483
App# 04DRB-00881

Cross Reference and Location:

Applicant: SANTOSH B. MODY
Address: 7019 STARSHINE DR NE
ALBUQUERQUE NM 87111

Agent: SAM PATEL
Address: 6605 TESORO PL. NE
ALBUQUERQUE NM 87113

Special Instructions:

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

Date Mailed: JUNE 11, 2004

Signature: KYLE TSETHLIKAI

PROPERTY OWNERSHIP / LEGAL LIST

App# _____
 Proj# _____

Date: _____

Page 1 Of 1

Zone Atlas Page	Zone Atlas #	Grid Location	Parcel Sequence	Name & Address
C-18	1018064	221-330	204-05	✓ mb 1018064 224-375 211 05 ✓ mb
		238-330	04	✓ mb 252-395 10 ✓ mb
		250-330	07	✓ mb 273-383 103 01 ✓
		245-353	08	✓
		228-351	09	✓
		211-350	11	✓
		191-348	12	✓
		198-331	02	✓
		252-301	202-09	✓
		238-301	10	✓
		225-301	12	✓
		201-300	13	✓
		222-301	100-75	✓ mb
		288-301	74	✓
		373-324	102-01	✓ mb
		288-330	02	✓
		273-337	33	✓
		288-354	31	✓ mb
		273-354	32	✓ mb



<mainframe@coa1mp3.cabq.gov>

To:
cc:
Subject:

06/09/2004 08:26 AM

1 R E C O R D S W I T H L A B E L S PAGE
1
01018064 *** THIS UPC CODE HAS NO MASTER RECORD ON FILE
0101806422133020405 LEGAL: 019 012Q UERQUE ACRES TRACT A UNIT B NORTH ALBU
LAND USE:
PROPERTY ADDR: 00000 SIGNAL
OWNER NAME: MODY B H & C B
OWNER ADDR: 00601 PAISANO DR NE
ALBUQUERQUE NM 87123
0101806423833020406 LEGAL: 018 012T RACT A UNIT B NORTH ALBUQUERQUE ACRES
LAND USE:
PROPERTY ADDR: 00000 SIGNAL
OWNER NAME: MODY B H & C B
OWNER ADDR: 00601 PAISANO DR NE
ALBUQUERQUE NM 87123
0101806425033020407 LEGAL: LT 1 7 BL K 12 TR A UNIT B NORTH ALBUQUERQUE
ACRES (LAND USE:
PROPERTY ADDR: 00000 SIGNAL
OWNER NAME: MODY B H & C B
OWNER ADDR: 00601 PAISANO DR NE
ALBUQUERQUE NM 87123
0101806424535320408 LEGAL: LT 2 2-D- 2 BLK 12 PLAT OF LTS 22-D-1 & 22-D-2
BLK 1 LAND USE:
PROPERTY ADDR: 00000 ALAMEDA & SAN PEDRO
OWNER NAME: CIRCLE K PROPERTIES INC
OWNER ADDR: 00000
PHOENIX AZ 85072
0101806422835120409 LEGAL: LT 2 2 D- 1 BLK 12 PLAT OF LOTS 22 D-1 & D-2 BLK
12 LAND USE:
PROPERTY ADDR: 00000 ALAMEDA
OWNER NAME: KAMEYAB IMPORTS INC
OWNER ADDR: 11409 FAIRINGTON NE
ALBUQUERQUE NM 87111
0101806421135020411 LEGAL: LT 2 2C B LK 12 CORRECTED PLAT FOR LTS 22A, 22B,
22C LAND USE:
PROPERTY ADDR: 00000 ALAMEDA
OWNER NAME: PRP INC
OWNER ADDR: 03200 BROADWAY BL SE
ALBUQUERQUE NM 87105
0101806419134820412 LEGAL: LT 2 2B-1 BLK 12 PLAT FOR LT 22B-1 BLK 12 TR A
UNIT LAND USE:
PROPERTY ADDR: 00000 ALAMEDA
OWNER NAME: ALAMEDA GRANDE PARTNERSHIP
OWNER ADDR: 03535 PRINCETON AV NE
ALBUQUERQUE NM 87107
0101806419833120402 LEGAL: LT 2 2A B LK 12 CORRECTED PLAT FOR LTS 22A, 22B,
22C LAND USE:
PROPERTY ADDR: 00000 SIGNAL
OWNER NAME: SONMAR OF ALBUQUERQUE LMTD
OWNER ADDR: 00000 *Bx 9118*
FARGO ND 58106
0101806425230120209 LEGAL: 016 013T RA UNIT B N ALBU AC

LAND USE:

PROPERTY ADDR: 00000 SAN PEDRO
OWNER NAME: AMESTOY DRI-WALL INC
OWNER ADDR: 08661 SAN PEDRO DR NE

ALBUQUERQUE NM 87113
0101806423830120210 LEGAL: 015 013T RA UNIT B N ALBU AC

LAND USE:

PROPERTY ADDR: 00000 SIGNAL
OWNER NAME: GADDIS LIMITED PARTNERSHIP
OWNER ADDR: 11401 MODESTO AV NE

ALBUQUERQUE NM 87122
0101806422530020212 LEGAL: B 13 REP LAT OF LOTS 12, 13 & 14 BLK 13 TR A

UNIT B LAND USE:

PROPERTY ADDR: 00000 SIGNAL
OWNER NAME: HERMAN ROBERT W & DIANE M
OWNER ADDR: 03537 WHITE HORSE DR SE

RIO RANCHO NM 87124
1 R E C O R D S W I T H L A B E L S PAGE
2

0101806420130020213 LEGAL: A 13 REP LAT OF LOTS 12, 13 & 14 BLK 13 TR A
UNIT B LAND USE:

PROPERTY ADDR: 00000 SIGNAL
OWNER NAME: GOOD NEWS BAPTIST CHURCH
OWNER ADDR: 05812 SIGNAL AV NE

ALBUQUERQUE NM 87113
0101806427230110675 LEGAL: 001 030N ALBUQ AC TR AUB 31,590 SF M/L

LAND USE:

PROPERTY ADDR: 00000 SIGNAL
OWNER NAME: SEDILLO BRYAN R & JENNIFER K
OWNER ADDR: 05016 CALLE DE TIERRA NE

ALBUQUERQUE NM 87111
0101806428830110674 LEGAL: 002 030T R AUB N ALBU AC CONT 38,610 SF M/L

LAND USE:

PROPERTY ADDR: 00000 SIGNAL
OWNER NAME: OLIVER JAMES & LINDA D
OWNER ADDR: 12301 SIERRA GRANDE NE

ALBUQUERQUE NM 87123
0101806437332410201 LEGAL: 32 2 9 TR A A UNIT B NORTH ALBUQUERQUE ACRES EXC

THE LAND USE:

PROPERTY ADDR: 00000 SAN PEDRO
OWNER NAME: SEDILLO BRYAN R & JENNIFER K
OWNER ADDR: 05016 CALLE DE TIERRA NE

ALBUQUERQUE NM 87111
0101806428833010202 LEGAL: 0031 0029 TRACT A UNIT B NORTH ALBUQUERQUE ACRES

LAND USE:

PROPERTY ADDR: 00000 SIGNAL
OWNER NAME: PRIOR JOHN H & GERTRUDE M
OWNER ADDR: 06013 SIGNAL NE

ALBUQUERQUE NM 87113
0101806427333710233 LEGAL: NORT H 10 0 FT OF LOT 32 BLK 29 TRA A UNIT B

NORTH A LAND USE:

PROPERTY ADDR: 00000 SAN PEDRO
OWNER NAME: EARTHGRAINS BAKING COMPANIES
OWNER ADDR: 08400 MARYLAND AV

SAINT LOUIS MO 63105
0101806428835410231 LEGAL: 002 029T RA UB N ALBU AC

LAND USE:

PROPERTY ADDR: 00000 ALAMEDA
OWNER NAME: MOYER LAND LTD CO
OWNER ADDR: 00000 Bx 9304 AMF

ALBUQUERQUE NM 87119

Project# 1003483

SANTOSH B. MODY
7019 STARSHINE DR NE
ALBUQUERQUE NM 87111

101806424535320408

CIRCLE K PROPERTIES INC
GENERAL DELIVERY
PHOENIX AZ 85072

101806419134820412

ALAMEDA GRANDE PARTNERSHIP
3535 PRINCETON AV NE
ALBUQUERQUE NM 87107

101806423830120210

GADDIS LIMITED PARTNERSHIP
11401 MODESTO AV NE
ALBUQUERQUE NM 87122

101806427230110675

SEDILLO BRYAN R & JENNIFER K
5016 CALLE DE TIERRA NE
ALBUQUERQUE NM 87111

101806427333710233

EARTHGRAINS BAKING COMPANIES
8400 MARYLAND AV
SAINT LOUIS MO 63105

101806427338310301

NEW GIBSON INVESTMENTS INC
13215 VELMA CT NE
ALBUQUERQUE NM 87109

Project# 1003483

SAM PATEL
6605 TESORO PL. NE
ALBUQUERQUE NM 87113

101806422835120409

KAMEYAB IMPORTS INC
11409 FAIRINGTON NE
ALBUQUERQUE NM 87111

101806419833120402

SONMAR OF ALBUQUERQUE LMTD
PO BOX 9118
FARGO ND 58106

101806422530020212

HERMAN ROBERT W & DIANE M
3537 WHITE HORSE DR SE
RIO RANCHO NM 87124

101806428830110674

OLIVER JAMES & LINDA D
12301 SIERRA GRANDE NE
ALBUQUERQUE NM 87123

101806428835410231

MOYER LAND LTD CO
PO BOX9304 AMF
ALBUQUERQUE NM 87119

101806422133020405

MODY B H & C B
601 PAISANO DR NE
ALBUQUERQUE NM 87123

101806421135020411

PRP INC
3200 BROADWAY BL SE
ALBUQUERQUE NM 87105

101806425230120209

AMESTOY DRI-WALL INC
8661 SAN PEDRO DR NE
ALBUQUERQUE NM 87113

101806420130020213

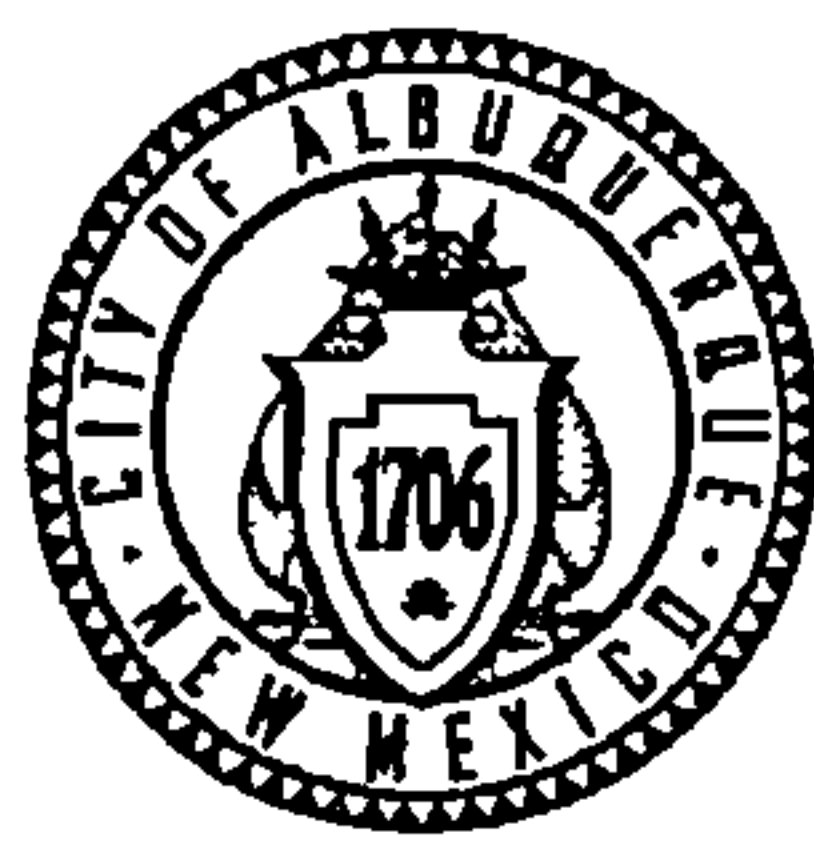
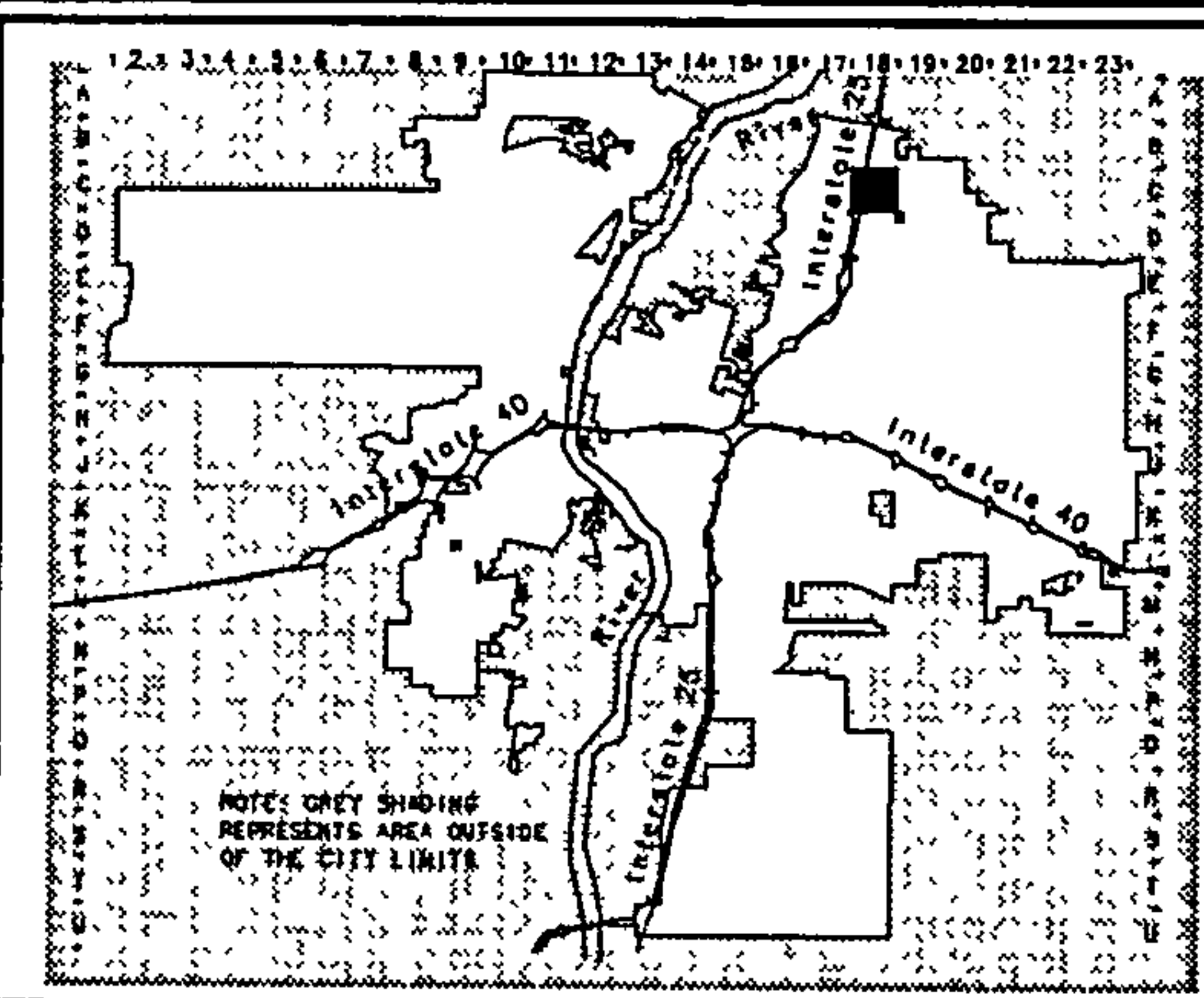
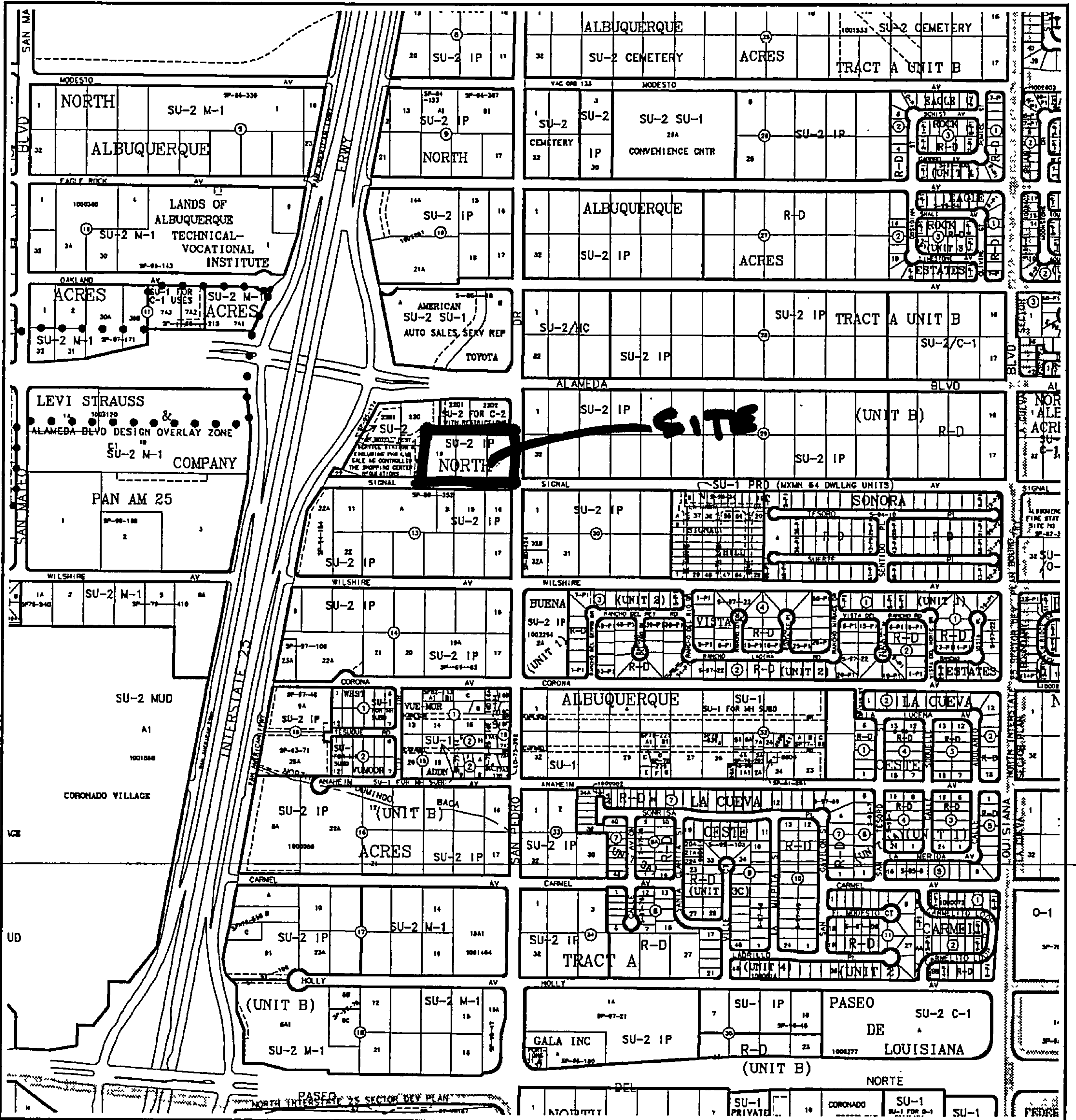
GOOD NEWS BAPTIST CHURCH
5812 SIGNAL AV NE
ALBUQUERQUE NM 87113

101806428833010202

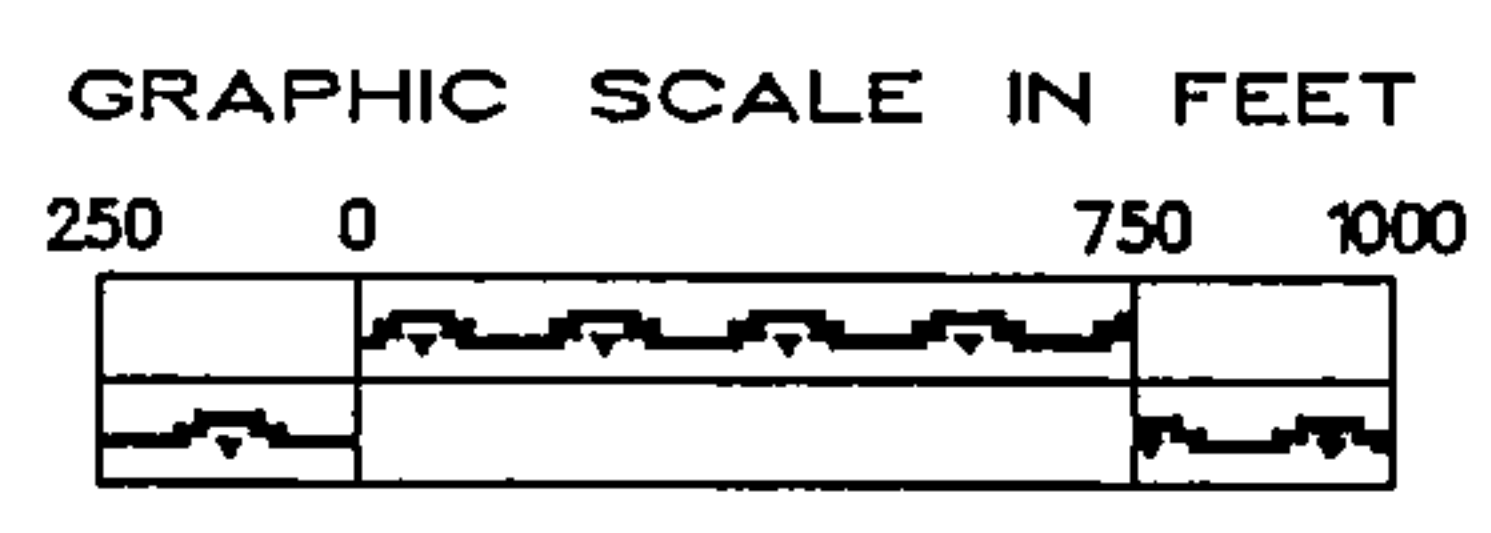
PRIOR JOHN H & GERTRUDE M
6013 SIGNAL NE
ALBUQUERQUE NM 87113

101806422439520605

MILLER LAWRENCE H ETUX
5995 ALAMEDA BL NE
ALBUQUERQUE NM 87113



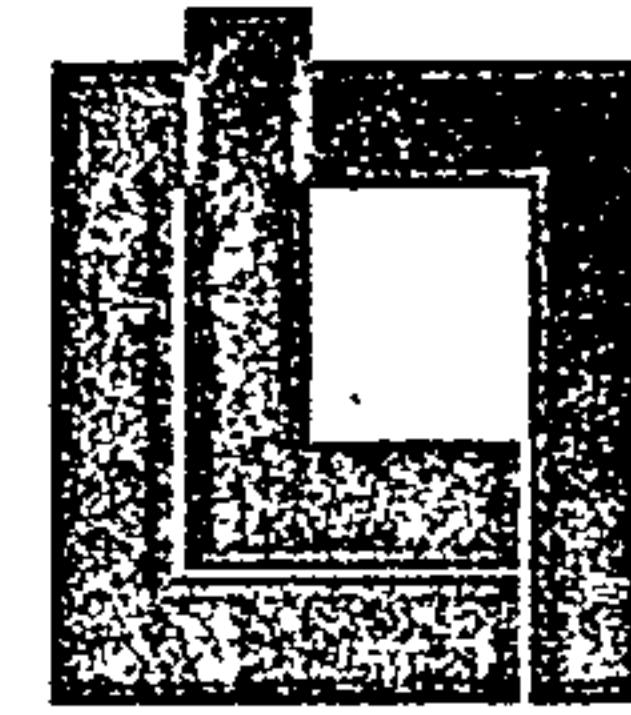
Albuquerque **G**eographic **I**nformation **S**ystem
PLANNING DEPARTMENT
 © Copyright 2004



Zone Atlas Page

C-18-Z

Map Amended through June 02, 2004



Leon Lauver + Associates

architects
consultants

June 2, 2004

City of Albuquerque
Development Review Board
Attn: Sharon Matson
Plaza del sol
Albuquerque, NM 87110

RE: Staybridge, Albuquerque, New Mexico

Dear Sharon:

The proposed project for the Development Review Board is a Staybridge Suites Hotel. The Hotel is a three level, 90-unit property with an indoor pool. The exterior is to be EFIS / Adobe Stacked Cultured Stone with a concrete tile roof.

The building colors and roof are designed thus to blend in with the surrounding properties facing Alameda. The property will have an opaque fence screening off parking from neighboring sites.

The landscape shall be of a xeriscaping nature and shall comply with zone ordinance 6-1-1-1.

Thank you,

Leon K. Lauver
Registered Architect
NM License No. 003363



architecture • consulting • development

700 west benjamin avenue • p.o. box 1207 • norfolk, nebraska 68701-1207 • telephone: 402.371.3333 • fax: 402.371.1164 • llauver@leonlauver.com



Supplemental Form (SF)

SUBDIVISION	S	Z	ZONING & PLANNING
<input checked="" type="checkbox"/> Major subdivision action			Annexation
<input type="checkbox"/> Minor subdivision action			
<input type="checkbox"/> Vacation	V		Zone Map Amendment (Establish or Change Zoning, includes Zoning within Sector Development Plans)
<input type="checkbox"/> Variance (Non-Zoning)			
SITE DEVELOPMENT PLAN	P		Adoption of Rank 2 or 3 Plan or similar
<input type="checkbox"/> for Subdivision			Text Amendment to Adopted Rank 1, 2 or 3 Plan(s), Zoning Code, or Subd. Regulations
<input type="checkbox"/> for Building Permit			
<input type="checkbox"/> Administrative Amendment/Approval (AA)			
<input type="checkbox"/> IP Master Development Plan	D		Street Name Change (Local & Collector)
<input type="checkbox"/> Cert. of Appropriateness (LUCC)	L A		APPEAL / PROTEST of...
STORM DRAINAGE (Form D)			Decision by: DRB, EPC, LUCC, Planning Director, ZEO, ZHE, Board of Appeals, other
<input type="checkbox"/> Storm Drainage Cost Allocation Plan			

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

APPLICATION INFORMATION:

Professional/Agent (if any): BORDENAVE DESIGNS PHONE: 505-823-1344
 ADDRESS: P.O. Box 91194 FAX: 505-821-9105
 CITY: ALBUQUERQUE STATE NM ZIP 87199 E-MAIL: jakebordenave@comcast.net

APPLICANT: KRISHANG LLC PHONE: 505-440-5857
 ADDRESS: 5817 SIGNAL AVE NE FAX: _____
 CITY: ALBUQUERQUE STATE NM ZIP 87113 E-MAIL: _____
 Proprietary interest in site: Owner List all owners: Krishang LLC

DESCRIPTION OF REQUEST: Revise Infrastructure List

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

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

Lot or Tract No. 17A Block: 12 Unit: Tract A Unit B
 Subdiv/Addn/TBKA: North Albuquerque Acres
 Existing Zoning: SU-2-IP Proposed zoning: SU-2-IP MRGCD Map No _____
 Zone Atlas page(s): C-18 UPC Code: 101806423533220405

CASE HISTORY:

List any current or prior case number that may be relevant to your application (Proj., App., DRB-, AX, Z, V, S, etc.): 1003483

CASE INFORMATION:

Within city limits? Yes Within 1000FT of a landfill? No
 No. of existing lots: 1 No. of proposed lots: 1 Total site area (acres): 2.4Ac
 LOCATION OF PROPERTY BY STREETS: On or Near: Signal Ave NE
 Between: SAN PEDRO DR NE and I-25

Check if project was previously reviewed by: Sketch Plat/Plan or Pre-application Review Team(PRT) Review Date: _____

SIGNATURE [Signature] DATE 01/06/12
 (Print Name) JEAN J. (JAKE) BORDENAVE Applicant: Agent:

FOR OFFICIAL USE ONLY

	Application case numbers	Action	S.F.	Fees
<input type="checkbox"/> INTERNAL ROUTING				
<input checked="" type="checkbox"/> All checklists are complete	<u>12DRB -70375</u>	<u>APP</u>		<u>\$ 50.00</u>
<input checked="" type="checkbox"/> All fees have been collected		<u>CMF</u>		<u>\$ 20.00</u>
<input checked="" type="checkbox"/> All case #'s are assigned				\$ _____
<input checked="" type="checkbox"/> AGIS copy has been sent				\$ _____
<input checked="" type="checkbox"/> Case history #'s are listed				\$ _____
<input type="checkbox"/> Site is within 1000ft of a landfill				\$ _____
<input type="checkbox"/> F.H.D.P. density bonus				\$ _____
<input type="checkbox"/> F.H.D.P. fee rebate				\$ _____
				Total
				<u>\$ 70.00</u>

Hearing date December 19, 2012

[Signature]
 Staff signature & Date 12-7-12

Project # 1003483

Revised: 4/2012

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

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

SKETCH PLAT REVIEW AND COMMENT (DRB22) **Your attendance is required.**

- Scale drawing of the proposed subdivision plat (folded to fit into an 8.5" by 14" pocket) **6 copies**
- Site sketch with measurements showing structures, parking, Bldg. setbacks, adjacent rights-of-way and street improvements, 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) clearly outlined
- Letter briefly describing, explaining, and justifying the request
- List any original and/or related file numbers on the cover application

EXTENSION OF MAJOR PRELIMINARY PLAT (DRB08) **Your attendance is required.**

- Preliminary Plat reduced to 8.5" x 11"
- Zone Atlas map with the entire property(ies) clearly outlined
- Letter briefly describing, explaining, and justifying the request
- Copy of DRB approved infrastructure list
- Copy of the LATEST Official DRB Notice of approval for Preliminary Plat Extension request
- List any original and/or related file numbers on the cover application

Extension of preliminary plat approval expires after one year.

MAJOR SUBDIVISION FINAL PLAT APPROVAL (DRB12) **Your attendance is required.**

- Proposed Final Plat (folded to fit into an 8.5" by 14" pocket) **6 copies**
- Signed & recorded Final Pre-Development Facilities Fee Agreement for Residential development only
- Design elevations & cross sections of perimeter walls **3 copies**
- Zone Atlas map with the entire property(ies) clearly outlined
- Bring original Mylar of plat to meeting, ensure property owner's and City Surveyor's signatures are on the plat
- Copy of recorded SIA
- Landfill disclosure and EHD signature line on the Mylar if property is within a landfill buffer
- List any original and/or related file numbers on the cover application
- DXF file and hard copy of final plat data for AGIS is required.

MINOR SUBDIVISION PRELIMINARY/FINAL PLAT APPROVAL (DRB16) **Your attendance is required.**

- 5 Acres or more: Certificate of No Effect or Approval
- Proposed Preliminary / Final Plat (folded to fit into an 8.5" by 14" pocket) **6 copies** for unadvertised meetings ensure property owner's and City Surveyor's signatures are on the plat prior to submittal
- Signed & recorded Final Pre-Development Facilities Fee Agreement for Residential development only
- Design elevations and cross sections of perimeter walls (11" by 17" maximum) **3 copies**
- Site sketch with measurements showing structures, parking, Bldg. setbacks, adjacent rights-of-way and street improvements, 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) clearly outlined
- Letter briefly describing, explaining, and justifying the request
- Bring original Mylar of plat to meeting, ensure property owner's and City Surveyor's signatures are on the plat
- Landfill disclosure and EHD signature line on the Mylar if property is within a landfill buffer
- Fee (see schedule)
- List any original and/or related file numbers on the cover application
- Infrastructure list if required (**verify with DRB Engineer**)
- DXF file and hard copy of final plat data for AGIS is required.

AMENDMENT TO PRELIMINARY PLAT (with minor changes) (DRB03) **Your attendance is required.**

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**
- Original Preliminary Plat, Infrastructure List, and/or Grading Plan (folded to fit into an 8.5" by 14" pocket) **6 copies**
- Zone Atlas map with the entire property(ies) clearly outlined
- Letter briefly describing, explaining, and justifying the request
- Bring original Mylar of plat to meeting, ensure property owner's and City Surveyor's signatures are on the plat
- List any original and/or related file numbers 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.

JEAN J. (JAKE) BORDENAVE
 Applicant name (print)
[Signature] 12/07/12
 Applicant signature / date



Form revised **October 2007**

[Signature] 12-7-12
 Planner signature / date
 Project # 1003483

<input checked="" type="checkbox"/> Checklists complete	Application case numbers
<input checked="" type="checkbox"/> Fees collected	<u>12DRB</u> <u>70375</u>
<input checked="" type="checkbox"/> Case #s assigned	_____
<input type="checkbox"/> Related #s listed	_____



Supplemental Form (SF)

SUBDIVISION

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

SITE DEVELOPMENT PLAN

- for Subdivision
- for Building Permit
- Administrative Amendment/Approval (AA)
- IP Master Development Plan
- Cert. of Appropriateness (LUCC)

STORM DRAINAGE (Form D)

- Storm Drainage Cost Allocation Plan

S Z ZONING & PLANNING

- Annexation
- Zone Map Amendment (Establish or Change Zoning, includes Zoning within Sector Development Plans)
- Adoption of Rank 2 or 3 Plan or similar
- Text Amendment to Adopted Rank 1, 2 or 3 Plan(s), Zoning Code, or Subd. Regulations
- Street Name Change (Local & Collector)
- L A APPEAL / PROTEST of...**
- Decision by: DRB, EPC, LUCC, Planning Director, ZEO, ZHE, Board of Appeals, other

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.

APPLICATION INFORMATION:

Professional/Agent (if any): BORDENAVE DESIGNS PHONE 505-823-1314
 ADDRESS: P.O. Box 91194 FAX: 505-821-9105
 CITY: ALBUQUERQUE STATE NM ZIP 87199 E-MAIL: jake.bordenave@comcast.net

APPLICANT: KRISHANG LLC PHONE: 505-440-5857
 ADDRESS: 5817 SIGNAL AVE NE FAX: _____
 CITY: ALBUQUERQUE STATE NM ZIP 87113 E-MAIL: _____

Proprietary interest in site: Owner List all owners: Krishang LLC

DESCRIPTION OF REQUEST: Revise Infrastructure List

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

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

Lot or Tract No. 17A Block: 12 Unit: Tract A Unit B
 Subdiv/Addn/TBKA: North Albuquerque Acres
 Existing Zoning: SU-2-IP Proposed zoning: SU-2-IP MRGCD Map No _____
 Zone Atlas page(s): C-18 UPC Code: 101806423533220405

CASE HISTORY:

List any current or prior case number that may be relevant to your application (Proj., App., DRB-, AX, Z, V, S, etc.): 1003483

CASE INFORMATION:

Within city limits? Yes Within 1000FT of a landfill? No
 No. of existing lots: 1 No. of proposed lots: 1 Total site area (acres): 2.4Ac

LOCATION OF PROPERTY BY STREETS: On or Near: Signal Ave NE
 Between: SAN PEDRO DR NE and I-25

Check if project was previously reviewed by: Sketch Plat/Plan or Pre-application Review Team(PRT) Review Date: _____

SIGNATURE

Jean J. Bordenave

DATE 01/06/12

(Print Name) JEAN J. (JAKE) BORDENAVE

Applicant Agent

FOR OFFICIAL USE ONLY

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

Application case numbers
12DRB - 70375

Action	S.F.	Fees
<u>APP</u>	_____	<u>\$ 50.00</u>
<u>CMF</u>	_____	<u>\$ 20.00</u>
_____	_____	\$ _____
_____	_____	\$ _____
_____	_____	\$ _____
Total		<u>\$ 70.00</u>

Hearing date December 19, 2012

J. [Signature]

12-7-12
Staff signature & Date

Project # 1003483

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

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

SKETCH PLAT REVIEW AND COMMENT (DRB22)

Your attendance is required.

- Scale drawing of the proposed subdivision plat (folded to fit into an 8.5" by 14" pocket) 6 copies
- Site sketch with measurements showing structures, parking, Bldg. setbacks, adjacent rights-of-way and street improvements, 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) clearly outlined
- Letter briefly describing, explaining, and justifying the request
- List any original and/or related file numbers on the cover application

EXTENSION OF MAJOR PRELIMINARY PLAT (DRB08)

Your attendance is required.

- Preliminary Plat reduced to 8.5" x 11"
 - Zone Atlas map with the entire property(ies) clearly outlined
 - Letter briefly describing, explaining, and justifying the request
 - Copy of DRB approved infrastructure list
 - Copy of the LATEST Official DRB Notice of approval for Preliminary Plat Extension request
 - List any original and/or related file numbers on the cover application
- Extension of preliminary plat approval expires after one year.

MAJOR SUBDIVISION FINAL PLAT APPROVAL (DRB12)

Your attendance is required.

- Proposed Final Plat (folded to fit into an 8.5" by 14" pocket) 6 copies
- Signed & recorded Final Pre-Development Facilities Fee Agreement for Residential development only
- Design elevations & cross sections of perimeter walls 3 copies
- Zone Atlas map with the entire property(ies) clearly outlined
- Bring original Mylar of plat to meeting, ensure property owner's and City Surveyor's signatures are on the plat
- Copy of recorded SIA
- Landfill disclosure and EHD signature line on the Mylar if property is within a landfill buffer
- List any original and/or related file numbers on the cover application
- DXF file and hard copy of final plat data for AGIS is required.

MINOR SUBDIVISION PRELIMINARY/FINAL PLAT APPROVAL (DRB16) Your attendance is required.

- 5 Acres or more: Certificate of No Effect or Approval
- Proposed Preliminary / Final Plat (folded to fit into an 8.5" by 14" pocket) 6 copies for unadvertised meetings ensure property owner's and City Surveyor's signatures are on the plat prior to submittal
- Signed & recorded Final Pre-Development Facilities Fee Agreement for Residential development only
- Design elevations and cross sections of perimeter walls (11" by 17" maximum) 3 copies
- Site sketch with measurements showing structures, parking, Bldg. setbacks, adjacent rights-of-way and street improvements, 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) clearly outlined
- Letter briefly describing, explaining, and justifying the request
- Bring original Mylar of plat to meeting, ensure property owner's and City Surveyor's signatures are on the plat
- Landfill disclosure and EHD signature line on the Mylar if property is within a landfill buffer
- Fee (see schedule)
- List any original and/or related file numbers on the cover application
- Infrastructure list if required (verify with DRB Engineer)
- DXF file and hard copy of final plat data for AGIS is required.

AMENDMENT TO PRELIMINARY PLAT (with minor changes) (DRB03) Your attendance is required.

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
 - Original Preliminary Plat, Infrastructure List, and/or Grading Plan (folded to fit into an 8.5" by 14" pocket) 6 copies
 - Zone Atlas map with the entire property(ies) clearly outlined
 - Letter briefly describing, explaining, and justifying the request
 - Bring original Mylar of plat to meeting, ensure property owner's and City Surveyor's signatures are on the plat
 - List any original and/or related file numbers 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.

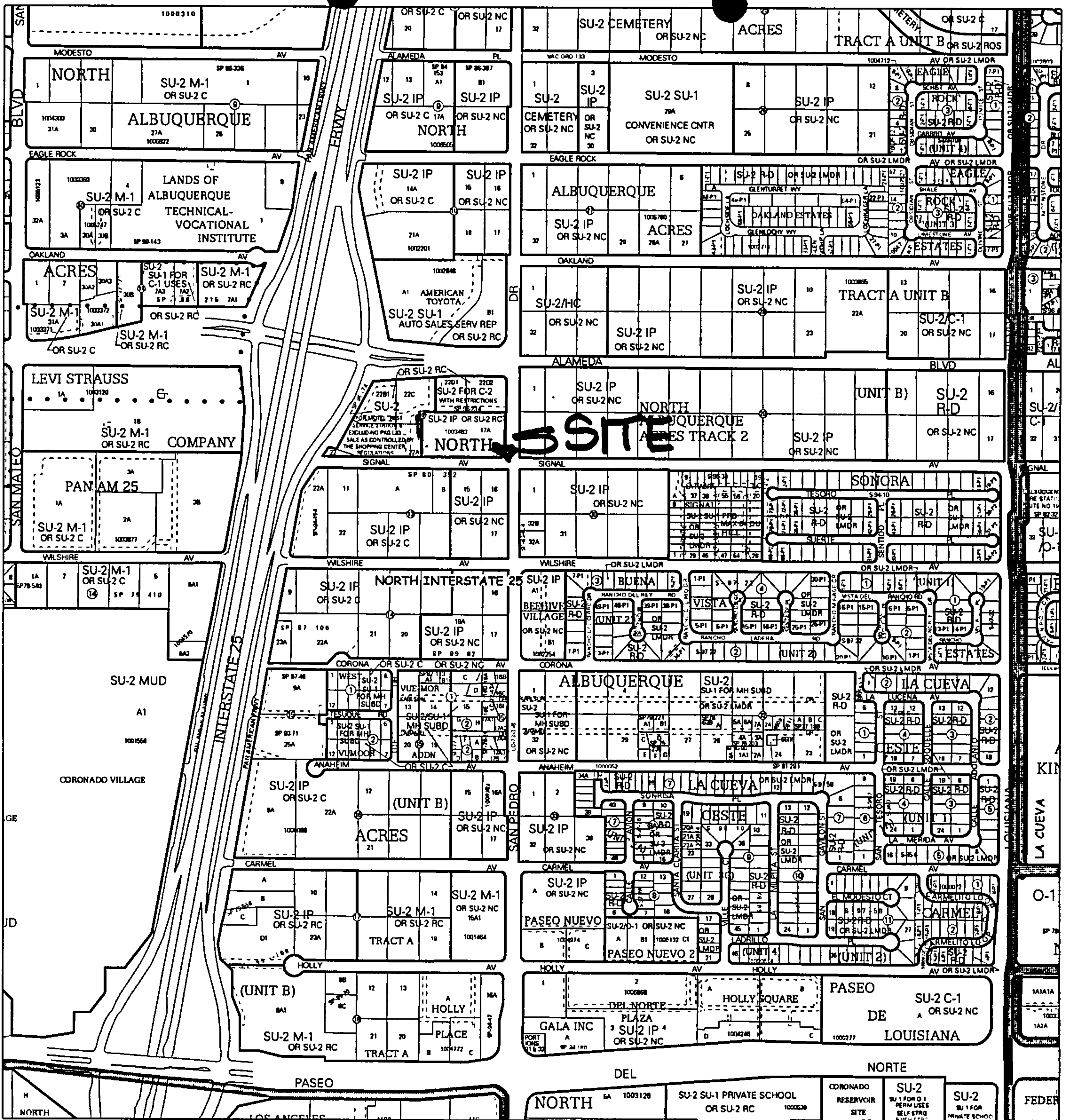
JEAN J. (JAKE) BORDENAVE
 Applicant name (print)
Jean J. Bordenave 12/07/12
 Applicant signature / date



Form revised October 2007

V. [Signature] 12-7-12
 Planner signature / date
 Project # 1003483

- Checklists complete
 - Fees collected
 - Case #s assigned
 - Related #s listed
- Application case numbers
 12DRB -70375



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

AGIS
Albuquerque Geographic Information System

Map amended through: 1/24/2011

Note: Grey Shading Represents Area Outside of the City Limits

Zone Atlas Page:
C-18-Z

Selected Symbols

SECTOR PLANS	Escarpment
Design Overlay Zones	2 Mile Airport Zone
City Historic Zones	Airport Noise Contours
H-1 Buffer Zone	Wall Overlay Zone
Petroglyph Mon.	

0 750 1,500 Feet



October 22, 2012

City of Albuquerque
P.O. Box 1293
Albuquerque, NM 87102

Attn: DRB Member
Re: Extension of Subdivision Improvement Agreement for
Staybridge Suites

The subject agreement was originally prepared in 2004. The City of Albuquerque has two projects on San Pedro abutting this site. One is for construction of a storm drain from Alameda south to Signal and the other is to construct pavement sections from Alameda to San Pedro. The latter is part of a much larger project to build Alameda from I-25 to Wyoming. It has been the intent of the Staybridge Suites to coordinate their construction with the City projects. As the City projects got delayed the Staybridge Suites project got delayed.

Until this summer the City projects were to be Bid this October. Now the City paving project is indefinitely delayed and the City storm drain project will be bid this fall. Since the paving project is now indefinite it is the intent of Staybridge Suites to construct the items described in the SIA soon after the storm drain project is completed. Some of the storm drain facilities are located under the area the Staybridge Suites paving is to be placed. Also the two projects can't be built concurrently due to required traffic detouring through the area. An extension of two (2) years is requested due to the uncertainty of the completion of the storm drain project.

It is also requested that the first item in the infrastructure list be revised to read 18' of asphalt instead of 24'. This request has been discussed with, and agreed to by, Kristal Metro.

Sincerely,

A handwritten signature in black ink, appearing to read 'Jean J. Bordenave', is written over the word 'Sincerely,'.

Jean J(Jake) Bordenave

P.O. Box 91194
Albuquerque, NM 87199-1194
Phone (505)823-1344 Fax (505)821-9105 Cell 480-6812
Email jakebordenave@mindspring.com

ORIGINAL

INFRASTRUCTURE LIST

Date Site Plan Approved: 8/25/04
 Date Preliminary Plat Approved: 8/25/04
 Date Preliminary Plat Expires: 8/25/05
 DRB Project No.: 1003483
 DRB Application No.: 04-01167
04-00881

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

STAYBRIDGE SUITES - Lot 17-A replat and Site Plan

PROPOSED NAME OF PLAT AND/OR SITE DEVELOPMENT PLAN

LOTS 17, 18 & 19, BLOCK 12, TRACT A, UNIT B, NORTH ALBUQUERQUE ACRES

EXISTING LEGAL DESCRIPTION PRIOR TO PLATTING ACTION

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

SIA Sequence #	COA DRC Project #	Size	Type of Improvement	Location	From	To	Private Inspector	City Inspector	City Cnst Engineer
<input type="checkbox"/>	<input type="checkbox"/>	24'	Asphalt w/ Std C&G	SIGNAL AVE	West Prop Line	SAN PEDRO BLVD	/	/	/
<input type="checkbox"/>	<input type="checkbox"/>	6'	PCC Sidewalk	"	"	"	/	/	/
<input type="checkbox"/>	<input type="checkbox"/>	2-31'	Private Entrances w/ 25' Rad. Returns	SIGNAL AVE	-	-	/	/	/
<input type="checkbox"/>	<input type="checkbox"/>	24'-30'	Asphalt Flare & 60' Left Turn Lane	SIGNAL AVE	SAN PEDRO BLVD	144' West	/	/	/
<input type="checkbox"/>	<input type="checkbox"/>	30' f-f	Asphalt w/ Std C&G	SAN PEDRO BLVD	SIGNAL AVE	NORTH Prop Line	/	/	/
<input type="checkbox"/>	<input type="checkbox"/>	6'	PCC Sidwalk	"	"	"	/	/	/
<input type="checkbox"/>	<input type="checkbox"/>	42"	RCP storm Drain	SAN PEDRO BLVD	Signal Ave Exist MH (East side of street)	West Side of Street	/	/	/
<input type="checkbox"/>	<input type="checkbox"/>	42"	RCP Storm Drain	SAN PEDRO BLVD	SIGNAL AVE	North Prop Line	/	/	/
<input type="checkbox"/>	<input type="checkbox"/>	-	temp asph pavement as required for temp. tie ins	SAN PEDRO B			/	/	/

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

NOTES

1 _____

2 _____

3 _____

AGENT / OWNER

DEVELOPMENT REVIEW BOARD MEMBER APPROVALS

JAKE BORDENAVE
 NAME (print)

BORDENAVE DESIGNS
 FIRM

[Signature] 08/13/04
 SIGNATURE - date

[Signature] 8/25/04
 DRB CHAIR - date

Christina Santoral 8/25/04
 PARKS & GENERAL SERVICES - date

[Signature] 8-25-04
 TRANSPORTATION DEVELOPMENT - date

Rogert Green 8/25/04
 UTILITY DEVELOPMENT - date

Bradley H. Biglum 8/25/04
 CITY ENGINEER - date

_____ AMAFCA - date

_____ - date

_____ - date

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

DESIGN REVIEW COMMITTEE REVISIONS

REVISION	DATE	DRC CHAIR	USER DEPARTMENT	AGENT / OWNER

INFRASTRUCTURE LIST
 (Rev. 9-20-05)
EXHIBIT "A"
TO SUBDIVISION IMPROVEMENTS AGREEMENT
DEVELOPMENT REVIEW BOARD (D.R.B.) REQUIRED INFRASTRUCTURE LIST

STAYBRIDGE SUITES, LOT 17-A REPLAT AND SITE PLAN
PROPOSED NAME OF PLAT AND/OR SITE DEVELOPMENT PLAN

LOTS 17, 18 & 19, BLOCK 12 TRACT A, UNIT B, NORTH ALBUQUERQUE ACRES
EXISTING LEGAL DESCRIPTION PRIOR TO PLATTING ACTION

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

Financially Guaranteed DRC #	Constructed Under DRC #	Size	Type of Improvement	Location	From	To	Construction Certification		
							Private Inspector	P.E.	City Cnst Engineer
<input type="text"/>	<input type="text"/>	20' F-E	Pavement & Std C & G	Signal Ave.	West Prop. Line	San Pedro Dr.	/	/	/
<input type="text"/>	<input type="text"/>	6'	PCC Sidewalk	"	"	"	/	/	/
<input type="text"/>	<input type="text"/>	2 - 31'	Private Entrances w/ 25' radius returns	"	-	-	/	/	/
<input type="text"/>	<input type="text"/>	20'W - 36'W	Pavement flare and 60' long left turn lane	"	San Pedro	144' west	/	/	/
<input type="text"/>	<input type="text"/>	30' F-E	Pavement w/ Std C & G	San Pedro Dr.	Signal Ave.	North property line	/	/	/
<input type="text"/>	<input type="text"/>	6'	PCC Sidewalk	"			/	/	/
<input type="text"/>	<input type="text"/>	42"	RCP Storm Drain	San Pedro Dr.	Existing MH on Signal Ave (east side of San Pedro Dr.)	West side of San Pedro Dr.	/	/	/
<input type="text"/>	<input type="text"/>	42"	RCP Storm Drain	San Pedro Dr.	Signal Ave	North property line	/	/	/
<input type="text"/>	<input type="text"/>	-	Temporary pavement as required for temporary tie to existing pavement	San Pedro Dr.			/	/	/

The items listed below are on the CCIP and approved for Impact Fee credits. Signatures from the Impact Fee Administrator and the City User Department is required prior to DRB approval of this listing. The items listed below are subject to the standard SIA requirements.

Financially Guaranteed DRC #	Constructed Under DRC #	Size	Type of Improvement	Location	From	To	Construction Certification		
							Private Inspector	P.E.	City Cnst Engineer
<input type="text"/>	<input type="text"/>						/	/	/
<input type="text"/>	<input type="text"/>						/	/	/
Approval of Creditable Items:							Approval of Creditable Items:		
Impact Fee Administrator Signature Date							City User Dept. Signature Date		

NOTES

If the site is located in a floodplain, then the financial guarantee will not be released until the LOMR is approved by FEMA.
Street lights per City requirements.

- 1 _____

- 2 _____

- 3 _____

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

JEAN J. JAKE BORDENAVE
NAME (print)

BORDENAVE DESIGNS
FIRM

Jean J. Jake Bordenave 12/06/2012
SIGNATURE - date

_____ DRB CHAIR - date

_____ TRANSPORTATION DEVELOPMENT - date

_____ UTILITY DEVELOPMENT - date

_____ CITY ENGINEER - date

_____ PARKS & RECREATION - date

_____ AMAFCA - date

_____ - date

_____ - date

DESIGN REVIEW COMMITTEE REVISIONS
--

REVISION	DATE	DRC CHAIR	USER DEPARTMENT	AGENT / OWNER



Supplemental Form (SF)

SUBDIVISION

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

SITE DEVELOPMENT PLAN

- for Subdivision
- for Building Permit
- Administrative Amendment/Approval (AA)
- IP Master Development Plan
- Cert. of Appropriateness (LUCC)

STORM DRAINAGE (Form D)

- Storm Drainage Cost Allocation Plan

S Z ZONING & PLANNING

- Annexation
- Zone Map Amendment (Establish or Change Zoning, includes Zoning within Sector Development Plans)
- Adoption of Rank 2 or 3 Plan or similar
- Text Amendment to Adopted Rank 1, 2 or 3 Plan(s), Zoning Code, or Subd. Regulations

D Street Name Change (Local & Collector)

L A APPEAL / PROTEST of...

- Decision by: DRB, EPC, LUCC, Planning Director, ZEO, ZHE, Board of Appeals, other

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.

APPLICATION INFORMATION:

Professional/Agent (if any): BORDENAVE DESIGNS PHONE: 505-823-1344
 ADDRESS: P.O. Box 91194 FAX: 505-821-9105
 CITY: Albuquerque STATE NM ZIP 87199 E-MAIL: jakebordenave@comcast.net

APPLICANT: KRISHANG LLC PHONE: 505-440-5857
 ADDRESS: 5817 SIGNAL AVENUE FAX: _____
 CITY: Albuquerque STATE NM ZIP 87113 E-MAIL: _____

Proprietary interest in site: Owner List all owners: KRISHANG LLC

DESCRIPTION OF REQUEST: SIA Extension

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

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

Lot or Tract No. 17A Block: 12 Unit: _____

Subdiv/Addn/TBKA: _____

Existing Zoning: SU-2-IP Proposed zoning: SU-2-IP MRGCD Map No _____

Zone Atlas page(s): E-18 UPC Code: 101806423533220405

CASE HISTORY:

List any current or prior case number that may be relevant to your application (Proj., App., DRB-, AX_Z_, V_, S_, etc.): 1003483

CASE INFORMATION:

Within city limits? Yes Within 1000FT of a landfill? NO

No. of existing lots: 1 No. of proposed lots: 1 Total site area (acres): 2.4 acres

LOCATION OF PROPERTY BY STREETS: On or Near: SIGNAL AVE NE

Between: SAN PEDRO DR NE and I-25

Check if project was previously reviewed by: Sketch Plat/Plan or Pre-application Review Team(PRT) . Review Date: _____

SIGNATURE Jean S. Bordenave DATE 10/30/12

(Print Name) JEAN S. (JAKE) BORDENAVE Applicant: Agent:

FOR OFFICIAL USE ONLY

Revised: 4/2012

<input type="checkbox"/> INTERNAL ROUTING	Application case numbers	Action	S.F.	Fees
<input checked="" type="checkbox"/> All checklists are complete	<u>12 DRB - 70346</u>	<u>SIA</u>	_____	\$ _____
<input checked="" type="checkbox"/> All fees have been collected	_____	<u>ADP</u>	_____	\$ <u>75.00</u>
<input checked="" type="checkbox"/> All case #s are assigned	_____	<u>CMF</u>	_____	\$ <u>20.00</u>
<input checked="" type="checkbox"/> AGIS copy has been sent	_____	_____	_____	\$ _____
<input checked="" type="checkbox"/> Case history #s are listed	_____	_____	_____	\$ _____
<input type="checkbox"/> Site is within 1000ft of a landfill	_____	_____	_____	\$ _____
<input type="checkbox"/> F.H.D.P. density bonus	_____	_____	_____	Total
<input type="checkbox"/> F.H.D.P. fee rebate	_____	_____	_____	\$ <u>145.00</u>

Hearing date November 28, 2012

J. Bordenave 10-30-12
 Staff signature & Date

Project # 1003483

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 (DRB13)

- 5 Acres or more: Certificate of No Effect or Approval
- Proposed Preliminary Plat including the Grading Plan (folded to fit into an 8.5" by 14" pocket) **24 copies**
- Proposed Infrastructure List
- Signed Preliminary Pre-Development Facilities Fee Agreement for **Residential** development only
- Design elevations & cross sections of perimeter walls **3 copies** (11" x 17" maximum)
- Zone Atlas map with the entire property(ies) clearly outlined
- Letter briefly describing, explaining, and justifying the request
- Property owner's and City Surveyor's signature on the proposed plat
- FORM DRWS Drainage Report, Water & Sewer availability statement filing information
- Office of Community & Neighborhood Coordination inquiry response, notifying letter, certified mail receipts
- Sign Posting Agreement
- Signed** Pre-Annexation Agreement if Annexation required.
- TIS/AQIA Traffic Impact Study / Air Quality Impact Assessment form
- Fee (see schedule)
- List any original and/or related file numbers on the cover application

Preliminary plat approval expires after one year.

DRB Public hearings are approximately 30 DAYS after the filing deadline. Your attendance is required.

MAJOR SUBDIVISION AMENDMENT TO PRELIMINARY PLAT (DRB11) (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) clearly outlined
- Letter briefly describing, explaining, and justifying the request
- Property owner's and City Surveyor's signature on the proposed amended plat, if applicable
- Office of Community & Neighborhood Coordination inquiry response, notifying letter, certified mail receipts
- Sign Posting Agreement
- List 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 30 DAYS after the filing deadline. Your attendance is required.

MAJOR SUBDIVISION IMPROVEMENTS AGREEMENT EXTENSION (DRB09)

(Temporary sidewalk deferral extension use FORM-V)

- Zone Atlas map with the entire property(ies) clearly outlined
- 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
- List any original and/or related file numbers on the cover application
- Fee (see schedule)

DRB Public hearings are approximately 30 DAYS 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.

JEAN J (JAKE) BORDENAVE
Applicant name (print)
[Signature] 10/30/12
Applicant signature / date



Form revised October 2007

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

Application case numbers
12 DRB - 70846

[Signature] 10-30-12
Planner signature / date
Project # 1003483

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 November 13, 2012 To November 28, 2012

5. REMOVAL

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

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

[Signature]
(Applicant or Agent)

10/30/12
(Date)

I issued _____ signs for this application, 10-30-12
(Date)

[Signature]
(Staff Member)

DRB PROJECT NUMBER: 1003483



INTER-OFFICE MEMORANDUM

COMMENTING AGENCIES

DEBBIE BAUMAN, Transportation Development
SHABIH RIZVI, Transit & Parking Department
STEVE MONTIEL, Council of Governments
LYNN MAZUR, AMAFCA
STEVE SINK, APD Crime Prevention
JAY LEE EVANS, Open Space Division
RAY SANCHEZ, Fire Department
DAVID KILPATRICK, Zoning Enforcement Inspector
STEPHANI WINKLEPLECK, Neighborhood Coordination
DANIEL ARAGON, Public Service Company of New Mexico
PATRICK SANCHEZ, New Mexico Gas Company
APRIL WINTERS, Albuquerque Public Schools
MICHELE RAMIREZ, CenturyLink
MIKE MORTUS, Comcast Cable
RAY GOMEZ, Middle Rio Grande Conservancy District (MRGCD)
SUZANNE BUSCH, Environmental Health

Your comments on the following case(s) are requested. Board hearing date:

PROJECT # 1003483

Wednesday, November 28, 2012

Comments must be received by:

Friday, November 23, 2012

If comments are not received by this date, "no comments" will be listed on the staff report. Attached are copies of the requests.

If you have any questions, please contact me at 924-3946 or agomez@cabq.gov



Supplemental Form (SF)

<p>SUBDIVISION</p> <p><input checked="" type="checkbox"/> Major subdivision action</p> <p><input type="checkbox"/> Minor subdivision action</p> <p><input type="checkbox"/> Vacation</p> <p><input type="checkbox"/> Variance (Non-Zoning)</p> <p>SITE DEVELOPMENT PLAN</p> <p><input type="checkbox"/> for Subdivision</p> <p><input type="checkbox"/> for Building Permit</p> <p><input type="checkbox"/> Administrative Amendment/Approval (AA)</p> <p><input type="checkbox"/> IP Master Development Plan</p> <p><input type="checkbox"/> Cert. of Appropriateness (LUCC)</p> <p>STORM DRAINAGE (Form D)</p> <p><input type="checkbox"/> Storm Drainage Cost Allocation Plan</p>	<p>S Z ZONING & PLANNING</p> <p><input type="checkbox"/> Annexation</p> <p>V <input type="checkbox"/> Zone Map Amendment (Establish or Change Zoning, includes Zoning within Sector Development Plans)</p> <p>P <input type="checkbox"/> Adoption of Rank 2 or 3 Plan or similar</p> <p><input type="checkbox"/> Text Amendment to Adopted Rank 1, 2 or 3 Plan(s), Zoning Code, or Subd. Regulations</p> <p>D <input type="checkbox"/> Street Name Change (Local & Collector)</p> <p>L A APPEAL / PROTEST of...</p> <p><input type="checkbox"/> Decision by. DRB, EPC, LUCC, Planning Director, ZEO, ZHE, Board of Appeals, other</p>
---	--

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

APPLICATION INFORMATION:

Professional/Agent (if any): BORDENAVE DESIGNS PHONE: 505-823-1344

ADDRESS: P.O. Box 91194 FAX: 505-821-9105

CITY: Albuquerque STATE NM ZIP 87199 E-MAIL: ylabordenava@comcast.net

APPLICANT: KRISHANG LLC PHONE: 505-440-5857

ADDRESS: 5817 SIGNAL AVENUE FAX: _____

CITY: Albuquerque STATE NM ZIP 87113 E-MAIL: _____

Proprietary interest in site: Owner List all owners: KRISHANG LLC

DESCRIPTION OF REQUEST: SIA Extension

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

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

Lot or Tract No. 17A Block: 12 Unit: _____

Subdiv/Addn/TBKA: _____

Existing Zoning: SU-2-IP Proposed zoning: SU-2-IP MRGCD Map No _____

Zone Atlas page(s): E-18 UPC Code: 101806423533220405

CASE HISTORY:

List any current or prior case number that may be relevant to your application (Proj., App., DRB-, AX, Z, V, S, etc.): 1003483

CASE INFORMATION:

Within city limits? Yes Within 1000FT of a landfill? NO

No. of existing lots: 1 No. of proposed lots: 1 Total site area (acres): 2.4 acres

LOCATION OF PROPERTY BY STREETS: On or Near: SIGNAL AVE NE

Between: SAN PEDRO DR NE and I-25

Check if project was previously reviewed by: Sketch Plat/Plan or Pre-application Review Team(PRT) Review Date: _____

SIGNATURE Jean J. Bordenave DATE 10/30/12

(Print Name) JEAN J. (Jake) BORDENAVE Applicant: Agent:

FOR OFFICIAL USE ONLY

Revised: 4/2012

<input type="checkbox"/> INTERNAL ROUTING	Application case numbers	Action	S.F.	Fees
<input checked="" type="checkbox"/> All checklists are complete	<u>12 DRB - 70346</u>	<u>SIA</u>	—	\$
<input checked="" type="checkbox"/> All fees have been collected	_____	<u>ADY</u>	—	<u>\$75.00</u>
<input checked="" type="checkbox"/> All case #s are assigned	_____	<u>CME</u>	—	<u>\$20.00</u>
<input checked="" type="checkbox"/> AGIS copy has been sent	_____	_____	—	\$
<input checked="" type="checkbox"/> Case history #s are listed	_____	_____	—	\$
<input type="checkbox"/> Site is within 1000ft of a landfill	_____	_____	—	\$
<input type="checkbox"/> F.H.D.P. density bonus	_____	_____	—	Total
<input type="checkbox"/> F.H.D.P. fee rebate	Hearing date <u>November 28, 2012</u>	_____	—	<u>\$145.00</u>

[Signature] 10-30-12 Project # 1003483
Staff signature & Date

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

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

MAJOR SUBDIVISION PRELIMINARY PLAT APPROVAL (DRB13)

- 5 Acres or more: Certificate of No Effect or Approval
- Proposed Preliminary Plat including the Grading Plan (folded to fit into an 8.5" by 14" pocket) 24 copies
- Proposed Infrastructure List
- Signed Preliminary Pre-Development Facilities Fee Agreement for Residential development only
- Design elevations & cross sections of perimeter walls 3 copies (11" x 17" maximum)
- Zone Atlas map with the entire property(ies) clearly outlined
- Letter briefly describing, explaining, and justifying the request
- Property owner's and City Surveyor's signature on the proposed plat
- FORM DRWS Drainage Report, Water & Sewer availability statement filing information
- Office of Community & Neighborhood Coordination inquiry response, notifying letter, certified mail receipts
- Sign Posting Agreement
- Signed Pre-Annexation Agreement if Annexation required.
- TIS/AQIA Traffic Impact Study / Air Quality Impact Assessment form
- Fee (see schedule)
- List any original and/or related file numbers on the cover application

Preliminary plat approval expires after one year.

DRB Public hearings are approximately 30 DAYS after the filing deadline. Your attendance is required.

MAJOR SUBDIVISION AMENDMENT TO PRELIMINARY PLAT (DRB11) (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) clearly outlined
- Letter briefly describing, explaining, and justifying the request
- Property owner's and City Surveyor's signature on the proposed amended plat, if applicable
- Office of Community & Neighborhood Coordination inquiry response, notifying letter, certified mail receipts
- Sign Posting Agreement
- List 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 30 DAYS after the filing deadline. Your attendance is required.

MAJOR SUBDIVISION IMPROVEMENTS AGREEMENT EXTENSION (DRB09)

(Temporary sidewalk deferral extension use FORM-V)

- Zone Atlas map with the entire property(ies) clearly outlined
- 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
- List any original and/or related file numbers on the cover application
- Fee (see schedule)

DRB Public hearings are approximately 30 DAYS 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.

JEAN J (JOKE) BORDENAVE
Applicant name (print)
[Signature] 10/30/12
Applicant signature / date

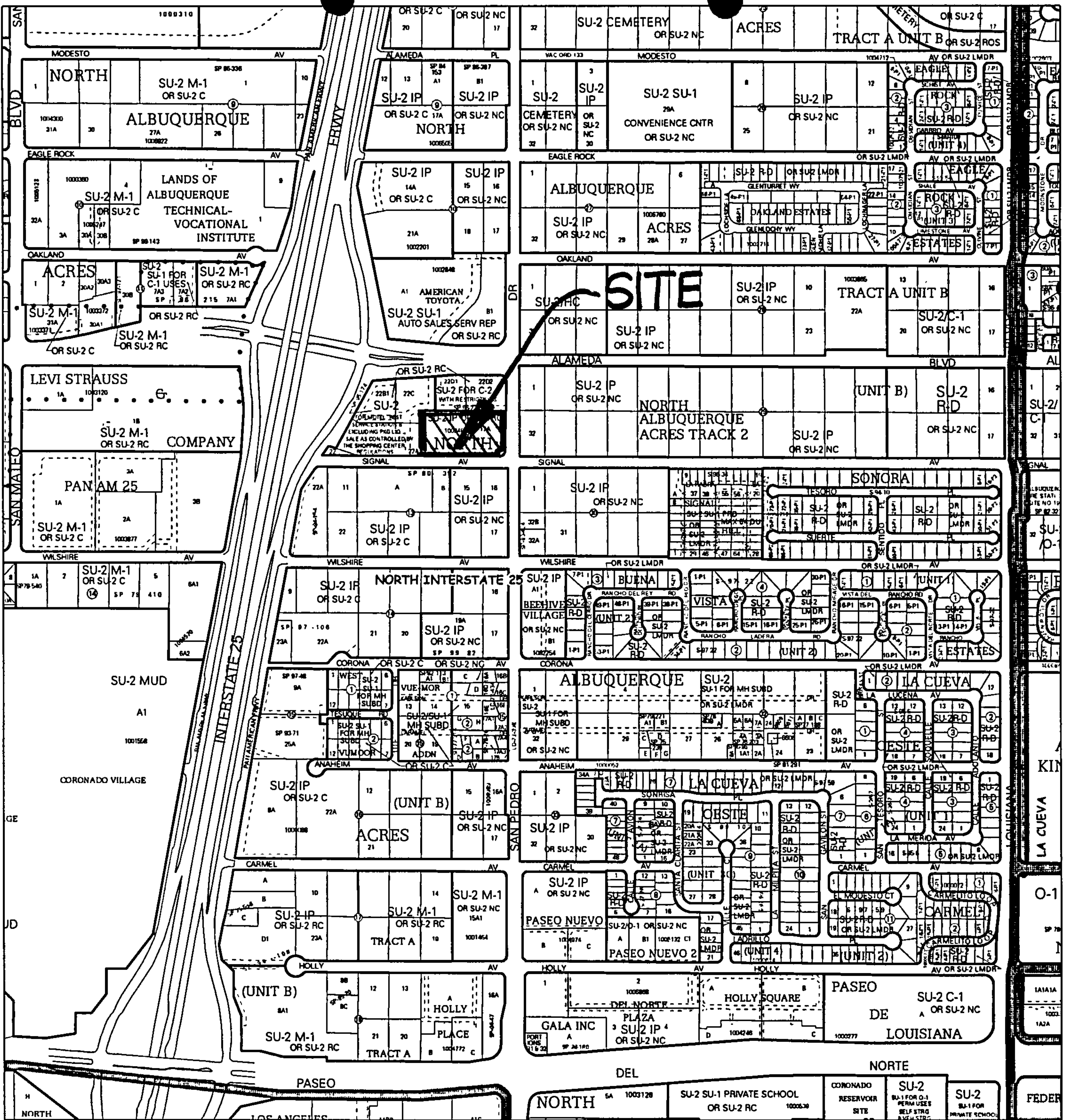


Form revised October 2007

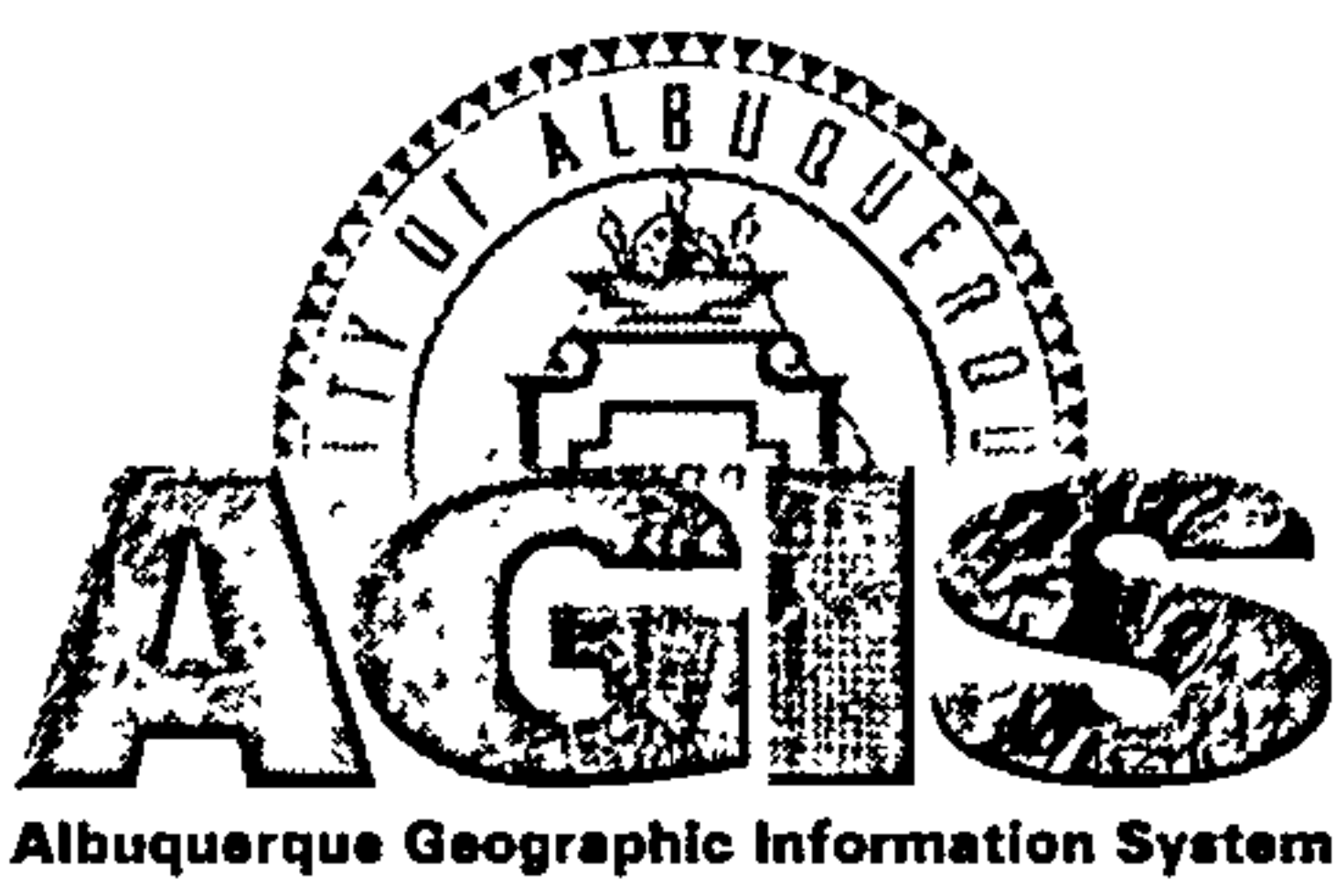
- Checklists complete
- Fees collected
- Case #s assigned
- Related #s listed

Application case numbers
12 DRB - 70346

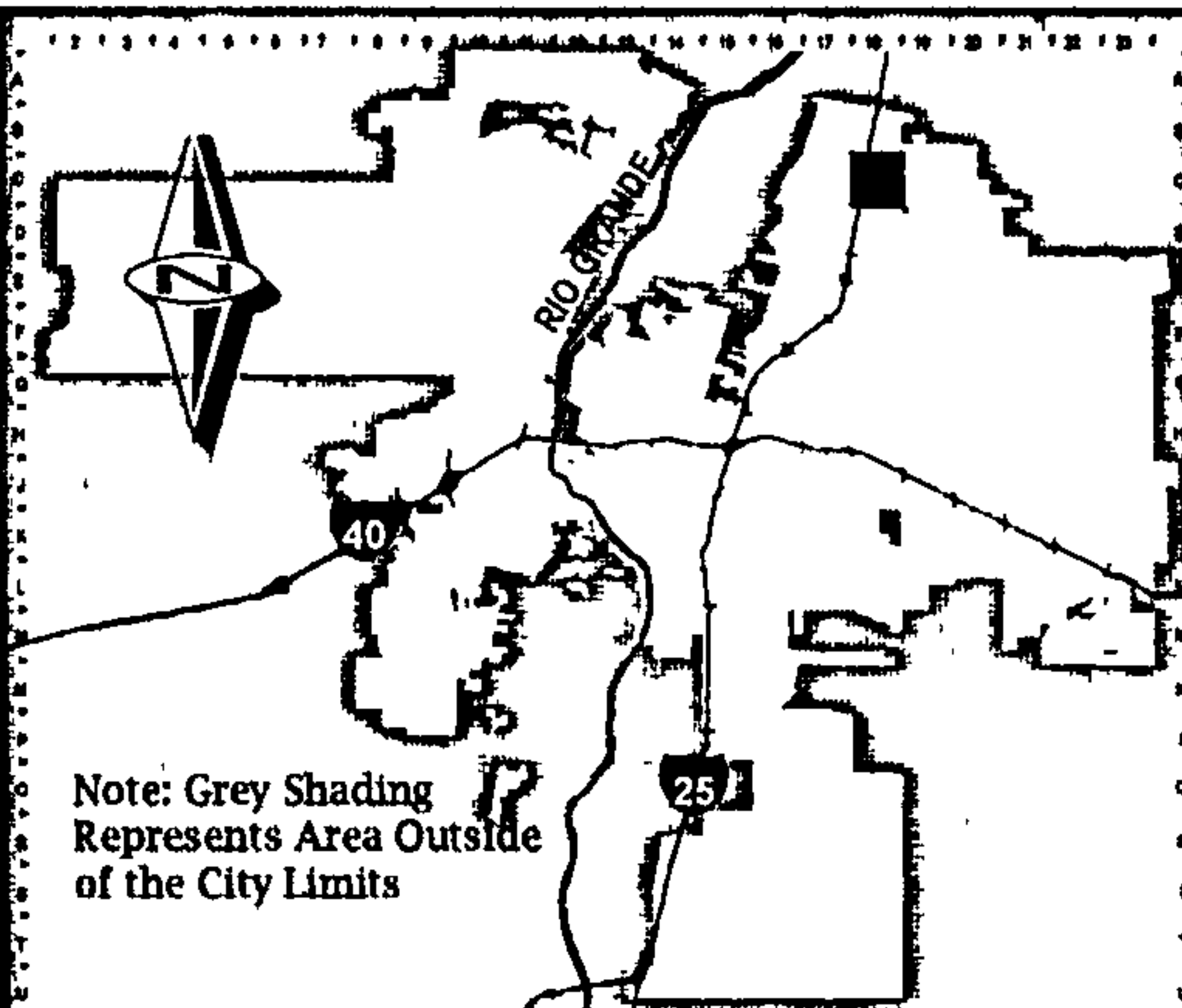
[Signature] 10-30-12
Planner signature / date
Project # 1003483



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












Map amended through: 1/24/2011




Note: Grey Shading Represents Area Outside of the City Limits

Zone Atlas Page:
C-18-Z

Selected Symbols

 SECTOR PLANS	 Escarpment
 Design Overlay Zones	 2 Mile Airport Zone
 City Historic Zones	 Airport Noise Contours
 H-1 Buffer Zone	 Wall Overlay Zone
 Petroglyph Mon.	



0 750 1,500 Feet



October 22, 2012

City of Albuquerque
P.O. Box 1293
Albuquerque, NM 87102

Attn: DRB Member
Re: Extension of Subdivision Improvement Agreement for
Staybridge Suites

The subject agreement was originally prepared in 2004. The City of Albuquerque has two projects on San Pedro abutting this site. One is for construction of a storm drain from Alameda south to Signal and the other is to construct pavement sections from Alameda to San Pedro. The latter is part of a much larger project to build Alameda from I-25 to Wyoming. It has been the intent of the Staybridge Suites to coordinate their construction with the City projects. As the City projects got delayed the Staybridge Suites project got delayed.

Until this summer the City projects were to be Bid this October. Now the City paving project is indefinitely delayed and the City storm drain project will be bid this fall. Since the paving project is now indefinite it is the intent of Staybridge Suites to construct the items described in the SIA soon after the storm drain project is completed. Some of the storm drain facilities are located under the area the Staybridge Suites paving is to be placed. Also the two projects can't be built concurrently due to required traffic detouring through the area. An extension of two (2) years is requested due to the uncertainty of the completion of the storm drain project.

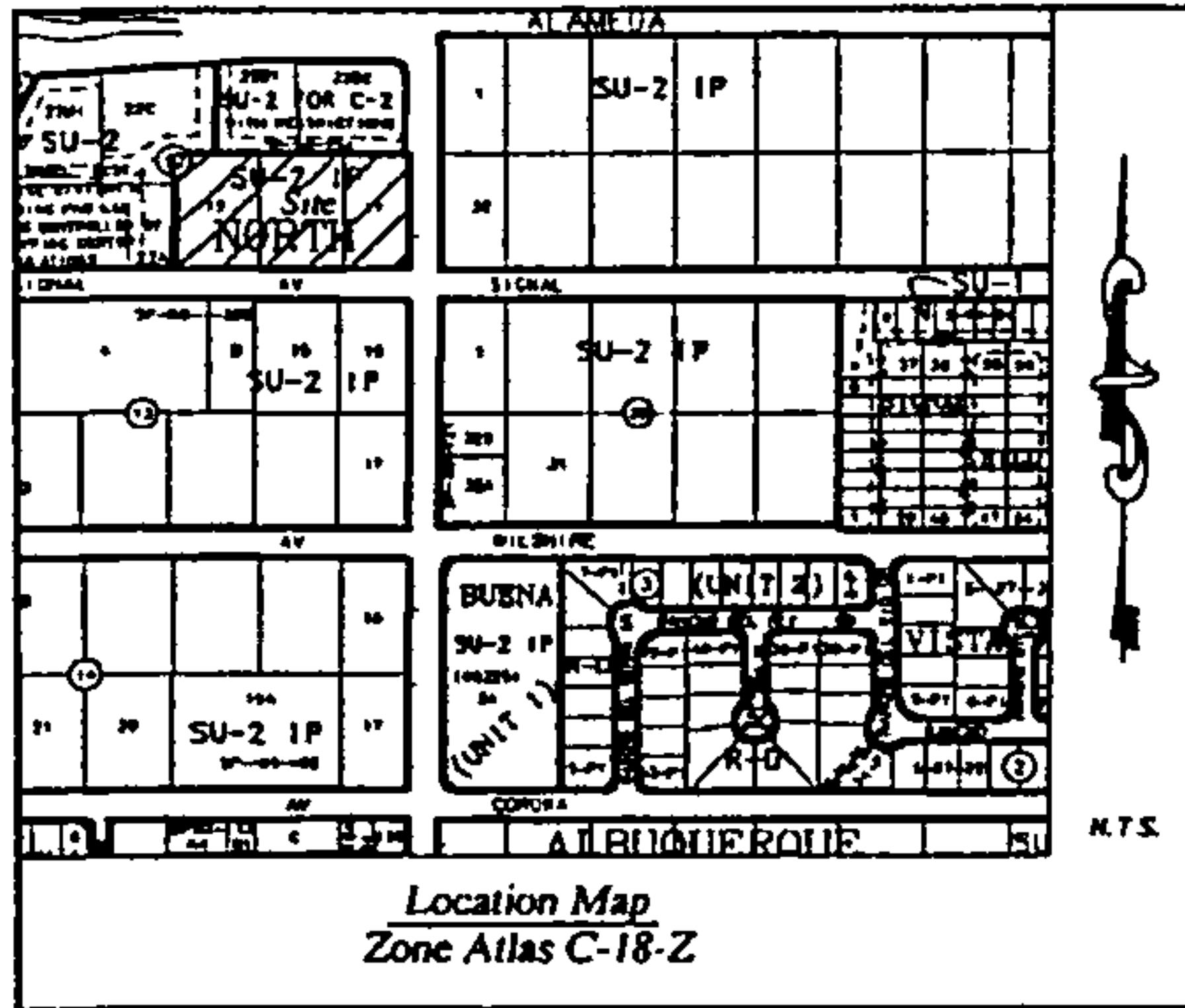
It is also requested that the first item in the infrastructure list be revised to read 18' of asphalt instead of 24'. This request has been discussed with and agreed to by Kristal Metro.

Sincerely,

A handwritten signature in black ink, appearing to read 'Jean J. Bordenave', is written over the typed name below.

Jean J(Jake) Bordenave

P.O. Box 91194
Albuquerque, NM 87199-1194
Phone (505)823-1344 Fax (505)821-9105 Cell 480-6812
Email jakebordenave@mindspring.com



Legal Description

A CERTAIN TRACT OF LAND SITUATE IN THE ELENA GALLEGOS LAND GRANT IN PROJECTED SECTION 18, TOWNSHIP 11 NORTH, RANGE 3 EAST, N.M.P.M., WITHIN THE CITY OF ALBUQUERQUE, BERNALILLO COUNTY, NEW MEXICO, BEING COMPRISED OF LOTS NUMBERED SEVENTEEN (17), EIGHTEEN (18) AND NINETEEN (19), BLOCK TWELVE(12), NORTH ALBUQUERQUE ACRES, TRACT A, UNIT B, NORTH ALBUQUERQUE ACRES, AS THE SAME IS SHOWN AND DESIGNATED ON THE PLAT THEREOF, FILED IN THE OFFICE OF THE COUNTY CLERK OF BERNALILLO COUNTY IN BOOK D, PAGE 130 ON APRIL 24, 1936, LESS THE EASTERLY 13 FEET OF SAID LOT 17 THEREOF AS PREVIOUSLY CONVEYED TO THE NEW MEXICO DEPARTMENT OF TRANSPORTATION BY THAT WARRANTY DEED FILED AUGUST 23, 1983, IN BOOK D192A, PAGES 391-392, OF THE RECORDS OF BERNALILLO COUNTY, NEW MEXICO, AND MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCING AT THE SOUTHEAST CORNER OF THE TRACT, A POINT IN THE CENTERLINE OF SIGNAL AVENUE, NORTHEAST, WHENCE ALBUQUERQUE CONTROL SURVEY STATION "9-C18" BEARS S01°34'08"E AND 558.34 FEET DISTANT; THENCE N89°41'30"W ALONG SAID CENTERLINE A DISTANCE OF 451.52 FEET TO THE SOUTHWEST CORNER OF THE TRACT HEREIN DESCRIBED; THENCE N0017°48"E A DISTANCE OF 264.12 FEET TO THE NORTHWEST CORNER OF THE TRACT HEREIN DESCRIBED; THENCE S89°41'42"E A DISTANCE OF 451.40 FEET TO THE NORTHEAST CORNER OF THE TRACT HEREIN DESCRIBED, A POINT ON THE WESTERLY RIGHT OF WAY OF SAN PEDRO STREET, NORTHEAST; THENCE S00°16'03"W ALONG SAID WESTERLY RIGHT OF WAY A DISTANCE OF 264.18 FEET TO THE SOUTHEAST CORNER AND POINT OF BEGINNING AND CONTAINING 2.7375 ACRES, MORE OR LESS.

Plat of Lot 17-A

North Albuquerque Acres, Block 12, Upit "B", Tract "A"
 Projected Section 18, T.11N., R.3E., N.M.P.M.
 Elena Gallegos Land Grant
 City of Albuquerque
 Bernalillo County, New Mexico
 July 2004

PROJECT NO: 1003483
 APPLICATION: 06DRB-00400

Approved and Accepted By:

[Signature] 7/27/04
 PLANNING DIRECTOR

Bradley L. Bingham
 CITY ENGINEER

Bradley L. Bingham
 A.M.A.F.C.A.

[Signature] 4-5-06
 TRAFFIC ENGINEER

GBH 3/24/06
[Signature] 7-27-04
 CITY SURVEYOR

[Signature]
 WATER RESOURCES

Christina Dandora 4/5/06
 PARKS AND GENERAL SERVICES Recreation

Roger J. Green 4-5-06
 UTILITY DEVELOPMENT DIVISION

Utility Signatures
 3-24-06

[Signature] 7-27-04
 PNM GAS & ELECTRIC SERVICES

[Signature] 4-5-06
 QWEST COMMUNICATIONS
 R.E. 3/24/06

Rita Erickson 7-27-04
 COMCAST CABLE

County Treasurer's Certificate

THIS IS TO CERTIFY THAT TAXES ARE CURRENT AND PAID ON UPC# 101806425033020407, 101806423833020406 & 101806422133020405

Mary BH & CB
 PROPERTY OWNERS OF RECORD

[Signature] 4-6-06
 BERNALILLO COUNTY TREASURER'S OFFICE

Public Utility Easements

PUBLIC UTILITIES SHOWN HERE ON THIS PLAT VARY IN WIDTH AND ARE GRANTED FOR THE COMMON AND JOINT USE OF:

THE PNM ELECTRIC SERVICES FOR THE INSTALLATION, MAINTENANCE, AND SERVICE OF OVERHEAD AND UNDERGROUND ELECTRICAL LINES, TRANSFORMERS, POLES AND OTHER EQUIPMENT, FIXTURES, STRUCTURES AND RELATED FACILITIES REASONABLY NECESSARY TO PROVIDE ELECTRICAL SERVICE.

THE PNM GAS SERVICE FOR INSTALLATION, MAINTENANCE, AND SERVICE OF NATURAL GAS LINES, VALVES AND OTHER EQUIPMENT AND FACILITIES REASONABLY NECESSARY TO PROVIDE NATURAL GAS.

QWEST CORPORATION FOR THE INSTALLATION, MAINTENANCE, AND SERVICE OF ALL BURIED AND AERIAL COMMUNICATION LINES AND OTHER RELATED EQUIPMENT AND FACILITIES REASONABLY NECESSARY TO PROVIDE COMMUNICATION SERVICES INCLUDING, BUT NOT LIMITED TO, ABOVE GROUND PEDESTALS AND CLOSURES.

COMCAST CABLE VISION OF NEW MEXICO, INC. FOR THE INSTALLATION, MAINTENANCE, AND SERVICE OF SUCH LINES, CABLES, AND OTHER RELATED EQUIPMENT AND FACILITIES REASONABLY NECESSARY TO PROVIDE CABLE TV SERVICE.

INCLUDED, IS THE RIGHT TO BUILD, REBUILD, CONSTRUCT, RECONSTRUCT, LOCATE, RELOCATE, CHANGE, REMOVE, MODIFY, RENEW, OPERATE, AND MAINTAIN FACILITIES FOR THE PURPOSES DESCRIBED ABOVE, TOGETHER WITH FREE ACCESS TO, FROM, AND OVER SAID EASEMENTS, INCLUDING SUFFICIENT WORKING AREA SPACE FOR ELECTRIC TRANSFORMERS, WITH THE RIGHT AND PRIVILEGE TO TRIM AND REMOVE TREES, SHRUBS, OR BUSHES WHICH INTERFERE WITH THE PURPOSES SET FORTH HEREIN. NO BUILDING, SIGN, POOL (ABOVEGROUND OR SUBSURFACE), HOT TUB, CONCRETE OR WOOD POOL DECKING, OR OTHER STRUCTURE SHALL BE ERRECTED OR CONSTRUCTED ON SAID EASEMENTS, NOR SHALL ANY WELL BE DRILLED OR OPERATED THEREON. PROPERTY OWNERS SHALL BE SOLELY RESPONSIBLE FOR CORRECTING ANY VIOLATIONS OF THE NATIONAL ELECTRIC SAFETY CODE CAUSED BY CONSTRUCTION OF POOLS, DECKING, OR ANY STRUCTURES ADJACENT TO WITHIN OR NEAR EASEMENTS SHOWN ON THIS PLAT.

Documents

ALL RECORD DOCUMENTS USED IN THE PREPARATION OF THIS INSTRUMENT ARE REFERENCED HEREON

Surveyor's Certificate

I, WILL PLOTNER JR., A NEW MEXICO LICENSED PROFESSIONAL LAND SURVEYOR DO HEREBY CERTIFY THAT A BOUNDARY SURVEY OF THE REAL PROPERTY SHOWN HEREON HAS BEEN SURVEYED, MONUMENTED AND PLATTED IN ACCORDANCE WITH THE STANDARDS FOR LAND SURVEYS IN THE STATE OF NEW MEXICO, AND MEETS THE MINIMUM REQUIREMENTS OF MONUMENTATION AND SURVEYS OF THE ALBUQUERQUE SUBDIVISION ORDINANCE AND IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF. I FURTHER CERTIFY THAT THIS SURVEY AND PLAT WAS PREPARED BY ME OR UNDER MY SUPERVISION

Will Plotner Jr. 7/27/04
 WILL PLOTNER JR.
 N.M.P.S. No. 14271
 DATE



CARTESIAN SURVEYS INC.
 P.O. BOX 44414 RIO RANCHO, N.M. 87174
 Phone (505) 896-3050 Fax (505) 891-0244

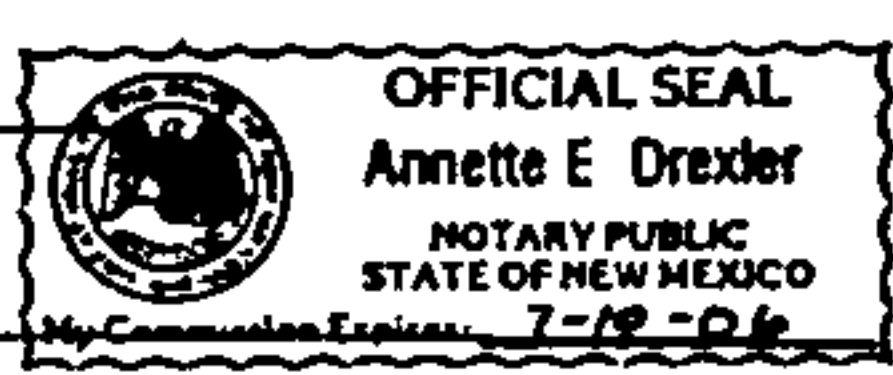
Division Data
 1. R.B. CASE NUMBER
 2. ZONE ATLAS INDEX NO. C-18-Z
 3. GROSS SUBDIVISION ACREAGE 2.7375 Acres
 4. DATE OF SURVEY JANUARY 2004.
 5. TALOS LOG NO. 2004294432
 6. SUBDIVISION DATA
 NUMBER OF LOTS REPLATTED: 3
 NUMBER OF LOTS CREATED: 1
 MILES OF ROAD CREATED: 0.000

Free Consent & Dedications:
 THE REAL ESTATE SHOWN AND DESCRIBED ON THIS PLAT IS SURVEYED AND SUBDIVIDED WITH THE FREE CONSENT OF AND IN ACCORDANCE WITH THE WISHES OF THE UNDERSIGNED OWNER(S) THEREOF, SAID OWNERS WARRANT THAT THEY HOLD AMONG THEM COMPLETE AND INDEFEASIBLE TITLE IN FEE SIMPLE TO THE LAND SUBDIVIDED, AND THE OWNER(S) OF SUCH REAL ESTATE DO HEREBY GRANT EASEMENTS, DEDICATE TO THE CITY OF ALBUQUERQUE IN FEE SIMPLE THE NORTH 30 FEET OF SIGNAL AVENUE, NE AND DEDICATE IN FEE SIMPLE WITH WARRANTY COVENANTS AN ADDITIONAL 4 FEET FOR SAN PEDRO STREET, NE AS SHOWN HEREON AND HEREBY WAIVE ANY FURTHER CLAIM OR INTEREST TO THE PROPERTY LYING WITHIN SAID RIGHT-OF-WAY AND ANY OVERHANGING OF SERVICE WIRES, THE RIGHT OF INGRESS/EGRESS AND THE RIGHT TO TRIM INTERFERING TREES, TO THE RESPECTIVE UTILITY SERVICES, THEIR SUCCESSORS AND ASSIGNS.

BY: [Signature]
 B.H. MODY - OWNER
 BY: [Signature]
 C.B. MODY - OWNER

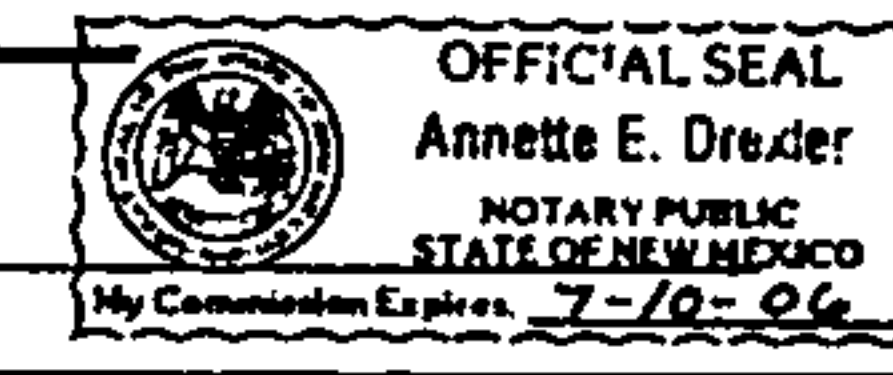
Acknowledgment:
 STATE OF NEW MEXICO
 COUNTY OF BERNALILLO

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON 7/27, 2004
 BY B.H. Mody
 BY: [Signature]
 NOTARY PUBLIC
 MY COMMISSION EXPIRES 7/10/06



STATE OF NEW MEXICO
 COUNTY OF BERNALILLO

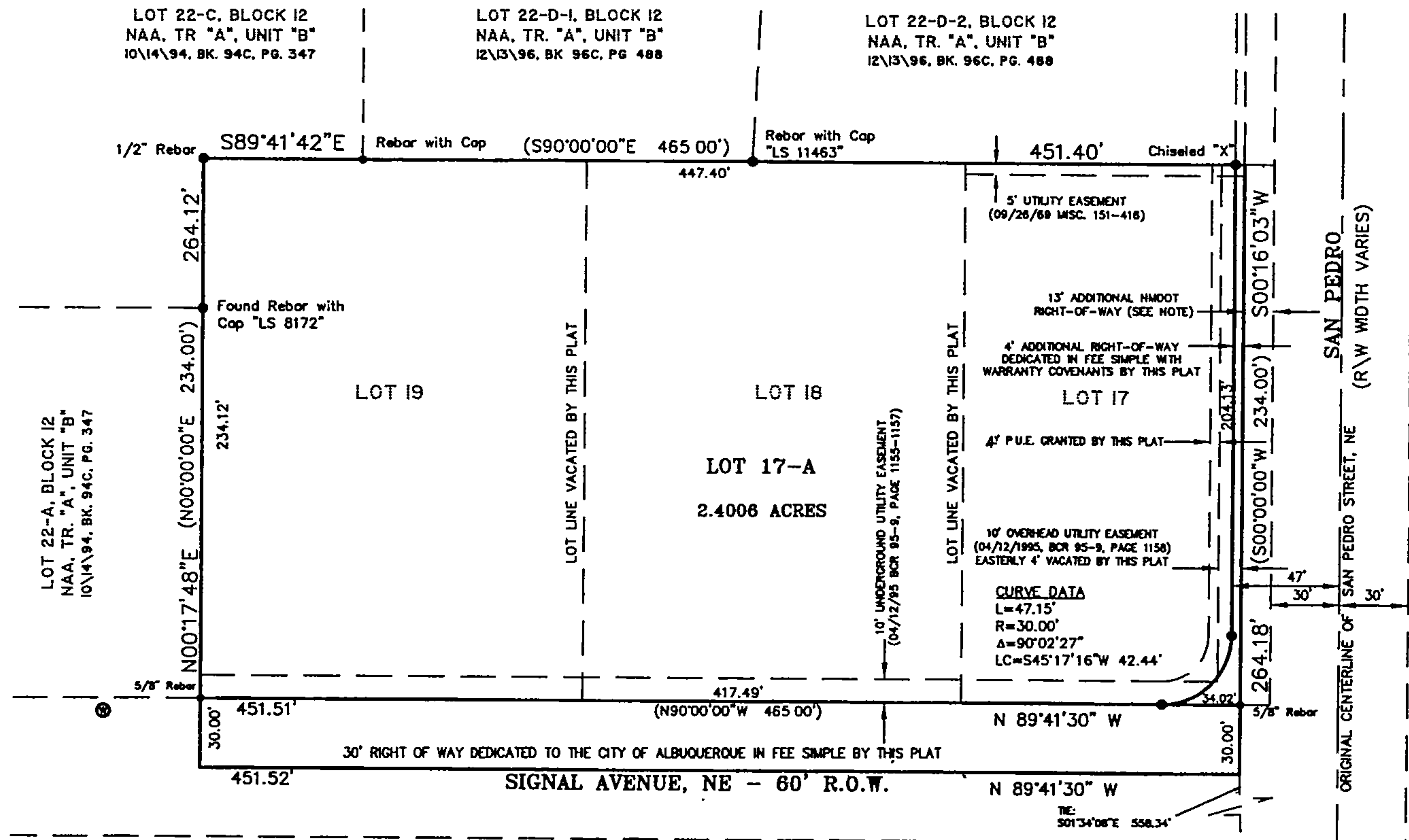
THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON 7/27, 2004
 BY C.B. Mody
 BY: [Signature]
 NOTARY PUBLIC
 MY COMMISSION EXPIRES 7-10-06



NOTE: THE EASTERLY 13 FEET OF LOT 17 WAS CONVEYED TO THE NEW MEXICO DEPARTMENT OF TRANSPORTATION BY WARRANTY DEED, RICHARD M. HADAD AND THERESA A. HADAD, GRANTORS, AS FILED IN THE RECORDS OF BERNALILLO COUNTY, NEW MEXICO, IN BOOK D1924 AT PAGES 391 AND 392, ON AUGUST 23, 1983.

Plat of Lot 17-A

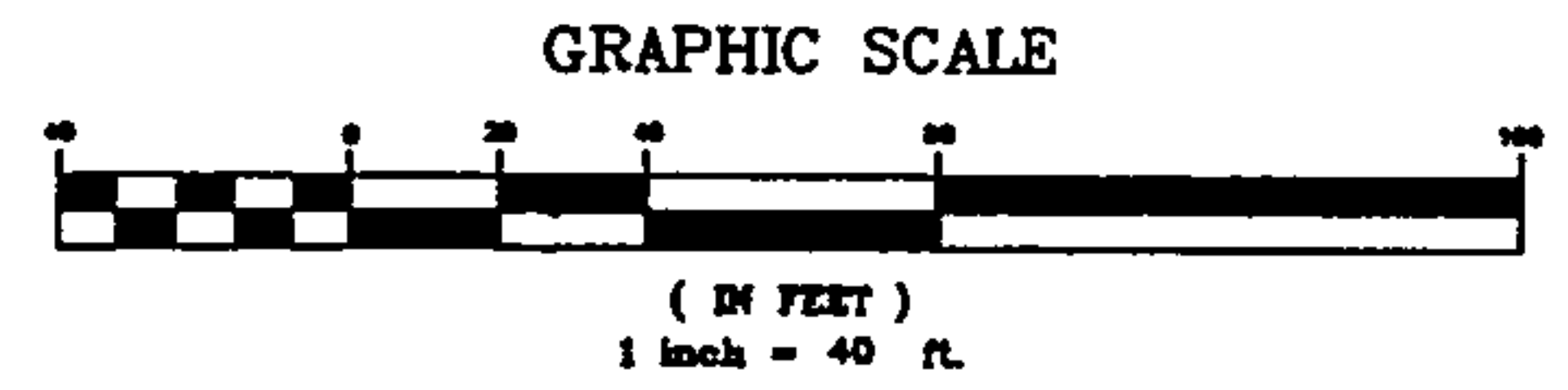
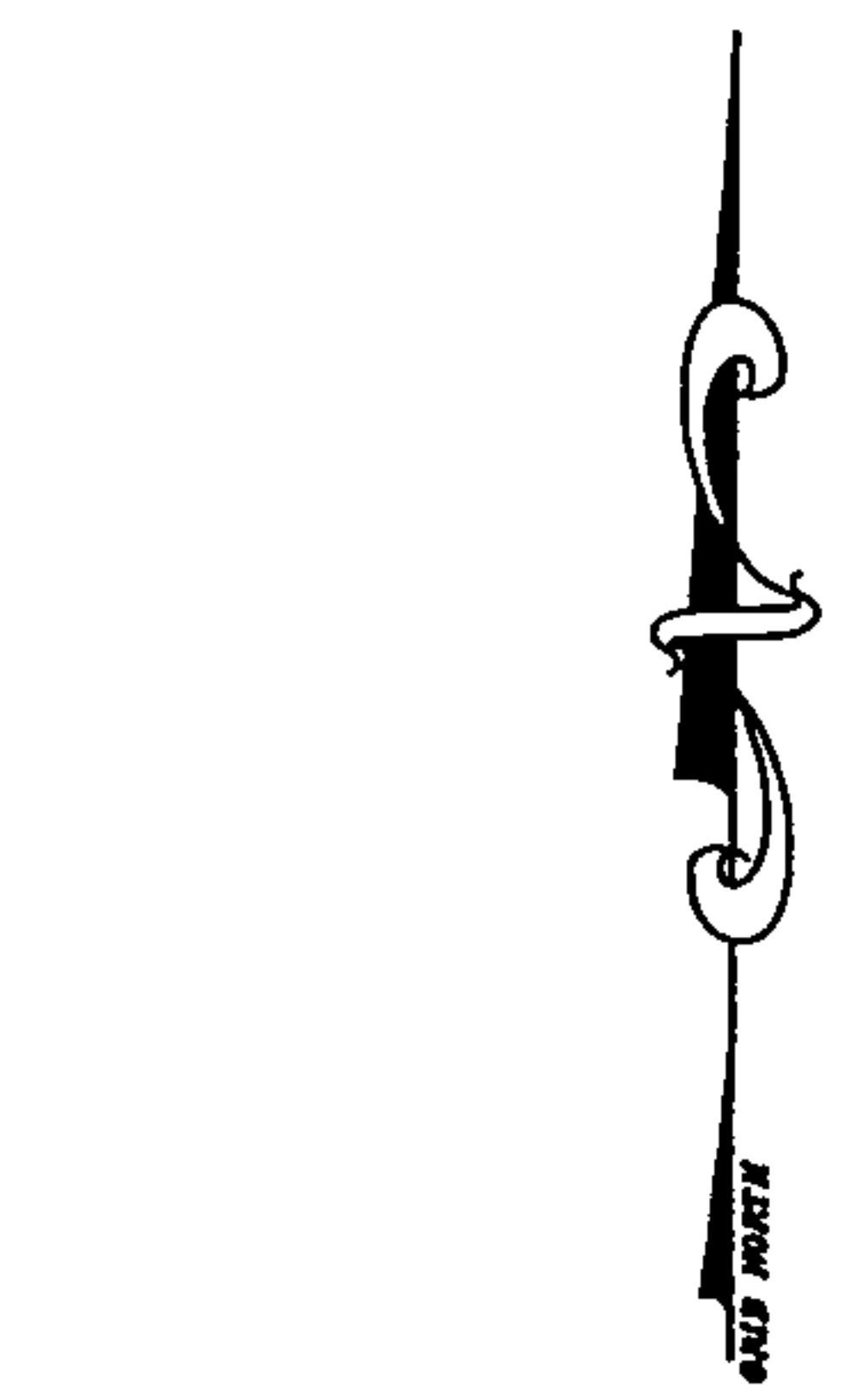
North Albuquerque Acres, Block 12, Unit "B", Tract "A"
 Projected Section 18, T.11N., R.3E., N.M.P.M.
 Elena Gallegos Land Grant
 City of Albuquerque
 Bernalillo County, New Mexico
 July 2004



Legend

(N 90°00'00" E)	RECORD BEARINGS AND DISTANCES PER PLAT OF RECORD (95C-128)
N90°00'00"E	MEASURED BEARING AND DISTANCES
●	FOUND AS INDICATED
○	SET BATHEY MARKER "LS 14271"
△	CENTERLINE MONUMENT
P.D.E.	PUBLIC DRAINAGE EASEMENT
P.U.E.	PUBLIC UTILITY EASEMENT

286546362
 Page 2 of 2
 04/06/2006 10:20P
 BL-2865C Pg-114



- Notes**
1. FIELD SURVEY PERFORMED IN JANUARY 2004.
 2. ALL DISTANCES ARE GROUND DISTANCES: US SURVEY FOOT.
 3. PLAT SHOWS ALL EASEMENTS OF RECORD.
 4. THE TRACT SHOWN HEREON IS ZONED SU-2 IP.
 5. BEARINGS SHOWN HEREON ARE NEW MEXICO COORDINATE SYSTEM STATE PLANE GRID BEARINGS, CENTRAL ZONE, NAD27, AND ARE REFERENCED TO THE ALBUQUERQUE CONTROL SURVEY SYSTEM.
 6. THE PURPOSE OF THIS PLAT IS TO:
 COMBINE LOTS 18, 19 AND THE REMAINDER OF LOT 17, THE EASTERLY 13 FEET OF WHICH WAS PREVIOUSLY CONVEYED TO NMDOT, OF BLOCK 12, UNIT A TRACT B OF NORTH ALBUQUERQUE ACRES INTO A SINGLE LOT NUMBERED 17-A DEDICATE PUBLIC STREET RIGHTS OF WAY AS SHOWN.
 GRANT EASEMENTS AS SHOWN HEREON.
 7. ALL PROPERTY CORNERS ARE MARKED BY A SET BATHEY MARKER WITH CAP "LS 14271" UNLESS INDICATED OTHERWISE.
 8. CITY OF ALBUQUERQUE WATER AND SEWER SERVICE IS CURRENTLY AVAILABLE TO THE SUBJECT PROPERTY.
 9. THIS PROPERTY IS CURRENTLY ZONED SU-2 IP.

ACS Monument "9-C18"
 NAD 1927 CENTRAL ZONE
 X=402,255.81
 Y=1,521,435.09
 Z=5229.79 (NAVD 1929)
 G-C=0.9996608
 Delta_Alpha=-00'11.19"

CARTESIAN SURVEYS
 P.O. BOX 44414 RIO RANCHO, N.M. 87174
 Phone (505) 896-3060 Fax (505) 891-0244



OFFICIAL NOTICE OF DECISION

CITY OF ALBUQUERQUE
PLANNING DEPARTMENT
DEVELOPMENT REVIEW BOARD

November 16, 2011

Project# 1003483

11DRB-70283 MAJOR - 2YEAR EXTENSION OF SUBDIVISION IMPROVEMENTS AGREEMENT (2YR SIA)

SANTOSH MODY agent(s) for BHARAT H MODY & CHAMPA B MODY request(s) the referenced/ above action(s) for paving and drainage improvements associated with Lot 17-A, Block 12, Tract A, Unit B, **NORTH ALBUQUERQUE ACRES**, zoned SU-2/ IP, located on the northwest corner of SIGNAL AVE NE and SAN PEDRO BLVD NE containing approximately 2.7375 acre(s). (C-18)

At the November 16, 2011 Development Review Board meeting, a one year extension of the Subdivision Improvements Agreement was approved.

If you wish to appeal this decision, you must do so by December 1, 2011, in the manner described below.

Appeal is to the Land Use Hearing Officer. Any person aggrieved with any determination of the Development Review Board may file an appeal on the Planning Department form, to the Planning Department, within 15 days of the Development Review Board's decision. The date the determination in question is issued is not included in the 15-day period for filing an appeal.

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

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

Jack Cloud, DRB Chair

Cc: Santosh Mody – 5817 Signal Ave NE – Albuquerque, NM 87113
Cc Bharat H. Mody & Champa B. Mody 7019 Starshine St. NE – Albuquerque, NM
87111
Marilyn Maldonado
File



City of Albuquerque

P.O. Box 1293, Albuquerque, NM 87103

October 29, 2012

Jake Bordenave
Bordenave Designs
P.O. Box 91194/87199
Phone: 505-823-1344/Fax: 505-821-9105

Dear Jake

Thank you for your inquiry of **October 29, 2012** requesting the names of **ALL Neighborhood and/or Homeowner Associations** who would be affected under the provisions of O-92 by your proposed project at **(DRB SUBMITTAL) – LOT 17A, BLOCK 13, NORTH ALBUQUERQUE ACRES LOCATED ON SIGNAL AVENUE NE BETWEEN SAN PEDRO DRIVE NE AND I-25 FREEWAY** zone map **C-18**.

Our records indicate that the **Neighborhood and/or Homeowner Associations** affected by this proposal and the contact names are as follows:

WEST LA CUEVA N.A. "R"

Peggy Neff, 8305 Calle Sequelle NE/87113 823-1041 (h)
Lee Hanson, 6909 La Lucena Ave. NE/87113 822-6372 (h)

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

Sincerely,

Stephani Winklepleck

Stephani Winklepleck
Neighborhood Liaison
OFFICE OF NEIGHBORHOOD COORDINATION
Planning Department

PLEASE NOTE: The NA/HOA 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.

**LETTERS MUST BE
SENT TO BOTH
CONTACTS OF EACH
NA/HOA FOR THIS
PLANNING SUBMITTAL.**



October 30, 2012

West La Cueva Neighborhood Assn.
8305 Call Sequelle NE
Albuquerque, NM 87113

Attn: Peggy Neff
Re: San Pedro Dr. and Signal Ave.

This letter is to inform you that application for extension of the Subdivision Improvement Agreement with the City will be submitted to the City of Albuquerque Development Review Board for review and possible approval. The application will be submitted on October 30, 2012.

The specifics of the request are as follows:

The construction of the west half of San Pedro and the north half of Signal on the Staybridge Suites is involved. It is the intent of the requestor to coordinate the construction of the street paving with the City project to construct storm drains in the same area. The goal is to pave after the storm drain is installed instead of before.

If you have questions about this proposal, please call me at 505-823-1344.

This application can be reviewed at the City Planning Department offices in downtown Albuquerque at the Plaza del Sol building, located at 600 2nd Street NW. It is advised that you call the Planning Department to schedule a visit so that the project file will be available upon your arrival. To arrange a visit to review this application, please contact Development Review Division, at 924-3860. They can also put you in contact with the planner who will be reviewing the project. The planner will be able to explain the vacation/dedication process and your opportunity for input.

Sincerely,

A handwritten signature in dark ink, appearing to read 'Jean J. Bordenave', is written over the typed name.

Jean J (Jake) Bordenave

P.O. Box 91194
Albuquerque, NM 87199-1194
Phone (505)823-1344 Fax (505)821-9105 Cell 480-6812
Email jakebordenave@mindspring.com



October 30, 2012

West La Cueva Neighborhood Assn.
6909 La Lucena Ave. NE
Albuquerque, NM 87113

Attn: Lee Hanson
Re: San Pedro Dr. and Signal Ave.

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Jean J(Jake) Bordenave

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7129 6022 E000 0050 0003 2709 8217

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

ALBUQUERQUE NM 87113 **OFFICIAL USE**

Postage	\$ 0.45
Certified Fee	\$2.95
Return Receipt Fee (Endorsement Required)	\$0.00
Restricted Delivery Fee (Endorsement Required)	\$0.00
Total Postage & Fees	\$ 3.40

0109
12
Postmark Here
00 00 2012
10/30/2012

Sent To **West La Cueva NA - SPS**
 Street, Apt. No.; or PO Box No. **8305 Calle Saguillene**
 City, State, ZIP+4 **Albuquerque NM 87113**
 PS Form 3800, August 2006 See Reverse for Instructions

4619 6022 E000 0050 0003 2709 8194

U.S. Postal Service™
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 PS Form 3800, August 2006 See Reverse for Instructions

ORIGINAL

INFRASTRUCTURE LIST

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

Date Submitted: 07/16/04
Date Site Plan Approved: 8/25/04
Date Preliminary Plat Approved: 8/25/04
Date Preliminary Plat Expires: 8/25/05
DRB Project No.: 1003483
DRB Application No.: 04-01167
04-00881

STAYBRIDGE SUITES - Lot 17-A replat and Site Plan

PROPOSED NAME OF PLAT AND/OR SITE DEVELOPMENT PLAN

LOTS 17, 18 & 19, BLOCK 12, TRACT A, UNIT B, NORTH ALBUQUERQUE ACRES

EXISTING LEGAL DESCRIPTION PRIOR TO PLATTING ACTION

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

SIA Sequence #	COA DRC Project #	Size	Type of Improvement	Location	From	To	Private Inspector	City Inspector	City Cnst Engineer
		24'	Asphalt w/ Std C&G	SIGNAL AVE	West Prop Line	SAN PEDRO BLVD	/	/	/
		6'	PCC Sidewalk	"	"	"	/	/	/
		2-31'	Private Entrances w/ 25' Rad. Returns	SIGNAL AVE	-	-	/	/	/
		24'-36'	Asphalt Flare & 60' Left Turn Lane	SIGNAL AVE	SAN PEDRO BLVD	144' West	/	/	/
		30' f-f	Asphalt w/ Std C&G	SAN PEDRO BLVD	SIGNAL AVE	NORTH Prop Line	/	/	/
		6'	PCC Sidwalk	"	"	"	/	/	/
		42"	RCP Storm Drain	SAN PEDRO BLVD	Signal Ave EXIST MH (East side of Street)	West Side of Street	/	/	/
		42"	RCP Storm Drain	SAN PEDRO BLVD	SIGNAL AVE	North Prop Line	/	/	/
		-	temp asph pavement as required for temp. tie ins	SAN PEDRO B			/	/	/

21 115/11/11

From	To

Private Inspector	City Inspector	City Cnst Engineer
/	/	/
/	/	/
/	/	/
/	/	/
/	/	/

VIEW BOARD MEMBER APPROVALS

15/04 Christina Santoral 8/25/04
 PARKS & GENERAL SERVICES - date

AMAFCA - date

_____ - date

_____ - date

IONS

RTMENT	AGENT /OWNER



Supplemental Form (SF)

SUBDIVISION

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

SITE DEVELOPMENT PLAN

- for Subdivision
- for Building Permit
- Administrative Amendment/Approval (AA)
- IP Master Development Plan
- Cert. of Appropriateness (LUCC)

STORM DRAINAGE (Form D)

- Storm Drainage Cost Allocation Plan

S Z ZONING & PLANNING

- Annexation
- Zone Map Amendment (Establish or Change Zoning, includes Zoning within Sector Development Plans)
- Adoption of Rank 2 or 3 Plan or similar
- Text Amendment to Adopted Rank 1, 2 or 3 Plan(s), Zoning Code, or Subd. Regulations
- Street Name Change (Local & Collector)
- L A APPEAL / PROTEST of...**
 - Decision by: DRB, EPC, LUCC, Planning Director, ZEO, ZHE, Board of Appeals, other

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.

APPLICATION INFORMATION:

Professional/Agent (if any): SANTOSH MODY PHONE: (505) 440-5857
 ADDRESS: 5817 SIGNAL AVE. NE FAX: (505) 797-7775
 CITY: ALBUQUERQUE STATE NM ZIP 87113 E-MAIL: santosh@ehihotels.com

APPLICANT: BHARAT & CHAMPA MODY PHONE: (505) 797-9997
 ADDRESS: 709 STARSHINE ST. NE FAX: (505) 797-7775
 CITY: ALBUQUERQUE STATE NM ZIP 87111 E-MAIL: santosh@ehihotels.com

Proprietary interest in site: OWNER List all owners: BHARAT & CHAMPA MODY, KRISHANA LC

DESCRIPTION OF REQUEST: 'AMENDMENT TO PRELIMINARY PLAT INFRASTRUCTURE LIST
BECAUSE SOME ITEMS FROM ORIGINAL LIST ARE MOVING TO A PROC. C MODIFIED THAT
CITY WILL BUILD,

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

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

Lot or Tract No. LOT 17-A TRACT A Block: 12 Unit: B
 Subdiv/Addn/TBKA: NORTH ABQ ACRES
 Existing Zoning: SU-2(IP) Proposed zoning: SU-2(IP) MRGCD Map No _____
 Zone Atlas page(s): C-18-Z UPC Code: _____

CASE HISTORY: STAYBRIDGE INN PROJ # 748381

List any current or prior case number that may be relevant to your application (Proj., App., DRB-, AX_Z, V, S, etc.): ZA-95-414
DRB-98-273, PROJ # 1003483, APPL # 06DRB-00400

CASE INFORMATION:

Within city limits? Yes Within 1000FT of a landfill? NO
 No. of existing lots: 1 No. of proposed lots: 1 Total site area (acres): 2.74

LOCATION OF PROPERTY BY STREETS: On or Near: SAN PEDRO AVE. NE
 Between: ALAMGDA BLVD. NE and SIGNAL ST. N.E.

Check if project was previously reviewed by: Sketch Plat/Plan or Pre-application Review Team(PRT) Review Date: _____

SIGNATURE Santosh Mody DATE 06/12/12
 (Print Name) SANTOSH MODY Applicant: Agent:

FOR OFFICIAL USE ONLY

Revised: 4/2012

<input checked="" type="checkbox"/> INTERNAL ROUTING	Application case numbers	Action	S.F.	Fees
<input checked="" type="checkbox"/> All checklists are complete	<u>12 DRB-70171</u>	<u>APP</u>	_____	<u>\$ 50.00</u>
<input checked="" type="checkbox"/> All fees have been collected	_____	<u>CMF</u>	_____	<u>\$ 20.00</u>
<input checked="" type="checkbox"/> All case #s are assigned	_____	_____	_____	<u>\$ _____</u>
<input type="checkbox"/> AGIS copy has been sent	_____	_____	_____	<u>\$ _____</u>
<input type="checkbox"/> Case history #s are listed	_____	_____	_____	<u>\$ _____</u>
<input type="checkbox"/> Site is within 1000ft of a landfill	_____	_____	_____	<u>\$ _____</u>
<input type="checkbox"/> F.H.D.P. density bonus	_____	_____	_____	<u>\$ _____</u>
<input type="checkbox"/> F.H.D.P. fee rebate	_____	_____	_____	<u>\$ _____</u>
				Total
				<u>\$ 70.00</u>

Hearing date June 20, 2012

6-12-2012
 Staff signature & Date

Project # 1003483

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

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

SKETCH PLAT REVIEW AND COMMENT (DRB22) Your attendance is required.

- Scale drawing of the proposed subdivision plat (folded to fit into an 8.5" by 14" pocket) **6 copies**
- Site sketch with measurements showing structures, parking, Bldg. setbacks, adjacent rights-of-way and street improvements, 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) clearly outlined
- Letter briefly describing, explaining, and justifying the request
- List any original and/or related file numbers on the cover application

EXTENSION OF MAJOR PRELIMINARY PLAT (DRB08) Your attendance is required.

- Preliminary Plat reduced to 8.5" x 11"
- Zone Atlas map with the entire property(ies) clearly outlined
- Letter briefly describing, explaining, and justifying the request
- Copy of DRB approved infrastructure list
- Copy of the LATEST Official DRB Notice of approval for Preliminary Plat Extension request
- List any original and/or related file numbers on the cover application

Extension of preliminary plat approval expires after one year.

MAJOR SUBDIVISION FINAL PLAT APPROVAL (DRB12) Your attendance is required.

- Proposed Final Plat (folded to fit into an 8.5" by 14" pocket) **6 copies**
- Signed & recorded Final Pre-Development Facilities Fee Agreement for Residential development only
- Design elevations & cross sections of perimeter walls **3 copies**
- Zone Atlas map with the entire property(ies) clearly outlined
- Bring original Mylar of plat to meeting, ensure property owner's and City Surveyor's signatures are on the plat
- Copy of recorded SIA
- Landfill disclosure and EHD signature line on the Mylar if property is within a landfill buffer
- List any original and/or related file numbers on the cover application
- DXF file and hard copy of final plat data for AGIS is required.

MINOR SUBDIVISION PRELIMINARY/FINAL PLAT APPROVAL (DRB16) Your attendance is required.

- 5 Acres or more: Certificate of No Effect or Approval
- Proposed Preliminary / Final Plat (folded to fit into an 8.5" by 14" pocket) **6 copies** for unadvertised meetings ensure property owner's and City Surveyor's signatures are on the plat prior to submittal
- Signed & recorded Final Pre-Development Facilities Fee Agreement for Residential development only
- Design elevations and cross sections of perimeter walls (11" by 17" maximum) **3 copies**
- Site sketch with measurements showing structures, parking, Bldg. setbacks, adjacent rights-of-way and street improvements, if there is any existing land use (folded to fit into an 8.5" by 14" pocket) **6 copies**
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- Fee (see schedule)
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- Infrastructure list if required (**verify with DRB Engineer**)
- DXF file and hard copy of final plat data for AGIS is required.

AMENDMENT TO PRELIMINARY PLAT (with minor changes) (DRB03) Your attendance is required.

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** (NOT NEEDED PER MR. CLOUD SINCE NO CHANGES TO PLAT)
- Original Preliminary Plat, Infrastructure List, and/or Grading Plan (folded to fit into an 8.5" by 14" pocket) **6 copies**
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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.

SANTOSH MODY

 Applicant name (print)
 _____ 6/12/12
 Applicant signature / date



Form revised **October 2007**

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

Application case numbers
 12 - DRB - 7071

Valis Bator
 _____ 6-12-2012
 Planner signature / date
 Project # 1003483



Supplemental Form (SF)

SUBDIVISION

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

SITE DEVELOPMENT PLAN

- for Subdivision
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- Storm Drainage Cost Allocation Plan

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SIGNATURE Santosh Mody DATE 06/12/12
 (Print Name) SANTOSH MODY Applicant: Agent

FOR OFFICIAL USE ONLY

Revised: 4/2012

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<input type="checkbox"/> F.H.D.P. fee rebate	_____	_____	_____	<u>\$ _____</u>
				Total
				<u>\$ 70.00</u>

Hearing date June 20, 2012

6-12-2012 Project # 1003483
 Staff signature & Date

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 - Letter briefly describing, explaining, and justifying the request
 - Bring original Mylar of plat to meeting, ensure property owner's and City Surveyor's signatures are on the plat
 - List any original and/or related file numbers 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.

SANTOSH MODY
Applicant name (print)
Santosh Mody 6/12/12
Applicant signature / date



Form revised October 2007

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

Application case numbers
12 - DRB - 7071

Valerie Kater 6-12-2012
Planner signature / date
Project # 1003483

EH EXCEL HOSPITALITY, INC.

5817 SIGNAL AVE., N.E., ALBUQUERQUE, N.M. 87113

PHONE: (505) 797-9997

FAX: (505) 797-7775

VIA HAND DELIVERY

June 01, 2012

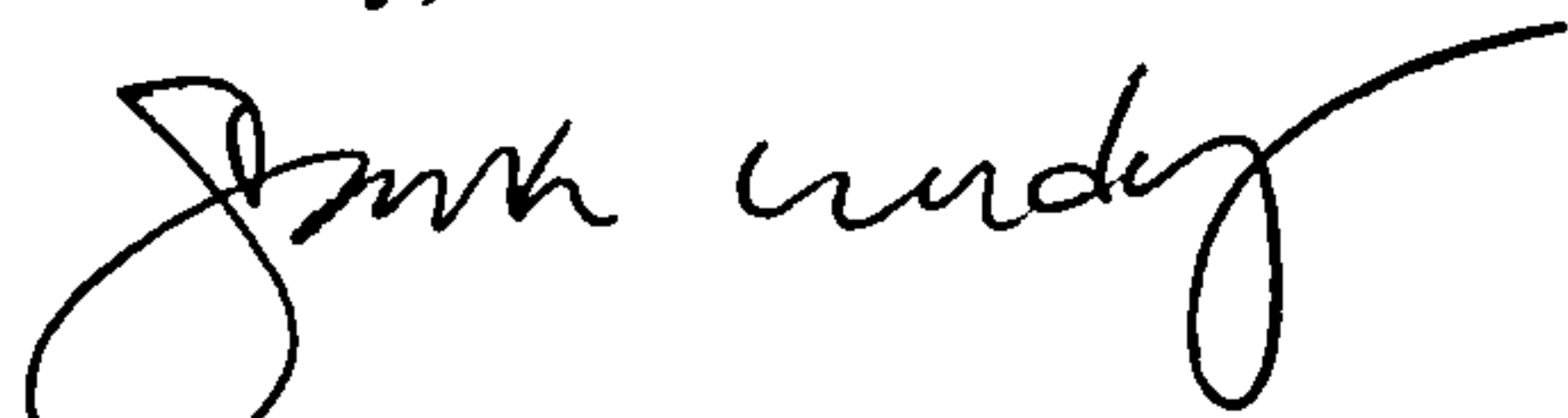
Mr. Jack Cloud
Development Review Board
Planning Department
City of Albuquerque

Re: Subdivision Improvement Agreement for Project # 1003483 – Staybridge Suites
Hotel @ Signal Ave. and San Pedro Ave. - Amendment to Plat

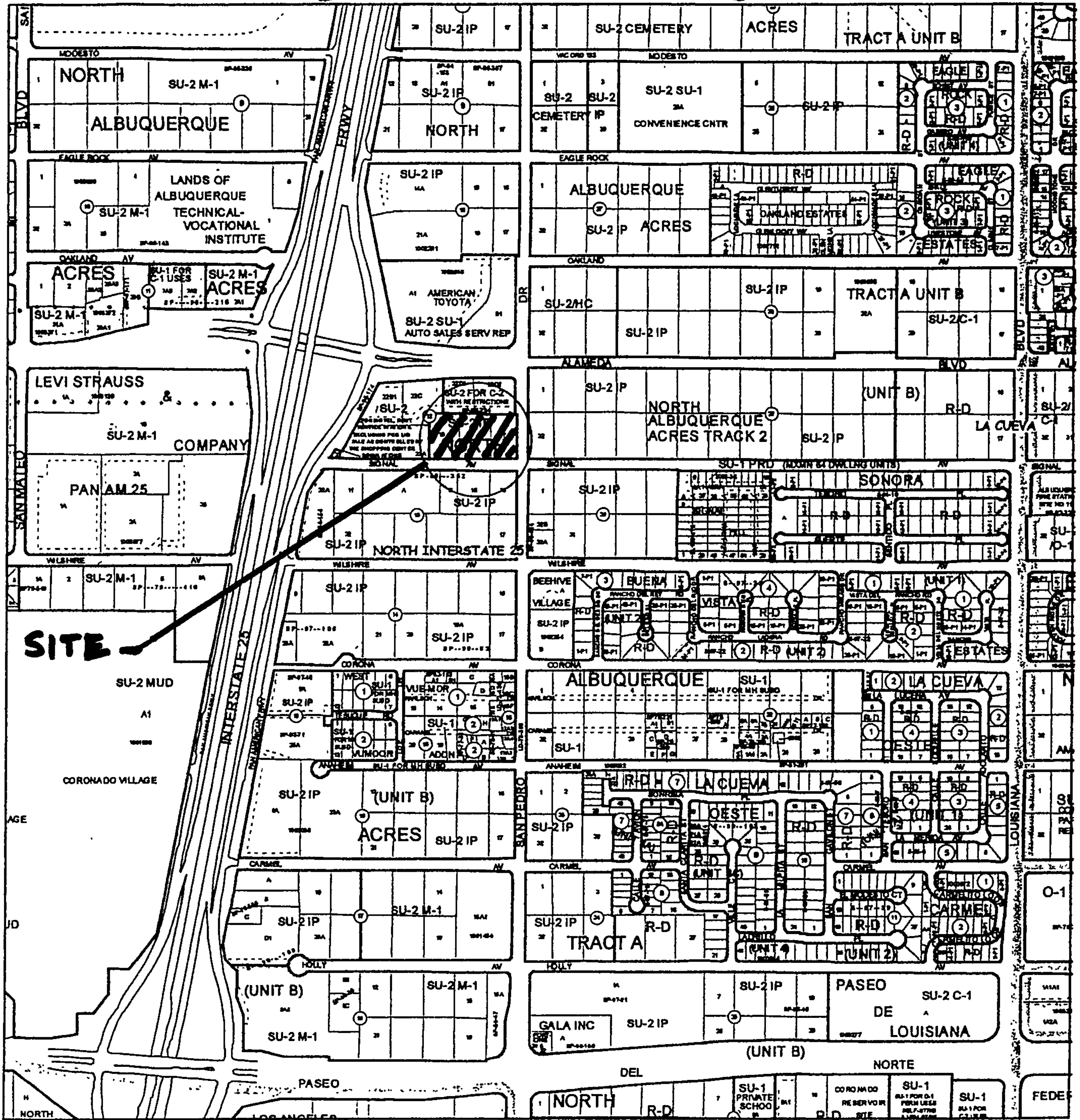
Dear Mr. Cloud:

There are no changes to the Final Plat for this project but rather to the infrastructure improvements required in San Pedro Blvd. and Signal Ave. along the property line for above stated project. We have agreed with Mr. Jame Eisenberg and Mr. Curtis Cherne to remove the storm sewer items from our original infrastructure list and include them on a Procedure C Modified that the City of Albuquerque will build as a part of the improvements they are already doing along San Pedro Blvd. We have already paid to the City a check for \$63,593.46 that would cover our cost of making those storm sewer improvements. Our infrastructure list has been modified to include only what is indicated on the following attachment. I have also included the original financial guarantee amount and the breakdown showing the amount owed for the storm sewer improvements and the amount we have modified our new SIA to include. If you have any questions, please do not hesitate to contact me at (505) 440-5857.

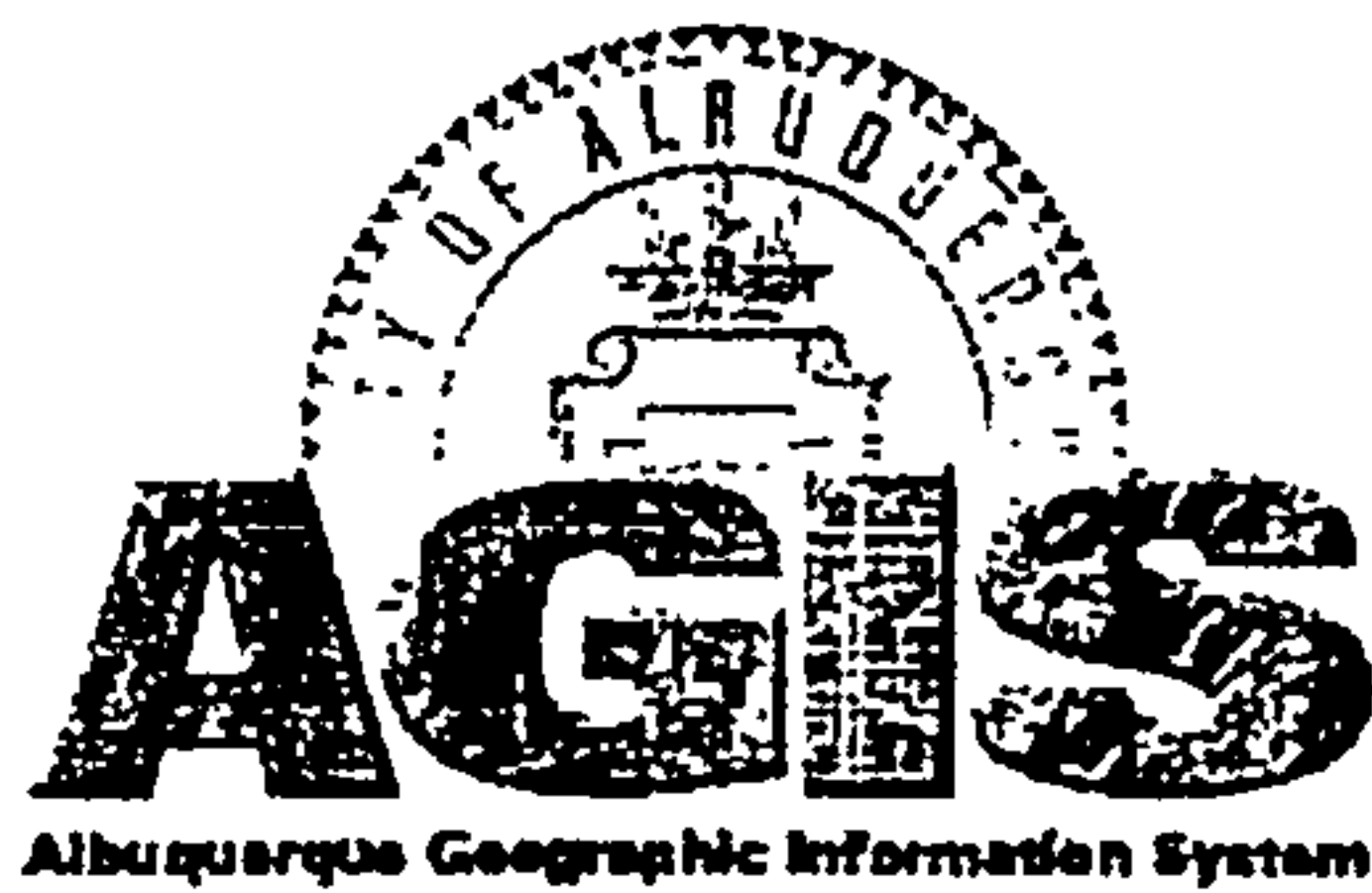
Sincerely,



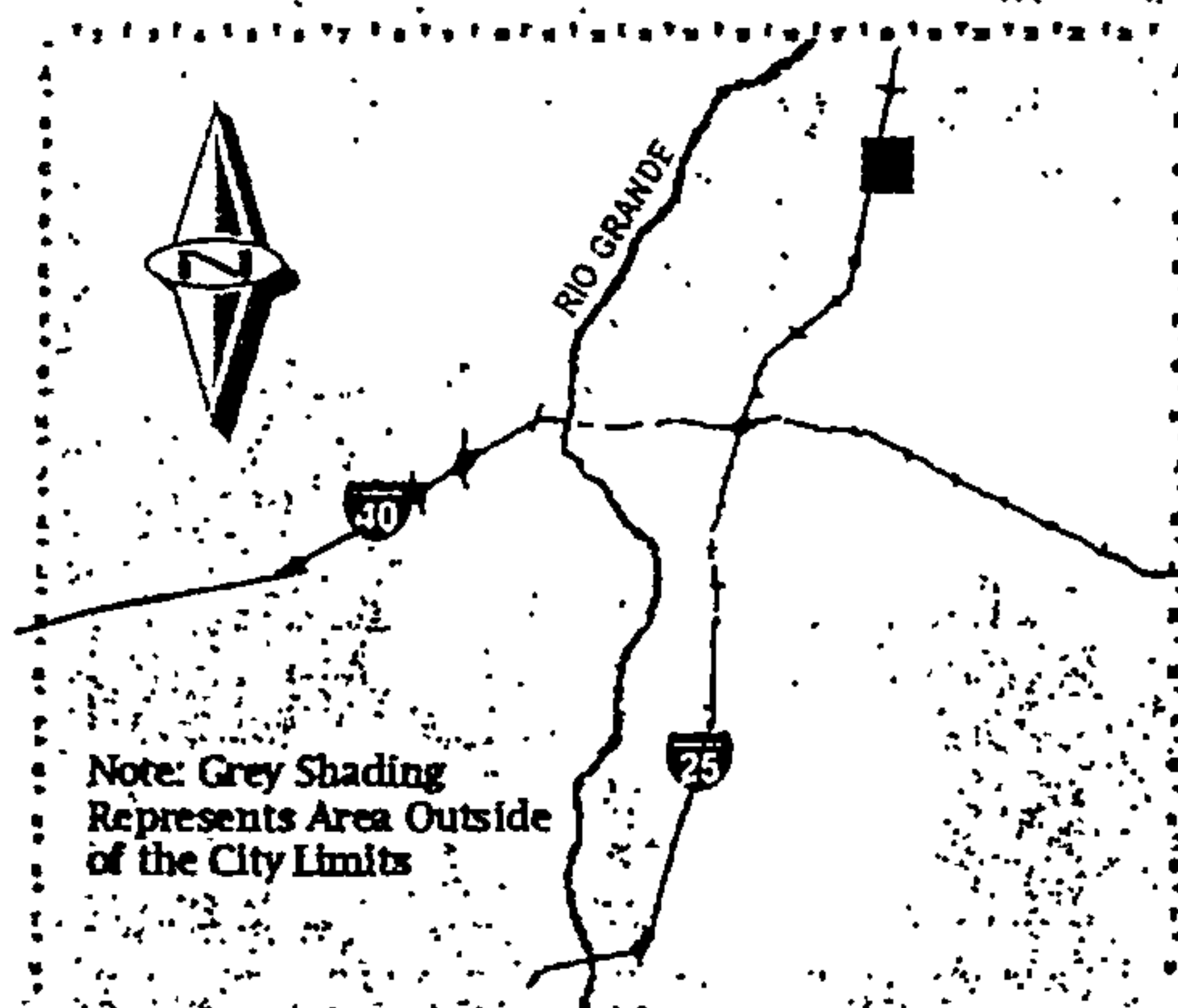
Santosh Mody
Agent for Bharat and Champa Mody



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



Map amended through: 3/14/2006



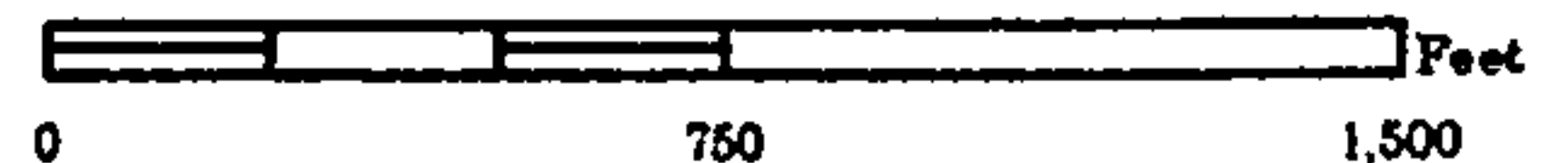
Note: Grey Shading Represents Area Outside of the City Limits

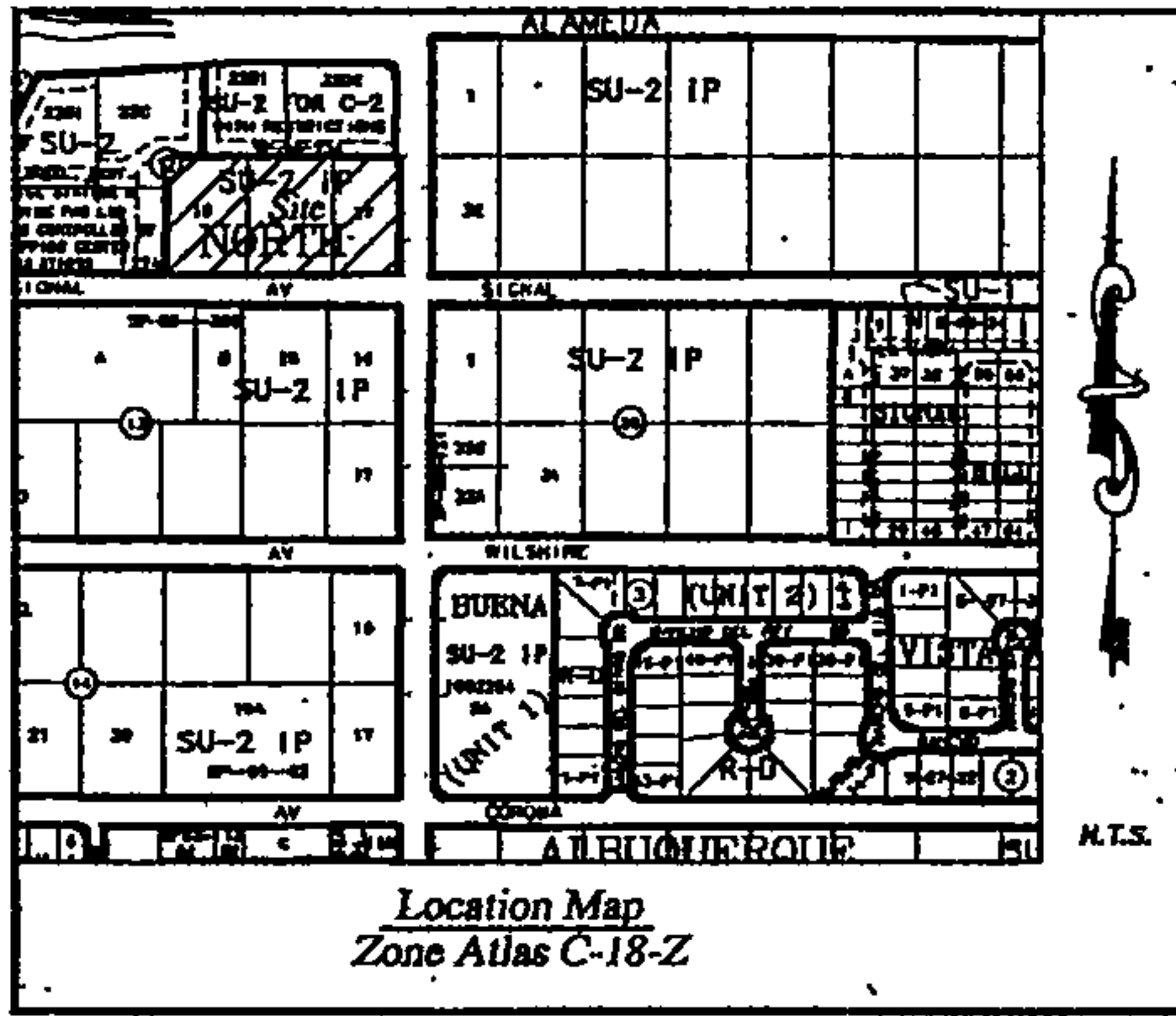
Zone Atlas Page:

C-18-Z

Selected Symbols

- SECTOR PLANS
- Design Overlay Zones
- City Historic Zones
- H-1 Buffer Zone
- Petroglyph Mon.
- Escarpment
- 2 Mile Airport Zone
- Airport Noise Contours
- Wall Overlay Zone





Legal Description

A CERTAIN TRACT OF LAND SITJATE IN THE ELENA GALLEGOS LAND GRANT IN PROJECTED SECTION 18, TOWNSHIP 11 NORTH, RANGE 3 EAST, N.M.P.M., WITHIN THE CITY OF ALBUQUERQUE, BERNALILLO COUNTY, NEW MEXICO, BEING COMPRISED OF LOTS NUMBERED SEVENTEEN (17), EIGHTEEN (18) AND NINETEEN (19), BLOCK TWELVE(12), NORTH ALBUQUERQUE ACRES, TRACT A, UNIT B, NORTH ALBUQUERQUE ACRES, AS THE SAME IS SHOWN AND DESIGNATED ON THE PLAT THEREOF, FILED IN THE OFFICE OF THE COUNTY CLERK OF BERNALILLO COUNTY IN BOOK D, PAGE 130 ON APRIL 24, 1936, LESS THE EASTERLY 13 FEET OF SAID LOT 17 THEREOF AS PREVIOUSLY CONVEYED TO THE NEW MEXICO DEPARTMENT OF TRANSPORTATION BY THAT WARRANTY DEED FILED AUGUST 23, 1983, IN BOOK D192A, PAGES 391-392, OF THE RECORDS OF BERNALILLO COUNTY, NEW MEXICO, AND MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCING AT THE SOUTHEAST CORNER OF THE TRACT, A POINT IN THE CENTERLINE OF SIGNAL AVENUE, NORTHEAST, WHENCE ALBUQUERQUE CONTROL SURVEY STATION "9-C18" BEARS S01°34'08"E AND 558.34 FEET DISTANT; THENCE N89°41'30"W ALONG SAID CENTERLINE A DISTANCE OF 451.52 FEET TO THE SOUTHWEST CORNER OF THE TRACT HEREIN DESCRIBED; THENCE N00°17'48"E A DISTANCE OF 264.12 FEET TO THE NORTHWEST CORNER OF THE TRACT HEREIN DESCRIBED; THENCE S89°41'42"E A DISTANCE OF 451.40 FEET TO THE NORTHEAST CORNER OF THE TRACT HEREIN DESCRIBED, A POINT ON THE WESTERLY RIGHT OF WAY OF SAN PEDRO STREET, NORTHEAST; THENCE S00°16'03"W ALONG SAID WESTERLY RIGHT OF WAY A DISTANCE OF 264.18 FEET TO THE SOUTHEAST CORNER AND POINT OF BEGINNING AND CONTAINING 2.7375 ACRES, MORE OR LESS.

Plat of Lot 17-A

North Albuquerque Acres, Block 12, Unit "B", Tract "A"
 Projected Section 18, T.11N., R.3E., N.M.P.M.
 Elena Gallegos Land Grant
 City of Albuquerque
 Bernalillo County, New Mexico
 July 2004

PROJECT NO: 1003483
 APPLICATION: 06DRB-00400

Approved and Accepted By:

[Signature]
 PLANNING DIRECTOR

[Signature]
 CITY ENGINEER

[Signature]
 A.M.A.F.C.A.

[Signature] 4-5-06
 TRAFFIC ENGINEER

GBH 3/24/06
[Signature] 7-27-04
 CITY SURVEYOR

[Signature]
 WATER RESOURCES

[Signature] 4/5/06
 PARKS AND GENERAL SERVICES Recreation

[Signature] 4-5-06
 UTILITY DEVELOPMENT DIVISION

Utility Signatures
 3-24-06

[Signature] 7-27-04
 PNM GAS & ELECTRIC SERVICES

[Signature] 4-5-06
 QWEST COMMUNICATIONS R.E. 3/24/06

[Signature] 7-27-04
 COMCAST CABLE

County Treasurer's Certificate

THIS IS TO CERTIFY THAT TAXES ARE CURRENT AND PAID ON UPC# 101806425033020407, 101806423833020408 & 101806422133020405

[Signature]
 PROPERTY OWNERS OF RECORD

[Signature] 4-6-06
 BERNALILLO COUNTY TREASURER'S OFFICE

Subdivision Data

- 1. D.R.B. CASE NUMBER _____
- 2. ZONE ATLAS INDEX NO. C-18-Z
- 3. GROSS SUBDIVISION ACREAGE 2.7375 Acres
- 4. DATE OF SURVEY JANUARY 2004.
- 5. TALOS LOG NO. 2004294432
- 6. SUBDIVISION DATA
 - NUMBER OF LOTS REPLATTED: 3
 - NUMBER OF LOTS CREATED: 1
 - MILES OF ROAD CREATED: 0.000

Free Consent & Dedications:

THE REAL ESTATE SHOWN AND DESCRIBED ON THIS PLAT IS SURVEYED AND SUBDIVIDED WITH THE FREE CONSENT OF AND IN ACCORDANCE WITH THE WISHES OF THE UNDERSIGNED OWNER(S) THEREOF, SAID OWNERS WARRANT THAT THEY HOLD AMONG THEM COMPLETE AND INDEFEASIBLE TITLE IN FEE SIMPLE TO THE LAND SUBDIVIDED, AND THE OWNER(S) OF SUCH REAL ESTATE DO HEREBY GRANT EASEMENTS, DEDICATE TO THE CITY OF ALBUQUERQUE IN FEE SIMPLE THE NORTH 30 FEET OF SIGNAL AVENUE, NE AND DEDICATE IN FEE SIMPLE WITH WARRANTY COVENANTS AN ADDITIONAL 4 FEET FOR SAN PEDRO STREET, NE AS SHOWN HEREON AND HEREBY WAIVE ANY FURTHER CLAIM OR INTEREST TO THE PROPERTY LYING WITHIN SAID RIGHT-OF-WAY AND ANY OVERHANGING OF SERVICE WIRES, THE RIGHT OF INGRESS/EGRESS AND THE RIGHT TO TRIM INTERFERING TREES, TO THE RESPECTIVE UTILITY SERVICES, THEIR SUCCESSORS AND ASSIGNS.

BY: *[Signature]*
 B.H. MODY - OWNER

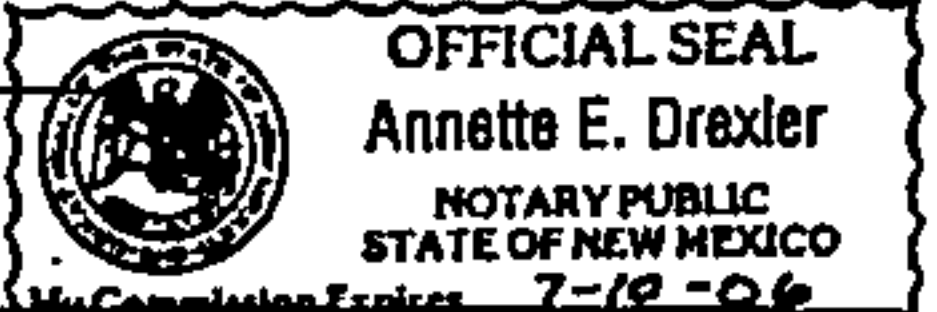
BY: *[Signature]*
 C.B. MODY - OWNER

Acknowledgment:

STATE OF NEW MEXICO }
 COUNTY OF BERNALILLO }

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON 7/27, 2004
 BY B.H. Mody

BY: *[Signature]*
 NOTARY PUBLIC
 MY COMMISSION EXPIRES 7/10/06



STATE OF NEW MEXICO }
 COUNTY OF BERNALILLO }

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON 7/27, 2004
 BY C.B. Mody

BY: *[Signature]*
 NOTARY PUBLIC
 MY COMMISSION EXPIRES 7-10-06



Public Utility Easements

PUBLIC UTILITIES SHOWN HERE ON THIS PLAT VARY IN WIDTH AND ARE GRANTED FOR THE COMMON AND JOINT USE OF:

THE PNM ELECTRIC SERVICES FOR THE INSTALLATION, MAINTENANCE, AND SERVICE OF OVERHEAD AND UNDERGROUND ELECTRICAL LINES, TRANSFORMERS, POLES AND OTHER EQUIPMENT, FIXTURES, STRUCTURES AND RELATED FACILITIES REASONABLY NECESSARY TO PROVIDE ELECTRICAL SERVICE.

THE PNM GAS SERVICE FOR INSTALLATION, MAINTENANCE, AND SERVICE OF NATURAL GAS LINES, VALVES AND OTHER EQUIPMENT AND FACILITIES REASONABLY NECESSARY TO PROVIDE NATURAL GAS.

QWEST CORPORATION FOR THE INSTALLATION, MAINTENANCE, AND SERVICE OF ALL BURIED AND AERIAL COMMUNICATION LINES AND OTHER RELATED EQUIPMENT AND FACILITIES REASONABLY NECESSARY TO PROVIDE COMMUNICATION SERVICES INCLUDING, BUT NOT LIMITED TO, ABOVE GROUND PEDESTALS AND CLOSURES.

COMCAST CABLE VISION OF NEW MEXICO, INC. FOR THE INSTALLATION, MAINTENANCE, AND SERVICE OF SUCH LINES, CABLES, AND OTHER RELATED EQUIPMENT AND FACILITIES REASONABLY NECESSARY TO PROVIDE CABLE TV SERVICE.

INCLUDED, IS THE RIGHT TO BUILD, REBUILD, CONSTRUCT, RECONSTRUCT, LOCATE, RELOCATE, CHANGE, REMOVE, MODIFY, RENEW, OPERATE, AND MAINTAIN FACILITIES FOR THE PURPOSES DESCRIBED ABOVE, TOGETHER WITH FREE ACCESS TO, FROM, AND OVER SAID EASEMENTS, INCLUDING SUFFICIENT WORKING AREA SPACE FOR ELECTRIC TRANSFORMERS, WITH THE RIGHT AND PRIVILEGE TO TRIM AND REMOVE TREES, SHRUBS, OR BUSHES WHICH INTERFERE WITH THE PURPOSES SET FORTH HEREIN. NO BUILDING, SIGN, POOL (ABOVEGROUND OR SUBSURFACE), HOT TUB, CONCRETE OR WOOD POOL DECKING, OR OTHER STRUCTURE SHALL BE ERECTED OR CONSTRUCTED ON SAID EASEMENTS; NOR SHALL ANY WELL BE DRILLED OR OPERATED THEREON. PROPERTY OWNERS SHALL BE SOLELY RESPONSIBLE FOR CORRECTING ANY VIOLATIONS OF THE NATIONAL ELECTRIC SAFETY CODE CAUSED BY CONSTRUCTION OF POOLS, DECKING, OR ANY STRUCTURES ADJACENT TO WITHIN OR NEAR EASEMENTS SHOWN ON THIS PLAT.

Documents

ALL RECORD DOCUMENTS USED IN THE PREPARATION OF THIS INSTRUMENT ARE REFERENCED HEREON.

Surveyor's Certificate

I, WILL PLOTNER JR., A NEW MEXICO LICENSED PROFESSIONAL LAND SURVEYOR DO HEREBY CERTIFY THAT A BOUNDARY SURVEY OF THE REAL PROPERTY SHOWN HEREON HAS BEEN SURVEYED, MONUMENTED AND PLATTED IN ACCORDANCE WITH THE STANDARDS FOR LAND SURVEYS IN THE STATE OF NEW MEXICO, AND MEETS THE MINIMUM REQUIREMENTS OF MONUMENTATION AND SURVEYS OF THE ALBUQUERQUE SUBDIVISION ORDINANCE AND IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF. I FURTHER CERTIFY THAT THIS SURVEY AND PLAT WAS PREPARED BY ME OR UNDER MY SUPERVISION.

[Signature] 7/27/04
 WILL PLOTNER JR. DATE
 N.M.P.S. No. 14271

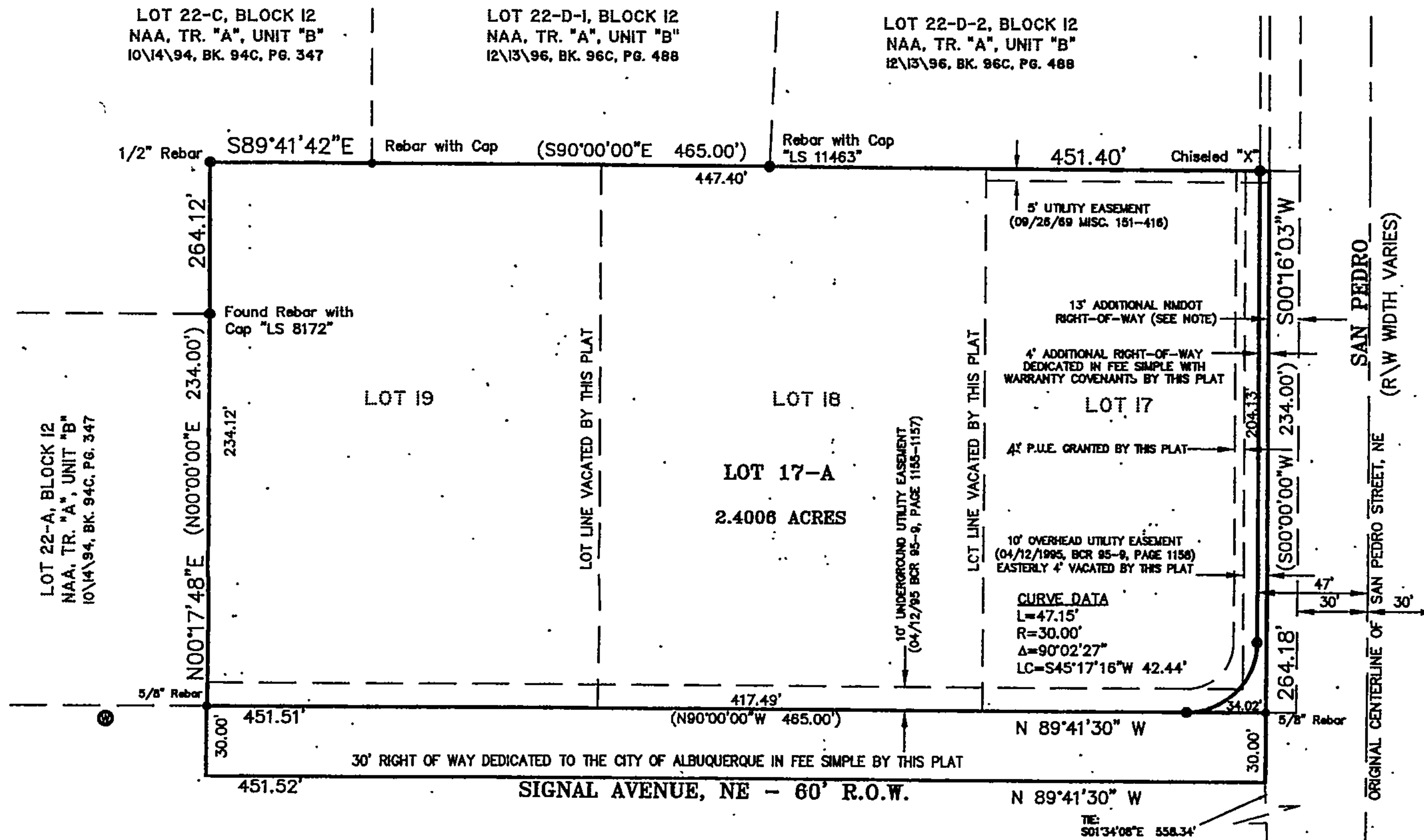


CARTESIAN SURVEYS INC.
 P.O. BOX 44414 RIO RANCHO, N.M. 87174
 Phone (505) 896-3050 Fax (505) 891-0244

NOTE: THE EASTERLY 13 FEET OF LOT 17 WAS CONVEYED TO THE NEW MEXICO DEPARTMENT OF TRANSPORTATION BY WARRANTY DEED, RICHARD M. HADAD AND THERESA A. HADAD, GRANTORS, AS FILED IN THE RECORDS OF BERNALILLO COUNTY, NEW MEXICO, IN BOOK D1924 AT PAGES 391 AND 392, ON AUGUST 23, 1983.

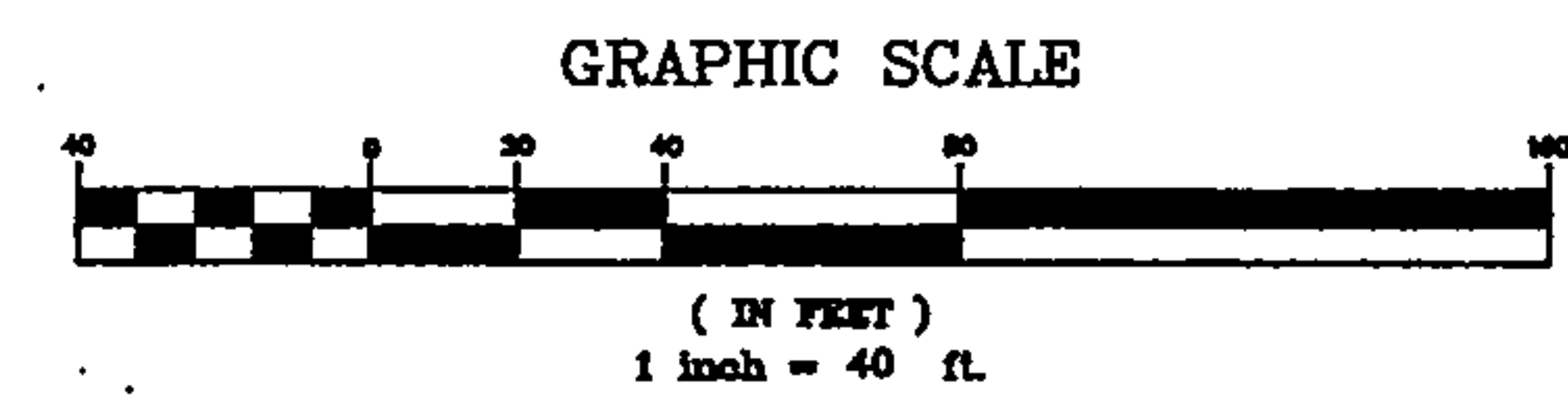
Plat of Lot 17-A

North Albuquerque Acres, Block 12, Unit "B", Tract "A"
 Projected Section 18, T.11N., R.3E., N.M.P.M.
 Elena Gallegos Land Grant
 City of Albuquerque
 Bernalillo County, New Mexico
 July 2004



Legend

(N 90°00'00" E)	RECORD BEARINGS AND DISTANCES PER PLAT OF RECORD (950-126)
N90°00'00"E	MEASURED BEARING AND DISTANCES
●	FOUND AS INDICATED
○	SET BATHEY MARKER "LS 14271"
△	CENTERLINE MONUMENT
P.D.E.	PUBLIC DRAINAGE EASEMENT
P.U.E.	PUBLIC UTILITY EASEMENT



- Notes**
1. FIELD SURVEY PERFORMED IN JANUARY 2004.
 2. ALL DISTANCES ARE GROUND DISTANCES: US SURVEY FOOT.
 3. PLAT SHOWS ALL EASEMENTS OF RECORD.
 4. THE TRACT SHOWN HEREON IS ZONED SU-2 IP.
 5. BEARINGS SHOWN HEREON ARE NEW MEXICO COORDINATE SYSTEM STATE PLANE GRID BEARINGS, CENTRAL ZONE, NAD27, AND ARE REFERENCED TO THE ALBUQUERQUE CONTROL SURVEY SYSTEM.
 6. THE PURPOSE OF THIS PLAT IS TO: COMBINE LOTS 18, 19 AND THE REMAINDER OF LOT 17, THE EASTERLY 13 FEET OF WHICH WAS PREVIOUSLY CONVEYED TO NMDOT, OF BLOCK 12, UNIT A TRACT B OF NORTH ALBUQUERQUE ACRES INTO A SINGLE LOT NUMBERED 17-A DEDICATE PUBLIC STREET RIGHTS OF WAY AS SHOWN. GRANT EASEMENTS AS SHOWN HEREON.
 7. ALL PROPERTY CORNERS ARE MARKED BY A SET BATHEY MARKER WITH CAP "LS 14271" UNLESS INDICATED OTHERWISE.
 8. CITY OF ALBUQUERQUE WATER AND SEWER SERVICE IS CURRENTLY AVAILABLE TO THE SUBJECT PROPERTY.
 9. THIS PROPERTY IS CURRENTLY ZONED SU-2 IP.

ACS Monument "9-C18"
 NAD 1927 CENTRAL ZONE
 X=402,255.61
 Y=1,521,433.09
 Z=5229.79(NAVD 1929)
 C=0.00000000
 Date Acq=0011'19"

CARTESIAN SURVEYS
 P.O. BOX 44414 RIO RANCHO, N.M. 87174
 Phone (505) 896-3050 Fax (505) 891-0244

INFRASTRUCTURE LIST

EXHIBIT "A"

TO SUBDIVISION IMPROVEMENTS AGREEMENT

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



STAYBRIDGE SUITES - Lot 17-A replat and Site Plan
PROPOSED NAME OF PLAT AND/OR SITE DEVELOPMENT PLAN

LOTS 17, 18 & 19, BLOCK 12, TRACT A, UNIT B, NORTH ALBUQUERQUE ACRES
EXISTING LEGAL DESCRIPTION PRIOR TO PLATTING ACTION

Date Submitted: 08/16/04
Date Site Plan Approved: 8/25/04
Date Preliminary Plat Approved: 8/23/04
Date Preliminary Plat Expires: 8/25/05
DRB Project No.: 1003483
DRB Application No.: 04-01167
04-00881

ORIGINAL

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
		24'	Asphalt w/ Std C&G	SIGNAL AVE	West Prop Line	SAN PEDRO BLVD	/	/	/
		6'	PCC Sidewalk	"	"	"	/	/	/
		2-31'	Private Entrances w/ 25' Rad. Returns	SIGNAL AVE	-	-	/	/	/
		24'-30'	Asphalt Flare & 60' Left Turn Lane	SIGNAL AVE	SAN PEDRO BLVD	144' West	/	/	/
		30' F-F	Asphalt w/ Std C&G	SAN PEDRO BLVD	SIGNAL AVE	NORTH Prop Line	/	/	/
		6'	PCC Sidwalk	"	"	"	/	/	/
		42" 	RCP storm Drain	SAN PEDRO BLVD	Signal Ave Exist MH (East side of street)	West Side of Street	/	/	/
		42" 	RCP storm Drain	SAN PEDRO BLVD	SIGNAL AVE	North Prop. Line	/	/	/
		-	temp asph pavement as required for temp. tie ins	SAN PEDRO B			/	/	/

SEE NOTE ON SECOND PAGE FOR 

SIA Sequence #	COA DRC Project #

Size

Type of Improvement

Location

ORIGINAL
From

To

Private Inspector	City Inspector	City Cnst Engineer
/	/	/
/	/	/
/	/	/
/	/	/

- NOTES
- ⊗ THESE STORM SEWER ITEMS HAVE BEEN REMOVED FROM THIS LIST AND HAVE BEEN ADDED TO A PROCEDURE C MODIFIED TO BE BUILT BY THE CITY OF ALBUQUERQUE. APPROVED BY JAME EISENBERG AND CURTIS CHERNE.
 -
 -

AGENT / OWNER

JAKE BORDENAUE
NAME (print)

BORDENAUE DESIGNS
FIRM

[Signature] 08/13/04
SIGNATURE - date

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

DEVELOPMENT REVIEW BOARD MEMBER APPROVALS

[Signature] 8/25/04 DRB CHAIR - date
Christina Sandoval 8/25/04 PARKS & GENERAL SERVICES - date

[Signature] 8-25-04
TRANSPORTATION DEVELOPMENT - date

Roger [Signature] 8/25/04
UTILITY DEVELOPMENT - date

Bradley L. Bingham 8/25/04
CITY ENGINEER - date

AMAFCA - date

- date

- date

DESIGN REVIEW COMMITTEE REVISIONS

REVISION	DATE	DRC CHAIR	USER DEPARTMENT	AGENT / OWNER

FINANCIAL GUARANTY AMOUNT

09/20/2004

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

Project Description:

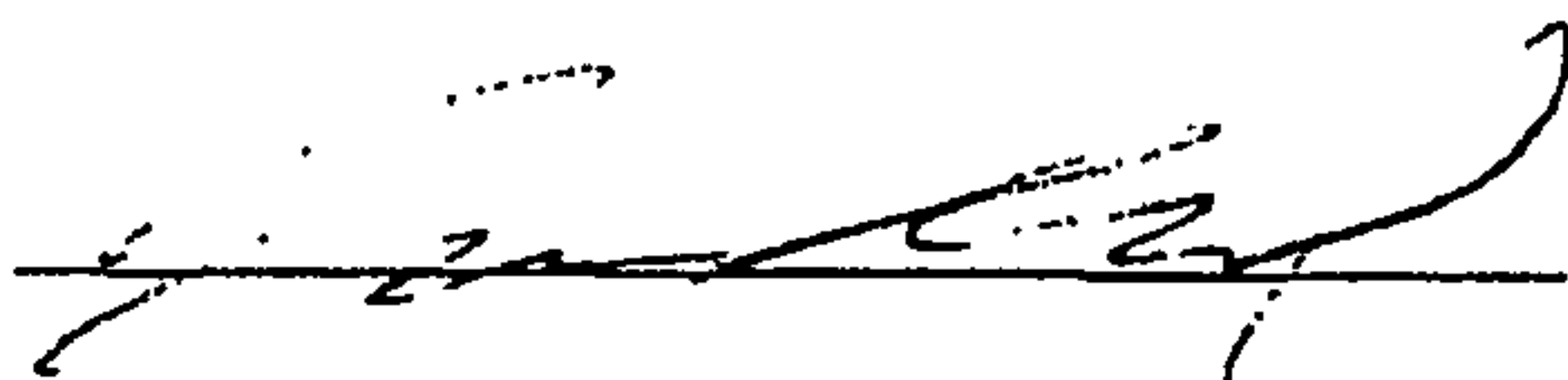
Project ID #: 748381, Staybridge Inn, Paving/Drnge Improv's., Phase/Unit

Requested By: **Jake Bordenave, PE w/ Bordenave Designs**

Approved estimate amount:		\$108,274.45	<u>@ 7% TAX</u>
Contingency Amount:	10.00%	\$10,827.45	
Subtotal:		\$119,101.90	
NMGRT	6.0625%	\$7,220.55	
Subtotal:		\$126,322.45	\$ 127,439.02
Engineering Fee	6.60%	\$8,337.28	
Testing Fee	2.00%	\$2,526.45	
Subtotal:		\$137,186.19	\$ 138,398.77
FINANCIAL GUARANTY RATE		1.25	
Retainage Amount:		\$.00	
TOTAL FINANCIAL GUARANTY REQUIRED		<u>\$171,482.74</u>	\$ 172,998.46

APPROVAL:

DATE:



9-20-2004

$\Delta = \$1,515.72$

Notes: 10% contingency, plans not approved.

FINANCIAL GUARANTY AMOUNT

02/13/2012

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

Project Description:

Project ID #: 748381, Staybridge Inn, Paving/Drnge Improv's., Phase/Unit

Requested By: **Santosh Mody**

Approved estimate amount:		\$68,473.25
Contingency Amount:	10.00%	\$6,847.33
Subtotal:		\$75,320.58
NMGRT	7.00%	\$5,272.44
Subtotal:		\$80,593.02
Engineering Fee	6.60%	\$5,319.14
Testing Fee	2.00%	\$1,611.86
Subtotal:		\$87,524.02
FINANCIAL GUARANTY RATE		1.25
Retainage Amount:		\$0.00
TOTAL FINANCIAL GUARANTY REQUIRED		<u>\$109,405.03</u>

APPROVAL:

DATE:

Notes: B-1 Paving

FINANCIAL GUARANTY AMOUNT

02/13/2012

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

Project Description:

Project ID #: 748381, Staybridge Inn, Paving/Drnge Improv's., Phase/Unit

Requested By: **Santosh Mody**

Approved estimate amount:		\$39,801.20
Contingency Amount:	10.00%	\$3,980.12
Subtotal:		\$43,781.32
NMGRT	7.00%	\$3,064.69
Subtotal:		\$46,846.01
Engineering Fee	6.60%	\$3,091.84
Testing Fee	2.00%	\$936.92
Subtotal:		\$50,874.77
FINANCIAL GUARANTY RATE		1.25
Retainage Amount:		\$.00
TOTAL FINANCIAL GUARANTY REQUIRED		\$63,593.46

APPROVAL:

DATE:

Notes: B-2 Storm Sewer

**STAYBRIDGE INN
PRELIMINARY DETAIL ESTIMATE**

CITY PROJECT NO.							
SHEET 1 OF 1							
6	7	8	9	10	11	12	
Item	Short	Units	Estimated	Estimated	Estimated	As-Built	As-Built
Number	Description		Unit Price	Quantity	Amount	Quantity	Amount
TRAFFIC CONTROL ITEMS							
019.010	TRAFF CONT & BARR	LS	2500.00	1	2500.00		
					2500.00		
PAVING ITEMS							
301.020	SUBGRADE PREP, 12"	SY	1.50	✓ 1290	1935.00		
302.015	ABS, 4"	SY	3.40	1290	4386.00		
336.032	ART ASP CONC, TYPE B, 1 1/2"	SY	4.05	✓ 2800	11340.00		
336.038	ART ASP CONC, TYPE B, 3"	SY	7.80	535	4173.00		
338.120	TK CT.	SY	0.25	✓ 1290	322.50		
340.010	SDWK, 4", PCC	SY	24.50	✓ 466	11417.00		
340.030	VLY GUT & CURB, PCC	SY	46.55	225	10473.75		
340.050	C & G, STD, PCC	LF	12.60	✓ 510	6426.00		
343.133	ART PVMT, R&R, W/M, W/SUB	SY	40.00	450	18000.00		
	SUBTOTAL				68473.25	✓	
STORM SEWER ITEMS							
701.160	TRCH, BF, 42'-00" SWR, 6'-12"	LF	33.00	✓ 304	10032.00		
910.019	42" RCP MI	LF	64.55	304	19623.20		
920.140	MH, 6' DIA, CORE, 6'-10' D	EA	3153.00	2	6306.00		
920.150	MH, 6' DIA, CORE, 10'-14' D	EA	3840.00	1	3840.00		
	SUBTOTAL				35961.20	← missing	\$39,801.20
	CONSTRUCTION SUBTOTAL				104434.45		108,274.45
	SURVEY						
	TESTING						
	NMGR						
	CITY FEES						
	ADDITIVES TOTAL						
	CONTINGENCY						
	PROJECT TOTAL						

TREASURER'S REPORT OF DEPOSITS

Remitter: Bharat Mody & Champa Mody BBVA Compass Bank Check No. 500655147	Project Name: StayBridge Inn CPN: 748381
Comments: Procedure C-Modified	Account: <u>460100</u> Activity: <u>7217460</u> Fund: <u>305</u> Amount: \$63,593.46

Total Amount: \$63,593.46
Verified By: Marilyn Maldonado
Phone Number: (505)924-3997
Deposit Date: May 16, 2012

City of Albuquerque Treasury
 J-24 Deposit
 Date: 5/16/2012 Office: ANNEX
 Station ID#5000008 Cashier: TRSCCS
 Batch: 225 Trans: 52
 Fund: 305 Activity ID
 Account: 460100 Project ID
 Dept ID: 7217460 Bus.Unit:
 Trans Amt: \$63,593.46
 Check Tendered : \$63,593.46



Supplemental Form (SF)

SUBDIVISION	S Z ZONING & PLANNING
<input type="checkbox"/> Major subdivision action	<input type="checkbox"/> Annexation
<input type="checkbox"/> Minor subdivision action	
<input type="checkbox"/> Vacation	V <input type="checkbox"/> Zone Map Amendment (Establish or Change Zoning, includes Zoning within Sector Development Plan boundaries)
<input type="checkbox"/> Variance (Non-Zoning)	<input type="checkbox"/> Sector Plan (Phase I, II, III)
SITE DEVELOPMENT PLAN	P <input type="checkbox"/> Amendment to Sector, Area, Facility or Comprehensive Plan
<input type="checkbox"/> for Subdivision	<input type="checkbox"/> Text Amendment (Zoning Code/Sub Regs)
<input type="checkbox"/> for Building Permit	<input type="checkbox"/> Street Name Change (Local & Collector)
<input type="checkbox"/> Administrative Amendment/Approval (AA)	
<input type="checkbox"/> IP Master Development Plan	D <input type="checkbox"/> APPEAL / PROTEST of...
<input type="checkbox"/> Cert. of Appropriateness (LUCC)	<input type="checkbox"/> Decision by: DRB, EPC, LUCC, Planning Director or Staff, ZHE, Board of Appeals
STORM DRAINAGE (Form D)	
<input type="checkbox"/> Storm Drainage Cost Allocation Plan	

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

APPLICATION INFORMATION:

Professional/Agent (if any): SANTOSH MODY PHONE: (505) 440-5857
 ADDRESS: 5817 SIGNAL AVE. NE FAX: (505) 797-7775
 CITY: ALBUQUERQUE STATE NM ZIP 87113 E-MAIL: ehinc@comcast.net

APPLICANT: BHARAT H. MODY & CHAMPA B. MODY PHONE: (505) 797-9997
 ADDRESS: 7019 STARSHINE ST. NE FAX: (505) 797-7775
 CITY: ALBUQUERQUE STATE NM ZIP 87111 E-MAIL: ehinc@comcast.net

Proprietary interest in site: OWNER List all owners: BHARAT & CHAMPA MODY

DESCRIPTION OF REQUEST: EXTENSION OF CURRENT SUBDIVISION IMPROVEMENT AGREEMENT (SIA) FOR AN ADDITIONAL 2 YEARS.

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

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

Lot or Tract No. LOT 17-A TRACT A Block: 12 Unit: B
 Subdiv/Addn/TBKA: NORTH ALBUQUERQUE ACRES
 Existing Zoning: SU-2 (IP) Proposed zoning: SU-2 (IP) MRGCD Map No _____
 Zone Atlas page(s): C-18-Z UPC Code: _____

CASE HISTORY: STAYBRIDGE INN PROJ # 748381
 List any current or prior case number that may be relevant to your application (Proj., App., DRB-, AX_Z_, V_, S_, etc.): ZA-95-414
DRB-98-273, PROJ # 1003483, APPL # 06DRB-00400

CASE INFORMATION:
 Within city limits? Yes Within 1000FT of a landfill? NO
 No. of existing lots: 1 No. of proposed lots: 1 Total site area (acres): 2.7A
 LOCATION OF PROPERTY BY STREETS: On or Near: SAN PEDRO AVE. NE
 Between: ALAMEDA BLVD. N.E. and SIGNAL ST. NE.

Check if project was previously reviewed by: Sketch Plat/Plan or Pre-application Review Team(PRT) Review Date: _____

SIGNATURE Santosh Mody DATE 10/05/11
 (Print Name) SANTOSH MODY Applicant: Agent:

FOR OFFICIAL USE ONLY Revised: 6/2011

<input checked="" type="checkbox"/> INTERNAL ROUTING	Application case numbers	Action	S.F.	Fees
<input checked="" type="checkbox"/> All checklists are complete	<u>11DRB 70283</u>	<u>SIA</u>		<u>\$ 50.00</u>
<input checked="" type="checkbox"/> All fees have been collected		<u>CMF</u>		<u>\$ 20.00</u>
<input checked="" type="checkbox"/> All case #s are assigned		<u>ADV</u>		<u>\$ 75.00</u>
<input type="checkbox"/> AGIS copy has been sent				\$
<input type="checkbox"/> Case history #s are listed				\$
<input type="checkbox"/> Site is within 1000ft of a landfill				\$
<input type="checkbox"/> F.H.D.P. density bonus				\$
<input type="checkbox"/> F.H.D.P. fee rebate				\$
	Hearing date <u>Nov. 2, 2011</u>			Total <u>\$ 145.00</u>
	<u>10-6-11</u>	Project # <u>1003483</u>		

Staff signature & Date

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

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

MAJOR SUBDIVISION PRELIMINARY PLAT APPROVAL (DRB13)

- 5 Acres or more: Certificate of No Effect or Approval
- Proposed Preliminary Plat including the Grading Plan (folded to fit into an 8.5" by 14" pocket) **24 copies**
- Proposed Infrastructure List
- Signed Preliminary Pre-Development Facilities Fee Agreement for **Residential** development only
- Design elevations & cross sections of perimeter walls **3 copies** (11" x 17" maximum)
- Zone Atlas map with the entire property(ies) clearly outlined
- Letter briefly describing, explaining, and justifying the request
- Property owner's and City Surveyor's signature on the proposed plat
- FORM DRWS Drainage Report, Water & Sewer availability statement filing information
- Office of Community & Neighborhood Coordination inquiry response, notifying letter, certified mail receipts
- Sign Posting Agreement
- Signed** Pre-Annexation Agreement if Annexation required.
- TIS/AQIA Traffic Impact Study / Air Quality Impact Assessment form
- Fee (see schedule)
- List any original and/or related file numbers on the cover application

Preliminary plat approval expires after one year.

DRB Public hearings are approximately 30 DAYS after the filing deadline. Your attendance is required.

MAJOR SUBDIVISION AMENDMENT TO PRELIMINARY PLAT (DRB11) (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) clearly outlined
- Letter briefly describing, explaining, and justifying the request
- Property owner's and City Surveyor's signature on the proposed amended plat, if applicable
- Office of Community & Neighborhood Coordination inquiry response, notifying letter, certified mail receipts
- Sign Posting Agreement
- List 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 30 DAYS after the filing deadline. Your attendance is required.

MAJOR SUBDIVISION IMPROVEMENTS AGREEMENT EXTENSION (DRB09)

(Temporary sidewalk deferral extension use FORM-V)

- Zone Atlas map with the entire property(ies) clearly outlined
- 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
- List any original and/or related file numbers on the cover application
- Fee (see schedule)

DRB Public hearings are approximately 30 DAYS 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.

SANTOSH MODY
 Applicant name (print)
Santosh Mody 10/05/11
 Applicant signature / date



Form revised October 2007

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

Application case numbers
11DRB - 70283

[Signature] 10-6-11
 Planner signature / date
 Project # 1003483

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 Oct. 18, 2011 To Nov. 2, 2011

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.

James Nidy (Applicant or Agent) 10/06/11 (Date)

I issued 1 signs for this application, 10-6-11 (Date) [Signature] (Staff Member)

DRB PROJECT NUMBER: 1003483



EXCEL HOSPITALITY, INC.

5817 SIGNAL AVE.. N.E., ALBUQUERQUE, N.M. 87113

PHONE: (505) 797-9997

FAX: (505) 797-7775

VIA HAND DELIVERY

October 5, 2011

Mr. Jack Cloud
Development Review Board
Planning Department
City of Albuquerque

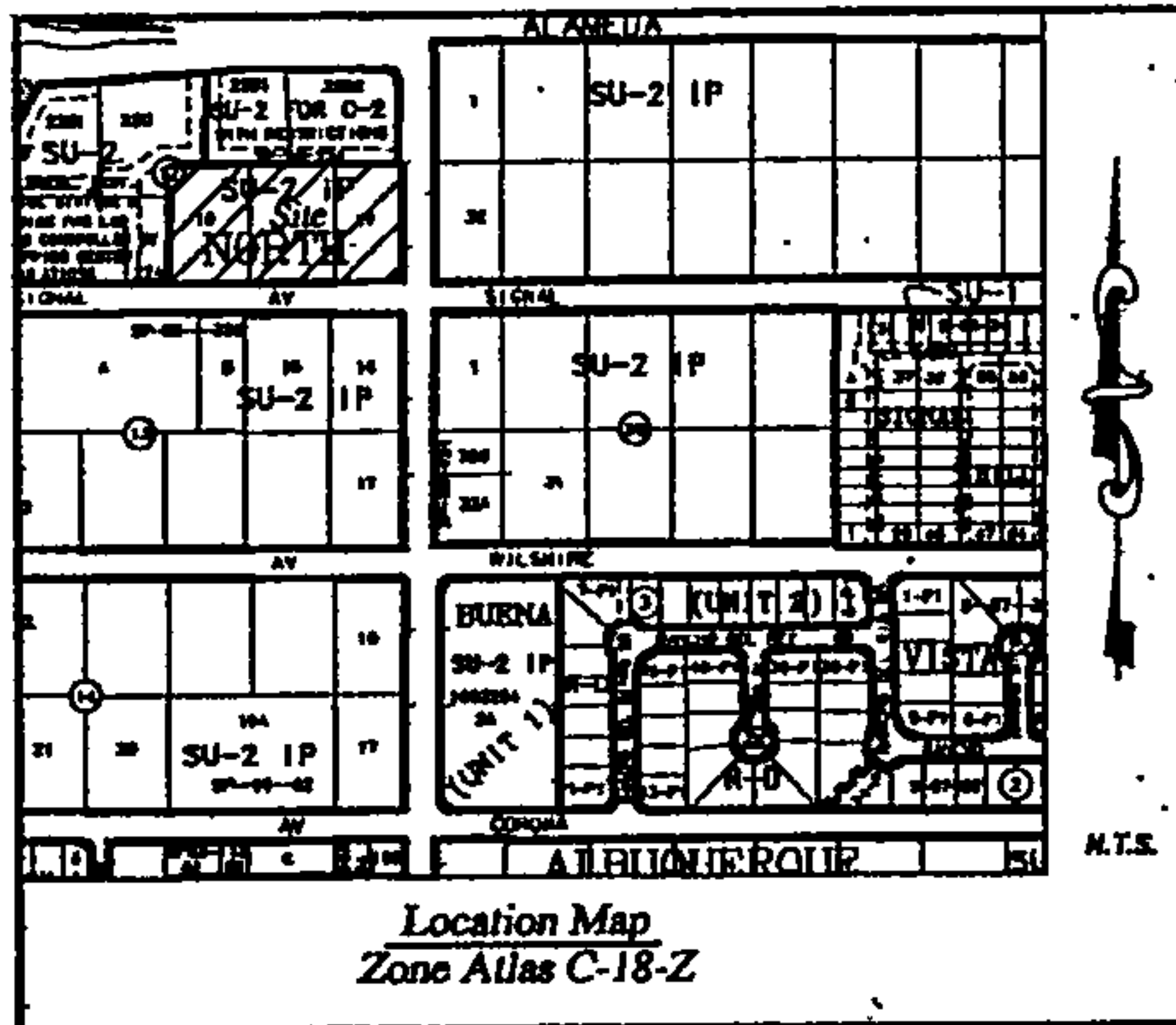
Re: Subdivision Improvement Agreement for Project # 1003483 – Staybridge Suites
Hotel @ Signal Ave. and San Pedro Ave.

Dear Mr. Cloud:

This letter is to request a 2 year extension of the completion date on the current Subdivision Improvement Agreement (SIA) that our company has of file with the City of Albuquerque. The current completion date is for December 31, 2011 but, in speaking with Mr. Curtis Churney with the City of Albuquerque, it seem that we should now be able to complete the infrastructure list within the next 2 years so we are requesting the extension to enable us to get the job completed. The infrastructure list includes adding a culvert to catch the storm water currently ponding on San Pedro Blvd., increasing San Pedro Blvd. to 4 lanes, adding sidewalks along San Pedro Blvd., and a bike lane from just south of Alameda Blvd. to Signal St. along San Pedro Blvd.. If you have any questions, please do not hesitate to contact me at (505) 440-5857.

Sincerely,

Santosh Mody (Agent for Bharat and Champa Mody)
Vice-President
Excel Hospitality, Inc.



Subdivision Data

- D.R.B. CASE NUMBER _____
- ZONE ATLAS INDEX NO. C-18-Z
- GROSS SUBDIVISION ACREAGE 2.7375 Acres
- DATE OF SURVEY JANUARY 2004.
- TALOS LOG NO. 2004284432
- SUBDIVISION DATA

NUMBER OF LOTS REPLATTED:	3
NUMBER OF LOTS CREATED:	1
MILES OF ROAD CREATED:	0.000

Free Consent & Dedications:

THE REAL ESTATE SHOWN AND DESCRIBED ON THIS PLAT IS SURVEYED AND SUBDIVIDED WITH THE FREE CONSENT OF AND IN ACCORDANCE WITH THE WISHES OF THE UNDERSIGNED OWNER(S) THEREOF, SAID OWNERS WARRANT THAT THEY HOLD AMONG THEM COMPLETE AND INDEFEASIBLE TITLE IN FEE SIMPLE TO THE LAND SUBDIVIDED, AND THE OWNER(S) OF SUCH REAL ESTATE DO HEREBY GRANT EASEMENTS, DEDICATE TO THE CITY OF ALBUQUERQUE IN FEE SIMPLE THE NORTH 30 FEET OF SIGNAL AVENUE, NE AND DEDICATE IN FEE SIMPLE WITH WARRANTY COVENANTS AN ADDITIONAL 4 FEET FOR SAN PEDRO STREET, NE AS SHOWN HEREON AND HEREBY WAIVE ANY FURTHER CLAIM OR INTEREST TO THE PROPERTY LYING WITHIN SAID RIGHT-OF-WAY AND ANY OVERHANGING OF SERVICE WIRES, THE RIGHT OF INGRESS/EGRESS AND THE RIGHT TO TRIM INTERFERING TREES, TO THE RESPECTIVE UTILITY SERVICES, THEIR SUCCESSORS AND ASSIGNS.

BY: B.H. Mody
B.H. MODY - OWNER

BY: C.B. Mody
C.B. MODY - OWNER

Acknowledgment:

STATE OF NEW MEXICO | SS
COUNTY OF BERNALILLO

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON 7/27, 2004
BY B.H. Mody

BY: Annette E. Drexler
NOTARY PUBLIC

MY COMMISSION EXPIRES 7/10/06

STATE OF NEW MEXICO | SS
COUNTY OF BERNALILLO

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON 7/27, 2004
BY C.B. Mody

BY: Annette E. Drexler
NOTARY PUBLIC

MY COMMISSION EXPIRES 7-10-06

Legal Description

A CERTAIN TRACT OF LAND SITJATE IN THE ELENA GALLEGOS LAND GRANT IN PROJECTED SECTION 18, TOWNSHIP 11 NORTH, RANGE 3 EAST, N.M.P.M., WITHIN THE CITY OF ALBUQUERQUE, BERNALILLO COUNTY, NEW MEXICO, BEING COMPRISED OF LOTS NUMBERED SEVENTEEN (17), EIGHTEEN (18) AND NINETEEN (19), BLOCK TWELVE(12), NORTH ALBUQUERQUE ACRES, TRACT A, UNIT B, NORTH ALBUQUERQUE ACRES, AS THE SAME IS SHOWN AND DESIGNATED ON THE PLAT THEREOF, FILED IN THE OFFICE OF THE COUNTY CLERK OF BERNALILLO COUNTY IN BOOK D, PAGE 130 ON APRIL 24, 1936, LESS THE EASTERLY 13 FEET OF SAID LOT 17 THEREOF AS PREVIOUSLY CONVEYED TO THE NEW MEXICO DEPARTMENT OF TRANSPORTATION BY THAT WARRANTY DEED FILED AUGUST 23, 1983, IN BOOK D192A, PAGES 391-392, OF THE RECORDS OF BERNALILLO COUNTY, NEW MEXICO, AND MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCING AT THE SOUTHEAST CORNER OF THE TRACT, A POINT IN THE CENTERLINE OF SIGNAL AVENUE, NORTHEAST, WHENCE ALBUQUERQUE CONTROL SURVEY STATION "9-C18" BEARS S01°34'08"E AND 558.34 FEET DISTANT; THENCE N89°41'30"W ALONG SAID CENTERLINE A DISTANCE OF 451.52 FEET TO THE SOUTHWEST CORNER OF THE TRACT HEREIN DESCRIBED; THENCE N00°17'48"E A DISTANCE OF 264.12 FEET TO THE NORTHWEST CORNER OF THE TRACT HEREIN DESCRIBED; THENCE S89°41'42"E A DISTANCE OF 451.40 FEET TO THE NORTHEAST CORNER OF THE TRACT HEREIN DESCRIBED, A POINT ON THE WESTERLY RIGHT OF WAY OF SAN PEDRO STREET, NORTHEAST; THENCE S00°16'03"W ALONG SAID WESTERLY RIGHT OF WAY A DISTANCE OF 264.18 FEET TO THE SOUTHEAST CORNER AND POINT OF BEGINNING AND CONTAINING 2.7375 ACRES, MORE OR LESS.

Public Utility Easements

PUBLIC UTILITIES SHOWN HERE ON THIS PLAT VARY IN WIDTH AND ARE GRANTED FOR THE COMMON AND JOINT USE OF:

THE PNM ELECTRIC SERVICES FOR THE INSTALLATION, MAINTENANCE, AND SERVICE OF OVERHEAD AND UNDERGROUND ELECTRICAL LINES, TRANSFORMERS, POLES AND OTHER EQUIPMENT, FIXTURES, STRUCTURES AND RELATED FACILITIES REASONABLY NECESSARY TO PROVIDE ELECTRICAL SERVICE.

THE PNM GAS SERVICE FOR INSTALLATION, MAINTENANCE, AND SERVICE OF NATURAL GAS LINES, VALVES AND OTHER EQUIPMENT AND FACILITIES REASONABLY NECESSARY TO PROVIDE NATURAL GAS.

QWEST CORPORATION FOR THE INSTALLATION, MAINTENANCE, AND SERVICE OF ALL BURIED AND AERIAL COMMUNICATION LINES AND OTHER RELATED EQUIPMENT AND FACILITIES REASONABLY NECESSARY TO PROVIDE COMMUNICATION SERVICES INCLUDING, BUT NOT LIMITED TO, ABOVE GROUND PEDESTALS AND CLOSURES.

COMCAST CABLE VISION OF NEW MEXICO, INC. FOR THE INSTALLATION, MAINTENANCE, AND SERVICE OF SUCH LINES, CABLES, AND OTHER RELATED EQUIPMENT AND FACILITIES REASONABLY NECESSARY TO PROVIDE CABLE TV SERVICE.

INCLUDED, IS THE RIGHT TO BUILD, REBUILD, CONSTRUCT, RECONSTRUCT, LOCATE, RELOCATE, CHANGE, REMOVE, MODIFY, RENEW, OPERATE, AND MAINTAIN FACILITIES FOR THE PURPOSES DESCRIBED ABOVE, TOGETHER WITH FREE ACCESS TO, FROM, AND OVER SAID EASEMENTS, INCLUDING SUFFICIENT WORKING AREA SPACE FOR ELECTRIC TRANSFORMERS, WITH THE RIGHT AND PRIVILEGE TO TRIM AND REMOVE TREES, SHRUBS, OR BUSHES WHICH INTERFERE WITH THE PURPOSES SET FORTH HEREIN. NO BUILDING, SIGN, POOL (ABOVEGROUND OR SUBSURFACE), HOT TUB, CONCRETE OR WOOD POOL DECKING, OR OTHER STRUCTURE SHALL BE ERRECTED OR CONSTRUCTED ON SAID EASEMENTS, NOR SHALL ANY WELL BE DRILLED OR OPERATED THEREON. PROPERTY OWNERS SHALL BE SOLELY RESPONSIBLE FOR CORRECTING ANY VIOLATIONS OF THE NATIONAL ELECTRIC SAFETY CODE CAUSED BY CONSTRUCTION OF POOLS, DECKING, OR ANY STRUCTURES ADJACENT TO WITHIN OR NEAR EASEMENTS SHOWN ON THIS PLAT.

Documents

ALL RECORD DOCUMENTS USED IN THE PREPARATION OF THIS INSTRUMENT ARE REFERENCED HEREON.

Surveyor's Certificate

I, WILL PLOTNER JR., A NEW MEXICO LICENSED PROFESSIONAL LAND SURVEYOR DO HEREBY CERTIFY THAT A BOUNDARY SURVEY OF THE REAL PROPERTY SHOWN HEREON HAS BEEN SURVEYED, MONUMENTED AND PLATTED IN ACCORDANCE WITH THE STANDARDS FOR LAND SURVEYS IN THE STATE OF NEW MEXICO, AND MEETS THE MINIMUM REQUIREMENTS OF MONUMENTATION AND SURVEYS OF THE ALBUQUERQUE SUBDIVISION ORDINANCE AND IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF. I FURTHER CERTIFY THAT THIS SURVEY AND PLAT WAS PREPARED BY ME OR UNDER MY SUPERVISION.

Will Plotner Jr. 7/27/04
WILL PLOTNER JR. DATE
N.M.P.S. No. 14271



Plat of Lot 17-A

North Albuquerque Acres, Block 12, Unit "B", Tract "A"
Projected Section 18, T.11N., R.3E., N.M.P.M.
Elena Gallegos Land Grant
City of Albuquerque
Bernalillo County, New Mexico
July 2004

PROJECT NO: 1003483
APPLICATION: 06DRB-00400

Approved and Accepted By:

[Signature] PLANNING DIRECTOR 4/6/06
Bradley J. Bingham CITY ENGINEER
Bradley J. Bingham A.M.A.F.C.A.

[Signature] TRAFFIC ENGINEER 4-5-06
[Signature] CITY SURVEYOR 7-27-04

WATER RESOURCES

[Signature] PARKS AND GENERAL SERVICES Recreation 4/5/06
[Signature] UTILITY DEVELOPMENT DIVISION 4-5-06

Utility Signatures

[Signature] 3-24-06 7-27-04
[Signature] PNM GAS & ELECTRIC SERVICES 4-5-06
[Signature] QWEST COMMUNICATIONS R.E. 3/24/06
[Signature] 7-27-04
COMCAST CABLE

County Treasurer's Certificate

THIS IS TO CERTIFY THAT TAXES ARE CURRENT AND PAID ON UPC# 101806425033020407, 101806423833020408 & 101806422133020405

[Signature] PROPERTY OWNERS OF RECORD
[Signature] 4-6-06
BERNALILLO COUNTY TREASURER'S OFFICE



CARTESIAN SURVEYS INC.

P.O. BOX 44414 RIO RANCHO, N.M. 87174
Phone (505) 896-3050 Fax (505) 891-0244

INFRASTRUCTURE LIST

EXHIBIT "A"

TO SUBDIVISION IMPROVEMENTS AGREEMENT

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

STAYBRIDGE SUITES - Lot 17-A replat and Site Plan

PROPOSED NAME OF PLAT AND/OR SITE DEVELOPMENT PLAN

LOTS 17, 18 & 19, BLOCK 12, TRACT A, UNIT B, NORTH ALBUQUERQUE ACRES

EXISTING LEGAL DESCRIPTION PRIOR TO PLATTING ACTION

Date Submitted: 08/16/04
 Date Site Plan Approved: 8/25/04
 Date Preliminary Plat Approved: 8/25/04
 Date Preliminary Plat Expires: 8/25/05
 DRB Project No.: 1003483
 DRB Application No.: 04-01167
04-00881

ORIGINAL

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
		24'	Asphalt w/ Std C&G	SIGNAL AVE	West Prop Line	SAN PEDRO BLVD	/	/	/
		6'	PCC Sidewalk	"	"	"	/	/	/
		2-31'	Private Entrances w/ 25' Rad. Returns	SIGNAL AVE	-	-	/	/	/
		24'-36'	Asphalt Flare & 60' Left Turn Lane	SIGNAL AVE	SAN PEDRO BLVD	144' West	/	/	/
		30' F-F 28'	Asphalt w/ Std C&G	SAN PEDRO BLVD	SIGNAL AVE	NORTH Prop Line	/	/	/
		6'	PCC Sidwalk	"	"	"	/	/	/
		42"	RCP Storm Drain	SAN PEDRO BLVD	Signal Ave Exist MH (East side of street)	West Side of Street	/	/	/
		42"	RCP Storm Drain	SAN PEDRO BLVD	SIGNAL AVE	North Prop Line	/	/	/
		-	temp asph pavement as required for temp. tie ins	SAN PEDRO B			/	/	/

ORIGINAL

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

NOTES

1

2

3

AGENT / OWNER

DEVELOPMENT REVIEW BOARD MEMBER APPROVALS

JAKE BORDENAUE
NAME (print)

Sharon Nelson 8/25/04 DRB CHAIR - date
Christina Sandoral 8/25/04 PARKS & GENERAL SERVICES - date

BORDENAUE DESIGNS
FIRM

[Signature] 8-25-04
TRANSPORTATION DEVELOPMENT - date

AMAFCA - date

[Signature] 08/13/04
SIGNATURE - date

Roger Green 8/25/04
UTILITY DEVELOPMENT - date

_____ - date

MAXIMUM TIME ALLOWED TO CONSTRUCT
THE IMPROVEMENTS WITHOUT A DRB

Bradley L. Bingham 8/25/04
CITY ENGINEER - date

_____ - date

EXTENSION: _____

DESIGN REVIEW COMMITTEE REVISIONS

REVISION	DATE	DRC CHAIR	USER DEPARTMENT	AGENT / OWNER



OFFICIAL NOTICE OF DECISION

CITY OF ALBUQUERQUE
PLANNING DEPARTMENT
DEVELOPMENT REVIEW BOARD

November 12, 2009

Project# 1003483

09DRB-70327 MAJOR - 2YEAR EXTENSION OF SUBDIVISION IMPROVEMENTS AGREEMENT (2YR SIA)

SANTOSH MODY agent(s) for BHARAT H MODY & CHAMPA B MODY request(s) the referenced/ above action(s) for paving and drainage improvements associated with Lot 17-A, Block 12, Tract A, Unit B, **NORTH ALBUQUERQUE ACRES**, zoned SU-2/ IP, located on the northwest corner of SIGNAL AVE NE and SAN PEDRO BLVD NE containing approximately 2.7375 acre(s). (C-18)

At the November 12, 2009, Development Review Board meeting, the 2 year extension of the Subdivision Improvements Agreement was approved.

If you wish to appeal this decision, you must do so by November 30, 2009, in the manner described below.

Appeal is to the Land Use Hearing Officer. Any person aggrieved with any determination of the Development Review Board may file an appeal on the Planning Department form, to the Planning Department, within 15 days of the Development Review Board's decision. The date the determination in question is issued is not included in the 15-day period for filing an appeal.

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

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

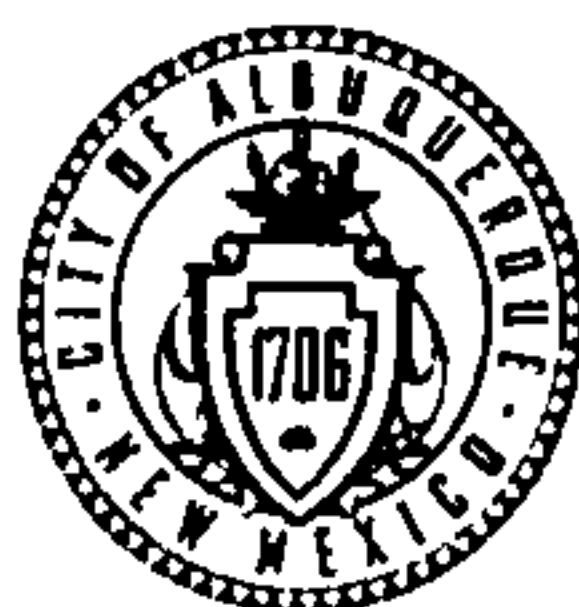

Jack Cloud, AICP, DRB Chair

Cc: Santosh Mody – 5817 Signal Ave NE – Albuquerque, NM 87113

Cc: Bharat H. Mody & Champa B. Mody – 7019 Starshine St. NE – Albuquerque, NM 87111

Marilyn Maldonado

File



OFFICIAL NOTICE OF DECISION

CITY OF ALBUQUERQUE
PLANNING DEPARTMENT
DEVELOPMENT REVIEW BOARD

November 14, 2007

1. **Project# 1003483**
07DRB-70324 MAJOR - 2YR SUBD IMP AGMT (2YR SIA)

SANTOSH MODY agent(s) for BHARAT H. MODY & CHAMPA B. MODY request(s) the above action(s) for all or a portion of Lot(s) 17-A, Tract(s) A, **NORTH ALBUQUERQUE ACRES UNIT 2**, zoned SU-2/IP, located on SIGNAL AVE NE BETWEEN SAN PEDRO AVE NE AND AND I-25 containing approximately 2.74 acre(s). (C-18)


At the November 14, 2007 Development Review Board meeting, the two year extension of the Subdivision Improvements Agreement was approved.

If you wish to appeal this decision, you must do so by November 29, 2007 in the manner described below.

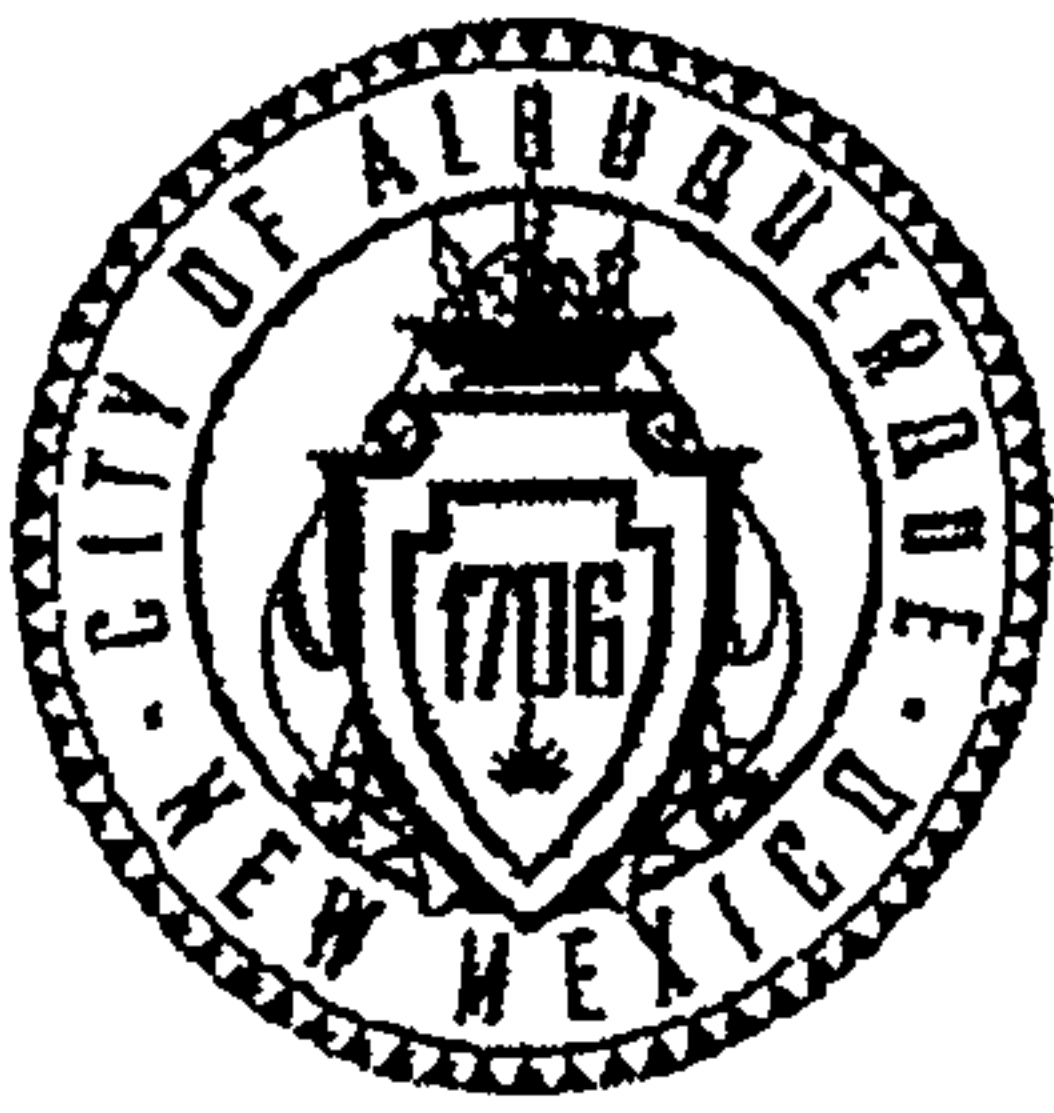
Appeal is to the Land Use Hearing Officer. Any person aggrieved with any determination of the Development Review Board may file an appeal on the Planning Department form, to the Planning Department, within 15 days of the Development Review Board's decision. The date the determination in question is issued is not included in the 15-day period for filing an appeal.

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

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


Sheran Matson, AICP, DRB Chair

Cc: Santosh Mody – 5817 Signal Ave NE – Albuquerque, NM 87113
Cc: Bharat H. Mody & Campa B. Mody – 7019 Starshine St NE 87111
Marilyn Maldonado
File



DEVELOPER INQUIRY SHEET

(To be completed prior to application submittal)

The Office of Neighborhood Coordination (ONC) located in Room 120 (basement) of the Plaza Del Sol Building, 600 Second Street NW, Fax: (505) 924-3913 – will need the following information **BEFORE** neighborhood and/or homeowner association information will be released to the applicant/agent on any project being presented to the Planning Department of the City of Albuquerque. If you have any questions, please feel free to contact our office at (505) 924-3914. Your Developer Inquiry is for the following:

Cell Tower & Type: Free-Standing Tower -OR- Concealed Tower

Private Development EPC DRB LUCC Liquor Submittal

Administrative Amendments (AA's)

City Project

Special Exception Application (ZHE)

CONTACT NAME: SANTOSH MODY

COMPANY NAME: STAYBRIDGE SUITES

ADDRESS/ZIP: 5817 SIGNAL AVE. NE, 87113.

PHONE: (505) 797-9997 FAX: (505) 797-7775

LEGAL DESCRIPTION INFORMATION

PLEASE FORWARD INFORMATION ON ANY NEIGHBORHOOD AND/OR HOMEOWNER ASSOCIATION IN THE AREA OF THE PROPERTY DESCRIBED BELOW:

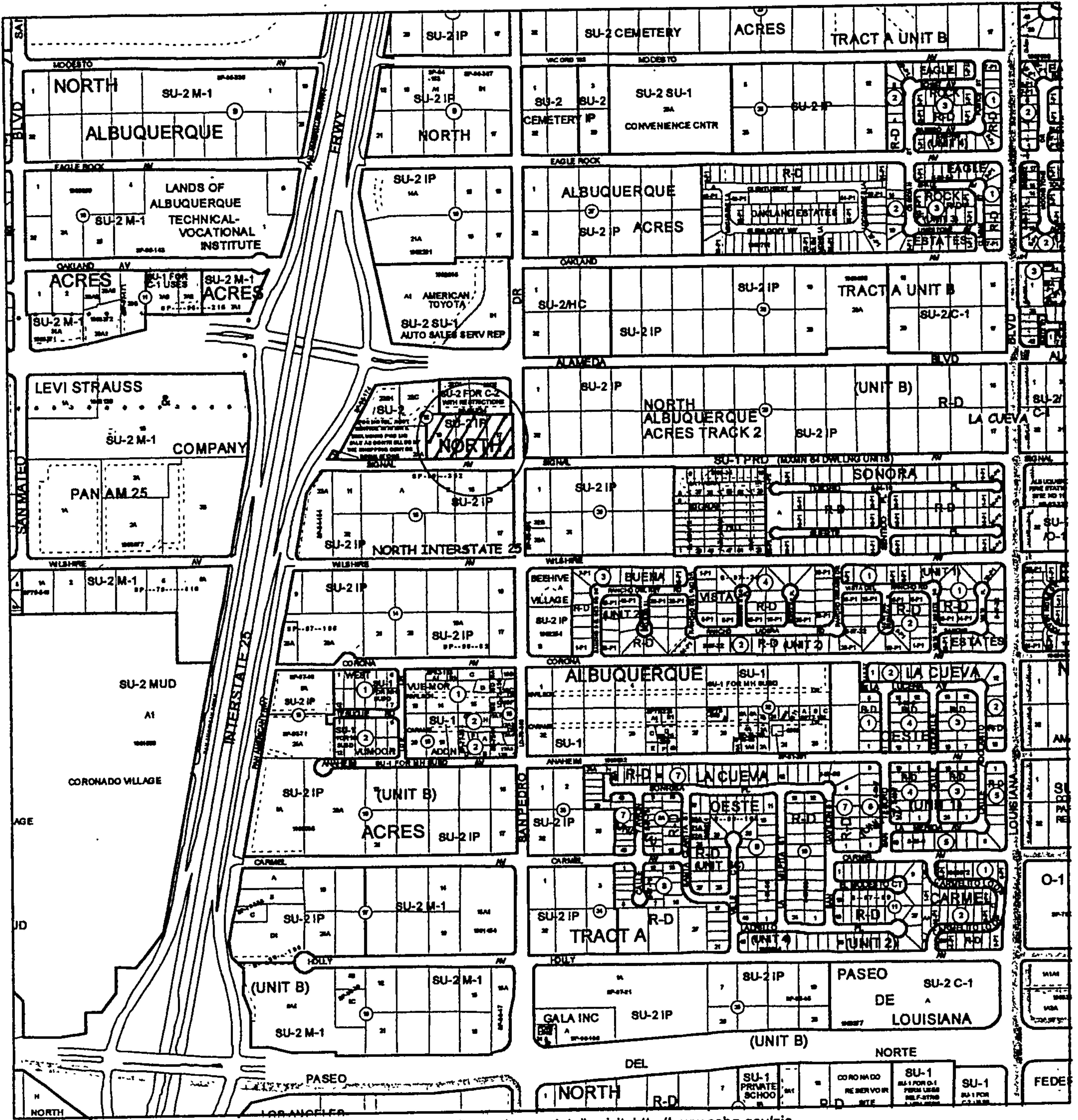
LOT 17-A TRACT A, BLOCK 12, UNIT B NORTH ABQ ACRES

LOCATED ON _____ LEGAL DESCRIPTION
SAN PEDRO AVE. N.E.
STREET NAME OR OTHER IDENTIFYING LANDMARK

BETWEEN ALAMEDA BLVD. N.E. AND
STREET NAME OR OTHER IDENTIFYING LANDMARK

SIGNAL ST. N.E.
STREET NAME OR OTHER IDENTIFYING LANDMARK

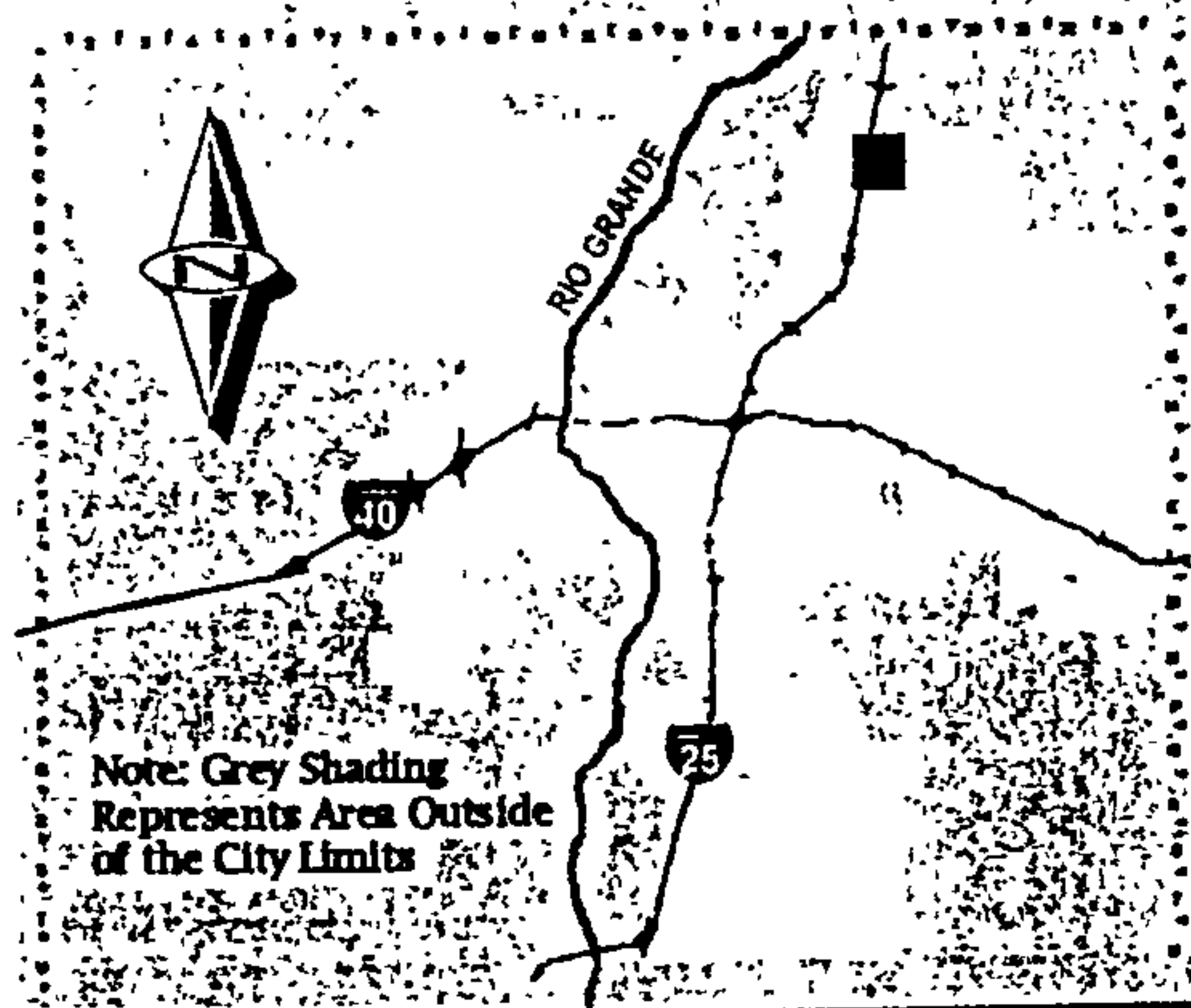
THE SITE IS INDICATED ON THE FOLLOWING ZONE ATLAS PAGE (C-18-Z).
(PLEASE MARK/HATCH ZONE MAP WHERE PROPERTY IS LOCATED)
(Zone Map **MUST** be provided with request)



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



Map amended through: 3/14/2006

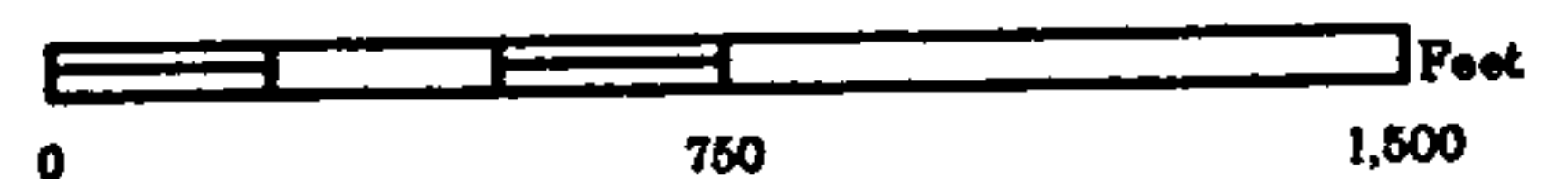


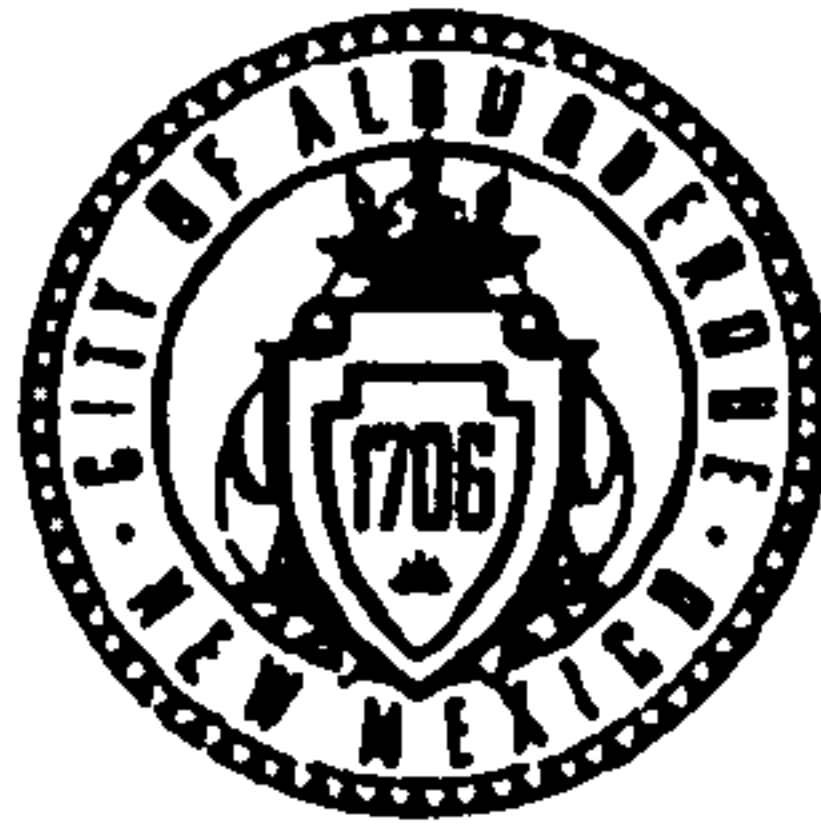
Zone Atlas Page:

C-18-Z

Selected Symbols

- SECTOR PLANS
- Design Overlay Zones
- City Historic Zones
- H-1 Buffer Zone
- Petroglyph Mon.
- Escarpment
- 2 Mile Airport Zone
- Airport Noise Contours
- Wall Overlay Zone





City of Albuquerque

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.

Date: 10.5.11

TO CONTACT NAME: SANTOSKY Moody
COMPANY/AGENCY: Staybridge Suites
ADDRESS/ZIP: 5817 Signal Ave. N.E.
PHONE/FAX #: 797-9997 797-7775

Thank you for your inquiry of 10/5/11 (date) requesting the names of **ALL Affected**

Neighborhood and/or Homeowner Associations who would be affected under the provisions of O-92 by your proposed project at San Pedro Avenue
Lot 17A, Ingot A, Block 12, Unit B - North All Acres
zone map page(s) C-18

Our records indicate that the **Affected Neighborhood and/or Homeowner Associations** affected by this proposal and the contact names are as follows:

West La Cueva

Neighborhood or Homeowner Association

Contacts: Not attached

Neighborhood or Homeowner Association

Contacts:

See reverse side for additional Neighborhood and/or Homeowner Associations Information:

YES { } NO

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 our office at (505) 924-3914 or by fax at 924-3913.

Sincerely,
Patricia Marquez
OFFICE OF NEIGHBORHOOD COORDINATION

ATTENTION: Both contacts for each Neighborhood and/or Homeowner Associations need to be notified.

**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 NEIGHBORHOOD AND/OR HOMEOWNER 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 amendments 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 and/or homeowner associations may contact someone with questions or comments.

INFORMATION FROM THE OFFICE OF NEIGHBORHOOD COORDINATION

The following information should always be in each application packet that you submit for an EPC or DRB application. Listed below is a "Checklist" of the items needed.

- ONC's "Official" Letter to the applicant (if there are associations). A copy must be submitted with application packet -OR-
- The ONC "Official" Letter (if there are no associations). A copy must be submitted with application packet.
- Copies of Letters to Neighborhood and/or Homeowner Associations (if there are associations). A copy must be submitted with application packet.
- Copies of the certified receipts to Neighborhood and/or Homeowner Associations (if there are associations). A copy must be submitted with application packet.

Just a reminder - Our ONC "Official" Letter is only valid for a one (1) month period and if you haven't submitted your application by this date, you will need to get an updated letter from our office.

(Below this line for ONC use only)

Date of Inquiry: 10/5/11 Time Entered: 3:35pm ONC Rep. Initials: re

WEST LA CUEVA N.A. (WLC) "R"

***Peggy Neff** *e-mail:* peggyd333@yahoo.com

8305 Calle Sequelle NE/87113 823-1041 (h)

Lee Hanson *e-mail:* joleehanson@comcast.net

6909 La Lucena Ave. NE/87113 822-6372 (h)

Council District: 4

County District: 4

Police Beat: 433/NE

Zone Map: C-18

October 05, 2011

Ms. Peggy Neff
West La Cueva Neighborhood Association
8305 Calle Seguelle NE
Albuquerque, NM 87113

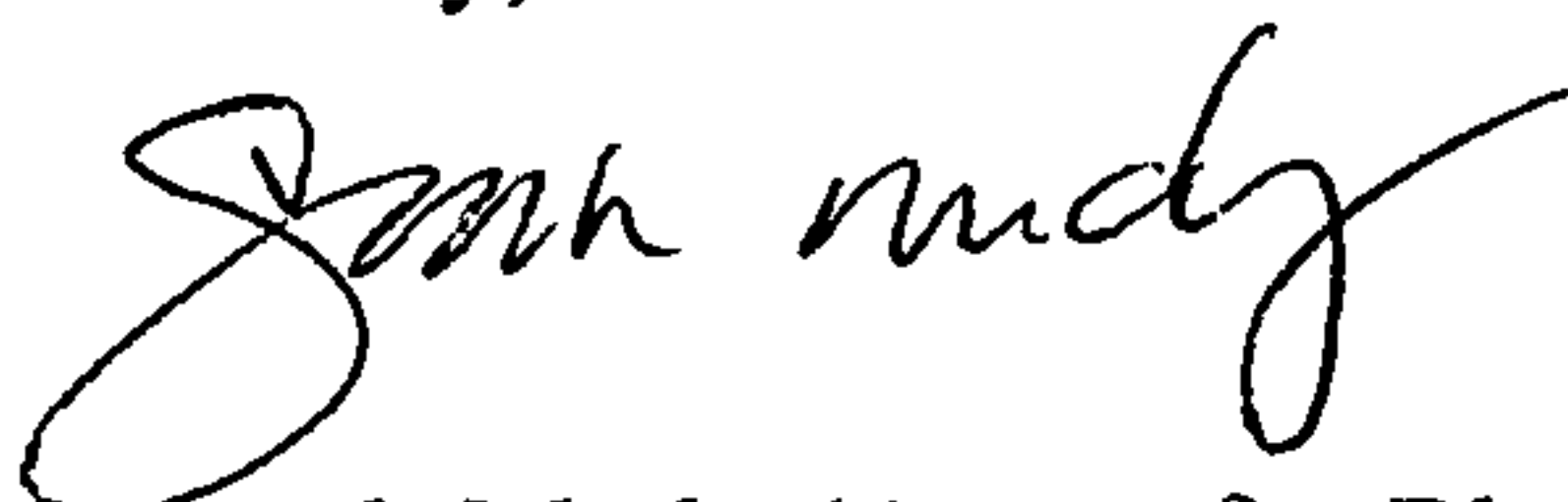
Re: Subdivision Improvement Agreement for Project # 1003483 – Staybridge Suites
Hotel @ Signal Ave. and San Pedro Ave.

Dear Ms. Neff:

This letter is to inform the neighborhood associations that we would like to extend the completion date on the current Subdivision Improvement Agreement (SIA) that our company has of file with the City of Albuquerque. The current completion date is for December 31, 2011, but, in speaking with Mr. Curtis Churney with the City of Albuquerque, he has requested that we extend the SIA document for another 2 years until the City has complete plans for the entire infrastructure plan along San Pedro Blvd. He believes that we should be able to finally get started on the improvements soon.

The infrastructure includes adding a culvert to catch the storm water currently ponding on San Pedro Blvd., increasing San Pedro Blvd. to 4 lanes, adding sidewalks along San Pedro Blvd., and a bike lane. The City would like us to wait to make these improvements until the plans have been completed for the entire road and they have the other businesses in agreement with the changes. Please respond back to this letter to the above address if you are in agreement with our request to extend our SIA documentation so that these infrastructure improvements can be done in the future. If you have any questions, please do not hesitate to contact me at (505) 797-9997.

Sincerely,



Santosh Mody (Agent for Bharat and Champa Mody)
Vice-President
Excel Hospitality, Inc.

October 05, 2011

Lee Hanson
West La Cueva Neighborhood Association
6909 La Lucena Ave. NE
Albuquerque, NM 87113

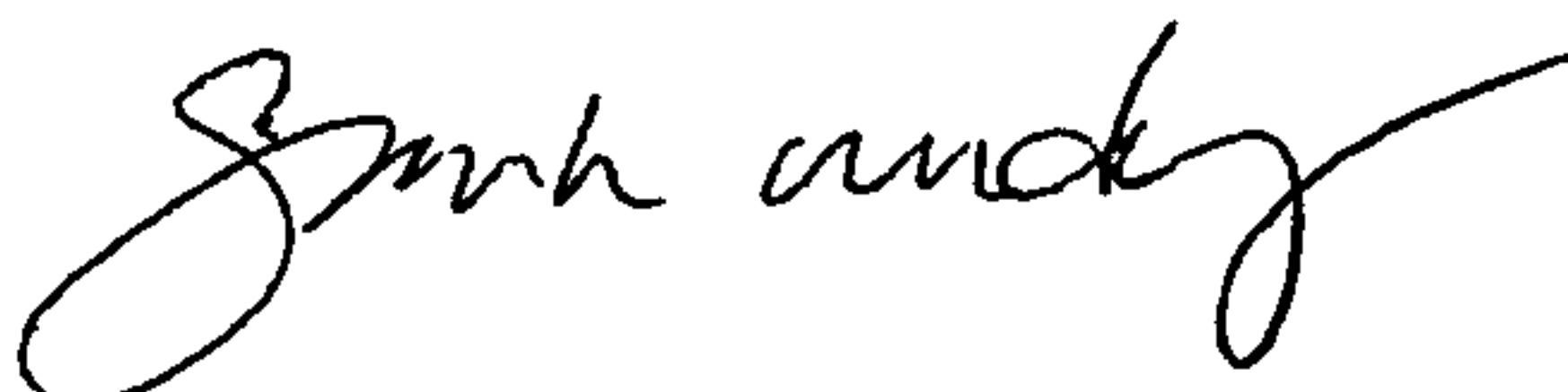
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Sincerely,



Santosh Mody (Agent for Bharat and Champa Mody)
Vice-President
Excel Hospitality, Inc.

7011 1570 0003 5489 0858

U.S. Postal Service™

CERTIFIED MAIL™ RECEIPT

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ALBUQUERQUE NM 87103 | **ALBU** | **USE**

Postage	\$ 0.44	0109 10 Postmark Here 06 2011 10/06/2011 ALBUQUERQUE NM 87109
Certified Fee	\$2.85	
Return Receipt Fee (Endorsement Required)	\$2.30	
Restricted Delivery Fee (Endorsement Required)	\$0.00	
Total Postage & Fees	\$ 5.59	

Sent To **LEE HANSON**

Street, Apt. No.;
or PO Box No.

City, State, ZIP+4

PS Form 3800, August 2006

See Reverse for Instructions

7011 1570 0003 5489 0735

U.S. Postal Service™

CERTIFIED MAIL™ RECEIPT

(Domestic Mail Only; No Insurance Coverage Provided)

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

ALBUQUERQUE NM 87103 | **ALBU** | **USE**

Postage	\$ 0.44	0109 10 Postmark Here 06 2011 10/06/2011 ALBUQUERQUE NM 87109
Certified Fee	\$2.85	
Return Receipt Fee (Endorsement Required)	\$2.30	
Restricted Delivery Fee (Endorsement Required)	\$0.00	
Total Postage & Fees	\$ 5.59	

Sent To **Mrs. PELKEY NEFF**

Street, Apt. No.;
or PO Box No.

City, State, ZIP+4

PS Form 3800, August 2006

See Reverse for Instructions



Supplemental form

SUBDIVISION

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

SITE DEVELOPMENT PLAN

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

STORM DRAINAGE (Form D)

- Storm Drainage Cost Allocation Plan

S Z ZONING & PLANNING

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

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

APPLICATION INFORMATION:

Professional/Agent (if any): SANTOSH MODY PHONE: (505) 440-5857
 ADDRESS: 5817 SIGNAL AVE NE FAX: (505) 266-7829
 CITY: ALBUQUERQUE STATE NM ZIP 87113 E-MAIL: ehinc@comcast.net

APPLICANT: BHARAT H. MODY & CHAMPA B. MODY PHONE: (505) 797-9997
 ADDRESS: 7019 STARSHINE ST. NE FAX: (505) 797-7775
 CITY: ALBUQUERQUE STATE NM ZIP 87117 E-MAIL: ehinc@comcast.net
 Proprietary interest in site: OWNER List all owners: BHARAT & CHAMPA MODY

DESCRIPTION OF REQUEST: EXTENSION OF CURRENT SUBDIVISION IMPROVEMENT AGREEMENT FOR AN ADDITIONAL 2 YEARS

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

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

Lot or Tract No. LOT 17-A TRACT A Block: 12 Unit: 13
 Subdiv/Addn/TBKA: NORTH ALBUQUERQUE ACRES
 Existing Zoning: SU-2 (IP) Proposed zoning: SU-2 (IP) MRGCD Map No _____
 Zone Atlas page(s): C-18-Z UPC Code: _____

CASE HISTORY: STAYBRIDGE INN PROJ # 748381
 List any current or prior case number that may be relevant to your application (Proj., App., DRB-, AX_Z_, V_, S_, etc.): ZA-95-414
DRB-98-273, PROJ # 1003483, APPL # 06DRB-00400

CASE INFORMATION:

Within city limits? Yes Within 1000FT of a landfill? YES
 No. of existing lots: 1 No. of proposed lots: 1 Total area of site (acres): 2.7375
 LOCATION OF PROPERTY BY STREETS: On or Near: 5817 SIGNAL AVE. NE 87113
 CORNER OF: SAN PEDRO AVE. NE and SIGNAL AVE NE
 Between: _____

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

SIGNATURE Santosh Mody DATE 10/14/09
 (Print) SANTOSH MODY Applicant: Agent:

FOR OFFICIAL USE ONLY

Form revised 4/07

<input type="checkbox"/> INTERNAL ROUTING	Application case numbers	Action	S.F.	Fees
<input checked="" type="checkbox"/> All checklists are complete	09DRB-70327	SIA		\$ 50.00
<input checked="" type="checkbox"/> All fees have been collected		ADV		\$ 75.00
<input checked="" type="checkbox"/> All case #s are assigned		CMF		\$ 20.00
<input checked="" type="checkbox"/> AGIS copy has been sent				\$
<input checked="" type="checkbox"/> Case history #s are listed				\$
<input checked="" type="checkbox"/> Site is within 1000ft of a landfill				\$
<input checked="" type="checkbox"/> F.H.D.P. density bonus				\$
<input checked="" type="checkbox"/> F.H.D.P. fee rebate				\$
				Total
				\$ 145.00

THURSDAY
 Hearing date Nov 12, 2009

Kaly
 10/15/09
 Planner signature / date

Project # 1003483

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 (DRB13)

- 5 Acres or more: Certificate of No Effect or Approval
- Proposed Preliminary Plat including the Grading Plan (folded to fit into an 8.5" by 14" pocket) **24 copies**
- Proposed Infrastructure List
- Signed Preliminary Pre-Development Facilities Fee Agreement for Residential development only
- Design elevations & cross sections of perimeter walls **3 copies** (11" x 17" maximum)
- Zone Atlas map with the entire property(ies) clearly outlined
- Letter briefly describing, explaining, and justifying the request
- Property owner's and City Surveyor's signature on the proposed plat
- FORM DRWS Drainage Report, Water & Sewer availability statement filing information
- Office of Community & Neighborhood Coordination inquiry response, notifying letter, certified mail receipts
- Sign Posting Agreement
- Signed Pre-Annexation Agreement if Annexation required.
- TIS/AQIA Traffic Impact Study / Air Quality Impact Assessment form
- Fee (see schedule)
- List any original and/or related file numbers on the cover application

Preliminary plat approval expires after one year.

DRB Public hearings are approximately 30 DAYS after the filing deadline. Your attendance is required.

MAJOR SUBDIVISION AMENDMENT TO PRELIMINARY PLAT (DRB11) (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) clearly outlined
- Letter briefly describing, explaining, and justifying the request
- Property owner's and City Surveyor's signature on the proposed amended plat, if applicable
- Office of Community & Neighborhood Coordination inquiry response, notifying letter, certified mail receipts
- Sign Posting Agreement
- List 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 30 DAYS after the filing deadline. Your attendance is required.

MAJOR SUBDIVISION IMPROVEMENTS AGREEMENT EXTENSION (DRB09)

(Temporary sidewalk deferral extension use FORM-V)

- Zone Atlas map with the entire property(ies) clearly outlined
- 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
- List any original and/or related file numbers on the cover application
- Fee (see schedule)

DRB Public hearings are approximately 30 DAYS 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.

D. H. MOX
Applicant name (print)

[Signature]
Applicant signature / date

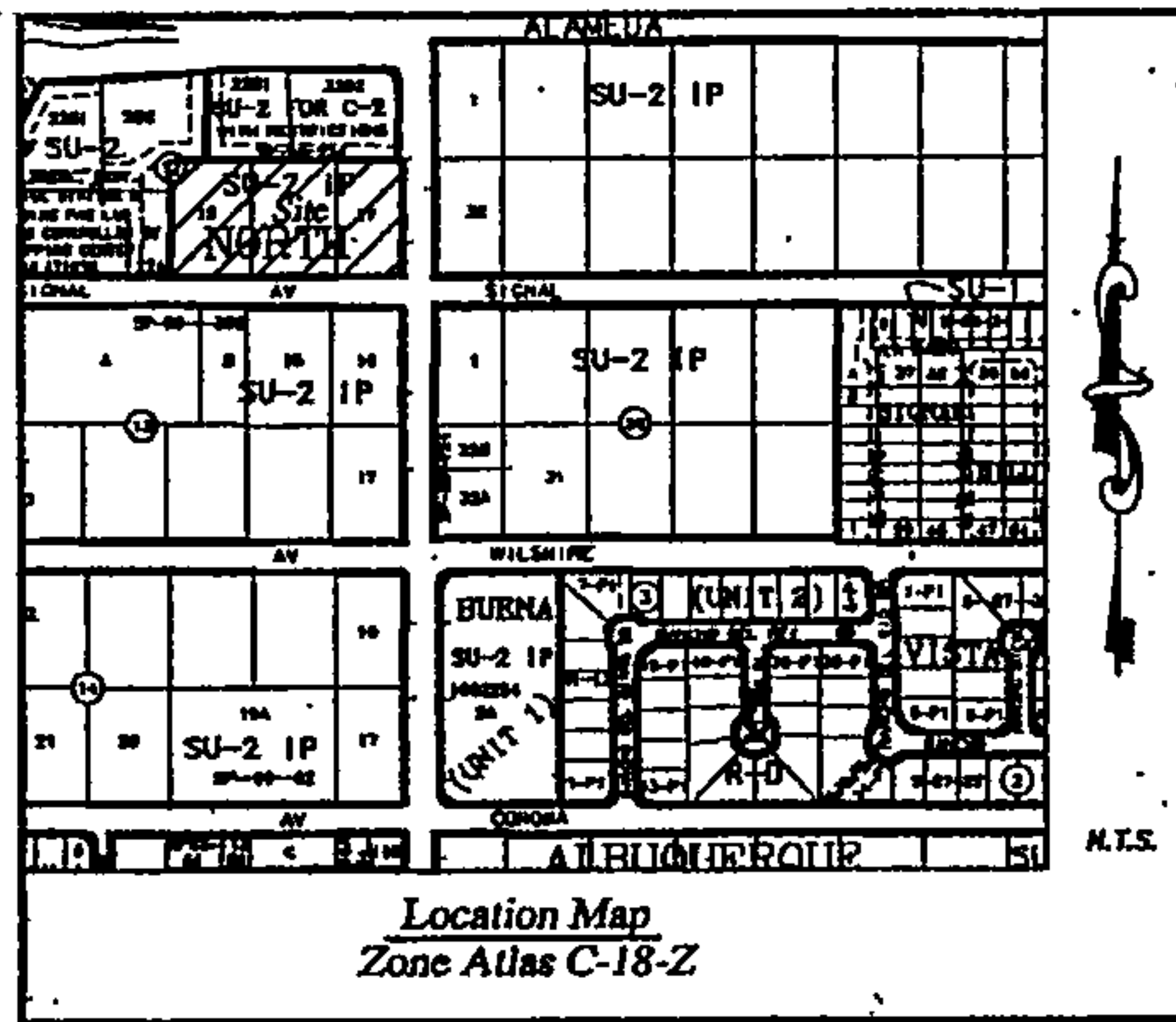


Form revised October 2007

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

Application case numbers
04DRB - 70327

[Signature] 10-15-09
 Planner signature / date
 Project # 1003483



Subdivision Data

1. D.R.B. CASE NUMBER _____
2. ZONE ATLAS INDEX NO. C-18-7
3. GROSS SUBDIVISION ACREAGE 2.7375 Acres
4. DATE OF SURVEY JANUARY 2004.
5. TALOS LOG NO. 2004294432
6. SUBDIVISION DATA

NUMBER OF LOTS REPLATTED:	3
NUMBER OF LOTS CREATED:	1
MILES OF ROAD CREATED:	0.000

Free Consent & Dedications:

THE REAL ESTATE SHOWN AND DESCRIBED ON THIS PLAT IS SURVEYED AND SUBDIVIDED WITH THE FREE CONSENT OF AND IN ACCORDANCE WITH THE WISHES OF THE UNDERSIGNED OWNER(S) THEREOF, SAID OWNERS WARRANT THAT THEY HOLD AMONG THEM COMPLETE AND INDEFEASIBLE TITLE IN FEE SIMPLE TO THE LAND SUBDIVIDED, AND THE OWNER(S) OF SUCH REAL ESTATE DO HEREBY GRANT EASEMENTS, DEDICATE TO THE CITY OF ALBUQUERQUE IN FEE SIMPLE THE NORTH 30 FEET OF SIGNAL AVENUE, NE AND DEDICATE IN FEE SIMPLE WITH WARRANTY COVENANTS AN ADDITIONAL 4 FEET FOR SAN PEDRO STREET, NE AS SHOWN HEREON AND HEREBY WAIVE ANY FURTHER CLAIM OR INTEREST TO THE PROPERTY LYING WITHIN SAID RIGHT-OF-WAY AND ANY OVERHANGING OF SERVICE WIRES, THE RIGHT OF INGRESS/EGRESS AND THE RIGHT TO TRIM INTERFERING TREES, TO THE RESPECTIVE UTILITY SERVICES, THEIR SUCCESSORS AND ASSIGNS.

BY: B.H. Mody
B.H. Mody - OWNER

BY: C.B. Mody
C.B. Mody - OWNER

Acknowledgment:

STATE OF NEW MEXICO }
COUNTY OF BERNALILLO } SS

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON 7/27, 2004
BY B.H. Mody

BY: Annette E. Drexler
NOTARY PUBLIC

MY COMMISSION EXPIRES 7/10/06

STATE OF NEW MEXICO }
COUNTY OF BERNALILLO } SS

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON 7/27, 2004
BY C.B. Mody

BY: Annette E. Drexler
NOTARY PUBLIC

MY COMMISSION EXPIRES 7-10-06

Legal Description

A CERTAIN TRACT OF LAND SITJATE IN THE ELENA GALLEGOS LAND GRANT IN PROJECTED SECTION 18, TOWNSHIP 11 NORTH, RANGE 3 EAST, N.M.P.M., WITHIN THE CITY OF ALBUQUERQUE, BERNALILLO COUNTY, NEW MEXICO, BEING COMPRISED OF LOTS NUMBERED SEVENTEEN (17), EIGHTEEN (18) AND NINETEEN (19), BLOCK TWELVE(12), NORTH ALBUQUERQUE ACRES, TRACT A, UNIT B, NORTH ALBUQUERQUE ACRES, AS THE SAME IS SHOWN AND DESIGNATED ON THE PLAT THEREOF, FILED IN THE OFFICE OF THE COUNTY CLERK OF BERNALILLO COUNTY IN BOOK D, PAGE 130 ON APRIL 24, 1936, LESS THE EASTERLY 13 FEET OF SAID LOT 17 THEREOF AS PREVIOUSLY CONVEYED TO THE NEW MEXICO DEPARTMENT OF TRANSPORTATION BY THAT WARRANTY DEED FILED AUGUST 23, 1983, IN BOOK D192A, PAGES 391-392, OF THE RECORDS OF BERNALILLO COUNTY, NEW MEXICO, AND MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCING AT THE SOUTHEAST CORNER OF THE TRACT, A POINT IN THE CENTERLINE OF SIGNAL AVENUE, NORTHEAST, WHENCE ALBUQUERQUE CONTROL SURVEY STATION "9-C18" BEARS S01°34'08"E AND 558.34 FEET DISTANT; THENCE N89°41'30"W ALONG SAID CENTERLINE A DISTANCE OF 451.52 FEET TO THE SOUTHWEST CORNER OF THE TRACT HEREIN DESCRIBED; THENCE N00°17'48"E A DISTANCE OF 264.12 FEET TO THE NORTHWEST CORNER OF THE TRACT HEREIN DESCRIBED; THENCE S89°41'42"E A DISTANCE OF 451.40 FEET TO THE NORTHEAST CORNER OF THE TRACT HEREIN DESCRIBED, A POINT ON THE WESTERLY RIGHT OF WAY OF SAN PEDRO STREET, NORTHEAST; THENCE S00°16'03"W ALONG SAID WESTERLY RIGHT OF WAY A DISTANCE OF 264.18 FEET TO THE SOUTHEAST CORNER AND POINT OF BEGINNING AND CONTAINING 2.7375 ACRES, MORE OR LESS.

Public Utility Easements

PUBLIC UTILITIES SHOWN HERE ON THIS PLAT VARY IN WIDTH AND ARE GRANTED FOR THE COMMON AND JOINT USE OF:

THE PNM ELECTRIC SERVICES FOR THE INSTALLATION, MAINTENANCE, AND SERVICE OF OVERHEAD AND UNDERGROUND ELECTRICAL LINES, TRANSFORMERS, POLES AND OTHER EQUIPMENT, FIXTURES, STRUCTURES AND RELATED FACILITIES REASONABLY NECESSARY TO PROVIDE ELECTRICAL SERVICE.

THE PNM GAS SERVICE FOR INSTALLATION, MAINTENANCE, AND SERVICE OF NATURAL GAS LINES, VALVES AND OTHER EQUIPMENT AND FACILITIES REASONABLY NECESSARY TO PROVIDE NATURAL GAS.

QWEST CORPORATION FOR THE INSTALLATION, MAINTENANCE, AND SERVICE OF ALL BURIED AND AERIAL COMMUNICATION LINES AND OTHER RELATED EQUIPMENT AND FACILITIES REASONABLY NECESSARY TO PROVIDE COMMUNICATION SERVICES INCLUDING, BUT NOT LIMITED TO, ABOVE GROUND PEDESTALS AND CLOSURES.

COMCAST CABLE VISION OF NEW MEXICO, INC. FOR THE INSTALLATION, MAINTENANCE, AND SERVICE OF SUCH LINES, CABLES, AND OTHER RELATED EQUIPMENT AND FACILITIES REASONABLY NECESSARY TO PROVIDE CABLE TV SERVICE.

INCLUDED, IS THE RIGHT TO BUILD, REBUILD, CONSTRUCT, RECONSTRUCT, LOCATE, RELOCATE, CHANGE, REMOVE, MODIFY, RENEW, OPERATE, AND MAINTAIN FACILITIES FOR THE PURPOSES DESCRIBED ABOVE, TOGETHER WITH FREE ACCESS TO, FROM, AND OVER SAID EASEMENTS, INCLUDING SUFFICIENT WORKING AREA SPACE FOR ELECTRIC TRANSFORMERS, WITH THE RIGHT AND PRIVILEGE TO TRIM AND REMOVE TREES, SHRUBS, OR BUSHES WHICH INTERFERE WITH THE PURPOSES SET FORTH HEREIN. NO BUILDING, SIGN, POOL (ABOVEGROUND OR SUBSURFACE), HOT TUB, CONCRETE OR WOOD POOL DECKING, OR OTHER STRUCTURE SHALL BE ERRECTED OR CONSTRUCTED ON SAID EASEMENTS, NOR SHALL ANY WELL BE DRILLED OR OPERATED THEREON. PROPERTY OWNERS SHALL BE SOLELY RESPONSIBLE FOR CORRECTING ANY VIOLATIONS OF THE NATIONAL ELECTRIC SAFETY CODE CAUSED BY CONSTRUCTION OF POOLS, DECKING, OR ANY STRUCTURES ADJACENT TO WITHIN OR NEAR EASEMENTS SHOWN ON THIS PLAT.

Documents

ALL RECORD DOCUMENTS USED IN THE PREPARATION OF THIS INSTRUMENT ARE REFERENCED HEREON.

Surveyor's Certificate

I, WILL PLOTNER JR., A NEW MEXICO LICENSED PROFESSIONAL LAND SURVEYOR DO HEREBY CERTIFY THAT A BOUNDARY SURVEY OF THE REAL PROPERTY SHOWN HEREON HAS BEEN SURVEYED, MONUMENTED AND PLATTED IN ACCORDANCE WITH THE STANDARDS FOR LAND SURVEYS IN THE STATE OF NEW MEXICO, AND MEETS THE MINIMUM REQUIREMENTS OF MONUMENTATION AND SURVEYS OF THE ALBUQUERQUE SUBDIVISION ORDINANCE AND IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF. I FURTHER CERTIFY THAT THIS SURVEY AND PLAT WAS PREPARED BY ME OR UNDER MY SUPERVISION.

Will Plotner Jr. 7/27/04
DATE

WILL PLOTNER JR.
N.M.P.S. No. 14271



**Plat of
Lot 17-A**

North Albuquerque Acres, Block 12, Unit "B", Tract "A"
Projected Section 18, T.11N., R.3E., N.M.P.M.
Elena Gallegos Land Grant
City of Albuquerque
Bernalillo County, New Mexico
July 2004

PROJECT NO: 1003483
APPLICATION: 06DRB-00400

Approved and Accepted By:

for [Signature] PLANNING DIRECTOR 4/6/06

Bradley L. Bingham CITY ENGINEER

Bradley L. Bingham A.M.A.F.C.A.

[Signature] TRAFFIC ENGINEER 4-5-06

GBH 3/24/06 [Signature] CITY SURVEYOR 7-27-04

[Signature] WATER RESOURCES

Christina Dandora PARKS AND GENERAL SERVICES Recreation 4/5/04

Roger A. [Signature] UTILITY DEVELOPMENT DIVISION 4-5-06

[Signature] Utility Signatures 3-24-06

[Signature] PNM GAS & ELECTRIC SERVICES 7-27-04

[Signature] QWEST COMMUNICATIONS 4-5-06 R.E. 3/24/06

Rita Enicks COMCAST CABLE 7-27-04

County Treasurer's Certificate

THIS IS TO CERTIFY THAT TAXES ARE CURRENT AND PAID ON UPC# 101806425033020407, 101806423833020408 & 101806422133020405

Mody B H & C B PROPERTY OWNERS OF RECORD

[Signature] 4-6-06
BERNALILLO COUNTY TREASURER'S OFFICE

2006040952
84-09523
Page 1 of 2
04/06/2006 10:28
BX-2996C Pg-114

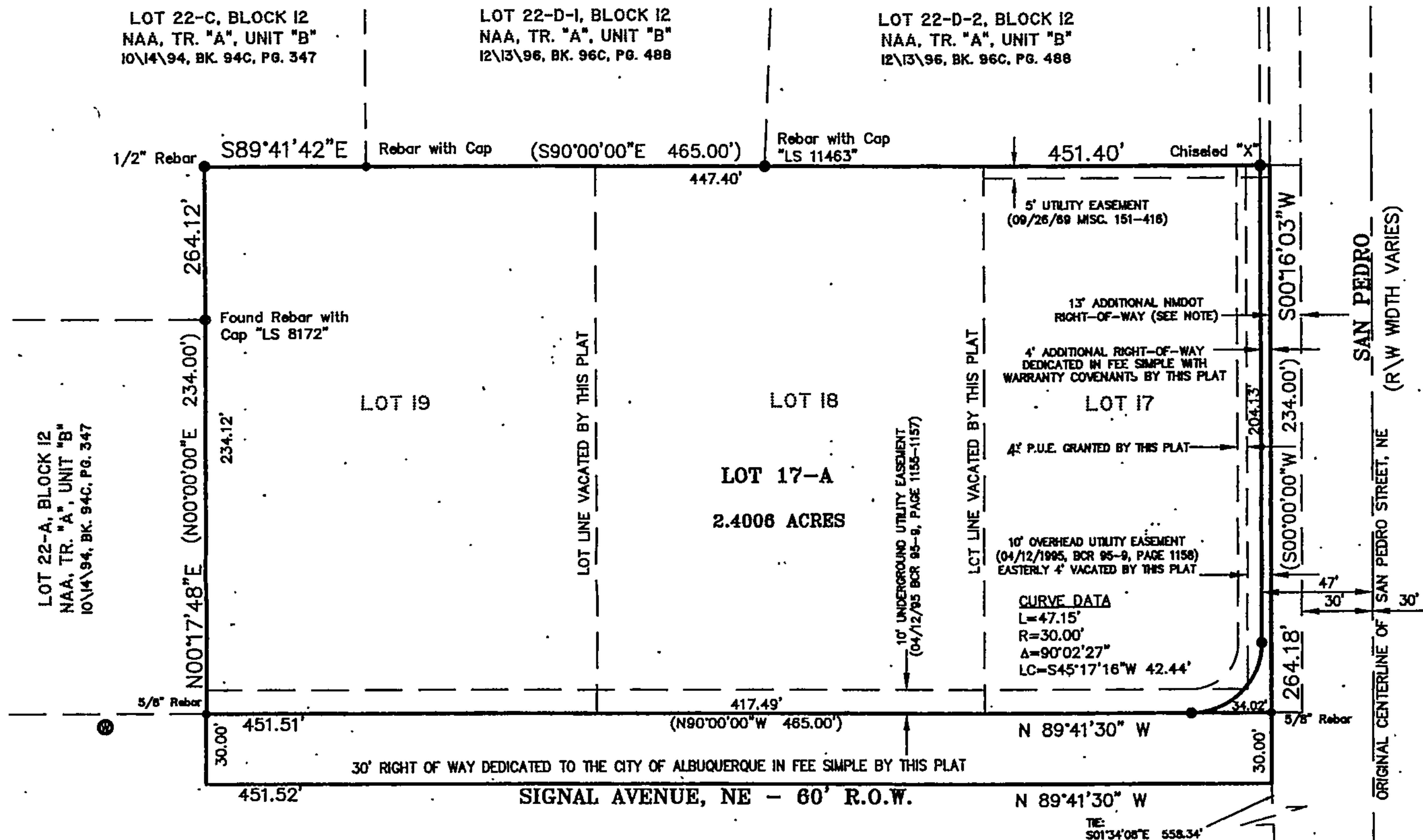
CARTESIAN SURVEYS INC.
P.O. BOX 44414 RIO RANCHO, N.M. 87174
Phone (505) 896-3050 Fax (505) 891-0244

Sheet 1 of 2
040131

NOTE: THE EASTERLY 13 FEET OF LOT 17 WAS CONVEYED TO THE NEW MEXICO DEPARTMENT OF TRANSPORTATION BY WARRANTY DEED, RICHARD M. HADAD AND THERESA A. HADAD, GRANTORS, AS FILED IN THE RECORDS OF BERNALILLO COUNTY, NEW MEXICO, IN BOOK D1924 AT PAGES 391 AND 392, ON AUGUST 23, 1983.

Plat of Lot 17-A

North Albuquerque Acres, Block 12, Unit "B", Tract "A"
 Projected Section 18, T.11N., R.3E., N.M.P.M.
 Elena Gallegos Land Grant
 City of Albuquerque
 Bernalillo County, New Mexico
 July 2004



Legend

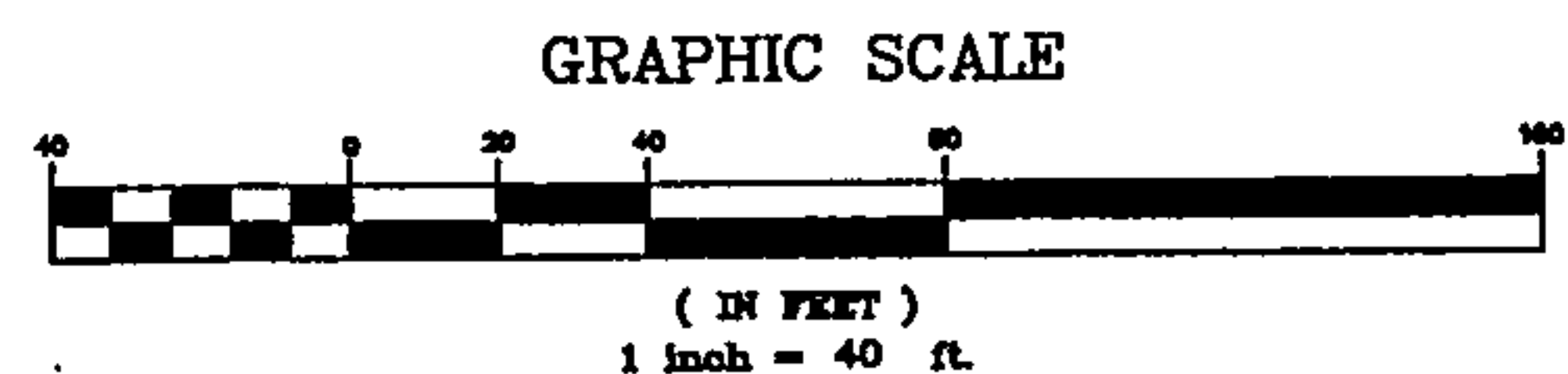
(N 90°00'00" E)	RECORD BEARINGS AND DISTANCES PER PLAT OF RECORD (85C-128)
N90°00'00"E	MEASURED BEARING AND DISTANCES
●	FOUND AS INDICATED
○	SET BATHEY MARKER "LS 14271"
△	CENTERLINE MONUMENT
P.D.E.	PUBLIC DRAINAGE EASEMENT
P.U.E.	PUBLIC UTILITY EASEMENT



Notes

- FIELD SURVEY PERFORMED IN JANUARY 2004.
- ALL DISTANCES ARE GROUND DISTANCES: US SURVEY FOOT.
- PLAT SHOWS ALL EASEMENTS OF RECORD.
- THE TRACT SHOWN HEREON IS ZONED SU-2 IP.
- BEARINGS SHOWN HEREON ARE NEW MEXICO COORDINATE SYSTEM STATE PLANE GRID BEARINGS, CENTRAL ZONE, NAD27, AND ARE REFERENCED TO THE ALBUQUERQUE CONTROL SURVEY SYSTEM.
- THE PURPOSE OF THIS PLAT IS TO:
 COMBINE LOTS 18, 19 AND THE REMAINDER OF LOT 17, THE EASTERLY 13 FEET OF WHICH WAS PREVIOUSLY CONVEYED TO NMDOT, OF BLOCK 12, UNIT A TRACT B OF NORTH ALBUQUERQUE ACRES INTO A SINGLE LOT NUMBERED 17-A
 DEDICATE PUBLIC STREET RIGHTS OF WAY AS SHOWN.
 GRANT EASEMENTS AS SHOWN HEREON.
- ALL PROPERTY CORNERS ARE MARKED BY A SET BATHEY MARKER WITH CAP "LS 14271" UNLESS INDICATED OTHERWISE.
- CITY OF ALBUQUERQUE WATER AND SEWER SERVICE IS CURRENTLY AVAILABLE TO THE SUBJECT PROPERTY.
- THIS PROPERTY IS CURRENTLY ZONED SU-2 IP.

ACS Monument "9-C18"
 NAD 1927 CENTRAL ZONE
 X=402,255.61
 Y=1,521,435.09
 Z=5229.79 (NAVD 1929)
 G-G=0.9996608
 Delta Alpha=-00°11'19"



CARTESIAN SURVEYS

P.O. BOX 44414 RIO RANCHO, N.M. 87174
 Phone (505) 896-3050 Fax (505) 891-0244



EXCEL HOSPITALITY, INC.

7019 STARSHINE ST. N.E., ALBUQUERQUE, N.M. 87111

PHONE: (505) 797-9997

FAX: (505) 797-7775

VIA HAND DELIVERY

October 10, 2009

Sack Cloud
Development Review Board
Planning Department
City of Albuquerque

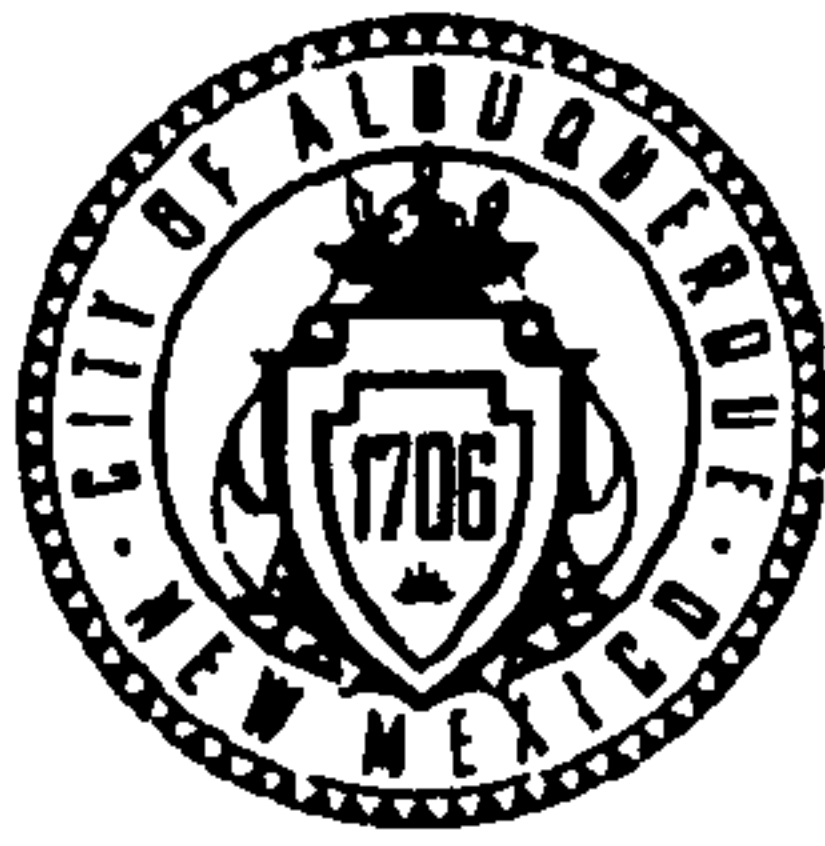
Re: SIA for Project # 1003483 – Staybridge Suites Hotel @ Signal Ave. and San Pedro Ave.

Dear Sack Cloud

This letter is to confirm receipt of a letter from the City of Albuquerque stating that the infrastructure on San Pedro and Signal needs to be complete by the end of October 2007. We have not completed this work and in speaking with Mr. Brad Bingham, he has requested that we extend the SIA document for another 2 years until the City has completed plans for the infrastructure in that area. We are requesting that the SIA document we have on file with the City be extended for a two year period from the expiration date. If you have any questions, please do not hesitate to contact me on my cell phone at (505) 440-5857.

Sincerely,

Santosh Mody (Agent for Bharat and Champa Mody)
President
Excel Hospitality, Inc.



City of Albuquerque

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.

Date: 10/14/09

TO CONTACT NAME: Santosh Mody
COMPANY/AGENCY: Stuybridge & Quintero
ADDRESS/ZIP: 5817 Signal Ave 87113
PHONE/FAX #: 440-5857 797-7775

Thank you for your inquiry of 10-14-09 (date) requesting the names of **ALL Affected**

Neighborhood and/or Homeowner Associations who would be affected under the provisions of O-92 by your proposed project at 5817 Signal Ave, 87113
zone map page(s) C-18

Our records indicate that the **Affected Neighborhood and/or Homeowner Associations** affected by this proposal and the contact names are as follows:

West of Alameda
Neighborhood or Homeowner Association
Contacts: _____

Neighborhood or Homeowner Association
Contacts: PEGGY NEFF
8305 Calle Sequelle NE 87113
8231041
ERICA VASQUEZ
8511 Rancho del Oro Pl NE 87112

[Handwritten signature]

See reverse side for additional Neighborhood and/or Homeowner Associations

Information:

YES { } NO

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 our office at (505) 924-3914 or by fax at 924-3913.

Sincerely,
[Signature]
OFFICE OF NEIGHBORHOOD COORDINATION

ATTENTION: Both contacts for each Neighborhood and/or Homeowner Associations need to be notified.

**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 NEIGHBORHOOD AND/OR HOMEOWNER 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 amendments 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 and/or homeowner associations may contact someone with questions or comments.

INFORMATION FROM THE OFFICE OF NEIGHBORHOOD COORDINATION

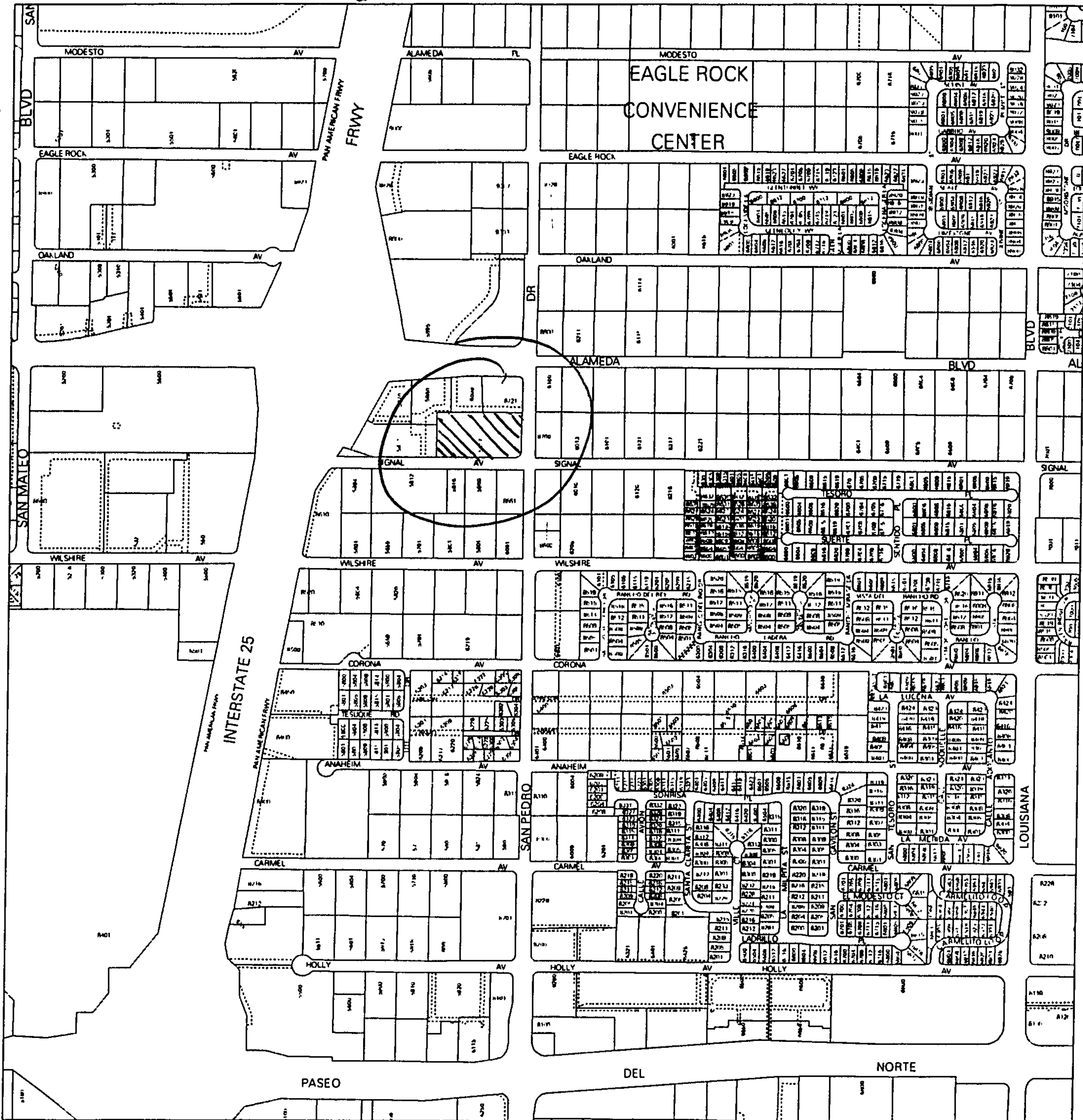
The following information should always be in each application packet that you submit for an EPC or DRB application. Listed below is a "Checklist" of the items needed.

- ONC's "Official" Letter to the applicant (if there are associations). A copy must be submitted with application packet -OR-
- The ONC "Official" Letter (if there are no associations). A copy must be submitted with application packet.
- Copies of Letters to Neighborhood and/or Homeowner Associations (if there are associations). A copy must be submitted with application packet.
- Copies of the certified receipts to Neighborhood and/or Homeowner Associations (if there are associations). A copy must be submitted with application packet.

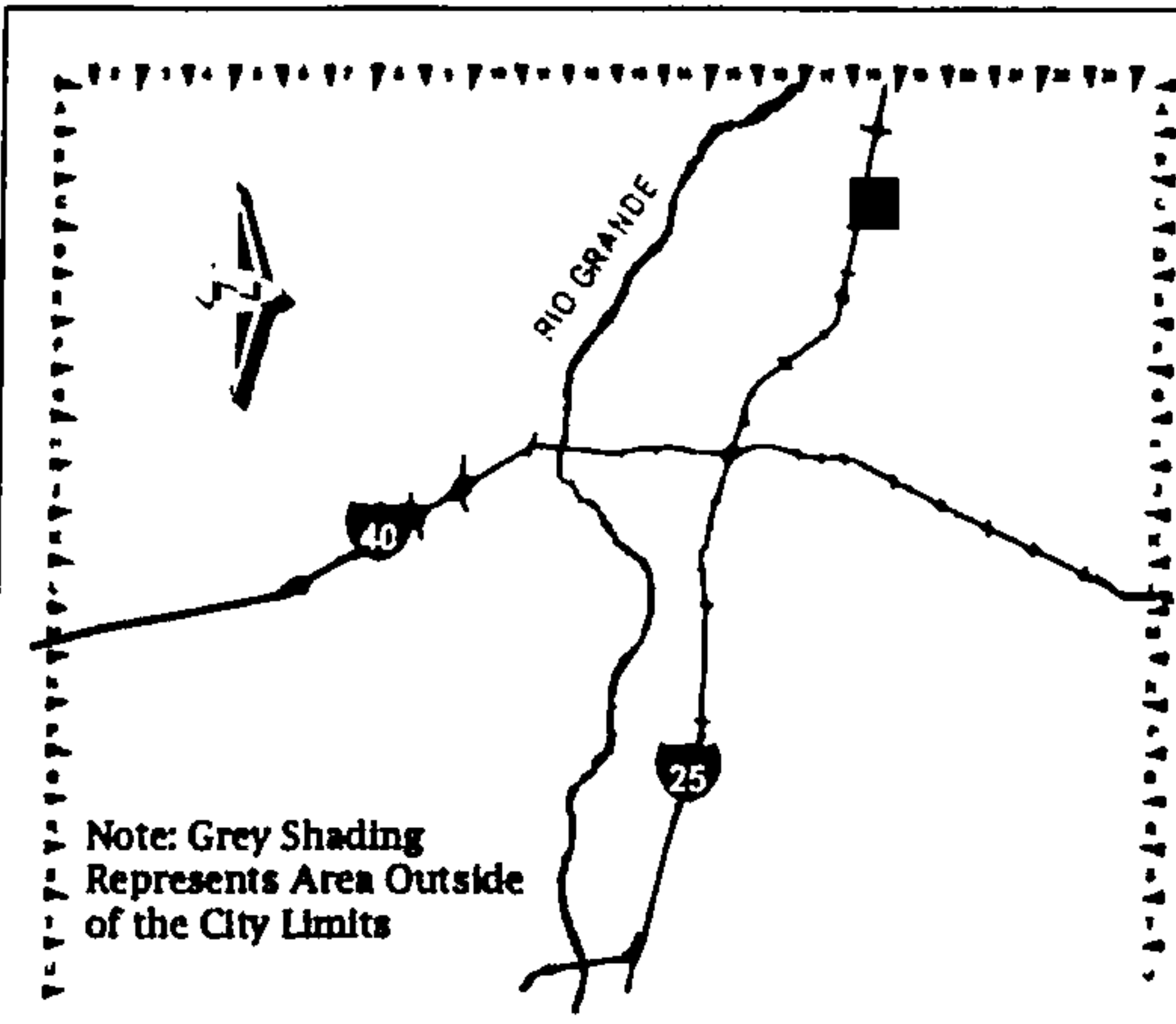
Just a reminder - Our ONC "Official" Letter is only valid for a one (1) month period and if you haven't submitted your application by this date, you will need to get an updated letter from our office.

(Below this line for ONC use only)

Date of Inquiry: 10-14-08 Time Entered: 4:25h ONC Rep. Initials: [Signature]



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

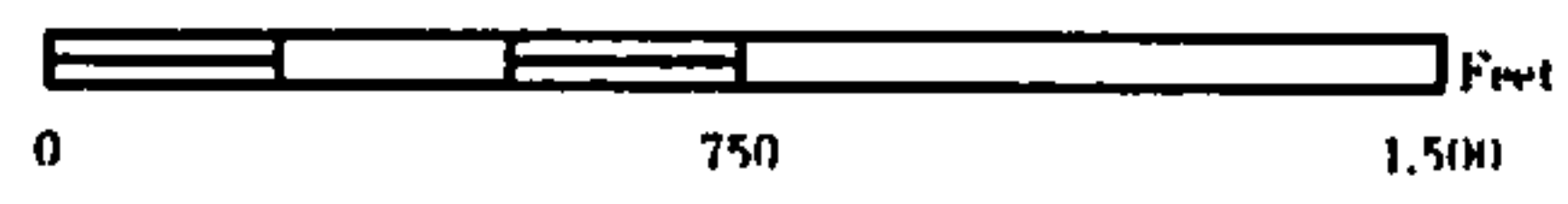
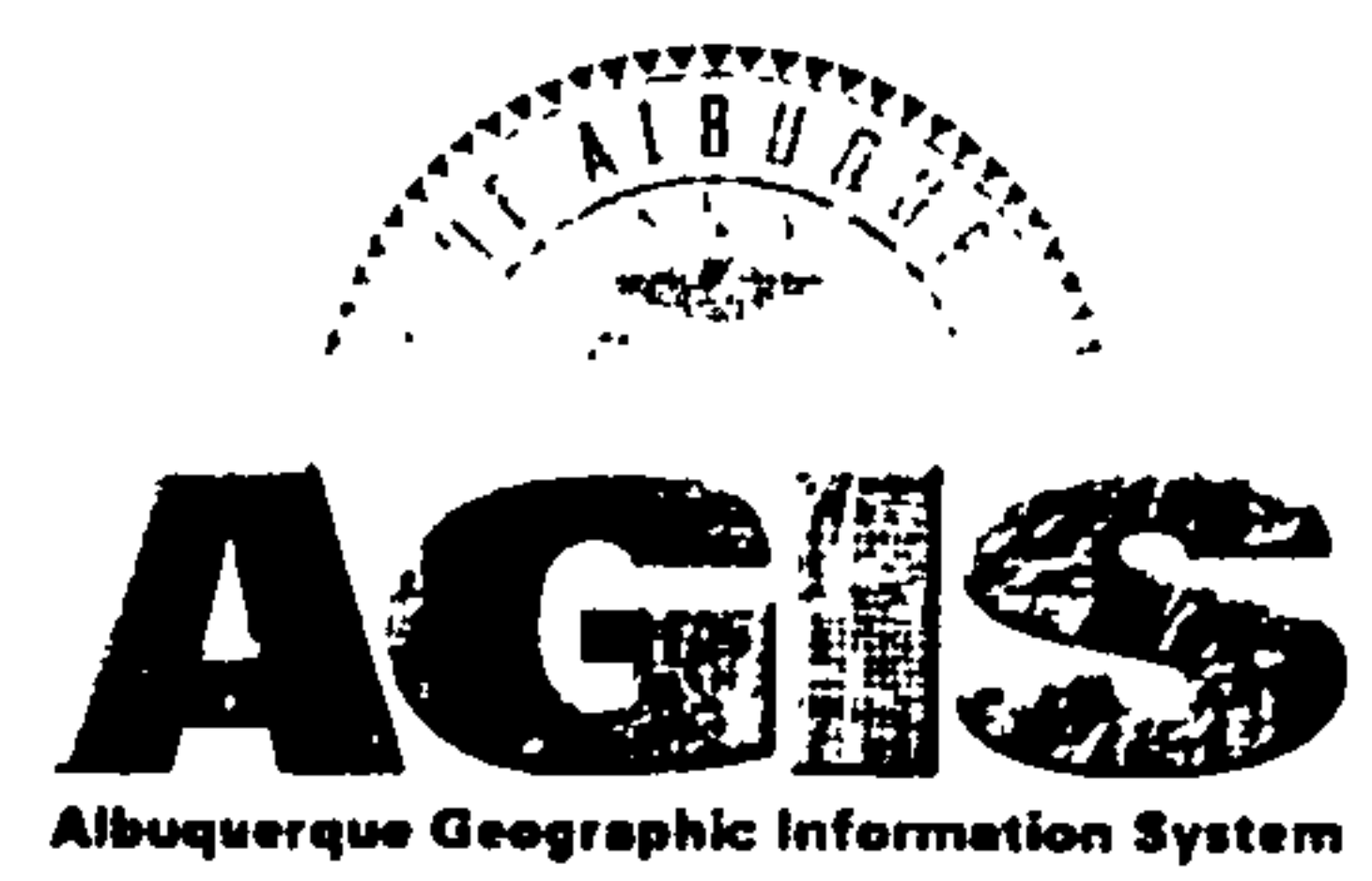


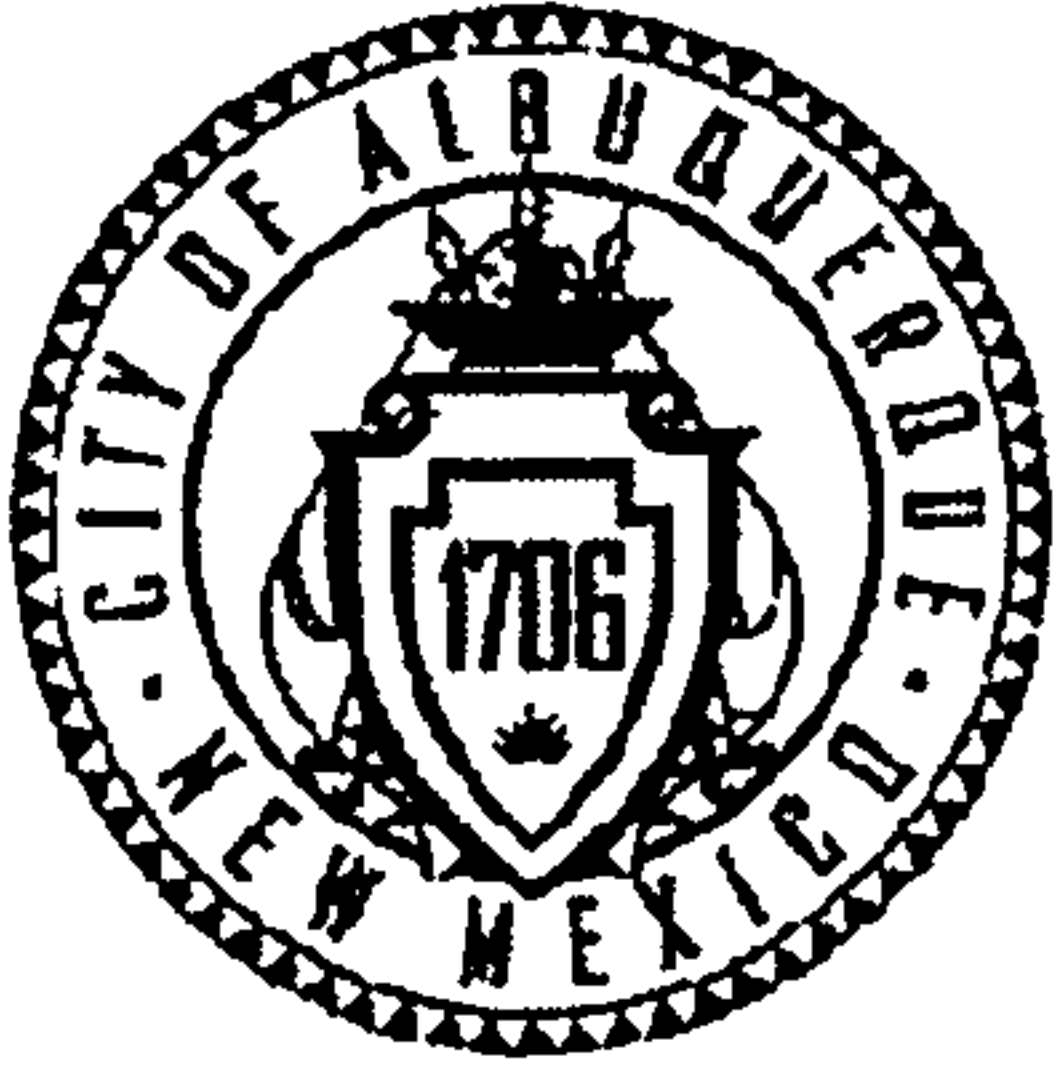
Note: Grey Shading Represents Area Outside of the City Limits

Address Map Page:
C-18-Z

Map amended through: 5/7/2009

These addresses are for information purposes only and are not intended for address verification.





DEVELOPER INQUIRY SHEET

(To be completed prior to application submittal)

The Office of Neighborhood Coordination (ONC) located in Room 120 (basement) of the Plaza Del Sol Building, 600 Second Street NW, Fax: (505) 924-3913 – will need the following information **BEFORE** neighborhood and/or homeowner association information will be released to the applicant/agent on any project being presented to the Planning Department of the City of Albuquerque. If you have any questions, please feel free to contact our office at (505) 924-3914. Your Developer Inquiry is for the following:

Cell Tower & Type: Free-Standing Tower -OR- Concealed Tower

Private Development EPC DRB LUCC Liquor Submittal

Administrative Amendments (AA's)

City Project

Special Exception Application (ZHE)

CONTACT NAME: SANTOSH MODY

COMPANY NAME: STAYBRIDGE SUITES

ADDRESS/ZIP: 5817 SIGNAL AVE. NE, ABQ, NM 87113

PHONE: (505) 440-5857 FAX: (505) 797-7775

LEGAL DESCRIPTION INFORMATION

PLEASE FORWARD INFORMATION ON ANY NEIGHBORHOOD AND/OR HOMEOWNER ASSOCIATION IN THE AREA OF THE PROPERTY DESCRIBED BELOW:

PLAT OF LOT 17-A, NORTH ABQ ACRES, BLOCK 12, UNIT "B",

TRACT "A" PROJECTED SECTION 18, T11N, R3E, NMPM, ELENA

LEGAL DESCRIPTION

GALLEGOS LAND GRANT

LOCATED ON

SAN PEDRO

STREET NAME OR OTHER IDENTIFYING LANDMARK

BETWEEN SIGNAL AVE

STREET NAME OR OTHER IDENTIFYING LANDMARK

AND

ALAMEDA ST.

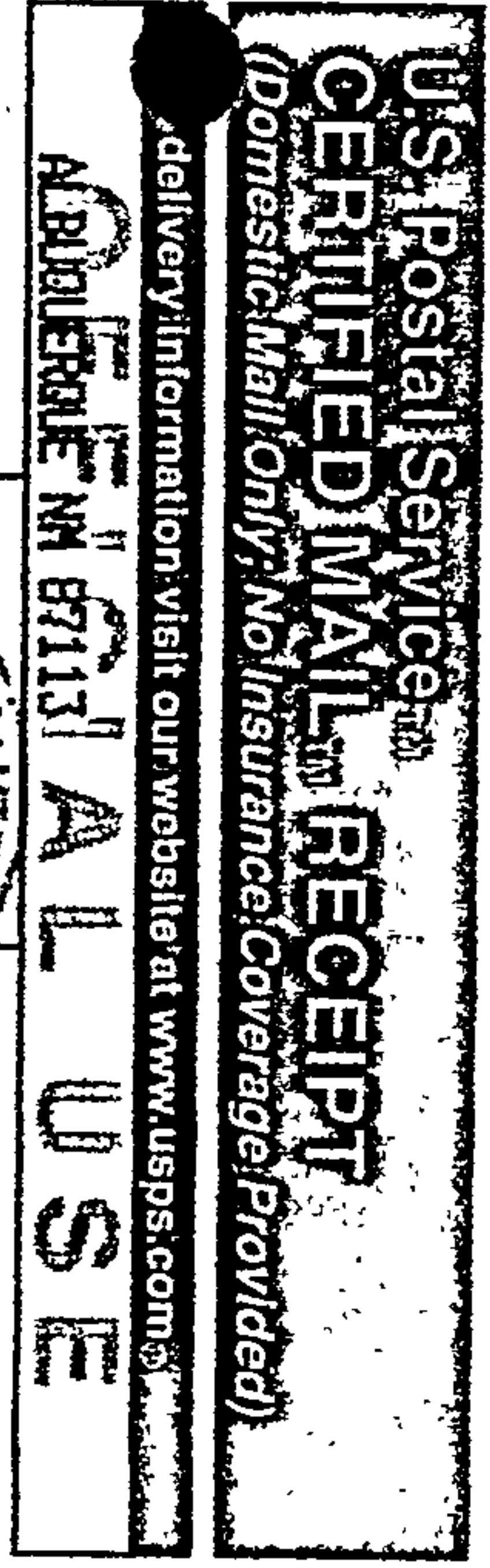
STREET NAME OR OTHER IDENTIFYING LANDMARK

THE SITE IS INDICATED ON THE FOLLOWING ZONE ATLAS PAGE (C78).

(PLEASE MARK/HATCH ZONE MAP WHERE PROPERTY IS LOCATED)

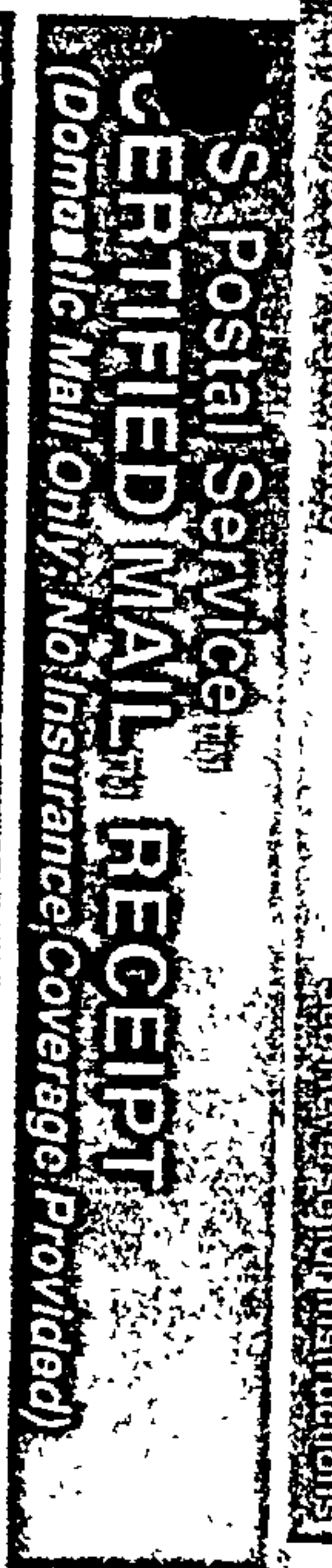
(Zone Map **MUST** be provided with request)

2088 4333 0001 0747 0001



Postage	\$0.44
Certified Fee	\$2.80
Return Receipt Fee (Endorsement Required)	\$2.30
Restricted Delivery Fee (Endorsement Required)	\$0.00
Total Postage & Fees	\$5.54

Sent To: **BOGYNEFF**
 Street, Apt. No., or PO Box No.:
 City, State, ZIP+4



Postage	\$0.44
Certified Fee	\$2.80
Return Receipt Fee (Endorsement Required)	\$2.30
Restricted Delivery Fee (Endorsement Required)	\$0.00
Total Postage & Fees	\$5.54

Sent To: **VASOJEEZ**
 Street, Apt. No., or PO Box No.:
 City, State, ZIP+4

Label #: 70091410000134338802

Issue PVI: \$5.54

Total: \$5.54

Paid by: Visa \$5.54

Account #: XXXXXXXXXXXX5247
Approval #: 06913D
Transaction #: 363
23902810571

Order stamps at USPS.com/shop or call 1-800-Stamp24. Go to USPS.com/clicknship to print shipping labels with postage. For other information call 1-800-ASK-USPS.

Bill#: 1000401713408
Clerk: 05

All sales final on stamps and postage
Refunds for guaranteed services only
Thank you for your business

HELP US SERVE YOU BETTER

Go to: <https://postalexperience.com/Pos>

TELL US ABOUT YOUR RECENT POSTAL EXPERIENCE

YOUR OPINION COUNTS

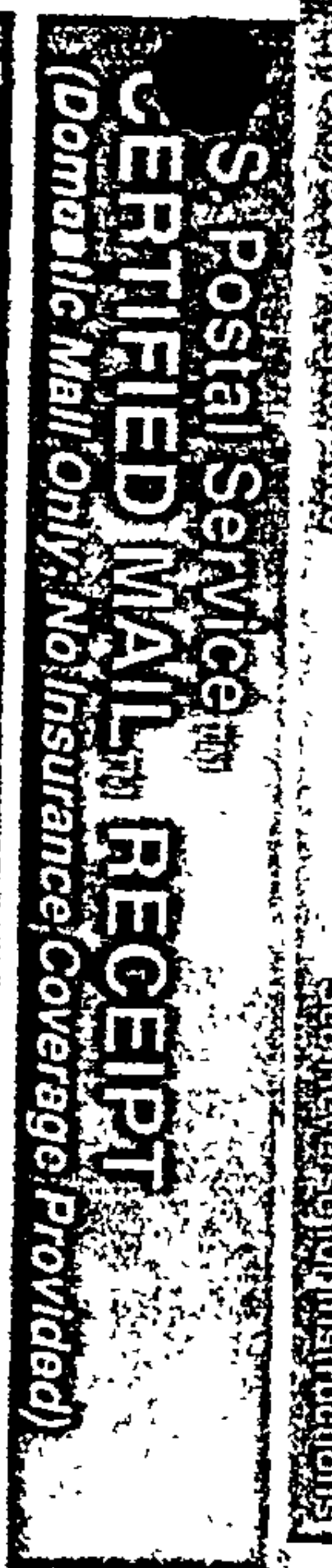
Customer Copy

1888 4333 0001 0747 0001

Sent To: **VASOJEEZ**
Street, Apt. No., or PO Box No.:
City, State, ZIP+4

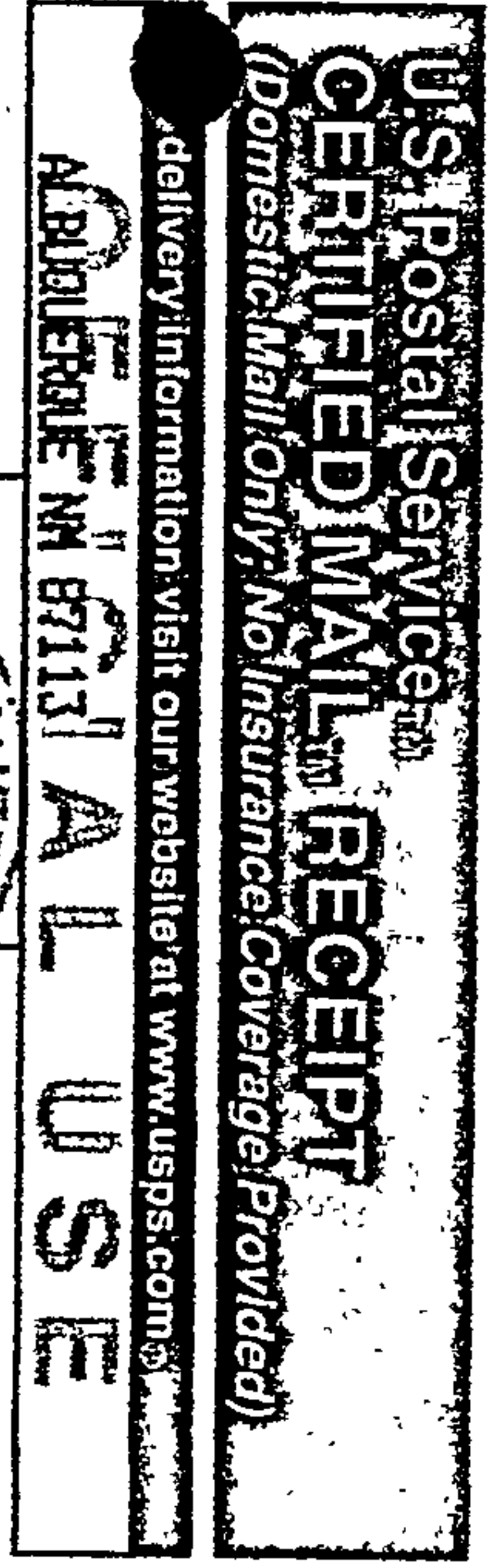
Postage	\$0.44
Certified Fee	\$2.80
Return Receipt Fee (Endorsement Required)	\$2.30
Restricted Delivery Fee (Endorsement Required)	\$0.00
Total Postage & Fees	\$5.54

ALBUQUERQUE-NM 8031 ALBUQUERQUE



Sent To: **BOGYNEFF**
 Street, Apt. No., or PO Box No.:
 City, State, ZIP+4

Postage	\$0.44
Certified Fee	\$2.80
Return Receipt Fee (Endorsement Required)	\$2.30
Restricted Delivery Fee (Endorsement Required)	\$0.00
Total Postage & Fees	\$5.54



Label #: 70091410000134338819

Issue PVI: \$5.54

Total: \$5.54

Paid by: Visa \$5.54

Account #: XXXXXXXXXXXX5247
Approval #: 04389D
Transaction #: 362
23902810571

Order stamps at USPS.com/shop or call 1-800-Stamp24. Go to USPS.com/clicknship to print shipping labels with postage. For other information call 1-800-ASK-USPS.

Bill#: 1000401713390
Clerk: 05

All sales final on stamps and postage
Refunds for guaranteed services only
Thank you for your business

HELP US SERVE YOU BETTER

Go to: <https://postalexperience.com/Pos>

TELL US ABOUT YOUR RECENT POSTAL EXPERIENCE

YOUR OPINION COUNTS

Customer Copy



EHI EXCEL HOSPITALITY, INC.

5817 SIGNAL AVE.. N.E., ALBUQUERQUE, N.M. 87113

PHONE: (505) 797-9997

FAX: (505) 797-7775

October 10, 2007

Ms. *Erica Vasquez*
West La Cueva Neighborhood Association
8511 Rancho del Oro PI NE
Albuquerque, NM 87113

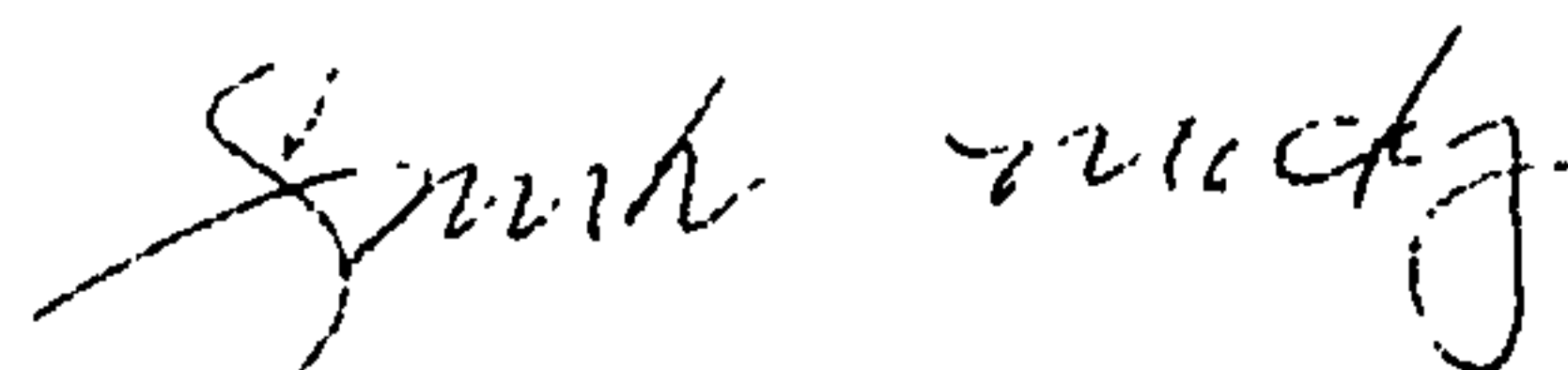
Re: Subdivision Improvement Agreement for Project # 1003483 – Staybridge Suites
Hotel @ Signal Ave. and San Pedro Ave.

Dear Ms. . :

This letter is to inform the neighborhood associations that we would like to extend the completion date on the current Subdivision Improvement Agreement (SIA) that our company has of file with the City of Albuquerque. The current completion date is for December 31, 2007 but, in speaking with Mr. Brad Bingham with the City of Albuquerque, he has requested that we extend the SIA document for another 2 years until the City has complete plans for the entire infrastructure plan along San Pedro Blvd.

The infrastructure includes adding a culvert to catch the storm water currently ponding on San Pedro Blvd., increasing San Pedro Blvd. to 4 lanes, adding sidewalks along San Pedro Blvd., and a bike lane. The City would like us to wait to make these improvements until the plans have been completed for the entire road and they have the other businesses in agreement with the changes. Please respond back to this letter to the above address if you are in agreement with our request to extend our SIA documentation so that these infrastructure improvements can be done in the future. If you have any questions, please do not hesitate to contact me at (505) 797-9997.

Sincerely,



Santosh Mody (Agent for Bharat and Champa Mody)
President
Excel Hospitality, Inc.

EH EXCEL HOSPITALITY, INC.

5817 SIGNAL AVE.. N.E., ALBUQUERQUE, N.M. 87113

PHONE: (505) 797-9997

FAX: (505) 797-7775

October 10, 2009

Ms. Peggy Neff
West La Cueva Neighborhood Association
8305 Calle Seguelle NE
Albuquerque, NM 87113

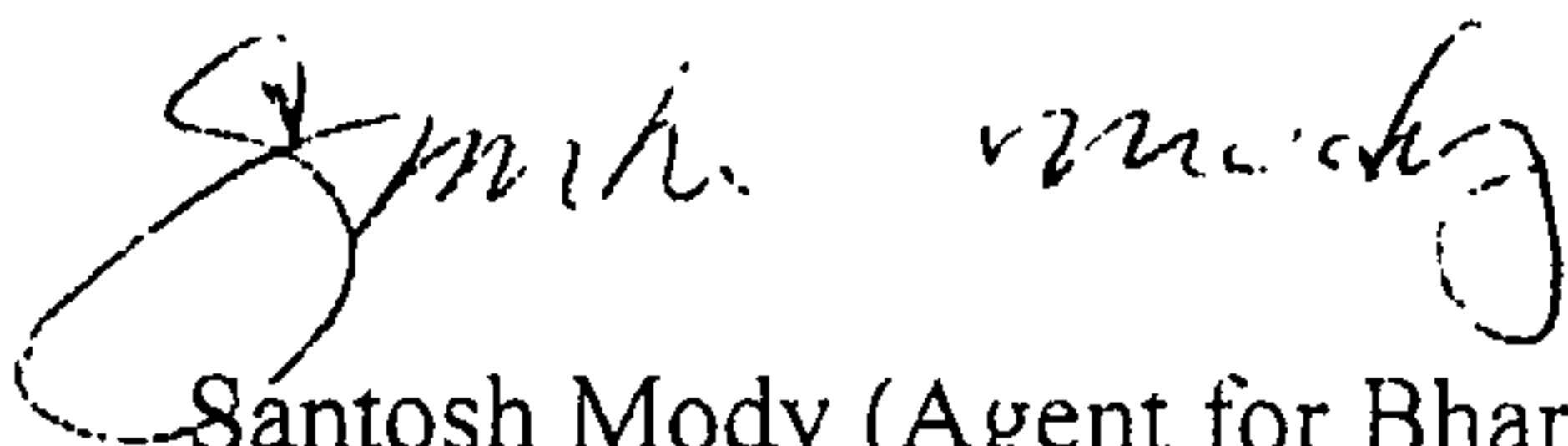
Re: Subdivision Improvement Agreement for Project # 1003483 – Staybridge Suites
Hotel @ Signal Ave. and San Pedro Ave.

Dear Ms. Neff:

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Sincerely,



Santosh Mody (Agent for Bharat and Champa Mody)
President
Excel Hospitality, Inc.

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 October 28, 2009 To November 12, 2009

5. REMOVAL

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

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

[Signature] (Applicant or Agent) 10/15/09 (Date)

I issued 2 signs for this application, 10.15.09 (Date) [Signature] (Staff Member)

DRB PROJECT NUMBER: 1003483

City of Albuquerque Planning Department
One Stop Shop – Development and Building Services

10/19/2007 Issued By: PLNABG

Permit Number: 2007 070 324 **Category Code 910**

Application Number: 07DRB-70324, Major - 2yr Subd Imp Agmt (2yr Sia)

Address:

Location Description: SIGNAL AVE NE BETWEEN SAN PEDRO AVE NE AND SIGNAL AVE NE

Project Number: 1003483

Applicant
 Bharat H. Mody & Champa B. Mody

Agent / Contact
 Santosh Mody

7019 Starshine St Ne
 Albuquerque, NM 87111
 797-9997

5817 Signal Ave Ne
 Albuquerque, NM 87113
 440-5857

Application Fees

441018/4971000	Public Notification	\$75.00
441032/3424000	Conflict Mgmt Fee	\$20.00
441008/4983000	DRB Actions	\$50.00
	TOTAL:	\$145.00

City Of Albuquerque
 Treasury Division

10/19/2007 11:15AM LOC: ANNX
 WSH 006 TRANS# 0014
 RECEIPT# 00083468-00083468
 PERMIT# 2007070324 TRSCCS
 Trans Amt \$145.00
 APN Fee \$75.00
 Conflict Manag. Fee \$20.00
 DRB Actions \$50.00
 VI \$145.00
 CHANGE \$0.00



6000 Uptown Blvd NE Suite 100
Albuquerque, NM 87110
Phone: (505) 246-1600
Fax: (505) 246-2600

FACSIMILE COVER SHEET

TO: <u>Shera Matson</u>	FROM: <u>Amy Andrews</u>
COMPANY: <u>COA - Oregon</u>	NO. OF PAGES: <u>2</u> (Including cover page)
FAX #: <u>924-3864</u>	
PHONE #: _____	DATE: <u>11-12-07</u>

PLEASE MAKE COPIES FOR:

SUBJECT:

Hard copy to follow via US mail.

If there are any problems with this transmission, please call (505) 246-1600

Thank You



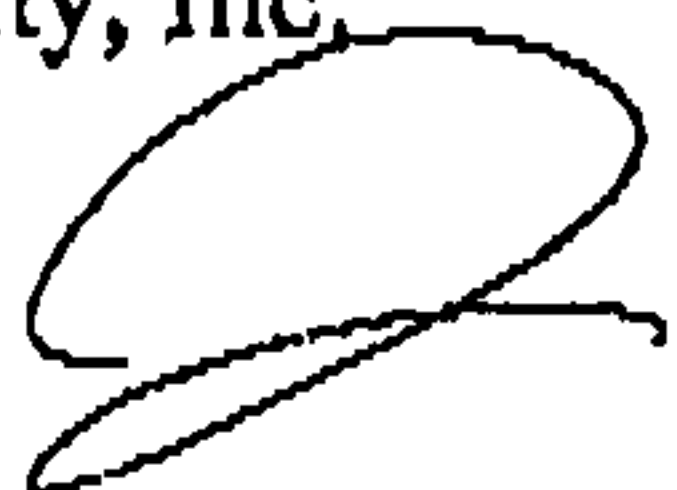
INTERA Incorporated
6000 Uptown Boulevard NE
Suite 100
Albuquerque, NM 87110
Telephone: 505 246 1600
Fax: 505 246 2600

MEMORANDUM

DATE: November 12, 2007

TO: Sheran Matson, Planning Department – Design Review Board

COPY: Suzanne Busch, Environmental Health Department
Kevin Curran, Legal Department
Santosh Mody, Excel Hospitality, Inc.

FROM: Jim Joseph, P.E., INTERA Inc. 

SUBJECT: Project # 1003483, 07DRB-70324 Major – 2yr Subdivision Improvement Agreement (2yr SIA), Lot 17-A, Tract A, North Albuquerque Acres, Unit 2. Located on Signal Ave. NE Between San Pedro Ave. NE and Signal Ave. NE.

There is the potential for above-named project to be impacted by the presence of landfill gas generated by a former privately owned/operated landfill (Oakland Avenue Landfill). The Albuquerque Environmental Health Department (AEHD) realizes this agenda item reflects only administrative filings for subdivision improvement agreements; however, if development/redevelopment does occur, the developers of this site are required to follow the most current version of the "Interim Guidelines for Development within City Designated Landfill Buffer Zones." A review and approval of the Site Plan(s), the proposed construction, design drawings, and a certification of construction will be required by the Environmental Health Department, Environmental Services Division.



**CITY OF ALBUQUERQUE
PLANNING DEPARTMENT
HYDROLOGY DEVELOPMENT SECTION**

DEVELOPMENT REVIEW BOARD--SPEED MEMO

DRB CASE NO/PROJECT NO: 1003483

AGENDA ITEM NO: 1

SUBJECT:

SIA Extension

ACTION REQUESTED:

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

P.O. Box 1293

ENGINEERING COMMENTS:

The Hydrology Section has no objection to the extension request.

Albuquerque

New Mexico 87103

RESOLUTION:

APPROVED X ^{2 y ✓}; DENIED ____; DEFERRED ____; COMMENTS PROVIDED ____; WITHDRAWN

www.cabq.gov

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

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

FOR:

SIGNED: Bradley L. Bingham
City Engineer/AMAFCA Designee
924-3986

DATE: November 14, 2007



Supplemental form

SUBDIVISION

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

SITE DEVELOPMENT PLAN

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

STORM DRAINAGE (Form D)

- Storm Drainage Cost Allocation Plan

S Z ZONING & PLANNING

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

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

APPLICATION INFORMATION:

Professional/Agent (if any): SANTOSH MODY PHONE: (505) 440-5857
 ADDRESS: 5817 SIGNAL AVE NE FAX: (505) 266-7829
 CITY: ALBUQUERQUE STATE NM ZIP 87113 E-MAIL: ehinc@comcast.net

APPLICANT: BHARAT H. MODY & CHAMPA B. MODY PHONE: (505) 797-9997
 ADDRESS: 7019 STARSHINE ST. NE FAX: (505) 797-7775
 CITY: ALBUQUERQUE STATE NM ZIP 87117 E-MAIL: ehinc@comcast.net

Proprietary interest in site: OWNER List all owners: BHARAT & CHAMPA MODY

DESCRIPTION OF REQUEST: EXTENSION OF CURRENT SUBDIVISION IMPROVEMENT AGREEMENT FOR AN ADDITIONAL 2 YEARS

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

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

Lot or Tract No. LOT 17-A TRACT A Block: 12 Unit: B
 Subdiv/Addn/TBKA: NORTH ALBUQUERQUE ACRES
 Existing Zoning: SU-2 (IP) Proposed zoning: SU-2 (IP) MRGCD Map No _____
 Zone Atlas page(s): C-18-Z UPC Code: _____

CASE HISTORY: STAYBRIDGE INN PROJ # 748381

List any current or prior case number that may be relevant to your application (Proj., App., DRB-, AX_Z_, V_, S_, etc.): ZA-95-414
DRB-98-273, PROJ # 1003483, APPL # 06DRB-00400

CASE INFORMATION:

Within city limits? Yes Within 1000FT of a landfill? YES
 No. of existing lots: 1 No. of proposed lots: 1 Total area of site (acres): 2.7375

LOCATION OF PROPERTY BY STREETS: On or Near: 5817 SIGNAL AVE NE 87113
 CORNER OF: SAN PEDRO AVE NE and SIGNAL AVE NE
 Between: _____

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

SIGNATURE Santosh Mody DATE 10/10/07
 (Print) SANTOSH MODY Applicant: Agent:

FOR OFFICIAL USE ONLY

Form revised 4/07

<input type="checkbox"/> INTERNAL ROUTING	Application case numbers	Action	S.F.	Fees
<input checked="" type="checkbox"/> All checklists are complete	<u>07DRB - 70324</u>	<u>SEA</u>	_____	\$ <u>50.⁰⁰</u>
<input checked="" type="checkbox"/> All fees have been collected	_____	<u>CMP</u>	_____	\$ <u>20.⁰⁰</u>
<input checked="" type="checkbox"/> All case #s are assigned	_____	<u>Adu</u>	_____	\$ <u>75.⁰⁰</u>
<input checked="" type="checkbox"/> AGIS copy has been sent	_____	_____	_____	\$ _____
<input checked="" type="checkbox"/> Case history #s are listed	_____	_____	_____	\$ _____
<input checked="" type="checkbox"/> Site is within 1000ft of a landfill	_____	_____	_____	\$ _____
<input checked="" type="checkbox"/> F.H.D.P. density bonus	_____	_____	_____	\$ _____
<input checked="" type="checkbox"/> F.H.D.P. fee rebate	_____	_____	_____	\$ _____
Hearing date <u>November 14, 2007</u>				Total \$ <u>145.⁰⁰</u>

Andrew J. [Signature] 10/19/07
 Planner signature / date

Project # 1003483

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 (DRB13)

- 5 Acres or more: Certificate of No Effect or Approval
- Proposed Preliminary Plat including the Grading Plan (folded to fit into an 8.5" by 14" pocket) **24 copies**
- Proposed Infrastructure List
- Signed Preliminary Pre-Development Facilities Fee Agreement for **Residential** development only
- Design elevations & cross sections of perimeter walls **3 copies** (11" x 17" maximum)
- Zone Atlas map with the entire property(ies) clearly outlined
- Letter briefly describing, explaining, and justifying the request
- Property owner's and City Surveyor's signature on the proposed plat
- FORM DRWS Drainage Report, Water & Sewer availability statement filing information
- Office of Community & Neighborhood Coordination inquiry response, notifying letter, certified mail receipts
- Sign Posting Agreement
- Signed** Pre-Annexation Agreement if Annexation required.
- TIS/AQIA Traffic Impact Study / Air Quality Impact Assessment form
- Fee (see schedule)
- List any original and/or related file numbers on the cover application

Preliminary plat approval expires after one year.

DRB Public hearings are approximately 30 DAYS after the filing deadline. Your attendance is required.

MAJOR SUBDIVISION AMENDMENT TO PRELIMINARY PLAT (DRB11) (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) clearly outlined
- Letter briefly describing, explaining, and justifying the request
- Property owner's and City Surveyor's signature on the proposed amended plat, if applicable
- Office of Community & Neighborhood Coordination inquiry response, notifying letter, certified mail receipts
- Sign Posting Agreement
- List 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 30 DAYS after the filing deadline. Your attendance is required.

MAJOR SUBDIVISION IMPROVEMENTS AGREEMENT (DRB09)

(Temporary sidewalk deferral extension use FORM-V)

- Zone Atlas map with the entire property(ies) clearly outlined
- 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
- List any original and/or related file numbers on the cover application
- Fee (see schedule)

DRB Public hearings are approximately 30 DAYS 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.

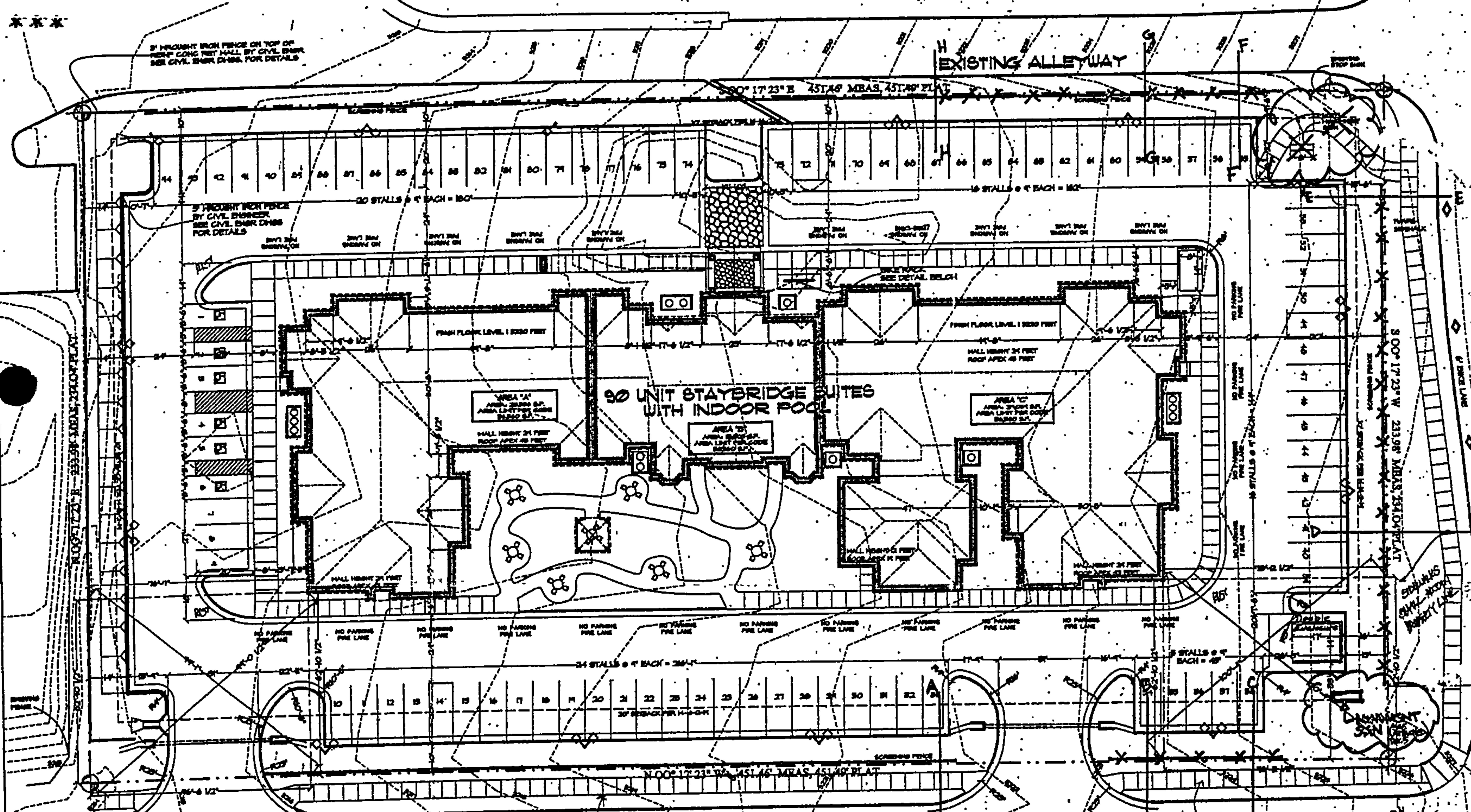
SANTOSH MODY
 Applicant name (print)
Santosh Mody 10/10/07
 Applicant signature / date



Form revised October 2007

Andrew Jones 10/19/07
 Planner signature / date
 Project # 1003483

- Checklists complete
 - Fees collected
 - Case #s assigned
 - Related #s listed
- Application case numbers
07DRB - -70324

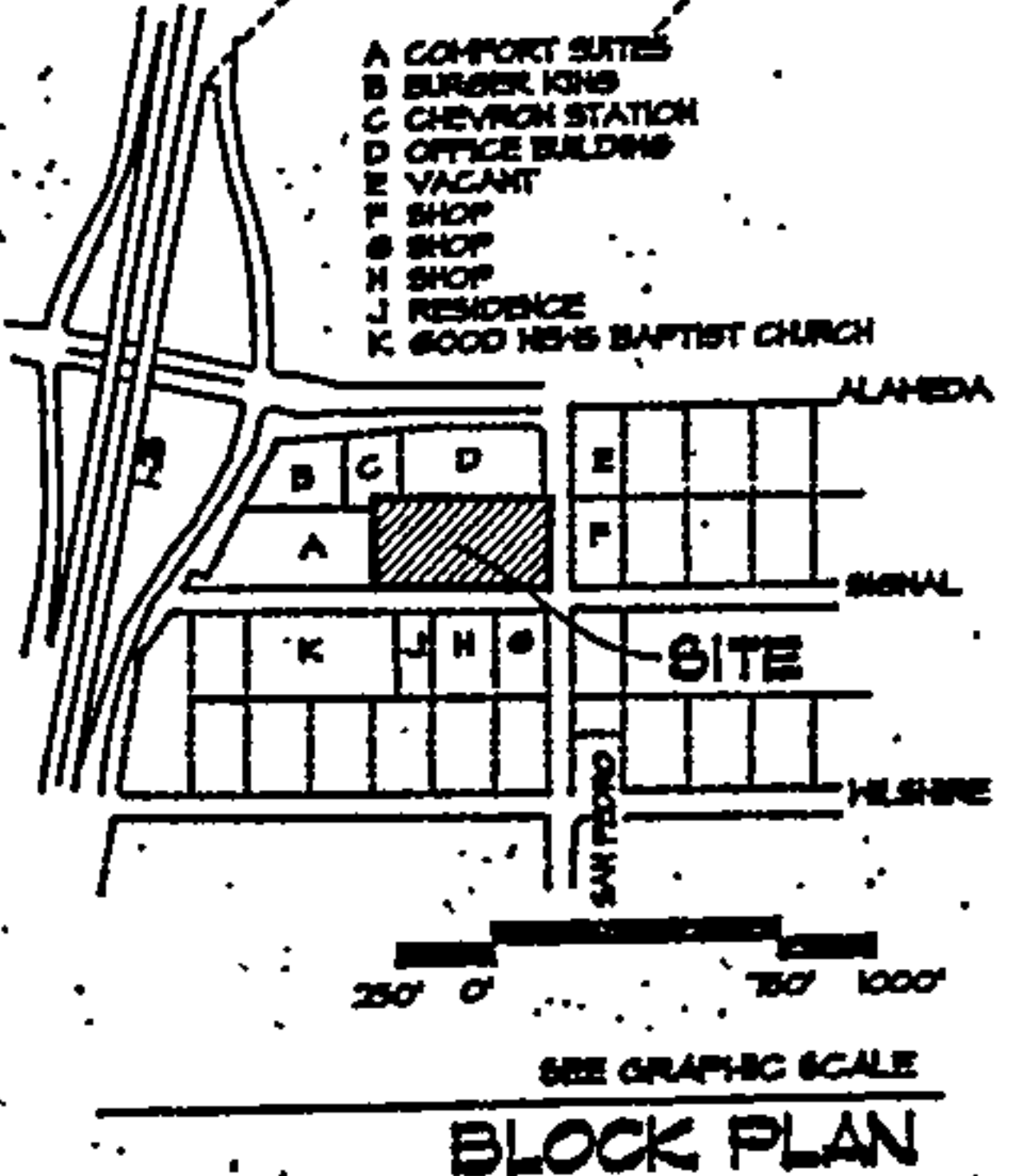


SITE PLAN
SCALE 1" = 20'-0"

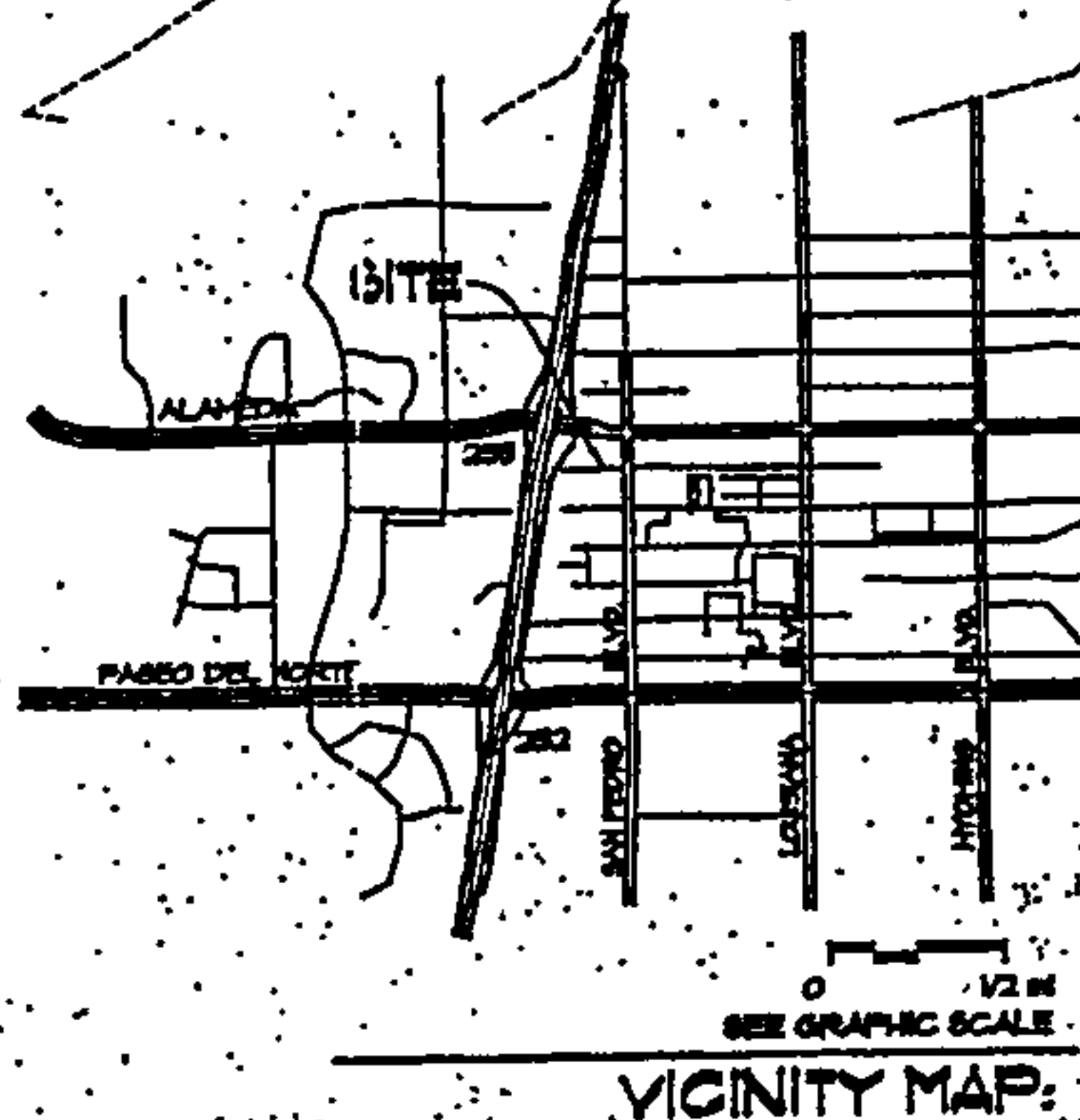


NOTE:
ON REPRODUCTIONS OTHER THAN
ON A SIZE 11" x 17" SHEET (24" x 36")
PLEASE REFER TO THE GRAPHIC
SCALE AT LEFT.

SIGNAL AVENUE NE
SIDEWALKS SHALL ADJOIN PROPERTY LINE



BLOCK PLAN
SEE GRAPHIC SCALE



VICINITY MAP
SEE GRAPHIC SCALE

- NOTES**
1. THE TRANSFORMER PAD, GAS METER AND THE TRASH ENCLOSURE SHALL BE SCREENED WITH SMALL TREES AND LARGE SHRUBS TO MATCH LOCAL BIOTA. NO SHRUB OR TREE SHALL IMPED OPERATIONS OF ANY OF THESE DEVICES. THE TRASH ENCLOSURE SHALL CONFORM TO INTERNATIONAL HOTELS GROUP AND CITY SPECIFICATIONS.
 2. ALL UTILITY LINES SHALL BE FIELD VERIFIED WITH CITY OF ALBUQUERQUE CODES PRIOR TO INSTALLATION OF SITE WORK.
 3. ALL LANDSCAPING SHALL BE DONE IN ACCORDANCE WITH INTERNATIONAL HOTELS GROUP WITH PROPER ADJUSTMENTS MADE TO ENSURE LOCAL CLIMATE AND BIOTA ARE FOLLOWED. ALL CODES OF THE CITY OF ALBUQUERQUE, NEW MEXICO CONCERNING LANDSCAPING SHALL BE MET. IN THE EVENT OF CONFLICT THE REGULATIONS OF THE CITY OF ALBUQUERQUE WILL HAVE PRIORITY.
 4. UNDER NO CIRCUMSTANCES SHALL ANY TREE, SHRUB OR OTHER FEATURE IMPED THE PASSAGE OF EMERGENCY EQUIPMENT IN ACCORDANCE WITH THE CITY OF ALBUQUERQUE AND THE STATE OF NEW MEXICO.
 5. SEE SHEET L11 FOR ALL LANDSCAPING DETAILS.
 6. SEE SHEET A21 FOR ALL ELEVATION DETAILS.
 7. SEE SHEET C12 FOR PARKING LOT LIGHTS AND HOTEL SIGNAGE.

SQUARE FOOTAGE

LEVEL ONE	24,008 S.F.
LEVEL TWO	22,085 S.F.
LEVEL THREE	22,085 S.F.
TOTAL BUILDING AREA	68,178 S.F.
TRASH ENCLOSURE	230 S.F.

LOT LAND USAGE

BUILDING FOOT PRINT	24,008 S.F.	35.0%
PARKING AREA	14,235 S.F.	20.9%
DRIVE AREA	2,785 S.F.	4.1%
SEWERALS	4,440 S.F.	6.5%
GAZEBO	80 S.F.	0.1%
TRASH ENCLOSURE & APRON	230 S.F.	0.3%
LANDSCAPE AND RETENTION	8,230 S.F.	12.0%
TOTAL LAND AREA	105,857 S.F.	100.0%

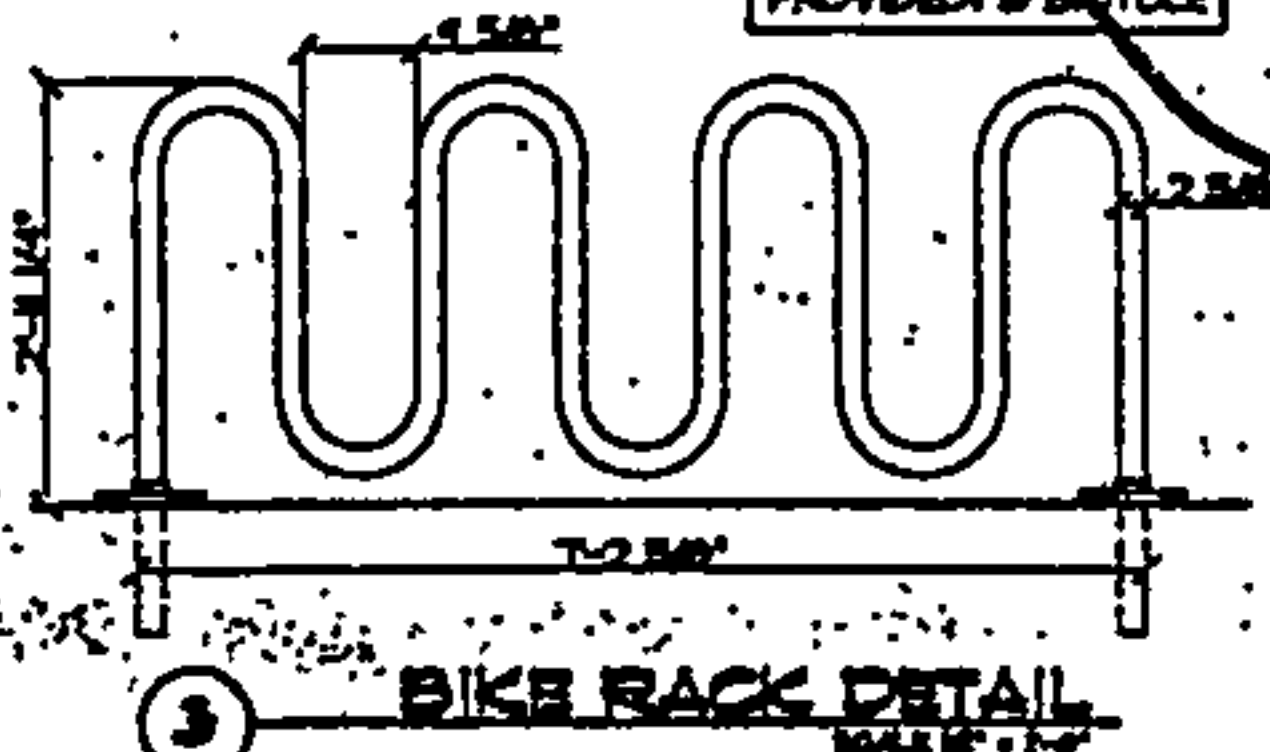
PARKING STALLS REQUIRED PER I-14-9-1: 40
PARKING STALLS PROVIDED: 40
ADA STALLS REQUIRED PER I-14-9-1: 6
ADA STALLS PROVIDED: 6

PARKING STALL REQUIREMENTS: 1 STALL PER GUEST ROOM CODE I-14-9-1
NO OTHER PARKING
NO OTHER PARKING
AS LISTED IN CODE I-14-9-1
ADA COUNT EXCEEDS CODE I-14-9-1 TO ACCORD FOR ADA ROOM TOTAL

SURFACE MATERIALS LIST

- EPFLS, GARDIAN 9802 CLASSIC FRESH
- EPFLS, BRISTOL 9800 CLASSIC FRESH
- EPFLS, BOWLING 9804 CLASSIC FRESH
- PASCA AND SORBIT COLOR CANED (VINTL) OR GLENN PAINT M40720 / 068
- SPRALATED DRY STACK STONE
- GUTTER AND DOWN SPOUT PAINTED TO MATCH ADJACENT EPFLS AT HALLS AND BANDS
- PT.A.C. GRILL PAINTED TO MATCH ADJACENT EPFLS
- MOLDED DECORATIVE LOWER COLOR TO MATCH GARDIAN EPFLS
- COLORS TO BE ROOM COLOR LIGHT GREEN

NOTE: SEE SHEET A21 FOR DETAILS
EPFLS COLORS PER ROOM COLOR LIST SEE DETAIL A21 FOR APPROVAL FOR EACH



BIKE RACK DETAIL
SCALE 1" = 1'-0"

PROJECT NUMBER: 1003-383
APPLICATION NUMBER: 2408-00003

IS AN INFRASTRUCTURE LIST REQUIRED? YES
IF YES, WITH A SET OF APPROVED DPG PLANS
CONSTRUCTION OF PUBLIC UTILITY OR
OR FOR CONSTRUCTION OF PUBLIC UTILITY

DATE: 6-25-04
WRITER: Leon Lauer
DATE: 8-23-04
DATE: 1/28/04
DATE: 1/16/04
DATE: N/A
DATE: 8-23-04
DATE: N/A
DATE: N/A
DATE: N/A

BASIC DESIGN DATA:

BUILDING CODE	IBC 2001
BUILDING TYPE	S-A
OCCUPANCY	R-1
ROOF	GF
ZONE	SR-2 (B)
SPRINKLER	WPA-S

Staybridge Suites
site development plan for building permit
albuquerque, new mexico

drawn: th
checked: L.K.Lauer
start date: 2.25.04
plot date: 8.16.04
approved:

ONE FOUNDATION SITE PLAN AMENDMENT
PROJECT NO. 1003-383
APPLICATION NO. 2408-00003
DATE: 8/16/04

revisions:
STATE OF NEW MEXICO
LEON LAUER
REGISTERED ARCHITECT
architect's seal:

leon lauer + associates
architects + consultants
p. o. box number 1207
north, new mexico 86701
phone: 1.402.371.3333
fax: 1.402.371.1164

job no: 455
sheet: G-21

LEON LAUER + ASSOCIATES
ARCHITECTS + CONSULTANTS
P.O. BOX 1207
NORTH, NEW MEXICO 86701
TEL: 402-371-3333

ARCHITECT

EXCEL HOSPITALITY
SANTOSH + BIRNIT MOYI
198 STANBARD DRIVE
ALBUQUERQUE, NEW MEXICO 87104
TEL: 505-448-9881

OWNER

64-3 ZONING - IF
ZONING:

STAYBRIDGE SUITES
NORTHWEST CORNER OF SAN PEDRO
AVENUE NE AND SIGNAL AVENUE NE
ALBUQUERQUE, NEW MEXICO 87103
(OWNER TRD BY CITY)

ADDRESS

LOTS 11, 12, 13, BLOCK 2, TRACT A
UNIT 2, NORTH ALBUQUERQUE ACRES
TO THE CITY OF ALBUQUERQUE
COUNTY OF BERNALILLO
STATE OF NEW MEXICO

PROPERTY

INTERNATIONAL HOTELS GROUP
SUNAN RADY
3 RAMBA DRIVE, SUITE 2000
ATLANTA, GEORGIA 30344
TEL: 404-494-2344

FRANCHISE

ALL REGULATIONS AND GUIDELINES
OF THE AMERICANS WITH
DISABILITIES ACT AND ADDITIONAL
STATE AND LOCAL ACCESSIBILITY
CODES SHALL BE MET

ADA NOTE:



EXCEL HOSPITALITY, INC.

5817 SIGNAL AVE.. N.E., ALBUQUERQUE, N.M. 87113

PHONE: (505) 797-9997

FAX: (505) 797-7775

VIA HAND DELIVERY

October 10, 2007

Ms. Sheran Matson, AICP, Chair
Development Review Board
Planning Department
City of Albuquerque

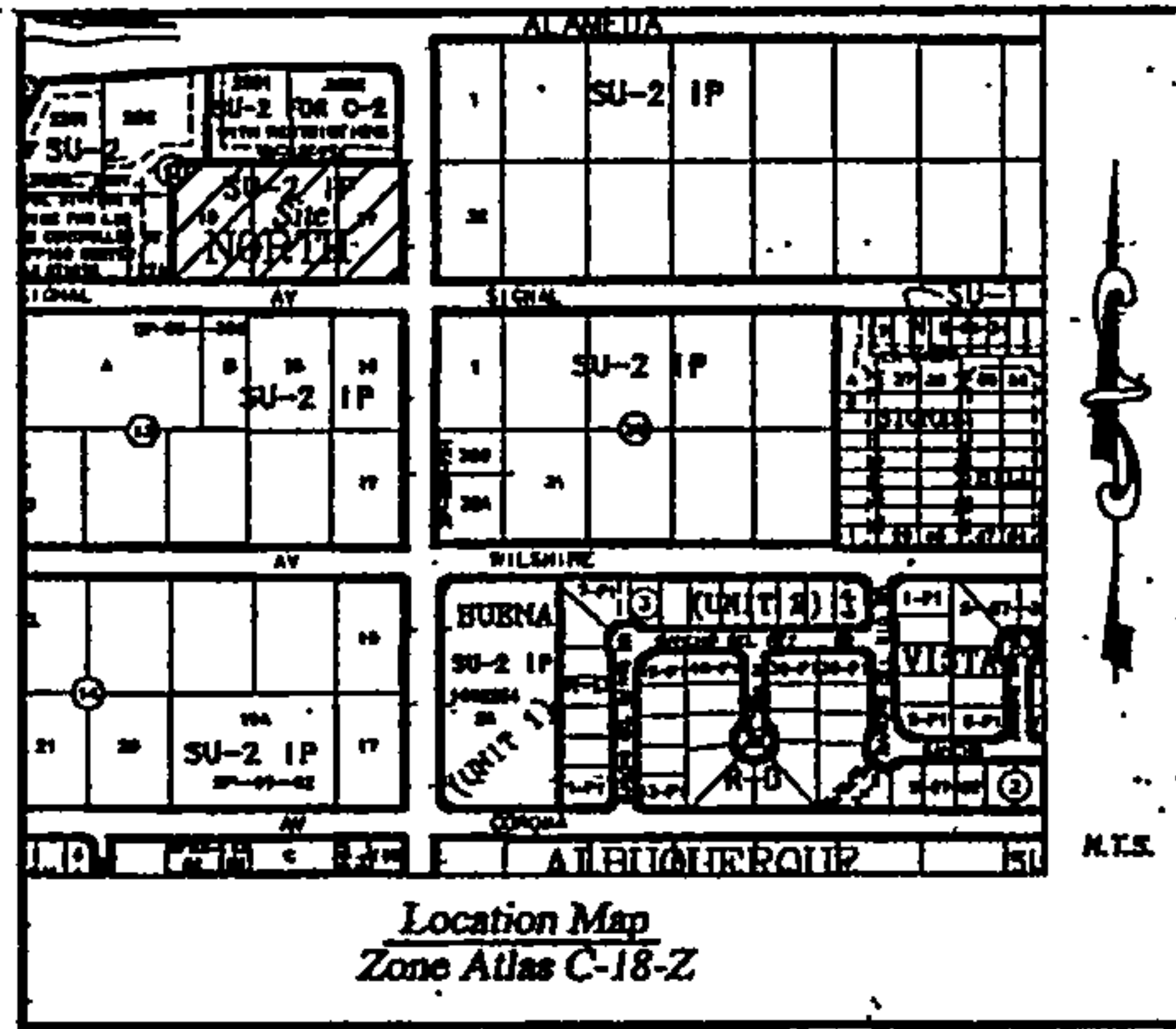
Re: Subdivision Improvement Agreement for Project # 1003483 – Staybridge Suites
Hotel @ Signal Ave. and San Pedro Ave.

Dear Ms. Matson:

This letter is to request a 2 year extension of the completion date on the current Subdivision Improvement Agreement (SIA) that our company has of file with the City of Albuquerque. The current completion date is for December 31, 2007 but, in speaking with Mr. Brad Bingham with the City of Albuquerque, he has requested that we extend the SIA document for another 2 years until the City has complete plans for the entire infrastructure plan along San Pedro Blvd. The infrastructure list includes adding a culvert to catch the storm water currently ponding on San Pedro Blvd., increasing San Pedro Blvd. to 4 lanes, adding sidewalks along San Pedro Blvd., and a bike lane. If you have any questions, please do not hesitate to contact me at (505) 440-5857.

Sincerely,

Santosh Mody (Agent for Bharat and Champa Mody)
President
Excel Hospitality, Inc.



Legal Description

A CERTAIN TRACT OF LAND SITUATE IN THE ELENA GALLEGOS LAND GRANT IN PROJECTED SECTION 18, TOWNSHIP 11 NORTH, RANGE 3 EAST, N.M.P.M., WITHIN THE CITY OF ALBUQUERQUE, BERNALILLO COUNTY, NEW MEXICO, BEING COMPRISED OF LOTS NUMBERED SEVENTEEN (17), EIGHTEEN (18) AND NINETEEN (19), BLOCK TWELVE(12), NORTH ALBUQUERQUE ACRES, TRACT A, UNIT B, NORTH ALBUQUERQUE ACRES, AS THE SAME IS SHOWN AND DESIGNATED ON THE PLAT THEREOF, FILED IN THE OFFICE OF THE COUNTY CLERK OF BERNALILLO COUNTY IN BOOK D, PAGE 130 ON APRIL 24, 1936, LESS THE EASTERLY 13 FEET OF SAID LOT 17 THEREOF AS PREVIOUSLY CONVEYED TO THE NEW MEXICO DEPARTMENT OF TRANSPORTATION BY THAT WARRANTY DEED FILED AUGUST 23, 1983, IN BOOK D192A, PAGES 391-392, OF THE RECORDS OF BERNALILLO COUNTY, NEW MEXICO, AND MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCING AT THE SOUTHEAST CORNER OF THE TRACT, A POINT IN THE CENTERLINE OF SIGNAL AVENUE, NORTHEAST, WHENCE ALBUQUERQUE CONTROL SURVEY STATION "9-C18" BEARS S01°34'08"E AND 558.34 FEET DISTANT; THENCE N89°41'30"W ALONG SAID CENTERLINE A DISTANCE OF 451.52 FEET TO THE SOUTHWEST CORNER OF THE TRACT HEREIN DESCRIBED; THENCE N00°17'48"E A DISTANCE OF 264.12 FEET TO THE NORTHWEST CORNER OF THE TRACT HEREIN DESCRIBED; THENCE S89°41'42"E A DISTANCE OF 451.40 FEET TO THE NORTHEAST CORNER OF THE TRACT HEREIN DESCRIBED, A POINT ON THE WESTERLY RIGHT OF WAY OF SAN PEDRO STREET, NORTHEAST; THENCE S00°16'03"W ALONG SAID WESTERLY RIGHT OF WAY A DISTANCE OF 264.18 FEET TO THE SOUTHEAST CORNER AND POINT OF BEGINNING AND CONTAINING 2.7375 ACRES, MORE OR LESS.

Plat of Lot 17-A

North Albuquerque Acres, Block 12, Unit "B", Tract "A"
 Projected Section 18, T.11N., R.3E., N.M.P.M.
 Elena Gallegos Land Grant
 City of Albuquerque
 Bernalillo County, New Mexico
 July 2004

PROJECT NO: 1003483
 APPLICATION: 06DRB-00400

Approved and Accepted By:

[Signature] 4/6/06
 PLANNING DIRECTOR
[Signature]
 BRADLEY D. BINGHAM
 CITY ENGINEER
[Signature]
 BRADLEY D. BINGHAM
 A.M.A.F.C.A.

Subdivision Data

- D.R.B. CASE NUMBER _____
- ZONE ATLAS INDEX NO. C-18-Z
- GROSS SUBDIVISION ACREAGE 2.7375 Acres
- DATE OF SURVEY JANUARY 2004.
- TALOS LOG NO. 2004284432
- SUBDIVISION DATA
 - NUMBER OF LOTS REPLATTED: 3
 - NUMBER OF LOTS CREATED: 1
 - MILES OF ROAD CREATED: 0.000

Free Consent & Dedications:

THE REAL ESTATE SHOWN AND DESCRIBED ON THIS PLAT IS SURVEYED AND SUBDIVIDED WITH THE FREE CONSENT OF AND IN ACCORDANCE WITH THE WISHES OF THE UNDERSIGNED OWNER(S) THEREOF, SAID OWNERS WARRANT THAT THEY HOLD AMONG THEM COMPLETE AND INDEFEASIBLE TITLE IN FEE SIMPLE TO THE LAND SUBDIVIDED, AND THE OWNER(S) OF SUCH REAL ESTATE DO HEREBY GRANT EASEMENTS, DEDICATE TO THE CITY OF ALBUQUERQUE IN FEE SIMPLE THE NORTH 30 FEET OF SIGNAL AVENUE, NE AND DEDICATE IN FEE SIMPLE WITH WARRANTY COVENANTS AN ADDITIONAL 4 FEET FOR SAN PEDRO STREET, NE AS SHOWN HEREON AND HEREBY WAIVE ANY FURTHER CLAIM OR INTEREST TO THE PROPERTY LYING WITHIN SAID RIGHT-OF-WAY AND ANY OVERHANGING OF SERVICE WIRES, THE RIGHT OF INGRESS/EGRESS AND THE RIGHT TO TRIM INTERFERING TREES, TO THE RESPECTIVE UTILITY SERVICES, THEIR SUCCESSORS AND ASSIGNS.

BY: *[Signature]*
 B.H. MODY - OWNER
 BY: *[Signature]*
 C.B. MODY - OWNER

Acknowledgment:

STATE OF NEW MEXICO }
 COUNTY OF BERNALILLO }
 THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON 7/27, 2004
 BY B.H. Mody
 BY: *[Signature]*
 ANNETTE E. DREXER
 NOTARY PUBLIC
 MY COMMISSION EXPIRES 7/10/06
 STATE OF NEW MEXICO }
 COUNTY OF BERNALILLO }
 THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON 7/27, 2004
 BY C.B. Mody
 BY: *[Signature]*
 ANNETTE E. DREXER
 NOTARY PUBLIC
 MY COMMISSION EXPIRES 7-10-06

Public Utility Easements

PUBLIC UTILITIES SHOWN HERE ON THIS PLAT VARY IN WIDTH AND ARE GRANTED FOR THE COMMON AND JOINT USE OF:

THE PNM ELECTRIC SERVICES FOR THE INSTALLATION, MAINTENANCE, AND SERVICE OF OVERHEAD AND UNDERGROUND ELECTRICAL LINES, TRANSFORMERS, POLES AND OTHER EQUIPMENT, FIXTURES, STRUCTURES AND RELATED FACILITIES REASONABLY NECESSARY TO PROVIDE ELECTRICAL SERVICE.

THE PNM GAS SERVICE FOR INSTALLATION, MAINTENANCE, AND SERVICE OF NATURAL GAS LINES, VALVES AND OTHER EQUIPMENT AND FACILITIES REASONABLY NECESSARY TO PROVIDE NATURAL GAS.

QWEST CORPORATION FOR THE INSTALLATION, MAINTENANCE, AND SERVICE OF ALL BURIED AND AERIAL COMMUNICATION LINES AND OTHER RELATED EQUIPMENT AND FACILITIES REASONABLY NECESSARY TO PROVIDE COMMUNICATION SERVICES INCLUDING, BUT NOT LIMITED TO, ABOVE GROUND PEDESTALS AND CLOSURES.

COMCAST CABLE VISION OF NEW MEXICO, INC. FOR THE INSTALLATION, MAINTENANCE, AND SERVICE OF SUCH LINES, CABLES, AND OTHER RELATED EQUIPMENT AND FACILITIES REASONABLY NECESSARY TO PROVIDE CABLE TV SERVICE.

INCLUDED, IS THE RIGHT TO BUILD, REBUILD, CONSTRUCT, RECONSTRUCT, LOCATE, RELOCATE, CHANGE, REMOVE, MODIFY, RENEW, OPERATE, AND MAINTAIN FACILITIES FOR THE PURPOSES DESCRIBED ABOVE, TOGETHER WITH FREE ACCESS TO, FROM, AND OVER SAID EASEMENTS, INCLUDING SUFFICIENT WORKING AREA SPACE FOR ELECTRIC TRANSFORMERS, WITH THE RIGHT AND PRIVILEGE TO TRIM AND REMOVE TREES, SHRUBS, OR BUSHES WHICH INTERFERE WITH THE PURPOSES SET FORTH HEREIN. NO BUILDING, SIGN, POOL (ABOVEGROUND OR SUBSURFACE), HOT TUB, CONCRETE OR WOOD POOL DECKING, OR OTHER STRUCTURE SHALL BE ERRECTED OR CONSTRUCTED ON SAID EASEMENTS, NOR SHALL ANY WELL BE DRILLED OR OPERATED THEREON. PROPERTY OWNERS SHALL BE SOLELY RESPONSIBLE FOR CORRECTING ANY VIOLATIONS OF THE NATIONAL ELECTRIC SAFETY CODE CAUSED BY CONSTRUCTION OF POOLS, DECKING, OR ANY STRUCTURES ADJACENT TO WITHIN OR NEAR EASEMENTS SHOWN ON THIS PLAT.

Documents

ALL RECORD DOCUMENTS USED IN THE PREPARATION OF THIS INSTRUMENT ARE REFERENCED HEREON.

Surveyor's Certificate

I, WILL PLOTNER JR., A NEW MEXICO LICENSED PROFESSIONAL LAND SURVEYOR DO HEREBY CERTIFY THAT A BOUNDARY SURVEY OF THE REAL PROPERTY SHOWN HEREON HAS BEEN SURVEYED, MONUMENTED AND PLATTED IN ACCORDANCE WITH THE STANDARDS FOR LAND SURVEYS IN THE STATE OF NEW MEXICO, AND MEETS THE MINIMUM REQUIREMENTS OF MONUMENTATION AND SURVEYS OF THE ALBUQUERQUE SUBDIVISION ORDINANCE AND IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF. I FURTHER CERTIFY THAT THIS SURVEY AND PLAT WAS PREPARED BY ME OR UNDER MY SUPERVISION.

[Signature] 7/27/04
 WILL PLOTNER JR.
 N.M.P.S. No. 14271



[Signature] 4-5-06
 TRAFFIC ENGINEER
 GBH 3/24/06
[Signature] 7-27-04
 CITY SURVEYOR

WATER RESOURCES

[Signature] 4/5/06
 CHRISTINA DANDORAL
 PARKS AND GENERAL SERVICES Recreation
[Signature] 4-5-06
 UTILITY DEVELOPMENT DIVISION

Utility Signatures

[Signature] 7-27-04
 PNM GAS & ELECTRIC SERVICES
[Signature] 4-5-06
 QWEST COMMUNICATIONS
[Signature] 7-27-04
 COMCAST CABLE

County Treasurer's Certificate

THIS IS TO CERTIFY THAT TAXES ARE CURRENT AND PAID ON UPC# 101808425033020407, 101808423833020408 & 101808422133020405
[Signature]
 PROPERTY OWNERS OF RECORD
[Signature] 4-6-06
 BERNALILLO COUNTY TREASURER'S OFFICE

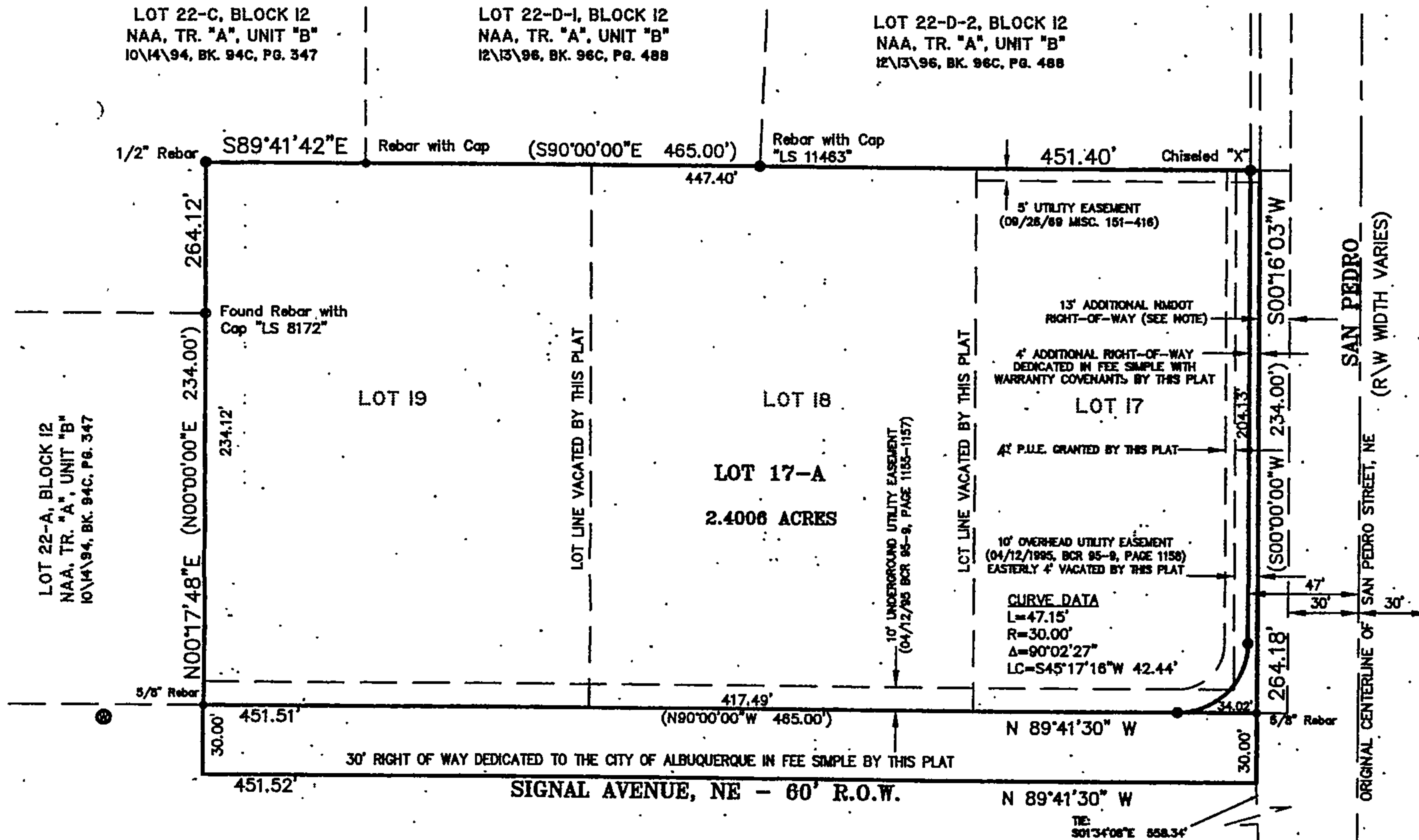


CARTESIAN SURVEYS INC.
 P.O. BOX 44414 RED RANCHO, N.M. 87174
 Phone (505) 896-3050 Fax (505) 891-0244

NOTE: THE EASTERLY 13 FEET OF LOT 17 WAS CONVEYED TO THE NEW MEXICO DEPARTMENT OF TRANSPORTATION BY WARRANTY DEED, RICHARD M. HADAD AND THERESA A. HADAD, GRANTORS, AS FILED IN THE RECORDS OF BERNALILLO COUNTY, NEW MEXICO, IN BOOK D1924 AT PAGES 391 AND 392, ON AUGUST 23, 1983.

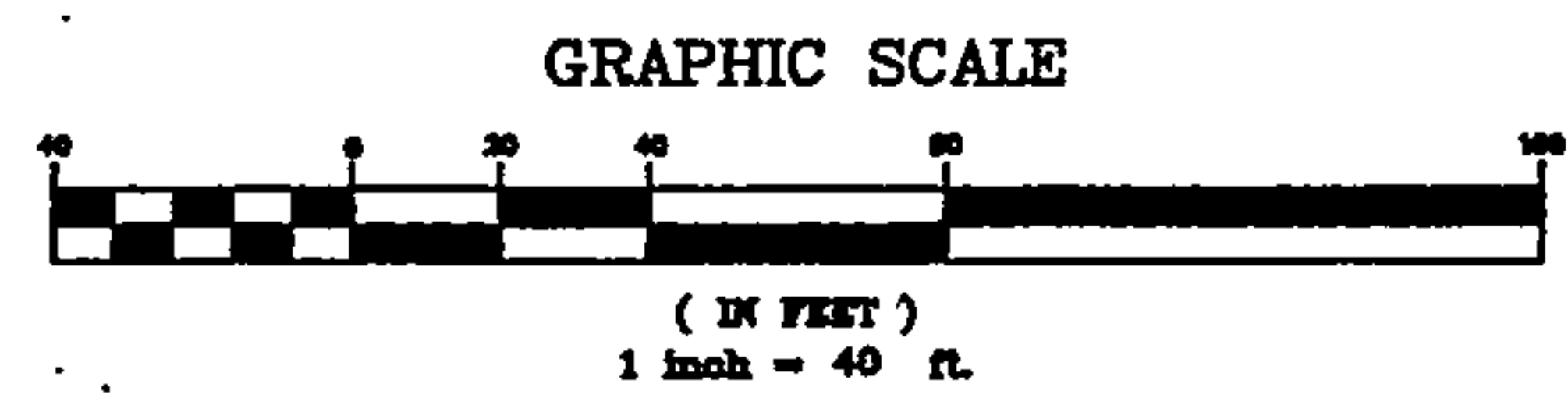
Plat of Lot 17-A

North Albuquerque Acres, Block 12, Unit "B", Tract "A"
 Projected Section 18, T.11N., R.3E., N.M.P.M.
 Elena Gallegos Land Grant
 City of Albuquerque
 Bernalillo County, New Mexico
 July 2004



Legend

(N 90°00'00"E)	RECORD BEARINGS AND DISTANCES PER PLAT OF RECORD (850-128)
N90°00'00"E	MEASURED BEARING AND DISTANCES
●	FOUND AS INDICATED
○	SET BATHEY MARKER "LS 14271"
△	CENTERLINE MONUMENT
P.D.E.	PUBLIC DRAINAGE EASEMENT
P.U.E.	PUBLIC UTILITY EASEMENT



Notes

1. FIELD SURVEY PERFORMED IN JANUARY 2004.
2. ALL DISTANCES ARE GROUND DISTANCES: US SURVEY FOOT.
3. PLAT SHOWS ALL EASEMENTS OF RECORD.
4. THE TRACT SHOWN HEREON IS ZONED SU-2 IP.
5. BEARINGS SHOWN HEREON ARE NEW MEXICO COORDINATE SYSTEM STATE PLANE GRID BEARINGS, CENTRAL ZONE, NAD27, AND ARE REFERENCED TO THE ALBUQUERQUE CONTROL SURVEY SYSTEM.
6. THE PURPOSE OF THIS PLAT IS TO: COMBINE LOTS 18, 19 AND THE REMAINDER OF LOT 17, THE EASTERLY 13 FEET OF WHICH WAS PREVIOUSLY CONVEYED TO NMDOT, OF BLOCK 12, UNIT A TRACT B OF NORTH ALBUQUERQUE ACRES INTO A SINGLE LOT NUMBERED 17-A. DEDICATE PUBLIC STREET RIGHTS OF WAY AS SHOWN. GRANT EASEMENTS AS SHOWN HEREON.
7. ALL PROPERTY CORNERS ARE MARKED BY A SET BATHEY MARKER WITH CAP "LS 14271" UNLESS INDICATED OTHERWISE.
8. CITY OF ALBUQUERQUE WATER AND SEWER SERVICE IS CURRENTLY AVAILABLE TO THE SUBJECT PROPERTY.
9. THIS PROPERTY IS CURRENTLY ZONED SU-2 IP.

ACS Monument "9-C18"
 NAD 1927 CENTRAL ZONE
 X=402,255.61
 Y=1,521,435.09
 Z=5228.79 (NAVD 1929)
 G=0.99996808
 Delta Alpha=-00°11'19"

CARTESIAN SURVEYS
 P.O. BOX 44414 RIO RANCHO, N.M. 87174
 Phone (505) 896-3050 Fax (505) 891-0344



DEVELOPER INQUIRY SHEET

(To be completed prior to application submittal)

The Office of Neighborhood Coordination (ONC) located in Room 120 (basement) of the Plaza Del Sol Building, 600 Second Street NW, Fax: (505) 924-3913 – will need the following information **BEFORE** neighborhood association information will be released to the applicant/agent on any project being presented to the Planning Department of the City of Albuquerque. If you have any questions, please feel free to contact our office at (505) 924-3914. Your Developer Inquiry is for the following:

Cell Tower & Type: [] Free-Standing Tower -OR- [] Concealed Tower

Private Development [] (i.e., EPC, DRB, LUCC, Liquor Submittal)

City Project []

CONTACT NAME: SANTOSH MODY

COMPANY NAME: STAYBRIDGE SUITES ALBUQUERQUE NORTH

ADDRESS/ZIP: 5817 SIGNAL AVE. NE, ABQ, NM 87113.

PHONE: (505) 440-5857 FAX: (505) 266-2600

LEGAL DESCRIPTION INFORMATION

PLEASE FORWARD INFORMATION ON ANY NEIGHBORHOOD ASSOCIATION IN THE AREA OF THE PROPERTY DESCRIBED BELOW:

PLAT OF LOT 17-A, NORTH ALBUQUERQUE ACRES, BLOCK 12,
UNIT "B", TRACT "A", PROJECTED SECTION 18, T. 11N., R. 3E.,
N.M.P.M., ELENA GALLEGOS LAND GRANT

LEGAL DESCRIPTION

LOCATED ON 5817 SIGNAL AVE, NE, ABQ, NM 87113.

STREET NAME OR OTHER IDENTIFYING LANDMARK

CORNER OF ~~BETWEEN~~ SAN PEDRO AVE AND

STREET NAME OR OTHER IDENTIFYING LANDMARK

SIGNAL AVE.

STREET NAME OR OTHER IDENTIFYING LANDMARK

THE SITE IS INDICATED ON THE FOLLOWING ZONE ATLAS PAGE (C-18-Z).
 (PLEASE MARK/HATCH ZONE MAP WHERE PROPERTY IS LOCATED)
 (Zone Map **MUST** be provided with request)

!!!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.
 - d) 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.

Information from the Office of Neighborhood Coordination

The following information should always be in each application packet that you submit for an EPC or DRB application. Listed below is a "Checklist" of the items needed.

- [X] ONC's "Official" Letter to the applicant (*if there are associations*). A copy must be submitted with application packet -OR-
- [] The ONC "Official" Letter (*if there are no associations*). A copy must be submitted with application packet.
- [X] Copies of Letters to Neighborhood Associations (*if there are associations*). A copy must be submitted with application packet.
- [X] Copies of the certified receipts to Neighborhood Associations (*if there are associations*). A copy must be submitted with application packet.

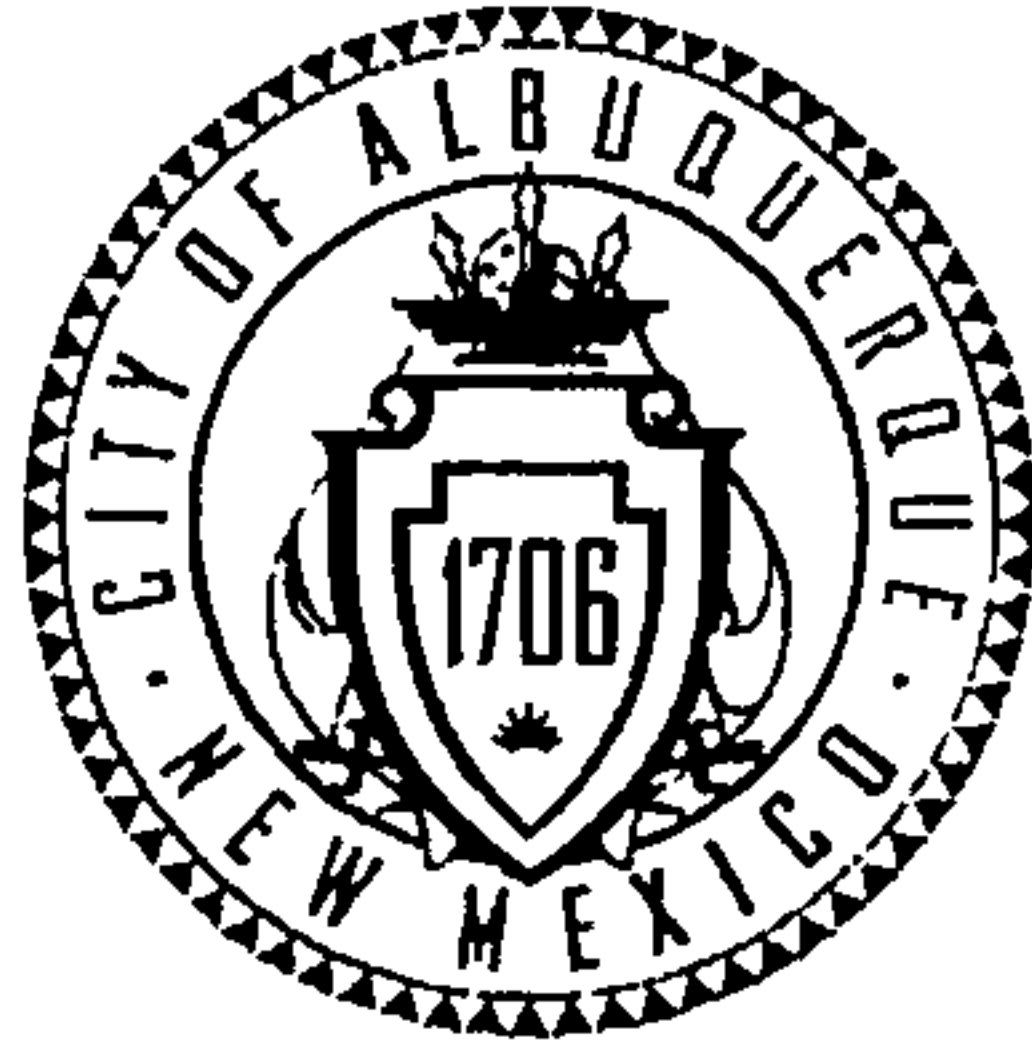
Just a reminder - Our ONC "Official" Letter is only valid for a one (1) month period and if you haven't submitted your application by this date, you will need to get an updated letter from our office.

Any questions, please feel free to contact Stephani at 924-3902 or via an e-mail message at swinklepleck@cabq.gov.

Thank you for your cooperation on this matter.

(below this line for ONC use only)

Date of Inquiry: 10-19-07 Time Entered: 9:20 am ONC Rep. Initials: RL



City of Albuquerque

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.

Date: October 19, 2007

TO CONTACT NAME: Santosh Mody
COMPANY/AGENCY: Staybridge Suites
ADDRESS/ZIP: 5817 Signal Ave NE 87113
PHONE/FAX #: 440-5857 / 206-2600

Thank you for your inquiry of 10-19-07 (date) requesting the names of **Recognized**

Neighborhood Associations who would be affected under the provisions of O-92 by your proposed project at Plat of Lot 17-A, North Albuquerque Acres, Block 12, Unit "B", Tract "A", projected section 18, T11N, R3E, NMPM, Elena zone map page(s) C-18. Gallegos Land Grant.

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

West La Cueva
Neighborhood Association
Contacts: Peggy Neff
8305 Calle Sequelle NE
823-1041 (h) 87113
April Sweet
6939 Carmelito bp NE
280-8586 (c) 87113

Neighborhood Association
Contacts: _____

See reverse side for additional Neighborhood Association Information: YES { } NO {X}

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 our office at (505) 924-3914 or by fax at 924-3913.

Sincerely,
Dalaina J. Carmona
OFFICE OF NEIGHBORHOOD COORDINATION

Attention: Both contacts per neighborhood association need to be notified.

EH EXCEL HOSPITALITY, INC.

5817 SIGNAL AVE.. N.E., ALBUQUERQUE, N.M. 87113

PHONE: (505) 797-9997

FAX: (505) 797-7775

October 10, 2007

Ms. Peggy Neff
West La Cueva Neighborhood Association
8305 Calle Seguelle NE
Albuquerque, NM 87113

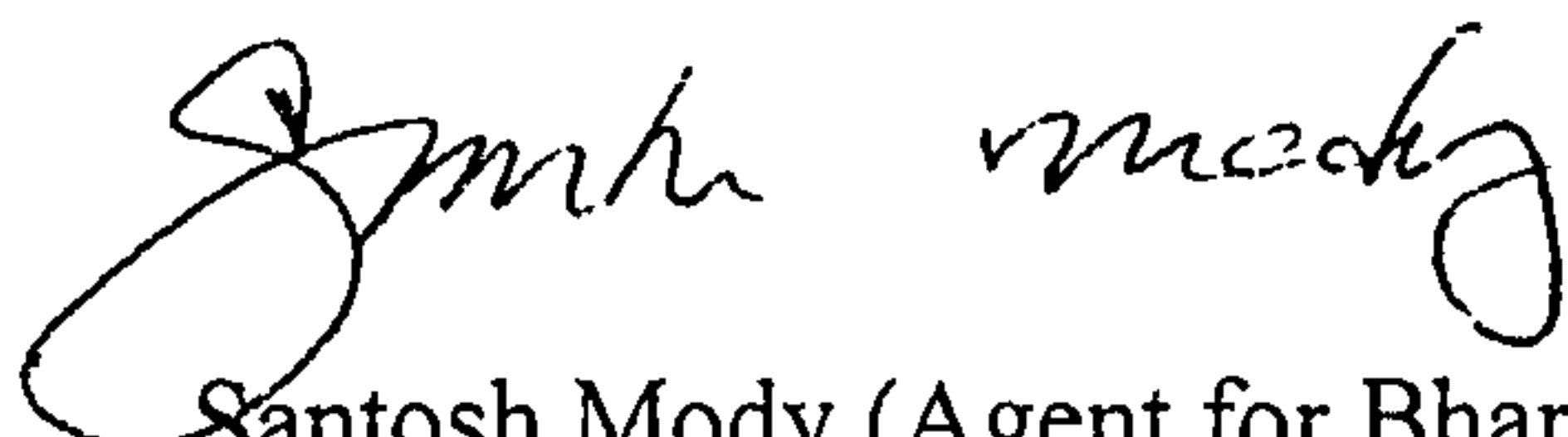
Re: Subdivision Improvement Agreement for Project # 1003483 – Staybridge Suites
Hotel @ Signal Ave. and San Pedro Ave.

Dear Ms. Neff:

This letter is to inform the neighborhood associations that we would like to extend the completion date on the current Subdivision Improvement Agreement (SIA) that our company has of file with the City of Albuquerque. The current completion date is for December 31, 2007 but, in speaking with Mr. Brad Bingham with the City of Albuquerque, he has requested that we extend the SIA document for another 2 years until the City has complete plans for the entire infrastructure plan along San Pedro Blvd.

The infrastructure includes adding a culvert to catch the storm water currently ponding on San Pedro Blvd., increasing San Pedro Blvd. to 4 lanes, adding sidewalks along San Pedro Blvd., and a bike lane. The City would like us to wait to make these improvements until the plans have been completed for the entire road and they have the other businesses in agreement with the changes. Please respond back to this letter to the above address if you are in agreement with our request to extend our SIA documentation so that these infrastructure improvements can be done in the future. If you have any questions, please do not hesitate to contact me at (505) 797-9997.

Sincerely,



Santosh Mody (Agent for Bharat and Champa Mody)
President
Excel Hospitality, Inc.

EH EXCEL HOSPITALITY, INC.

5817 SIGNAL AVE.. N.E., ALBUQUERQUE, N.M. 87113

PHONE: (505) 797-9997

FAX: (505) 797-7775

October 10, 2007

Ms. April Sweet
West La Cueva Neighborhood Association
6939 Carmelito Lp. NE
Albuquerque, NM 87113

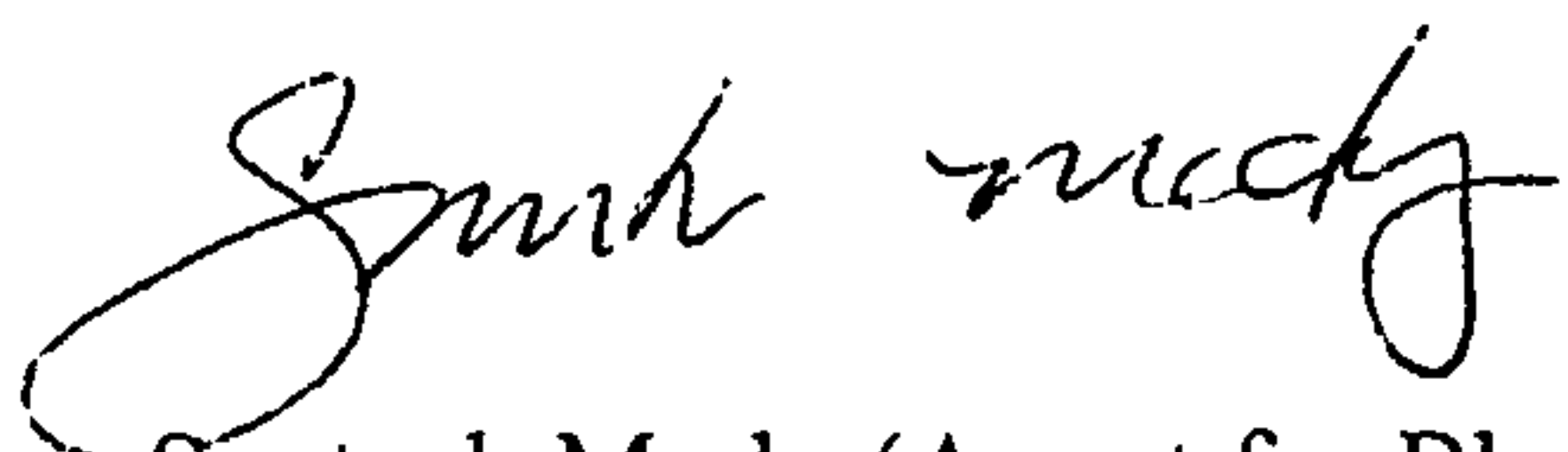
Re: Subdivision Improvement Agreement for Project # 1003483 – Staybridge Suites
Hotel @ Signal Ave. and San Pedro Ave.

Dear Ms. Sweet:

This letter is to inform the neighborhood associations that we would like to extend the completion date on the current Subdivision Improvement Agreement (SIA) that our company has of file with the City of Albuquerque. The current completion date is for December 31, 2007 but, in speaking with Mr. Brad Bingham with the City of Albuquerque, he has requested that we extend the SIA document for another 2 years until the City has complete plans for the entire infrastructure plan along San Pedro Blvd.

The infrastructure includes adding a culvert to catch the storm water currently ponding on San Pedro Blvd., increasing San Pedro Blvd. to 4 lanes, adding sidewalks along San Pedro Blvd., and a bike lane. The City would like us to wait to make these improvements until the plans have been completed for the entire road and they have the other businesses in agreement with the changes. Please respond back to this letter to the above address if you are in agreement with our request to extend our SIA documentation so that these infrastructure improvements can be done in the future. If you have any questions, please do not hesitate to contact me at (505) 797-9997.

Sincerely,



Santosh Mody (Agent for Bharat and Champa Mody)

President

Excel Hospitality, Inc.

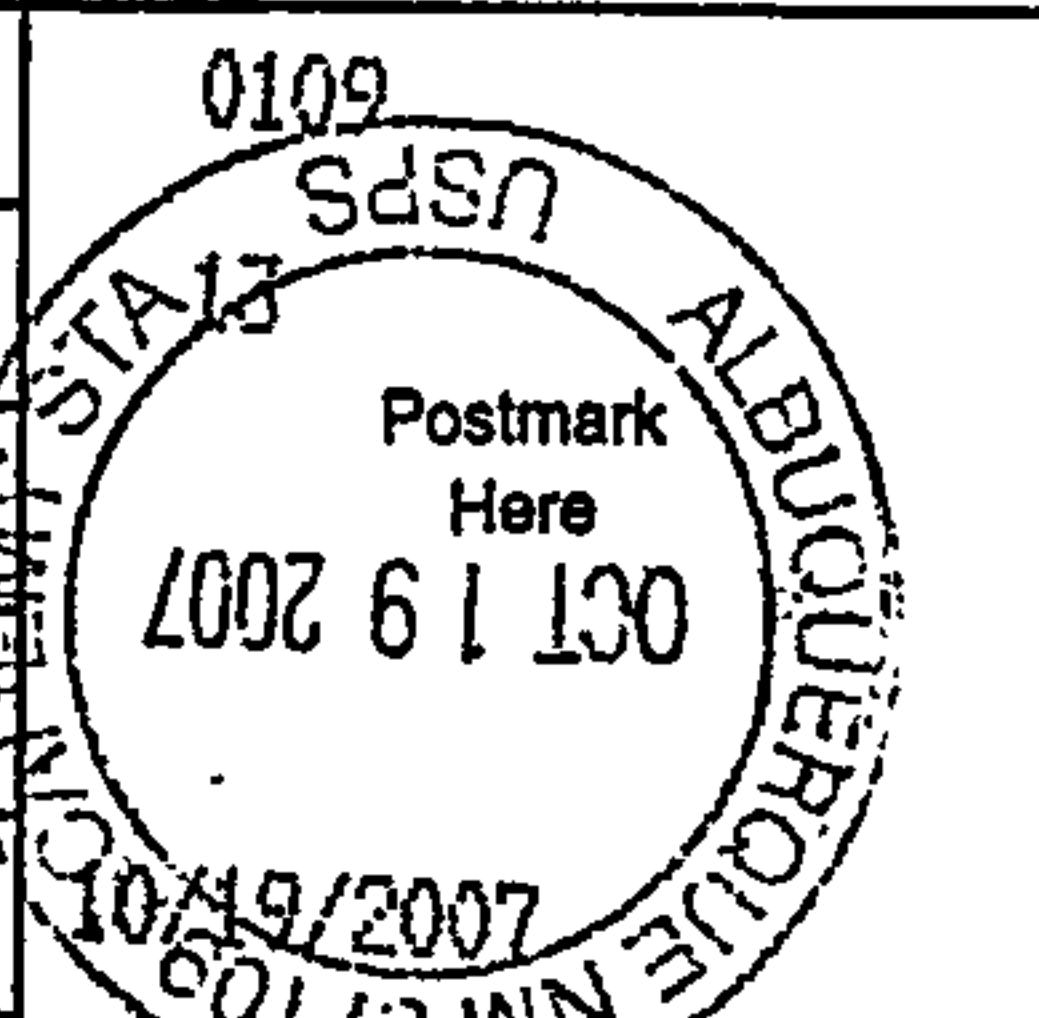
7007 0710 0000 8080 1551

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

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

OFFICIAL USE

Postage	\$ 0.41
Certified Fee	\$2.65
Return Receipt Fee (Endorsement Required)	\$0.00
Restricted Delivery Fee (Endorsement Required)	\$0.00
Total Postage & Fees	\$ 3.06



Sent To MS. APRIL SWEET
 Street, Apt. No., or PO Box No. 6939 CARMELITO LP. NE
 City, State, ZIP+4 ABQ, NM 87113

PS Form 3800, August 2006 See Reverse for Instructions

7007 0710 0000 8080 1568

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

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

OFFICIAL USE

Postage	\$ 0.41
Certified Fee	\$2.65
Return Receipt Fee (Endorsement Required)	\$0.00
Restricted Delivery Fee (Endorsement Required)	\$0.00
Total Postage & Fees	\$ 3.06



Sent To MS. PEGGY NEFF
 Street, Apt. No., or PO Box No. 8305 CALLE SEQUELLE NE
 City, State, ZIP+4 ABQ, NM 87113

PS Form 3800, August 2006 See Reverse for Instructions



DEVELOPMENT REVIEW BOARD
ACTION SHEET

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

APRIL 5, 2006 9:00 A.M.

MEMBERS:

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

Wilfred Gallegos, Transportation Development
Brad Bingham, Alternate City Engineer

Roger Green, Utility Development
Christina Sandoval, Parks & Recreation

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

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

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

- A. Call to Order: 9:00 A.M. Adjourned: 10:40 A.M.
- B. Changes and/or Additions to the Agenda
- C. New or Old Business

CASES WHICH REQUIRE PUBLIC NOTIFICATION

MAJOR SUBDIVISIONS, VACATIONS, SIA EXTENSIONS AND SITE DEVELOPMENT PLANS

1. **Project # 1000696**
05DRB-01529 Major-Preliminary Plat Approval
05DRB-01530 Minor-Sidewalk Waiver
05DRB-01531 Minor-Temp Defer SDWK

MARK GOODWIN & ASSOCIATES agent(s) for ICDC LLC request(s) the above action(s) for all or a portion of Tract(s) C, LEE'S BOSQUE SUBDIVISION (to be known as **BOSQUECITO SUBDIVISION**) zoned RD, located on BOSQUE MEADOWS BLVD NW, between LA ORILLA NW and PASEO DEL NORTE containing approximately 7 acre(s).[Deferred from 10/26/05 & 11/9/05 & 11/23/05 & 11/30/05 & 1/4/06 & 1/25/06 & 2/22/06 & 3/15/06 & 4/5/06] (D-12) DEFERRED AT THE AGENT'S REQUEST TO 4/19/06.

3. **Project # 1004784**
06DRB-00402 Minor-SiteDev Plan
BldPermit

SANDERS & ASSOCIATES ARCHITECTS agent(s) for MIKE BAKER request(s) the above action(s) for all or a portion of Lot(s) 39, **ALAMEDA BUSINESS PARK**, zoned SU-2/IP-EP, located on CALLE ALAMEDA NE, between PASEO ALAMEDA NE and VISTA ALAMEDA NE containing approximately 1 acre(s). [REF:DRB-98-223] (C-16) **SITE PLAN FOR BUILDING PERMIT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO PLANNING FOR 3 COPIES OF THE SITE PLAN AND ENVIRONMENTAL HEALTH ISSUES.**

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

4. **Project # 1001685**
06DRB-00405 Minor-Vacation of Private
Easements

GREAT BASIN ENGINEERING agent(s) for SMITH'S FOOD & DRUG CENTERS request(s) the above action(s) for all or a portion of Tract(s) 1B-2, PARADISE NORTH (to be known as **GOLF COURSE MARKET PLACE**) zoned C-2 (SC), located on MCMAHON BLVD NW and GOLF COURSE RD NW, containing approximately 8 acre(s). [REF: 04EPC-01348, 04EPC-01349, 04EPC-01590, 04ZHE-01924, 05DRB-01349, 05DRB-01350, 05DRB-01893, 05DRB01894] (A-12) **VACATION WAS APPROVED AS SHOWN ON EXHIBIT B IN THE PLANNING FILE.**

5. **Project # 1003483**
06DRB-00400 Minor-Prelim&Final Plat
Approval

TERRAMETRICS OF NEW MEXICO agent(s) for SANTOSH MODY request(s) the above action(s) for all or a portion of Lot(s) 17, 18 & 19, Block(s) 12, Tract(s) A, **NORTH ALBUQUERQUE ACRES, UNIT B**, zoned SU-2 IP, located on SAN PEDRO NE, between ALAMEDA BLVD NE and SIGNAL AVE NE containing approximately 3 acre(s). [REF: 04DRB-00881, 04DRB-01167] (C-18) **PRELIMINARY AND FINAL PLAT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO PLANNING TO RECORD.**

CITY OF ALBUQUERQUE



October 2, 2007

CERTIFIED MAIL/RETURN RECEIPT REQUESTED

Bharat H. Mody & Champa B. Mody
BHARAT H. MODY & CHAMPA B. MODY
7019 Starshine St NE
Albuquerque, NM 87111

RE: NOTICE OF UPCOMING DEADLINE FOR COMPLETION OF IMPROVEMENTS
AND CITY'S INTENTION TO CALL FINANCIAL GUARANTY -
SUBDIVISION IMPROVEMENTS AGREEMENT, PROCEDURE B

PROJECT: STAYBRIDGE INN PROJECT NO. 748381

Dear Mr. & Ms. Mody,

I am the Assistant City Attorney who represents the City in matters relating to construction of infrastructure by subdividers. As you are aware, BHARAT H. MODY & CHAMPA B. MODY ("Subdivider") signed a SUBDIVISION IMPROVEMENTS AGREEMENT, PROCEDURE B, requiring the subdivider to construct certain infrastructure improvements by October 31, 2007 ("Construction Deadline"). The Subdivider has utilized the maximum period allowed by the Development & Building Services, Design Review Section for completion of construction.

If construction will not be completed by the Construction Deadline, the City may grant an extension of time to complete construction if the Subdivider obtains approval for an extension from the Development Review Board ("D.R.B.") **before** the Construction Deadline, in accordance with D.R.B. requirements and Section 14-14-5-3 of the Subdivision Ordinance as amended. If granted, the D.R.B. approval will specify the extended deadline for completion. The Subdivider then must immediately submit an acceptable extension agreement and financial guaranty to the Development & Building Services, Design Review Section. All the above steps must be successfully completed by the Construction Deadline.

THIS LETTER PROVIDES NOTICE TO THE SUBDIVIDER THAT IF: (1) THE CONSTRUCTION IS NOT COMPLETED BY THE CONSTRUCTION DEADLINE; OR (2) AN EXTENSION IS NOT OBTAINED AND THE RELATED EXTENSION AGREEMENT AND FINANCIAL GUARANTY ARE NOT SUBMITTED BY THE CONSTRUCTION DEADLINE, THEN THE CITY MAY DECLARE THE AGREEMENT TO BE IN DEFAULT AND WILL HOLD THE SUBDIVIDER AND THE SURETY JOINTLY AND SEVERALLY LIABLE FOR 125% OF THE COST OF COMPLETING THE IMPROVEMENTS.

P.O. Box 1293

Albuquerque

New Mexico 87103

www.cabq.gov

Page 2 of 2
October 2, 2007
PROJECT: STAYBRIDGE INN

PROJECT NO. 748381

Please immediately contact the Project Administrator, Marilyn Maldonado, at (505) 924-3997 and let her know whether: (1) the construction will be completed by the Construction Deadline Date and the necessary paperwork will be provided promptly to the Construction Management Division for acceptance of the required subdivision improvements; or (2) the Subdivider will be submitting a written request for extension to the D.R.B. and, if an extension is granted, will be submitting an extension agreement and related financial guaranty to the Development & Building Services, Design Review Section by the Construction Deadline Date.

Very truly yours,

Robert Waldman for

Kevin J. Curran
Assistant City Attorney

SHARON MATSON
924-3880

ANDREW GARCIA
924-3858

KJC/pcl #3a
cc: File

CALLED MARILYN MALDONADO & LEFT VM @ 11:00AM 10/08/07.

*NEED AN EXTENTION FOR SIA

1900

Santosh Modys
#440-5857
1-9-06

No. of Lots: 17, 18, 19
Nearest Major Streets
SIGNAL AVE AND SAN PEDRO

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 5th day of January, 2006, by and between the City of Albuquerque, New Mexico ("City"), a municipal corporation, whose address is P. O. Box 1293 (One Civic Plaza), Albuquerque, New Mexico 87103, and BHARAT H. MODY AND CHAMPA B. MODY ("Subdivider"), a [state the type of business entity, for instance, "New Mexico corporation," "general partnership," "joint venture," "individual," etc.:] OWNERS, whose address is 7019 STARSHINE ST. NE, ALBUQUERQUE, NM 87111 and whose telephone number is (505) 489-0550, is made in Albuquerque, New Mexico, and is entered into as of the date of final execution of this Agreement.

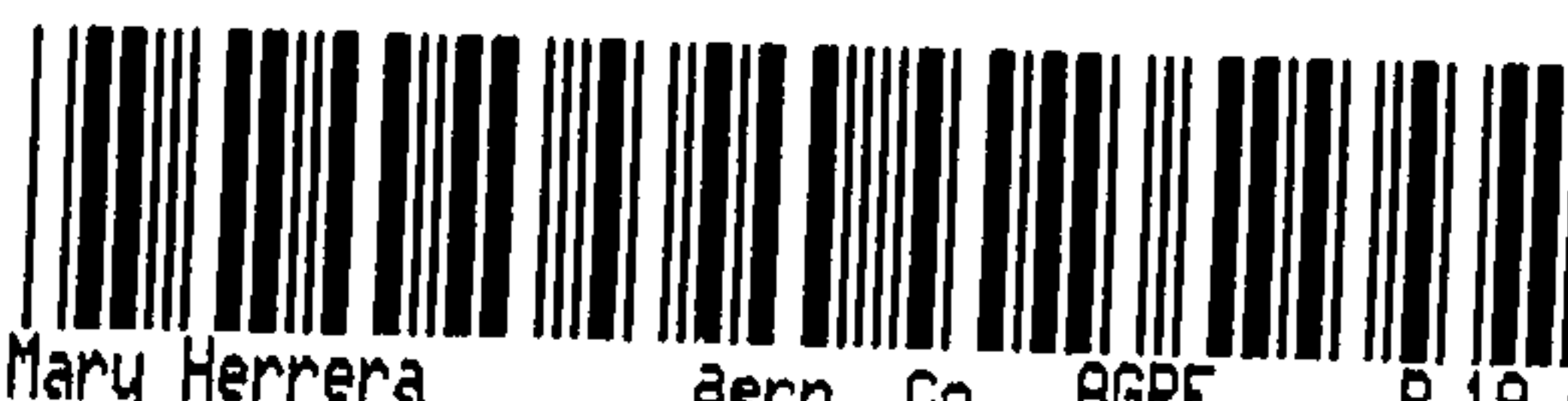
1. Recital. The Subdivider is developing certain lands within the City of Albuquerque, Bernalillo County, New Mexico, known as [existing legal description:] LOT 17, 18, & 19 TRACT 4, BLOCK 12 NO. ADD ACRES UNIT B recorded on 12/22/1995 in the records of the Bernalillo County Clerk at Book 95-31, pages 1484 through (the "Subdivision"). The Subdivider certifies that the Subdivision is owned by [state the name of the present real property owner exactly as shown on the real estate document conveying title in the Subdivision to the present owner:] BHARAT H. MODY AND CHAMPA B. MODY ("Owner").

The Subdivider has submitted and the City has approved a preliminary plat or Site Development Plan identified as STAYBRIDGE INN, 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 31 day of OCTOBER, 2007 ("Construction Completion Deadline"), at no cost to the City. The Improvements are shown in greater detail on the Subdivider's proposed and approved plans, which have been filed with the City Engineer and are identified as Project No. 748381

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



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

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

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

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

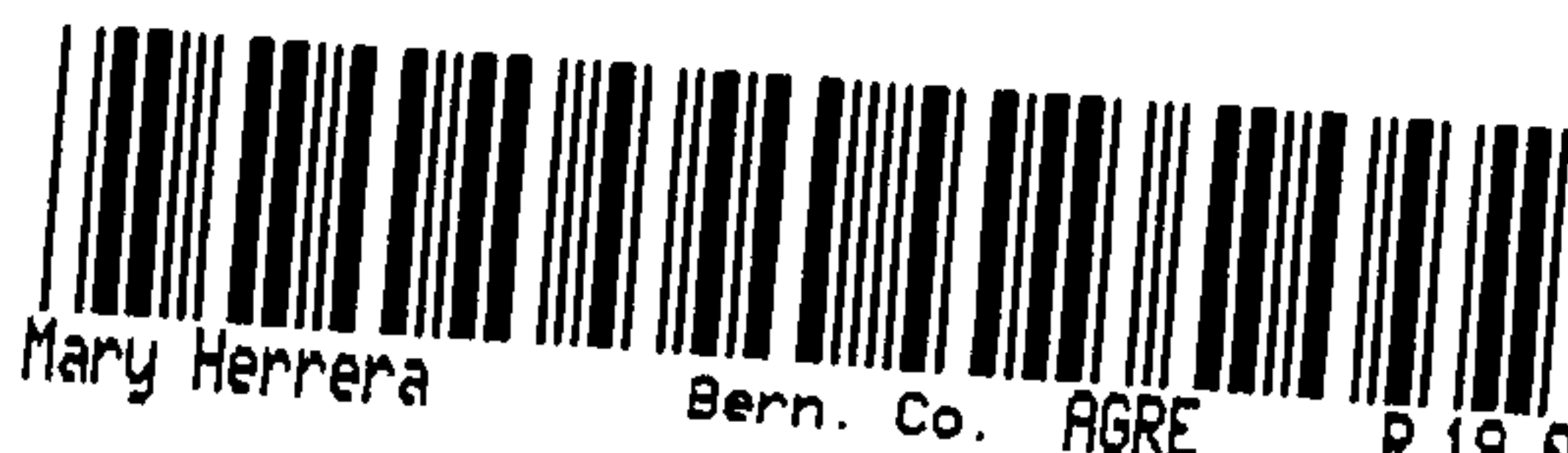
<u>Type of Fee</u>	<u>Amount</u>
<u>Engineering Fee</u>	<u>3.25% of Actual Construction Cost</u>
<u>Excavation And Sidewalk Ordinance, Street Restoration Fees</u>	<u>As required per City-approved estimate. (Figure 7)</u>

(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 KLINGER CONSTRUCTION, and construction surveying of the private Improvements shall be performed by KLINGER CONSTRUCTION. 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 TO BE DETERMINED 1 inspection of the private Improvements shall be performed by TO BE DETERMINED both New Mexico Registered Professional Engineers. If the inspection is performed by an entity other than the City, the City may monitor the inspection and the Subdivider



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Page: 2 of 6
01/09/2006 02:54P

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

C. Field Testing. Field testing of the construction of the public Improvements shall be performed by VINEYARD AND ASSOCIATES, and field testing of the private Improvements shall be performed by VINEYARD AND ASSOC., both certified testing laboratories under the supervision of a New Mexico Registered Professional Engineer, in accordance with the current City of Albuquerque Standard Specifications for Public Works Construction. If any field testing is performed by an entity other than the City, the City may monitor the field testing and the Subdivider shall ensure that the field testing entity provides all field testing results, reports and related data to the City which the City requires for review. The Subdivider shall pay the City a reasonable fee for any field testing performed by the City.

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

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

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

Type of Financial Guaranty: LOAN RESERVE LETTER
Amount: \$ 171,482.74 Name of Financial Institution or Surety
Date City first able to call Guaranty: COMPASS BANK
[Construction Completion Deadline]: OCTOBER 31 2007
If Guaranty other than a Bond, last day City able to call Guaranty is:
DECEMBER 31, 2007
Additional information: _____

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

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



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

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

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

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

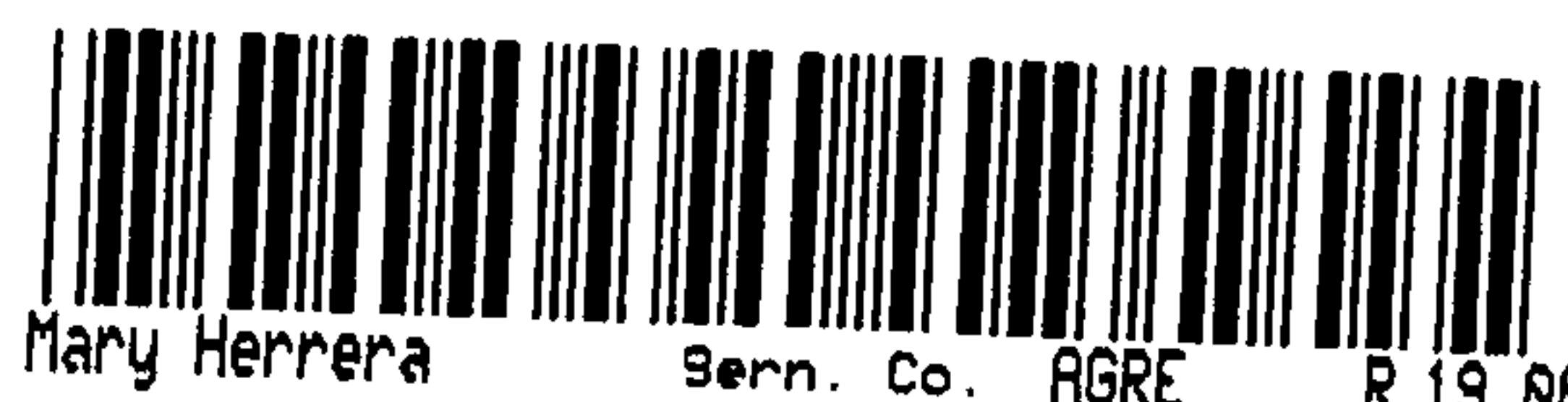
(1) A revised Financial Guaranty in an amount of not less than 125% of the cost of completing the remaining Improvements, as estimated by the City;

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

(3) Conveyance of real and personal property rights which meet the requirements of section 8 of this Agreement.

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

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



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

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

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

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

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

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

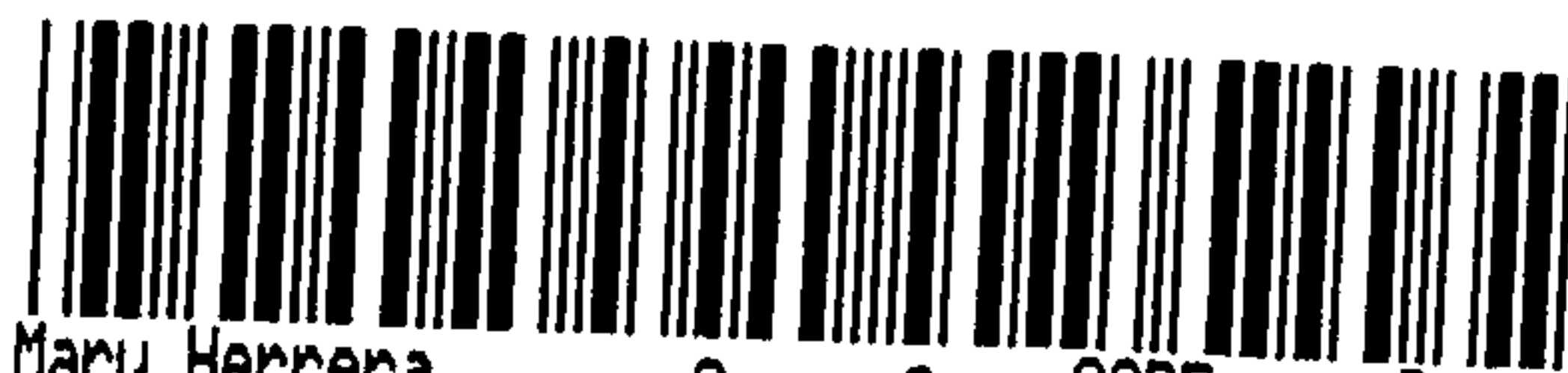
17. Changes to Agreement. Changes to this Agreement are not binding unless made in writing, signed by both parties.

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

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

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

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



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

SUBDIVIDER:

By [Signature]: [Signature]
Name: BHARAT H. MODY AND CHAMPA B. MODY
Title: OWNERS
Dated: DECEMBER 28, 2005

CITY OF ALBUQUERQUE

[Signature]
City Engineer

Dated: 1-25-06

113106

on
01-03-06

SUBDIVIDER'S NOTARY

STATE OF New Mexico
COUNTY OF Bernalillo) ss.

This instrument was acknowledged before me on 28 day of December, 2005 by [name of person:] Bharat H and Champa Mody [title or capacity, for instance, "President" or "Owner":] owner of [Subdivider:] _____

[Signature]
Notary Public

My Commission Expires:
May 4, 2007

CITY'S NOTARY

STATE OF NEW MEXICO)
COUNTY OF BERNALILLO) ss.

This instrument was acknowledged before me on 5th day of January, 2006 by Richard Dourte, City Engineer of the City of Albuquerque, a municipal corporation, on behalf of said corporation.

[Signature]
Notary Public

My Commission Expires:
11-25-2007

EXHIBIT A AND POWER OF ATTORNEY ATTACHED



FINANCIAL GUARANTY AMOUNT

09/20/2004

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

Project Description:

Project ID #: 748381, Staybridge Inn, Paving/Drnge Improv's., Phase/Unit

Requested By: Jake Bordenave, PE w/ Bordenave Designs

Approved estimate amount:		\$108,274.45
Contingency Amount:	10.00%	\$10,827.45
Subtotal:		\$119,101.90
NMGRT	6.0625%	\$7,220.55
Subtotal:		\$126,322.45
Engineering Fee	6.60%	\$8,337.28
Testing Fee	2.00%	\$2,526.45
Subtotal:		\$137,186.19
FINANCIAL GUARANTY RATE		1.25
Retainage Amount:		\$0.00
TOTAL FINANCIAL GUARANTY REQUIRED		\$171,482.74

APPROVAL:

DATE:

9-20-2004

Notes: 10% contingency, plans not approved.

Project Number: _____

FIGURE 12

INFRASTRUCTURE LIST

EXHIBIT "A"

TO SUBDIVISION IMPROVEMENTS AGREEMENT

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

STATBRIDGE SUITES - Lot 17-A replat and Site Plan

PROPOSED NAME OF PLAT AND/OR SITE DEVELOPMENT PLAN

LOTS 17, 18 & 19, BLOCK 12, TRACT A, UNIT B, NORTH ALBUQUERQUE ACRES

EXISTING LEGAL DESCRIPTION PRIOR TO PLATTING ACTION

Date Submitted: 08/16/04
 Date Site Plan Approved: 8/25/04
 Date Preliminary Plat Approved: 8/25/04
 Date Preliminary Plat Expires: 8/25/05
 DRB Project No.: 1003483
 DRB Application No.: 04-01167
04-00881

ORIGINAL

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
		24'	Asphalt w/ Std C&G 750	SIGNAL AVE	West Prop Line	SAN PEDRO BLVD	/	/	/
		6'	PCC Sidewalk 490	"	"	"	/	/	/
		2-31'	Private Entrances w/ 25' Rad. Returns	SIGNAL AVE	-	-	/	/	/
		24'-30'	Asphalt Flare & 60' Left Turn Lane	SIGNAL AVE	SAN PEDRO BLVD	144' West	/	/	/
		30' f-f	Asphalt w/ Std C&G 230	SAN PEDRO BLVD	SIGNAL AVE	NORTH Prop Line	/	/	/
		6'	PCC Sidwalk 230	"	"	"	/	/	/
		42"	RCP Storm Drain	SAN PEDRO BLVD	Signal Ave Exist MH (East side of street)	West Side of Street	/	/	/
		42"	RCP Storm Drain	SAN PEDRO BLVD	SIGNAL AVE	North Prop Line	/	/	/
		-	temp asph pavement as required for temp. tie ins	SAN PEDRO B			/	/	/

SIA Sequence #	COA DRC Project #	Size	Type of Improvement	Location	From	To

ORIGINAL

Private Inspector	City Inspector	City Crst Engineer
/	/	/
/	/	/
/	/	/
/	/	/
/	/	/

1 _____ NOTES

2 _____

3 _____

AGENT / OWNER

DEVELOPMENT REVIEW BOARD MEMBER APPROVALS

JAKE BORDENAUE
NAME (print)

BORDENAUE DESIGNS
FIRM

[Signature] 08/13/04
SIGNATURE - date

[Signature] 8/25/04
DRB CHAIR - date

Christina Santoral 8/25/04
PARKS & GENERAL SERVICES - date

[Signature] 8-25-04
TRANSPORTATION DEVELOPMENT - date

Roger Green 8/25/04
UTILITY DEVELOPMENT - date

Bradley H. Biglum 8/25/04
CITY ENGINEER - date

_____ AMAFCA - date

_____ - date

_____ - date

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

DESIGN REVIEW COMMITTEE REVISIONS

REVISION	DATE	DRC CHAIR	USER DEPARTMENT	AGENT / OWNER



**CITY OF ALBUQUERQUE
DEVELOPMENT REVIEW BOARD
2007 SCHEDULE**

(ADVERTISED - PUBLIC HEARING)

Filing Deadline	Sign Posting Dates			Hearing - Dates	Filing Deadline	Sign Posting Dates			Hearing - Dates
Noon					Noon				
12 Jan 2007	23 Jan	-	7 Feb	7 Feb 2007	6 Jul	17 Jul	-	1 Aug	1 Aug
19 Jan	30 Jan	-	14 Feb	14 Feb	13 Jul	24 Jul	-	8 Aug	8 Aug
26 Jan	6 Feb	-	21 Feb	21 Feb	20 Jul	31 Jul	-	15 Aug	15 Aug
2 Feb	13 Feb	-	28 Feb	28 Feb	27 Jul	7 Aug	-	22 Aug	22 Aug
9 Feb	20 Feb	-	7 Mar	7 Mar	3 Aug	14 Aug	-	29 Aug	29 Aug
16 Feb	27 Feb	-	14 Mar	14 Mar	10 Aug	21 Aug	-	5 Sep	5 Sep
23 Feb	6 Mar	-	21 Mar	21 Mar	17 Aug	28 Aug	-	12 Sep	12 Sep
2 Mar	13 Mar	-	28 Mar	28 Mar	24 Aug	4 Sep	-	19 Sep	19 Sep
9 Mar	20 Mar	-	4 Apr	4 Apr	31 Aug	11 Sep	-	26 Sep	26 Sep
16 Mar	27 Mar	-	11 Apr	11 Apr	7 Sep	18 Sep	-	3 Oct	3 Oct
23 Mar	3 Apr	-	18 Apr	18 Apr	14 Sep	25 Sep	-	10 Oct	10 Oct
30 Mar	10 Apr	-	25 Apr	25 Apr	21 Sep	2 Oct	-	17 Oct	17 Oct
6 Apr	17 Apr	-	2 May	2 May	28 Sep	9 Oct	-	24 Oct	24 Oct
13 Apr	24 Apr	-	9 May	9 May	5 Oct	16 Oct	-	31 Oct	31 Oct
20 Apr	1 May	-	16 May	16 May	12 Oct	23 Oct	-	7 Nov	7 Nov
27 Apr	8 May	-	23 May	23 May	19 Oct	30 Oct	-	14 Nov	14 Nov
4 May	15 May	-	30 May	30 May	26 Oct	6 Nov	-	21 Nov	21 Nov
11 May	22 May	-	6 Jun	6 Jun	2 Nov	13 Nov	-	28 Nov	28 Nov
18 May	29 May	-	13 Jun	13 Jun	9 Nov	20 Nov	-	5 Dec	5 Dec
25 May	5 Jun	-	20 Jun	20 Jun	16 Nov	27 Nov	-	12 Dec	12 Dec
1 Jun	12 Jun	-	27 Jun	27 Jun	21 Nov - Wed	4 Dec	-	19 Dec	19 Dec
SUMMER BREAK - NO MEETING JULY 4 Next hearing is 11 July 2007					WINTER BREAK - NO MEETING 26 DEC Next hearing is 2 January 2008				
15 Jun	26 Jun	-	11 Jul	11 Jul	7 Dec	18 Dec	-	2 Jan	2 Jan 2008
22 Jun	3 Jul	-	18 Jul	18 Jul	14 Dec	25 Dec	-	9 Jan	9 Jan
29 Jun	10 Jul	-	25 Jul	25 Jul	21 Dec	1 Jan	-	16 Jan	16 Jan
					28 Dec	8 Jan	-	23 Jan	23 Jan
					4 Jan 2008	15 Jan	-	30 Jan	30 Jan

ALL MEETINGS WILL BE HELD IN THE PLAZA DEL SOL, 600 2ND STREET NW, HEARING ROOM, LOWER LEVEL
UNLESS OTHERWISE POSTED.

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 October 30, 2007 To November 14, 2007

5. REMOVAL

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

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

[Signature] _____ 10/19/07
(Applicant or Agent) (Date)

I issued 2 signs for this application, 10/19/07 [Signature]
(Date) (Staff Member)

DRB PROJECT NUMBER: 1003483

AA DEB Completed 1/22/07

APPLICATION NO. 07 AA -00027	PROJECT NO. 1003483
PROJECT NAME Staybridge Suites Hotel	
EPC APPLICATION NO.	
APPLICANT / AGENT Santosh B. Moody	PHONE NO. (505) 440-5857
ZONE ATLAS PAGE c-18	
(SDP for SUB), (SDP for BP), (FINAL PLATS), (MASTER DEV PLAN), (IR), (AA)	
ONE STOP COMMENT FORM LOG	

HYDROLOGY DEV (505) 924-3986		
PLANS DISAPPROVED	DATE	DATE
PLANS APPROVED <i>BBB</i>	DATE <i>1/18/07</i>	DATE
COMMENTS:		

UTILITY DEV (505) 924-3989		
PLANS DISAPPROVED	DATE	DATE
PLANS APPROVED <i>NSF</i>	DATE <i>1/19/07</i>	DATE
COMMENTS:		

TRANSPORTATION DEV (505) 924-3990		
PLANS DISAPPROVED	DATE	DATE
PLANS APPROVED <i>NSF</i>	DATE <i>1/19/07</i>	DATE
COMMENTS:		
<i>No adv. comments and approved on condition that sign is located outside of COA ROW</i>		

PARKS AND REC (505) 768-5328		
PLANS DISAPPROVED	DATE	DATE
PLANS APPROVED	DATE	DATE
COMMENTS:		

PLANNING (505) 924-3858		
PLANS DISAPPROVED	DATE	DATE
PLANS APPROVED <i>Sam</i>	DATE <i>1/22/07</i>	DATE
COMMENTS:		

Revised 3/3/04

(Return form with plat / site plan)

AA DRB

APPLICATION NO. 07AA-00027	PROJECT NO. 1003483
PROJECT NAME Staybridge Suites Hotel	
APPLICANT / AGENT Santosh B. Moady	PHONE NO. (505) 440-5857
ZONE ATLAS PAGE C-18	DATE SUBMITTED 1/16/07

ONE STOP CASE TRACKING LOG

(This tracking log is for DRB Delegation Actions / Over the Counter Routing)
(rev. 7/03)

TYPE OF APPROVAL	TRANSP DEV	UTILITY DEV	PARKS & REC	HYD DEV (City Engr)	PLANNING	
					CASE PLANNER	DRB CHAIR
SDP-Building Permit / SDP-Subdivision	F: _____ D: _____ F: _____ D: _____ A: _____	F: _____ D: _____ F: _____ D: _____ A: _____	F: _____ D: _____ F: _____ D: _____ A: _____	F: _____ D: _____ F: _____ D: _____ A: _____	F: _____ D: _____ F: _____ D: _____ A: _____	F: _____ D: _____ F: _____ D: _____ A: _____
Administrative Amendments (AA's)	F: 01/19/07 D: _____ F: _____ D: _____ A: 01/22/07	F: 01/18/07 D: _____ F: _____ D: _____ A: 01/19/07		F: 01/18/07 D: _____ F: _____ D: _____ A: 01/18/07	F: 01/22/07 D: _____ F: _____ D: _____ A: 01/22/07	
Minor Plat / Major Final Plat	F: _____ D: _____ F: _____ D: _____ A: _____	F: _____ D: _____ F: _____ D: _____ A: _____	F: _____ D: _____ F: _____ D: _____ A: _____	F: _____ D: _____ F: _____ D: _____ A: _____		F: _____ D: _____ F: _____ D: _____ A: _____
Vacation-Private Easement	F: _____ D: _____ F: _____ D: _____ A: _____	F: _____ D: _____ F: _____ D: _____ A: _____	F: _____ D: _____ F: _____ D: _____ A: _____	F: _____ D: _____ F: _____ D: _____ A: _____		F: _____ D: _____ F: _____ D: _____ A: _____

Project Number

1003483

First Review- Total City Days	
Second Review- Total City Days	
Third Review- Total City Days	
Subtotal	
Total Number of Developer Days (from back of form)	
Total Days	

Forward to Claire DRB 01/22/07
Called agent to pick up approved AA 01/22/07 & in "External Routing" Box

*Business Days
**Pulled by Agent (P)

F = forwarded
D = disapproved
A = approved

PLANS RELEASED TO APPLICANT OR AGENT TO CORRECT REJECTS

Called Applicant: _____	First Review	Developer Days: _____
Date Released: _____	Date Returned: _____	
Print Name: _____		
Signed: _____		

Called Applicant: _____	Second Review	Developer Days: _____
Date Released: _____	Date Returned: _____	
Print Name: _____		
Signed: _____		

Called Applicant: _____	Third Review	Developer Days: _____
Date Released: _____	Date Returned: _____	
Print Name: _____		
Signed: _____		

Called Applicant: _____	Fourth Review	Developer Days: _____
Date Released: _____	Date Returned: _____	
Print Name: _____		
Signed: _____		

VIA HAND DELIVERY

November 28, 2006

Development Review Board
Planning Department
City of Albuquerque

Re: Project # 1003483 – Staybridge Suites Hotel @ 5817 Signal Ave. NE

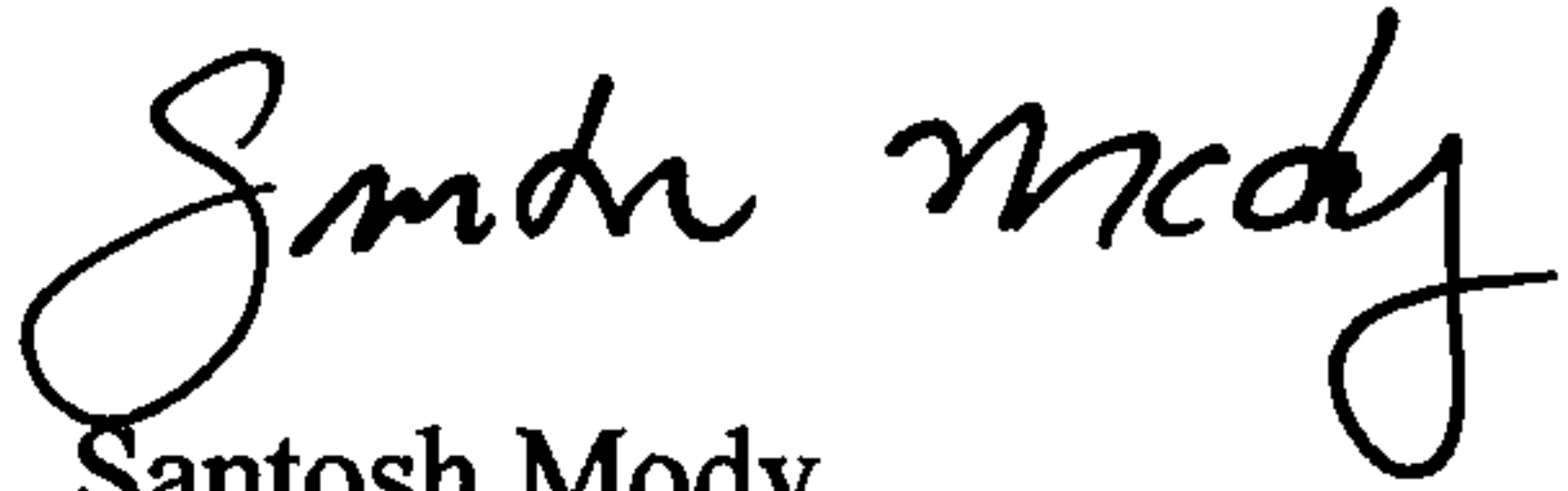
Dear Board:

This letter is to request for an administrative amendment approval for the above reference project. First, I am requesting that the exterior sign that is currently located at the Northeast corner of the site be moved to the Southeast corner of the site as indicated on the revised site plan. The reason for this change is to allow for proper guidance for our customers to the entrance into the business located off of Signal Ave. and not onto the existing alley to the north of the business where there is no entrance into the site. Also, at the Northeast corner of the site where the monument sign is currently located on the approved site plan, there is a about an 8 foot difference in elevation so the sign would not be visible at all if placed in its current location. The previously approved monument sign is only 7 feet high. After speaking with Mr. Russell Brito, he indicated that instead of going to a taller pole sign, he suggested I use the same monument sign at the new southeast corner location, build up the dirt in that corner, and change the overall height of the sign to be 10 feet as can be seen in the revised sign elevation drawing. In this way, the sign would better guide the customers to use Signal Ave. to enter the business and also be better seen from the street and still be a eye-pleasing monument sign, not an eye-sore pole sign.

The second issue on which I am requesting for your approval is to eliminate the site perimeter vinyl fencing for a portion of the site. Due to the grade differences in elevation of the site, there is no real need for fencing on the Northeastern, Eastern, and Southeastern perimeter of the site as shown on the original approved site plan. In speaking with Mr. Brito and to meet General Parking Regulation 14-16-3-1 of the Zoning Code, I have provided elevations on the attached spreadsheet at the finished parking lot and at the public street adjacent to it (Sections A-A to H-H) showing the grade differences at each proposed location where the fence can be eliminated. As per General Parking Regulation 14-16-3-1, it states that no screening is required “where the parking area is three feet or more below the grade of the public street.” Please reference the site plan submitted with this letter indicating the portion of the fence that can be eliminated due to General Parking Regulation 14-16-3-1.

Please accept my gratitude for the valuable time you, and the other committee members, have spent to consider these two issues for administrative amendment approval for this wonderful development. Please feel free to contact me on my cellular phone should you have questions at (505) 440-5857.

Sincerely,

A handwritten signature in black ink that reads "Santosh Mody". The signature is written in a cursive style with a large initial 'S' and a long, sweeping underline.

Santosh Mody

President

Excel Hospitality, Inc.



Supplemental form

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

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

APPLICANT INFORMATION:

NAME: SANTOSH B. MODY PHONE: 505.440.5857
 ADDRESS: 7019 STARSHINE ST. NE FAX: 505.797.7775
 CITY: ALBUQUERQUE STATE NM ZIP 87111 E-MAIL: ehinc@comcast.net
 Proprietary interest in site: OWNER List all owners: BHARAT H. MODY, CHAMPA B. MODY
 AGENT (if any): _____ PHONE: _____
 ADDRESS: _____ FAX: _____
 CITY: _____ STATE _____ ZIP _____ E-MAIL: _____

DESCRIPTION OF REQUEST: ADMINISTRATIVE AMENDMENT TO SITE DEVELOPMENT PLAN

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

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

Lot or Tract No. LOT 17-A TRACT "A" Block: 12 Unit: B
 Subdiv. / Addn. NORTH ALBUQUERQUE ACRES
 Current Zoning: SU-2 (IP) Proposed zoning: SU-2 (IP)
 Zone Atlas page(s): C-18-Z No. of existing lots: 1 No. of proposed lots: 1
 Total area of site (acres): 2.7 Density if applicable: dwellings per gross acre: N/A dwellings per net acre: 42
 Within city limits? Yes. No , but site is within 5 miles of the city limits.) Within 1000FT of a landfill? YES
 UPC No. _____ MRGCD Map No. _____
 LOCATION OF PROPERTY BY STREETS: On or Near: SIGNAL AVE. N.E.
 Between: 1-25 NE and SAN PEDRO BLVD. NE

CASE HISTORY:

List any current or prior case number that may be relevant to your application (Proj., App., DRB, AX, Z, V, S, etc.):
PROJ # 1003483, APPLICATION # 04DRB-00853, #06DRB-00400

Check-off if project was previously reviewed by Sketch Plat/Plan?, or Pre-application Review Team?. Date of review: 11/10/06
 SIGNATURE Santosh Mody DATE 11/29/06
 (Print) SANTOSH MODY Applicant Agent

FOR OFFICIAL USE ONLY

Form revised 4/04

<input type="checkbox"/> INTERNAL ROUTING	Application case numbers	Action	S.F.	Fees
<input checked="" type="checkbox"/> All checklists are complete	<u>07AA - 00027</u>	<u>AA</u>		\$ <u>45.00</u>
<input checked="" type="checkbox"/> All fees have been collected				\$ _____
<input checked="" type="checkbox"/> All case #s are assigned				\$ _____
<input checked="" type="checkbox"/> AGIS copy has been sent				\$ _____
<input checked="" type="checkbox"/> Case history #s are listed				\$ _____
<input checked="" type="checkbox"/> Site is within 1000ft of a landfill				\$ _____
<input checked="" type="checkbox"/> F.H.D.P. density bonus				\$ _____
<input checked="" type="checkbox"/> F.H.D.P. fee rebate				\$ _____
	Hearing date			Total
				\$ <u>45.00</u>

DRBAA

Andrew Garcia 1-11-07
 Planner signature / date

Project # 1003483

FORM P(4): SITE PLAN REVIEW - ADMINISTRATIVE APPROVAL OR AMENDMENT

SITE DEVELOPMENT PLAN FOR BUILDING PERMIT IN THE DOWNTOWN SU-3 ZONE

- Copy of the pre-application meeting findings (A pre-application meeting is required for Downtown 2010 projects.)
- Site plan and related drawings (folded to fit into an 8.5" x 14" pocket) 6 copies
- Zone Atlas map with the entire property(ies) precisely and clearly outlined and crosshatched (to be photocopied)
- Letter briefly describing and justifying the request
- Letter of authorization from the property owner if application is submitted by an agent
- Notifying letter and certified mail receipts to owners of adjacent properties if required by pre-application meeting
- Infrastructure List, if relevant to the site plan
- Completed Site Plan for Building Permit Checklist
- Solid Waste Management Department signature on Site Plan if relevant
- Blue-line copy of Site Plan with Fire Marshal's stamp
- Copy of the LUCG approval if the site is in an historic overlay zone
- Fee (see schedule)
- Any original and/or related file numbers are listed on the cover application

AMENDMENT TO SITE DEVELOPMENT PLAN FOR SUBDIVISION

AMENDMENT TO SITE DEVELOPMENT PLAN FOR BUILDING PERMIT

CONCEALED OR SITE DEVELOPMENT PLAN CONTROLLED WIRELESS TELECOM FACILITY

NOTE: The requirements specified below apply to the previous 3 plan types, unless otherwise noted.

- Proposed Site Plan, with changes circled and noted if amended (folded to fit into an 8.5" x 14" pocket) 5 copies
- Copy of approved Site Plan being amended if applicable (folded to fit into an 8.5" x 14" pocket) 1 copy
- Zone Atlas map with the entire property(ies) precisely and clearly outlined and crosshatched (to be photocopied)
- Letter briefly describing and justifying the request
- Letter of authorization from the property owner if application is submitted by an agent
- Copy of EPC or DRB Notice of Decision (not required for WTF)
- Fee (see schedule) 45.00
- Any original and/or related file numbers are listed on the cover application

NOTE: The next two items are also required if the square footage change is 2% or more of any building's gross floor area

- Notifying letter & certified mail receipts addressed to owners of adjacent properties
- Office of Neighborhood Coordination inquiry response, notifying letter, certified mail receipts

NOTE: Only for wireless telecommunications facilities that are concealed and/or subject to site development plan review, the following materials are required for application submittal in addition to all those listed above:

- Co-location evidence as described in Zoning Code §14-16-3-17(A)(5)
- Notarized statement declaring # of antennas accommodated. Refer to §14-16-3-17(A)(10)(d)2
- Letter of intent regarding shared use. Refer to §14-16-3-17(A)(10)(e)
- Letter of description as above also addressing concealment issues, if relevant. Refer to §14-16-3-17(A)(12)(a)
- Distance to nearest existing free standing tower, and its owner's name, if the proposed facility is also a tower
- Registered Engineer's stamp on the Site Development Plans
- Office of Community & Neighborhood Coordination inquiry response as above based on 1/4 mile radius

PLEASE NOTE; If you are applying for approval of a telecom site to be located on City of Albuquerque property, there are several additional requirements. Contact Debbie Stover at 924-3940 for details.

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

SANTOSH MODY
 Applicant name (print)
Santosh Mody
 Applicant signature / date
 11/29/06



Form revised June 04, October 2004

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

Application case numbers
 07 AA - 00027

Andrew Garcia
 Planner signature / date
 Project # 1003483

ADMINISTRATIVE AMENDMENT INFORMATION SHEET

The Planning Department is authorized to approve minor changes to approved Site Development Plans. Minor changes may include expansion of building square footage not greater than 10% and/or other changes that will not have a harmful impact on adjacent property or street circulation. Refer to *Zoning Code* Section 14-16-2-22(A)(6).

Application Requirements

Administrative Amendment Applications are submitted at the Development and Building Services front counter. Each request is assigned an Application number and a Project number. Applications must include the following:

- Completed Application Form with fee submittal
- Letter of Authorization from the Property Owner (if application is submitted by an agent)
- Zone Atlas* page clearly denoting the subject site
- Copy of the most recent Official Notice of Decision pertaining to the subject site
- A letter describing the project and indicating the percent change in heated square footage (if applicable)
- 1 copy of the previously approved plan set (typically the DRB-approved set)
- 5 copies of the revised plan, including all relevant plan sheets. The plans must be clearly dated and labeled as revisions and all proposed changes must be clearly denoted. Changes to parking calculations, landscaping calculations and similar plan elements must be clearly indicated.
- Materials pertinent to Notification (if applicable, see below)

Notification (NOT NEEDED)

Amendments proposing a building expansion of more than 2% of the approved square footage and/or amendments which may substantially aggrieve* any person require notification by the applicant. In such instances, the *Zoning Code* requires notification to 2 officers of all Recognized Neighborhood Associations that bound or are adjacent to the subject site and notification to adjacent property owners. The term "adjacent," as it relates to Administrative Amendments, includes property contiguous to the subject site and property that would be contiguous if not for public rights-of-way. Therefore, properties across an alley or street from the subject site are considered adjacent. When notification is required, the following materials must be submitted with the application:

- Developer Inquiry Sheet (completed) from the Office of Neighborhood Coordination (924-3914) plus Notifying Letter (copy) and Certified Mail Receipts
- Zone Atlas* page highlighting adjacent properties (for which notice has been provided), List of adjacent property owners receiving notice, Notifying Letter (copy) and Certified Mail Receipts

Ownership of adjacent property can be determined by using the Bernalillo County Assessor's web site:

www.bernco.gov/assessor. **Notification letters** must clearly describe the project, identify the location of the subject property, provide a phone number for a project contact person, and indicate the phone number for the City Planning Department: 924-3860. The reverse side of this form provides a sample notification letter. Failure to adequately notify may result in delay, denial or forfeiture of approval.

Process / Timeframe

Upon receipt of a complete application, the request is reviewed by Hydrology, Utility Development, and Transportation Planning before final review by the Development Review Division. Oftentimes the Zoning Enforcement office also reviews the submittal, particularly if the request relates to signage. The entire process typically takes 10 or more business days.

Appeal

There is a 15-day period from the date of the final approval for filing appeals with the Planning Department. Appeals to Administrative Amendments are made to the City Council through the Land Use Hearing Officer.

* Applicants who have reason to believe that one or more persons may be substantially aggrieved by a proposed Administrative Amendment shall comply with the Notification process specified above. Significant delays will result if the Development Review Division determines that adequate Notification has not been provided.

NOTES: Administrative Amendments to Site Development Plans

First of all, it is essential to understand the original site plan approval process. The vast majority of AA's are based on site plans originally approved by the EPC. Almost every site development plan approved by the EPC includes conditions of approval that must be met. These conditions are reviewed in the DRB process before applicants can proceed to building permit. In reviewing AA's, our office rarely approves changes to site plans that are contrary to the conditions established by the EPC.

Submittal must include a Notice of Decision from the EPC. Sometimes the Notice cannot be found with a really old approval, say from the 1960s or 1970s. But in most cases, a Notice of Decision is available in our file room.

The applications must be complete at the time of submittal. If there are any questions about what is required, call Bob or Russell. In many instances, applications have been submitted for over a week before we review them. Applicant's become annoyed when asked to submit new information well after the submittal has been accepted.

Submittal must include a copy of the approved site development plan for building permit. The best thing is for applicants to submit all 4 sheets of the approved plan set. But there are times when Submittal of only the last AA approval sheet is rarely satisfactory.

Submittal of a DRB decision is only useful if the project was first approved by the DRB. This is rarely the case. The EPC has approval authority for most sites for which site plans are required.

It appears to me that (at least in some cases) applicants have not received the handout I prepared on Administrative Amendments. This information will help insure that a complete submittal is made.

NOTICE:

Sample Notification Letter
To be sent by Certified Mail by the applicant

Date

To

Address

City/State/Zip

Dear Property Owner / Neighborhood Association Representative:

This letter is to inform you that application for an Administrative Amendment to an approved Site Development Plan will be submitted to the City of Albuquerque Planning Department for review and possible approval. The application will be submitted on or about Date. The City's review process typically takes 5-10 business days to complete.

The specifics of the project are as follows:

The letter should address the following:

- *IDENTIFY THE LOCATION OF REQUEST & SIZE OF THE SITE*
- *PROVIDE THE LEGAL DESCRIPTION OF THE PROPERTY*
- *DESCRIBE THE REQUEST: WHAT IS BEING CHANGED OR EXPANDED AND WHY*
- *INDICATE HOW THE CHANGES WILL COMPLEMENT THE EXISTING (OR APPROVED) DEVELOPMENT*
- *ADDRESS ANY ITEMS THAT MIGHT BE OF CONCERN TO NEARBY OWNERS / RESIDENTS*

If you have questions about this proposal, please call me at _____.

This application can be reviewed at the City Planning Department offices in downtown Albuquerque at the Plaza del Sol building, located at 600 2nd Street NW. It is advised that you call the Planning Department to schedule a visit so that the project file will be available upon your arrival. To arrange a visit to review this application, please contact Fran Tapia, Development Review Division, at 924-3860. Ms. Tapia can also put you in contact with the planner who will be reviewing the project. The planner will be able to explain the Administrative Amendment process and your opportunity for input.

Sincerely,

Name

Title

Company

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

PAID RECEIPT

APPLICANT NAME Santosh B. Moody
AGENT " "
ADDRESS 7019 Starshine St. NE.
PROJECT & APP # 1003483/07AA-00027
PROJECT NAME Stagbridge Suites Hotel

\$ 441032/3424000 Conflict Management Fee

\$ 441006/4983000 DRB Actions

\$ 45.⁰² 441006/4971000 EPC/AA/LUCC Actions & All Appeals

\$ 441018/4971000 Public Notification

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

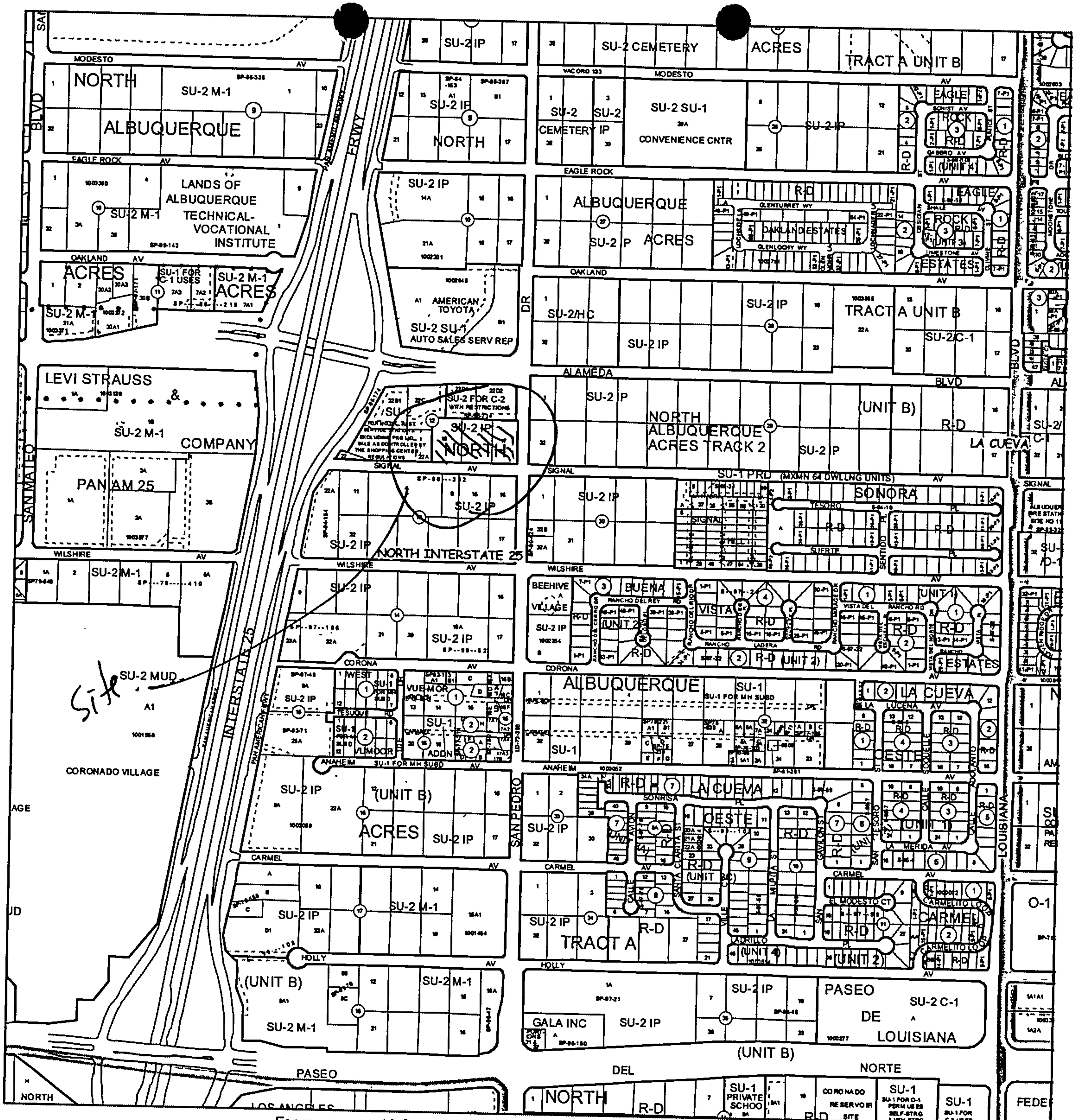
\$ 45.⁰² TOTAL AMOUNT DUE

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

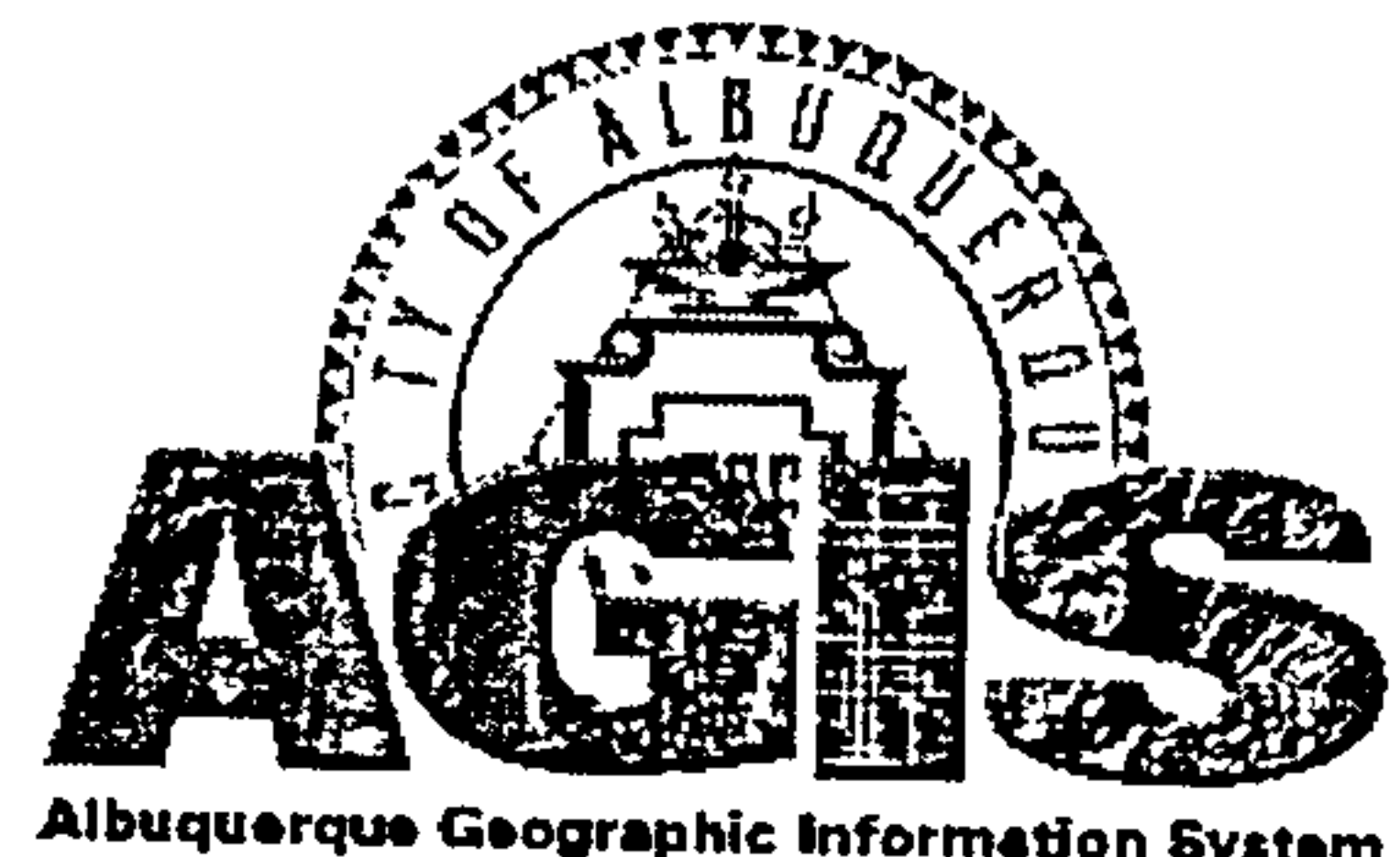
City Of Albuquerque
Treasury Division

1/11/2007 12:18PM LOC: ANNX
RECEIPT# 00069377 WSH# 008 TRANSH# 0022
Account 441006 Fund 0110
Activity 4971000 TRSLJS
Trans Amt \$45.00
J24 Misc \$45.00
VI \$45.00
CHANGE \$0.00

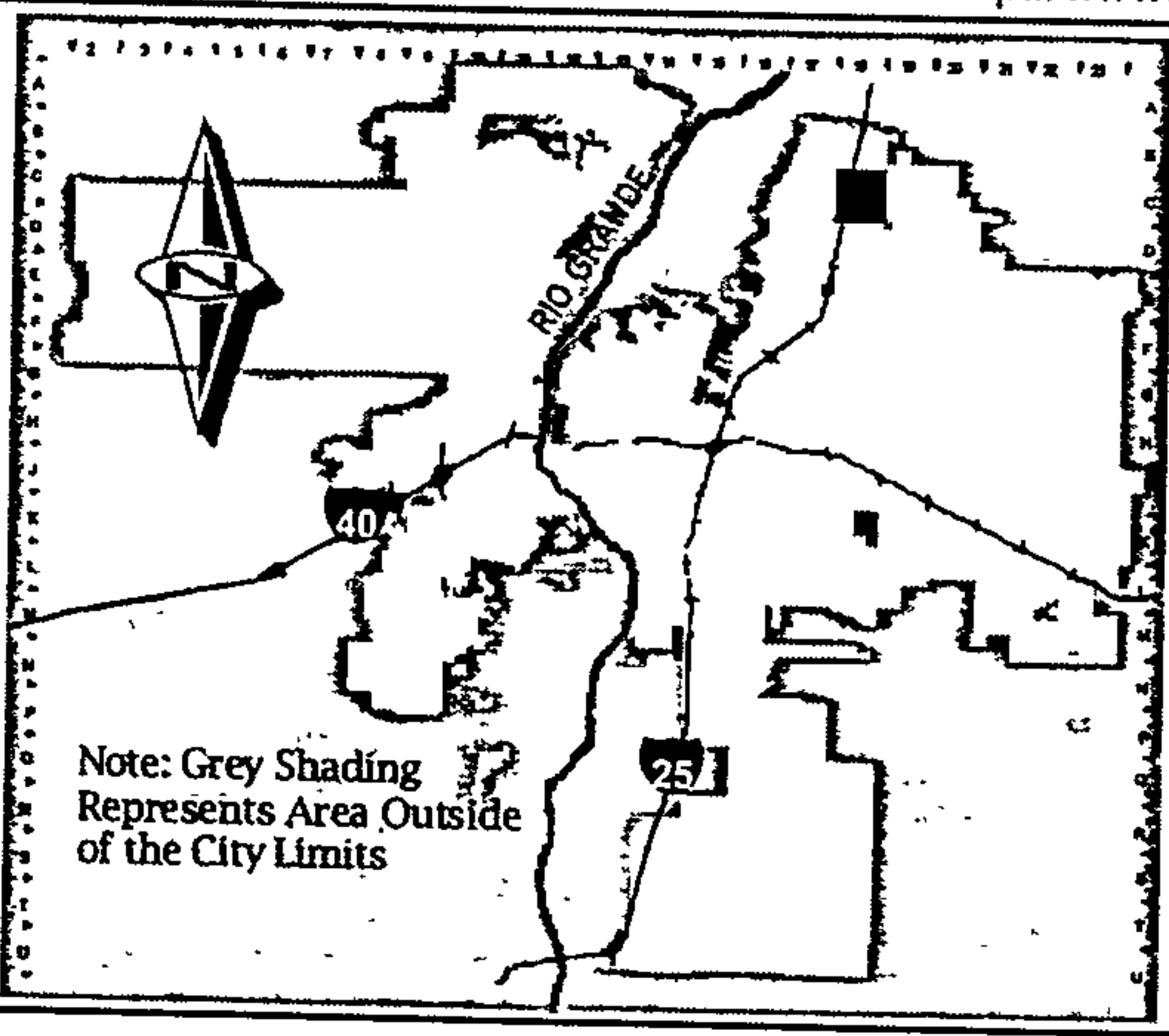
Thank You



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



Map amended through: 5/1/2006



Zone Atlas Page:
C-18-Z

Selected Symbols

- SECTOR PLANS
- Design Overlay Zones
- City Historic Zones
- H-1 Buffer Zone
- Petroglyph Mon.
- Escarpment
- 2 Mile Airport Zone
- Airport Noise Contours
- Wall Overlay Zone

0 750 1,500 Feet



OFFICIAL NOTICE OF DECISION

CITY OF ALBUQUERQUE
PLANNING DEPARTMENT
DEVELOPMENT REVIEW BOARD

August 25, 2004

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

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

At the August 25, 2004, Development Review Board meeting, the site plan for building permit was approved with final sign off delegated to City Engineer for the Subdivision Improvements Agreement.

04DRB-01167 Minor-Prelim&Final Plat Approval

CARTESIAN SURVEYS agent(s) for SANTOSH BHARAT & CHAMPA MODY request(s) the above action(s) for all or a portion of Lot(s) 17, 18 & 19, Block(s) 12, Tract(s) A, **NORTH ALBUQUERQUE ACRES, UNIT B**, zoned SU-2/IP, located on SAN PEDRO NE, between SIGNAL AVE NE and ALAMEDA NE containing approximately 3 acre(s). [REF: 04DRB-00881] [Deferred from 8/4/04] (C-18)

With the signing of the infrastructure list dated 8/25/04 and approval of the grading plan engineer stamp dated 8/17/04 the preliminary plat was approved. Final plat was indefinitely deferred for the Subdivision Improvements Agreement.

If you wish to appeal this decision, you must do so by September 9, 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).


Sheran Matson, AICP, DRB Chair

Cc:Santosh Mody, 7012 Starshine Dr NE, 87111
Sam Patel, 6605 Tesoro PI NE, 87113
Cartesian Surveys, P.O. Box 44414, Rio Rancho, NM 87174
Marilyn Maldonado, Planning Department, 4th Floor, Plaza del Sol Bldg.
Scott Howell, Property Management, Legal Dept./4th Flr, City/County Bldg
File

City of Albuquerque



DEVELOPMENT/ PLAN REVIEW APPLICATION

SUBDIVISION

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

SITE DEVELOPMENT PLAN

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

STORM DRAINAGE

Storm Drainage Cost Allocation Plan

Supplemental form

S Z ZONING & PLANNING

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

L A APPEAL / PROTEST of...

Decision by: DRB, EPC, LUCC, Planning Director or Staff, ZHE, Zoning Board of Appeals

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

APPLICANT INFORMATION:

NAME: Santosh Mody PHONE: 440-5857
 ADDRESS: 7019 Sunshine St. NE FAX: 797-7775
 CITY: Albuq. STATE: NM ZIP: 87111 E-MAIL: shinc@comcast.net
 Proprietary interest in site: Pres of Excel Hosp Ind List all owners: Bharat Mody, Champa Mody
 AGENT (if any): TERRAMETRICS OF NEW MEXICO PHONE: 881-2903
 ADDRESS: 4175 A Montgomery Pl. NE FAX: 881-2591
 CITY: Albuq. STATE: NM ZIP: 87109 E-MAIL: pturner1001@qwest.net

DESCRIPTION OF REQUEST: Combine lots 17, 18 & 19, Block 12, Tract A, Unit B North Albuquerque Acres into a single lot to be lot 17A

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

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

Lot or Tract No. LOT 17-18-19 Block: 12 Unit: B, TR A
 Subdiv. / Addn. NORTH ALBUQUERQUE ACRES
 Current Zoning: SCI-2 IP Proposed zoning: _____
 Zone Atlas page(s): C-18 No. of existing lots: 3 No. of proposed lots: 1
 Total area of site (acres): 2.74 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. 101806425033020407, 101806423833020406 MRGCD Map No. _____
 LOCATION OF PROPERTY BY STREETS: Off or Near: San Pedro NE
 Between: Alameda and Signal Ave NE

CASE HISTORY:

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

04DRB-00881, 04DRB-01167

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

SIGNATURE Philip W. Turner DATE 3/27/06
 (Print) PHILIP W. TURNER Applicant Agent

FOR OFFICIAL USE ONLY

Form revised 4/04

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

Application case numbers	Action	S.F.	Fees
06DRB - 00400	PCF	5(3)	\$ 215.00
-	CMF	-	\$ 20.00
-	-	-	\$
-	-	-	\$
-	-	-	\$
-	-	-	\$
Total			\$ 235.00

Hearing date April 5, 2006

Andrew Grace March 27, 2006

Project # 1003483

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

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

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

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

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

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

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

- Proposed Final Plat (folded to fit into an 8.5" by 14" pocket) 6 copies for unadvertised meetings
- Design elevations & cross sections of perimeter walls 3 copies
- Zone Atlas map with the entire property(ies) precisely and clearly outlined and crosshatched (to be photocopied)
- Original Mylar drawing of the proposed plat for internal routing only. Otherwise, bring Mylar to meeting.
- Property owner's and City Surveyor's signatures on the Mylar drawing
- Copy of recorded SIA
- Landfill disclosure and EHD signature line on the Mylar drawing if property is within a landfill buffer
- Any original and/or related file numbers are listed on the cover application
- DXF FILE AND HARD COPY OF FINAL PLAT DATA FOR AGIS IS REQUIRED.**

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

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

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

AMENDMENT TO INFRASTRUCTURE LIST (with minor changes)

AMENDMENT TO GRADING PLAN (with minor changes)

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

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

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

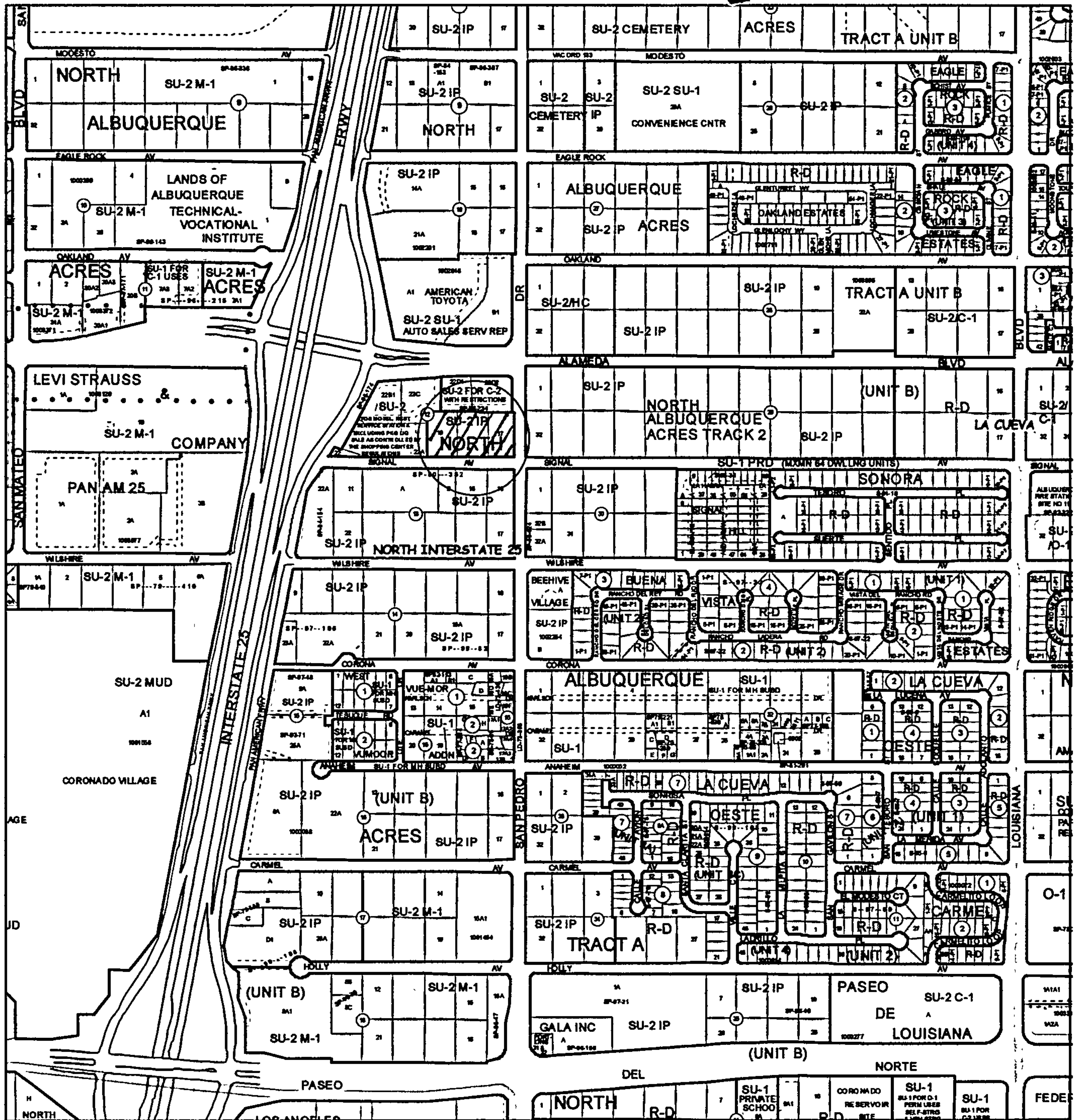
PHILIP W. TURNER
Applicant name (print)
[Signature] 3-27-06
Applicant signature / date



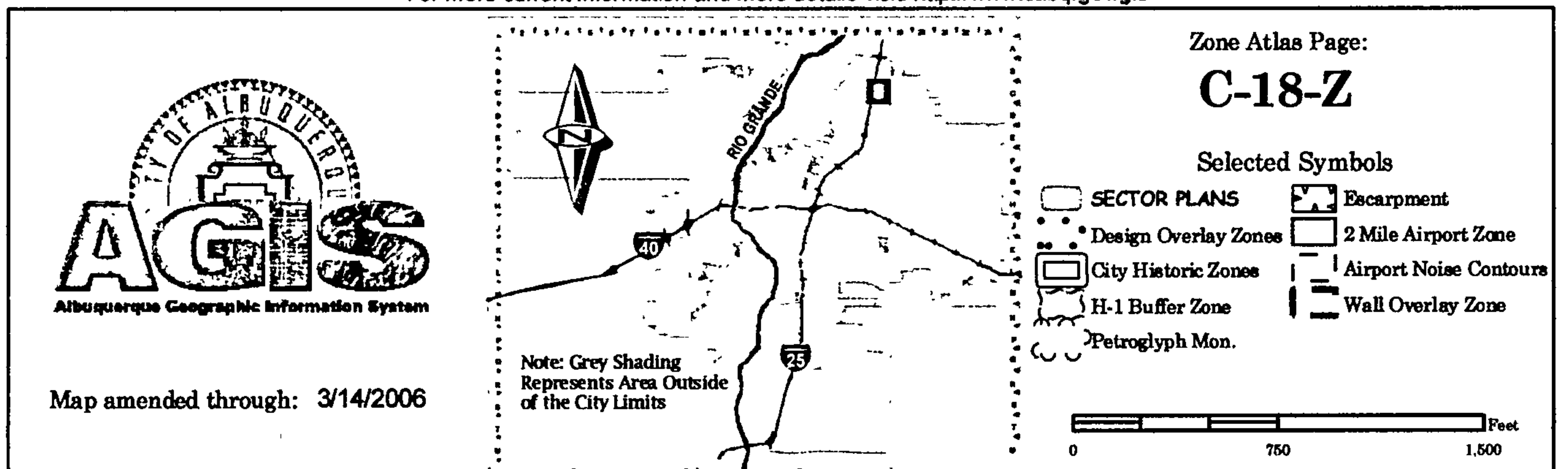
Form revised 8/04, 1/05 & 10/05

- Checklists complete
 - Fees collected
 - Case #s assigned
 - Related #s listed
- | | |
|--------------------------|---------|
| Application case numbers | |
| 06DRB - | -00400 |
| _____ - | _____ - |
| _____ - | _____ - |

[Signature] March 27, 2006
Planner signature / date
Project # 1003483



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



Terrametrics of New Mexico
Professional Land Surveyor
P.O. Box 30192
Albuquerque, New Mexico 87190-0192
505 881-2903; FAX 505 881-2591; Mobile 505 379-4301

March 24, 2006

City of Albuquerque Planning Department
600 2nd St. NW
Albuquerque, NM 87103

Re: Project 1003483

City of Albuquerque Planning Department:

The owner of the property referenced, by the project number above desires to reinstitute the platting process for said property that has been suspended since July 2004 pending an approved SIA and development plan. These requirements are now in place and the platting process can go forward.

Thank you for your consideration of this matter.

Sincerely,



Philip W. Turner, PS

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

PAID RECEIPT

APPLICANT NAME

Santosh Mody

AGENT

Terra metrics of New Mexico

ADDRESS

4175-A Montgomery Blvd NE

PROJECT & APP #

100.3483 / 06 DRB-00400

PROJECT NAME

\$ 20.⁰⁰ 441032/3424000 Conflict Management Fee

\$ 215.⁰⁰ 441006/4983000 DRB Actions

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

\$ 441018/4971000 Public Notification

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

\$ 235.⁰⁰ TOTAL AMOUNT DUE

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

VI
CHANGE
\$235.00
\$0.00

Thank You

City Of Albuquerque
Treasury Division

City Of Albuquerque
Treasury Division

3/27/2006 2:11PM LOC: ANNX
RECEIPT# 00057447 WSH 006 TRANSH 0026
Account 441032 Fund 0110
Activity 3424000 TRSEJA
Trans Amt \$235.00
J24 Misc

\$20.00
Thank You

Counterreceipt.doc 6/21/04

INFRASTRUCTURE LIST

EXHIBIT "A"

TO SUBDIVISION IMPROVEMENTS AGREEMENT

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

STAYBRIDGE SUITES - Lot 17-A replat and Site Plan

PROPOSED NAME OF PLAT AND/OR SITE DEVELOPMENT PLAN

LOTS 17, 18 & 19, BLOCK 12, TRACT A, UNIT B, NORTH ALBUQUERQUE ACRES

EXISTING LEGAL DESCRIPTION PRIOR TO PLATTING ACTION

Date Submitted: 08/16/04

Date Site Plan Approved: 8/25/04

Date Preliminary Plat Approved: 8/23/04

Date Preliminary Plat Expires: 8/25/05

DRB Project No.: 1003483

DRB Application No.: 04-01167

04-00881

7 ORIGINAL

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
		24'	Asphalt w/ Std C&G	SIGNAL AVE	West Prop Line	SAN PEDRO BLVD	/	/	/
		6'	PCC Sidewalk	"	"	"	/	/	/
		2-31'	Private Entrances w/ 25' Rad. Returns	SIGNAL AVE	-	-	/	/	/
		24'-30'	Asphalt Flare & 60' Left Turn Lane	SIGNAL AVE	SAN PEDRO BLVD	144' West	/	/	/
		30' F-F 28'	Asphalt w/ Std C&G	SAN PEDRO BLVD	SIGNAL AVE	NORTH Prop Line	/	/	/
		6'	PCC Sidwalk	"	"	"	/	/	/
		42"	RCP Storm Drain	SAN PEDRO BLVD	Signal Ave Exist MH (East side of street)	West Side of Street	/	/	/
		42"	RCP Storm Drain	SAN PEDRO BLVD	SIGNAL AVE	North Prop Line	/	/	/
		-	temp asph pavement as required for temp. tie ins	SAN PEDRO B			/	/	/

ORIGINAL

SIA Sequence #	COA DRC Project #	Size	Type of Improvement	Location	From	To	Private Inspector	City Inspector	City Cnst Engineer
<input type="text"/>	<input type="text"/>						/	/	/
<input type="text"/>	<input type="text"/>						/	/	/
<input type="text"/>	<input type="text"/>						/	/	/
<input type="text"/>	<input type="text"/>						/	/	/

NOTES

- 1 _____
- 2 _____
- 3 _____

AGENT / OWNER

JAKE BORDENAUE
NAME (print)

BORDENAUE DESIGNS
FIRM

[Signature] 08/13/04
SIGNATURE - date

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

DEVELOPMENT REVIEW BOARD MEMBER APPROVALS

[Signature] 8/25/04
DRB CHAIR - date

Christina Sandoral 8/25/04
PARKS & GENERAL SERVICES - date

[Signature] 8-25-04
TRANSPORTATION DEVELOPMENT - date

Roger Dean 8/25/04
UTILITY DEVELOPMENT - date

Bradley H. Biglum 8/25/04
CITY ENGINEER - date

AMAFCA - date

- date

- date

DESIGN REVIEW COMMITTEE REVISIONS

REVISION	DATE	DRC CHAIR	USER DEPARTMENT	AGENT / OWNER



EXCEL HOSPITALITY, INC.

7019 STARSHINE ST. N.E., ALBUQUERQUE, N.M. 87111

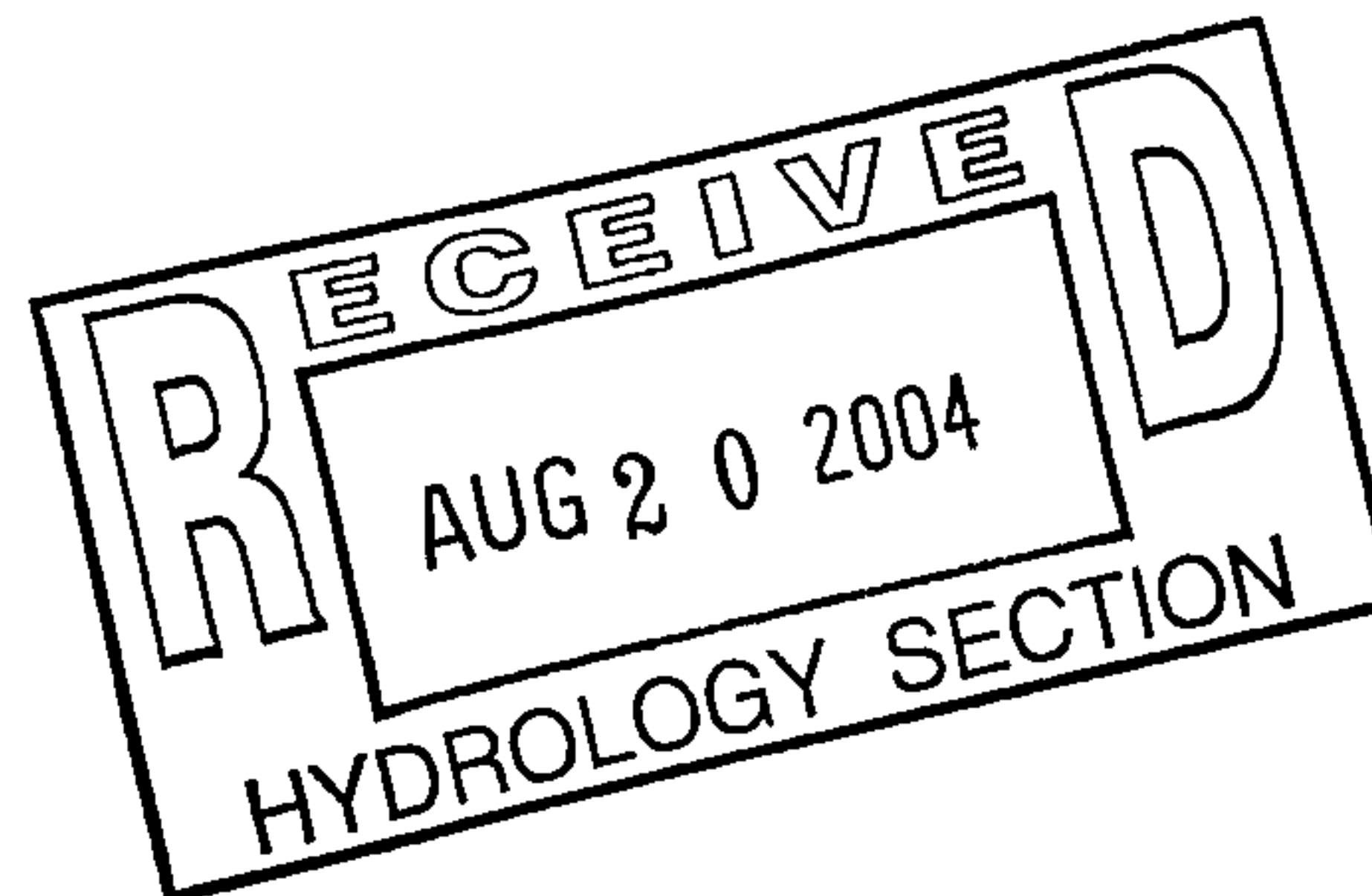
PHONE: (505) 797-9997

FAX: (505) 797-7775

VIA HAND DELIVERY

August 18, 2004

Ms. Sheran Matson, AICP, Chair
Development Review Board
Planning Department
City of Albuquerque



Re: Project # 1003483 – Staybridge Suites Hotel @ Signal Ave. and San Pedro Ave.

Dear Ms. Matson:

This letter is to confirm receipt of planning comments from the DRB meeting held June 30, 2004. After reviewing the comments in their entirety my team and I proceeded to make the necessary plan modifications. Allow me to address each departmental comment:

Fire Department: There are two existing fire hydrants on or near the east property line and we will be adding two new hydrants, one near the west property line and one near the north property line, to achieve adequate fire hydrant coverage.

City Engineer: A revised conceptual grading and drainage plan is included for site plan approval. My engineer also prepared an SIA document for DRB review and approval.

Transportation Development: Due to the fact we were unable to secure easements for the proposed north driveway our revised plan now shows a driveway access on the southwest portion of our property along Signal Avenue. Therefore, two driveway accesses are proposed along Signal Avenue. Our Site Development Plan now specifies one bike lane along San Pedro Avenue. The paved section is now shown to have a 6ft. sidewalk with a 30ft. face to edge dimension. The right-of-way width is 80ft. Along Signal Avenue our plans call for a 6ft. concrete sidewalk and 24ft. of asphalt pavement. Per requirements, we changed the intersection of San Pedro and Signal Avenues to flare-out using two out-bound lanes and one in-bound lane. The minimum radii for entrances of 15ft. for passenger vehicles and the minimum 25ft. radii for delivery trucks has been met on this new submittal. Stall dimensions have been changed to the required 20ft. deep by 8.5ft. wide. Please consider our request to grant approval for a re-plat of the three lots that are now combined into a single lot.

Utilities Development: Water use calculations were performed to size the water meter. A 2in. water line is adequate. Utility connections shall now be run from existing public lines on Signal Avenue; connection to the 14" water line on San Pedro Avenue is strictly prohibited.

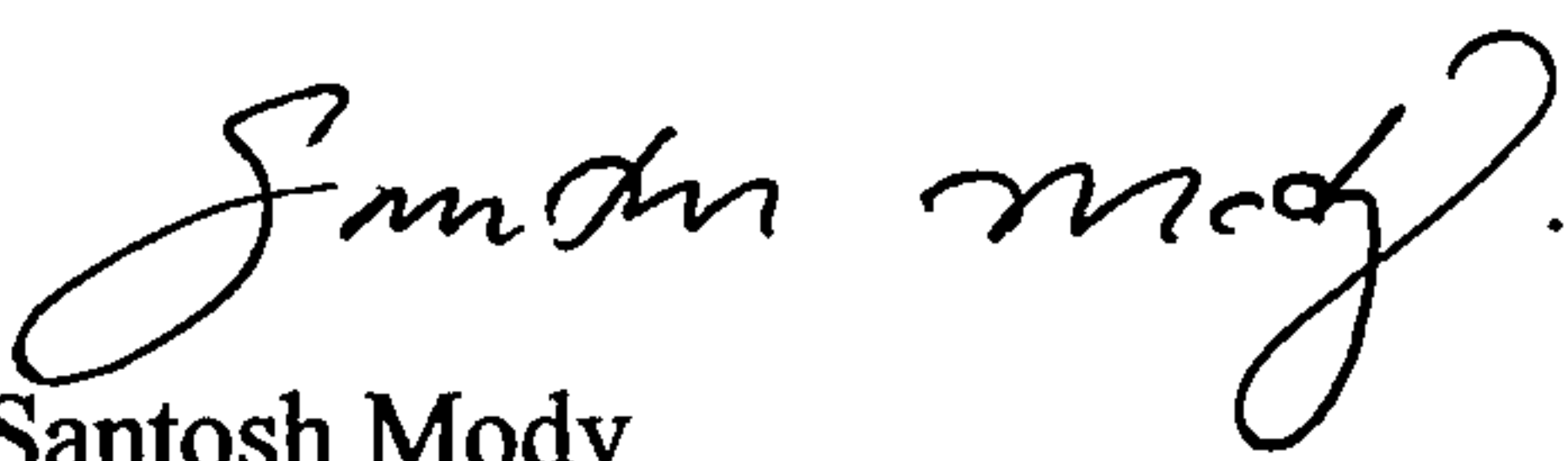
Planning Department: The site plan page heading is now described as, "Site Development Plan for Building Permit" along with a corrected DRB signature block. We request approval for perimeter fence wall design shown on the site development plan. The type of light fixture, as well as its height, is now indicated on the drawings. Also, the calculations to determine the number of parking spaces and handicapped spaces are shown on the site development plan. Sidewalks adjacent to the building are designed to be 8ft. width; therefore, concrete curbs are not required. In accordance with the North I-25 Sector Plan shades trees shall be installed to provide shade for pedestrians during the summer months on all sides of the building. We have included the water use designations for the plants listed on the Landscape Plan and have also indicated the square footage of each planting bed. Standard language that was missing previously is now included on the Landscape Plan. On the building elevations sheet, certain dimensions and bar scales, such as overall height and width, have been included for clarity. Finally, the entire site development plan has been spell checked for errors.

Infrastructure List: The Infrastructure List has been revised to include the following items discussed at the DRB Meeting of June 30, 2004:

1. 24ft. Asphalt with Standard Curb and Gutter along Signal Ave.
2. 6ft. PCC Sidewalk along Signal Ave.
3. 2 – 31ft. Private Entrances with 25ft. radius returns on Signal Ave.
4. 24ft. to 36ft. Asphalt Flare and 60ft. Left Turn Lane on Signal Ave.
5. 28ft. Asphalt with Standard Curb and Gutter along San Pedro Ave.
6. 6ft. PCC Sidewalk along San Pedro Ave.
7. 42in. RCP Storm Drain along San Pedro Ave. from existing Manhole to North Property Line.

Please accept my gratitude for the valuable time you, and the other committee members, have spent to consider this wonderful development for city planning approval. Please feel free to contact me should you have questions at (505) 440-5857.

Sincerely,



Santosh Mody
President
Excel Hospitality, Inc.

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

PAID RECEIPT

APPLICANT NAME

Santosh Mody

AGENT

Sam Patel

ADDRESS

PROJECT & APP #

1003483 04DRB.0088(SBP)

PROJECT NAME

No. Albuquerque Unit B

\$ _____ 441032/3424000 Conflict Management Fee

\$ 220⁰⁰ 441006/4983000 DRB Actions deferred fees (2)

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

\$ _____ 441018/4971000 Public Notification

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

\$ 220⁰⁰ TOTAL AMOUNT DUE

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

DUPLICATE
City Of Albuquerque
Treasury Division

8/18/2004 11:33AM LOC: ANNX
RECEIPT# 00030374 WS# 007 TRANSH 0008
Account 441006 Fund 0110
Activity 4983000 TRSLJS
Trans Amt \$220.00
J24 Misc > \$220.00
VI \$220.00
CHANGE \$0.00

City of Albuquerque



DEVELOPMENT/ PLAN REVIEW APPLICATION

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

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

APPLICANT INFORMATION:

NAME: SANTOSH B. MODY PHONE: 505.440.5857
 ADDRESS: 7013 STARSHINE DRIVE N.E. FAX: 505.797.7775
 CITY: ALBUQUERQUE STATE NM ZIP 87111 E-MAIL: ehinc@comcast.net
 Proprietary interest in site: OWNER List all owners: BHARAT MODY, CHAMPA MODY
 AGENT (if any): SAM PATEL PHONE: 797-9347
 ADDRESS: 6605 TESORO PL FAX: 797-9347
 CITY: ALBUQ STATE NM ZIP 87113 E-MAIL: VEENA@CONSTRUCTIONHOTMAIL.COM

DESCRIPTION OF REQUEST: STAYBRIDGE SUITES (90 UNIT - 3 LEVEL HOTEL)
SITE DEVELOPMENT PLAN FOR BUILDING PERMIT

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. 17, 18, 19 (TRACT 4) Block: 12 Unit: B
 Subdiv. / Addn. NORTH ALBUQUERQUE ACRES
 Current Zoning: SI-2 (IP) Proposed zoning: SI-2 (IP)
 Zone Atlas page(s): C-18-2 No. of existing lots: 3 No. of proposed lots: N/A
 Total area of site (acres): 2.3 Density if applicable: dwellings per gross acre: N/A dwellings per net acre: 42
 Within city limits? Yes. No , but site is within 5 miles of the city limits.) Within 1000FT of a landfill? NO
 UPC No. 101806423833020406, 101806425033020407 MRGCD Map No. N/A
 LOCATION OF PROPERTY BY STREETS: On or Near: SIGNAL AVE
 Between: I-25 NE and SAN PEDRO BLVD. NE.

CASE HISTORY:

List any current or prior case number that may be relevant to your application (Proj., App., DRB-, AX-, Z-, V-, S-, etc.): ZA-95414
DRB-98-273

Check-off if project was previously reviewed by Sketch Plan/Plan , or Pre-application Review Team . Date of review: 6/4/04

SIGNATURE [Signature] DATE 6/4/04
 FOR OFFICIAL USE ONLY (Print) SAM PATEL Form revised 9/01, 3/03, 7/03, 10/03, 3/04

No <input checked="" type="checkbox"/> INTERNAL ROUTING <input checked="" type="checkbox"/> All checklists are complete <input checked="" type="checkbox"/> All fees have been collected <input checked="" type="checkbox"/> All case #s are assigned <input checked="" type="checkbox"/> AGIS copy has been sent <input checked="" type="checkbox"/> Case history #s are listed <input checked="" type="checkbox"/> Site is within 1000ft of a landfill <input type="checkbox"/> F.H.D.P. density bonus <input type="checkbox"/> F.H.D.P. fee rebate	Application case numbers	Action	S.F.	Applicant	Agent
	<u>04DFB</u>	<u>-</u>	<u>00881</u>	<u>SPB/P</u>	<u>PC2</u>
				<u>Conf. Mg. Fee</u>	<u>\$ 20.00</u>
				<u>Adv. & Not Fee</u>	<u>\$ 75.00</u>
				<u>Gr. & Dr. Plan.</u>	<u>\$ 50</u>
					<u>\$</u>
	Hearing date			Total	
	<u>JUNE 30th 04</u>			<u>\$ 530.00</u>	

[Signature] 6/4/04
 Planner signature/ date

Project # 10034/83

FORM P(2): SITE PLAN REVIEW - D.R.B. PUBLIC HEARING

SITE DEVELOPMENT PLAN FOR SUBDIVISION

- Scaled site plan and related drawings (folded to fit into an 8.5" by 14" pocket) 24 copies for DRB public hearings
 - 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
 - Letter of authorization from the property owner if application is submitted by an agent
 - Copy of the document delegating approval authority to the DRB
 - Office of Community & Neighborhood Coordination inquiry response, notifying letter, certified mail receipts
 - Sign Posting Agreement
 - Completed Site Plan for Subdivision and/or Building Permit Checklist
 - 6 copies of the Infrastructure List, if relevant to the site plan
 - 2 copies of the Conceptual Utility Layout Plan (mark one for Planning, one for Utility Development)
 - TIS/AQIA Traffic Impact Study / Air Quality Impact Assessment form with required signatures
 - Fee (see schedule)
 - Any original and/or related file numbers are listed on the cover application
- D. R. B. hearings are approximately ONE MONTH after the filing deadline. Bring the original Mylar to the meeting for sign-off. Your attendance is required.

SITE DEVELOPMENT PLAN FOR BUILDING PERMIT

- Site plan and related drawings (folded to fit into an 8.5" by 14" pocket) 24 copies for DRB public hearings
 - Site Plan for Subdivision, if applicable, previously approved or simultaneously submitted. (Folded to fit into an 8.5" by 14" pocket.) 24 copies for DRB public hearings
 - Solid Waste Management Department signature on Site Plan
 - 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 LKL LETTER
 - Letter of authorization from the property owner if application is submitted by an agent
 - Copy of the document delegating approval authority to the DRB 1-25 SECTOR PLAN
 - Office of Community & Neighborhood Coordination inquiry response, notifying letter, certified mail receipts
 - Sign Posting Agreement
 - Completed Site Plan for Subdivision and/or Building Permit Checklist
 - 6 copies of the Infrastructure List, if relevant to the site plan
 - 2 copies of the Conceptual Utility Layout Plan (mark one for Planning, one for Utility Development) F. LOVELL
 - TIS/AQIA Traffic Impact Study / Air Quality Impact Assessment form with required signatures
 - Blue-line copy of Site Plan with Fire Marshal's stamp
 - Fee (see schedule) 385.00 + 20.00 + 75.00 + 90.00
 - Any original and/or related file numbers are listed on the cover application
- D. R. B. hearings are approximately ONE MONTH after the filing deadline. Bring the original Mylar to the meeting for sign-off. Your attendance is required.

AMENDED SITE DEVELOPMENT PLAN FOR SUBDIVISION

AMENDED SITE DEVELOPMENT PLAN FOR BUILDING PERMIT

- Proposed amended Site Plan (folded to fit into an 8.5" by 14" pocket) 24 copies for DRB public hearings
 - DRB signed Site Plan being amended (folded to fit into an 8.5" by 14" pocket) 24 copies for DRB public hearings
 - DRB signed Site Plan for Subdivision, if applicable (required when amending SDP for Building Permit) 24 copies for DRB public hearings
 - 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
 - Letter of authorization from the property owner if application is submitted by an agent
 - Office of Community & Neighborhood Coordination inquiry response, notifying letter, certified mail receipts
 - Sign Posting Agreement
 - Completed Site Plan for Building Permit Checklist (not required for amendment of SDP for Subdivision)
 - 6 copies of the Infrastructure List, if relevant to the site plan
 - TIS/AQIA Traffic Impact Study / Air Quality Impact Assessment form with required signatures
 - Fee (see schedule)
 - Any original and/or related file numbers are listed on the cover application
- D. R. B. hearings are approximately ONE MONTH after the filing deadline. Bring the original Mylar to the meeting for sign-off. 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.

SANTOSH MODY
 Applicant name (print)
Santosh Mody
 Applicant signature / date
06/04/04



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

Application case numbers
0402B - 00881

Form revised May 2003
[Signature] 6/1/04
 Planner signature / date
 Project # 1003483

SURFACE MATERIALS LIST

E.I.F.S. CARDAMON #3052 CLASSIC FINISH

E.I.F.S. BISCUT #3100 CLASSIC FINISH

E.I.F.S. EDELWEISS #3045 CLASSIC FINISH

FASCIA AND SOFFIT COLOR: CAMEO (VINYL) OR GLIDDEN PAINT #40YY83 / 063

SIMULATED DRY STACK STONE

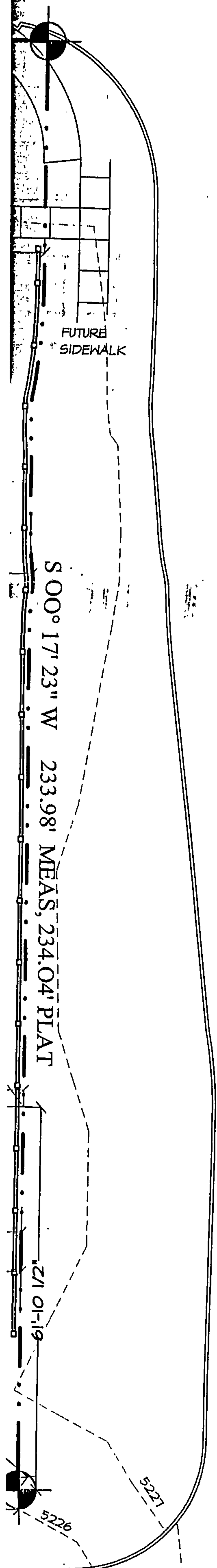
GUTTER AND DOWN SPOUT PAINTED TO MATCH ADJACENT E.F.I.S. AT WALLS AND BANDS

P.T.A.C. GRILL PAINTED TO MATCH ADJACENT E.F.I.S.

MOLDED DECORATIVE LOUVER COLOR TO MATCH CARDAMON E.F.I.S

CONCRETE TILE ROOF, COLOR LIGHT GREEN

NOTE: SEE SHEET A2.1 FOR DETAILS
E.I.F.S. COLORS PER SENERGY CONTRACTOR MUST GET IHG APPROVAL FOR MATCH



SAN PEDRO BOULEVARD

Approved pending review by City Water to verify fire flow of 3,532 GPM's 3-4 hydrants. At. A. Z. Chavez / AFED 6/4/04

RATIO : 1 BICYCLE / 20 PARKING
REQUIRED: 5 BICYCLE / 95 PARKING
PROVIDED: 8 BICYCLE

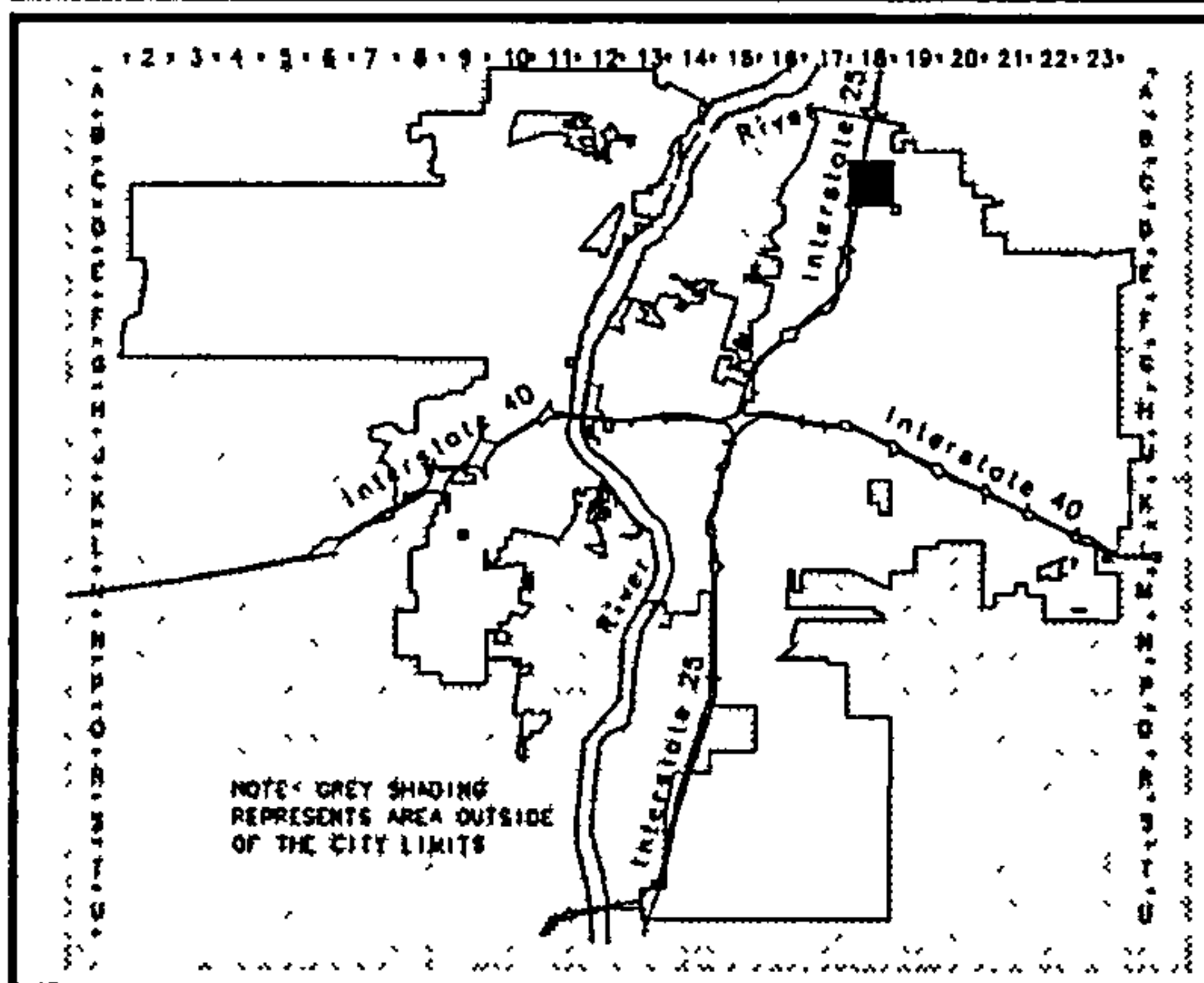
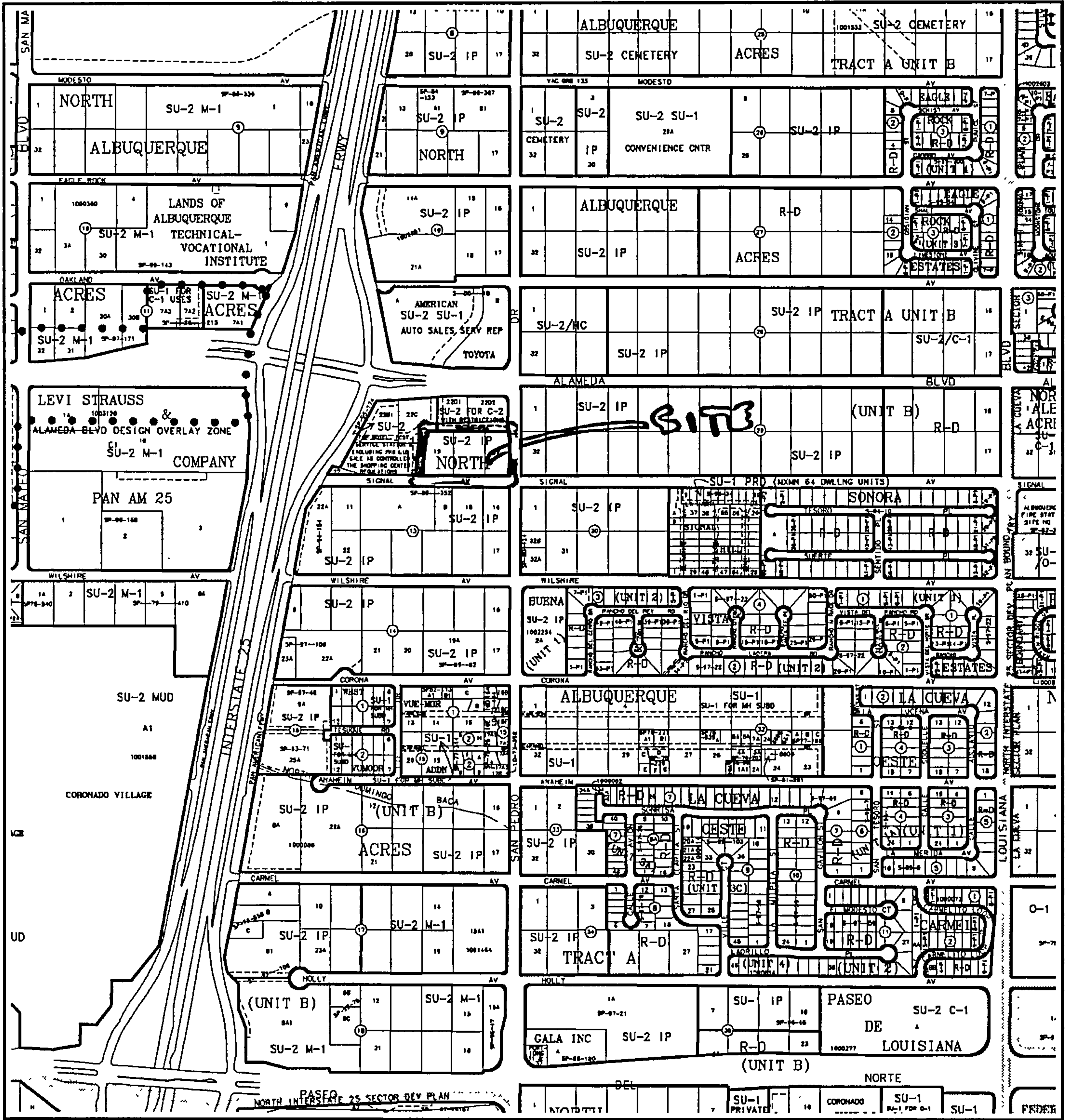
95/0"

Stavhridno Suite

drawn:
checked:
start date:
plot date:
approved:

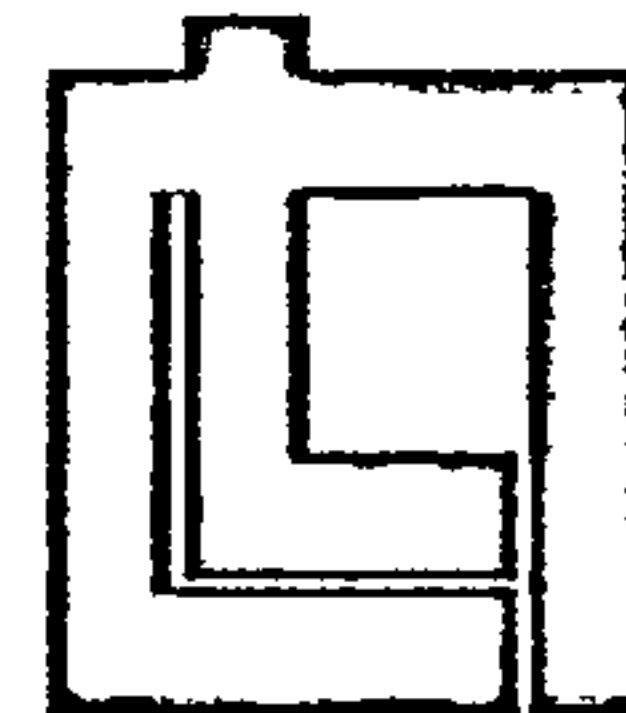
6.1.04 trh

r



Abuquerque **G**eographic **I**nformation **S**ystem
PLANNING DEPARTMENT
 © Copyright 2004

Zone Atlas Page
C-18-Z
 Map Amended through June 02, 2004



Leon Lauver + Associates

architects
consultants

June 2, 2004

City of Albuquerque

Development Review Board

Attn: Sharon Matson

Plaza del sol

Albuquerque, NM 87110

RE: Staybridge, Albuquerque, New Mexico

Dear Sharon:

The proposed project for the Development Review Board is a Staybridge Suites Hotel. The Hotel is a three level, 90-unit property with an indoor pool. The exterior is to be EFIS / Adobe Stacked Cultured Stone with a concrete tile roof.

The building colors and roof are designed thus to blend in with the surrounding properties facing Alameda. The property will have an opaque fence screening off parking from neighboring sites.

The landscape shall be of a xeriscaping nature and shall comply with zone ordinance 6-1-1-1.

Thank you,

Leon K. Lauver

Registered Architect

NM License No. 003363



architecture • consulting • development

700 west benjamin avenue • p.o. box 1207 • norfolk, nebraska 68701-1207 • telephone: 402.371.3333 • fax: 402. 371.1164 • llauver@leonlauver.com

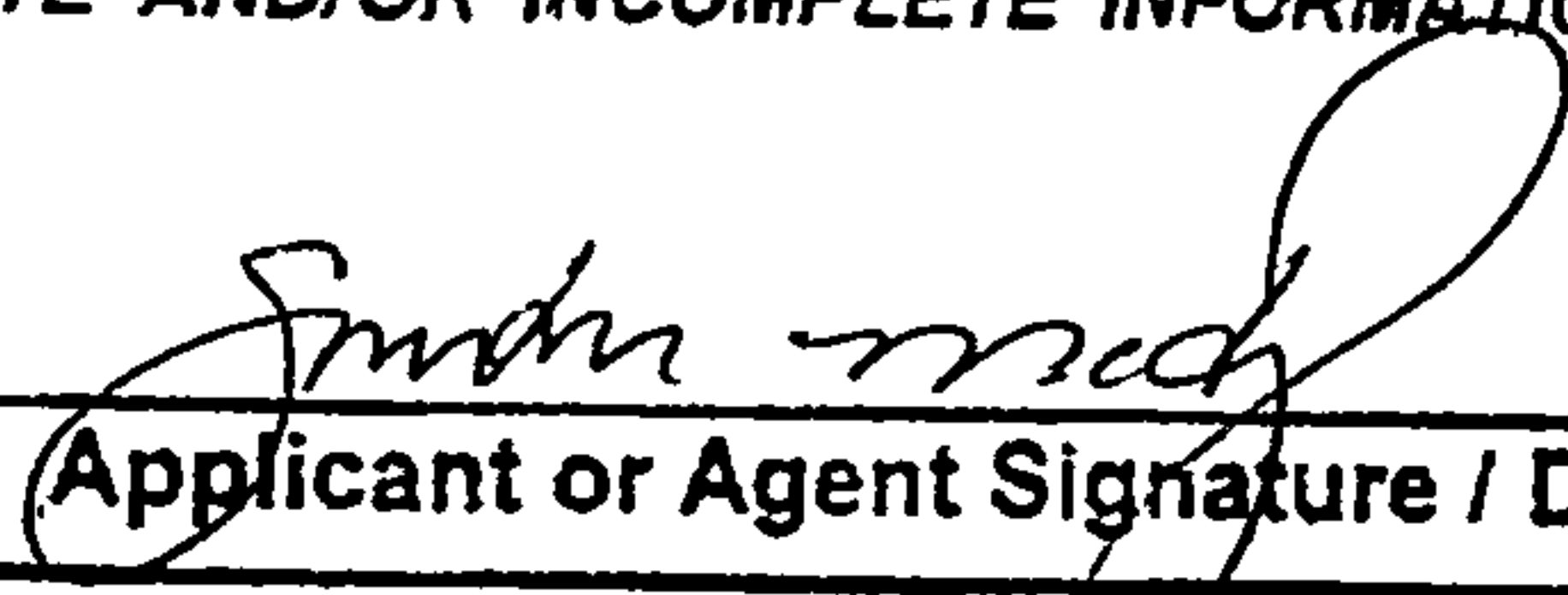
SITE DEVELOPMENT PLAN FOR BUILDING PERMIT CHECKLIST

STAYBRIDGE SUITES, 5817 SIGNAL AVE

Revised: 3/1/2004

This checklist will be used to verify the completeness of site plans submitted for review by the Environmental Planning Commission. Because development proposals vary in type and scale, there may be submittal requirements that are not specified here. Nonetheless, applicants are responsible for providing a complete submittal. Certification as specified below is required.

I CERTIFY THAT THE SUBMITTED SITE DEVELOPMENT PLAN IS COMPLETE AND ACCURATE, AND THAT ALL APPLICABLE INFORMATION AS SPECIFIED IN THIS CHECKLIST IS PROVIDED. FURTHER, I UNDERSTAND THAT THIS APPLICATION IS BEING ACCEPTED PROVISIONALLY AND THAT INACCURATE AND/OR INCOMPLETE INFORMATION MAY RESULT IN THE SUBSEQUENT REJECTION OF THE APPLICATION OR IN A DELAY OF ONE MONTH OR MORE IN THE DATE THE APPLICATION IS SCHEDULED FOR PUBLIC HEARING.



 Applicant or Agent Signature / Date

Site development plan packets shall be composed of the following plan sheets (unless otherwise approved in writing prior to submittal by the Planning Department):

1. **Site Plan** (including utilities and easements)
2. **Landscaping Plan**
3. **Preliminary Grading Plan** (A separate Grading Plan sheet is required for a sites 1 acre or more.)
4. **Building and Structure Elevations**

Submitted plan packets must be organized in the above manner. The following checklist describes the minimum information necessary for each plan element. **The Applicant must include all checklist items on their site plan drawings and confirm inclusion by checking off the items below. Non-applicable items must be labeled "N/A."** Each non-applicable designation must be explained by notation on the Checklist.

Accompanying Material

- A. 8-1/2" x 11" reduction for each plan sheet.
- B. **Written project summary.** Each application must include a brief narrative description of the proposed project, its primary features and how compatibility with the surrounding context has been achieved. **SIGNED BY LEON K. LAUER NM LIC: 003363**

HEET #1 - SITE PLAN <C.I.1>

A. General Information

- 1. Date of drawing and/or last revision
- 2. Scale: 1.0 acre or less 1" = 10'
 1.0 - 5.0 acres 1" = 20'
 Over 5 acres 1" = 50'
 Over 20 acres 1" = 100' [Other scales as approved by staff]
- 3. Bar scale
- 4. North arrow
- 5. Scaled vicinity map
- 6. Existing structures on the site and within 20 feet of the site boundaries
- 7. Property lines (clearly identify)
- 8. Existing and proposed easements (identify each)

SITE DEVELOPMENT PLAN FOR BUILDING PERMIT CHECKLIST

Revised: 3/1/2004

B. Proposed Development

1. Structural

- A. Location of existing and proposed structures (distinguish between existing & proposed)
- B. Square footage of each structure
- C. Proposed use of each structure
- D. Temporary structures, signs and other improvements
- E. Walls, fences, and screening: indicate height, length, color and materials
- F. Dimensions of all principal site elements or typical dimensions thereof
- G. Loading facilities
- H. Site lighting (indicate height & fixture type) **SEE C1.2**
- I. Indicate structures within 20 feet of site **NONE**
- J. Elevation drawing of refuse container and enclosure, if applicable. **SEE C1.2**

2. Parking and Internal Circulation

- A. Parking layout with spaces numbered per aisle and totaled.
 - 1. Location and typical dimensions, including handicapped spaces
 - 2. Calculations: spaces required: 90 provided: 95
Handicapped spaces required: 4 provided: 6
- B. Bicycle parking & facilities
 - 1. Bicycle racks, spaces required: 5
provided: 7
 - 2. Other bicycle facilities, if applicable **N/A**
- C. Vehicular Circulation (Refer to Chapter 23 of DPM)
 - 1. Ingress and egress locations, including width and curve radii dimensions
 - 2. Drive aisle locations, including width and curve radii dimensions
 - 3. End aisle locations, including width and curve radii dimensions **N/A**
 - 4. Location & orientation of refuse enclosure, with dimensions **(C1.2)**
 - 5. Curb cut locations and dimensions
- D. Pedestrian Circulation
 - 1. Location and dimensions of all sidewalks and pedestrian paths
 - 2. Location and dimension of drive aisle crossings, including paving treatment
 - 3. Location and description of amenities, including patios, benches, tables, etc.

3. Streets and Circulation

- A. Locate and identify adjacent public and private streets and alleys.
 - 1. Existing and proposed pavement widths, right-of-way widths and curve radii
 - 2. Identify existing and proposed turn lanes, deceleration lanes and similar features related to the functioning of the proposal, with dimensions **NOT NEEDED**
 - 3. Location of traffic signs and signals related to the functioning of the proposal **C1.2**
 - 4. Identify existing and proposed medians and median cuts **N/A**
 - 5. Sidewalk widths and locations, existing and proposed **(ALL PROPOSED)**
- B. Identify Alternate transportation facilities within site or adjacent to site
 - 1. Bikeways and bike-related facilities **N/A**

SITE DEVELOPMENT PLAN FOR BUILDING PERMIT CHECKLIST

Revised: 3/1/2004

- 2. Pedestrian trails and linkages **NA**
- 3. Bus facilities, including routes, bays and shelters existing or required **NA**

4. Utilities

- 1. Fire hydrant locations, existing and proposed.
- 2. Distribution lines
- 3. Right-of-Way and easements, existing and proposed, on the property and adjacent to the boundaries, with identification of types and dimensions.
- 4. Existing water, sewer, storm drainage facilities (public and/or private).
- 5. Proposed water, sewer, storm drainage facilities (public and/or private)

5. Phasing

- A. Proposed phasing of improvements and provision for interim facilities. Indicate phasing plan, including location and square footage of structures and associated improvements including circulation, parking and landscaping. **NO PHASING -**

SHEET #2 - LANDSCAPING PLAN (L1.1)

Landscaping may be shown on sheet #1 with written approval from Planning Department staff.

- 1. Scale - must be same as scale on sheet #1 - Site plan
- 2. Bar Scale
- 3. North Arrow
- 4. Property Lines
- 5. Existing and proposed easements
- 6. Identify nature of ground cover materials
 - A. Impervious areas (pavement, sidewalks, slope pavings, curb and gutters, etc.)
 - B. Pervious areas (planting beds, grass, ground cover vegetation, etc.)
 - C. Ponding areas either for drainage or landscaping/recreational use
- 7. Identify type, location and size of plantings (common and/or botanical names).
 - A. Existing, indicating whether it is to be preserved or removed. **NONE**
 - B. Proposed, to be established for general landscaping.
 - C. Proposed, to be established for screening/buffering.
- 8. Describe irrigation system **AUTOMATIC UNDERGROUND SPROINKLER**
- 9. Planting Beds, indicating square footage of each bed
- 10. Turf Area - only 20% of landscaped area can be high water turf; provide square footage and percentage. **(5%)**
- 11. Responsibility for Maintenance (statement)
- 12. Statement of compliance with Water Conservation... Ordinance, see article 6-1-1-1.
- 13. Landscaped area requirement; square footage and percent (specify clearly on plan)
- 14. Landscaped area provided; square footage and percent (specify clearly on plan)

SHEET #3 - PRELIMINARY GRADING PLAN - (C1.2)

The Preliminary Grading Plan provides the Planning Commission and staff with an understanding of site topography and how it relates to adjacent property. Planning staff may waive or allow adjustments to the Preliminary Grading Plan requirements for sites that are small, relatively flat and have no existing or proposed extraordinary drainage facilities. Waivers must be obtained in writing from the City Engineer prior to application submittal.

Grading information for sites that are under 1 acre can be included on Sheet #1.

SITE DEVELOPMENT PLAN FOR BUILDING PERMIT CHECKLIST

Revised: 3/1/2004

A. General Information

- 1. Scale - must be same as Sheet #1 - Site Plan
- 2. Bar Scale
- 3. North Arrow
- 4. Property Lines
- 5. Existing and proposed easements
- 6. Building footprints
- 7. Location of Retaining walls

B. Grading Information

PLEASE SEE ENGINEER DRAWINGS BY F. LAFLADY
N.M. P.E. LIC # 6512

- 1. On the plan sheet, provide a narrative description of existing site topography, proposed grading improvements and topography within 100 feet of the site. SEE ENGR DWGS.
- 2. Indicate finished floor elevation and provide spot elevations for all corners of the site (existing and proposed) and points of maximum cut or fill exceeding 1 foot. SEE ENGR DWGS
- 3. Identify ponding areas, erosion and sediment control facilities. SEE ENGINEER DWGS
- 4. Cross Sections
Provide cross section for all perimeter property lines where the grade change is greater than 4 feet at the point of the greatest grade change. Provide one additional cross section in each direction within no more than 100 feet of the reference point.
SEE ENGR DWGS -

SHEET #4 - BUILDING AND STRUCTURE ELEVATIONS

A. General Information

- A. Scale (minimum of 1/8" or as approved by Planning Staff).
- B. Bar Scale
- C. Detailed Building Elevations for each facade
 - 1. Identify facade orientation
 - 2. Dimensions of facade elements, including overall height and width
 - 3. Location, material and colors of windows, doors and framing
 - 4. Materials and colors of all building elements and structures
- E. Site Development Plans for single family residential projects with multiple units may require submittal of specific information on building features in lieu of elevation drawings for each building. Applicants are advised to discussed submittal requirements with Planning Department staff.

B. Signage

- 1. Site location(s)
- 2. Sign elevations to scale
- 3. Dimensions, including height and width
- 4. Sign face area - dimensions and square footage clearly indicated
- 5. Lighting
- 6. Materials and colors for sign face and structural elements.

Applicants should make sure that the submitted site development plan drawings are accurate and complete, and that items specified in this checklist have been clearly indicated on the plan drawings as required.

CITY OF ALBUQUERQUE

TRAFFIC IMPACT STUDY (TIS) / ENVIRONMENTAL HEALTH INFORMATION FORM

APPLICANT: EXCEL HOSPITALITY, INC. Date of request: 06/04/04 Zone atlas page(s): C-18-Z

CURRENT:
Zoning SU-2 (1P)
Parcel Size (acres / sq.ft.) 2.3 ACRES

Legal Description -
Lot or Tract # 17, 18, 19 (TRACT 4) Block # 12
Subdivision Name NORTH ALBUQUERQUE ACRES

REQUESTED CITY ACTION(S):

Annexation	[]	Sector Plan	[]	Site Development Plan?		Building Permit	[X]
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 [X]
 Expansion of existing development []

GENERAL DESCRIPTION OF ACTION: 1

of units - 90 SUITES
 Building Size - 68,475 (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 *Jordan* Date 06/04/04
(To be signed upon completion of processing by Traffic Engineer and Environmental Health)

TRAFFIC IMPACT STUDY (TIS) REQUIRED: YES [] NO [X] BORDERLINE []

Planning Dept., Dev. & Bldg. Services Div., Transportation Dev. Section - 2nd FL. 600 2nd St. NW Plaza del Sol Bldg. 924-3994

THRESHOLDS MET? YES [] NO [X] Mitigating reasons for not requiring TIS: Previously studied: []

Notes:

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

Tommy
TRAFFIC ENGINEER

6-4-04
DATE

Per letter dated August 7, 2003 from the Director of the Environmental Health Department to the Director of the Planning Department, "all 5 CO monitors within Bernalillo County are yielding 8-hour average CO levels at less than 50% of the Federal CO standard ..." and "based on our review of the available scientific data, we do not foresee a circumstance where preparation of a detailed air quality study for a land use development will be warranted - regardless of the project size, location or traffic generated".

Required TIS must be completed prior to applying to the EPC. Arrangements must be made prior to submittal if a variance to this procedure is requested and noted on this form, otherwise the application may not be accepted or deferred if the arrangements are not complied with.

TIS - SUBMITTED ___/___/___
 - FINALIZED ___/___/___

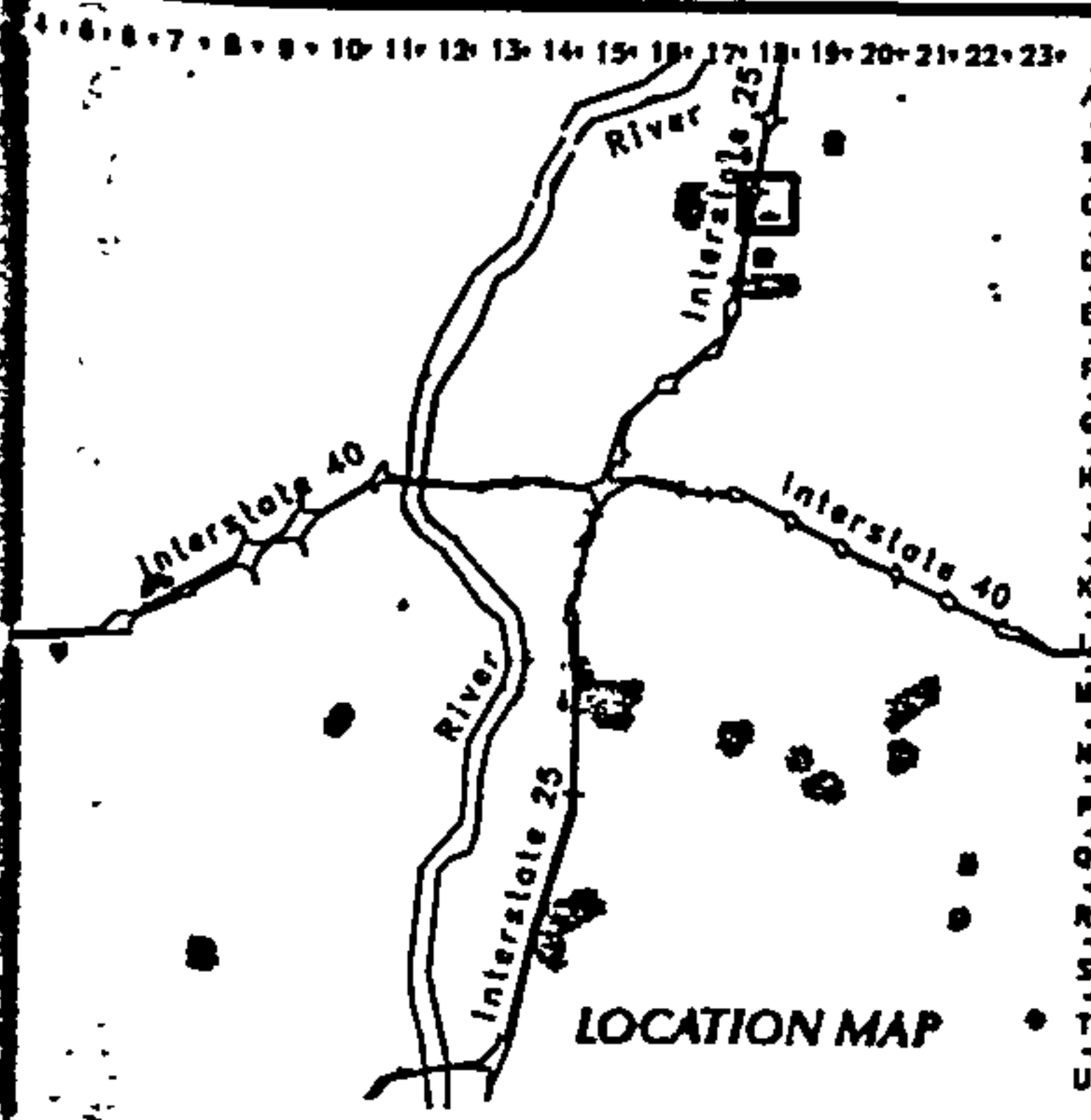
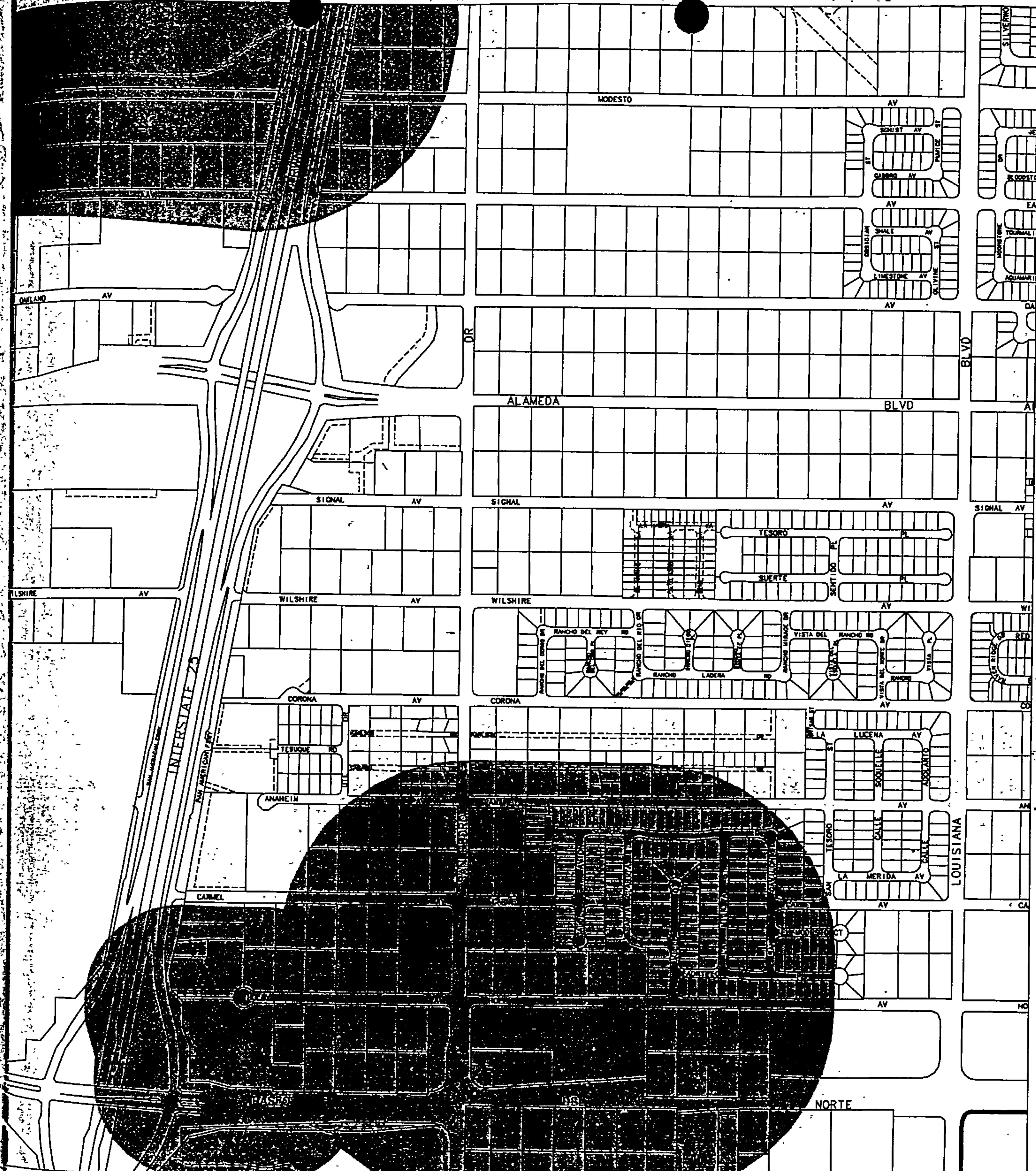
 TRAFFIC ENGINEER

 DATE

TO BE COMPLETED BY APPLICANT

TRANSPORTATION DEVELOPMENT

ENVIRONMENTAL HEALTH



CITY OF
Albuquerque
A Geographic Information System
PLANNING DEPARTMENT

© Copyright 2003

Scale is Approximately 1" = 750'

Source of data: City of Albuquerque Environmental Health Dept

— Municipal Limits

Special LANDFILL Map

C-18

August 22, 2003

**FIRE HYDRANT AND INSTANTANEOUS
FIRE FLOW REQUIREMENTS**

ALBUQUERQUE FIRE DEPARTMENT
FIRE MARSHAL'S PLAN CHECKING OFFICE
600 2ND ST N.W, 8TH Floor, Plaza del Sol
Albuquerque, New Mexico 87102
(505) 924-3611 / FAX (505) 924-3619

ZONE MAP NUMBER C-18-Z

REFERRAL # _____

SITE ADDRESS 5817 Signal AVE. N.E.

LEGAL DESCRIPTION: SUBJECT TRACT lots 17,18,19 Block 12 Tract A
unit B north albuquerque acres

NUMBER HYDRANTS REQUIRED FOR THE LARGEST BUILDING 3 *74. am 6/4/04*

INSTANTANEOUS FLOW REQUIRED 3532 GPM

SQUARE FOOTAGE - LARGEST BUILDING _____

TYPE CONSTRUCTION V - Sprinkled

PERTINENT DATA FOR DETERMINATION AND LOCATION OF FIRE HYDRANTS

ALL REQUIRED HYDRANTS SHALL BE INSTALLED AND OPERABLE PRIOR TO CONSTRUCTION

ALL REQUIRED HYDRANTS SHALL BE WITHIN 450 FEET TO THE FURTHEST POINT OF THE BUILDING AS A TRUCK ROLL.

ALL REQUIRED HYDRANTS SHALL BE WITHIN 300 FEET TO THE FURTHEST POINT OF THE BUILDING AS A TRUCK ROLL.

TOTAL NUMBER HYDRANTS REQUIRED FOR THIS PHASE OF CONSTRUCTION OR SITE 3 *am 6/4/04*

DATE: 6-4-04

FIRE DEPARTMENT INSPECTOR: Raymond C. Sanchez

RECEIVED BY: [Signature] TELEPHONE: 797-9347

NOTES:

1. ALL HYDRANTS NEEDED TO PROTECT AN INDIVIDUAL BUILDING MUST BE ABLE TO PROVIDE A MINIMUM RESIDUAL OF 20 PSI, UNDER REQUIRED FIRE FLOW CONDITIONS.
2. DETERMINATION OF THE WATER SYSTEM CAPASITY TO PROVIDE REQUIRED FIRE FLOW SHALL BE MADE BY THE PUBLIC WORKS DEPARTMENT, UTILITY DEVELOPMENT SECTION (924-3987), BASED ON PEAK DAY CRITERIA.
3. DESIGN OF PRIVATE FIRE PROTECTION SYSTEMS IS THE RESPOSIBILITY OF THE DEVELOPER'S CONSULTANT. APPROVAL OF DESIGN MUST BE MADE BY THE PUBLIC WORKS DEPARTMENT, UTILITY DEVELOPMENT SECTION.

WHITE - INDIVIDUAL

YELLOW - FILE



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.

June 4, 2004

Planning Department
One Stop Shop Division
Plaza Del Sol Building
600 Second St. NW
Second Floor (924-3860)

This letter will serve to notify you that on **June 4, 2004:**

CONTACT NAME: SANTOSH MODY
COMPANY OR AGENCY: EXCEL HOSPITALITY, INC.
7019 STARSHINE ST. NE/87111
PHONE: 797-9997/FAX: 797-7775

contacted the Office of Neighborhood Coordination requesting the contact names for any Recognized Neighborhood Associations affected by their request concerning a Zoning Action or Site Development Plan, etc. at **NORTH ALBUQUERQUE ACRES, LOT 17,18 AND 19, TRACT 4, BLOCK 12, LOCATED ON 5817 SIGNAL AVE. NE BETWEEN I-25 AND SAN PEDRO NE, zone map C-18.**

Our records indicate that as of June 3, 2004, there were no Recognized Neighborhood Associations in this area.

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

planningnrnaform(03/09/04)

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 JUNE 15TH 04 To JUNE 30TH 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.



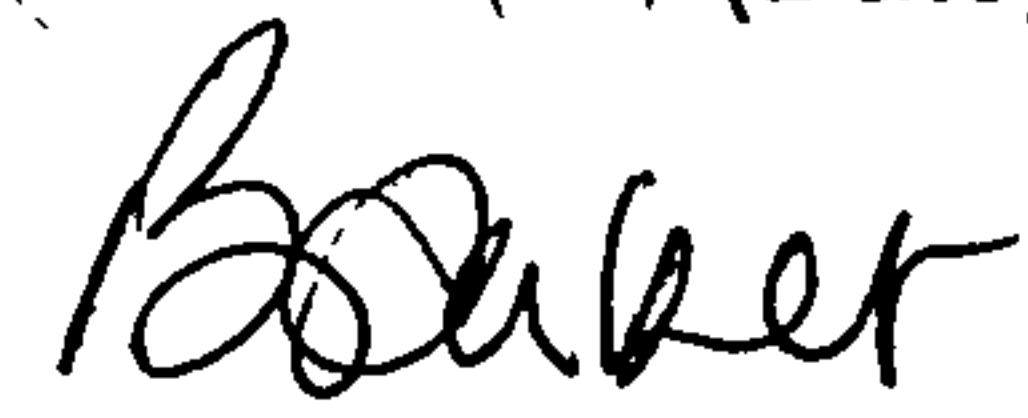
(Applicant or Agent)

6/4/04

(Date)

I issued 2 signs for this application, 6/4/04

(Date)



(Staff Member)

DRB PROJECT NUMBER: 1003483 - 04DRB-00881

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

PAID RECEIPT

APPLICANT NAME SANTOSH MODY
AGENT SAM PATEL
ADDRESS 6605 TESORO PL 87113
PROJECT & APP # 1003483 / 040RB-00881
PROJECT NAME STAYBRIDGE SUITES

\$ 20⁰⁰ 469099/4916000 Conflict Management Fee
\$ 385⁰⁰ 441006/4983000 DRB Actions
\$ 441006/4971000 EPC/AA/LUCC Actions & All Appeals
\$ 75⁰⁰ 441018/4971000 Public Notification
\$ 50⁰⁰ 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
\$ 530⁰⁰ TOTAL AMOUNT DUE

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

City of Albuquerque
Treasury Division

DUPLICATE
City Of Albuquerque
Treasury Division

06/04/2004 2:11PM LOC: ANNX
RECEIPT# 00023673 WSH 006 TRANSH 0041
Account 441006 Fund 0110
Activity 4983000 TRSEJA
Trans Amt \$530.00
J24 Misc \$50.00
VI \$530.00
CHANGE \$0.00

06/04/2004 2:11PM LOC: ANNX
RECEIPT# 00023671 WSH 006 TRANSH 0041
Account 441006 Fund 0110
Activity 4983000 TRSEJA
Trans Amt \$530.00
J24 Misc \$385.00

Thank You
DUPLICATE
City Of Albuquerque
Treasury Division

Thank You
DUPLICATE
City Of Albuquerque
Treasury Division

06/04/2004 2:11PM LOC: ANNX
RECEIPT# 00023672 WSH 006 TRANSH 0041
Counterreceipt.doc 12/29/03
Account 441016 Fund 0110
Activity 4971000 TRSEJA
Trans Amt \$530.00
J24 Misc \$75.00

06/04/2004 2:11PM LOC: ANNX
RECEIPT# 00023670 WSH 006 TRANSH 0041
Account 469099 Fund 0110
Activity 4916000 TRSEJA
Trans Amt \$530.00
J24 Misc \$20.00

Thank You

Thank You



**DEVELOPMENT REVIEW BOARD
ACTION SHEET**

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

August 25, 2004

9:00 a.m.

MEMBERS:

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

Wilfred Gallegos, Transportation Development
Brad Bingham, Alternate City Engineer

Roger Green, Utility Development
Christina Sandoval, Parks & Recreation

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

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

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

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

Adjourned: 11:35 A.M.

CASES WHICH REQUIRE PUBLIC NOTIFICATION

MAJOR SUBDIVISIONS, VACATIONS, SIA EXTENSIONS AND SITE DEVELOPMENT PLANS

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

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

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

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

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

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

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

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

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

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

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

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

04DRB-01061 Minor-SiteDev Plan Subd/EPC

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

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

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

04DRB-01167 Minor-Prelim&Final Plat
Approval

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



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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

- 04DRB-01272 Minor-Extension of
Preliminary Plat

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

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

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

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

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

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

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

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

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

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

THERE ARE NO SKETCH PLATS THIS WEEK. . .

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

ADJOURNED: 11:35 A.M.



**DEVELOPMENT REVIEW BOARD
ACTION SHEET**

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

August 4, 2004 9:00 a.m.

MEMBERS:

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

Wilfred Gallegos, Transportation Development
Brad Bingham, Alternate City Engineer

Roger Green, Utility Development
Christina Sandoval, Parks & Recreation

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

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

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

- A. Call to Order: 9:00 a.m. Adjourned: 10:50 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 # 1002051**
03DRB-02008 Major-Preliminary Plat Approval
03DRB-02009 Major-Vacation of Public Easements
03DRB-02010 Minor-Vacation of Private Easements
03DRB-02011 Minor-Temp Defer SDWK
- TIERRA WEST LLC agent(s) for GELTMORE LAND LTD CO request(s) the above action(s) for all or a portion of Tract(s) A, **CHAMISA RIDGE - UNIT 1**, zoned R-LT, located on PARADISE BLVD NW, between BIG SAGE DR NW and CONEFLOWER DR NW containing approximately 18 acre(s). [Deferred from 6/9/04, 6/23/04 & 8/4/04] [REF: 02DRB-00963] (B-10) **DEFERRED AT THE AGENT'S REQUEST TO 9/29/04.**

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

CONSENSUS PLANNING INC agent(s) for RANDY EASTBURG, CAS, LLC request(s) the above action(s) for all or a portion of Tract(s) 6-B, Lot(s) 1 thru 5, **PARTITION OF BLACK RANCH**, zoned SU-1 special use zone for C-1, located on COORS BLVD NW, between WESTSIDE DR NW and CALABACILLAS ARROYO containing approximately 6 acre(s). [REF: 03EPC02058,03EPC 02059,03EPC 02060, Z- 93-115] [Makita Hill, EPC Case Planner] [Deferred from 7/28/04] (B-13) **WITH THE SIGNING OF THE INFRASTRUCTURE LIST DATED 8/4/04 AND APPROVAL OF THE GRADING PLAN ENGINEER STAMP DATED 6/30/04 THE PRELIMINARY PLAT WAS APPROVED WITH CONDITION: ADD A PUBLIC SIDEWALK EASEMENT FOR THE MEANDERING SIDEWALK. THE SITE PLAN FOR SUBDIVISION WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO TRANSPORTATION DEVELOPMENT FOR MRGCOG "MTB" APPROVAL FOR ACCESS FROM COORS.**

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

MARK GOODWIN & ASSOCIATES, PA agent(s) for ALPHA EQUITIES, LLC request(s) the above action(s) for all or a portion of Lot(s) 22-30, Block(s) 11, Tract(s) 1, NORTH ALBUQUERQUE ACRES, UNIT 3, (to be known as **MOUNTAIN RIDGE SUBDIVISION**, zoned R-D residential and related uses zone, developing area, (3DU/A) located on GLENDALE AVE NE, between WYOMING BLVD NE and BARSTOW ST NE containing approximately 10 acre(s). [REF: 04DRB00671] [Deferred from 7/28/04] (B-19) **WITH THE SIGNING OF THE INFRASTRUCTURE LIST DATED 8/4/04 AND APPROVAL OF THE GRADING PLAN ENGINEER STAMP DATED 8/2/04 THE PRELIMINARY PLAT WAS APPROVED. A SIDEWALK VARIANCE FROM THE DESIGN STANDARDS WAS APPROVED AS SHOWN ON EXHIBIT C IN THE PLANNING FILE. THE TEMPORARY DEFERRAL OF CONSTRUCTION OF SIDEWALKS ON THE INTERIOR STREETS WAS APPROVED AS SHOWN ON EXHIBIT C IN THE PLANNING FILE.**

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

THOMPSON ENGINEERING & CONSULTING INC., agent(s) for VISION DEVELOPMENT LLC request(s) the above action(s) for all or a portion of Tract(s) B; WESTRIDGE MOBILE HOME PARK, PHASE 2, (to be known as **BLUEWATER POINTE SUBDIVISION**, zoned R-LT residential zone, located on 94TH ST NW, between BLUEWATER RD NW and AVALON RD NW containing approximately 8 acre(s). [REF: Z-97-58, AX-97-7, Z-99-60, 01EPC-01088, 01089, 01DRB-00505, 00506, 02DRB-00337] (*Deferred from 7/28/04*) (K-9) **THE VACATIONS WERE APPROVED AS SHOWN ON EXHIBIT B IN THE PLANNING FILE. WITH THE SIGNING OF THE INFRASTRUCTURE LIST DATED 8/4/04 AND APPROVAL OF THE GRADING PLAN ENGINEER STAMP DATED 7/28/04 THE PRELIMINARY PLAT WAS APPROVED. A SIDEWALK VARIANCE FOR WAIVER OF SIDEWALKS WAS APPROVED AS SHOWN ON EXHIBIT C IN THE PLANNING FILE. THE TEMPORARY DEFERRAL OF CONSTRUCTION OF SIDEWALKS ON THE INTERIOR STREETS WAS APPROVED AS SHOWN ON EXHIBIT C IN THE PLANNING FILE.**

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

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

THERE ARE NO SITE DEVELOPMENT PLANS THIS WEEK. . .

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

5. **Project # 1001362**
 04DRB-01158 Minor-Ext of SIA for Temp
 Defer SDWK

ISAACSON & ARFMAN PA agent(s) for TRILLIUM DEVELOPMENT LTD CO request(s) the above action(s) for all or a portion of Block(s) A-F, **TRILLIUM @ HIGH DESERT, UNIT 3**, zoned SU-HD RLT, located on CORTADERIA ST NE, between SPAIN RD NE and ACADEMY BLVD NE containing approximately 11 acre(s). [REF: DRB-94-526, DRB-96-531, DRB-97-87, 02DRB-01232] (E-23) **A TWO-YEAR EXTENSION TO THE FOUR-YEAR AGREEMENT FOR THE DEFERRAL OF SIDEWALKS WAS APPROVED.**

6. **Project # 1002092**
04DRB-01159 Minor-Final Plat Approval

BOHANNAN HUSTON, INC. agent(s) for OXBOW NORTH VENTURES request(s) the above action(s) for all or a portion of Tract(s) A, **OXBOW NORTH, UNIT 2**, zoned SU-3 special center zone, located on NAMASTE RD NW, between COORS BLVD NW and containing approximately 10 acre(s). [REF: 03DRB-01523] (F-11) **FINAL PLAT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO PLANNING FOR FEE SIMPLE TITLE LANGUAGE ON THE PLAT AND THE AGIS DXF FILE.**

7. **Project # 1002856**
04DRB-01156 Minor-Amnd Prelim Plat Approval
04DRB-01157 Minor-Final Plat Approval

MARK GOODWIN & ASSOCIATES PA agent(s) for ANDERSON HILLS LLC request(s) the above action(s) for all or a portion of Unit(s) 1 and 3A, Tract(s) 1-5 FORMERLY KNOWN AS MEADOWS @ ANDERSON HILLS UNIT 3A, (to be known as **BLOSSOM RIDGE, UNIT 1**, zoned R-LT residential zone, located on DENNIS CHAVEZ BLVD SW, between UNSER BLVD SW and 98TH STREET SW containing approximately 107 acre(s). [REF: SD-87-4-1, Z-99-58, SPR-95-2-2] (P-9) **THE AMENDED PRELIMINARY PLAT DATED 8/4/04 WAS APPROVED. THIS AMENDMENT DOES NOT EXTEND THE EXPIRATION DATE OF THE ALREADY APPROVED PRELIMINARY PLAT. FINAL PLAT WAS APPROVED WITH FINAL SIGNOFF DELEGATED TO CITY ENGINEER FOR AMENDED INFRASTRUCTURE LIST AND TRANSPORTATION DEVELOPMENT FOR SIGHT DISTANCE ON PLAT FOR "CROCUS TRAIL"**

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

MARK GOODWIN & ASSOCIATES PA agent(s) for ANDERSON HILLS LLC request(s) the above action(s) for all or a portion of Tract(s) G, H & I ARROWWOOD RANCH DEVELOPMENT, **THE MESA @ ANDERSON HILLS UNIT 1**, zoned R-2, SU-1, C-1, located on DENNIS CHAVEZ BLVD SW, between UNSER BLVD SW and GRACE VIGIL RD SW containing approximately 43 acre(s). [REF: SD-87-4-1, Z-99-58, 04DRB-00234, 03DRB-01208, 03DRB-01207, 01206, 01209] *[Deferred from 8/4/04]* (N-9/P-9) **DEFERRED AT AGENT'S REQUEST TO 8/25/04.**

9. **Project # 1003581**
04DRB-01154 Minor-Prelim&Final Plat
Approval

SURVEYS SOUTHWEST LTD agent(s) for RUSSELL PEACOCK, request(s) the above action(s) for all or a portion of Lot(s) 11, 12-A, 12-B & 13-A, Block(s) 7, **SANDIA MANOR SUBDIVISION**, zoned R-1 residential zone, located on PIEDRAS DR NE, between OAKWOOD PL NE and CAMINO DE LA SIERRA NE containing approximately 2 acre(s). (K-23) **PRELIMINARY AND FINAL PLAT WERE APPROVED AND SIGNED OFF BY THE BOARD.**

10. **Project # 1003578**
04DRB-01145 Minor-Prelim&Final Plat
Approval

SURVEYS SOUTHWEST, LTD agent(s) for ROSEMARY ROLLER/MARY LYNN CHANEY request(s) the above action(s) for all or a portion of Lot(s) 1A, with Lot(s) 3, 21, 22, 23 & 24, Block(s) 5, **MENDELSBERG'S SUBDIVISION OF BLOCK 5 OF BARON BURG HEIGHTS**, zoned C-1 neighborhood commercial zone, located on ZUNI RD SE, between PALOMAS DR SE and ALVARADO DR SE containing approximately 2 acre(s). [REF: ZA-84-97, ZA-89-355, ZA-83-289] (L-18) **PRELIMINARY AND FINAL PLAT WERE APPROVED AND SIGNED OFF BY THE BOARD.**

11. **Project # 1002935**
04DRB-01160 Major-Final Plat Approval

BOHANNAN HUSTON, INC agent(s) for WESTLAND DEVELOPMENT CO., INC., request(s) the above action(s) for **SUNDORO SUBDIVISION, UNIT 1**, zoned SU-2, R-LT; located on LADERA DR NW, between TIERRA PINTADA ST NW and ARROYO VISTA BLVD NW containing approximately 17 acre(s). [REF: 03DRB00736, 03DRB01137] (J-8/J-9) **FINAL PLAT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO UTILITIES DEVELOPMENT FOR AN ADDED NOTE ABOUT 25-FOOT FLOATING PUBLIC WATERLINE EASEMENT AND MATCHING PLAT AND CITY ENGINEER FOR BULK LAND VARIANCE LANGUAGE, AGIS DXF FILE, AMAFCA SIGNATURE AND REAL PROPERTY'S SIGNATURE.**

04DRB-01163 Minor-Final Plat Approval

BOHANNAN HUSTON INC agent(s) for WESTLAND DEVELOPMENT CO., INC., request(s) the above action(s) for **SUNDORO SUBDIVISION, UNIT 2**, zoned SU-2, R-LT, located on LADERA DR NW, between TIERRA PINTADA ST. NW and ARROYO VISTA BLVD NW containing approximately 17 acre(s). [REF: 03DRB-00736, 03DRB01137] (J-8/J-9) **FINAL PLAT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO UTILITIES DEVELOPMENT TO CHECK FOR UNIT 1 CORRECTIONS AND CITY ENGINEER FOR AGIS DXF FILE AND AMAFCA SIGNATURE.**

04DRB-01161 Major-Final Plat Approval

BOHANNAN HUSTON, INC agent(s) for WESTLAND DEVELOPMENT CO., INC., request(s) the above action(s) for **SUNDORO SUBDIVISION, UNIT 3**, zoned SU-2/R-LT, located on LADERA DR NW, between TIERRA PINTADA ST NW and ARROYO VISTA BLVD NW containing approximately 28 acre(s). [REF: 03DRB00736, 03DRB-01137] (J-8/J-9) **FINAL PLAT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO UTILITIES DEVELOPMENT TO CHECK FOR UNIT 1 CORRECTIONS AND CITY ENGINEER FOR AGIS DXF FILE AND AMAFCA SIGNATURE.**

04DRB-01164 Major-Final Plat Approval

BOHANNAN HUSTON INC agent(s) for WESTLAND DEVELOPMENT CO., INC., request(s) the above action(s) for **SUNDORO SUBDIVISION, UNIT 4**, zoned SU-2/R-LT, located on LADERA DR NW, between TIERRA PINTADA ST NW and ARROYO VISTA BLVD NW containing approximately 14 acre(s). [REF: 03DRB00736, 03DRB01137] (J-8/J-9) **FINAL PLAT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO UTILITIES DEVELOPMENT TO CHECK FOR UNIT 1 CORRECTIONS AND CITY ENGINEER FOR AGIS DXF FILE AND AMAFCA SIGNATURE.**

12. **Project # 1003483**
04DRB-01167 Minor-Prelim&Final Plat
Approval

CARTESIAN SURVEYS agent(s) for SANTOSH BHARAT & CHAMPA MODY request(s) the above action(s) for all or a portion of Lot(s) 17, 18 & 19, Block(s) 12, Tract(s) A; **NORTH ALBUQUERQUE ACRES, UNIT B**, zoned SU-2/IP, located on SAN PEDRO NE, between SIGNAL AVE NE and ALAMEDA NE containing approximately 3 acre(s). [REF: 04DRB-00881] [*Deferred from 8/4/04*] (C-18) **DEFERRED TO 8/25/04.**

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

COMMUNITY SCIENCES CORP agent(s) for COLLATZ INC, JACK CLIFFORD request(s) the above action(s) for all or a portion of Tract(s) A, LANDS OF COLLATZ INC, **RINCONADA TRAILS**, zoned SU-1 special use zone, located on UNSER BLVD NW, between UNSER BLVD NW and WESTERN TRAILS NW containing approximately 9 acre(s). [REF: 03DRB-01994, 04DRB-00166, 04DRB-00167, 04DRB-00168] [*Deferred from 7/14/04, 7/21/04 & 8/4/04*] (F-11/F-12) **DEFERRED AT THE AGENT'S REQUEST TO 8/11/04.**

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

RHOMBUS, P. A. INC agent(s) for JOANNE NEALEY request(s) the above action(s) for all or a portion of Lot(s) 29 & 30, **MC DONALD ACRES, UNIT 3**, zoned R-1 residential zone, located on PHOENIX AVE NW, between 11TH ST NW and 10TH ST NW containing approximately 1 acre(s). (*Deferred from 7/28/04*)(H-14) **PRELIMINARY PLAT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO UTILITIES DEVELOPMENT TO OPEN A NEW CUSTOMER SERVICE ACCOUNT FOR NEW SERVICES, NEED WATER AND SEWER TAPS FOR LOT 30-B (SEPARATION OF SERVICES FROM LOT 30-A)**

NO ACTION IS TAKEN ON THESE CASES:

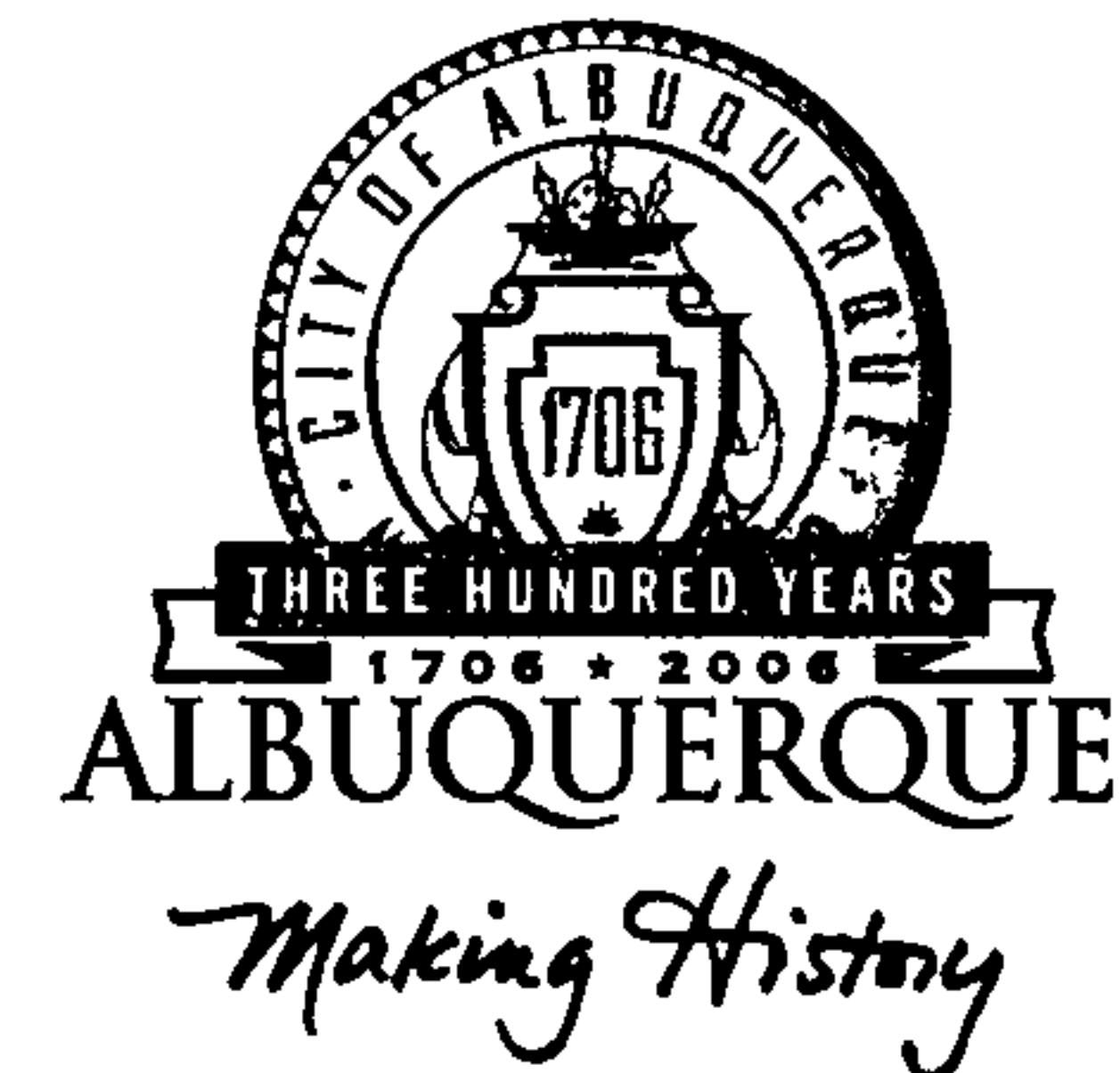
APPLICANT - AGENT IS REQUIRED TO BE AT THE MEETING

15. **Project # 1003585**
04DRB-01168 Minor-Sketch Plat or Plan
RIO GRANDE ENGINEERING agent(s) for THE MONTANA GROUP request(s) the above action(s) for all or a portion of Lot(s) 1, 2, 3 & 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). (K-17) **THE ABOVE REQUEST WAS REVIEWED AND COMMENTS WERE GIVEN.**

16. Approval of the Development Review Board Minutes for July 21, 2004. **THE JULY 21, 2004 DEVELOPMENT REVIEW BOARD MINUTES WERE APPROVED.**

ADJOURNED: 10:50 A.M.

CITY OF ALBUQUERQUE



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

DRB- 1003483 Item No. 12 Zone Atlas C-18

DATE ON AGENDA 8-4-04

INFRASTRUCTURE REQUIRED (X)YES ()NO

CROSS REFERENCE: _____

TYPE OF APPROVAL REQUESTED:

() SKETCH PLAT (X) PRELIMINARY PLAT (X) FINAL PLAT

P.O. Box 1293 () SITE PLAN REVIEW AND COMMENT () SITE PLAN FOR SUBDIVISION

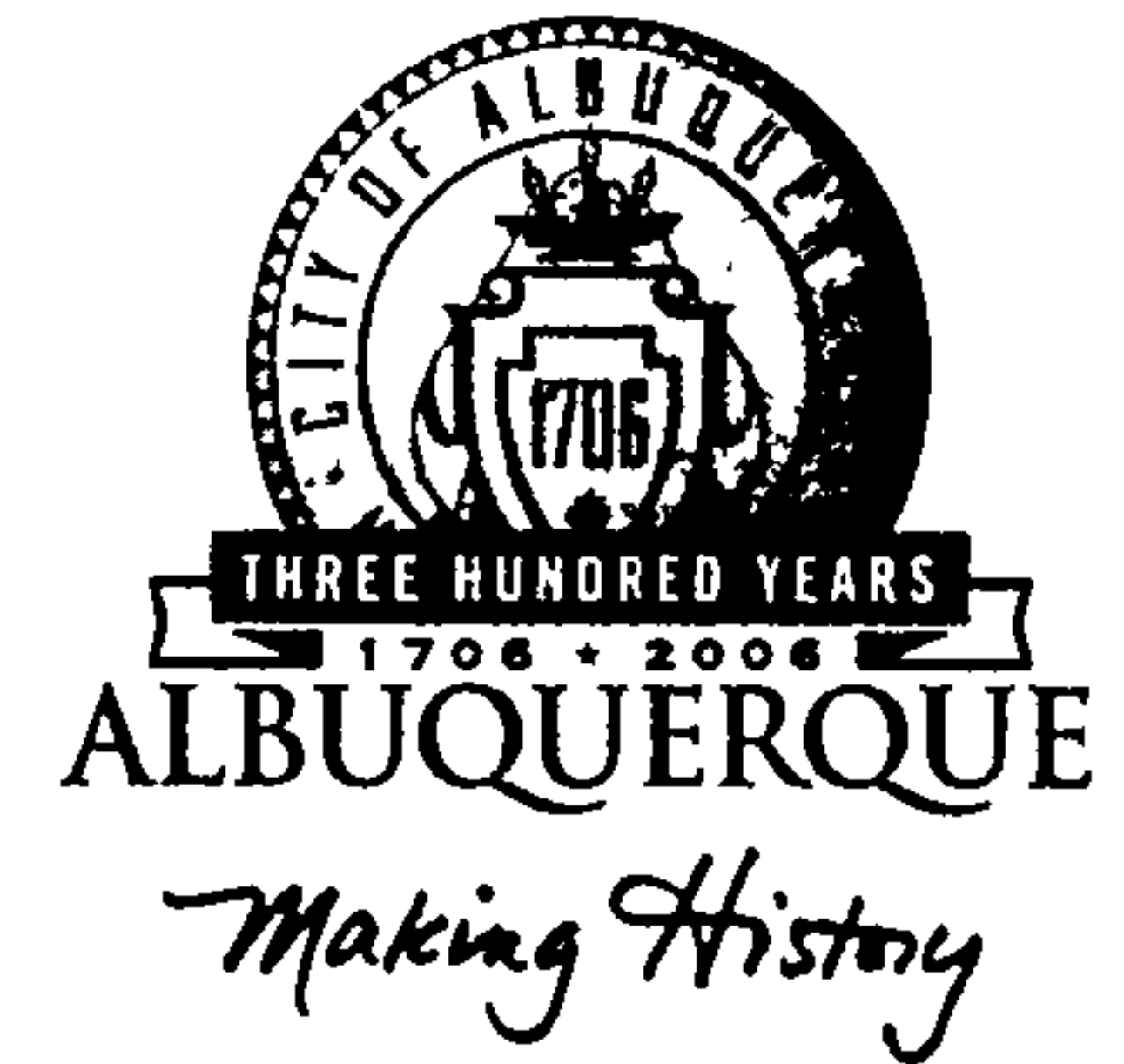
() SITE PLAN FOR BUILDING PERMIT

Albuquerque No. Comment

- New Mexico 87103
- 1) Infrastructure list needs to be tied to plat and Building Permit.
 - 2) R/W for San Pedro should be stated for width or at least ½ width from centerline.
 - 3) The portion of the O/H easement that exists on San Pedro should be vacated. Are there any existing utilities?
- www.cabq.gov

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

CITY OF ALBUQUERQUE



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

DEVELOPMENT REVIEW BOARD--SPEED MEMO

DRB CASE NO/PROJECT NO: 1003483

AGENDA ITEM NO: 12

SUBJECT:

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

ACTION REQUESTED:

P.O. Box 1293

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

ENGINEERING COMMENTS:

Albuquerque

An approved infrastructure list is required for Preliminary Plat approval.

New Mexico 87103

RESOLUTION:

8-25-04

www.cabq.gov

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

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

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

FOR:

SIGNED: Bradley L. Bingham
City Engineer/AMAFCA Designee

DATE: August 4, 2004

**CITY OF ALBUQUERQUE
PLANNING DEPARTMENT
August 4, 2004
DRB Comments**

ITEM #12

PROJECT # 1003483 APPLICATION # 04- 01167

RE: Lots 17-19, Block 12, Tract A, N.A.A./replat

The plat has 2 signatures under the words, "Owners Name" and beside the words "By". For a clearer identification of the owners, please delete the words "By:" and type each owner's name directly below the line where the signatures are on the plat.

Planning will file the plat once it is approved. Please see Claire for details.

AGIS dxf file approval is required before Planning can sign the plat.

*I.L. to be tied to SPBP & Plat
Deferred for
SPBP approval
8/25/04*

Sheran Matson

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

*** TX REPORT ***

TRANSMISSION OK

TX/RX NO	1898	
CONNECTION TEL		98910244
SUBADDRESS		
CONNECTION ID		
ST. TIME	07/30 16:16	
USAGE T	00'56	
PGS.	2	
RESULT	OK	

**CITY OF ALBUQUERQUE
PLANNING DEPARTMENT
FAX FORM**

TO: Will Plotner FAX# 891 0244

PAGES (INCLUDING COVER SHEET) 2

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

#1003483 7/30/04

COMMENTS:

Planner's comments.
Let me know if you
have questions.



 COPY


Intera Incorporated
One Park Square
6501 Americas Parkway NE
Suite 820
Albuquerque, NM 87110
Telephone: 505 246 1600
Fax: 505 246 2600

MEMORANDUM

DATE: April 13, 2006

TO: Tom Burlison, Building & Safety, Planning Department

COPY: Rhonda Methvin, Environmental Health Department
Marcia A. Pincus, Design Review Committee, Planning Department
✓Sheran Matson, Design Review Board, Planning Department
Bob Williams, Building & Safety Division, Planning Department
Kevin Curran, Legal Department
Santosh Moody, Owner/Developer
Terrametrics of New Mexico

FROM: Jim Joseph, P.E., INTERA Inc. 

SUBJECT: Project Number 1003483 - known as Staybridge Suites; Lots 17, 18, and 19, Block 12, Tracts A, of North Albuquerque Acres, Unit B; Zoned SU-2/IP, Located on the NW corner of Signal Avenue NE and San Pedro Drive NE (Development Project Numbers: 06DRB-00400, 04DRB-00881, 04DRB-01167, DRC – 748381)

There is the potential for above-named project to be impacted by the presence of landfill gas generated by a former privately owned/operated landfill (Oakland Avenue Landfill). The project entered the planning approval process in 2004, prior to the discovery of the Oakland Avenue Landfill; however, the developer is still in the process of obtaining all of the necessary City approvals and permits. Please be advised that the Environmental Health Department, Environmental Services Division (AEHD) has determined that the developer of this site is required to follow the most current version of the "City of Albuquerque Interim Guidelines for Development within City Designated Landfill Buffer Zones." A review and approval of the Site Plan(s), the proposed construction, design drawings, and a certification of construction will be required by the AEHD.

City of Albuquerque



DEVELOPMENT/ PLAN REVIEW APPLICATION

SUBDIVISION

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

SITE DEVELOPMENT PLAN

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

STORM DRAINAGE

- Storm Drainage Cost Allocation Plan

Supplemental form

- | | | |
|----------------------------|----------------------------|---|
| <input type="checkbox"/> S | <input type="checkbox"/> Z | ZONING & PLANNING |
| <input type="checkbox"/> | <input type="checkbox"/> | Annexation |
| <input type="checkbox"/> | <input type="checkbox"/> | County Submittal |
| <input type="checkbox"/> V | <input type="checkbox"/> | EPC Submittal |
| <input type="checkbox"/> | <input type="checkbox"/> | Zone Map Amendment (Establish or Change Zoning) |
| <input type="checkbox"/> | <input type="checkbox"/> | Sector Plan (Phase I, II, III) |
| <input type="checkbox"/> | <input type="checkbox"/> | Amendment to Sector, Area, Facility or Comprehensive Plan |
| <input type="checkbox"/> | <input type="checkbox"/> | Text Amendment (Zoning Code/Sub Regs) |
| <input type="checkbox"/> | <input type="checkbox"/> | Street Name Change (Local & Collector) |
| <input type="checkbox"/> L | <input type="checkbox"/> A | APPEAL / PROTEST of... |
| <input type="checkbox"/> D | <input type="checkbox"/> | Decision by: DRB, EPC, LUCC, Planning Director or Staff, ZHE, Zoning Board of Appeals |

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

APPLICANT INFORMATION:

NAME: SANTOSH MODY PHONE: 463-4659
 ADDRESS: 7019 SUNSHINE ST. NE FAX: 771-7000
 CITY: ALBUQUERQUE STATE NM ZIP 87111 E-MAIL: _____
 Proprietary interest in site: PRES. OF EXCEL Hosp. Inc List all owners: BHARAT MODY; CHAMPA MODY
 AGENT (if any): CARTESIAN SURVEYS PHONE: 896-3050
 ADDRESS: P.O. Box 44414 FAX: 891-0244
 CITY: RIO RANCHO STATE NM ZIP 87174 E-MAIL: santoshmody@prism.net

DESCRIPTION OF REQUEST:

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

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

Lot or Tract No. Lot 17, 18, 19 Block: 12 Unit: B, TRACT A
 Subdiv. / Addn. NORTH ALBUQUERQUE ACRES
 Current Zoning: SU-2 IP Proposed zoning: _____
 Zone Atlas page(s): C-18 No. of existing lots: 3 No. of proposed lots: 1
 Total area of site (acres): 2.74 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. 101806425033020407, 101806423833020406 MRGCD Map No. _____
 LOCATION OF PROPERTY BY STREETS: On or Near: SAN PEDRO NE
 Between: SIGNAL AVE and ALAMEDA

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 00881

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

SIGNATURE: [Signature] DATE: 7/27/04
 (Print) RAJIV WITURNER _____ Applicant _____ Agent

FOR OFFICIAL USE ONLY

Form revised 4/04

<input type="checkbox"/> INTERNAL ROUTING	Application case numbers	Action	S.F.	Fees
<input type="checkbox"/> All checklists are complete	<u>04DRB . 01167</u>	<u>R&F</u>	<u>SC3</u>	<u>\$ 215.00</u>
<input type="checkbox"/> All fees have been collected	_____	<u>CMF</u>	_____	<u>\$ 20.00</u>
<input type="checkbox"/> All case #s are assigned	_____	_____	_____	\$ _____
<input type="checkbox"/> AGIS copy has been sent	_____	_____	_____	\$ _____
<input type="checkbox"/> Case history #s are listed	_____	_____	_____	\$ _____
<input checked="" type="checkbox"/> Site is within 1000ft of a landfill	_____	_____	_____	\$ _____
<input type="checkbox"/> F.H.D.P. density bonus	_____	_____	_____	\$ _____
<input type="checkbox"/> F.H.D.P. fee rebate	_____	_____	_____	\$ _____
	Hearing date <u>8-4-04</u>			Total <u>\$ 235.00</u>

[Signature] 7-27-04
 Planner signature / date

Project # 100 3483

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

SKETCH PLAT REVIEW AND COMMENT

YOUR ATTENDANCE IS REQUIRED.

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

MAJOR SUBDIVISION EXTENSION OF PRELIMINARY PLAT

Your attendance is required.

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

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

MAJOR SUBDIVISION FINAL PLAT APPROVAL

Your attendance is required.

- ___ Proposed Final Plat (folded to fit into an 8.5" by 14" pocket) 6 copies for unadvertised meetings, 4 copies for internal routing.
- ___ Design elevations & cross sections of perimeter walls
- ___ Zone Atlas map with the entire property(ies) precisely and clearly outlined and crosshatched (to be photocopied)
- ___ Original Mylar drawing of the proposed plat for internal routing only. Otherwise, bring Mylar to meeting.
- ___ Property owner's and City Surveyor's signatures on the Mylar drawing
- ___ SIA financial guaranty verification
- ___ Landfill disclosure and EHD signature line on the Mylar drawing if property is within a landfill buffer
- ___ 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.
- NA* 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
- NA* Landfill disclosure and EHD signature line on the Mylar drawing if property is within a landfill buffer
- ___ Fee (see schedule)
- ___ Any original and/or related file numbers are listed on the cover application
- NA* Infrastructure list if required (**verify with DRB Engineer**) **NO INTERNAL ROUTING**
- ___ **DXF FILE AND HARD COPY OF FINAL PLAT DATA FOR AGIS IS REQUIRED.** *Pending*

AMENDMENT TO PRELIMINARY PLAT (with minor changes)

Your attendance is required.

AMENDMENT TO INFRASTRUCTURE LIST (with minor changes)

AMENDMENT TO GRADING PLAN (with minor changes)

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

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

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

Philip W. Turgen
Applicant name (print)
Philip W. Turgen
Applicant signature / date 7/27/04



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

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

Application case numbers
04DRB - 01167

[Signature] 7-27-04
Planner signature / date

Project # 1003483

Cartesian Surveys Inc.
PO Box 44414, Rio Rancho, NM 87174
896-3050 Fax 891-0244

July 27, 2004

Development Review Board

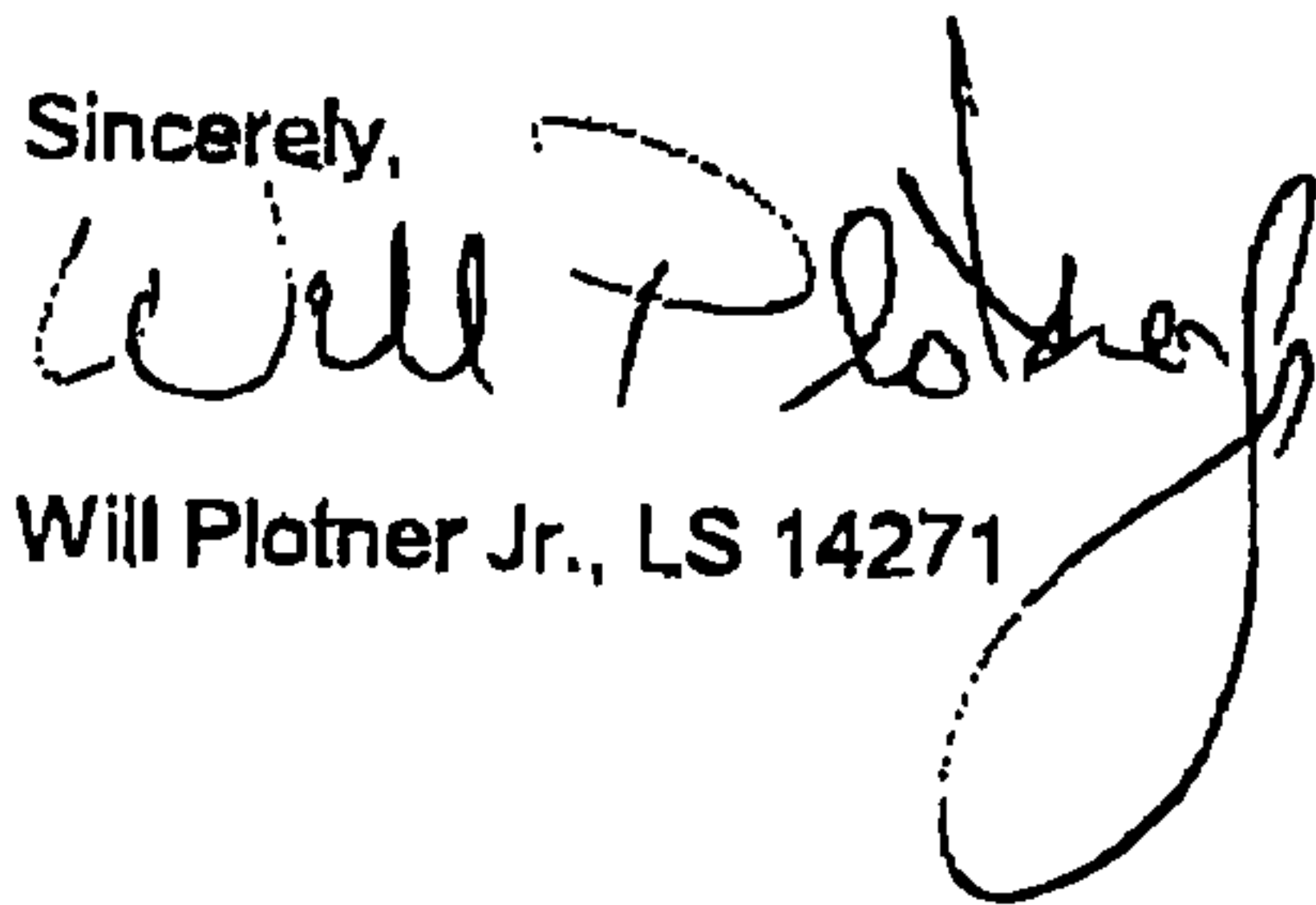
Re: NAA Lots 17, 18 & 19, Block 12, Unit B, Tract A

To whom it may concern:

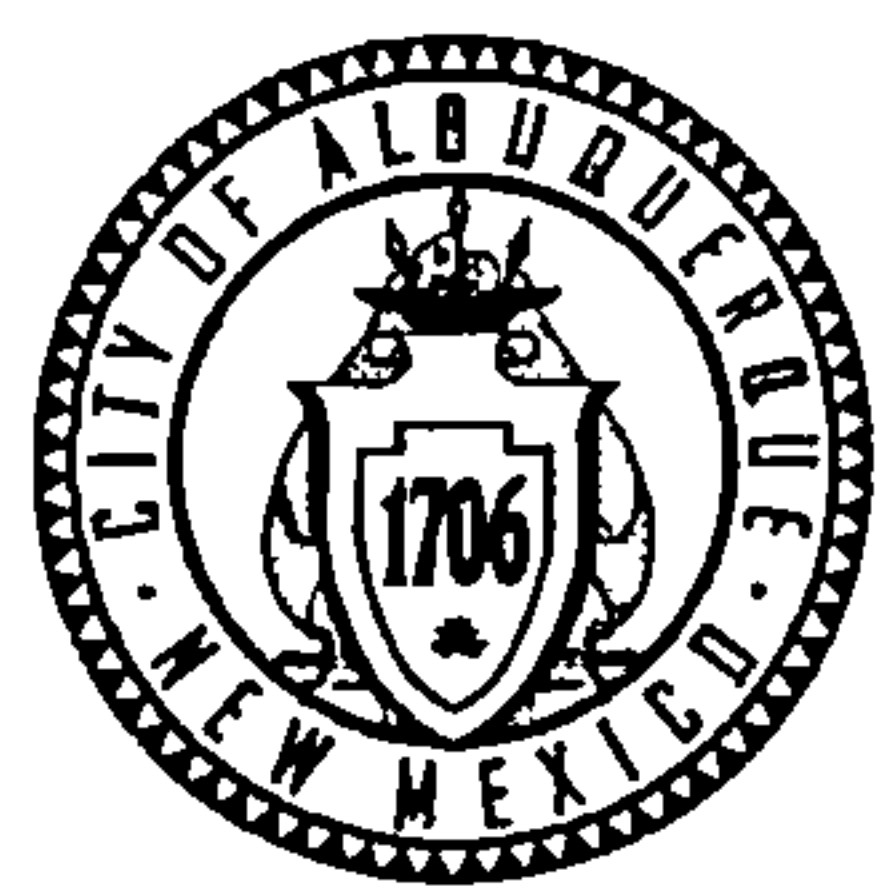
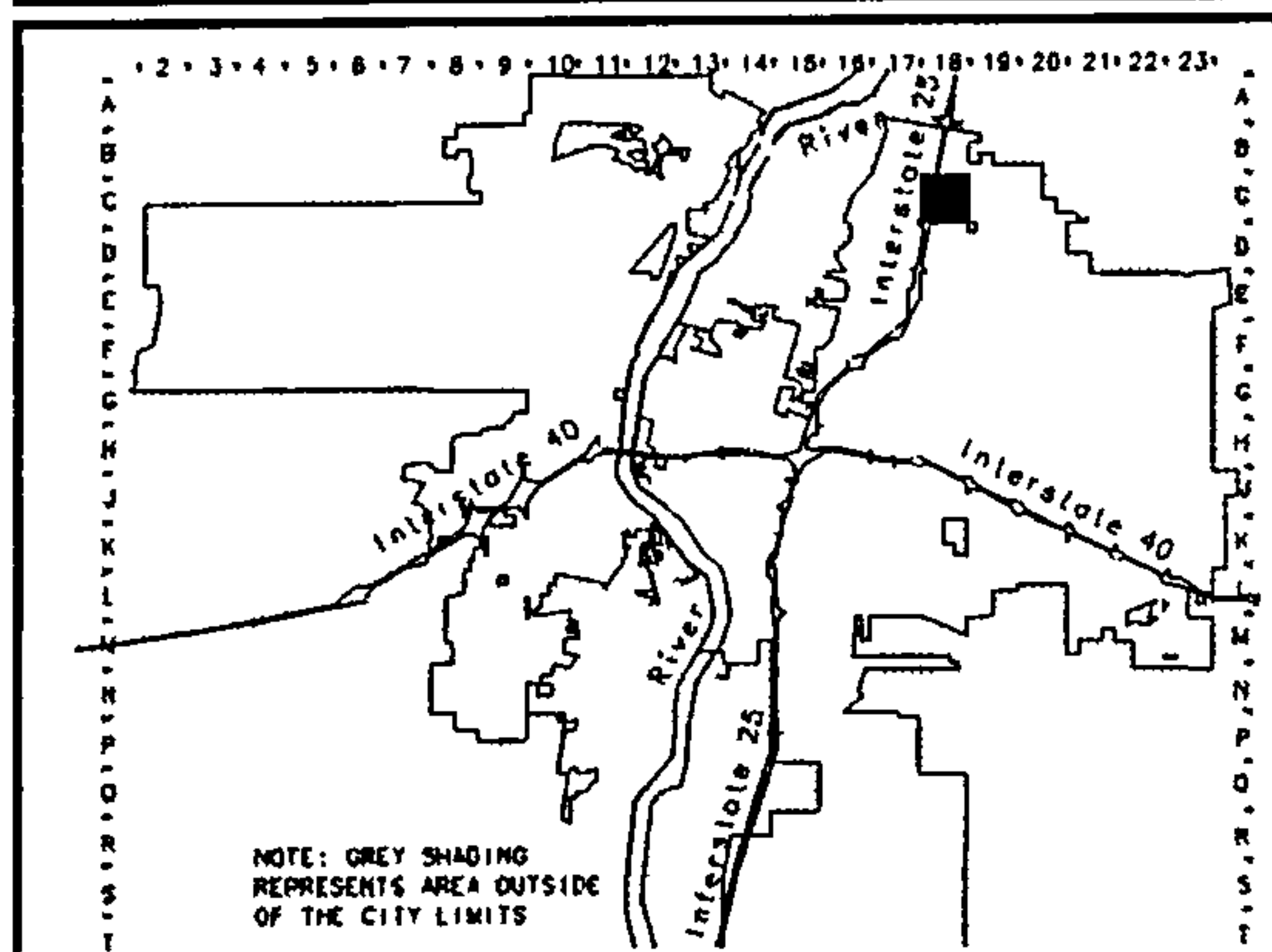
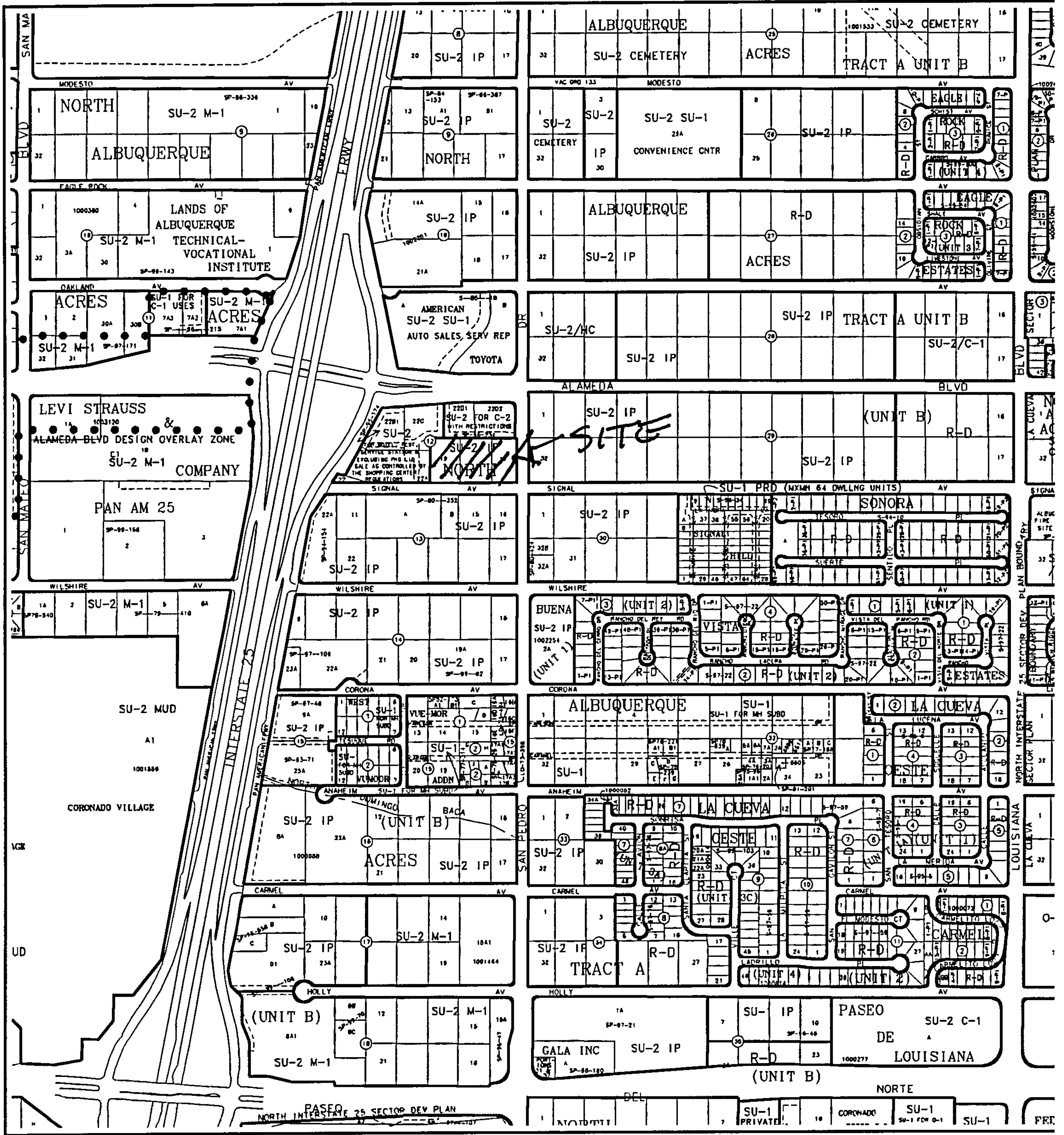
Cartesian Surveys Inc. acting as agent for the owners Mr. and Mrs. Mody, respectfully request that this plat, removing lot lines, be considered during the next available hearing.

If you have any questions, please feel free to call me at 896-3050.

Sincerely,

A handwritten signature in black ink, appearing to read "Will Plotner Jr.", with a large, stylized flourish extending from the bottom of the signature.

Will Plotner Jr., LS 14271



Albuquerque Geographic Information System
PLANNING DEPARTMENT
 © Copyright 2004

Zone Atlas Page
C-18-Z
 Map Amended through file 06 2004

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

PAID RECEIPT

APPLICANT NAME SANTOSA MODY
AGENT CARTESIAN SURVEYS
ADDRESS PO Box 44414 87174
PROJECT & APP # 1003483/04 DRB 01167
PROJECT NAME N. Albg. Acres BIK 12 Tr A Unit B
\$ 20.00 441032/3424000 Conflict Management Fee
\$ 215.00 441006/4983000 DRB Actions
\$ 441006/4971000 EPC/AA/LUCC Actions & All Appeals
\$ 441018/4971000 Public Notification
\$ 441006/4983000 DRAINAGE PLAN REVIEW OR TRAFFIC IMPACT STUDY***
 Major/Minor Subdivision Site Development Plan Bldg Permit
 Letter of Map Revision Conditional Letter of Map Revision
 Traffic Impact Study
\$ 235.00 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

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

7/27/2004 11:42AM LOC: ANNX
 Counterreceipt.doc 6/21/04 15 WSH 006 TRANSH 0022
 Account 441006 Fund 0110
 Activity 4983000 TRSEJA
 Trans Amt \$235.00
 J24 Misc \$215.00
 CK \$235.00
 CHANGE \$0.00

7/27/2004 11:42AM LOC: ANNX
 RECEIPT# 00026614 WSH 006 TRANSH 0022
 Account 441032 Fund 0110
 Activity 3424000 TRSEJA
 Trans Amt \$235.00
 J24 Misc \$20.00

Thank You

Thank You

INFRASTRUCTURE LIST

(Rev. 9-20-05)

EXHIBIT "A"

TO SUBDIVISION IMPROVEMENTS AGREEMENT

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

STAYBRIDGE SUITES, LOT 17-A REPLAT AND SITE PLAN

PROPOSED NAME OF PLAT AND/OR SITE DEVELOPMENT PLAN

LOTS 17, 18 & 19, BLOCK 12 TRACT A, UNIT B, NORTH ALBUQUERQUE ACRES

EXISTING LEGAL DESCRIPTION PRIOR TO PLATTING ACTION

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

Financially Guaranteed DRC #	Constructed Under DRC #	Size	Type of Improvement	Location	From	To	Construction Certification		
							Private Inspector	P.E.	City Crnst Engineer
		20' F-E	Pavement & Std C & G plus 2' temporary pavement transition to existing pavement	Signal Ave.	West Prop. Line	East Prop. Line	/	/	/
		6'	PCC Sidewalk	"	"	"	/	/	/
		2 - 31'	Private Entrances w/ 25' radius returns	"	-	-	/	/	/
		20'W - 36'W	Pavement flare and 60' long left turn lane	"	San Pedro	144' west	/	/	/
		30' F-E	Pavement w/ Std C & G	San Pedro Dr.	Signal Ave.	North property line	/	/	/
		6'	PCC Sidewalk	"			/	/	/
		42"	RCP Storm Drain	San Pedro Dr.	Existing MH on Signal Ave (east side of San Pedro Dr.)	West side of San Pedro Dr.	/	/	/
		42"	RCP Storm Drain	San Pedro Dr.	Signal Ave	North property line	/	/	/
		-	Temporary pavement as required for temporary tie to existing pavement	San Pedro Dr.			/	/	/

TO: CLAIRE SONOVA

RE: PROJ # 1003483.

PLEASE DEFER THIS PROJECT TO
AUGUST 25, 2004 TO BE HEARD WITH
THE PRELIMINARY AND FINAL PLAT.

Santosh mody

SANTOSH MODY

OWNER.

See page 10
of report



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

PAGE 2

Project # 1003235
04DRB-00879 Major-Preliminary Plat
Approval
04DRB-00880 Minor-Temp Defer SDWK

MARK GOODWIN & ASSOCIATES, PA agent(s) for ARGUS DEVELOPMENT request(s) the above action(s) for all or a portion of Tract(s) C, **MARIPOSA SQUARE**, zoned R-D residential and related uses zone, developing area, located on 72ND ST NW, between LADERA DR NW and MIAMI RD NW containing approximately 3 acre(s). [REF: DRB94-419, 04EPC-00146, 04EPC-00147] (H-10)

Project # 1003477
04DRB-00853 Major-SiteDev Plan
BldPermit

SHIVER CONSTRUCTION COMPANY agent(s) for AMERICAN GYPSUM COMPANY request(s) the above action(s) for all or a portion of Lot A, **LAND OF AMERICAN GYPSUM COMPANY**, zoned IP industrial park zone, located on PASEO DEL NORTE NE AND JEFFERSON NE, between TIBURON NE and PASEO DEL NORTE NE containing approximately 55 acre(s). [REF: AX-87-20, Z-87-113] (D-17)

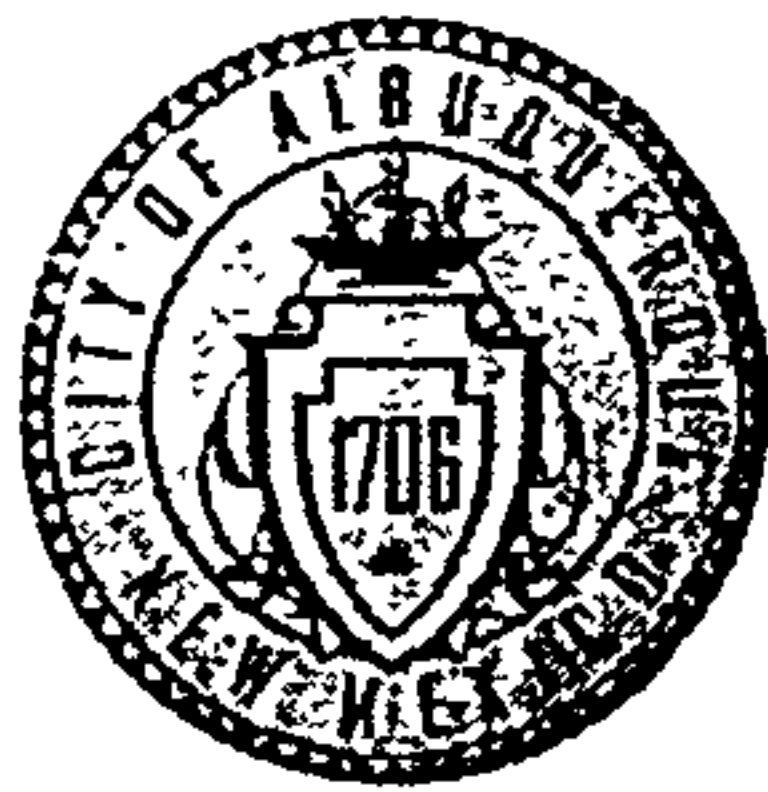
Project # 1003483
04DRB-00881 Major-SiteDev Plan
BldPermit

SAM PATEL agent(s) for SANTOSH B. MODY request(s) the above action for all or a portion of Lots 17,18 & 19, Tract 4, Block 12, **NORTH ALBUQUERQUE ACRES UNIT B**, zoned SU-2 special neighborhood zone, IP, located on SIGNAL AVE NE, between I-25 NE and SAN PEDRO BLVD NE containing approximately 3 acre(s). [REF: ZA-95-414, DRB-98-273] (C-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.


Sheran Matson, AICP, DRB Chair
Development Review Board

TO BE PUBLISHED IN THE ALBUQUERQUE JOURNAL MONDAY, June 14, 2004.



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

Notice is hereby given that the Development Review Board, City of Albuquerque, will hold a public hearing in the **Plaza del Sol Hearing Room, Basement, Plaza del Sol Building, 600 2nd St NW**, on **Wednesday, June 30, 2004**, beginning at **9:00 a.m.** for the purpose of considering the following:

Project # 1001090

04DRB-00864 Minor-Temp Defer SDWK
04DRB-00863 Major-Preliminary Plat
Approval

ADVANCED ENGINEERING & CONSULTING LLC agent(s) for NEWMAN HOMES, INC request(s) the above action(s) for all or a portion of Lot(s) 29, 30, 31 &, 32, Block 4, **NORTH ALBUQUERQUE ACRES UNIT 3 TRACT 3, TIERRA MORENA SUBDIVISION**, zoned SU-2 FOR O-1 & R-T, located on SIGNAL AVE NE, between BARSTOW ST NE and VENTURA AVE NE containing approximately 4 acre(s). [REF: Z98-87, 01128-00908, 01128-00909] (C-20)

Project # 1001438

04DRB-00872 Major-Preliminary Plat
Approval
04DRB-00874 Minor-Sidewalk Waiver
04DRB-00878 Major-Vacation of Pub
Right-of-Way
04DRB-00876 Minor-Temp Defer SDWK

MARK GOODWIN & ASSOCIATES, PA agent(s) for ARGUS DEVELOPMENT request(s) the above action(s) for all or a portion of Tract(s) 349A-1, **TOWN OF ATRISCO GRANT UNIT 8**, zoned R-D residential and related uses zone, developing area, located on LADERA DR NW, between OURAY RD NW and ZARZAMORA AVE NW containing approximately 3 acre(s). [REF: 01EPC-01233, 01EPC01557, 01EPC01234, 01EPC01558, 03DRB00079, 04EPC 00149] (H-10)

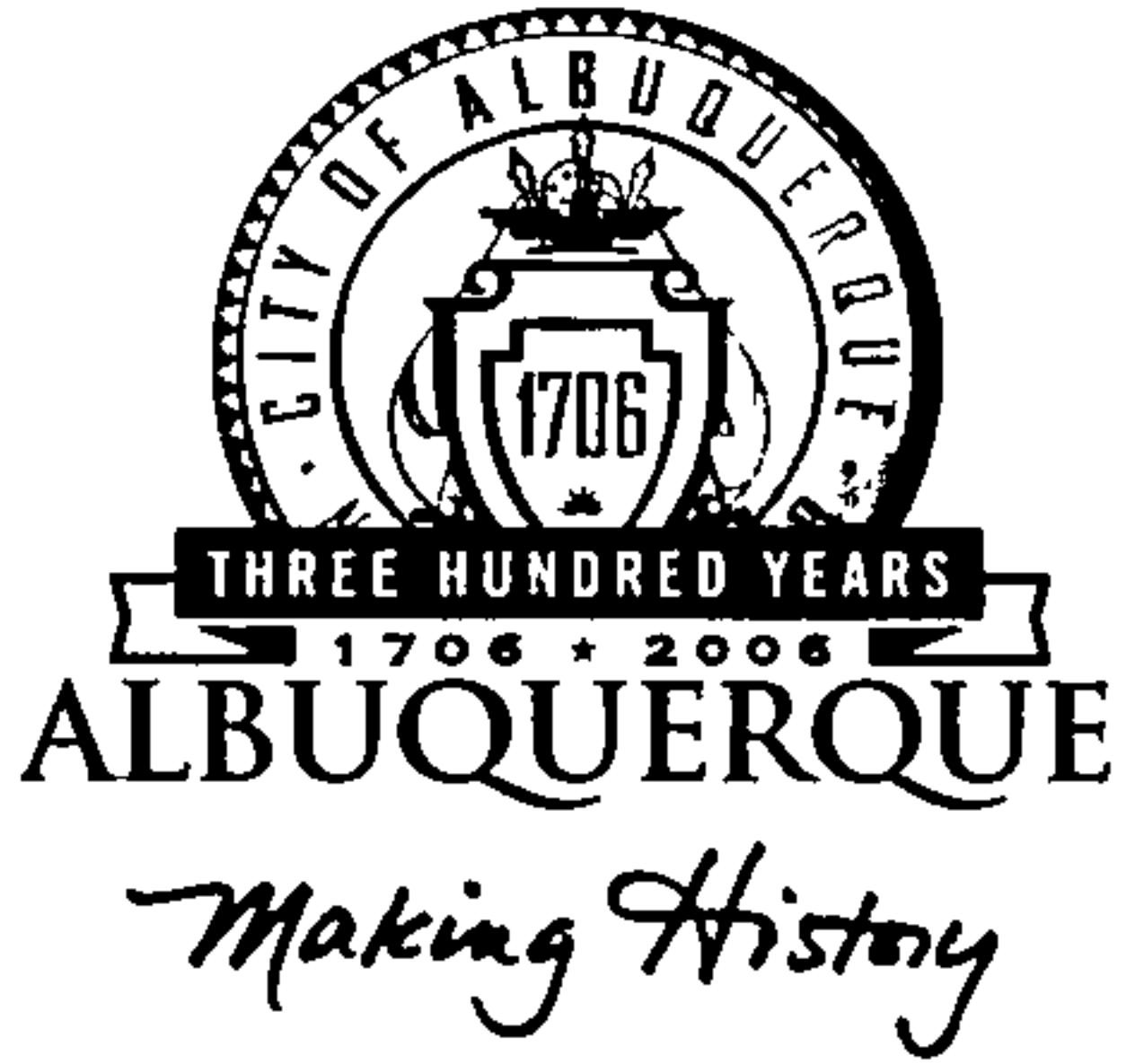
Project # 1002196

04DRB-00875 Minor-Temp Defer SDWK
04DRB-00877 Minor-Sidewalk Waiver
04DRB-00873 Major-Preliminary Plat
Approval

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

SEE PAGE 2

CITY OF ALBUQUERQUE

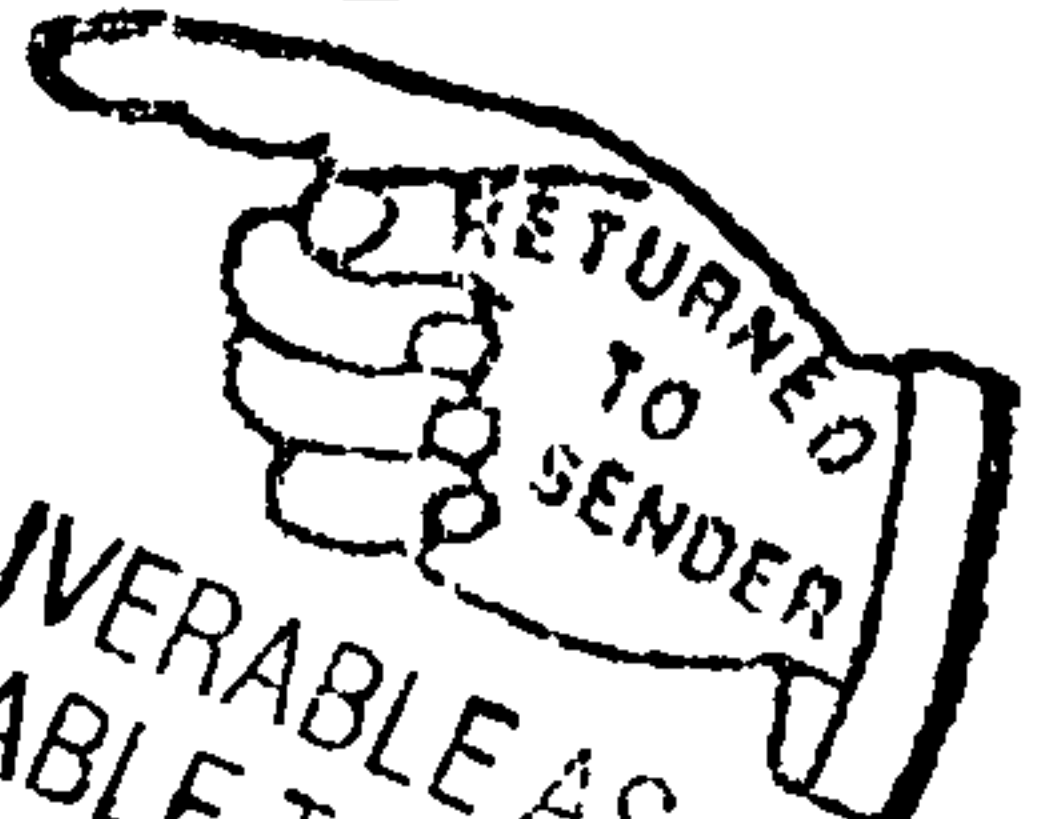


Planning Department

P.O. Box 1293

Albuquerque, NM 87103

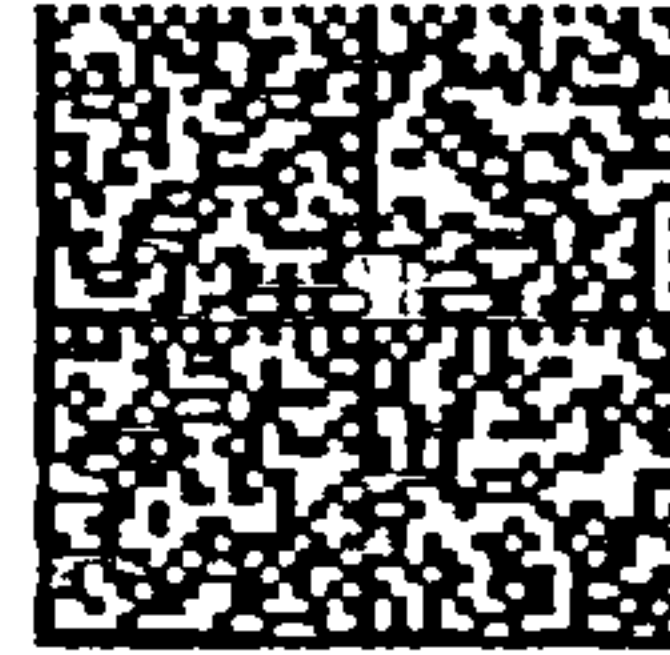
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CIRCLE K PROPERTIES INC
GENERAL DELIVERY
PHOENIX AZ 85072

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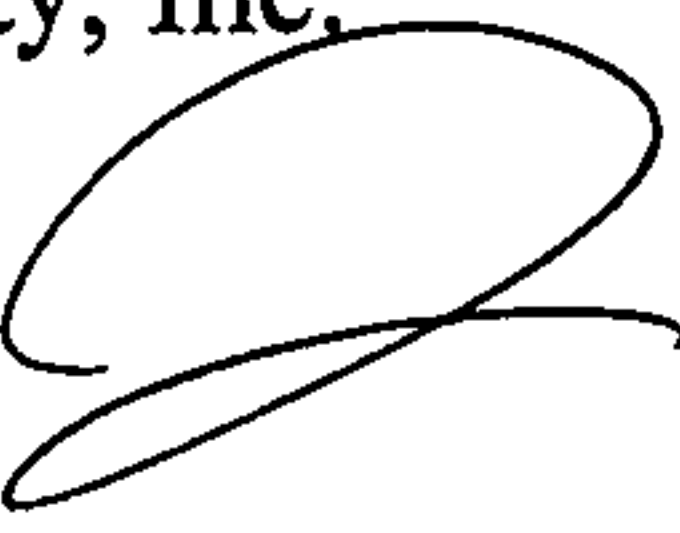
INTERA Incorporated
6000 Uptown Boulevard NE
Suite 100
Albuquerque, NM 87110
Telephone: 505 246 1600
Fax: 505 246 2600

MEMORANDUM

DATE: November 12, 2007

TO: Sheran Matson, Planning Department – Design Review Board

COPY: Suzanne Busch, Environmental Health Department
Kevin Curran, Legal Department
Santosh Mody, Excel Hospitality, Inc.

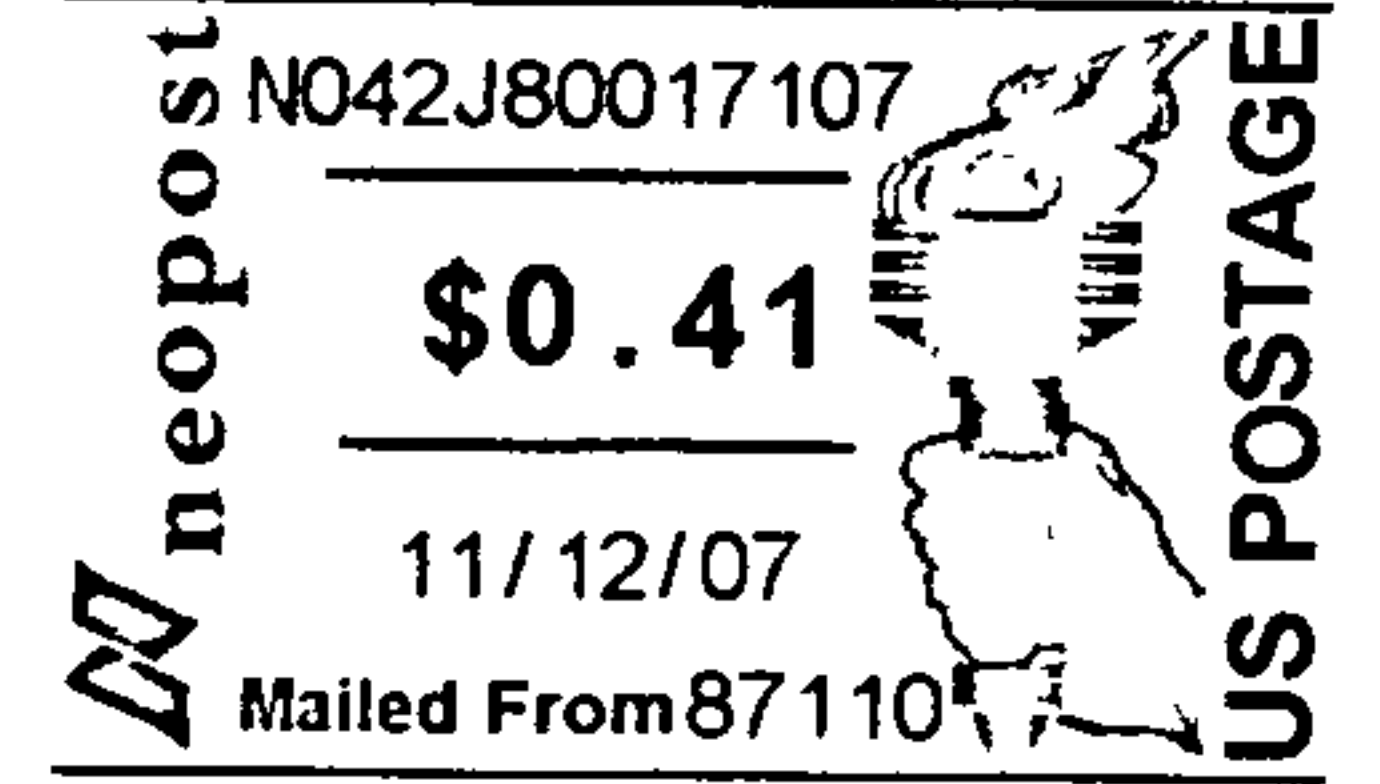
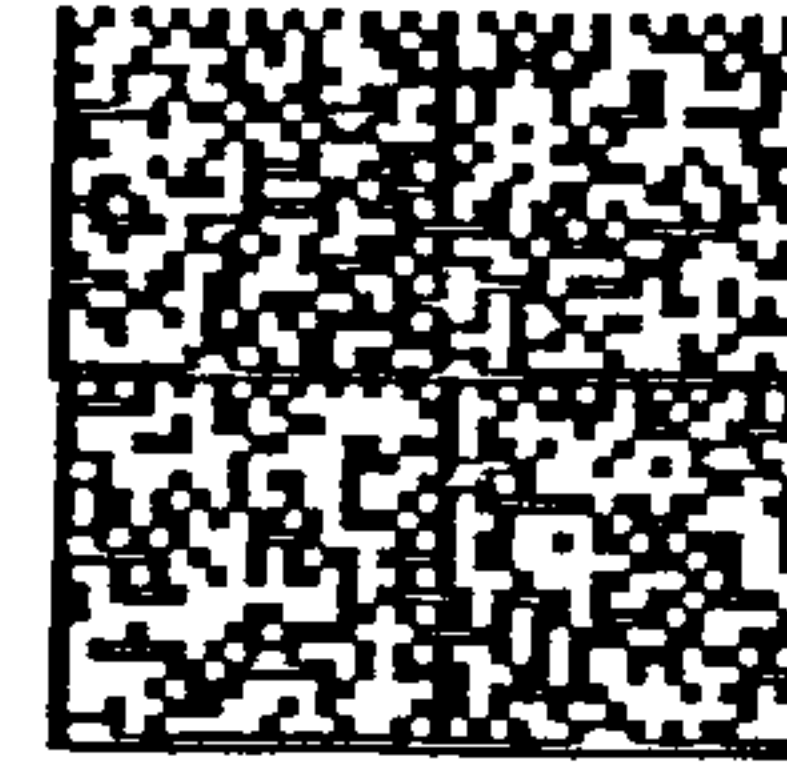
FROM: Jim Joseph, P.E., INTERA Inc. 

SUBJECT: Project # ~~1003483~~-07DRB-70324 Major – 2yr Subdivision Improvement Agreement (2yr SIA), Lot 17-A, Tract A, North Albuquerque Acres, Unit 2. Located on Signal Ave. NE Between San Pedro Ave. NE and Signal Ave. NE.

There is the potential for above-named project to be impacted by the presence of landfill gas generated by a former privately owned/operated landfill (Oakland Avenue Landfill). The Albuquerque Environmental Health Department (AEHD) realizes this agenda item reflects only administrative filings for subdivision improvement agreements; however, if development/redevelopment does occur, the developers of this site are required to follow the most current version of the "Interim Guidelines for Development within City Designated Landfill Buffer Zones." A review and approval of the Site Plan(s), the proposed construction, design drawings, and a certification of construction will be required by the Environmental Health Department, Environmental Services Division.



Intera Incorporated
 6000 Uptown Boulevard NE, Suite 100
 Albuquerque, New Mexico 87110



Sneran Matson
 Design Review Board
 600 2nd Street NW
 Suite 201
 Albuquerque, NM 87102

87102+8855





22C

22D1

SU-2

22D2

SU-2

17A
SU-2

SAN PEDRO

SIGNAL

Item# 1
Project# 1003483
Hearing Date: Nov. 14, 2007



