



OFFICIAL NOTICE OF DECISION

CITY OF ALBUQUERQUE
PLANNING DEPARTMENT
DEVELOPMENT REVIEW BOARD

March 18, 2015

Project# 1003551
15DRB-70084 EXT OF SIA FOR TEMP DEFR SDWK CONST

KEITH NAYLOR request(s) the above action(s) for all or a portion of Lot(s) 1-P1 THRU 13-P1, **LA CUEVA ESTATES** zoned R-1, located on LA TIERRA BETWEEN WYOMING AND BARSTOW containing approximately 4.45 acre(s). (B-19)

At the March 18, 2015 Development Review Board meeting, a one year extension to the agreement for the deferral of sidewalks was approved. Please provide an exhibit to the Design Review Committee indicating the lot number/addresses where sidewalks are still deferred.

If you wish to appeal this decision, you must do so by April 2, 2015, 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: Mark Goodwin & Associates P.A.



OFFICIAL NOTICE OF DECISION

CITY OF ALBUQUERQUE
PLANNING DEPARTMENT
DEVELOPMENT REVIEW BOARD

February 5, 2014

Project# 1003551

14DRB-70008 EXT OF SIA FOR TEMP-DEFR SDWK CONST

KEITH NAYLOR request(s) the above action(s) for all or a portion of Lot(s) 1-P1 THROUGH 13-P1, **LA CUEVA ESTATES** zoned R-1, located on LA TIERRA CT NE BETWEEN WYOMIONG BLVD NE AND BARSTOW NE (B-19)


At the February 5, 2014 Development Review Board meeting, a one year extension to the agreement for the deferral of sidewalks was approved. Please provide an exhibit to the Design Review Committee indicating the lot number/addresses where sidewalks are still deferred.

If you wish to appeal this decision, you must do so by February 20, 2014 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: KEITH NAYLOR
file

**CITY OF ALBUQUERQUE
PLANNING DEPARTMENT
January 22, 2014
DRB Comments**

ITEM # 9

PROJECT # 1003551

APPLICATION # 14-70008

RE: La Cueva Estates

After 8 years, the sidewalk along Lot 1-P1 needs to be constructed to provide a continuous sidewalk for existing houses on La Tierra Ct.

Jack Cloud, DRB Chairman
924-3880/ jcloud@cabq.gov



OFFICIAL NOTICE OF DECISION

CITY OF ALBUQUERQUE
PLANNING DEPARTMENT
DEVELOPMENT REVIEW BOARD

December 7, 2011

Project# 1003551

11DRB-70333 EXT OF SIA FOR TEMP DEFR SDWK CONST

KEITH NAYLOR request(s) the above action(s) for all or a portion of Lot(s) 1-P1 THRU 13-P1, **LA CUEVA ESTATES** zoned R-1, located on LA TIERRA COURT NE BETWEEN WYOMING NE AND BARSTOW NE (B-19)

At the December 7, 2011 Development Review Board meeting, a 2 year extension to the agreement for the deferral of sidewalks was approved. Please provide an exhibit to the Design Review Committee indicating the lot number/addresses where sidewalks are still deferred.

If you wish to appeal this decision, you must do so by December 22, 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:
Marilyn Maldonado
file

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

3. **Project# 1000015**
11DRB-70340 AMENDED SDP FOR BP
CONSENSUS PLANNING agent(s) for GENERAL MILLS request(s) the above action(s) for all or a portion of Lot(s) C-1-A, **LANDS OF SPRINGER BUILDING MATERIALS CORP.** zoned SU-2 IP-EP, located on PASEO DEL NORTE BETWEEN EDITH BLVD AND N DIVERSON CHANNEL containing approximately 54.48 acre(s). (C-16) **THE AMENDED SITE PLAN FOR BUILDING PERMIT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO TRANSPORTATION FOR WRITTEN COMMENTS AND TO PLANNING FOR VERIFICATION FROM ZONING OF I-25 SECTOR PLAN.**

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

4. **Project# 1002074**
11DRB-70332 MINOR - PRELIMINARY/
FINAL PLAT APPROVAL
BOHANNAN HUSTON INC agent(s) for GALBRETH LAND AND DEVELOPMENT COMPANY LLC request(s) the above action(s) for all or a portion of Tract(s) C-2-A-2, **SAVIGNON** zoned R-D, located on SAN ANTONIO BETWEEN LOWELL AND TENNYSON containing approximately .8561 acre(s). (E-22) **DEFERRED TO 12/21/11 AT THE AGENT'S REQUEST.**
5. **Project# 1002629**
11DRB-70268 MINOR - PRELIMINARY/
FINAL PLAT APPROVAL
RIO GRANDE ENGINEERING agent(s) for BOB MCKINLE AND JASON BUCHANAN request(s) the above action(s) for all or a portion of Lot(s) A&B, Block(s) C, **DAVIDSON** zoned SU-2 RT, located on CANDELARIA BETWEEN 10TH ST AND 7TH ST containing approximately .869 acre(s). (G-14) **THE FINAL PLAT WAS APPROVED.**
6. **Project# 1003551**
11DRB-70333 EXT OF SIA FOR TEMP
DEFR SDWK CONST
KEITH NAYLOR agent(s) for KEITH NAYLOR request(s) the above action(s) for all or a portion of Lot(s) 1-P1 THRU 13-P1, **LA CUEVA ESTATES** zoned R-1, located on LA TIERRA COURT NE BETWEEN WYOMING NE AND BARSTOW NE (B-19) **TWO YEAR EXTENSION TO THE AGREEMENT FOR THE DEFERRAL OF SIDEWALKS WAS APPROVED.**
7. **Project# 1006006**
11DRB-70339 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-2, **MESA DEL SOL INNOVATION PARK** zoned PC, located on STRYKER RD AND UNIVERSITY BLVD SW containing approximately 67.3 acre(s). (R-15 & 16, S-15 & 16) **DEFERRED TO 12/14/11 AT THE AGENT'S REQUEST.**

HEARING DATE: 11-30-11 (ESIA)



OFFICIAL NOTICE OF DECISION

CITY OF ALBUQUERQUE
PLANNING DEPARTMENT
DEVELOPMENT REVIEW BOARD

January 13, 2010

Project# 1003551

10DRB-70001 EXT OF SIA FOR TEMP DEFR SDWK CONST

DON K NAYLOR request(s) the above action(s) for all or a portion of Lot(s) 1-13/P1, **LA CUEVA ESTATES**, zoned R-1, located on LA TIERRA CT NE BETWEEN WYOMING NE AND BARSTOW NE containing approximately 4.45 acre(s). (B-19)

At the January 13, 2010 Development Review Board meeting, a two year extension to the four-year agreement for the deferral of sidewalks was approved.

If you wish to appeal this decision, you must do so by January 28, 2010, 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:

Don K. Naylor – 5610 San Francisco NE – Albuquerque, NM 87109

Marilyn Maldonado

File

HEARING DATE 1/13/10 (ESIA)

Complete Ag 12/20/06



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-01665 (P&F)

Project # 1003551

Project Name: LA CUEVA ESTATES

Agent: Harris Surveyings

Phone No: 889-8056

Your request for (SDP for SUB), (SDP for BP), (FINAL PLATS), (MASTER DEVELOP. PLAN), was approved on 12/13/06 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): remove box w/ purpose of plat from top of mylar Ag

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.

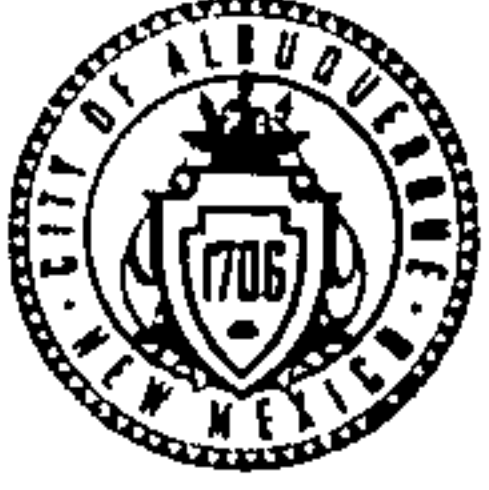
- 3 copies of the approved site plan. Include all pages.
- County Treasurer's signature must be obtained prior to the recording of the plat with the County Clerk.
- Property Management's signature must be obtained prior to Planning Department's signature.
- AGIS DXF File approval required.
- Copy of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

OK

Project Number

1003551

~~116~~



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-01665 (P&F)**

Project # **1003551**

Project Name: **LA CUEVA ESTATES**

Agent: **Harris Surveyings**

Phone No: **889-8056**

Your request for (SDP for SUB), (SDP for BP), (FINAL PLATS), (MASTER DEVELOP. PLAN), was approved on 12/13/06 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): remove box w/ purpose

of plat from top of mylar

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

1003551

#16



**DEVELOPMENT REVIEW BOARD
ACTION SHEET**

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

December 13, 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: 11:15 A.M.
B. Changes and/or Additions to the Agenda
C. New or Old Business

CASES WHICH REQUIRE PUBLIC NOTIFICATION

MAJOR SUBDIVISIONS, VACATIONS, SIA EXTENSIONS AND SITE DEVELOPMENT PLANS

1. **Project # 1005255**
06DRB-01629 Major-Vacation of Pub
Right-of-Way

DAC ENTERPRISES INC agent(s) for J C PETERSON & JAMES A PETERSON request(s) the above action(s) for Lot(s) A-1 of Block(s) 15 & Lot(s) C-1 of Block(s) 10, **VISTA LARGA ADDITION**, located on HARVARD DR NE, between HANNETT AVE NE and STANFORD NE. (J-16) **THE VACATION WAS APPROVED AS SHOWN ON EXHIBIT B IN THE PLANNING FILE WITH A CONDITION OF FINAL PLAT: UNM MUST CONCUR WITH THE VACATION REQUEST PRIOR TO FINAL PLAT APPROVAL.**

2. **Project # 1005257**
06DRB-01638 Major-SiteDev Plan
BldPermit
- DESIGN 2 FUNCTION LLC agent(s) for EEEEC, LLC request(s) the above action(s) for all or a portion of Lot(s) 3A1C, Block(s) A, **INTERSTATE INDUSTRIAL TRACT, UNIT 2**, zoned IP industrial park zone, located on GULTON CT NE, between OSUNA RD NE and NORTH DIVERSION CHANNEL containing approximately 1 acre(s). (E-17) **THE SITE PLAN FOR BUILDING PERMIT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO PLANNING FOR 3 COPIES.**
3. **Project # 1003572**
06DRB-01626 Minor-SiteDev Plan
BldPermit
- CLAUDIO VIGIL ARCHITECTS agent(s) for BRUNACINI DEVELOPMENT LTD CO., request(s) the above action(s) for Tract(s) A-4, Block(s) 0000, Unit 2, **JOURNAL CENTER, PHASE 2**, zoned IP, located between RUTLEDGE RD NE and SNAPROLL NE containing approximately 3 acre(s). [*Deferred from 12/13/06*] (D-17) **DEFERRED AT THE AGENT'S REQUEST TO 1/17/06.**
07
4. **Project # 1003364**
06DRB-01639 Major-Vacation of Public
Easements
- GARCIA/KRAEMER & ASSOCIATES agent(s) for PR INVESTMENTS LLC request(s) the above action(s) for all or a portion of Lot(s) 1-A-1-A-1, Block(s) 10, Tract(s) 2, **NORTH ALBUQUERQUE ACRES UNIT 3**, zoned SU-2 FOR MIXED USE, located on LOUISIANA BLVD NE, between PASEO DEL NORTE NE and HOLLY AVE NE containing approximately 1 acre(s). [REF: 05DRB-01210] (C-19) **THE VACATION WAS APPROVED AS SHOWN ON EXHIBIT B IN THE PLANNING FILE WITH THE CONDITION OF FINAL PLAT: THE EXISTING WATER LINE SHALL BE RELOCATED AND IN SERVICE PRIOR TO FINAL PLAT APPROVAL.**

5. **Project # 1004075**
06DRB-01537 Major-Vacation of Pub
Right-of-Way
06DRB-01539 Major-Vacation of Public
Easements
- BOHANNAN HUSTON INC agent(s) for MESA DEL SOL
LLC request(s) the above action(s) for all or a portion of
Tract(s) 4A, 4B, 4C and 1 through 15, **MESA DEL SOL**,
zoned SU-2 PLANNED COMMUNITY, located on
INTERSTATE 25 SW, between BROADWAY BLVD SW
and LOS PICAROS RD SW containing approximately
2,294 acre(s). [REF: 06DRB-00744] *[Deferred from
11/15/06 & 12/13/06]* (R-16, Q-16, R-15, R-17, S-14, S-16,
S-17, T-16) **DEFERRED AT THE AGENT'S REQUEST TO
1/3/07.**
6. **Project # 1002739**
06DRB-01621 Major-Vacation of Public
Easements
06DRB-01622 Major-Vacation of Pub
Right-of-Way
06DRB-01623 Minor-Final Plat Approval
- MARK GOODWIN & ASSOCIATES agent(s) for KB HOME
NEW MEXICO INC request(s) the above action(s) for
ANDERSON HEIGHTS, UNIT 5A, zoned RD/RLT, located
on 118TH ST SW, between DENNIS CHAVES BLVD SW
and COLOBEL AVE SW containing approximately 41
acre(s). [REF: 06DRB-01431] *[Deferred from 12/6/06 &
12/13/06]* (P-8) **DEFERRED AT THE BOARD'S
REQUEST TO 12/20/06.**
- 06DRB-01635 Minor-Amnd Prelim Plat
Approval
06DRB-01636 Minor-Sidewalk Waiver
06DRB-01637 Minor-Temp Defer SDWK
- MARK GOODWIN & ASSOCIATES PA agent(s) for KB
HOME NEW MEXICO INC request(s) the above action(s)
for PARCELS 7 & 8A, **ANDERSON HEIGHTS, UNIT 5**,
zoned RD, R-LT, located on 118TH ST SW, between
DENNIS CHAVEZ BLVD SW and COLOBEL AVE SW
containing approximately 69 acre(s). [REF: 05DRB-01832,
05DRB-01834, 05DRB-01835] *[Deferred from 11/29/06 &
12/6/06 & 12/13/06]* (P-8) **DEFERRED AT THE BOARD'S
REQUEST TO 12/20/06.**
7. **Project # 1004428**
06DRB-01121 Major-Vacation of Public
Easements
06DRB-01119 Major-Preliminary Plat
Approval
06DRB-01122 Minor-Temp Defer SDWK
- MARK GOODWIN & ASSOCIATES agent(s) for
ALBUQUERQUE RIO BRAVO PARTNERS LLC request(s)
the above action(s) for all or a portion of Tract(s) RR-3A,
RR-3B, RR-3C, RR-3D and RR-3E, TOWN OF ATRISCO
GRANT (to be known as **CEJA VISTA**) zoned SU-1, C-1,
R-LT, located on DENNIS CHAVEZ BLVD SW, between
MEADE AVE SE and 118TH ST SW containing
approximately 99 acre(s). [REF: 05DRB-01460, 05DRB-
01461] *[Deferred from 8/30/06 & 9/27/06 & 10/4/06 &*

10/18/06 & 11/1/06 & 11/29/06 & 12/13/06] (P-9)
DEFERRED AT THE AGENT'S REQUEST TO 1/10/07.

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

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

8. **Project # 1003272**
06DRB-01682 Minor-SiteDev Plan
BldPermit
- CLAUDIO VIGIL ARCHITECTS agent(s) for AMERI CONTRACTORS LLC request(s) the above action(s) for all or a portion of Lot(s) 2-A-1-B-2-B-2, **ALBUQUERQUE WEST, UNIT 2**, zoned SU-1 FOR PDA, C-3, R-2, located on HIGH ASSETS WAY NW, between ALL SAINTS RD NW and PASEO DEL NORTE NW containing approximately 1 acre(s). [REF: 06DRB-00941] *[Deferred from 12/13/06]* (C-13) **DEFERRED AT THE AGENT'S REQUEST TO 12/20/06.**
9. **Project # 1005247**
06DRB-01686 Minor-SiteDev Plan Subd
- SURVEYS SOUTHWEST LTD agent(s) for GILBERT LOVATO, K KAM INC request(s) the above action(s) for all or a portion of Lot(s) 30, Block(s) 10, Tract(s) A, **NORTH ALBUQUERQUE ACRES, UNIT B**, zoned SU-2 FOR M-1, located on OAKLAND AVE NE, between SAN MATEO BLVD NE and EAGLE AVE NE containing approximately 1 acre(s). [REF: 06DDRB-01605] (C-18) **THE SITE PLAN FOR SUBDIVISION WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO TRANSPORTATION DEVELOPMENT FOR PARKING SPACES PER LOT AND PLANNING FOR SITE PLAN FOR SUBDIVISION CHECK LIST, MAXIMUM BUILDING HEIGHT AND SETBACKS AND FAR, PLAT APPROVAL AND 3 COPIES OF THE SITE PLAN.**

10. **Project # 1005130**
06DRB-01687 Minor-SiteDev Plan
BldPermit/EPC

JLS ARCHITECTS agent(s) for NEW COVENANT CHURCH OF ALBUQUERQUE request(s) the above action(s) for all or a portion of Lot(s) 7A & 25, Block(s) 10, Tract(s) 2, **NORTH ALBUQUERQUE ACRES, UNIT 3**, zoned SU-2 MIXED USE, located on HOLLY AVE NE between WYOMING BLVD NE and LOUISIANA NE containing approximately 3 acre(s). [REF: Z-99-29, DRB-96-19] [Petra Morris, EPC Case Planner] [Deferred from 12/13/06] (C-19) **DEFERRED AT THE BOARD'S REQUEST TO 12/20/06.**

11. **Project # 1004976**
06DRB-01548 Minor-SiteDev Plan
Subd/EPC
06DRB-01549 Minor-SiteDev Plan
BldPermit/EPC

H BARKER ARCHITECTS agent(s) for CALABACILLAS GROUP request(s) the above action(s) for all or a portion of Lot(s) A-1, B-1, C-1 & C-2, **BLACK ARROYO DAM**, zoned C-2, located on GOLF COURSE RD NW, between BENTON AVE NW and WESTSIDE BLVD NW containing approximately 12 acre(s). [REF: 06EPC-00424, 06EPC-00425] [Catalina Lehner, EPC Case Planner] [Deferred from 11/1/06 & Indef deferred 11/8/06 & Indef deferred 12/13/06] (A-12) **INDEFINITELY DEFERRED AT THE AGENT'S REQUEST.**

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

12. **Project # 1001999**
06DRB-01689 Minor-Prelim&Final Plat
Approval

ADVANCED ENGINEERING AND CONSULTING, LLC agent(s) for MIGUEL MELENDEZ request(s) the above action(s) for LOTS 13-A-1, 13-A-2 & 13-A-3, **RAYNOLD'S ADDITION**, zoned SU-2 FOR MFR, located on 11TH ST SW, between SILVER AVE SW and GOLD AVE SW containing approximately 1 acre(s). [REF: 06DRB-01871] (K-13) **PRELIMINARY AND FINAL PLAT APPROVED WITH FINAL SIGN OFF DELEGATED TO PLANNING TO RECORD.**

13. **Project # 1003441**
06DRB-01684 Minor-Prelim&Final Plat
Approval

JACK'S HIGH COUNTRY INC agent(s) for KEITH LEE LLC request(s) the above action(s) for all or a portion of Lot(s) 15 - 18, **NICHOLS AND BOWDEN ADDITION**, zoned SU-2/RC, located on LOMAS BLVD NW, between KELEHER AVE NW and 8TH ST NW containing approximately 1 acre(s). (J-14) **PRELIMINARY AND FINAL PLAT APPROVED WITH FINAL SIGN OFF DELEGATED TO PLANNING TO RECORD THE PLAT.**

14. **Project # 1005267**
06DRB-01673 Minor-Prelim&Final Plat
Approval

LLOYD GOLDRICK AIA agent(s) for WILLIAM A SEGO request(s) the above action(s) for all or a portion of Block(s) G, Tract(s) 3-A CASHWAY BUILDING MATERIALS INC. (to be known as **ALLWOODS SUBDIVISION**) zoned C-3 heavy commercial zone, located on HARDWARE DR NE, between MCLEOD RD NE and LUMBER NE containing approximately 3 acre(s). (C-3) **THE PRELIMINARY AND FINAL PLAT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO UTILITIES DEVELOPMENT FOR 16-INCH WELL COLLECTOR LOCATION AND PLANNING FOR AGIS DXF FILE AND TO RECORD THE PLAT.**

15. **Project # 1003757**
06DRB-01522 Minor- Final Plat Approval

ISAACSON & ARFMAN PA agent(s) for CREAMLAND LLC request(s) the above action(s) for Lot(s) 1-12, Block(s) 4, FRANCISCAN ADDITION and Lot(s) 1-7, Block(s) 2, ALVARADO ADDITION and Lot(s) 1-7, Block(s) 7, ALVARADO ADDITION and VACATED HAINES AVE RIGHT-OF-WAY (to be known as **TRACT A, LANDS OF CREAMLAND LLC**) zoned M-1 light manufacturing zone, located on MCKNIGHT AVE NW, between 2ND ST NW and 3RD ST NW containing approximately 3 acre(s). [REF: 04DRB-01688] *[Final Plat Indef deferred for SIA 10/25/06]* (H-14) **FINAL PLAT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO PLANNING TO RECORD THE PLAT.**

16. **Project # 1003551**
06DRB-01665 Minor-Prelim&Final Plat
Approval

HARRIS SURVEYING INC., agent(s) for NAYLOR REALTY, request(s) the above action(s) for all or a portion of Lot(s) 1-13, **LA CUEVA ESTATES**, zoned RD, located on Glendale Ave NE between Barstow Ave NE and Wyoming Blvd NE, containing approximately 4 acre(s). [REF: 05DRB-01183] [Deferred from 12/6/06] (B-19) **THE PRELIMINARY AND FINAL PLAT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO PLANNING TO CHECK FOR REMOVAL OF BOX WITH PURPOSE OF PLAT FROM THE TOP OF MYLAR AND TO RECORD THE PLAT.**

17. **Project # 1005250**
06DRB-01613 Minor-Prelim&Final Plat
Approval

JOSE RODRIGUEZ request(s) the above action(s) for all or a portion of Lot(s) A, B & C, Block T-1, **CARLOS REY SUBDIVISION**, zoned R-2 residential zone, located on CHURCHILL RD SW, between COORS BLVD SW and BATAAN DR SW containing approximately 1 acre(s). [Deferred from 11/15/06 & 11/22/06 & 11/29/06 & 12/6/06] (K-10) **WITH THE SIGNING OF THE INFRASTRUCTURE LIST DATED 12/13/06 AND APPROVAL OF THE GRADING PLAN ENGINEER STAMP DATED 12/4/06 THE PRELIMINARY PLAT WAS APPROVED. THE FINAL PLAT WAS INDEFINITELY DEFERRED FOR THE SIA.**

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

18. **Project # 1005270**
06DRB-01679 Minor-Sketch Plat or Plan

CLAUDIO VIGIL ARCHITECTS request(s) the above action(s) for all or a portion of Lot(s) 9,10,23 & 24, **NORTH ALBUQUERQUE ACRES, TRACT A, UNIT B**, zoned IP, located on BALLOON FIESTA PARKWAY NE, between PAN AMERICAN FREEWAY NE and SAN MATEO BLVD NE containing approximately 5 acre(s). (B-18) **INDEFINITELY DEFERRED ON A NO SHOW.**

19. **Project # 1005257**
06DRB-01688 Minor-Sketch Plat or Plan

ARIF AMERIHI request(s) the above action(s) for all or a portion of Block(s) 5, Tract(s) 242C, **MAYO ROSS ADDITION**, zoned SU-2/NCR, located on EDITH BLVD NE, between LOMAS BLVD NE and MOUNTAIN RD NE containing approximately 1 acre(s). (J-14) **THE ABOVE REQUEST WAS REVIEWED AND COMMENTS WERE GIVEN.**

20. Approval of the Development Review Board Minutes for December 6, 2006. **THE DRB MINUTES FOR DECEMBER 6, 2006 WERE APPROVED BY THE BOARD.**

ADJOURNED: 11:15 A.M.

CITY OF ALBUQUERQUE



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

DEVELOPMENT REVIEW BOARD – SPEED MEMO

DRB CASE NO/PROJECT NO: 1003551

AGENDA ITEM NO: 16

SUBJECT:

Final Plat
Preliminary Plat

ACTION REQUESTED:

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

ENGINEERING COMMENTS:

P.O. Box 1293

No adverse comments.

Albuquerque

New Mexico 87103

www.cabq.gov

RESOLUTION:

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

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

SIGNED: Bradley L. Bingham
City Engineer / AMAFCA Designee

DATE: DECEMBER 13, 2006

#16

3551

DXF Electronic Approval Form

DRB Project Case #: 1003551

Subdivision Name: LA CUEVA ESTATES AMENDED

Surveyor: ANTHONY L HARRIS

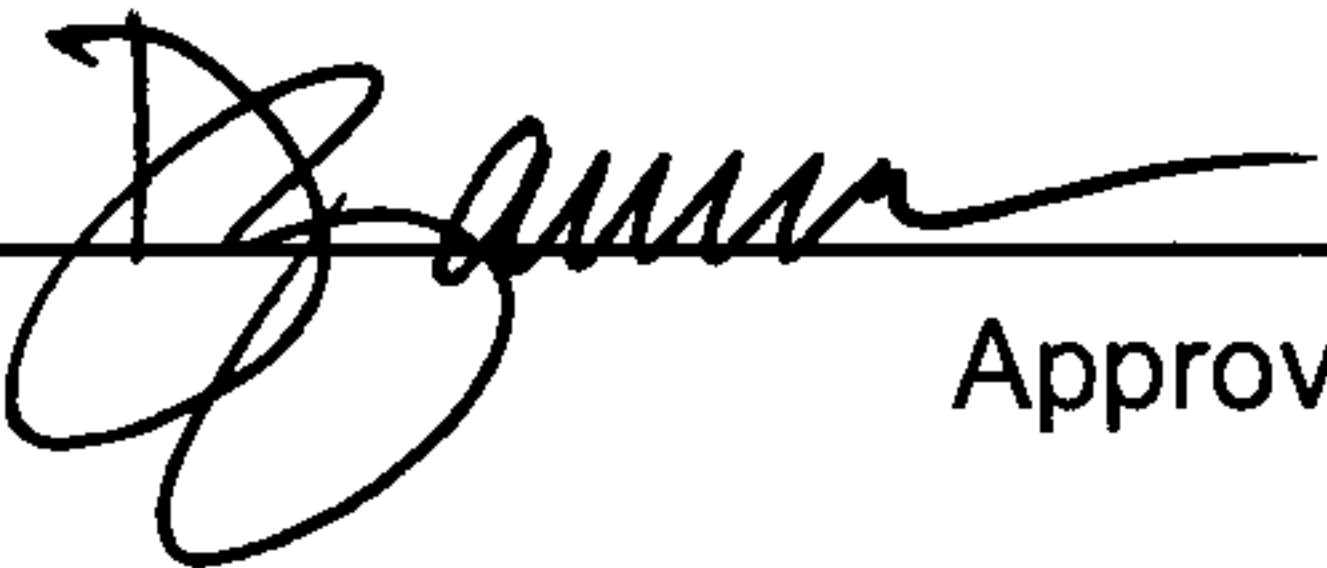
Contact Person: ANTHONY L HARRIS

Contact Information: 889-8056

DXF Received: 12/12/2006

Hard Copy Received: 12/12/2006

Coordinate System: NMSP Grid (NAD 27)


Approved

12.12.2006
Date

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

AGIS Use Only

Copied fc **3551** to agiscov on **12/12/2006** Contact person notified on **12/12/2006**



**DEVELOPMENT REVIEW BOARD
ACTION SHEET**

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

December 6, 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: 11:50 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 # 1004989**
06DRB-01411 Major-Preliminary Plat Approval
06DRB-01412 Major-Vacation of Public Easements
06DRB-01413 Minor-Subd Design (DPM) Variance
06DRB-01414 Minor-Sidewalk Waiver
06DRB-01415 Minor-Temp Defer SDWK

BOHANNAN HUSTON INC agent(s) for MESA VERDE DEVELOPMENT CO request(s) the above action(s) for all or a portion of Tract(s) A, UNIT 2, WILDERNESS @ HIGH DESERT (to be known as WILDERNESS CANON @ HIGH DESERT) zoned SU-2, HD/R-R, located on HIGH DESERT PL NE, between TRAILHEAD RD NE and EMBUDITO VIEW CT NE containing approximately 4 acre(s). [REF: 06DRB-00933, 04DRB-00713, 04DRB-01723] [Deferred from 10/25/06 & 11/8/06 & 11/15/06 & 11/22/06 & 11/29/06] (F-23) WITH THE SIGNING OF THE INFRASTRUCTURE LIST DATED 12/6/06 AND APPROVAL OF THE GRADING PLAN ENGINEER STAMP DATED 11/7/06 THE PRELIMINARY PLAT WAS

APPROVED WITH FINDINGS. THE VACATIONS WERE APPROVED AS SHOWN ON EXHIBIT B IN THE PLANNING FILE. A SUBDIVISION DESIGN VARIANCE FROM MINIMUM DPM STANDARDS WAS APPROVED AS SHOWN ON EXHIBIT C IN THE PLANNING FILE. A SIDEWALK VARIANCE FOR WAIVER OF SIDEWALKS WAS APPROVED AS SHOWN ON EXHIBIT C IN THE PLANNING FILE. THE TEMPORARY DEFERRAL OF CONSTRUCTION OF SIDEWALKS ON THE INTERIOR STREETS WAS APPROVED AS SHOWN ON EXHIBIT C IN THE PLANNING FILE.

2. **Project # 1004564**
06DRB-01617 Major-Preliminary Plat Approval
06DRB-01691 Minor-Final Plat Approval

FORSTBAUER SURVEYING LLC agent(s) for CONTINENTAL RETIREMENT HOLDINGS INC request(s) the above action(s) for Lot(s) 19-22, Block(s) 21, TRACT A, UNIT A, **NORTH ALBUQUERQUE ACRES**, zoned SU-2/O-1, located on PALOMAS AVE NE, between WYOMING BLVD NE and BARSTOW ST NE containing approximately 4 acre(s). [REF: 06DRB-00433, 05EPC-01808] (D-19) **THE PRELIMINARY AND FINAL PLAT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO CITY ENGINEER FOR SIA FOR SITE PLAN FOR BUILDING PERMIT AND PLANNING TO RECORD THE PLAT.**

3. **Project # 1005251**
06DRB-01616 Major-Vacation of Pub Right-of-Way

SURVEYS SOUTHWEST LTD agent(s) for CHARLES OAKS request(s) the above action(s) for Lot(s) A, Block(s) 20, **PARIS ADDITION** (lot adjacent to Rosemont Ave NW) located on ROSEMONT AVE NW, between 1ST ST NW and MOUNTAIN RD NW. (J-14) **THE VACATIONS WERE APPROVED AS SHOWN ON EXHIBIT B IN THE PLANNING FILE.**

4. **Project # 1004228**
06DRB-01618 Major-Vacation of Public Easements
- TERRAMETRICS OF NEW MEXICO agent(s) for HEADSTART ENTERPRISES, JAMES P. GUTHRIE request(s) the above action(s) for all or a portion of Lot(s) 11-14, **SUNRISE HEIGHTS**, zoned M-1, located on MONTANO RD NE, between EDITH NE and I-25 NE containing approximately 1 acre(s). [REF: 06DRB-00937] (F-15) **THE VACATIONS WERE APPROVED AS SHOWN ON EXHIBIT B IN THE PLANNING FILE.**
5. **Project # 1004588**
06DRB-01620 Major-Vacation of Public Easements
- GARCIA/KRAEMER & ASSOCIATES agent(s) for 110 SUNPORT LLC request(s) the above action(s) for all or a portion of Block(s) 11 & 12, Tract(s) A, **CLAYTON HEIGHTS**, zoned C-2, located on YALE BLVD SE, between ROSS AVE SE and GIBSON BLVD SE containing approximately 4 acre(s). (L-15) **THE VACATION WAS APPROVED AS SHOWN ON EXHIBIT B IN THE PLANNING FILE WITH THE FOLLOWING CONDITION: APPROVAL OF ALTERNATE EASEMENTS SHALL BE PROVIDED FOR REALIGNED STORM DRAIN.**
6. **Project # 1002739**
06DRB-01621 Major-Vacation of Public Easements
06DRB-01622 Major-Vacation of Pub Right-of-Way
06DRB-01623 Minor-Final Plat Approval
- MARK GOODWIN & ASSOCIATES agent(s) for KB HOME NEW MEXICO INC request(s) the above action(s) for **ANDERSON HEIGHTS, UNIT 5A**, zoned RD/RLT, located on 118TH ST SW, between DENNIS CHAVES BLVD SW and COLOBEL AVE SW containing approximately 41 acre(s). [REF: 06DRB-01431] [Deferred from 12/6/06] (P-8) **DEFERRED AT THE AGENT'S REQUEST TO 12/13/06.**
- 06DRB-01635 Minor-Amnd Prelim Plat Approval
06DRB-01636 Minor-Sidewalk Waiver
06DRB-01637 Minor-Temp Defer SDWK
- MARK GOODWIN & ASSOCIATES PA agent(s) for KB HOME NEW MEXICO INC request(s) the above action(s) for PARCELS 7 & 8A, **ANDERSON HEIGHTS, UNIT 5**, zoned RD, R-LT, located on 118TH ST SW, between DENNIS CHAVEZ BLVD SW and COLOBEL AVE SW containing approximately 69 acre(s). [REF: 05DRB-01832, 05DRB-01834, 05DRB-01835] [Deferred from 11/29/06 & 12/6/06] (P-8) **DEFERRED AT THE AGENT'S REQUEST TO 12/13/06.**

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

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

7. **Project # 1003714**
06DRB-01646 Minor-SiteDev Plan
Subd/EPC
06DRB-01647 Minor-SiteDev Plan
BldPermit/EPC
06DRB-01645 Minor-Prelim&Final Plat
Approval
- TIERRA WEST LLC agent(s) for LB/VCC EAGLE RANCH LLC request(s) the above action(s) for all or a portion of Tract(s) C-2 & C-3, **ADOBE WELLS SUBDIVISION, VENTURE COMMERCE CENTER**, zoned SU-1 FOR IP, C-2, R-2, located on EAGLE RANCH RD NW, between WESTSIDE DR NW and COORS BLVD NW containing approximately 7 acre(s). [REF: 06EPC-01306, 06EPC-01307] [Catalina Lehner, EPC Case Planner] [Deferred from 11/29/06] (B-13) **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 CITY ENGINEER FOR SIA AND PLANNING FOR 3 COPIES. THE PRELIMINARY AND FINAL PLAT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO CITY ENGINEER FOR NMU INC SIGNATURE, AMAFCA'S SIGNATURE AND PLANNING TO RECORD.**

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

8. **Project # 1004931**
06DRB-01662 Minor – Vac of Pub
Easements
- CEI ENGINEERING agent(s) for TARGET CORPORATION request(s) the above action(s) for all or a portion of Tract(s) 2A-3, **HORNE DEVELOPMENT ADDITION**, zoned SU-1 – PCD, located on Lomas Blvd NE between Eubank Blvd NE and Hotel Circle NE, containing approximately 8 acre(s). [REF: 06AA-01624] (K-21) **THE VACATION WAS APPROVED AS SHOWN ON EXHIBIT B IN THE PLANNING FILE WITH THE FOLLOWING CONDITION: THE EXISTING WATERLINE SHALL BE RELOCATED AND IN-SERVICE PRIOR TO FINAL PLAT APPROVAL.**

9. **Project # 1004496**
06DRB-01666 Minor- Final Plat Approval

THOMPSON ENGINEERING CONSULTANTS, INC., agent(s) for DRAGONFLY DEVELOPMENT INC., request(s) the above action(s) for all or a portion of Lot(s) 1, 1A, 1B & 1C, Block(s) K & J, CENAROCA ADDITION (to be known as **THE BLUFFS @ ENCANTADO**) zoned SU-1/RT, located on Tramway Blvd NE between Skyline Rd NE and Encantado Rd NE, containing approximately 3 acre(s). [REF: 06DRB-00667, 06DRB-00668, 06DRB-00669, 06DRB-00671, 06DRB-00670] (K-23/L-23) **THE FINAL PLAT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO UTILITIES DEVELOPMENT FOR PUE LANGUAGE ON FRONT OF PLAT AND PLANNING FOR REAL PROPERTY'S SIGNATURE, LOTS 2P-1 AND 3P-1 MUST BE 30-FEET, CORRECTION OF RADIUS AT ENCANTADO/1P1 AND TO RECORD THE PLAT.**

10. **Project # 1003551**
~~06DRB-01665~~ Minor-Prelim&Final Plat Approval

HARRIS SURVEYING INC., agent(s) for NAYLOR REALTY, request(s) the above action(s) for all or a portion of Lot(s) 1-13, **LA CUEVA ESTATES**, zoned RD, located on Glendale Ave NE between Barstow Ave NE and Wyoming Blvd NE, containing approximately 4 acre(s). [REF: 05DRB-01183] [*Deferred from 12/6/06*] (B-19) **DEFERRED AT THE AGENT'S REQUEST TO 12/13/06.**

11. **Project # 1005080**
06DRB-01667 Minor-Prelim&Final Plat Approval

MARCOS MORALES, agent(s) for DAVID NIETO, request(s) the above action(s) for all or a portion of Lot(s) 132-A, **VISTA MANZANO, UNIT 2**, zoned RLT, located on Ojo Feliz SW between Coors Blvd SW and Sage SW, containing approximately 1 acre(s). [REF: 05DRB-01179] (M-10) **THE PRELIMINARY AND FINAL PLAT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO PLANNING FOR AGIS DXF FILE AND TO RECORD THE PLAT.**

12. **Project # 1004779**
06DRB-01218 Minor- Final Plat Approval

ISAACSON & ARFMAN agent(s) for 207 ALISO DRIVE LLC request(s) the above action(s) for all or a portion of Lot(s) 3A & 4, Block(s) 3, GRANADA HEIGHTS (to be known as **LOT 3A-1, BLOCK 3, GRANADA HEIGHTS**) zoned R-2 residential zone, located on ALISO DR SE, between SILVER AVE SE and ARLOTTE AVE SE containing approximately 1 acre(s). [REF: 06DRB-00393] *[Final Plat was Indef deferred for the SIA 8/30/06]* (K-17) **THE FINAL PLAT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO PLANNING FOR REAL PROPERTY'S SIGNATURE AND AGIS DXF FILE.**

13. **Project # 1005250**
06DRB-01613 Minor-Prelim&Final Plat Approval

JOSE RODRIGUEZ request(s) the above action(s) for all or a portion of Lot(s) A, B & C, Block T-1, **CARLOS REY SUBDIVISION**, zoned R-2 residential zone, located on CHURCHILL RD SW, between COORS BLVD SW and BATAAN DR SW containing approximately 1 acre(s). *[Deferred from 11/15/06 & 11/22/06 & 11/29/06 & 12/6/06]* (K-10) **DEFERRED AT THE AGENT'S REQUEST TO 12/13/06.**

THERE ARE NO SKETCH PLATS THIS WEEK . . .

14. Approval of the Development Review Board Minutes for November 22 and November 29, 2006. **THE DRB MINUTES FOR NOVEMBER 22 AND NOVEMBER 29, 2006 WERE APPROVED.**

ADJOURNED: 11:50 A.M.

CITY OF ALBUQUERQUE



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

DEVELOPMENT REVIEW BOARD – SPEED MEMO

DRB CASE NO/PROJECT NO: 1003551

AGENDA ITEM NO: 10

SUBJECT:

Final Plat
Preliminary Plat

ACTION REQUESTED:

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

ENGINEERING COMMENTS:

No adverse comments.

P.O. Box 1293

Albuquerque

New Mexico 87103

www.cabq.gov

RESOLUTION:

12-13-06

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

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

SIGNED: Bradley L. Bingham
City Engineer / AMAFCA Designee

DATE: DECEMBER 6, 2006

**CITY OF ALBUQUERQUE
PLANNING DEPARTMENT
December 6, 2006
DRB Comments**

ITEM # 10

PROJECT # 1003551

APPLICATION # 06-01665

Re: Lot 1-13, La Cueva Estates/p&f

AGIS dxf is not approved.

Planning will take delegation for the AGIS dxf approval, and to record the plat.



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

#9



DRB CASE ACTION LOG (FINAL PLAT)

REVISED 9/28/05

Comp X3- 4/18/06

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-00354 (FP)
Project Name: NO ALBUQUER ACRES, UNIT 3
Agent: Brasher & Lorenz

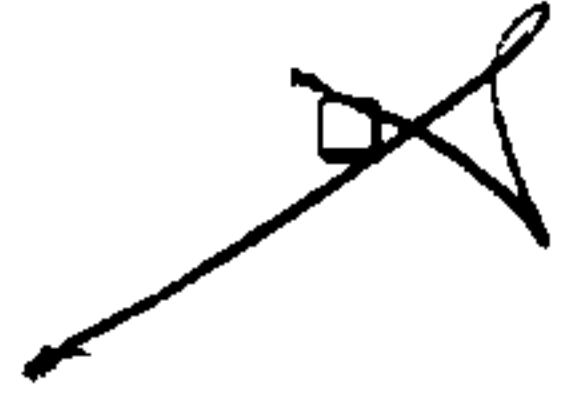
Project # 1003551
Phone No.: 888-6088 DENNIS

Your request for (SDP for SUB), (SDP for BP), (FINAL PLATS), (MASTER DEVELOP. PLAN), was approved on 3-22-06 by the DRB with delegation of signature(s) to the following departments.

OUTSTANDING SIGNATURES COMMENTS TO BE ADDRESSED

- TRANSPORTATION: _____
- _____
- _____
- _____
- _____
- UTILITIES: 25' water/sewer easement granted to ABCUWA.
- Add PUE Dedication language to Cover Sheet.
- Add Sidewalk to note 12
- _____
- CITY ENGINEER / AMAFCA: _____
- _____
- _____
- _____
- PARKS / CIP: _____
- _____
- _____
- _____
- PLANNING (Last to sign): record plat
- wall designs
- _____
- _____

Project Number 1003551



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

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

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

#9



DRB CASE ACTION LOG (FINAL PLAT)

REVISED 9/28/05

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

DRB Application No.: 06DRB-00354 (FP)
Project Name: NO ALBUQUER ACRES, UNIT 3
Agent: Brasher & Lorenz

Project # 1003551
Phone No.: 888-6088

Project Number 1003551

Your request for (SDP for SUB), (SDP for BP), (FINAL PLATS), (MASTER DEVELOP. PLAN), was approved on 3-22-06 by the DRB with delegation of signature(s) to the following departments.

OUTSTANDING SIGNATURES COMMENTS TO BE ADDRESSED

TRANSPORTATION: _____

UTILITIES: 25' water/sewer easement granted to ABCARMA.
Add PUE Dedication language to Cover Sheet.
Add Sidewalk to note 12

CITY ENGINEER / AMAFCA: _____

PARKS / CIP: _____

PLANNING (Last to sign): record plat
wall designs

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

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

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



**DEVELOPMENT REVIEW BOARD
ACTION SHEET**

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

March 22, 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: 12:10 P.M.

B. Changes and/or Additions to the Agenda

C. New or Old Business

CASES WHICH REQUIRE PUBLIC NOTIFICATION

MAJOR SUBDIVISIONS, VACATIONS, SIA EXTENSIONS AND SITE DEVELOPMENT PLANS

1. Project # 1002591

06DRB-00249 Major-Two Year SIA

TIERRA WEST LLC agent(s) for KPS GROUP INC request(s) the above action(s) for all or a portion of Tract(s) C & G, FOUR HILLS VILLAGE SHOPPING CENTER & APT COMPLEX, zoned SU-1 PDA RES & COMM, located on CENTRAL AVE SE, between TRAMWAY BLVD SE and DORADO PL SE containing approximately 6 acre(s). [REF: Z-84-124, 03AA00608] (L-22) **A ONE-YEAR EXTENSION OF THE SIA WAS APPROVED.**

2. **Project # 1004639**
06DRB-00254 Major-SiteDev Plan
Subd
06DRB-00255 Major-Preliminary Plat
Approval
06DRB-00256 Minor-Sidewalk
Variance
06DRB-00257 Minor-Temp Defer
SDWK

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-B, ACRES ADDITION (to be known as **VENTANA DEL BOSQUE SUBDIVISION**) zoned RA-2 residential and agricultural zone, located on MOUNTAIN RD NW, between GABALDON DR NW and LULAC AVE NW containing approximately 5 acre(s). [REF: 06DRB00055] [*Deferred from 3/22/06*] (J-12) **DEFERRED AT THE AGENT'S REQUEST TO 3/29/06.**

3. **Project # 1004709**
06DRB-00222 Major-SiteDev Plan
BldPermit

JOHN KLEE ARCHITECTURE agent(s) for THREE AM, LLC request(s) the above action(s) for all or a portion of Lot(s) 2, Phase 2, **JOURNAL CENTER, UNIT 2**, zoned IP, located on WASHINGTON NE, between RUTLEDGE NE and WOLCOTT NE containing approximately 1 acre(s). (D-17) **THE SITE PLAN FOR BUILDING PERMIT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO TRANSPORTATION DEVELOPMENT FOR SIDEWALK NOTES AND PARKING SPACES AND TO PLANNING FOR JOURNAL CENTER ARCHITECTURAL REVIEW COMMITTEE APPROVAL LETTER, 3 COPIES OF THE SITE PLAN AND THE 15-DAY APPEAL PERIOD.**

4. **Project # 1000128**
06DRB-00247 Major-Vacation of
Public Easements
06DRB-00248 Minor-Prelim&Final Plat
Approval

MARK GOODWIN & ASSOCIATES PA agent(s) for RANDALL HOMES LLC request(s) the above action(s) for all or a portion of Tract(s) D, Lot(s) 46-P1, 47-P1 & 48-P1, **STONEBROOKE ESTATES**, zoned RD (7DU/AC) located on SUNNY BROOK ST NE, between EAGLE ROCK AVE NE and PEBBLE STONE PL NE containing approximately 1 acre(s). [REF: 03DRB00640, 03DRB00659, 04DRB00580, 04DRB00581] (C-19) **THE VACATION WAS**

APPROVED AS SHOWN ON EXHIBIT B IN THE PLANNING FILE. THE PRELIMINARY AND FINAL PLAT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO CITY ENGINEERING FOR GRADING AND DRAINAGE CERTIFICATION AND TO PLANNING FOR THE 15-DAY APPEAL PERIOD.

5. **Project # 1004717**
06DRB-00253 Major-Vacation of
Public Easements

TERRAMETRICS OF NEW MEXICO agent(s) for SKY BLUE INVESTMENTS request(s) the above action(s) for all or a portion of Tract(s) A, **SONORA SUBDIVISION**, zoned R-D residential and related uses zone, developing area, located on TESORO PL NE, between SAN PEDRO DR NE and LOUISIANA BLVD NE containing approximately 1 acre(s). (C-18) **VACATION WAS APPROVED AS SHOWN ON EXHIBIT B IN THE PLANNING FILE.**

6. **Project # 1001469**
06DRB-00232 Major-Vacation of Pub
Right-of-Way

GARCIA/KRAEMER & ASSOCIATES agent(s) for JAMES STONE request(s) the above action(s) for all or a portion of Lot(s) 23 & 24, Block(s) 5, **SUNSET TERRACE**, zoned R-1 residential zone, located on STANFORD DR NE, between MOUNTAIN RD NE and COLUMBIA DR NE containing approximately 1 acre(s). [REF: 01ZHE01303, 01ZHE01401, 01BOA01662, 01BOA01634] [*Deferred from 3/15/06*] (J-16) **VACATION WAS APPROVED AS SHOWN ON EXHIBIT B IN THE PLANNING FILE.**

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

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

7. **Project # 1001445**
06DRB-00317 Minor-Amnd SiteDev
Plan Subd/EPC
06DRB-00318 Minor-SiteDev Plan
BldPermit/EPC
- CONSENSUS PLANNING agent(s) for JENNIFER LIN request(s) the above action(s) for all or a portion of Lot(s) 13-B, BLACK RANCH (to be known as **HONG KONG CHINESE BUFFET**) zoned SU-1 FOR C-1/O-1, located on COORS BLVD NW, between SEVEN BAR LOOP NW and ALAMEDA BLVD NW containing approximately 3 acre(s). [Stephanie Shumsky, EPC Case Planner] (B-14) **THE AMENDED SITE PLAN FOR SUBDIVISION WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO TRANSPORTATION DEVELOPMENT FOR EASEMENTS, DECEL LANE AND CROSS SECTIONS AND TO PLANNING FOR 3 COPIES OF THE SITE PLAN. THE SITE PLAN FOR BUILDING PERMIT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO TRANSPORTATION DEVELOPMENT FOR EASEMENTS, DECEL LANE AND CROSS SECTIONS AND TO PLANNING FOR STEPHANIE SHUMSKY'S INITIALS AND 3 COPIES OF THE SITE PLAN.**
8. **Project # 1000195**
06DRB-00304 Minor-SiteDev Plan
BldPermit/EPC
- CLAUDIO VIGIL ARCHITECTS agent(s) for ASSOCIATED BUILDERS AND CONTRACTORS request(s) the above action(s) for all or a portion of Tract(s) M & L, **GATEWAY INDUSTRIAL PARK**, zoned SU-1/PID, special use zone, located on BROADWAY BLVD NE, between MENAUL BLVD NE and CLAREMONT AVE NE containing approximately 3 acre(s). [REF: 05DRB01545, 06EPC00012] [Stephanie Shumsky, EPC Case Planner] [Deferred from 3/15/06] (H-15) **SITE PLAN FOR BUILDING PERMIT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO PLANNING FOR 3 COPIES OF SITE PLAN.**

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

9. ~~Project # 1003551~~
06DRB-00354 Major-Final Plat
Approval

BRASHER & LORENZ agent(s) for NAYLOR DEVELOPMENT CORP LLC request(s) the above action(s) for all or a portion of Lot(s) 12, 13, 19, 20 & 21, Block(s) 11, Tract(s) 1, **NORTH ALBUQUERQUE ACRES, UNIT 3**, zoned R-D residential and related uses zone, developing area, located on GLENDALE AVE NE, between WYOMING BLVD NE and BARSTOW ST NE containing approximately 5 acre(s). [REF: 05DRB01183, 05DRB001184] (B-19) **FINAL PLAT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO UTILITIES DEVELOPMENT FOR 25-FOOT WATER/SEWER EASEMENT GRANTED TO ABCWUA, ADD PUE DEDICATION LANGUAGE TO COVER SHEET, ADD SIDEWALKS TO NOTE 12 AND TO PLANNING TO RECORD.**

10. **Project # 1003442**
06DRB-00348 Minor-Prelim&Final Plat
Approval

WILKS COMPANY agent(s) for BRENT HEISCH request(s) the above action(s) for all or a portion of Tract(s) 37, **ALVARADO GARDENS, UNIT 2**, zoned RA-2 residential and agricultural zone, located on CAMPBELL RD NW, between GLENWOOD NW and TRELIS NW containing approximately 2 acre(s). [REF: 04DRB01864] (G-12) **PRELIMINARY AND FINAL PLAT APPROVED AND SIGNED OFF BY THE BOARD.**

11. **Project # 1004760**
06DRB-00349 Minor-Prelim&Final Plat
Approval

JACKS HIGH COUNTRY INC agent(s) for JJ & J PROPERTIES LLC request(s) the above action(s) for all or a portion of Tract(s) B-1-B-1, **WEST 66 ADDITION**, zoned C-2 community commercial zone, located on CENTRAL AVE NW, between UNSER NW and AIRPORT NW containing approximately 7 acre(s). (K-10) **INDEFINITELY DEFERRED AT THE AGENT'S REQUEST.**

12. **Project # 1004163**
06DRB-00350 Minor-Prelim&Final Plat
Approval

TERRAMETRICS OF NEW MEXICO agent(s) for JON E BOLTZ request(s) the above action(s) for all or a portion of Lot(s) 10, **SIERRA BONITA ADDITION**, zoned R-1 residential zone, located on BELL ROSE AVE NW, between 12TH ST NW and RIO GRANDE BLVD NW containing approximately 1 acre(s). [REF: 05DRB00743, 05DRB01219] (F-14) **PRELIMINARY AND FINAL PLAT APPROVED WITH FINAL SIGN OFF DELEGATED TO TRANSPORTATION DEVELOPMENT FOR SIDEWALK AND TO PLANNING TO RECORD.**

13. **Project # 1000961**
06DRB-00158 Minor-Prelim&Final Plat
Approval

CARTESIAN SURVEYS INC agent(s) for MCT INDUSTRIES INC request(s) the above action(s) for all or a portion of Tract(s) C, **NORTH GATEWAY**, zoned IP industrial park zone, located on SAN MATEO BLVD NE, between BALLOON FIESTA PARKWAY NE and 125 containing approximately 17 acre(s). [REF: AA-97-98, ZA-97-375, V-97-7, DRB-97-6, ZA-92-107, 00DRB01730] [*Indef deferred from 2/15/06*] [*Was Listed under Project #1003790 in error*] [*Indef Deferred for SIA on 3/22/06*] (B-18) **WITH THE SIGNING OF THE INFRASTRUCTURE LIST DATED 3/22/06 THE PRELIMINARY PLAT WAS APPROVED WITH THE FOLLOWING CONDITION OF FINAL PLAT: THE SITE PLAN FOR SUBDIVISION MUST BE AMENDED, GRANT A CUL-DE-SAC RADIUS ON SAN MATEO. THE FINAL PLAT WAS INDEFINITELY DEFERRED FOR THE SIA.**

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

地
地
地
地

14. **Project # 1002962**
06DRB-00353 Minor-Sketch Plat or
Plan

WILSON & COMPANY agent(s) for THE TRAILS LLC, request for DRB recommendations to listing of Infrastructure for The Trails, PID (Public Improvement District), for all or a portion of Tract(s) 1-12 **THE TRAILS, UNIT 2**, zoned R-D residential and related uses zone, developing area, located on RAINBOW BLVD NW, between PASEO DEL NORTE NW and WOODMONT NW containing approximately 190 acre(s). [REF: 04DRB01319] (C-9) **THE ABOVE REQUEST WAS REVIEWED AND COMMENTS WERE GIVEN.**

15. **Project # 1004752**
06DRB-00336 Minor-Sketch Plat or
Plan

RUTHERFORD DESIGN & CONSTRUCTION agent(s) for WILLIAM & JUDITH KILLGORE request(s) the above action(s) for all or a portion of Lot(s) 1 & 3, Block(s) A, **LUKE SUBDIVISION**, zoned RA-1 residential and agricultural zone, semi-urban area, located on RIO GRANDE BLVD NW, between LUKE CIRCLE NW and CANDELARIA RD NW containing approximately 1 acre(s). (G-13) **THE ABOVE REQUEST WAS REVIEWED AND COMMENTS WERE GIVEN.**

16. **Project # 1004602**
06DRB-00316 Minor-Sketch Plat or
Plan

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

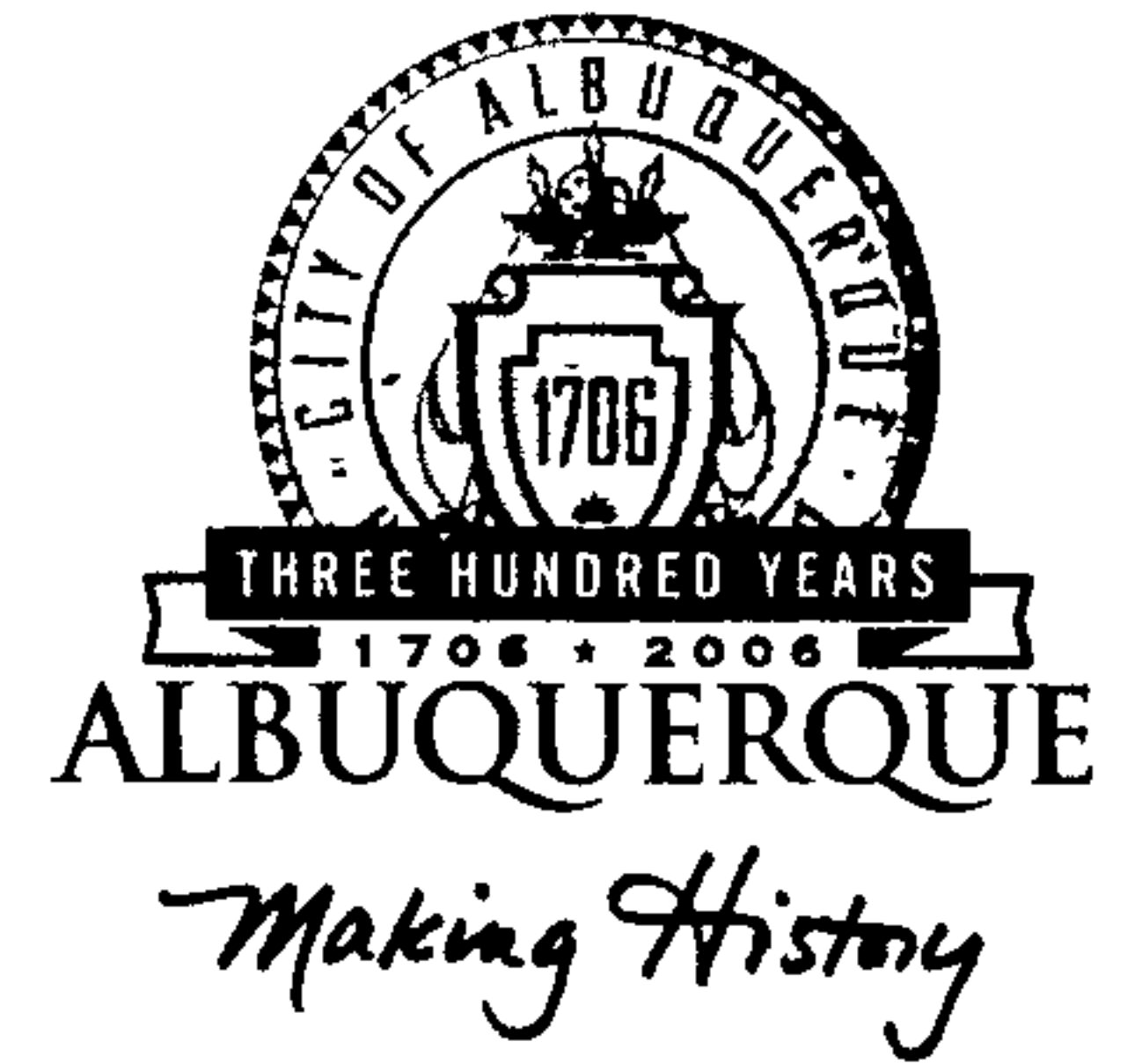
17. **Project # 1004743**
06DRB-00311 Minor-Sketch Plat or
Plan

ANTHONY MONTOYA request(s) the above action(s) for all or a portion of Lot(s) 55 & 56, Tract(s) A, **RINCONADA MESA**, located on UPPER CANYON CT NW and 67TH ST NW and containing approximately 2 acre(s). (F-10) **THE ABOVE REQUEST WAS REVIEWED AND COMMENTS WERE GIVEN.**

18. Approval of the Development Review Board Minutes for March 15, 2006. **THE DRB MINUTES FOR MARCH 15, 2006 WERE APPROVED BY THE BOARD.**

ADJOURNED: 12:10 P.M.

CITY OF ALBUQUERQUE



44444

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

DEVELOPMENT REVIEW BOARD--SPEED MEMO

DRB CASE NO/PROJECT NO: 1003551

AGENDA ITEM NO: 9

SUBJECT:

Final Plat

ACTION REQUESTED:

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

P.O. Box 1293

ENGINEERING COMMENTS:

No adverse comments.

Albuquerque

New Mexico 87103

RESOLUTION:

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

www.cabq.gov

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

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

FOR:

SIGNED: Bradley L. Bingham
City Engineer/AMAFCA Designee

DATE: March 22, 2006

**CITY OF ALBUQUERQUE
Planning Department
March 22, 2006
DRB Comments**

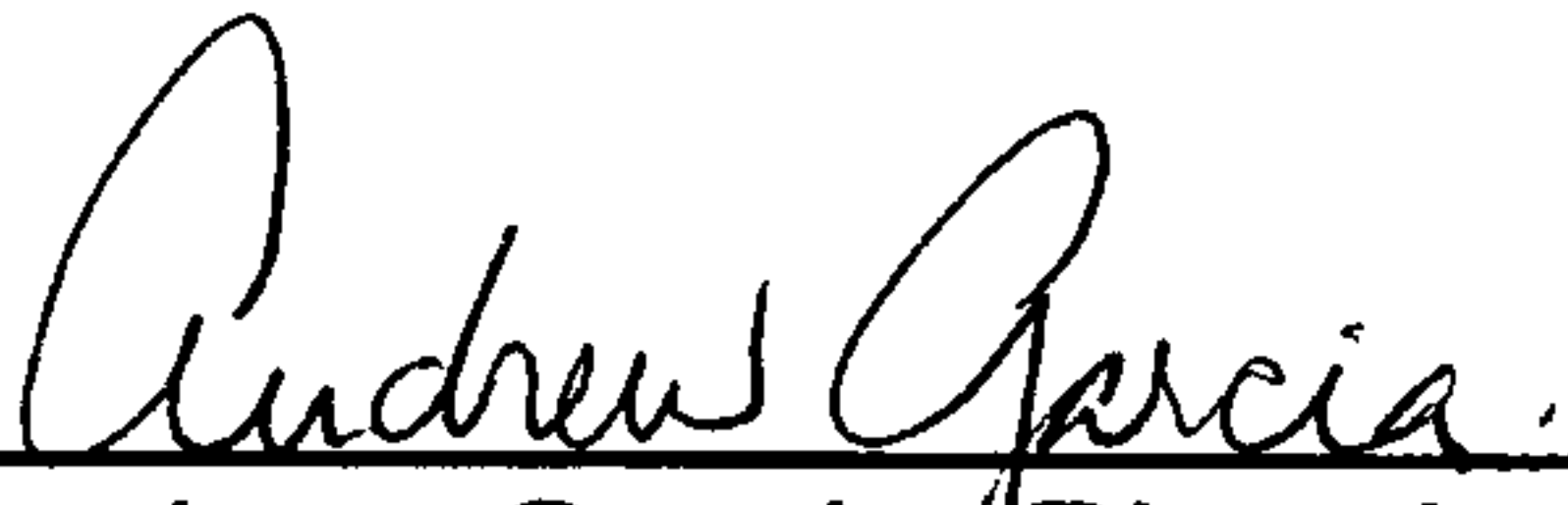
ITEM # 9

PROJECT # 1003551 APPLICATION # 06-DRB-00354

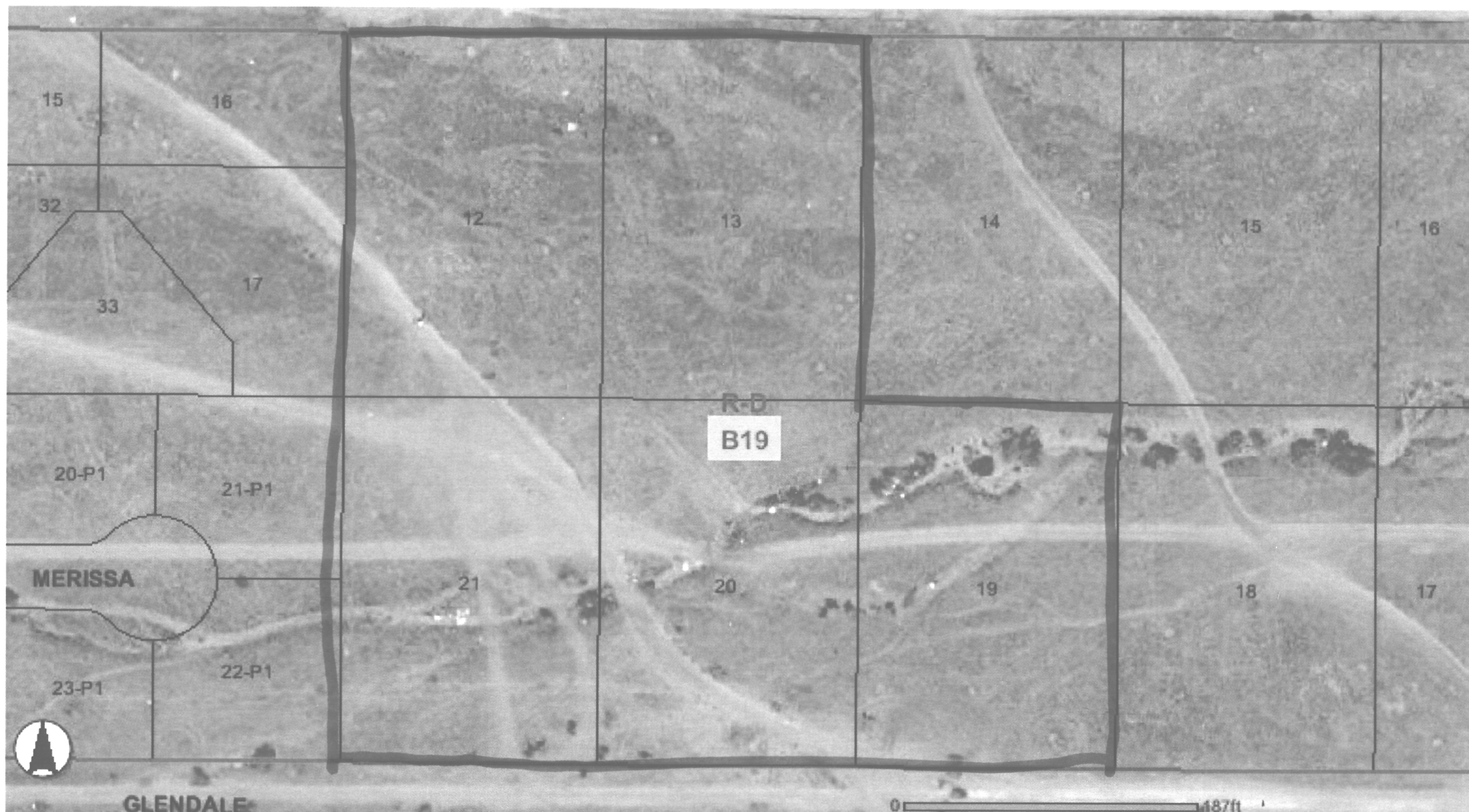
RE: North Albuquerque Acres, Unit 3

Are there any changes from preliminary plat?

Perimeter walls are not yet approved.



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



3551

DXF Electronic Approval Form

DRB Project Case #: 1003551

Subdivision Name: LA CUEVA ESTATES LOTS 1-P1 THRU 13-P1

Surveyor: ANTHONY L HARRIS

Contact Person: ANTHONY L HARRIS

Contact Information: 889-8056

DXF Received: 3/14/2006 Hard Copy Received: 3/14/2006

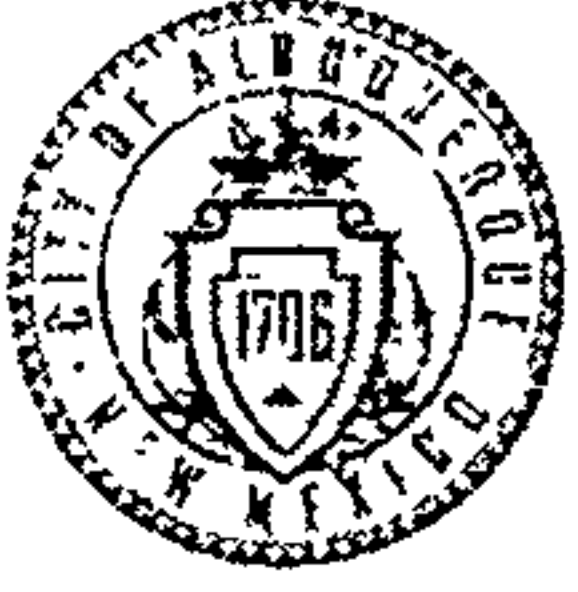
Coordinate System: NMSP Grid (NAD 27)


Approved

03-14-2006
Date

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

AGIS Use Only
Copied fc **3551** to agiscov on **3/14/2006** Contact person notified on **3/14/2006**



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

PAGE 2

Project # 1004341

05DRB-01203 Major-Vacation of Pub
Right-of-Way

RIO GRANDE ENGINEERING agent(s) for DAVID & JENNIFER SOULE request(s) the above action(s) for all or a portion of Tract(s) 180, AIRPORT UNIT, LANDS OF ATRISCO GRANT (to be known as **DEL RIO ESTATES**) zoned R-2 residential zone, located on 76TH STREET NW, between FORTUNA ROAD NW and GLEN RIO ROAD NW containing approximately 6 acre(s). (J-10)

Project # 1004173

05DRB-01192 Major-Vacation of Public
Easements
05DRB-01196 Major-Preliminary Plat
Approval
05DRB-01199 Minor-Sidewalk Waiver
05DRB-01200 Minor-Temp Defer SDWK

BOHANNAN HUSTON INC agent(s) for SANDIA PROPERTIES LTD., CO., request(s) the above action(s) for all or a portion of Tract(s) 4, 5 and D-2, (to be known as **VENTANA VISTA SUBDIVISION @ VENTANA RANCH WEST**) zoned R-LT residential zone, located on VENTANA PARKWAY NW, between VENTANA RIDGE RD NW and IRVING BLVD NW containing approximately 31 acre(s). (B-8)

Project # 1003551

05DRB-01183 Major-Preliminary Plat
Approval
05DRB-01184 Minor-Temp Defer SDWK

BRASHER & LORENZ agent(s) for DON K. NAYLOR request(s) the above action(s) for all or a portion of Block(s) 11, Tract(s) 1, Lot(s) 12, 13, 19, 20 & 21, NORTH ALBUQUERQUE ACRES, UNIT 3, (to be known as **LA CUEVA ESTATES**) zoned R-D residential and related uses zone, developing area, located on GLENDALE AVE NE, between WYOMING BLVD NE and BARSTOW ST NE containing approximately 5 acre(s). [REF: 04DRB01095] (B-19)

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 Claire Senova, 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, AUGUST 1, 2005.



**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, August 17, 2005**, beginning at **9:00 a.m.** for the purpose of considering the following:

Project # 1001986

05DRB-01194 Major-Two Year SIA

MARK GOODWIN & ASSOCIATES agent(s) for RIO OESTE DEVELOPMENT request(s) the above action(s) for all or a portion of Tract(s) D & E, **TAYLOR RANCH**, zoned R-1, located on COORS BLVD NW, between LA ORILLA NW and MONTANO PLAZA DR NW containing approximately 10 acre(s). [REF: 02DRB01927] (E-12)

Project # 1004162

05DRB-01193 Major-Preliminary Plat Approval
05DRB-01195 Minor-Subd Design (DPM) Variance
05DRB-01197 Minor-Sidewalk Waiver
05DRB-01198 Minor-Temp Defer SDWK

JEFF MORTENSEN & ASSOCIATES agent(s) for HOECH REAL ESTATE CORPORATION request(s) the above action(s) for all or a portion of Lot(s) 1-P1 through 31-P1, Tract(s) L-2, VISTA DEL NORTE (to be known as **AGAVE SUBDIVISION**) zoned SU-1 PRD, located on VISTA DEL NORTE DR NE, between OSUNA RD NE and CALLE DEL CAMPO NE containing approximately 6 acre(s). [REF: 1000490, 05EPC00742, 05DRB01139, 05DRB01140] (E-16)

Project # 1003585

05DRB-01191 Major-Vacation of Pub Right-of-Way
05DRB-01190 Minor-Prelim&Final Plat Approval

SURVEYS SOUTHWEST, LTD. agent(s) for 3900 SILVER AVENUE LLC, request(s) the above action(s) for all or a portion of Lot(s) 1-20, **SILVER STREET TOWNHOMES**, zoned O-R, located on SILVER AVE SE, between ALISO AVE SE and MORNINGSIDE AVE SE containing approximately 2 acre(s). [REF: 05DRB00737] (K-17)

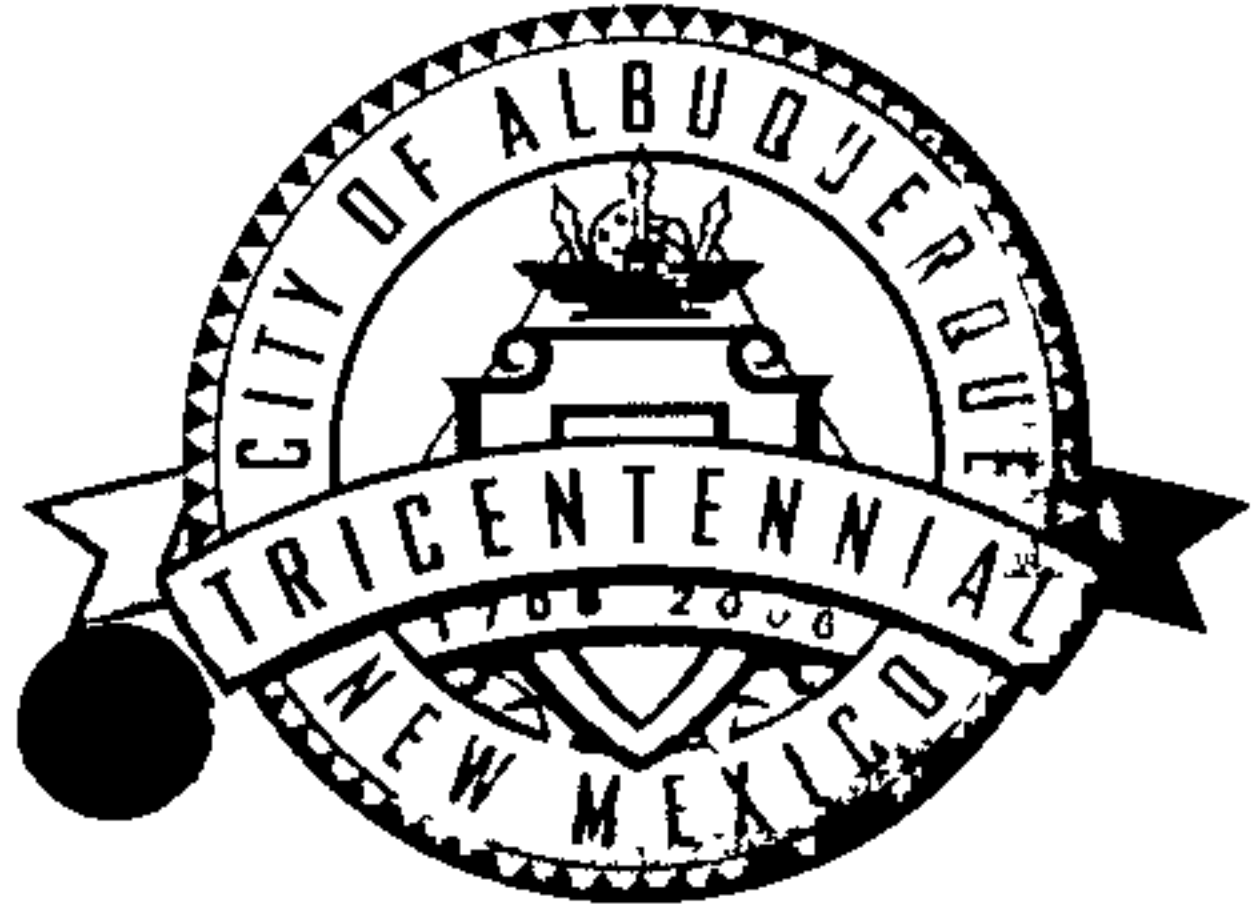
Project # 1002861

05DRB-01202 Major-Preliminary Plat Approval

ALBUQUERQUE ENGINEERING INC agent(s) for INFILL SOLUTIONS DEVELOPMENT request(s) the above action(s) for all or a portion of Block(s) 46, Lots(s) 17 through 24, NEW MEXICO TOWN COMPANY TOWNSITE (to be known as **SOUTHERN UNION GAS LOFTS UNIT II**) zoned SU-3 special center zone, located on 9TH ST SW, between SILVER AVE SW and 8TH ST SW [REF: 03DRB01299, 04DRB00002, 04DRB01137, 05DRB00718] (K-13)

SEE PAGE 2 . . .

CITY OF ALBUQUERQUE

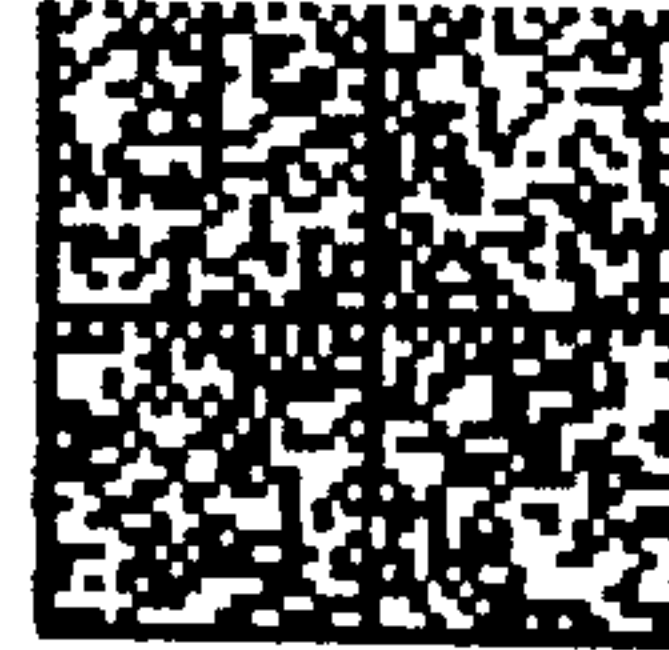


Planning Department

VACANT

RB

VACANT LOT



02 1A \$ 00.37⁰
0004329277 JUL 29 2005
MAILED FROM ZIP CODE 87102

101906543604040619

FLANAGAN KIRK L & CRISTIE E
8105 VIA ENCHANTADA NE
ALBUQUERQUE NM 87122

87122+2760-03 0006



P O Box 1293 Albuquerque New Mexico 87103



OFFICIAL NOTICE OF DECISION

CITY OF ALBUQUERQUE
PLANNING DEPARTMENT
DEVELOPMENT REVIEW BOARD

August 17, 2005

6. Project # 1003551
05DRB-01183 Major-Preliminary Plat Approval
05DRB-01184 Minor-Temp Defer SDWK

BRASHER & LORENZ agent(s) for DON K. NAYLOR request(s) the above action(s) for all or a portion of Block(s) 11, Tract(s) 1, Lot(s) 12, 13, 19, 20 & 21, NORTH ALBUQUERQUE ACRES, UNIT 3, (to be known as **LA CUEVA ESTATES**) zoned R-D residential and related uses zone, developing area, located on GLENDALE AVE NE, between WYOMING BLVD NE and BARSTOW ST NE containing approximately 5 acre(s). [REF: 04DRB01095] (B-19)

At the August 17, 2005, Development Review Board meeting, with the signing of the infrastructure list dated 8/17/05 and approval of the grading plan engineer stamp dated 7/19/05 the preliminary plat was approved with the following condition of final plat approval:

' An approved perimeter wall design is required prior to final plat.'

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

If you wish to appeal this decision, you must do so by September 1, 2005, in the manner described below.

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

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



**OFFICIAL NOTICE OF DECISION
PAGE 2**

Please note that a Preliminary Plat approval date is the date of the DRB action plus the 15-day appeal period. The Preliminary Plat approval is effective one year from that date. The DRB must take action on the Preliminary Plat Extension prior to the expiration of the approval or the Preliminary Plat approval



Sheran Matson, AICP, DRB Chair

Cc: Don K Naylor, 5610 San Francisco NE, 87109
Brasher & Lorenz, 2201 San Pedro NE, 87110
Marilyn Maldonado, Planning Department, 4th Floor, Plaza del Sol Bldg.
File

DRB PUBLIC HEARING SIGN IN SHEETS

CASE NUMBER: 1003551 AGENDA#: 6 DATE: 8.17.05

1. Name: Dennis Loney Address: _____ Zip: _____

2. Name: _____ Address: _____ Zip: _____

3. Name: _____ Address: _____ Zip: _____

4. Name: _____ Address: _____ Zip: _____

5. Name: _____ Address: _____ Zip: _____

6. Name: _____ Address: _____ Zip: _____

7. Name: _____ Address: _____ Zip: _____

8. Name: _____ Address: _____ Zip: _____

9. Name: _____ Address: _____ Zip: _____

10. Name: _____ Address: _____ Zip: _____

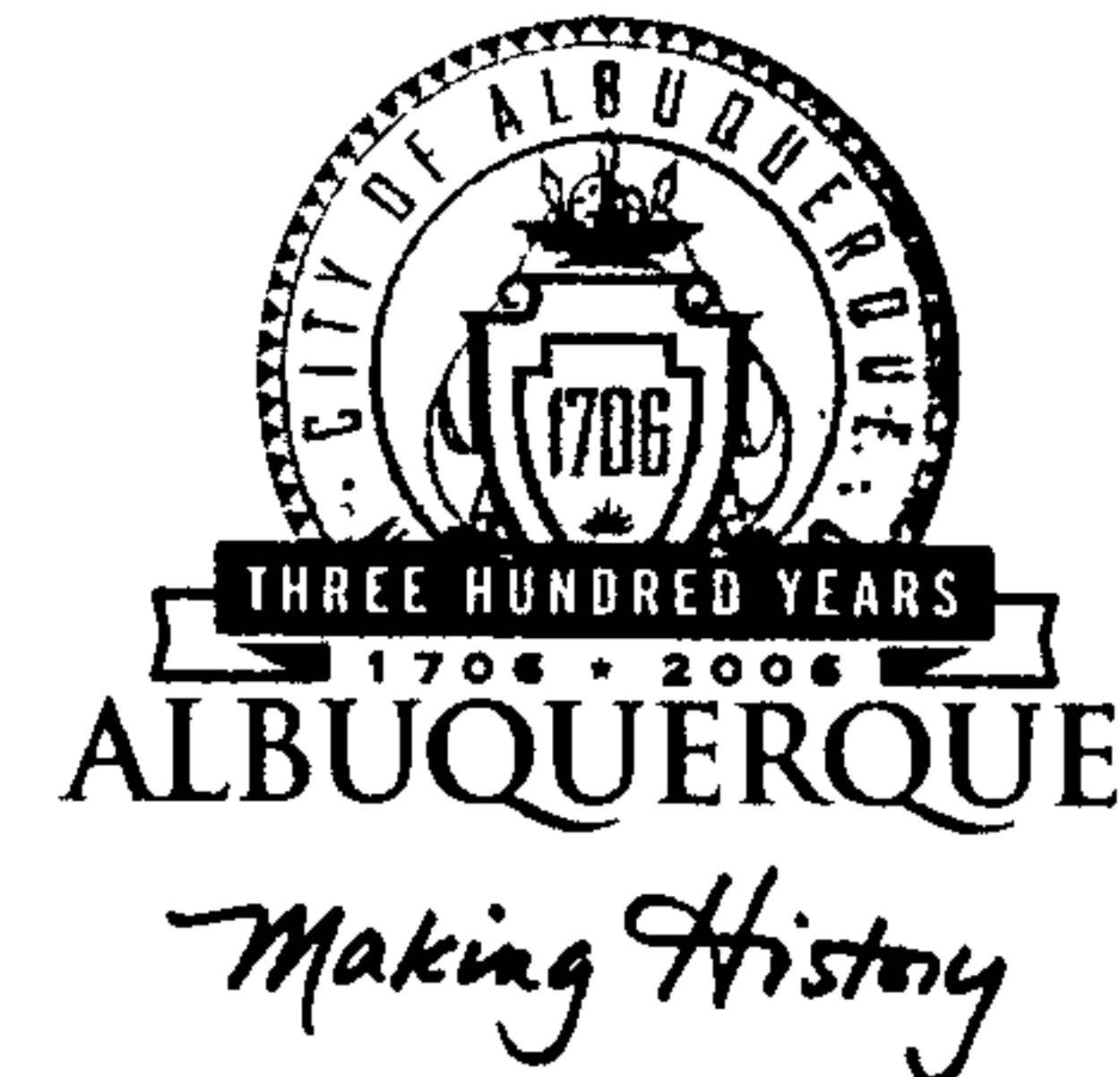
11. Name: _____ Address: _____ Zip: _____

12. Name: _____ Address: _____ Zip: _____

13. Name: _____ Address: _____ Zip: _____

14. Name: _____ Address: _____ Zip: _____

CITY OF ALBUQUERQUE



PLANNING DEPARTMENT
DEVELOPMENT AND BUILDING SERVICES
HYDROLOGY DEVELOPMENT SECTION

DEVELOPMENT REVIEW BOARD – SPEED MEMO

DRB CASE NO/PROJECT NO: 1003551

AGENDA ITEM NO: 6

SUBJECT:

**Preliminary Plat
Sidewalk Deferral**

ACTION REQUESTED:

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

ENGINEERING COMMENTS:

No objection to Sidewalk Deferral request.
Minor plat comments.
Infrastructure List comments.
An approved drainage report dated 7-19-05 is on file for Preliminary Plat approval.

P.O. Box 1293

Albuquerque

New Mexico 87103

Signed IL

RESOLUTION:

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

www.cabq.gov

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

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

FOR:

SIGNED: Bradley L. Bingham
City Engineer / AMAFCA Designee

DATE: August 17, 2005

PLANNING TRACKING LOG

| Date | Project Name & # | Action Request | Action Taken |
|---------|---|--------------------------------|--------------|
| 7/21/04 | N.A.A. Unit 3 Lots 12-19+ 20 & 21, Block #1, Tract 1 | Sketch comments | |
| 8/17/05 | Same | Pre Plat Temporary of 50 | Approved |



CITY OF ALBUQUERQUE
PLANNING DEPARTMENT
DEVELOPMENT REVIEW BOARD

August 17, 2005

Project # 1003551

05DRB-01183 Major-Preliminary Plat Approval
05DRB-01184 Minor-Temp Defer SDWK

BRASHER & LORENZ agent(s) for DON K. NAYLOR request(s) the above action(s) for all or a portion of Block(s) 11, Tract(s) 1, Lot(s) 12, 13, 19, 20 & 21, NORTH ALBUQUERQUE ACRES, UNIT 3, (to be known as **LA CUEVA ESTATES**) zoned R-D residential and related uses zone, developing area, located on GLENDALE AVE NE, between WYOMING BLVD NE and BARSTOW ST NE containing approximately 5 acre(s).
[REF: 04DRB01095] (B-19)

AMAFCA No objection to requested actions. There is a development in North Albuquerque Acres in the County known as La Cueva Estates. It was not re-platted. It may be confusing to have a subdivision of the same name in the same area.

COG No adverse comments.

Transit Transit suggests providing a public pedestrian access easement and sidewalk from the La Tierra Court cul-de-sac to Florence Ave adjacent to the storm channel. No other objections to the requests.

Zoning Enforcement No adverse comments.

Neighborhood Coordination

Letter sent to North Albuquerque Acres Community Assoc. (R).

APS No comments received.

Police Department

A review of the following DRB case(s) indicates the following problems or crimes may occur or that the following concerns may need to be evaluated or addressed on this site or in this area. These comments do not indicate that a thorough CPTED evaluation has been done, or that other criminal activities may not occur. Other: Eliminating sidewalks serves to blur the line between public and private space- thus making it more difficult for residents to detect and report suspicious activity or behavior- from a CP point of view not recommended. Also a potential safety hazard for pedestrians.

Fire Department

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

PNM Electric & Gas

Approved.

Comcast

No comments received.

QWEST

No comments received.

Environmental Health

No comments received.

M.R.G.C.D.

No comments received.

Open Space Division

No adverse comments.

City Engineer

An approved drainage report is on file with the City.

Transportation Development

Doesn't the Sector Plan require a connection to Florence? The public streets will require a minimum of gravel landscaping. Where are the sidewalks on the infrastructure list? Curb & Gutter? What is the tract between lots 5 and 6? Street lights need to be per DPM.

Parks & Recreation

This development is subject to Impact Fees for Parks, Recreation, Trails and Open Space. What are the areas between lots 10 & 11 and lots 5 & 6? The R-D zone requires 2,400 square feet of open space for each dwelling unit. With submittal of the Preliminary Plat/Site Development Plan, provide an Open Space Calculation Table showing the lot number, lot size, building & driveway area, provided open space, remaining open space requirement (this table can be separate from the plat itself). Provide a dimensioned Typical Lot Plan, which shows a typical lot with the building footprint and driveway (this should be on the Site Development Plan rather than the plat).

Include one of the following notes on the Preliminary and Final Plats indicating how the total remaining open space requirement will be met:

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

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

Parks & Recreation

Total remaining open space requirements are met via the provision of detached open space per the provisions of Section 14-16-3-8 (A) (3).

**Note: This option is only applicable to land covered by a Sector Development Plan.* No objection to the sidewalk requests.

Utilities Development

Infrastructure list must include water/sewer lines in Glendale and Barstow being built with WO#675484 since these have not been completed. Water line must loop between Glendale and Florence. Plat must show easement. No objection to Sidewalk Deferral

Planning Department

The lots shown are at least 5,000 square feet. Therefore, no site plan for subdivision is required. No objection to the preliminary plat.

The perimeter wall design does not have all the required details. Please see the submittal requirements and Zone Code requirements available at the Front Counter. The wall design must have approval of the DRB Chair before the preliminary plat is approved.

Impact Fee Administrator

Construction of a new single family residence within the proposed subdivision will require payment of Impact Fees. Based on a house size between 1,500 square feet and 2,499 square feet, it is estimated that impact fees will total approximately \$1,989 if a building permit is obtained by December 30, 2005, \$3,919 if a permit is obtained prior to December 29, 2006, and the full impact fee of \$5,850 would be payable thereafter.

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

cc:Don K Naylor, 5610 San Francisco NE, 87109
Brasher & Lorenz, 2201 San Pedro Dr NE, 87110



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

PAGE 2

Project # 1004341

05DRB-01203 Major-Vacation of Pub
Right-of-Way

RIO GRANDE ENGINEERING agent(s) for DAVID & JENNIFER SOULE request(s) the above action(s) for all or a portion of Tract(s) 180, AIRPORT UNIT, LANDS OF ATRISCO GRANT (to be known as **DEL RIO ESTATES**) zoned R-2 residential zone, located on 76TH STREET NW, between FORTUNA ROAD NW and GLEN RIO ROAD: NW containing approximately 6 acre(s). (J-10)

Project # 1004173

05DRB-01192 Major-Vacation of Public
Easements
05DRB-01196 Major-Preliminary Plat
Approval
05DRB-01199 Minor-Sidewalk Waiver
05DRB-01200 Minor-Temp Defer SDWK

BOHANNAN HUSTON INC agent(s) for SANDIA PROPERTIES LTD., CO., request(s) the above action(s) for all or a portion of Tract(s) 4, 5 and D-2, (to be known as **VENTANA VISTA SUBDIVISION @ VENTANA RANCH WEST**) zoned R-LT residential zone, located on VENTANA PARKWAY NW, between VENTANA RIDGE RD NW and IRVING BLVD NW containing approximately 31 acre(s). (B-8)

Project # 1003551

05DRB-01183 Major-Preliminary Plat
Approval
05DRB-01184 Minor-Temp Defer SDWK

BRASHER & LORENZ agent(s) for DON K. NAYLOR request(s) the above action(s) for all or a portion of Block(s) 11, Tract(s) 1, Lot(s) 12, 13, 19, 20 & 21, NORTH ALBUQUERQUE ACRES, UNIT 3, (to be known as **LA CUEVA ESTATES**) zoned R-D residential and related uses zone, developing area, located on GLENDALE AVE NE, between WYOMING BLVD NE and BARSTOW ST NE containing approximately 5 acre(s). [REF: 04DRB01095] (B-19)

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 Claire Senova, 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, AUGUST 1, 2005.



**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, August 17, 2005**, beginning at **9:00 a.m.** for the purpose of considering the following:

Project # 1001986

05DRB-01194 Major-Two Year SIA

MARK GOODWIN & ASSOCIATES agent(s) for RIO OESTE DEVELOPMENT request(s) the above action(s) for all or a portion of Tract(s) D & E, **TAYLOR RANCH**, zoned R-1, located on COORS BLVD NW, between LA ORILLA NW and MONTANO PLAZA DR NW containing approximately 10 acre(s). [REF: 02DRB01927] (E-12)

Project # 1004162

05DRB-01193 Major-Preliminary Plat Approval
05DRB-01195 Minor-Subd Design (DPM) Variance
05DRB-01197 Minor-Sidewalk Waiver
05DRB-01198 Minor-Temp Defer SDWK

JEFF MORTENSEN & ASSOCIATES agent(s) for HOECH REAL ESTATE CORPORATION request(s) the above action(s) for all or a portion of Lot(s) 1-P1 through 31-P1, Tract(s) L-2, VISTA DEL NORTE (to be known as **AGAVE SUBDIVISION**) zoned SU-1 PRD, located on VISTA DEL NORTE DR NE, between OSUNA RD NE and CALLE DEL CAMPO NE containing approximately 6 acre(s). [REF: 1000490, 05EPC00742, 05DRB01139, 05DRB01140] (E-16)

Project # 1003585

05DRB-01191 Major-Vacation of Pub Right-of-Way
05DRB-01190 Minor-Prelim&Final Plat Approval

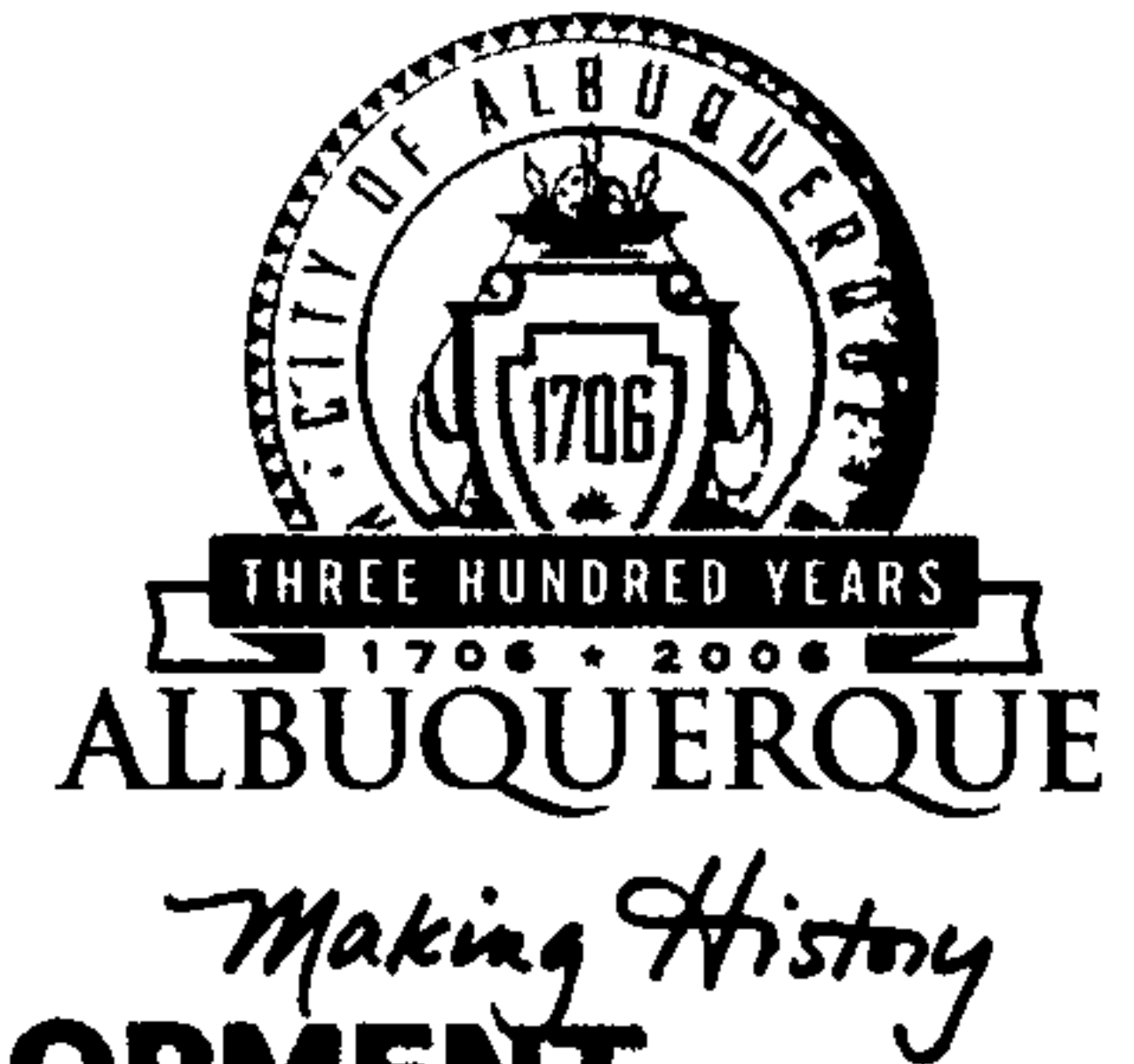
SURVEYS SOUTHWEST, LTD. agent(s) for 3900 SILVER AVENUE LLC, request(s) the above action(s) for all or a portion of Lot(s) 1-20, **SILVER STREET TOWNHOMES**, zoned O-R, located on SILVER AVE SE, between ALISO AVE SE and MORNINGSIDE AVE SE containing approximately 2 acre(s). [REF: 05DRB00737] (K-17)

Project # 1002861

05DRB-01202 Major-Preliminary Plat Approval

ALBUQUERQUE ENGINEERING INC agent(s) for INFILL SOLUTIONS DEVELOPMENT request(s) the above action(s) for all or a portion of Block(s) 46, Lots(s) 17 through 24, NEW MEXICO TOWN COMPANY TOWNSITE (to be known as **SOUTHERN UNION GAS LOFTS UNIT II**) zoned SU-3 special center zone, located on 9TH ST SW, between SILVER AVE SW and 8TH ST SW [REF: 03DRB01299, 04DRB00002, 04DRB01137, 05DRB00718] (K-13)

SEE PAGE 2 . . .



NOTIFICATION OF HEARING for the DEVELOPMENT REVIEW BOARD

July 28, 2005

TO: Cynthia Reinhart and Jackie McDowell, North Albuquerque Acres Community Association

This letter will serve as your notification from the City of Albuquerque, under provisions of 0-92 pertaining to a request for: Requests the following for approximately five (5) acre(s): Major Preliminary Plat Approval and Minor Temporary Deferral of Sidewalks for thirteen (13) single-family residential lots.

Proposed by: Brasher and Lorenz at 888-6088
Agent for: Don K. Naylor

For property located: On or near Glendale Avenue NE between Wyoming Boulevard NE and Barstow Street NE.

P.O. Box 1293

The case number(s) assigned is: 05DRB- 01183 and 01184, Project # 1003551.

Albuquerque

City Planning accepted application for this request on July 19, 2005.

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

New Mexico 87103

Please be advised that this application is scheduled for a hearing before the Development Review Board (DRB) at 9 a.m. on Wednesday, August 17, 2005 in the Planning Hearing Room, Lower Level, Plaza Del Sol Building, 600 Second St. NW.

www.cabq.gov

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

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

Sincerely,

Stephani J. Winklepleck

Stephani I. Winklepleck

Neighborhood Program Coordinator

OFFICE OF NEIGHBORHOOD COORDINATION

PLANNING DEPARTMENT

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

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

Meeting Date: AUGUST 17, 2005
Zone Atlas Page: B-19-Z
Notification Radius: 100 Ft.

Project# 1003551
App# 05DRB-01183
App# 05DRB-01184

Cross Reference and Location:

Applicant: DON K. NAYLOR
Address: 5610 SAN FRANCISCO NE
ALBUQUERQUE NM 87109

Agent: BRASHER & LORENZ
Address: 2201 SAN PEDRO DR NE
ALBUQUERQUE NM 87110

Special Instructions:

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

Date Mailed: JULY 29, 2005

Signature: KYLE TSETHLIKAI

R E C O R D S W I T H L E L S

PAGE 1

| | | | |
|--------------------|--|---------------------------------------|-------|
| 101906544012140311 | LEGAL: 022 010N ORTH ALBUQ ACRES TR 1 UNIT 3 PROPERTY ADDR: 00000 FLORENCE OWNER NAME: SPS INVESTMENTS LC OWNER ADDR: 08300 CARMEL | LAND USE: AV NE ALBUQUERQUE NM | 87122 |
| 101906545612140312 | LEGAL: 021 010N ORTH ALBUQ ACRES TR 1 UNIT 3 PROPERTY ADDR: 00000 FLORENCE OWNER NAME: SPS INVESTMENTS LC OWNER ADDR: 08300 CARMEL | LAND USE: AV NE ALBUQUERQUE NM | 87122 |
| 101906547312140313 | LEGAL: 020 010N ORTH ALBUQ ACRES TR 1 UNIT 3 PROPERTY ADDR: 00000 FLORENCE OWNER NAME: ABRAHAM RICHARD L & DOLORES OWNER ADDR: 10028 WELLINGTON | LAND USE: NE ALBUQUERQUE NM | 87111 |
| 101906548912140314 | LEGAL: 019 010N ORTH ALBUQ ACRES TR 1 UNIT 3 PROPERTY ADDR: 00000 FLORENCE OWNER NAME: ABRAHAM RICHARD L & DOLORES OWNER ADDR: 10028 WELLINGTON | LAND USE: NE ALBUQUERQUE NM | 87111 |
| 101906543209340277 | *** THIS UPC CODE HAS NO MASTER RECORD ON FILE | | |
| 101906545609240221 | LEGAL: 012 011N ORTH ALBUQ ACRES TR 1 UNIT 3 PROPERTY ADDR: 00000 FLORENCE OWNER NAME: DOUGHTY ENTERPRISES INC OWNER ADDR: 07009 PROSPECT | LAND USE: AV NE ALBUQUERQUE NM | 87110 |
| 101906547309240220 | LEGAL: 013 011N ORTH ALBUQ ACRES TR 1 UNIT 3 PROPERTY ADDR: 00000 GLENDALE OWNER NAME: DOUGHTY ENTERPRISES INC OWNER ADDR: 07009 PROSPECT | LAND USE: AV NE ALBUQUERQUE NM | 87110 |
| 101906548909240219 | LEGAL: 014 011N ORTH ALBUQ ACRES TR 1 UNIT 3 PROPERTY ADDR: 00000 FLORENCE OWNER NAME: WONG PING & REGINA OWNER ADDR: 08728 MADRE | LAND USE: NE ALBUQUERQUE NM | 87111 |
| 101906550609240218 | LEGAL: 015 011N ORTH ALBUQ ACRES TR 1 UNIT 3 PROPERTY ADDR: 00000 FLORENCE OWNER NAME: AL-SAUD FAISAL OWNER ADDR: 00000 | LAND USE: ALBUQUERQUE NM | 87191 |
| 101906543508340276 | *** THIS UPC CODE HAS NO MASTER RECORD ON FILE | | |
| 101906542507940275 | *** THIS UPC CODE HAS NO MASTER RECORD ON FILE | | |
| 101906544006940211 | LEGAL: 022 011N ORTH ALBUQ ACRES TR 1 UNIT 3 PROPERTY ADDR: 00000 GLENDALE OWNER NAME: GROFF RICHARD K OWNER ADDR: 01696 RUSTY | LAND USE: RD NW ALBUQUERQUE NM | 87114 |
| 101906545606940212 | LEGAL: 021 011N ORTH ALBUQ ACRES TR 1 UNIT 3 PROPERTY ADDR: 00000 GLENDALE OWNER NAME: DOUGHTY ENTERPRISES INC OWNER ADDR: 07009 PROSPECT | LAND USE: AV NE ALBUQUERQUE NM | 87110 |

R E C O R D S W I T H L A B E L S

PAGE 2

| | | | |
|--------------------|--|---------------------------------------|-------|
| 101906543706940213 | LEGAL: 020 011N ORTH ALBUQ ACRES TR 1 UNIT 3 PROPERTY ADDR: 00000 GLENDALE OWNER NAME: DOUGHTY ENTERPRISES INC OWNER ADDR: 07009 PROSPECT | LAND USE: AV NE ALBUQUERQUE NM | 87110 |
| 101906548906940214 | LEGAL: 019 011N ORTH ALBUQ ACRES TR 1 UNIT 3 PROPERTY ADDR: 00000 GLENDALE OWNER NAME: FRASER ANNA E OWNER ADDR: 02911 CAMBRIDGE | LAND USE: ODESSA TX | 79761 |
| 101906550606940215 | LEGAL: 018 011N ORTH ALBUQ ACRES TR 1 UNIT 3 PROPERTY ADDR: 00000 GLENDALE OWNER NAME: AL-SAUD FAISAL OWNER ADDR: 00000 | LAND USE: ALBUQUERQUE NM | 87191 |
| 101906542504040618 | *** THIS UPC CODE HAS NO MASTER RECORD ON FILE | | |
| 101906543604040619 | *** THIS UPC CODE HAS NO MASTER RECORD ON FILE | | |
| 101906544604040620 | *** THIS UPC CODE HAS NO MASTER RECORD ON FILE | | |
| 101906545604040621 | *** THIS UPC CODE HAS NO MASTER RECORD ON FILE | | |
| 101906546403540901 | *** THIS UPC CODE HAS NO MASTER RECORD ON FILE | | |
| 101906547204040701 | *** THIS UPC CODE HAS NO MASTER RECORD ON FILE | | |
| 101906548204040702 | *** THIS UPC CODE HAS NO MASTER RECORD ON FILE | | |
| 101906549204040703 | *** THIS UPC CODE HAS NO MASTER RECORD ON FILE | | |
| 101906550304040704 | *** THIS UPC CODE HAS NO MASTER RECORD ON FILE | | |

101906543209340277 LEGAL: LOT 16 PLAT FOR DESERT RIDGE TRAILS EAST SUBDIVISION 129 AC.
PROPERTY ADDR: 8032 FLORENCE AVE NE

OWNERS NAME: MESA VERDE DEVELOPMENT CORP.
OWNERS ADDR: 8300 CARMEL AVE NE, STE# 401
ALBUQUERQUE NM 87122

101906543508340276 LEGAL: LOT 17 PLAT FOR DESERT RIDGE TRAILS EAST SUBDIVISION 654 AC.
PROPERTY ADDR: 8028 FLORENCE AVE NE

OWNERS NAME: MESA VERDE DEVELOPMENT CORP.
OWNERS ADDR: 8300 CARMEL AVE NE, STE# 401
ALBUQUERQUE NM 87122

101906542507940275 LEGAL: LOT 33 PLAT FOR DESERT RIDGE TRAILS EAST SUBDIVISION 336 AC.
PROPERTY ADDR: 8024 FLORENCE AVE NE

OWNERS NAME: MESA VERDE DEVELOPMENT CORP.
OWNERS ADDR: 8300 CARMEL AVE NE, STE# 401
ALBUQUERQUE NM 87122

101906542504040618 LEGAL: LOT 9-P1 BLOCK 2 PLAT FOR QUIVERA ESTATES SUBDIVISION 96
AC.
PROPERTY ADDR: 8101 VIA ENCHANTADA NE

OWNERS NAME: LOWE CO
OWNERS ADDR: 449 LIVE OAK LOOP NE
ALBUQUERQUE NM 87122

101906543604040619 LEGAL: LOT 10-P1 BLOCK 2 PLAT FOR QUIVERA ESTATES SUBDIVISION 96
AC.
PROPERTY ADDR: 8105 VIA ENCHANTADA NE

OWNERS NAME: FLANAGAN KIRK L & CRISTIR E
OWNERS ADDR: 8105 VIA ENCHANTADA NE
ALBUQUERQUE NM 87122

101906544604040620 LEGAL: LOT 12-P1 BLOCK 2 PLAT FOR QUIVERA ESTATES SUBDIVISION 304
AC.
PROPERTY ADDR: 8109 VIA ENCHANTADA NE

OWNERS NAME: FLANAGAN KIRK L & CRISTIR E
OWNERS ADDR: 11601 SAN REFAEL NE
ALBUQUERQUE NM 87122

101906545604040621 LEGAL: LOT 12-P1 BLOCK 2 PLAT FOR QUIVERA ESTATES SUBDIVISION 404
AC.
PROPERTY ADDR: 8115 VIA ENCHANTADA NE

OWNERS NAME: TRAUB BENJAMIN J & CAROLYN B
OWNERS ADDR: 8100 OSO FELIZ NE
ALBUQUERQUE NM 87122

101906546435440901 TRACT A PVT ST PLAT FOR QUIVERA ESTATES SUBDIVISION 3 AC.
PROPERTY ADDR: 00000

OWNERS NAME: ALPHA EQUITIES LLC
OWNERS ADDR: 8812 2ND ST NW
ALBUQUERQUE NM 87114

101906547204040701 LEGAL: LOT 1-P1 BLOCK 1 PLAT FOR QUIVERA ESTATES SUBDIVISION 58
AC.
PROPERTY ADDR: 8201 VIA ENCHANTADA NE

OWNERS NAME: LOWE CO
OWNERS ADDR: 449 LIVE OAK LOOP NE
ALBUQUERQUE NM 87122

101906548204040702 LEGAL: LOT 2-P1 BLOCK 1 PLAT FOR QUIVERA ESTATES SUBDIVISION 04
AC.
PROPERTY ADDR: 8205 VIA ENCHANTADA NE

OWNERS NAME: LOWE CO
OWNERS ADDR: 449 LIVE OAK LOOP NE
ALBUQUERQUE NM 87122

101906549204040703 LEGAL: LOT 3-P1 BLOCK 1 PLAT FOR QUIVERA ESTATES SUBDIVISION 20
AC.
PROPERTY ADDR: 8301 VIA ENCHANTADA NE

OWNERS NAME: LOWE CO
OWNERS ADDR: 449 LIVE OAK LOOP NE
ALBUQUERQUE NM 87122

101906550304040704 LEGAL: LOT 4-P1 BLOCK 1 PLAT FOR QUIVERA ESTATES SUBDIVISION 20
AC.
PROPERTY ADDR: 8305 VIA ENCHANTADA NE

OWNERS NAME: LOWE CO
OWNERS ADDR: 449 LIVE OAK LOOP NE
ALBUQUERQUE NM 87122

"Attachment A"

Date of Request: July 18, 2005
Name: Dennis Lorenz
Phone: 888-6088 Fax: 888-6188
Zone Map: B-8

NORTH ALBUQ. ACRES COMM. ASSOC. (NAA) "R"
***Cynthia Reinhart**
11300 Oakland NE/87122 856-6054 (h) 884-3939 (w)
Jackie McDowell
7820 Beverly Hills Ave. NE/87122 821-4857 (h) 828-2430 (w)

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

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

NOTICE TO APPLICANTS

SUGGESTED INFORMATION FOR NEIGHBORHOOD NOTIFICATION LETTERS

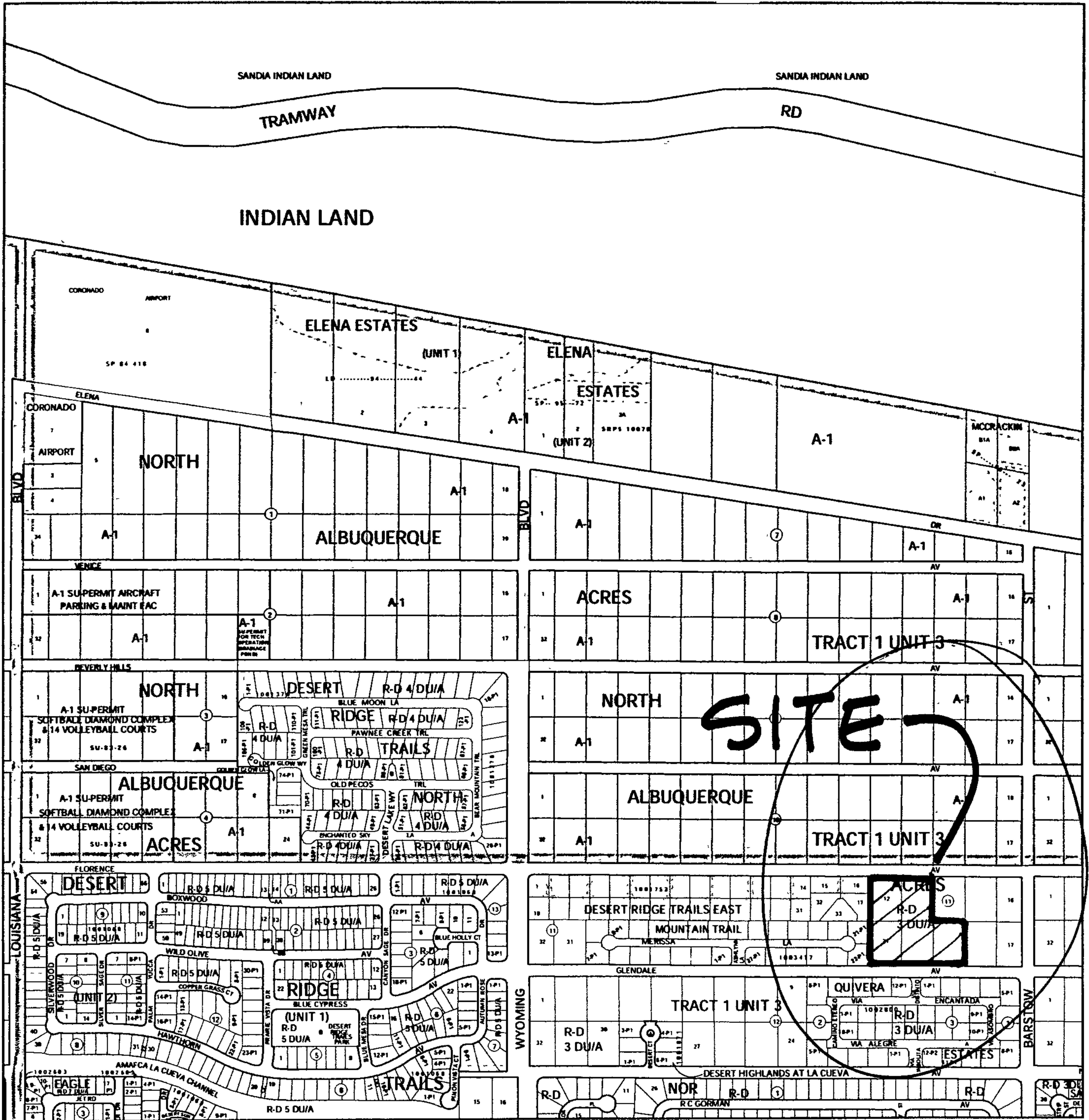
Applicants for Zone Change, Site Plan, Sector Development Plan approval or an amendment to a Sector Development Plan by the EPC, DRB, etc. are required under Council Bill O-92 to notify all affected recognized neighborhood associations **PRIOR TO FILING THE APPLICATION TO THE PLANNING DEPARTMENT**. Because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

WE RECOMMEND THAT THE NOTIFICATION LETTER INCLUDE THE FOLLOWING INFORMATION:

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

(Below this line for ONC use only)

Date of Inquiry: 7/18/05 Time Entered: 11:25am ONC Rep. Initials: HH



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

AGIS
Albuquerque Geographic Information System

Note: Grey Shading Represents Area Outside of the City Limits

Zone Atlas Page:
B-19-Z

Selected Symbols

| | |
|----------------------|------------------------|
| Outside City Limits | Petroglyph Mon |
| Sector Plans | Escarpment |
| Design Overlay Zones | 2 Mile Airport Zone |
| City Historic Zone | Airport Noise Contours |
| KKKH-1 Buffer Zone | Wall Overlay Zone |

Map amended through: Apr 22, 2005

0 750 1500 Feet

Current DRC
Project Number: _____

FIGURE 12

Date Submitted: 7.19.05

Date Site Plan Approved: _____

Date Preliminary Plat Approved: _____

Date Preliminary Plat Expires: _____

DRB Project No.: 1003551

DRB Application No.: 04 DRB 01095

INFRASTRUCTURE LIST

EXHIBIT "A"

TO SUBDIVISION IMPROVEMENTS AGREEMENT

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

LA CUEVA ESTATES

PROPOSED NAME OF PLAT AND/OR SITE DEVELOPMENT PLAN

LOTS 12, 13, 19, 20, 21, BLOCK 11, TRACT 1, UNIT 3, 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' | MAJOR LOCAL STREET - 1/2 WIDTH | GLENDALE AVE NE | W. PL LOT 2 | E. PL LOT 12 | / | / | / |
| | | 24' | MAJOR LOCAL STREET - 1/2 WIDTH | FLORENCE AVE NE | W. PL LOTS | E. PL LOT 6 | / | / | / |
| | | 50' | RESIDENTIAL | LATIERRA CT | GLENDALE | LA TIERRA CT | / | / | / |
| | | 20' | RESIDENTIAL | LA TIERRA CT | EAST CUL DE SAC | NORTH CUL DE SAC | / | / | / |
| | | 6" | WATERLINE | LATIERRA CT | GLENDALE | LATIERRA CT | / | / | / |
| | | 6" | WATERLINE | LATIERRA CT | EAST CUL DE SAC | NORTH CUL DE SAC | / | / | / |
| | | 8" | SANITARY SEWER | LATIERRA CT | EAST CUL DE SAC | FLORENCE | / | / | / |
| | | 36" | STORM DRAIN | MARSTON ST | MODESTO | GLENDALE | / | / | / |
| | | 10' | PUBLIC CHANNEL | PUBLIC R/W | LA TIERRA | FLORENCE | / | / | / |



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

PAGE 2

Project # 1004341

05DRB-01203 Major-Vacation of Pub
Right-of-Way

RIO GRANDE ENGINEERING agent(s) for DAVID & JENNIFER SOULE request(s) the above action(s) for all or a portion of Tract(s) 180, AIRPORT UNIT, LANDS OF ATRISCO GRANT (to be known as **DEL RIO ESTATES**) zoned R-2 residential zone, located on 76TH STREET NW, between FORTUNA ROAD NW and GLEN RIO ROAD NW containing approximately 6 acre(s). (J-10)

Project # 1004173

05DRB-01192 Major-Vacation of Public
Easements
05DRB-01196 Major-Preliminary Plat
Approval
05DRB-01199 Minor-Sidewalk Waiver
05DRB-01200 Minor-Temp Defer SDWK

BOHANNAN HUSTON INC agent(s) for SANDIA PROPERTIES LTD., CO., request(s) the above action(s) for all or a portion of Tract(s) 4, 5 and D-2, (to be known as **VENTANA VISTA SUBDIVISION @ VENTANA RANCH WEST**) zoned R-LT residential zone, located on VENTANA PARKWAY NW, between VENTANA RIDGE RD NW and IRVING BLVD NW containing approximately 31 acre(s). (B-8)

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Approval
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Sheran Matson, AICP, DRB Chair
Development Review Board

TO BE PUBLISHED IN THE ALBUQUERQUE JOURNAL MONDAY, AUGUST 1, 2005.



**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, August 17, 2005**, beginning at **9:00 a.m.** for the purpose of considering the following:

Project # 1001986

05DRB-01194 Major-Two Year SIA

MARK GOODWIN & ASSOCIATES agent(s) for RIO OESTE DEVELOPMENT request(s) the above action(s) for all or a portion of Tract(s) D & E, **TAYLOR RANCH**, zoned R-1, located on COORS BLVD NW, between LA ORILLA NW and MONTANO PLAZA DR NW containing approximately 10 acre(s). [REF: 02DRB01927] (E-12)

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JEFF MORTENSEN & ASSOCIATES agent(s) for HOECH REAL ESTATE CORPORATION request(s) the above action(s) for all or a portion of Lot(s) 1-P1 through 31-P1, Tract(s) L-2, VISTA DEL NORTE (to be known as **AGAVE SUBDIVISION**) zoned SU-1 PRD, located on VISTA DEL NORTE DR NE, between OSUNA RD NE and CALLE DEL CAMPO NE containing approximately 6 acre(s). [REF: 1000490, 05EPC00742, 05DRB01139, 05DRB01140] (E-16)

Project # 1003585

05DRB-01191 Major-Vacation of Pub Right-of-Way
05DRB-01190 Minor-Prelim&Final Plat Approval

SURVEYS SOUTHWEST, LTD. agent(s) for 3900 SILVER AVENUE LLC, request(s) the above action(s) for all or a portion of Lot(s) 1-20, **SILVER STREET TOWNHOMES**, zoned O-R, located on SILVER AVE SE, between ALISO AVE SE and MORNINGSIDE AVE SE containing approximately 2 acre(s). [REF: 05DRB00737] (K-17)

Project # 1002861

05DRB-01202 Major-Preliminary Plat Approval

ALBUQUERQUE ENGINEERING INC agent(s) for INFILL SOLUTIONS DEVELOPMENT request(s) the above action(s) for all or a portion of Block(s) 46, Lots(s) 17 through 24, NEW MEXICO TOWN COMPANY TOWNSITE (to be known as **SOUTHERN UNION GAS LOFTS UNIT II**) zoned SU-3 special center zone, located on 9TH ST SW, between SILVER AVE SW and 8TH ST SW [REF: 03DRB01299, 04DRB00002, 04DRB01137, 05DRB00718] (K-13)

SEE PAGE 2 . . .

City of Albuquerque Planning Department

DEVELOPMENT AND BUILDING SERVICES

STANDARD APPLICATION, Paper Plans Required

DEVELOPMENT REVIEW BOARD

01/10/2014 Issued By: E08375 221578

Category Code **910**
2014 070 008

Application Number: 14DRB-70008, Ext Of Sia For Temp Defr Sdwk Const

Address:

Location Description: LA TIERRA CT NE BETWEEN WYOMIONG BLVD NE AND BARSTOW NE

Project Number: 1003551

Applicant
KEITH NAYLOR

Agent / Contact
KEITH NAYLOR

5610 SAN FRANCISCO
ALBUQUERQUE NM 87109
823-2333

5610 SAN FRANCISCO
ALBUQUERQUE NM 87109
823-2333

Application Fees

APN Fee

Conflict Mgmt Fee \$20.00

DRB Actions \$50.00

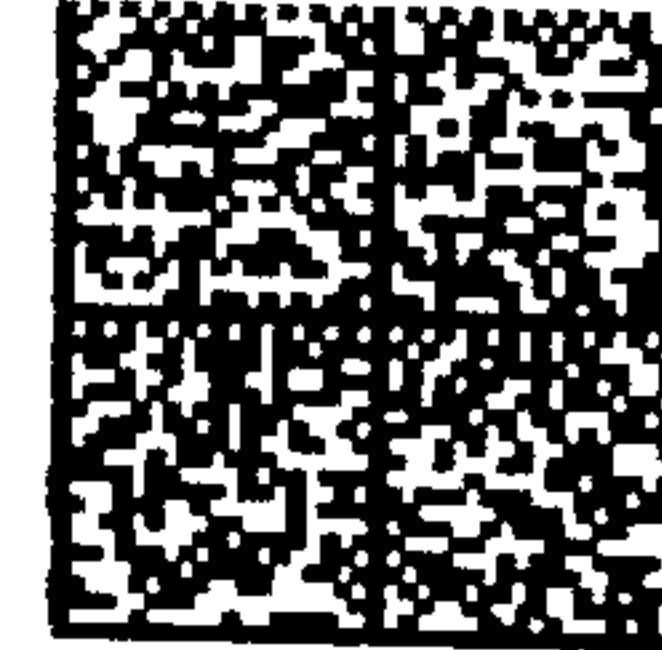
TOTAL: \$70.00

City of Albuquerque Treasury
Date: 1/10/2014 Office: ANNEX
Stat ID: W5000009 Cashier: TRSHAB
Batch: 3098 Trans #: 32
Permit: 2014070008
Receipt Num 00171557
Payment Total: \$70.00
0901 Conflict Mgmt. Fee \$20.00
0903 DRB Actions \$50.00
Check Tendered: \$70.00

CITY OF ALBUQUERQUE



Planning Department



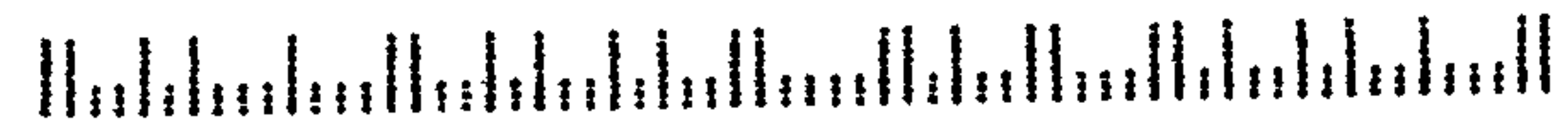
02 1A \$ 00.37⁰
0004329277 JUL 29 2005
MAILED FROM ZIP CODE 87102

101906544012140311

SPS INVESTMENTS LC
8300 CARMEL
ALBUQUERQUE NM

AV NE
87122

B7122+3147-99 C004





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

S Z ZONING & PLANNING

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- V** Zone Map Amendment (Establish or Change Zoning, includes Zoning within Sector Development Plans)
- P** Adoption of Rank 2 or 3 Plan or similar
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- Decision by: DRB, EPC, LUCC, Planning Director, ZEO, ZHE, Board of Appeals, other

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 ADDRESS: _____ FAX: _____
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 ADDRESS: 5610 SAN FRANCISCO NE FAX: 505-856-5548
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 Proprietary interest in site: _____ List all owners: _____

DESCRIPTION OF REQUEST: _____

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 1-PI THRU 13-PI LA CUENA ESTATES Block: _____ Unit: _____
 Subdiv/Addn/TBKA: _____
 Existing Zoning: R-1 Proposed zoning: _____ MRGCD Map No _____
 Zone Atlas page(s): 13-19 UPC Code: _____

CASE HISTORY:

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

CASE INFORMATION:

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 No. of existing lots: 13 No. of proposed lots: _____ Total site area (acres): 4.45
 LOCATION OF PROPERTY BY STREETS: On or Near: LA TIERRA CT. NE
 Between: WYOMING NE and BARSTOW NE
 Check if project was previously reviewed by: Sketch Plat/Plan or Pre-application Review Team(PRT) Review Date: _____

SIGNATURE Keith Naylor DATE 2/25/15
 (Print Name) KEITH NAYLOR Applicant: Agent:

FOR OFFICIAL USE ONLY

Revised: 4/2012

| | Application case numbers | Action | S.F. | Fees |
|--|--------------------------|-------------|------|-----------------|
| <input checked="" type="checkbox"/> INTERNAL ROUTING | <u>15DRB-70084</u> | <u>ESIA</u> | | \$ <u>50.00</u> |
| <input checked="" type="checkbox"/> All checklists are complete | | <u>CMF</u> | | \$ <u>20.00</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 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 March 18, 2015

[Signature]
 Staff signature & Date 2-25-15

Project # 1003551

FORM V: SUBDIVISION VARIANCES & VACATIONS

- BULK LAND VARIANCE (DRB04)** **(PUBLIC HEARING CASE)**
24 copies
- Application for Minor Plat on FORM S-3, including those submittal requirements.
 - Letter briefly describing and explaining: the request, compliance with the Development Process Manual, and all improvements to be waived.
 - Notice on the proposed Plat that there are conditions to subsequent subdivision (refer to DPM)
 - Office of Community & Neighborhood Coordination inquiry response, notifying letter, certified mail receipts
 - Sign Posting Agreement
 - Fee (see schedule)
 - List any original and/or related file numbers on the cover application
- DRB Public hearings are approximately 30 DAYS after the filing deadline. Your attendance is required.**

- VACATION OF PUBLIC EASEMENT (DRB27)**
- VACATION OF PUBLIC RIGHT-OF-WAY (DRB28)**
- The complete document which created the public easement (folded to fit into an 8.5" by 14" pocket) 24 copies.
(Not required for City owned public right-of-way.)
 - Drawing showing the easement or right-of-way to be vacated, etc. (not to exceed 8.5" by 11") 24 copies
 - Zone Atlas map with the entire property(ies) clearly outlined
 - Letter briefly describing, explaining, and justifying the request
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- SIDEWALK VARIANCE (DRB20)**
- SIDEWALK WAIVER (DRB21)** 6 copies
- Scale drawing showing the proposed variance or waiver (not to exceed 8.5" by 14")
 - Zone Atlas map with the entire property(ies) clearly outlined
 - Letter briefly describing, explaining, and justifying the variance or waiver
 - List any original and/or related file numbers on the cover application
- DRB meetings are approximately 8 DAYS after the Tuesday noon filing deadline. Your attendance is required.**

- SUBDIVISION DESIGN VARIANCE FROM MINIMUM DPM STANDARDS (DRB25)**
- Scale drawing showing the location of the proposed variance or waiver (not to exceed 8.5" by 14") 24 copies
 - Zone Atlas map with the entire property(ies) clearly outlined
 - Letter briefly describing, explaining, and justifying the variance
 - Office of Community & Neighborhood Coordination inquiry response, notifying letter, certified mail receipts
 - Sign Posting Agreement
 - Fee (see schedule)
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- DRB meetings are approximately 30 DAYS after the filing deadline. Your attendance is required.**

- TEMPORARY DEFERRAL OF SIDEWALK CONSTRUCTION (DRB19)**
- EXTENSION OF THE SIA FOR TEMPORARY DEFERRAL OF SIDEWALK CONSTRUCTION (DRB07)**
- Drawing showing the sidewalks subject to the proposed deferral or extension (not to exceed 8.5" by 14") 6 copies
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- The complete document which created the private easement/recorded plat (not to exceed 8.5" by 14") 6 copies
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KEITH MAYLOR
Applicant name (print)
Keith Maylor 2/25/15
Applicant signature / date

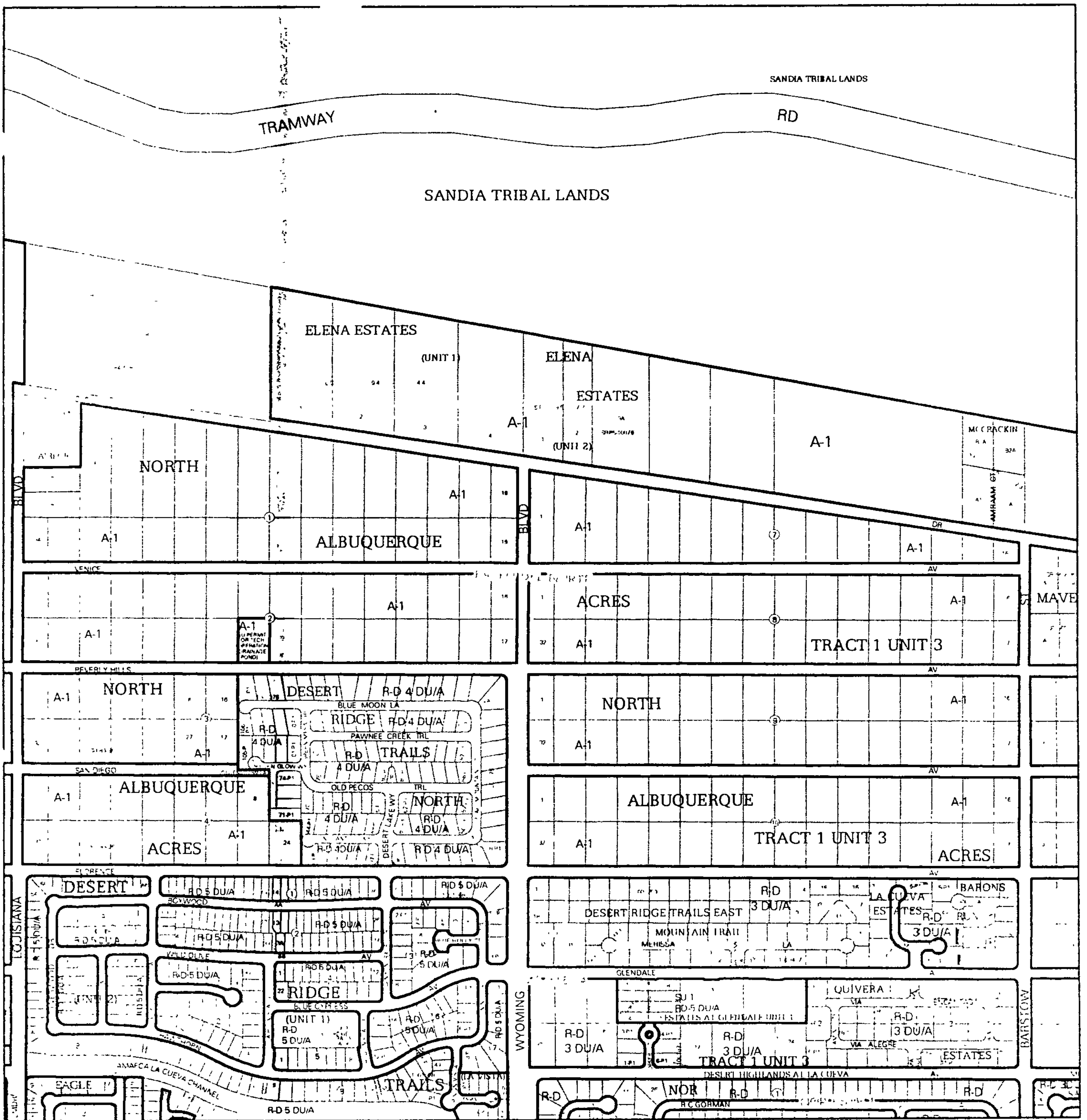


Form revised 4/07

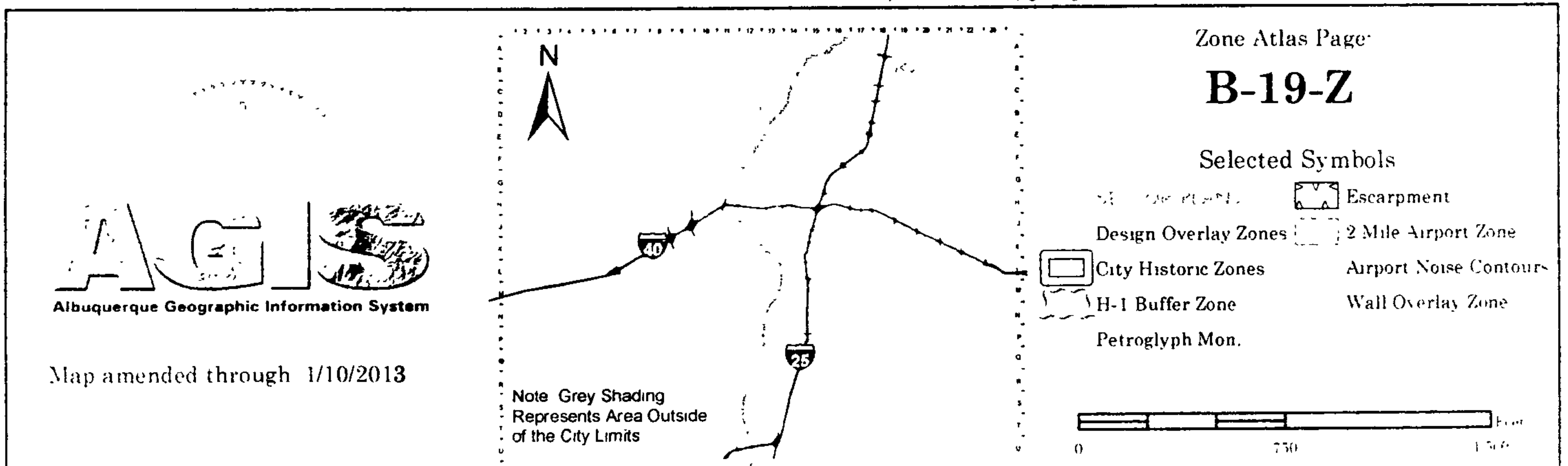
- Checklists complete
- Fees collected
- Case #s assigned
- Related #s listed

Application case numbers
15-DRB-70084

[Signature] 2-25-15
Planner signature / date
Project # 1003551



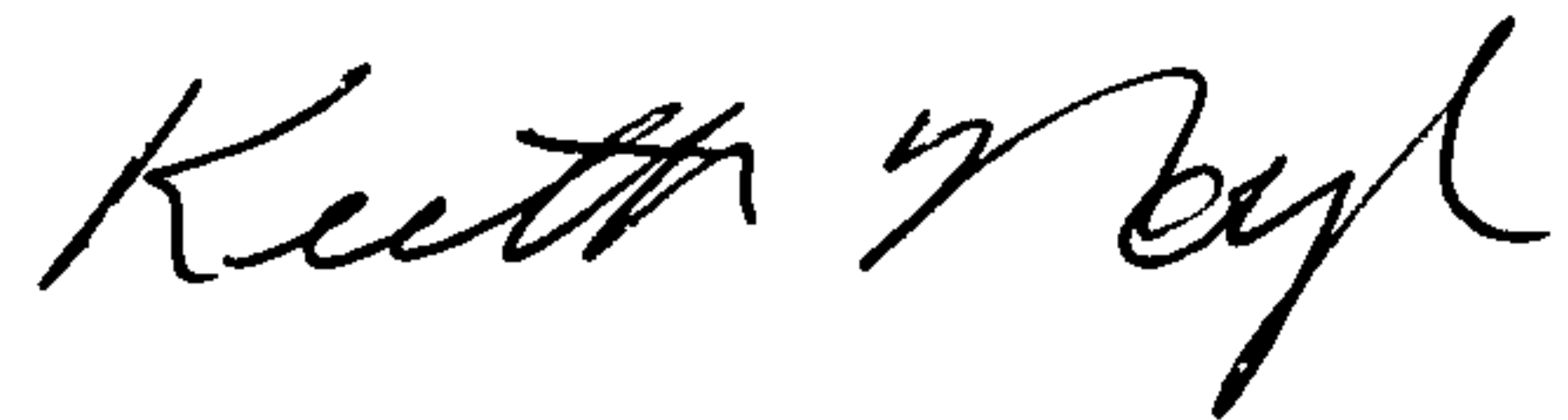
For more current information and details visit <http://www.cabq.gov/gis>



February 13, 2015

Dear Members of the DRB,

I am writing to request an extension of my sidewalk deferral agreement. I did sell lot 7 in November, 2014, which the home is under construction and the sidewalk should be completed this spring. However, the market for custom home lots has not pick up, therefor I am requesting additional time to complete the sidewalks.

A handwritten signature in black ink, appearing to read "Keith Naylor". The signature is written in a cursive, flowing style.

Keith Naylor
Managing Member
La Cueva Estates LLC

PROJECT#

1003551

March 18. 2015

ES/A



Supplemental Form (SF)

SUBDIVISION

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

SITE DEVELOPMENT PLAN

- for Subdivision
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- Administrative Amendment/Approval (AA)
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STORM DRAINAGE (Form D)

- Storm Drainage Cost Allocation Plan

S Z ZONING & PLANNING

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 ADDRESS: 5610 SAN FRANCISCO NE FAX: 505-856-5548
 CITY: ALBUQUERQUE STATE NM ZIP 87109 E-MAIL: KEITH.NAYLOR@HOTMAIL.COM
 Proprietary interest in site: _____ List all owners: _____

DESCRIPTION OF REQUEST: EXTENSION of SEWERAGE DEFERRAL

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 1-PI THRU 13-PI LA CUEVA ESTATES Block: _____ Unit: _____
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List any current or prior case number that may be relevant to your application (Proj., App., DRB-, AX_, Z_, V_, S_, etc.): _____

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

SIGNATURE Keith Naylor DATE _____
 (Print Name) KEITH NAYLOR Applicant: Agent:

FOR OFFICIAL USE ONLY

Revised: 4/2012

| INTERNAL ROUTING | Application case numbers | Action | S.F. | Fees |
|--|--------------------------|-------------|-------|-----------------|
| <input checked="" type="checkbox"/> All checklists are complete | <u>DRB 70008</u> | <u>ESIA</u> | _____ | \$ <u>50.00</u> |
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| <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 January 22, 2013

[Signature]
 Staff signature & Date 1-10-14

Project # 1003351

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KEITH Naylor
 Applicant name (print)
Keith Naylor 1-10-14
 Applicant signature / date



Form revised 4/07

- Checklists complete
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Application case numbers
14 DRB - 70008

[Signature] 1-10-14
 Planner signature / date
 Project # 1003551



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Revised: 4/2012

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

Hearing date January 22, 2013

[Signature]
 Staff signature & Date 1-10-14

Project # 1003351

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- EXTENSION OF THE SIA FOR TEMPORARY DEFERRAL OF SIDEWALK CONSTRUCTION (DRB07)**
 - ✓ Drawing showing the sidewalks subject to the proposed deferral or extension (not to exceed 8.5" by 14") **6 copies**
 - ✓ Zone Atlas map with the entire property(ies) clearly outlined
 - ✓ Letter briefly describing, explaining, and justifying the deferral or extension
 - ✓ List any original and/or related file numbers on the cover application

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

- VACATION OF PRIVATE EASEMENT (DRB26)**
- VACATION OF RECORDED PLAT (DRB29)**
 - ___ The complete document which created the private easement/recorded plat (not to exceed 8.5" by 14") **6 copies**
 - ___ Scale drawing showing the easement to be vacated (8.5" by 11") **6 copies**
 - ___ Zone Atlas map with the entire property(ies) clearly outlined
 - ___ Letter/documents briefly describing, explaining, and justifying the vacation **6 copies**
 - ___ Letter of authorization from the grantors and the beneficiaries (private easement only)
 - ___ Fee (see schedule)
 - ___ List any original and/or related file numbers on the cover application

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

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

KEITH Naylor
Applicant name (print)
Keith Naylor 1-10-14
Applicant signature / date



Form revised 4/07

- Checklists complete
 - Fees collected
 - Case #s assigned
 - Related #s listed
- Application case numbers
145 DRB - 700008

[Signature] 1-10-14
Planner signature / date
Project # 1003551

La Cueva Estates, LLC



5610 San Francisco NE ◆ Albuquerque, NM ◆ 87109
Phone (505) 823-2333 ◆ Fax (505) 856-5548

January 10, 2014

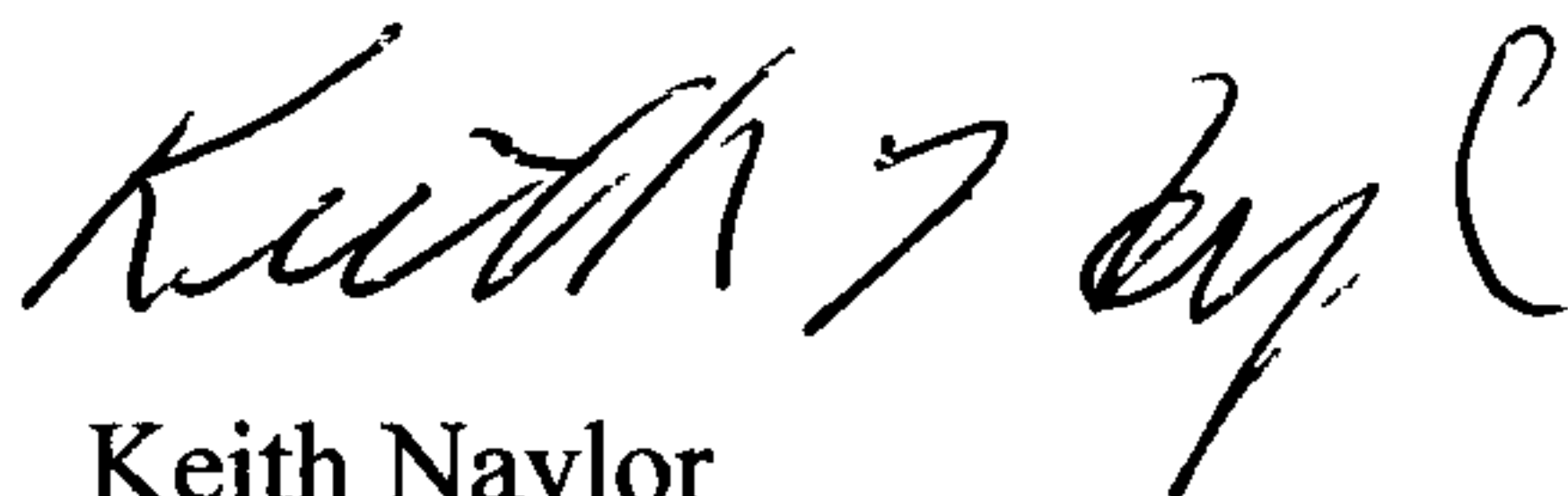
City of Albuquerque
Development Review Board

RE: SIA Extension for La Cueva Estates

I am requesting SIA sidewalk deferral for the above referenced property due to the current economy. I have been able to sell 2 lots since my last extension request but the market seems to be still be slow in the high end lot sales. Therefore I am requesting an extension for the remaining sidewalks that have not been completed. 2066
1,7

Thank you for considering my extension request and please feel free to contact me should you have any questions.

Sincerely,



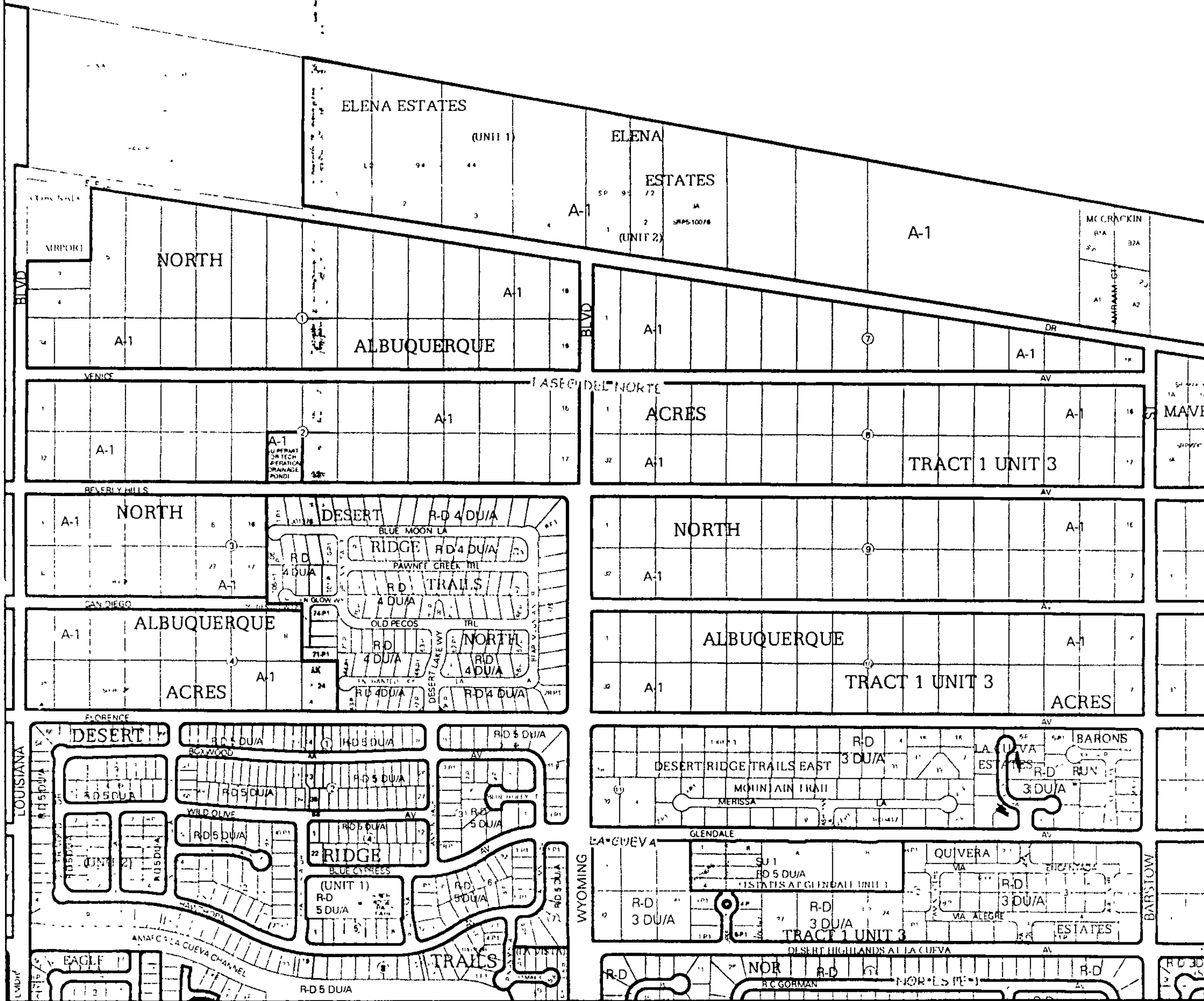
Keith Naylor
La Cueva Estates, LLC

SANDIA TRIBAL LANDS

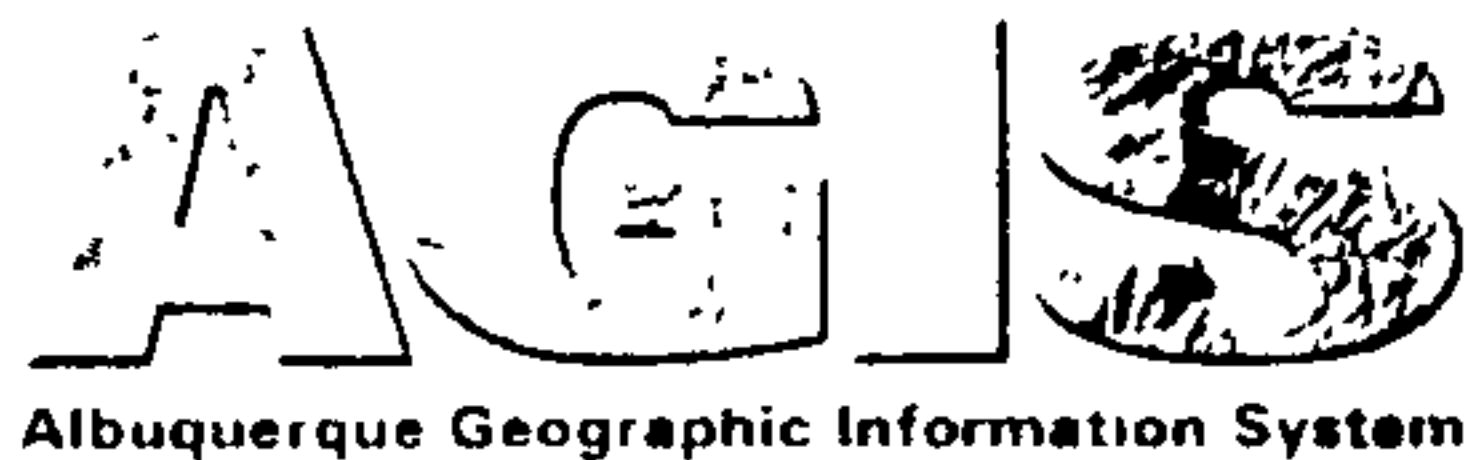
TRAMWAY

RD

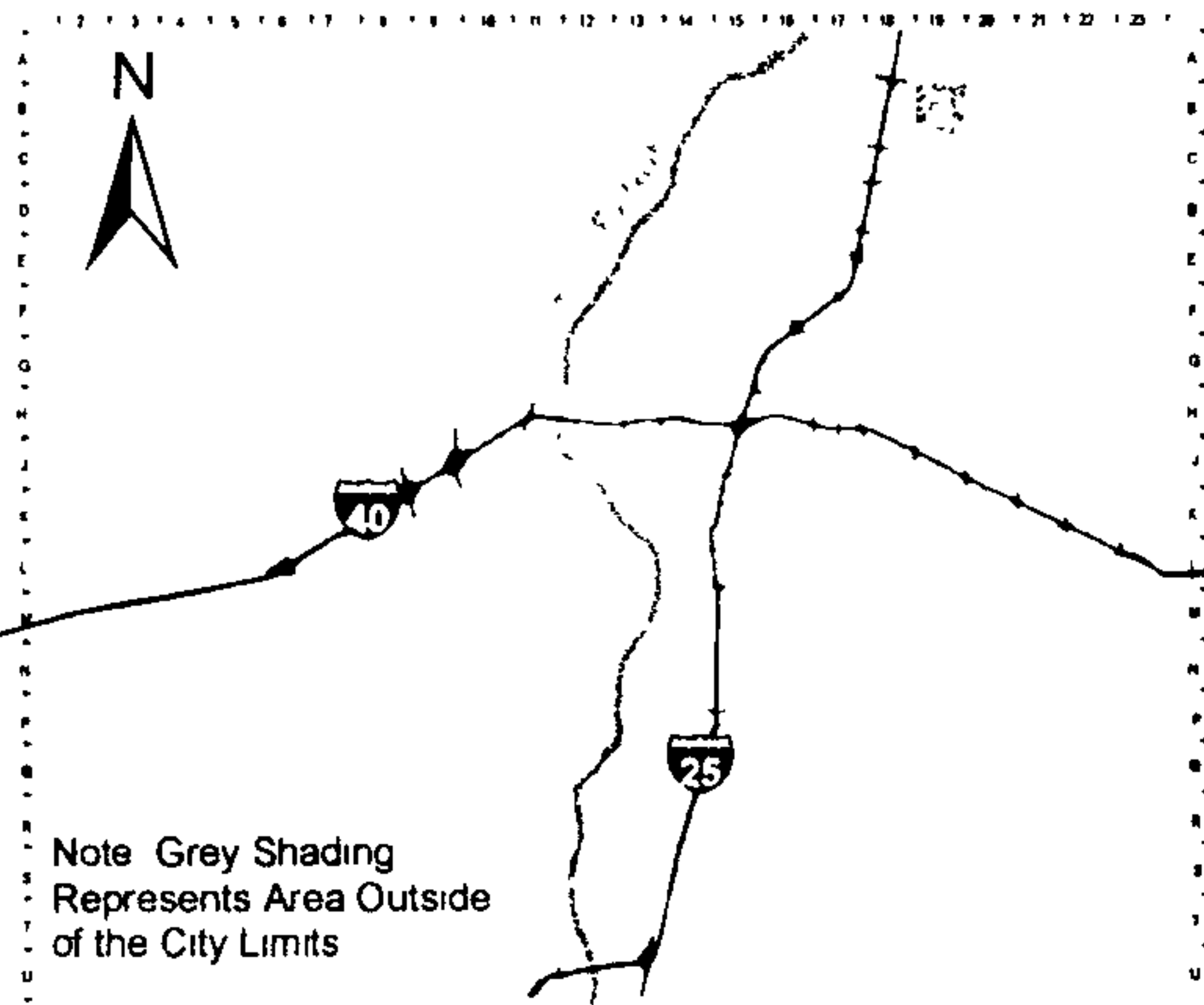
SANDIA TRIBAL LANDS



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



Map amended through: 1/10/2013

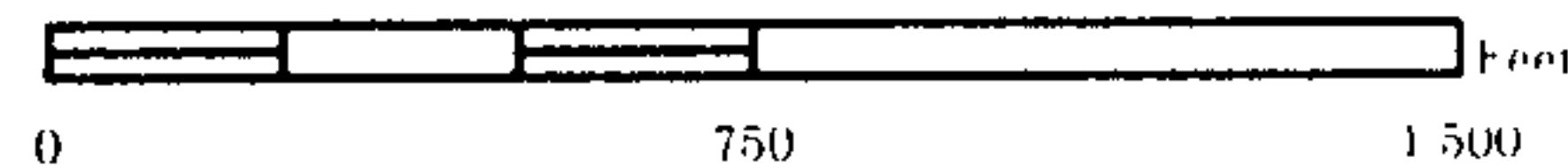


Zone Atlas Page

B-19-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



January 22, 2014

ESIA

City of Albuquerque Planning Department

DEVELOPMENT AND BUILDING SERVICES

STANDARD APPLICATION, Paper Plans Required

DEVELOPMENT REVIEW BOARD

11/21/2011 Issued By: E08375 129316

Category Code **910**
2011 070 333

Application Number: 11DRB-70333, Ext Of Sia For Temp Defr Sdwk Const

Address:

Location Description: LA TIERRA COURT NE BETWEEN WYOMING NE AND BARSTOW NE

Project Number: 1003551

Applicant

KEITH NAYLOR

5610 SAN FRANCISCO NE
ALBUQUERQUE NM 87109
823-2333

Agent / Contact

KEITH NAYLOR

5610 SAN FRANCISCO NE
ALBUQUERQUE NM 87109
823-2333

Application Fees

| | | |
|----------------|-------------------|----------------|
| 441018/4943000 | APN Fee | |
| 441032/3416000 | Conflict Mgmt Fee | \$20.00 |
| 441006/4958000 | DRB Actions | \$50.00 |
| TOTAL: | | \$70.00 |

City Of Albuquerque
Treasury Division

11/21/2011 1:59PM LOC: ANNX
WS# 010 TRANS# 0030
RECEIPT# 00003057-00003057
PERMIT# 2011070333 TRSMCS
Trans Amt \$70.00
Conflict Manag. Fee \$20.00
DRB Actions \$50.00
CK \$70.00
CHANGE \$0.00

Thank You



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 Plan boundaries)
- 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, 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): _____ PHONE: _____
 ADDRESS: _____ FAX: _____
 CITY: _____ STATE _____ ZIP _____ E-MAIL: _____

APPLICANT: KEITH NAYLOR PHONE: 505-823-7333
 ADDRESS: 5610 SAN FRANCISCO NE FAX: 505-856-5548
 CITY: ALBUQUERQUE STATE NM ZIP 87109 E-MAIL: KEITH.NAYLOR@HOTMAIL.COM
 Proprietary interest in site: _____ List all owners: _____

DESCRIPTION OF REQUEST: EXTENSION OF SIDEWALK DEFERRAL

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. LOTS 1-P1 THRU 13-P1 LA CUEVA ESTATES Block: _____ Unit: _____
 Subdiv/Addn/TBKA: _____
 Existing Zoning: R-1 Proposed zoning: _____ MRGCD Map No _____
 Zone Atlas page(s): B-19 UPC Code: _____

CASE HISTORY:

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

CASE INFORMATION:

Within city limits? Yes Within 1000FT of a landfill? NO
 No. of existing lots: 13 No. of proposed lots: _____ Total site area (acres): 4.45
 LOCATION OF PROPERTY BY STREETS: On or Near: LA TIERRA COURT NE
 Between: WYOMING NE and BARSTOW NE
 Check if project was previously reviewed by: Sketch Plat/Plan or Pre-application Review Team(PRT) Review Date: _____

SIGNATURE Keith Naylor DATE 11-15-11
 (Print Name) KEITH NAYLOR Applicant: Agent:

FOR OFFICIAL USE ONLY

Revised: 6/2011

| <input type="checkbox"/> INTERNAL ROUTING | Application case numbers | Action | S.F. | Fees |
|--|--------------------------|-------------|-------|-----------------|
| <input checked="" type="checkbox"/> All checklists are complete | <u>11DRB - 70333</u> | <u>ESIA</u> | _____ | <u>\$50.00</u> |
| <input checked="" type="checkbox"/> All fees have been collected | _____ | <u>LMF</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 | _____ | _____ | _____ | Total |
| <input type="checkbox"/> F.H.D.P. fee rebate | _____ | _____ | _____ | <u>\$ 70.00</u> |

Hearing date December 7, 2011

[Signature] 11-21-11
 Staff signature & Date

Project # 1003551

FORM V: SUBDIVISION VARIANCES & VACATIONS

- BULK LAND VARIANCE (DRB04)** **(PUBLIC HEARING CASE)**
 ___ Application for Minor Plat on FORM S-3, including those submittal requirements. **24 copies**
 ___ Letter briefly describing and explaining: the request, compliance with the Development Process Manual, and all improvements to be waived.
 ___ Notice on the proposed Plat that there are conditions to subsequent subdivision (refer to DPM)
 ___ Office of Community & Neighborhood Coordination inquiry response, notifying letter, certified mail receipts
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 ___ Fee (see schedule)
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- VACATION OF PUBLIC EASEMENT (DRB27)**
 VACATION OF PUBLIC RIGHT-OF-WAY (DRB28)
 ___ The complete document which created the public easement (folded to fit into an 8.5" by 14" pocket) **24 copies.**
 (Not required for City owned public right-of-way.)
 ___ Drawing showing the easement or right-of-way to be vacated, etc. (not to exceed 8.5" by 11") **24 copies**
 ___ Zone Atlas map with the entire property(ies) clearly outlined
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 SIDEWALK WAIVER (DRB21)
 ___ Scale drawing showing the proposed variance or waiver (not to exceed 8.5" by 14") **6 copies**
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DRB meetings are approximately 8 DAYS after the Tuesday noon filing deadline. Your attendance is required.

- SUBDIVISION DESIGN VARIANCE FROM MINIMUM DPM STANDARDS (DRB25)**
 ___ Scale drawing showing the location of the proposed variance or waiver (not to exceed 8.5" by 14") **24 copies**
 ___ Zone Atlas map with the entire property(ies) clearly outlined
 ___ Letter briefly describing, explaining, and justifying the variance
 ___ Office of Community & Neighborhood Coordination inquiry response, notifying letter, certified mail receipts
 ___ Sign Posting Agreement
 ___ Fee (see schedule)
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KEITH NAYLOR
 Applicant name (print)
Keith Naylor 11-15-11
 Applicant signature / date



Form revised 4/07

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

Application case numbers
 1 DRB - 70333
 - - -
 - - -

[Signature] 11-21-11
 Planner signature / date
 Project # 1003551

La Cueva Estates, LLC



5610 San Francisco NE ◆ Albuquerque, NM ◆ 87109
Phone (505) 823-2333 ◆ Fax (505) 856-5548

November 14, 2011

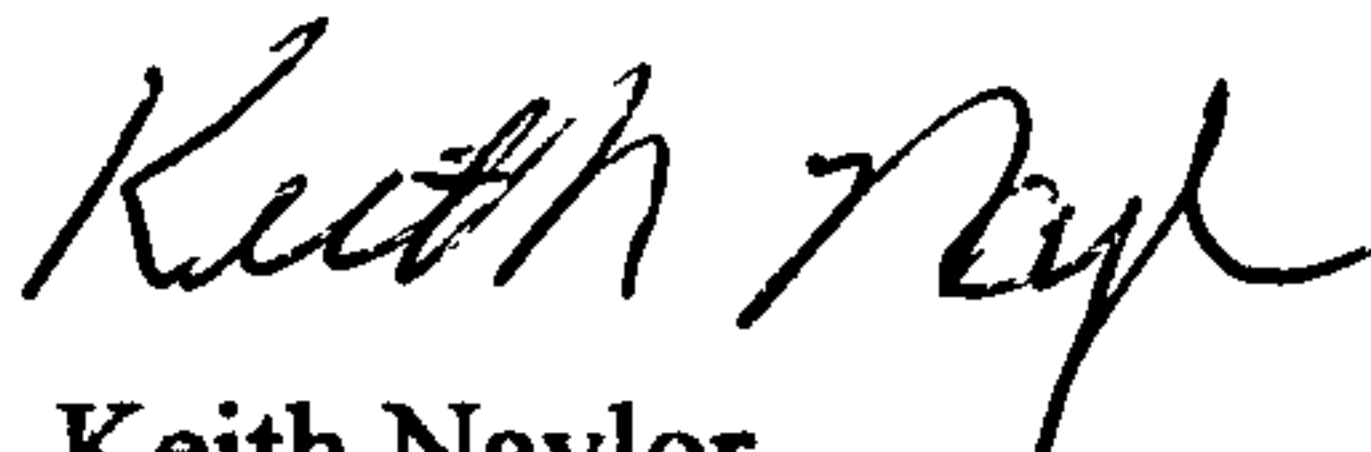
City of Albuquerque
Development Review Board

RE: SIA Extension for La Cueva Estates

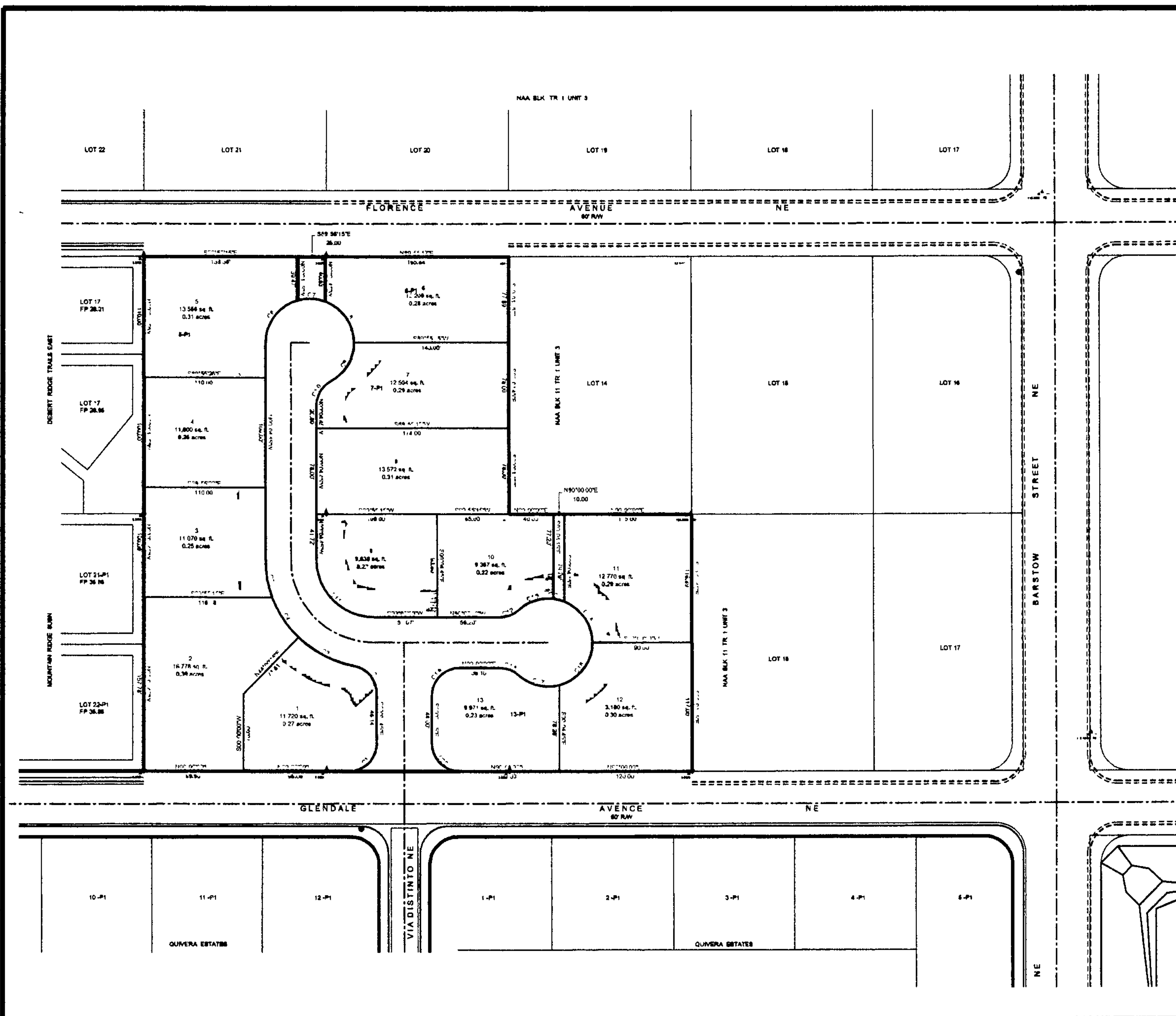
I am requesting SIA sidewalk deferral for the above referenced property due to the current economy. All though a couple of homes have been constructed in the subdivision since my last extension was granted, the market has continued to be slow in high end custom home lots. Therefore I am requesting an extension for the remaining sidewalks that have not been completed.

Please feel free to contact me should you have any questions.

Sincerely,



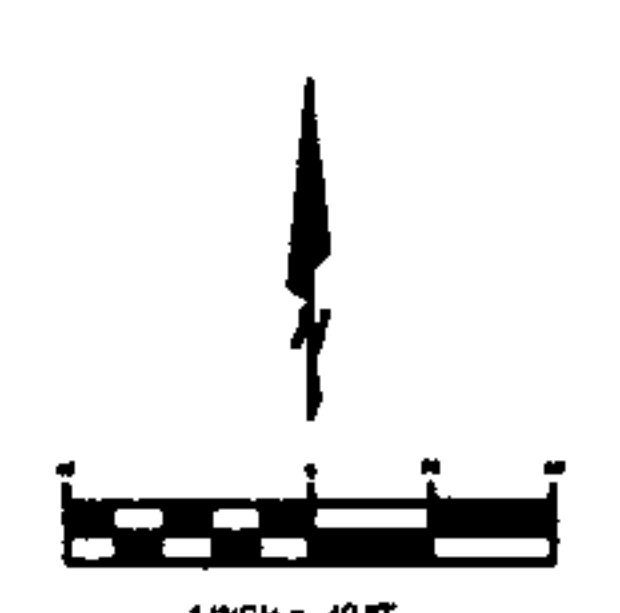
Keith Naylor
La Cueva Estates, LLC



- LEGEND**
- 8601 — EXISTING CONTOUR ELEVATION
 - 02.5 — EXISTING SPOT ELEVATION
 - 01 ■ PROPOSED CONTOUR ELEVATION
 - — PROPERTY LINE
 - 01.5 ○ PROPOSED SPOT ELEVATION
 - DIRECTION OF FLOW
 - — DRAINAGE SWALE
 - — SILT FENCE

CURVE TABLE

| CURVE | LENGTH | RADIUS | DELTA |
|-------|--------|--------|-----------|
| C1 | 36.70 | 75.00 | 80°04'45" |
| C2 | 34.72 | 75.00 | 78°33'22" |
| C3 | 56.87 | 98.00 | 33°18'22" |
| C4 | 43.75 | 98.00 | 25°27'34" |
| C5 | 34.98 | 98.00 | 29°27'25" |
| C6 | 51.85 | 40.00 | 74°25'08" |
| C7 | 25.46 | 40.00 | 36°27'55" |
| C8 | 48.08 | 40.00 | 88°51'48" |
| C9 | 43.01 | 40.00 | 81°36'34" |
| C10 | 26.84 | 25.00 | 61°30'6" |
| C11 | 81.61 | 57.00 | 89°56'15" |
| C12 | 18.30 | 25.00 | 42°23'58" |
| C13 | 34.58 | 40.00 | 49°30'04" |
| C14 | 10.38 | 40.00 | 14°56'27" |
| C15 | 47.51 | 40.00 | 68°31'17" |
| C16 | 52.67 | 40.00 | 73°26'36" |
| C17 | 36.76 | 40.00 | 58°57'24" |
| C18 | 18.50 | 25.00 | 47°23'24" |
| C19 | 39.30 | 25.00 | 18°04'42" |
| C20 | 39.24 | 25.00 | 85°58'15" |



BRASHER & LORENZ CONSULTING ENGINEERS
 2011 San Pedro Blvd. NE, Ste. 1000
 Albuquerque, New Mexico 87110
 Phone: 505-263-4444 Fax: 505-263-4110

**CITY OF ALBUQUERQUE
 PUBLIC WORKS DEPARTMENT
 ENGINEERING DEVELOPMENT GROUP**

TITLE: LA CUEVA ESTATES PLAT

| | | | |
|-------------------------|------------------------|-----------------------|--------------------|
| Design Review Committee | City Engineer Approval | City Engineer License | City Engineer Name |
| | | | |

City Project No. XXXXXX Zoning No. B-19 Sheet No. 2 of 16

AS-BUILT INFORMATION

| CONSTRUCTION | DATE |
|--------------|------|
| BY | |
| BY | |
| BY | |
| BY | |
| BY | |

BENCHMARKS

ACE BENCH MARK STATION 1-101
 LOCATED AT THE N.E. CORNER OF THE INTERSECTION OF MONTEBELLO AND
 SHERWOOD ST. APPROX. 10' NORTH FROM THE CENTERLINE OF MONTEBELLO AND
 20' EAST FROM THE CENTERLINE OF SHERWOOD ST.

NAA BENCH MARK COORDINATES - CONTROL BENCH MARK 27
 2+19+87.58 Y=1,816.46 X
 ELEVATION = 4,411.889 1-101

FIELD NOTES

| NO. | DATE | BY |
|-----|------|----|
| | | |



REVISIONS

| NO. | DATE | BY | REVISIONS |
|-----|------|----|-----------|
| | | | |

DESIGNED BY: DAL DATE: 11-20-04
 DRAWN BY: R. M. DATE: 11-20-04
 CHECKED BY: DAL DATE: 11-20-04

City of Albuquerque Planning Department
One Stop Shop – Development and Building Services

01/05/2010 Issued By: PLNSDH 64886

Permit Number: 2010 070 001 **Category Code 910**

Application Number: 10DRB-70001, Ext Of Sia For Temp Defr Sdwk Const

Address:

Location Description: LA TIERRA CT NE BETWEEN WYOMING NE AND BARSTOW NE

Project Number: 1003551

Applicant
Don K Naylor

Agent / Contact
Don K Naylor

5610 San Francisco Ne
Albuquerque NM 87109
823-2333

5610 San Francisco Ne
Albuquerque NM 87109
823-2333

Application Fees

| | | |
|----------------|---------------------|----------------|
| 441018/4971000 | Public Notification | |
| 441032/3424000 | Conflict Mgmt Fee | \$20.00 |
| 441006/4983000 | DRB Actions | \$50.00 |
| TOTAL: | | \$70.00 |

City Of Albuquerque
Treasury Division

1/5/2010 11:06AM LOC: ANNX
 WS# 007 TRANS# 0007
 RECEIPT# 00125375-00125375
 PERMIT# 2010070001 TRSCXG
 Trans Amt \$70.00
 Conflict Manag. Fee \$20.00
 DRB Actions \$50.00
 CK \$20.00
 CH \$50.00
 CHANGE \$0.00

Thank You

\$50.00 Fee City of ABQ
 \$20.00 Conflict Management Fee

City of Albuquerque

DEVELOPMENT/ PLAN REVIEW APPLICATION

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

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

APPLICATION INFORMATION:

Professional/Agent (if any): _____ PHONE: _____

ADDRESS: _____ FAX: _____

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

APPLICANT: Don K. Naylor PHONE: 505-823-2333

ADDRESS: 5610 SAN FRANCISCO NE FAX: 505-856-5548

CITY: ALBUQUERQUE STATE: NM ZIP: 87109 E-MAIL: KEITH.NAYLOR@HOTMAIL.COM

Proprietary interest in site: _____ List all owners: _____

DESCRIPTION OF REQUEST: EXTENSION OF SIDEWALK DEFERRAL

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. LOTS 1-P1 THRU 13-P1 LA CUEVA ESTATES Block: _____ Unit: _____

Subdiv/Addn/TBKA: _____

Existing Zoning: R-1 Proposed zoning: _____ MRGCD Map No _____

Zone Atlas page(s): B-19 UPC Code: _____

CASE HISTORY:

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

CASE INFORMATION:

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

No. of existing lots: 13 No. of proposed lots: _____ Total area of site (acres): 4.45

LOCATION OF PROPERTY BY STREETS: On or Near: LA TIERRA COURT NE

Between: WYOMING NE and BARSTOW NE

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

SIGNATURE Don K. Naylor DATE 1-5-10

(Print) DON K. NAYLOR Applicant: Agent:

FOR OFFICIAL USE ONLY

Form revised 4/07

| | | | | |
|--|---|--|---|---|
| <p><input type="checkbox"/> INTERNAL ROUTING</p> <p><input checked="" type="checkbox"/> All checklists are complete</p> <p><input checked="" type="checkbox"/> All fees have been collected</p> <p><input checked="" type="checkbox"/> All case #s are assigned</p> <p><input checked="" type="checkbox"/> AGIS copy has been sent</p> <p><input checked="" type="checkbox"/> Case history #s are listed</p> <p><input checked="" type="checkbox"/> Site is within 1000ft of a landfill</p> <p><input checked="" type="checkbox"/> F.H.D.P. density bonus</p> <p><input checked="" type="checkbox"/> F.H.D.P. fee rebate</p> | <p>Application case numbers</p> <p><u>10 DRB 70001</u></p> <p>_____</p> <p>_____</p> <p>_____</p> <p>Hearing date <u>01/13/10</u></p> | <p>Action</p> <p><u>ESIA</u></p> <p><u>CME</u></p> <p>_____</p> <p>_____</p> | <p>S.F.</p> <p><u>Y</u></p> <p>_____</p> <p>_____</p> | <p>Fees</p> <p>\$ <u>50.00</u></p> <p>\$ <u>20.00</u></p> <p>\$ _____</p> <p>\$ _____</p> <p>\$ _____</p> <p>Total</p> <p>\$ <u>70.00</u></p> |
|--|---|--|---|---|

Sandy Handley 01/05/10 Project # 1003551

Planner signature / date

FORM V: SUBDIVISION VARIANCES & VACATIONS

- BULK LAND VARIANCE (DRB04)** (PUBLIC HEARING CASE)
 - Application for Minor Plat on FORM S-3, including those submittal requirements. **24 copies**
 - Letter briefly describing and explaining: the request, compliance with the Development Process Manual, and all improvements to be waived.
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- VACATION OF PUBLIC RIGHT-OF-WAY (DRB28)**
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 - Drawing showing the easement or right-of-way to be vacated, etc. (not to exceed 8.5" by 11") **24 copies**
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 - Scale drawing showing the proposed variance or waiver (not to exceed 8.5" by 14") **6 copies**
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 - Scale drawing showing the location of the proposed variance or waiver (not to exceed 8.5" by 14") **24 copies**
 - Zone Atlas map with the entire property(ies) clearly outlined
 - Letter briefly describing, explaining, and justifying the variance
 - Office of Community & Neighborhood Coordination inquiry response, notifying letter, certified mail receipts
 - Sign Posting Agreement
 - Fee (see schedule)
 - List any original and/or related file numbers on the cover application

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

- TEMPORARY DEFERRAL OF SIDEWALK CONSTRUCTION (DRB19)**
- EXTENSION OF THE SIA FOR TEMPORARY DEFERRAL OF SIDEWALK CONSTRUCTION (DRB07)**
 - Drawing showing the sidewalks subject to the proposed deferral or extension (not to exceed 8.5" by 14") **6 copies**
 - Zone Atlas map with the entire property(ies) clearly outlined
 - Letter briefly describing, explaining, and justifying the deferral or extension
 - List any original and/or related file numbers on the cover application

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

- VACATION OF PRIVATE EASEMENT (DRB26)**
- VACATION OF RECORDED PLAT (DRB29)**
 - The complete document which created the private easement/recorded plat (not to exceed 8.5" by 14") **6 copies**
 - Scale drawing showing the easement to be vacated (8.5" by 11") **6 copies**
 - Zone Atlas map with the entire property(ies) clearly outlined
 - Letter/documents briefly describing, explaining, and justifying the vacation **6 copies**
 - Letter of authorization from the grantors and the beneficiaries (private easement only)
 - Fee (see schedule)
 - List any original and/or related file numbers on the cover application

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

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

Don K. Naylor
Applicant name (print)
Don K. Naylor 1-5-10
Applicant signature / date

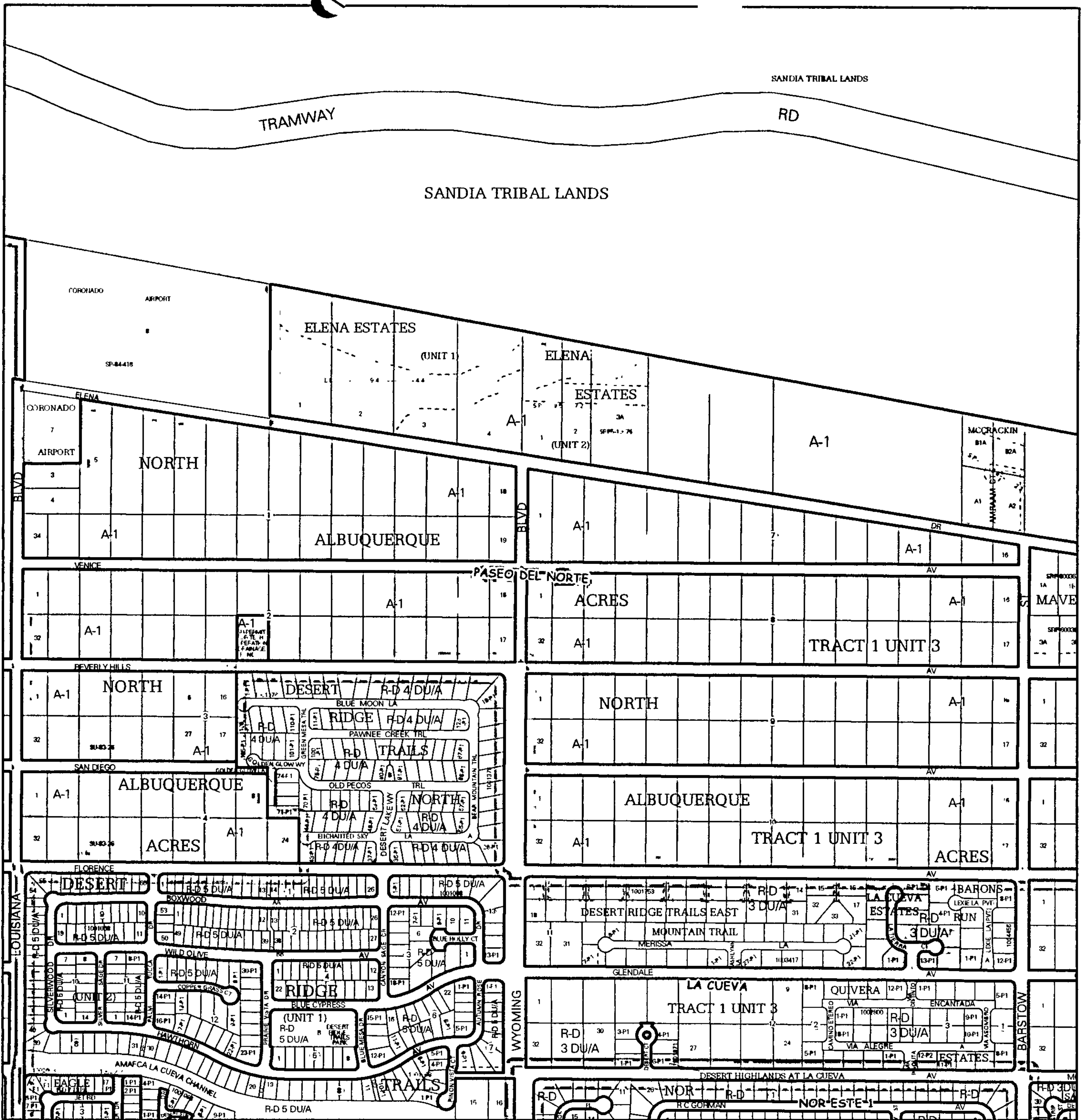


Form revised 4/07

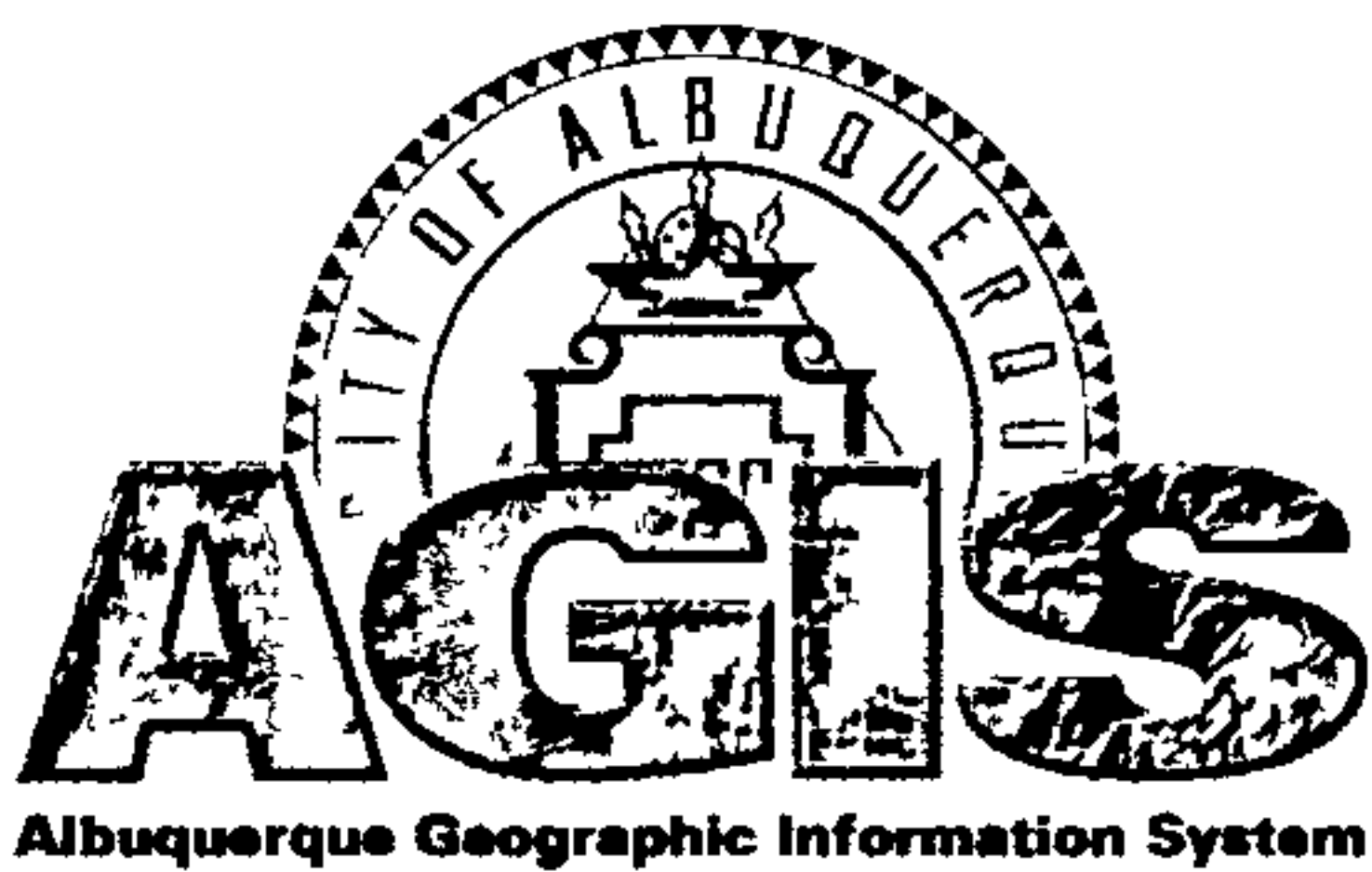
- Checklists complete
- Fees collected
- Case #s assigned
- Related #s listed

Application case numbers
10 DRB - 70001

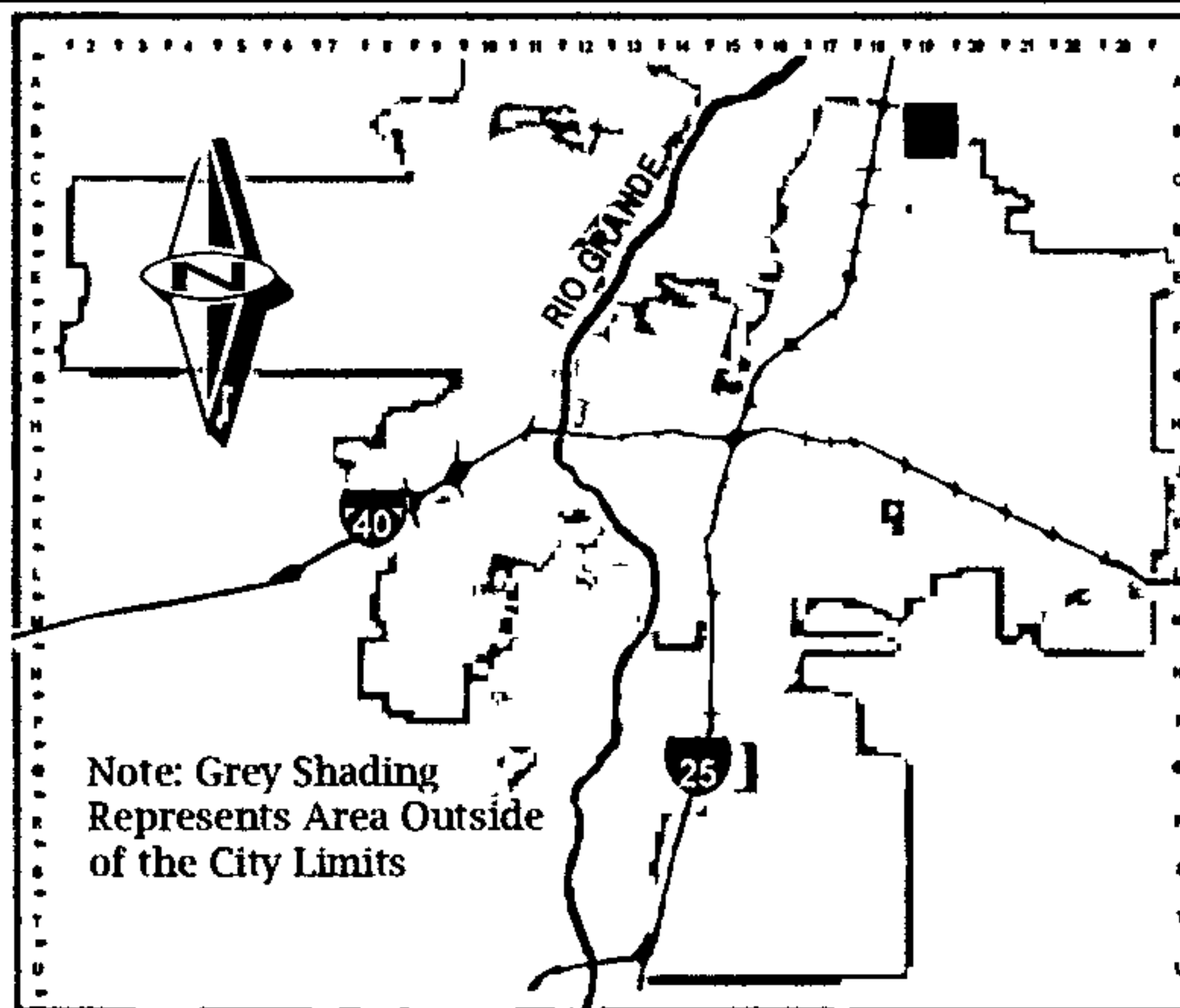
Sandy Handley 01/05/09
Planner signature / date
Project # 1003551



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



Map amended through: 3/10/2009

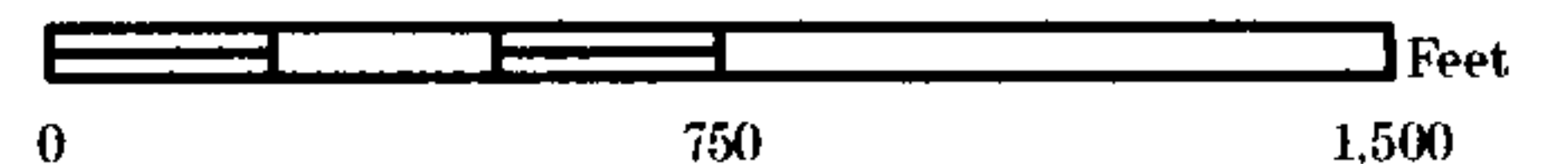


Zone Atlas Page:

B-19-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



La Cueva Estates, LLC



5610 San Francisco NE ◆ Albuquerque, NM ◆ 87109
Phone (505) 823-2333 ◆ Fax (505) 856-5548

January 5, 2010

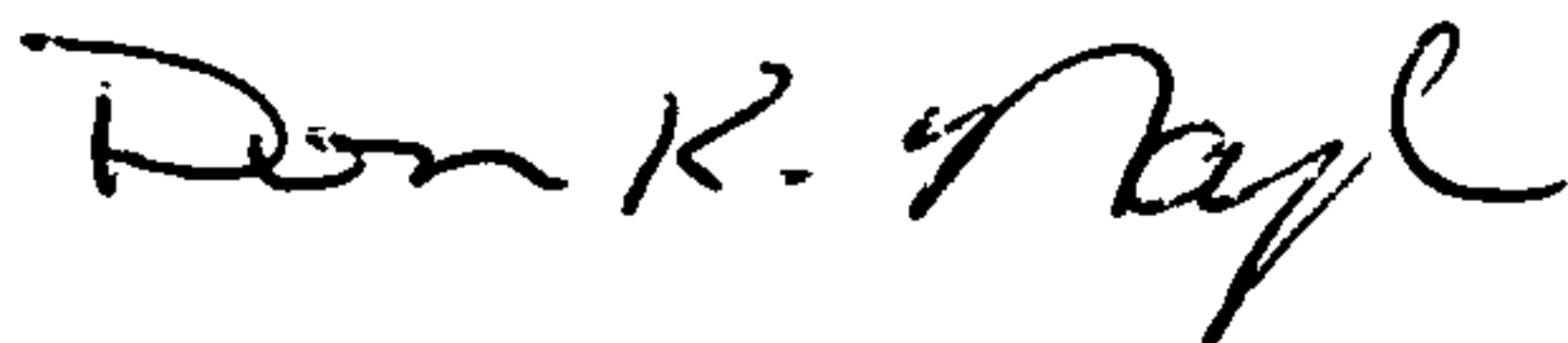
City of Albuquerque
Development Review Board

RE: SIA Extension for La Cueva Estates

I am requesting SIA sidewalk deferral for the above referenced property due to the current economy. I have not been able to sell the existing lots therefore no new homes have been completed on the lots.

Please feel free to contact me should you have any questions.

Sincerely,



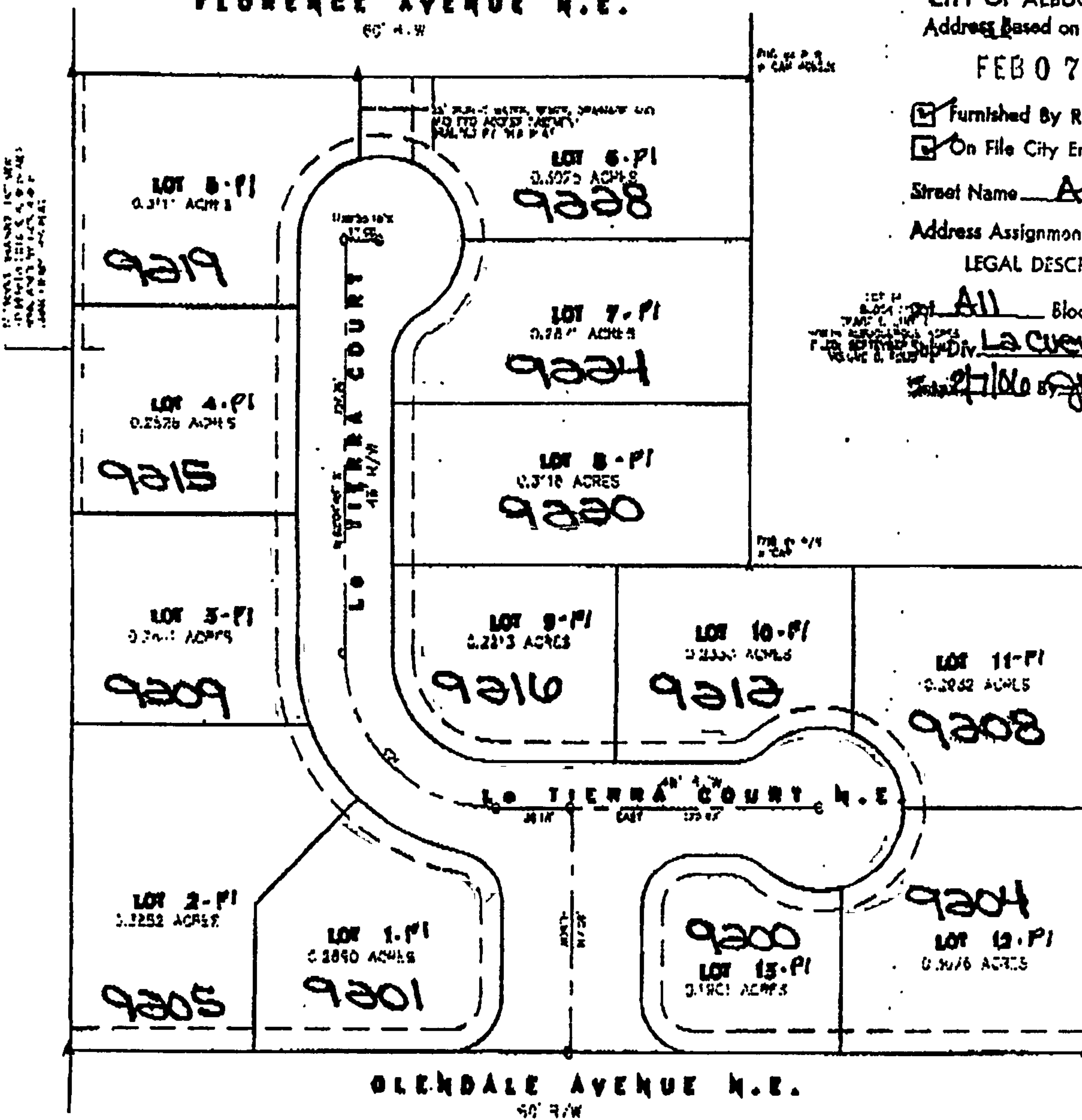
Don K. Naylor
La Cueva Estates, LLC

PRELIMINARY

PLAT OF
LOTS 1 thru 13
La CUEVA ESTATES
SECTION 8, TOWNSHIP 11 NORTH, RANGE 4 EAST, N.M.P.M.
CITY OF ALBUQUERQUE
BERNALILLO COUNTY, NEW MEXICO
DECEMBER, 2005

B-19

FLORENCE AVENUE N.E.
60' 4.11'



ZONING ENFORCEMENT
CITY OF ALBUQUERQUE
Address Based on Information
FEB 07 2006 REC'D

- Furnished By Requester
- On File City Eng. Office

Street Name All
Address Assignment All

LEGAL DESCRIPTION:

Block All
Sub Div. La Cueva Estates
[Signature]

City of Albuquerque



DEVELOPMENT/ PLAN REVIEW APPLICATION

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

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

APPLICANT INFORMATION:

NAME: Naylor Realty PHONE: 823-2333
 ADDRESS: 5610 San Francisco N.E. FAX: 856-5548
 CITY: Alb. STATE NM ZIP 87109 E-MAIL: _____
 Proprietary interest in site: owner List all owners: Keith Naylor, John + Delia Sikora
 AGENT (if any): Harris Surveying Inc. PHONE: 889-8856
 ADDRESS: 2412D Monroe St. N.E. FAX: 889-8645
 CITY: Alb. STATE NM ZIP 87110 E-MAIL: _____

DESCRIPTION OF REQUEST: Amending previous Plat of La Cueva Estates to correct North Property Line

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. La Cueva Estates Lts. 1-13 Block: N/A Unit _____
 Subdiv. / Addn. La Cueva Estates
 Current Zoning: R-D Proposed zoning: R-D
 Zone Atlas page(s): B-19 No. of existing lots: 13 No. of proposed lots: 13
 Total area of site (acres): 4.4298 Density if applicable: dwellings per gross acre: N/A dwellings per net acre: N/A
 Within city limits? Yes. No , but site is within 5 miles of the city limits.) Within 1000FT of a landfill? No
 UPC No. 101906543706940213 MRGCD Map No. N/A
 LOCATION OF PROPERTY BY STREETS: On or Near: Glendale Ave NE
 Between: Barstow Ave NE and Wyoming 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.): _____
Project No. 1003551 Application No. 05-DRB 01183
 Check-off if project was previously reviewed by Sketch Plat/Plan ?, or Pre-application Review Team ?. Date of review: _____

SIGNATURE Anthony Harris DATE 11-28-06
 (Print) Anthony Harris Applicant Agent

FOR OFFICIAL USE ONLY

Form revised 4/04

| | | | | |
|---|------------------------------|---|-------------|----------------|
| <input checked="" type="checkbox"/> INTERNAL ROUTING | Application case numbers | <div style="text-align: center;"> NE FE CMF </div> | S.F. | Fees |
| <input checked="" type="checkbox"/> All checklists are complete | <u>06DRB 01665</u> | | <u>5(3)</u> | <u>\$0.00</u> |
| <input checked="" type="checkbox"/> All fees have been collected | _____ | | _____ | <u>\$20.00</u> |
| <input checked="" type="checkbox"/> All case #s are assigned | _____ | | _____ | \$ _____ |
| <input checked="" type="checkbox"/> AGIS copy has been sent | _____ | | _____ | \$ _____ |
| <input checked="" type="checkbox"/> Case history #s are listed | _____ | _____ | \$ _____ | |
| <input checked="" type="checkbox"/> Site is within 1000ft of a landfill | _____ | _____ | \$ _____ | |
| <input checked="" type="checkbox"/> F.H.D.P. density bonus | | | | Total |
| <input checked="" type="checkbox"/> F.H.D.P. fee rebate | Hearing date <u>12/06/06</u> | | | <u>\$20.00</u> |
| <u>Sandy Handley 11/28/06</u> | | Project # <u>1003551</u> | | |

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

SKETCH PLAT REVIEW AND COMMENT

YOUR ATTENDANCE IS REQUIRED.

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

MAJOR SUBDIVISION EXTENSION OF PRELIMINARY PLAT

Your attendance is required.

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

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

MAJOR SUBDIVISION FINAL PLAT APPROVAL

Your attendance is required.

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

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

MINOR SUBDIVISION PRELIMINARY / FINAL PLAT APPROVAL

Your attendance is required.

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

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

AMENDMENT TO PRELIMINARY PLAT (with minor changes)

Your attendance is required.

AMENDMENT TO INFRASTRUCTURE LIST (with minor changes)

AMENDMENT TO GRADING PLAN (with minor changes)

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

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

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

Anthony Harris Applicant name (print)
Anthony Harris Applicant signature / date
11-28-06

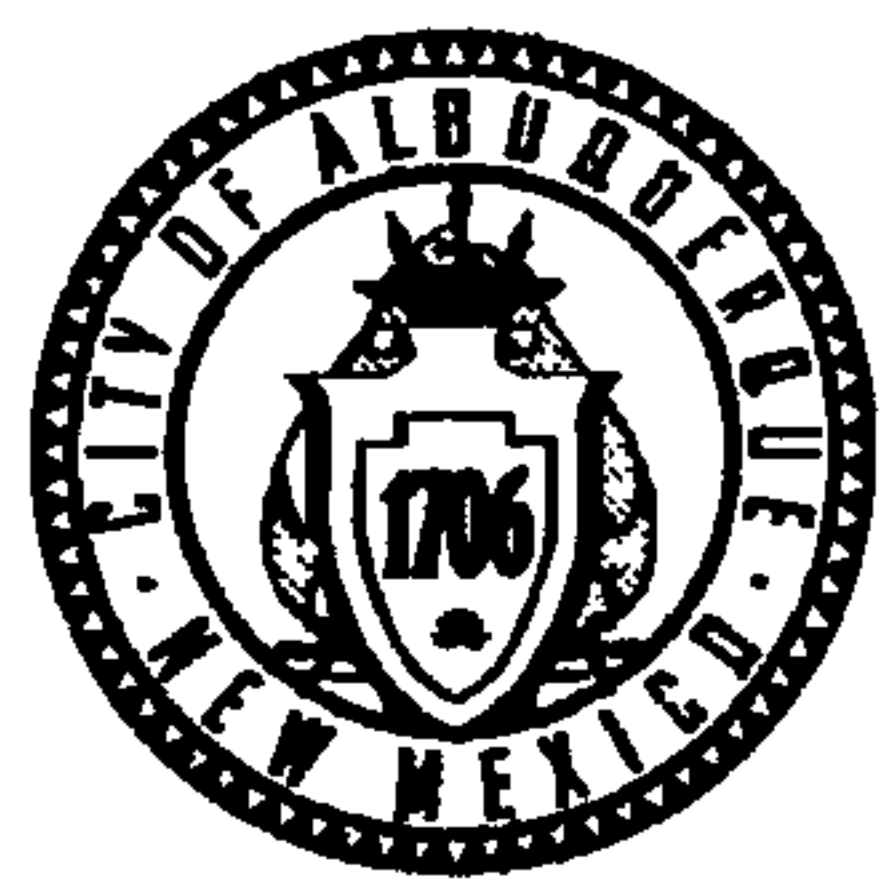
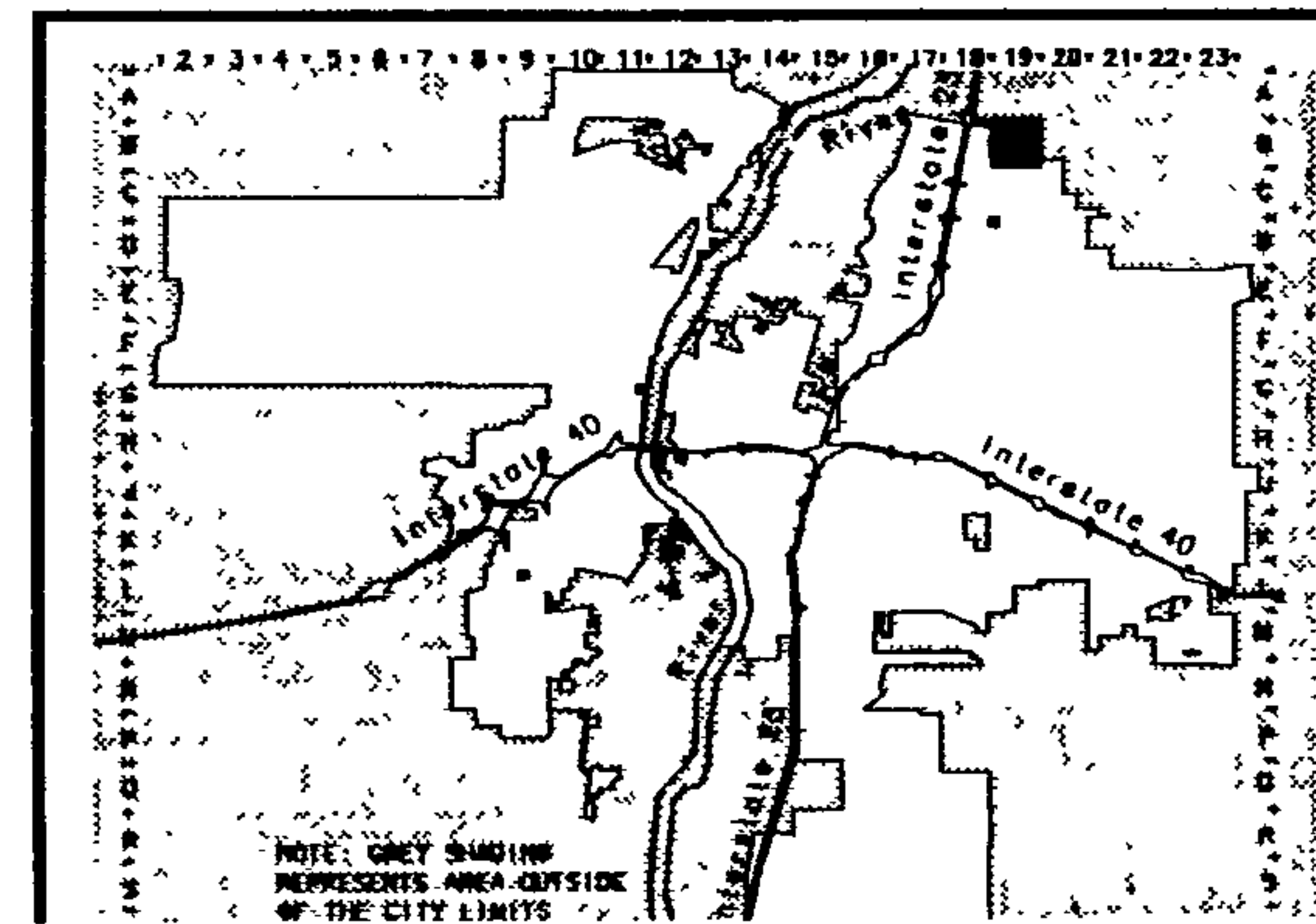
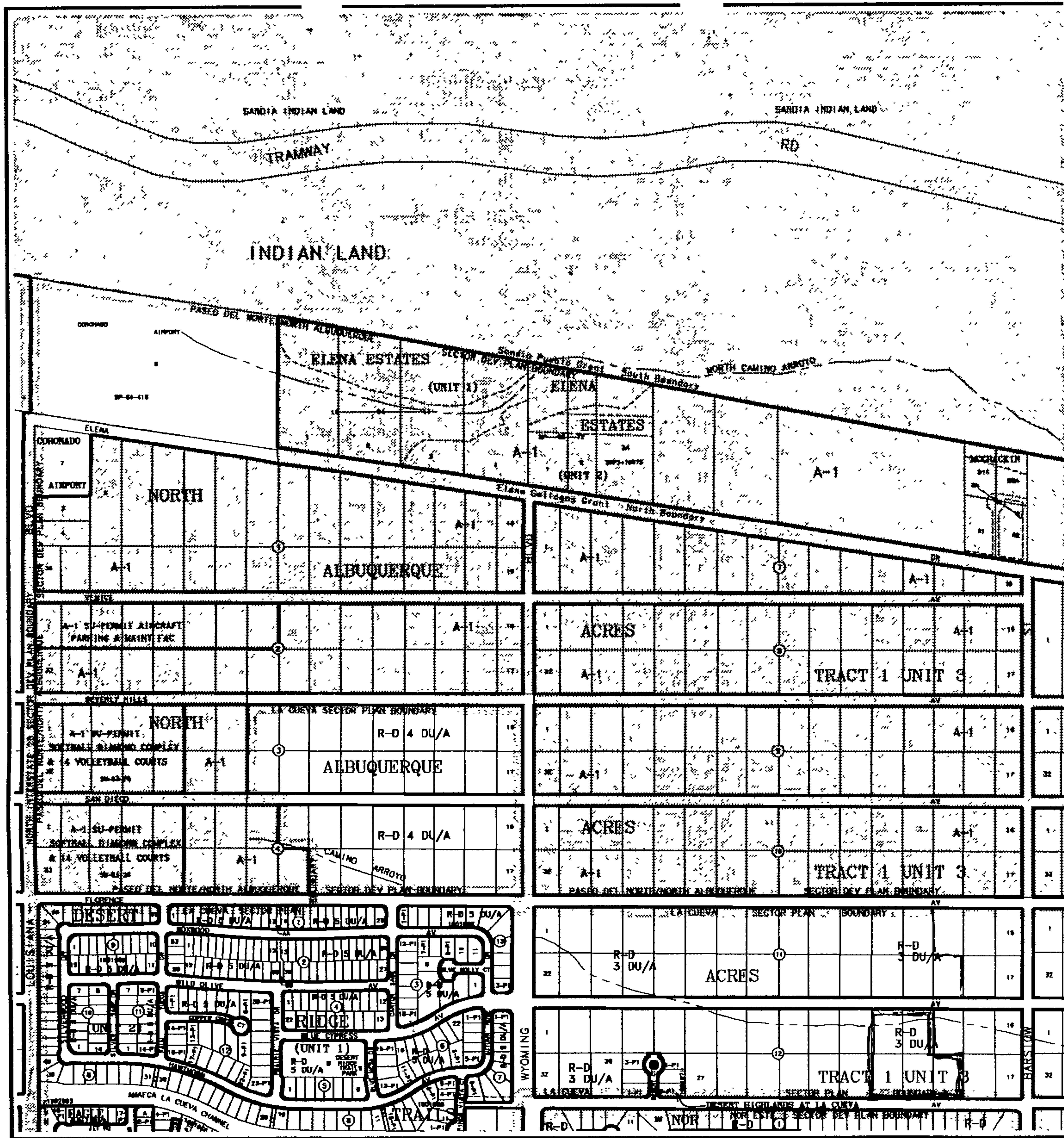


Form revised 8/04, 1/05 & 10/05

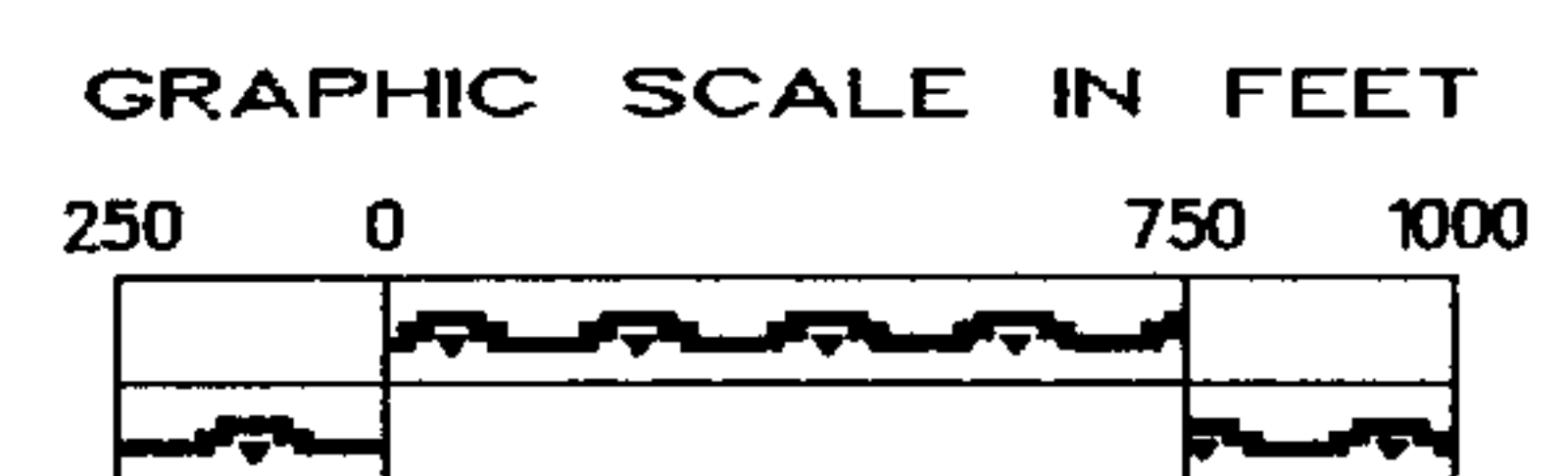
- Checklists complete
- Fees collected
- Case #s assigned
- Related #s listed

Application case numbers
06DRB - 01665

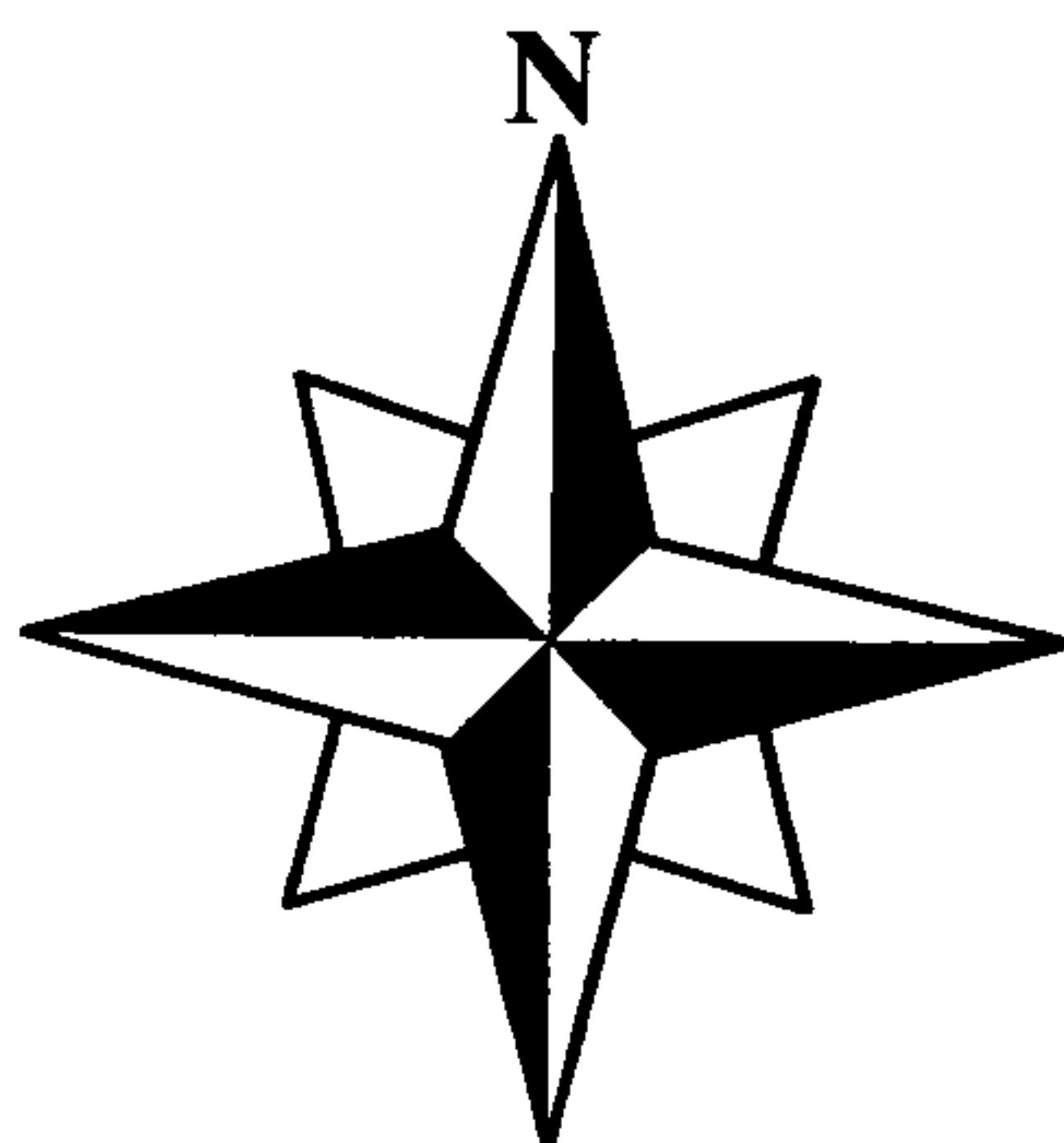
Sandy Handley 11/28/06
Planner signature / date
Project # 1003551



Albuquerque **G**eographic **I**nformation **S**ystem
PLANNING DEPARTMENT
 © Copyright 2003



Zone Atlas Page
B-19-Z



Harris Surveying, Inc.
2412-D Monroe Street NE
Albuquerque, NM 87110

*Phone (505) 889-8056 * Fax (505) 889-8645*

November 28, 2006

To: DRB Board Members

Dear: Members

The purpose of amending the La Cueva Estates plat is so that the plat will match the existing construction and walls that are in place for La Cueva Estates.

If there are any questions, please contact me at my office.

Sincerely,

Anthony L. Harris

ALH/ep

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

PAID RECEIPT

APPLICANT NAME NAYLOR REALTY
AGENT HARRIS SURVEYING INC
ADDRESS 2412D MONROE ST. NE.
PROJECT & APP # 1003551/06DRB 01665
PROJECT NAME LA CUELA ESTATES

\$ 20.00 441032/3424000 Conflict Management Fee

\$ _____ 441006/4983000 DRB Actions

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

\$ _____ 441018/4971000 Public Notification

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

\$ 20.00 TOTAL AMOUNT DUE

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

City Of Albuquerque
Treasury Division

11/28/2006 10:40AM LDC: ANN
X
RECEIPT# 00072263 WSH# 007 TRANS# 0016
Account 441032 Fund 0110
Activity 3424000 TRSVRS
Trans Am. \$20.00
J24 Misc \$20.00
VI \$20.00
CHANGE \$0.00

Thank You

City of Albuquerque



DEVELOPMENT/ PLAN REVIEW APPLICATION

Supplemental form

SUBDIVISION

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

SITE DEVELOPMENT PLAN

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

STORM DRAINAGE

- Storm Drainage Cost Allocation Plan

S Z ZONING & PLANNING

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

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

APPLICANT INFORMATION:

NAME: NAYLOR DEVELOPMENT CORP, LLC PHONE: 823.2333
 ADDRESS: 5610 SAN FRANCISCO NE FAX: 856.5548
 CITY: ALBU STATE NM ZIP 87109 E-MAIL: -
 Proprietary interest in site: OWNER List all owners: _____
 AGENT (if any): BRASHER + LORENZ PHONE: 888.6088
 ADDRESS: 2201 SAN PEDRO NE FAX: 888.6188
 CITY: ALBU STATE NM ZIP 87110 E-MAIL: _____

DESCRIPTION OF REQUEST: FINAL PLAT - LA CUEVA ESTATES

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. 12, 13, 19, 20, 21 Block: 11 Unit: 3
 Subdiv. / Addn. TRACT 1, NORTH ALBUQUERQUE ACRES
 Current Zoning: RD 3DU/AC Proposed zoning: SAME
 Zone Atlas page(s): B.19 No. of existing lots: 5 No. of proposed lots: 13
 Total area of site (acres): 4.4 Density if applicable: dwellings per gross acre: 3 dwellings per net acre: _____
 Within city limits? Yes. No , but site is within 5 miles of the city limits.) Within 1000FT of a landfill? NO
 UPC No. 101906543706940213 MRGCD Map No. -
 LOCATION OF PROPERTY BY STREETS: On or Near: GLENDALE AVE NE
 Between: WYOMING BLVD and BARSTOW ST

CASE HISTORY:

List any current or prior case number that may be relevant to your application (Proj., App., DRB-, AX_Z_, V_, S_, etc.): 05 DRB 01183 / 01184 PROJ 1003551

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

SIGNATURE DENNIS A. LORENZ DATE 3.14.06
 (Print) _____ 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 |
|-----------------------------|--------|------|----------------------------|
| 06 DRB- .00354 | FP | 5(3) | \$ 0 |
| - | CMF | - | \$ 20. ⁰⁰ |
| - | - | - | \$ |
| - | - | - | \$ |
| - | - | - | \$ |
| Hearing date <u>3.22.06</u> | - | - | Total |
| - | - | - | \$ <u>20.⁰⁰</u> |

Andrew Garcia 3-14-06 Project # 1003551

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.

DENNIS A. LORENZ

 Applicant name (print)
 3.14.06

 Applicant signature / date

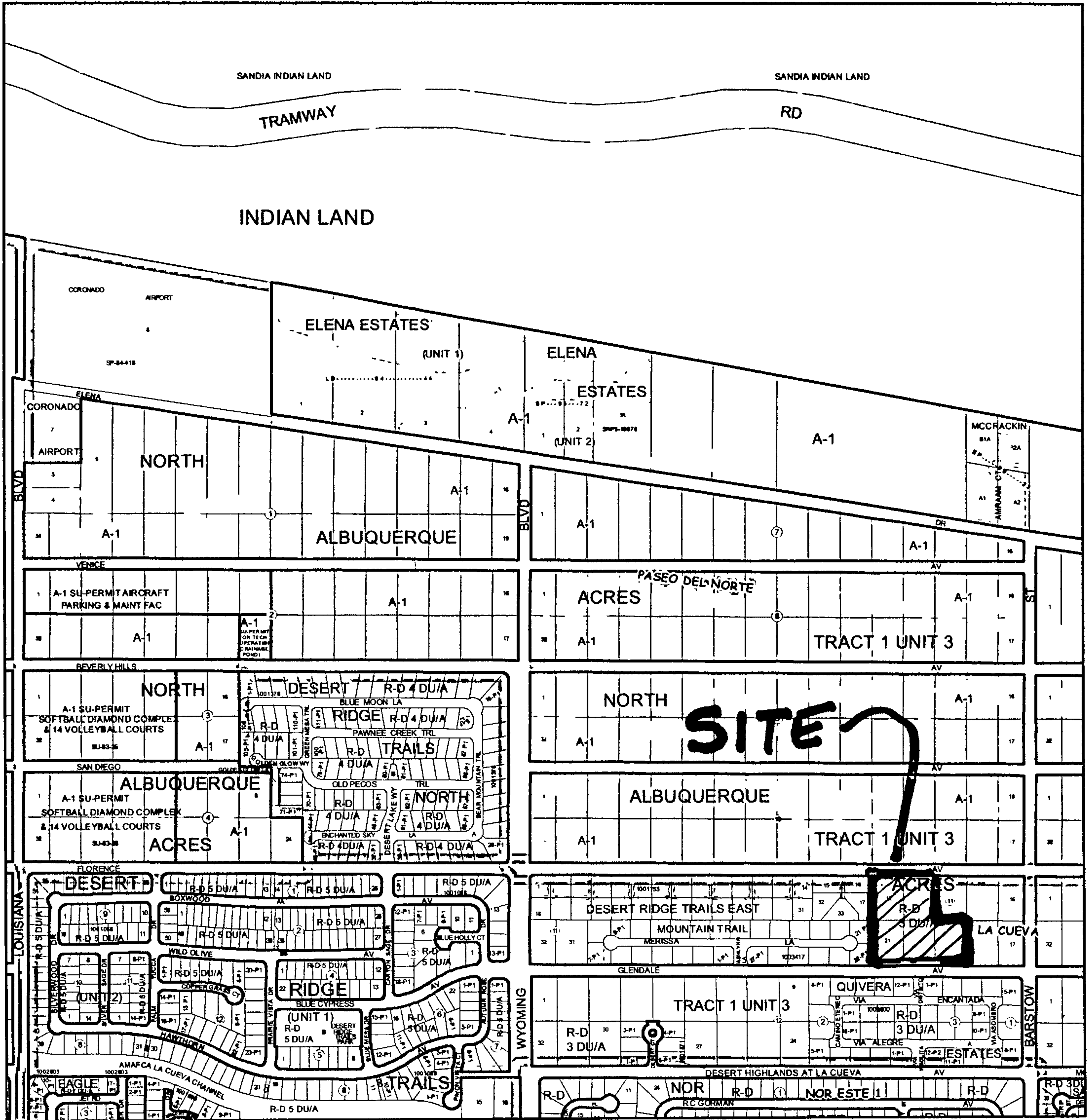


- Checklists complete
- Fees collected
- Case #s assigned
- Related #s listed

Application case numbers
 06DR13 - -00354
 _____ - _____
 _____ - _____

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

 Planner signature / date
Project # 1003551



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

AGIS
Albuquerque Geographic Information System

Note: Grey Shading Represents Area Outside of the City Limits

Zone Atlas Page:
B-19-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. | |

Map amended through: 1/12/2006

0 750 1500 Feet

No. of Lots: 13
Nearest Major Streets
Glendale and Barstow

FIGURE 19
SIDEWALK DEFERRAL AGREEMENT
PROJECT NO. 754981

THIS AGREEMENT is made this 20th day of February, 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 LA CUEVA ESTATES, LLC ("Developer"), whose address is 5610 SAN FRANCISCO NE, APO, NM 87109 and whose telephone number is 505-833-2333, a (state the type of business entity, for instance, "New Mexico corporation," "general partnership," "joint venture," "individual," etc.): NEW MEXICO LIMITED LIABILITY CORPORATION is made in Albuquerque, New Mexico, and is entered into as of the date of final execution of this Agreement.

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

WHEREAS, the Developer has submitted and the City has approved Developer's development plans and (state "preliminary" or "final":) PRELIMINARY plat, to be identified as (state name of plat:) LA CUEVA ESTATES and

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

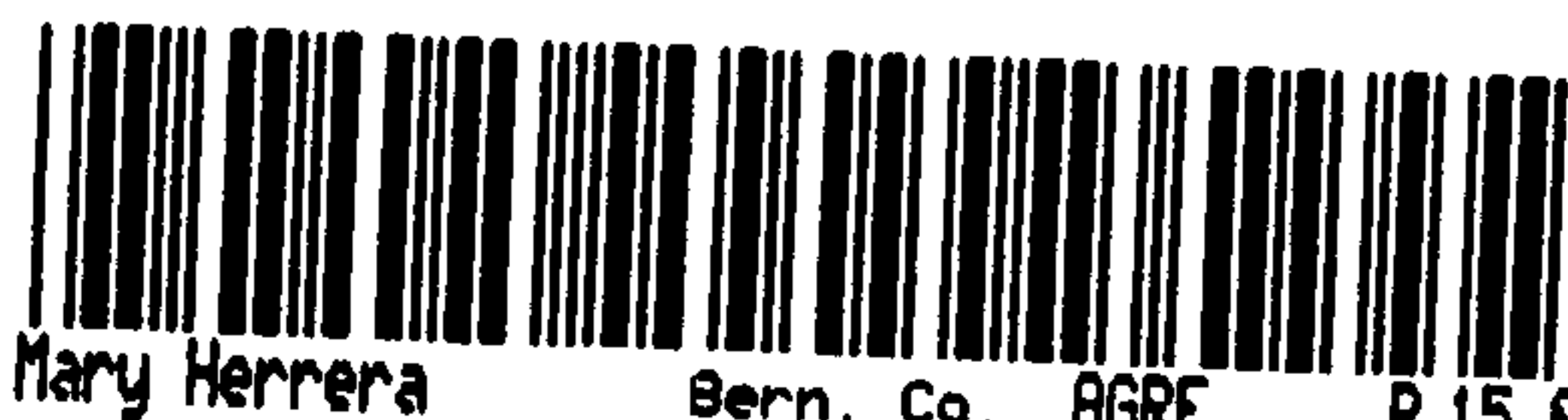
WHEREAS, the Subdivision Ordinance requires all sidewalks to be completed within four (4) years after execution of the Agreement to Construct Subdivision Improvements; and

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

THEREFORE, the City and the Developer agree:

1.A. Sidewalk Construction Deadline. Developer has obtained a sidewalk deferral, as shown in the attached Exhibit "A", which is a copy of the Development Review Board's decision regarding the deferral granted. Developer agrees to utilize the City's sidewalk permit process and complete the sidewalk to the satisfaction of the City by December 1, 2007 ("Sidewalk Construction Deadline").

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



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

Type of Financial Guaranty: LOAN RESERVE
Amount: \$17,844.84 Name of Financial Institution or
Surety providing Guaranty: BANK of OKLAHOMA, N.A.
Date City first able to call Guaranty (Sidewalk Construction
Deadline): DECEMBER 1, 2007.
If Guaranty other than a Bond, last day City able to call
Guaranty is: FEBRUARY 1, 2008.
Additional Information: _____

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

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

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

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



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

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

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

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

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

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

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

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

15. Form not Changes. Developer agrees that changes to this form are not binding unless initialed by the Developer and signed by the City's Legal Department on this form.

16. Authority to Execute. If the Developer signing below is not the Owner of the Subdivision, the owner must provide a Power of Attorney or other evidence of authority to execute this Agreement which is acceptable to the City.



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

DEVELOPER:

CITY OF ALBUQUERQUE:

By (Signature): Keith Naylor
Name: LA CUEVA ESTATES LLC
Title: MANAGING MEMBER
Dated: 2-16-06

[Signature]
City Engineer
Dated: 2-28-06

kg 2/24/06

2-22-06

DEVELOPER'S NOTARY

STATE OF New Mexico)
COUNTY OF Bernalillo) ss.

This instrument was acknowledged before me on 16th day of February, 2006 by (name of person:) Keith Naylor, (title or capacity, for instance, "President" or "Owner":) Managing Member of (Developer:) La Cueva Estates, LLC.

[Signature]
Notary Public

My Commission Expires: 12/15/08

CITY'S NOTARY

STATE OF New Mexico)
COUNTY OF Bernalillo) ss.

This instrument was acknowledged before me on 28th day of February, 2006 by Richard Bourke, City Engineer of the City of Albuquerque, a municipal corporation, on behalf of said corporation.

[Signature]
Notary Public

My Commission Expires: 11-25-2007



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EXHIBIT "A" ATTACHED



201 Third Street NW, 14th Floor
P.O. Box 26148
Albuquerque, New Mexico 87125-6148
Telephone (505) 222-8428

February 9, 2006

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

RE: Loan Reserve for La Cueva Estates LLC/Keith Naylor
City of Albuquerque Project No.: 754981
Project Name: La Cueva Estates Subdivision, Phase/Unit #1-Sidewalk Deferral

Dear Mr. Perlman,

This is to advise the City Of Albuquerque ("City") that, at the request of Mr. Keith Naylor DBA La Cueva Estates, LLC a New Mexico Limited Liability Corporation, Bank Of Oklahoma, N.A. ("Financial Institution") in Oklahoma City, Oklahoma holds as a loan reserve the sum of Seventeen Thousand Eight Hundred Forty Four Dollars and 86/100, (\$17,844.86) ("Loan Reserve") for the exclusive purpose of providing the financial guarantee which the City requires La Cueva Estates, LLC ("Subdivider") to provide for the installation of the sidewalk improvements for Project No. 754981 ("Project"). The amount of the Loan Reserve is 125% of the City's estimated cost of the Project, as required by the City's Subdivision Ordinance. The improvements are identified in the agreement between the City of Albuquerque and Subdivider, which was recorded on March 3, 2006 in the records of the Clerk of Bernalillo County, New Mexico in Book Misc. A113 at pages 1315 thru 1315 as amended ("Agreement").

1. Reduction of Reserve. If the Assistant Director of Public Works/Engineering for the City, or that person's authorized designee, determines that it is appropriate to release a specified amount of the loan reserves as the result of the Subdivider's construction of a portion of the required infrastructure, the Assistant Director of Public Works/Engineering, or that person's authorized designee, may execute an "Authorization to Release" which will authorize the Financial Institution to release a specified amount from the loan reserves. The Authorization to Release will state the amount of the "Reduced Loan Reserve Balance" which must be maintained following the reduction. The Reduced Loan Reserve Balance shall not be reduced by more than 90% of the City's estimated cost of the Project until the Project is accepted by the City. When the Financial Institution receives the Authorization to Release, which has been signed by the City, the Financial Institution may reduce the loan reserve to the Reduced Loan Reserve Balance.

2. Liability of Financial Institution. Although the City may approve the Financial Institution's release of a part of the loan reserves, the approval will not constitute the City's final acceptance of part or all of the Project. However, no matter what agreement exists between the Subdivider and the City, the total liability of the Financial Institution to the City with respect to the loan reserves established pursuant to this Loan Reserve Letter shall at all times be limited to the lesser of the amount stated in this Loan Reserve Letter or the latest Reduced Loan Reserve Balance authorized in writing by the City, and the Financial Institution's liability to the City under this Loan Reserve Letter shall cease upon termination of the loan reserve as provided in Section 4 herein.

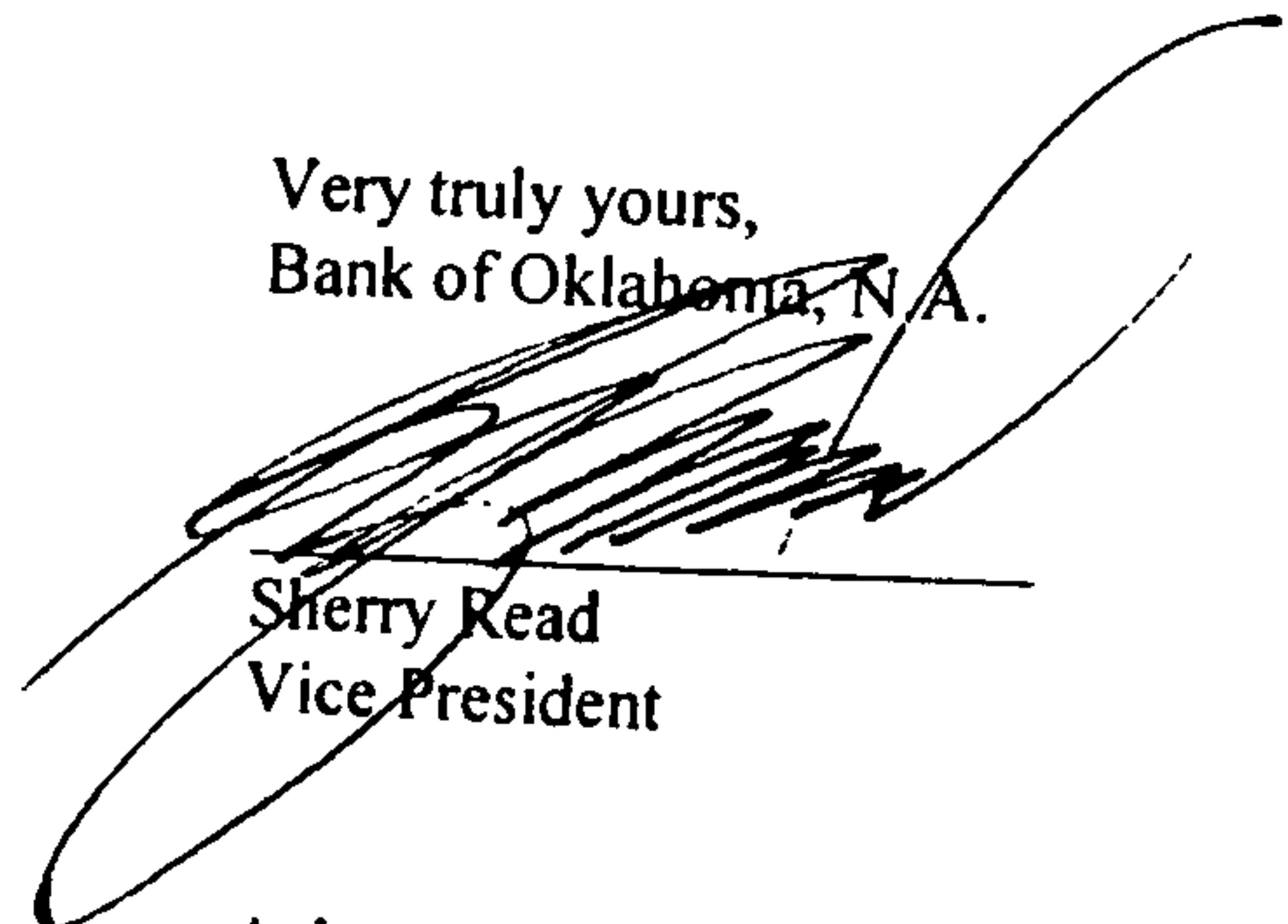


3. Draw on Reserve. If by December 1, 2007 the improvements described in the Agreement have not been fully installed, inspected, approved and accepted by the City, then, upon presentation between December 1, 2007 and February 1, 2008, inclusive, the City may demand payment from the Financial Institution up to the Lesser of the amount stated in this Loan Reserve Letter or the latest Reduced Loan Reserve Balance authorized in writing by the City. The City may demand payment by delivering to the Financial Institution a certified "Demand for Payment" executed by the CAO which shall state that the Subdivider has failed to comply with the terms of the Agreement and also shall state the estimated cost for completion the improvements specified in the Agreement ("Estimated Cost of Completion"). Upon receipt of the Demand for Payment, the Financial Institution promptly shall draw from the loan reserves by cashier's check to the City of Albuquerque the amount of 125% of the estimated cost of completion, not to exceed the lesser of the total Loan Reserve amount stated in this Loan Reserve Letter or the latest Reduced Loan Reserve Balance authorized in writing by the City. The Financial Institution shall deliver the cashier's check promptly to the City.

4. Termination of Reserve. - This loan reserve is for the benefit of the City and shall be irrevocable until the occurrence of one of the following:

- A. Sixty (60) days after the City accepts the completed improvements specified in the Agreement; or
- B. City delivery of the Demand for Payment and the Financial Institution's payment to the City by cashier's check as required in Section 3 herein; or
- C. Expiration of the date February 1, 2008; or
- D. Written termination of this Loan Reserve Letter, signed by the Chief Administrator Office of the City, or authorized designee.

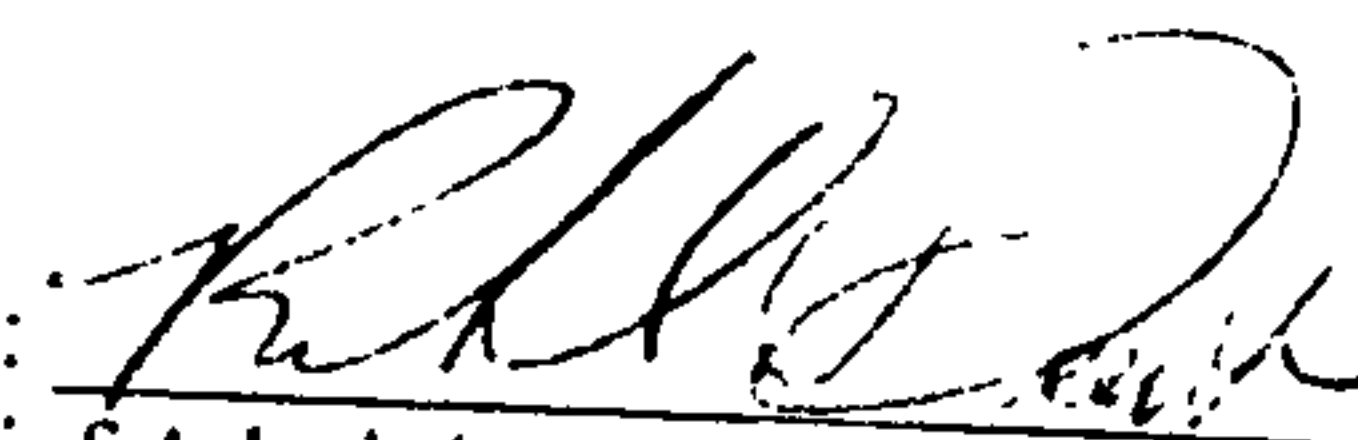
Very truly yours,
Bank of Oklahoma, N.A.

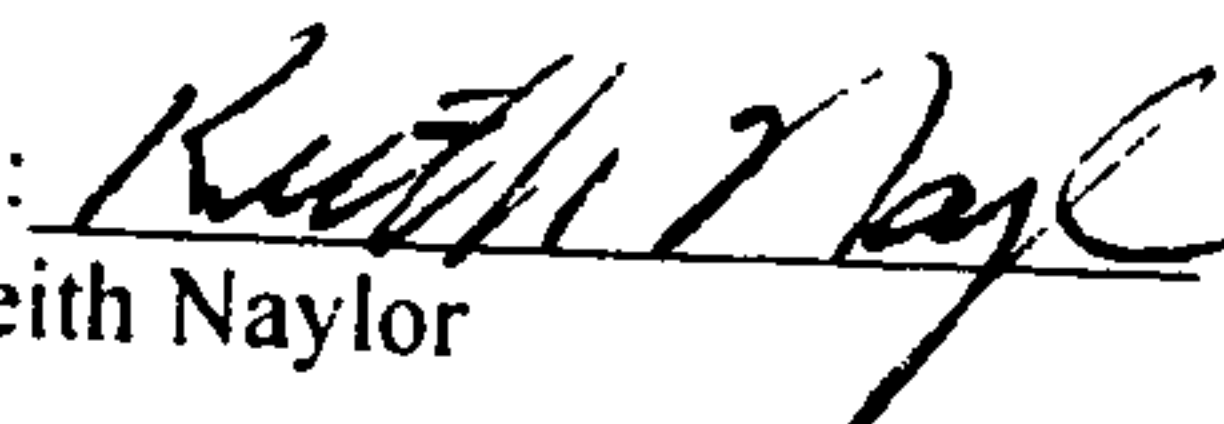


Sherry Read
Vice President

Acknowledged:
La Cueva Estates, LLC

Accepted:
City of Albuquerque

By:  *Keith Naylor*
Chief Administrative Officer
or authorized designee

By: 
Keith Naylor

Title: *City Engineer*
Dated: *2-23-08* *M* *2-22-08*

FINANCIAL GUARANTY AMOUNT

01/20/2006

Type of Estimate: Sidewalk Deferral

Project Description:

Project ID #: 754981, La Cueva Estates Subdivision, Phase/Unit #: 1

Requested By: Dennis Lorenz, P.E. - Brasher and Lorenz, Inc.

| | | |
|--|-------|--------------------|
| Approved estimate amount: | | \$13,373.20 |
| NMGRT | 6.75% | \$902.69 |
| Subtotal: | | \$14,275.89 |
| 125% FINANCIAL GUARANTY RATE | | 1.25 |
| TOTAL FINANCIAL GUARANTY REQUIRED | | \$17,844.86 |

APPROVAL:

DATE:

 1/20/06

Notes:



Exhibit "H"

OFFICIAL NOTICE OF DECISION

CITY OF ALBUQUERQUE
PLANNING DEPARTMENT
DEVELOPMENT REVIEW BOARD

August 17, 2005

6. Project # 1003551
05DRB-01183 Major-Preliminary Plat Approval
05DRB-01184 Minor-Temp Defer SDWK

BRASHER & LORENZ agent(s) for DON K. NAYLOR request(s) the above action(s) for all or a portion of Block(s) 11, Tract(s) 1, Lot(s) 12, 13, 19, 20 & 21, NORTH ALBUQUERQUE ACRES, UNIT 3, (to be known as **LA CUEVA ESTATES**) zoned R-D residential and related uses zone, developing area, located on GLENDALE AVE NE, between WYOMING BLVD NE and BARSTOW ST NE containing approximately 5 acre(s). [REF: 04DRB01095] (B-19)

At the August 17, 2005, Development Review Board meeting, with the signing of the infrastructure list dated 8/17/05 and approval of the grading plan engineer stamp dated 7/19/05 the preliminary plat was approved with the following condition of final plat approval:

An approved perimeter wall design is required prior to final plat.

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

If you wish to appeal this decision, you must do so by September 1, 2005, 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).

No. of Lots: 13
Nearest Major Streets
GLENDALE & BARSTOW NE

FIGURE 12

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

AGREEMENT TO CONSTRUCT
PUBLIC AND/OR PRIVATE SUBDIVISION IMPROVEMENTS

THIS AGREEMENT is made this 28th day of February, 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 LA CUEVA ESTATES, LLC ("Subdivider"), a [state the type of business entity, for instance, "New Mexico corporation," "general partnership," "joint venture," "individual," etc.:] NEW MEXICO LIMITED LIABILITY CORP, whose address is 5610 SAN FRANCISCO NE, ALBU, NM 87109 and whose telephone number is 505.823.2333, is made in Albuquerque, New Mexico, and is entered into as of the date of final execution of this Agreement.

1. Recital. The Subdivider is developing certain lands within the City of Albuquerque, Bernalillo County, New Mexico, known as [existing legal description:] LOTS 12, 13, 19, 20, 21, BLK 11, TRACT 1, UNIT 3, NORTH ALBUQUERQUE ACRES, recorded on SEPTEMBER 10, 1931 in the records of the Bernalillo County Clerk at Book VOL. D, pages 121 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:] LA CUEVA ESTATES, LLC. ("Owner").

The Subdivider has submitted and the City has approved a preliminary plat or Site Development Plan identified as LA CUEVA ESTATES describing Subdivider's Property.

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

2. Improvements and Construction Deadline. The Subdivider agrees to install and complete the public and/or private improvements described in Exhibit A, the required infrastructure listing ("Improvements"), to the satisfaction of the City, on or before the 1ST day of DECEMBER, 2006 ("Construction Completion Deadline"), at no cost to the City. The Improvements are shown in greater detail on the Subdivider's proposed and approved plans, which have been filed with the City Engineer and are identified as Project No. 754981.

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:

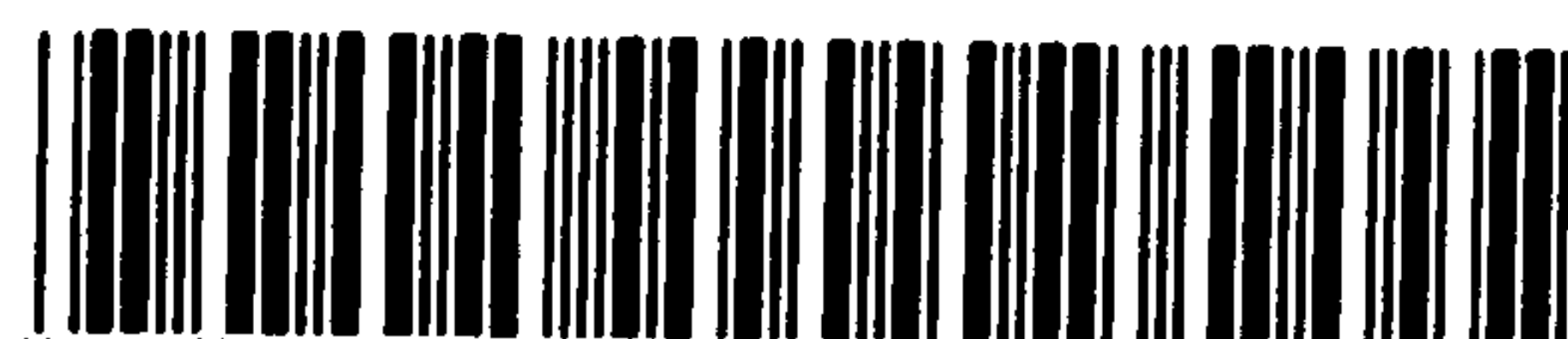
| <u>Type of Fee</u> | <u>Amount</u> |
|---|---|
| <u>Engineering Fee</u> | <u>3.25% of Actual Construction Cost</u> |
| <u>Excavation And Sidewalk Ordinance, Street Restoration Fees</u> | <u>As required per City-approved estimate. (Figure 7)</u> |

(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 ALDRICH LAND SURVEYING and construction surveying of the private Improvements shall be performed by ALDRICH LAND SURVEYING. 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 BRASHER + LORENZ INC, and inspection of the private Improvements shall be performed by BRASHER + LORENZ, INC., both New Mexico Registered Professional Engineers. If the inspection is performed by an entity other than the City, the City may monitor the inspection and the Subdivider



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

C. Field Testing. Field testing of the construction of the public Improvements shall be performed by VINYARD + ASSOC, INC, and field testing of the private Improvements shall be performed by VINYARD + ASSOC, INC, 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.

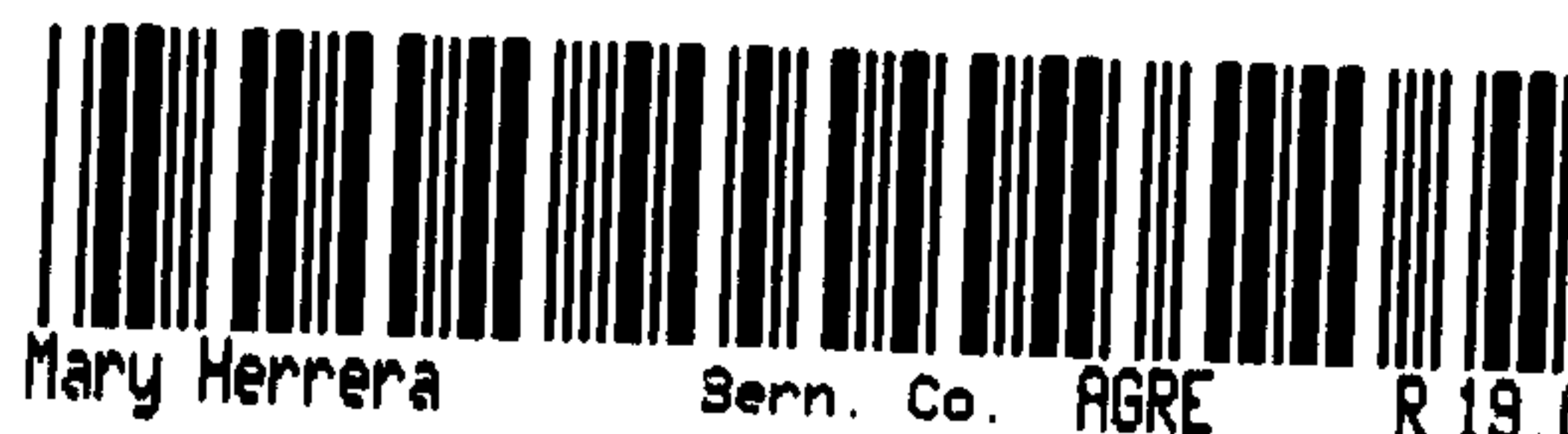
5. Financial Guaranty. If final plat approval is not requested prior to construction of the Subdivision, a financial guaranty is not required. If final plat approval is requested, the Subdivider must provide the City with a financial guaranty in an amount of not less than 125% of the estimated cost of 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 - BANK OF OKLAHOMA
Amount: \$ 397,558.06 Name of Financial Institution or Surety
Date City first able to call Guaranty: DECEMBER 1, 2006
[Construction Completion Deadline]: DECEMBER 1 2006
If Guaranty other than a Bond, last day City able to call Guaranty is:
FEBRUARY 1, 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.

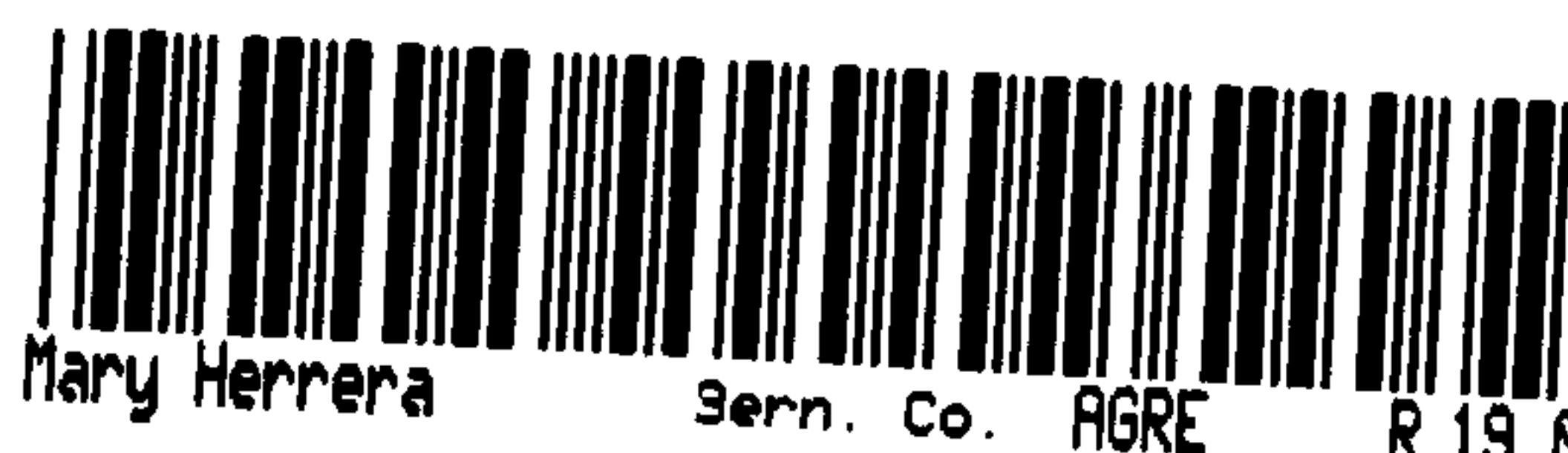
17. Changes to Agreement. Changes to this Agreement are not binding unless made in writing, signed by both parties.

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]: Keith Naylor
Name: LA CUEVA ESTATES LLC
Title: MANAGING MEMBER
Dated: 2-16-06

CITY OF ALBUQUERQUE
[Signature]
City Engineer
Dated: 2-28-06

WJ 2/24/06

M
2-22-06

SUBDIVIDER'S NOTARY

STATE OF New Mexico)
COUNTY OF Bernalillo) ss.

This instrument was acknowledged before me on 16th day of February, 2006 by [name of person:] Keith Naylor, [title or capacity, for instance, "President" or "Owner":] Managing Member of [Subdivider:] La Cueva Estates LLC

[Signature]
Notary Public

My Commission Expires:
12/15/08

CITY'S NOTARY

STATE OF NEW MEXICO)
COUNTY OF BERNALILLO) ss.

This instrument was acknowledged before me on 28th day of February, 2006 by Richard Saavedra, 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



2006031433
6418994
Page: 6 of 6
03/03/2006 02:47P
Bk-A113 Pg-1325

ORIGINAL

INFRASTRUCTURE LIST

Date Site Plan Approved: N/A
 Date Preliminary Plat Approved: 08/17/05
 Date Preliminary Plat Expires: 08/17/06
 DRB Project No.: 1005551
 DRB Application No.: ~~041115-0186~~
05 DRB 01183

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

PROPOSED NAME OF PLAT AND/OR SITE DEVELOPMENT PLAN
LOTS 12, 13, 19, 20, 21, BLOCK 11, TRACT 1, UNIT 3, 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' | MAJOR LOCAL - 1/2 WIDTH STREET | GLENDALE AVE NE | W. PL LOT 2 | E. PL LOT 12 | / | / | / |
| | | 24' | MAJOR LOCAL - 1/2 WIDTH STREET | FLORENCE AVE NE | W. PL LOTS 5 | E. PL LOT 6 | / | / | / |
| | | 50' | RESIDENTIAL STREET | LATIERRA CT | GLENDALE | LA TIERRA CT | / | / | / |
| | | 20' | RESIDENTIAL STREET | LA TIERRA CT | EAST CUL DE SAC | NORTH CUL DE SAC | / | / | / |
| | | 6" | WATERLINE | LA TIERRA CT | GLENDALE | LA TIERRA CT | / | / | / |
| | | 6" | WATERLINE | LATIERRA CT | EAST CUL DE SAC | NORTH CUL DE SAC | / | / | / |
| | | 8" | SANITARY SEWER | LA TIERRA CT | EAST CUL DE SAC | FLORENCE | / | / | / |
| | | 36" | STORM DRAIN | MARSTON ST | MODESTO | GLENDALE | / | / | / |
| | | 106' | PUBLIC CHANNEL | 25' PUBLIC EASEMENT | LA TIERRA | FLORENCE | / | / | / |



| SIA Sequence # | COA DRC Project # |
|----------------|-------------------|
| | |
| | |
| | |
| | |

| Size | Type of Improvement | Location | From | To |
|------|---|-----------------------|------------------------|----------------------------|
| 5 | PRIVATE CHANNEL | 10 PRIVATE | LA TIGRA CT | NO. PL |
| 10 | TEMP EMPATHEN CHANNEL | LOT 18 | GLENDALE | N. PL N. PL. |
| — | GTD CERT REQUIRED PRIOR TO RELEASE OF FINANCIAL GUARANTY AND SIA. | | | |
| 4 | DEFERRAL OF SIDEWALK CONSTRUCTION WITHIN SUBDIVISION UNTIL CONSTRUCTION OF HOMES. | | | |

| Private Inspector | City Inspector | City Cnst Engineer |
|-------------------|----------------|--------------------|
| | | |
| | | |
| | | |
| | | |

4. GRAVEL LANDSCAPING MINIMUM ON GLENDALE + FLORENCE
1. ALL STREETS TO INCLUDE CONC CURBS + GUTTER, SIDEWALKS, ACCESS RAMPS, STREET LIGHTS AND ~~GRAVEL LANDSCAPING~~ PER DRC.
2. ALL WATER AND SEWER TO INCLUDE MANHOLES, PIPES, HYDRANTS, VALVES AND SERVICES PER DRC
3. ALL STORM SEWER TO INCLUDE MANHOLES, PIPES AND INLETS PER DRC.

NOTES

AGENT / OWNER

DENNIS A. LORENZ
 NAME (print)
 PRASITER + LORENZ
 FIRM
 SIGNATURE - date 7.19.05

DEVELOPMENT REVIEW BOARD MEMBER APPROVALS

[Signature] 8/17/05
 DRB CHAIR - date
 PARKS & GENERAL SERVICES - date
[Signature] 8-17-05
 TRANSPORTATION DEVELOPMENT - date
[Signature] 8/17/05
 UTILITY DEVELOPMENT - date
 Bradley J. Bingham 8/17/05
 CITY ENGINEER - date

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

DESIGN REVIEW COMMITTEE REVISIONS

| REVISION | DATE | DRC CHAIR | USER DEPARTMENT | AGENT OWNER |
|----------|------|--------------------|--------------------|--------------------|
| △ | 1-18 | <i>[Signature]</i> | <i>[Signature]</i> | <i>[Signature]</i> |
| | | | | |
| | | | | |

FINANCIAL GUARANTY AMOUNT

01/20/2006

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

Project Description:

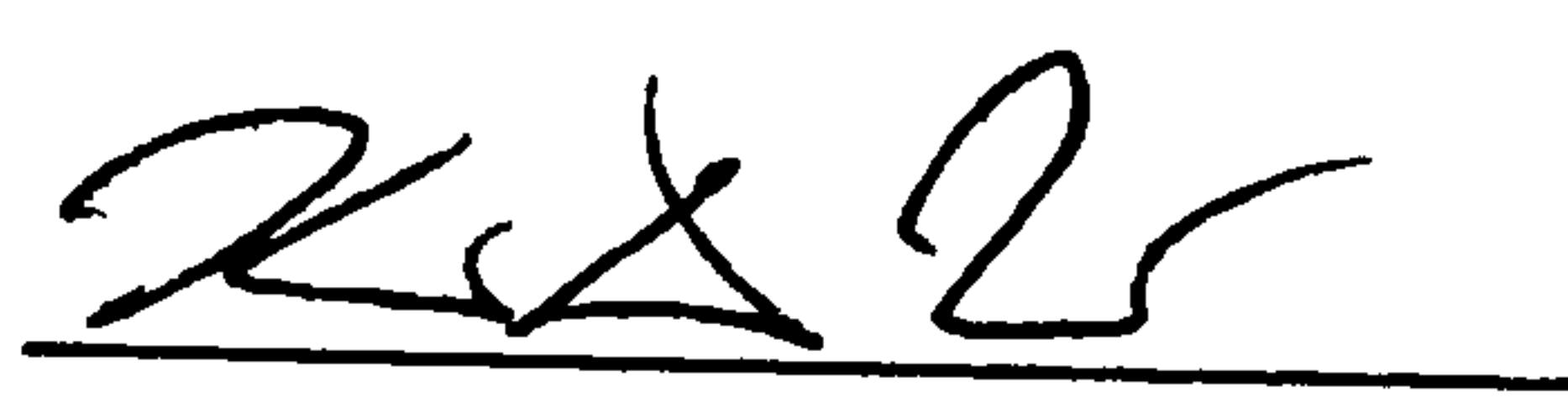
Project ID #: 754981, La Cueva Estates Subdivision, Phase/Unit #: 1

Requested By: Dennis Lorenz, P.E. - Brasher and Lorenz, Inc.

| | | |
|--|--------|---------------------|
| Approved estimate amount: | | \$249,402.14 |
| Contingency Amount: | 10.00% | \$24,940.21 |
| Subtotal: | | \$274,342.35 |
| NMGRT | 6.75% | \$18,518.11 |
| Subtotal: | | \$292,860.46 |
| Engineering Fee | 6.60% | \$19,328.79 |
| Testing Fee | 2.00% | \$5,857.21 |
| Subtotal: | | \$318,046.45 |
| FINANCIAL GUARANTY RATE | | 1.25 |
| Retainage Amount: | | \$.00 |
| TOTAL FINANCIAL GUARANTY REQUIRED | | \$397,558.06 |

APPROVAL:

DATE:



1/20/06

Notes: 10% Contingency, project not yet approved; G&D certification req prior to release SIA & of financial guarantee



201 Third Street NW, 14th Floor
P.O. Box 26148
Albuquerque, New Mexico 87125-6148
Telephone (505) 222-8428

February 9, 2006

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

RE: Loan Reserve for La Cueva Estates LLC/Keith Naylor
City of Albuquerque Project No.: 754981
Project Name: La Cueva Estates Subdivision, Phase/Unit #1

Dear Mr. Perlman,

This is to advise the City Of Albuquerque ("City") that, at the request of Mr. Keith Naylor DBA La Cueva Estates, LLC a New Mexico Limited Liability Corporation, Bank Of Oklahoma, N.A. ("Financial Institution") in Oklahoma City, Oklahoma holds as a loan reserve the sum of Three Hundred Ninety Seven Thousand Five Hundred Fifty Eight Dollars and 06/100, (\$397,558.06) ("Loan Reserve") for the exclusive purpose of providing the financial guarantee which the City requires La Cueva Estates, LLC ("Subdivider") to provide for the installation of the subdivision improvements which must be constructed on the north side of Glendale, west of Barstow, NE, Project No. 754981 ("Project"). The amount of the Loan Reserve is 125% of the City's estimated cost of the Project, as required by the City's Subdivision Ordinance. The improvements are identified in the agreement between the City of Albuquerque and Subdivider, which was recorded on March 3 2006 in the records of the Clerk of Bernalillo County, New Mexico in Book Misc. 1113 at pages 1325 thru 1325 as amended ("Agreement").

1. Reduction of Reserve. If the Assistant Director of Public Works/Engineering for the City, or that person's authorized designee, determines that it is appropriate to release a specified amount of the loan reserves as the result of the Subdivider's construction of a portion of the required infrastructure, the Assistant Director of Public Works/Engineering, or that person's authorized designee, may execute an "Authorization to Release" which will authorize the Financial Institution to release a specified amount from the loan reserves. The Authorization to Release will state the amount of the "Reduced Loan Reserve Balance" which must be maintained following the reduction. The Reduced Loan Reserve Balance shall not be reduced by more than 90% of the City's estimated cost of the Project until the Project is accepted by the City. When the Financial Institution receives the Authorization to Release, which has been signed by the City, the Financial Institution may reduce the loan reserve to the Reduced Loan Reserve Balance.

2. Liability of Financial Institution. Although the City may approve the Financial Institution's release of a part of the loan reserves, the approval will not constitute the City's final acceptance of part or all of the Project. However, no matter what agreement exists between the Subdivider and the City, the total liability of the Financial Institution to the City with respect to the loan reserves established pursuant to this Loan Reserve Letter shall at all times be limited to the lesser of the amount stated in this Loan Reserve Letter or the latest Reduced Loan Reserve Balance authorized in writing by the City, and the Financial Institution's liability to the City under this Loan Reserve Letter shall cease upon termination of the loan reserve as provided in Section 4 herein.



3. Draw on Reserve. If by December 1, 2006 the improvements described in the Agreement have not been fully installed, inspected, approved and accepted by the City, then, upon presentation between December 1, 2006 and February 1, 2007, inclusive, the City may demand payment from the Financial Institution up to the Lesser of the amount stated in this Loan Reserve Letter or the latest Reduced Loan Reserve Balance authorized in writing by the City. The City may demand payment by delivering to the Financial Institution a certified "Demand for Payment " executed by the CAO which shall state that the Subdivider has failed to comply with the terms of the Agreement and also shall state the estimated cost for completion the improvements specified in the Agreement ("Estimated Cost of Completion"). Upon receipt of the Demand for Payment, the Financial Institution promptly shall draw from the loan reserves by cashier's check to the City of Albuquerque the amount of 125% of the estimated cost of completion, not to exceed the lesser of the total Loan Reserve amount stated in this Loan Reserve Letter or the latest Reduced Loan Reserve Balance authorized in writing by the City. The Financial Institution shall deliver the cashier's check promptly to the City.

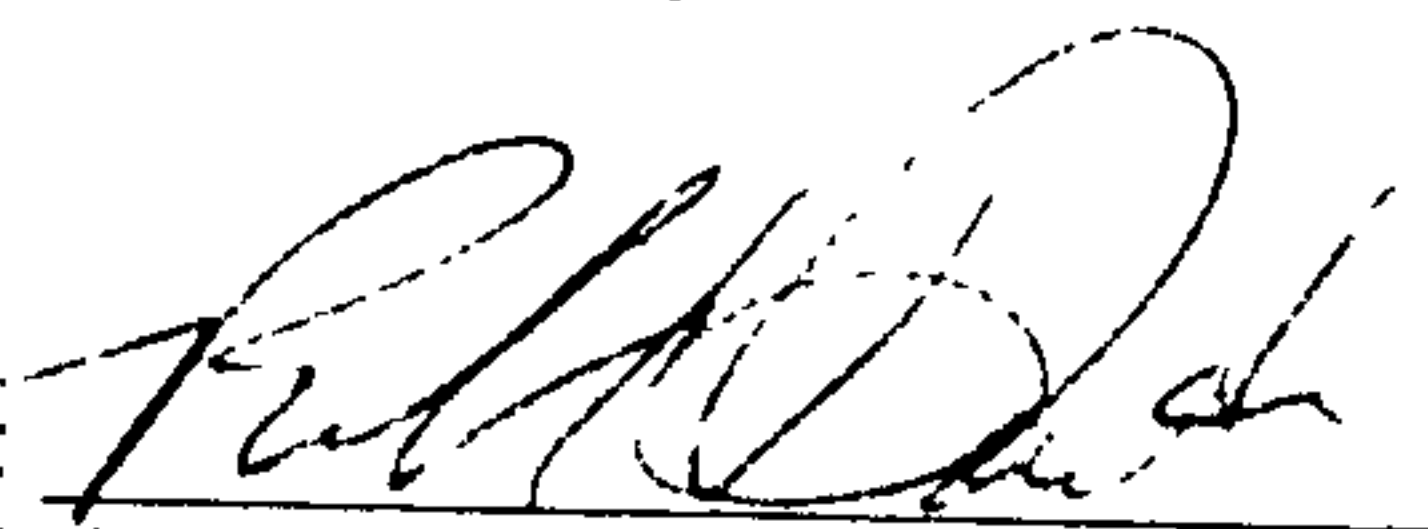
4. Termination of Reserve. This loan reserve is for the benefit of the City and shall be irrevocable until the occurrence of one of the following:

- A. Sixty (60) days after the City accepts the completed improvements specified in the Agreement; or
- B. City delivery of the Demand for Payment and the Financial Institution's payment to the City by cashier's check as required in Section 3 herein; or
- C. Expiration of the date February 1, 2007; or
- D. Written termination of this Loan Reserve Letter, signed by the Chief Administrator Office of the City, or authorized designee.

Very truly yours,
Bank of Oklahoma, N.A.


Sherry Read
Vice President

Accepted:
City of Albuquerque

By: 
Chief Administrative Officer
or authorized designee

Title: *City Engineer*
Dated: 2-28-06

H.E. 2/28/06

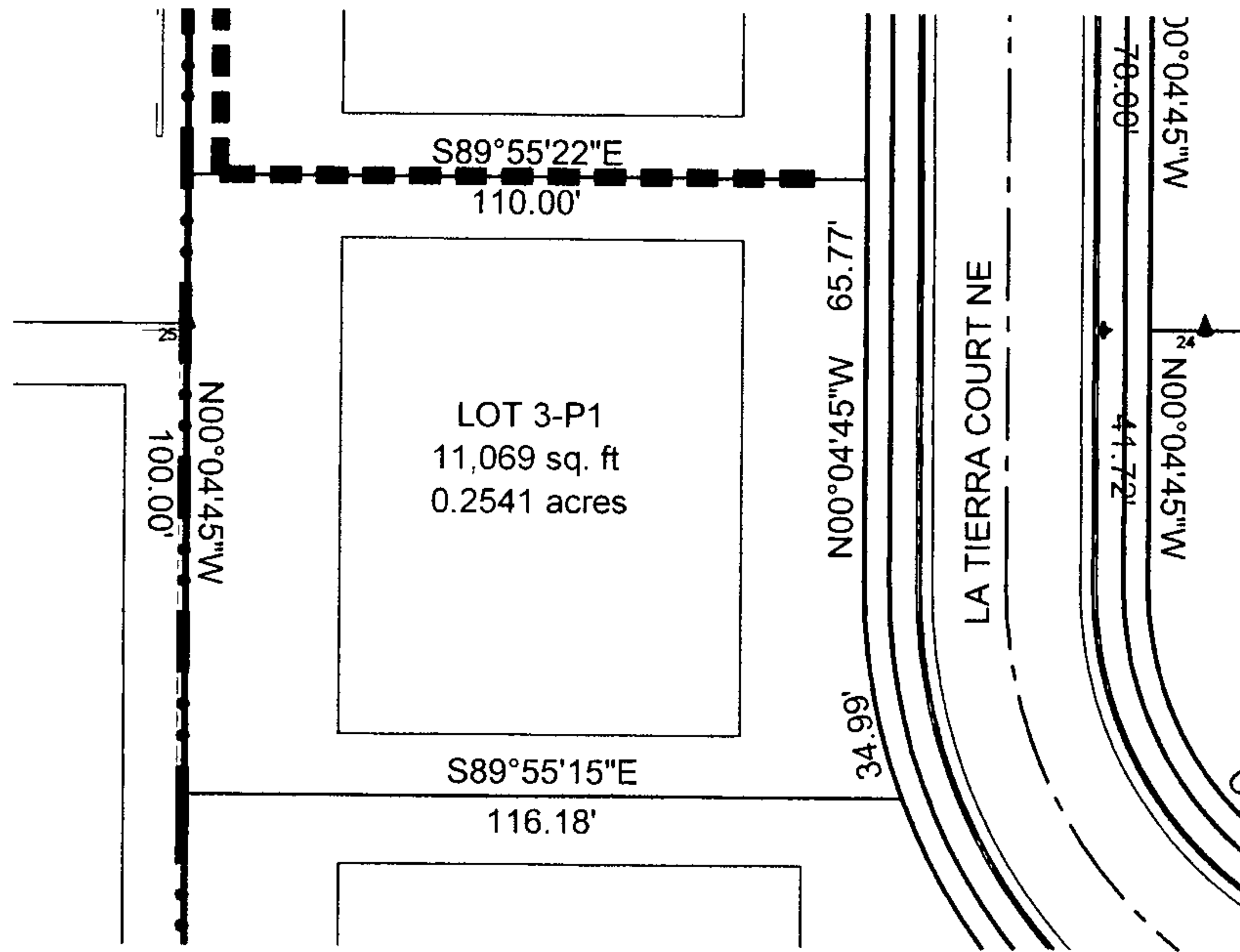
Acknowledged:
La Cueva Estates, LLC

By: 
Keith Naylor

2-22-06

LA CUEVA ESTATES
 TYPICAL SITE PLAN AND
 OPEN SPACE CALCULATIONS
 MARCH 14, 2006

PROJECT 1003551
 05 DRB 01183



TYPICAL SITE PLAN
 NTS

| TYPICAL LOT DATA | |
|----------------------|-----------|
| LOT AREA | 11,069 SF |
| PAD AREA | 5,200 SF |
| DRIVE AREA (20'X30') | 600 SF |
| PROVIDED OPEN SPACE | 5,269 SF |
| REQUIRED OPEN SPACE | 2,450 SF |



BRASHER & LORENZ
 CONSULTING ENGINEERS
 2201 San Pedro NE, Building 1, Suite 1200
 Albuquerque, New Mexico 87110
 Ph: 505-888-6088 Fax: 505-888-6188

**LA CUEVA ESTATES
OPEN SPACE CALCULATIONS**

PROJECT 1003551

05DRB01183

3/13/2006

| LOT | LOT AREA AC | LOT AREA SF | BUILDING AREA SF | DRIVE AREA SF | PROVIDED OPEN SPACE SF |
|-------|----------------|----------------|---------------------|------------------|------------------------------|
| 1-P1 | 0.2690 | 11718 | 4225 | 600 | 6893 |
| 2-P1 | 0.3852 | 16779 | 5300 | 600 | 10879 |
| 3-P1 | 0.2541 | 11069 | 5200 | 600 | 5269 |
| 4-P1 | 0.2525 | 10999 | 5200 | 600 | 5199 |
| 5-P1 | 0.3111 | 13552 | 5200 | 600 | 7752 |
| 6-P1 | 0.3025 | 13177 | 4550 | 600 | 8027 |
| 7-P1 | 0.2871 | 12506 | 5000 | 600 | 6906 |
| 8-P1 | 0.3116 | 13573 | 6000 | 600 | 6973 |
| 9-P1 | 0.2113 | 9204 | 4650 | 600 | 3954 |
| 10-P1 | 0.2330 | 10149 | 4675 | 600 | 4874 |
| 11-P1 | 0.2932 | 12772 | 7000 | 600 | 5172 |
| 12-P1 | 0.3026 | 13181 | 7000 | 600 | 5581 |
| 13-P1 | 0.1901 | 8281 | 4250 | 600 | 3431 |

Thank You
 CHANGE
 CK
 \$180.00
 \$1,130.00
 \$0.00
 ONE STOP SHOP
 CITY OF ALBUQUERQUE PLANNING DEPARTMENT
 Development & Building Services
 Fund 0110
 RECEIPT# 00044165 WSH 006 TRANSH 0025
 LOC: ANNX 12:42PM 7/19/2005
PAID RECEIPT

APPLICANT NAME DON K. MAYLOR
 AGENT BRASHER & LORENZ
 ADDRESS 2201 SAN PEDRO NE
 PROJECT & APP # 1003551/01183
 PROJECT NAME LA CUEVA ESTATES

DHP Print 47X1
 REVISION 4.09 MK 173A
 INT9A FONT 7K RAM BUFFER
 USA CHARACTER SET
 8 BIT - PARALLEL INTERFACE
 PIN 13 = SELECT
 AUTO LF WITH CR = OFF
 CHARACTERS / LINE = 40
 JOURNAL LPI=6 / VALIDATE LPI=6
 DEFAULT CLAMP = CLOSED
 RIGHT MARGIN CLOCKS = 0206
 DIPSWITCH "A" SETTING = CCCOCCCC
 DIPSWITCH "B" SETTING = 0C000000

\$ 20.00 441032/3424000 Conflict Management Fee
 \$ 855.00 441006/4983000 DRB Actions *565 + 1514
 95 INT.*
 \$ 441006/4971000 EPC/AA/LUCC Actions & All Appeals
 \$ 75.00 441018/4971000 Public Notification
 \$ 180.00 441006/4983000 DRAINAGE PLAN REVIEW OR TRAFFIC IMPACT STUDY
 (X) Major/Minor Subdivision () Site Development Plan () Blight Per
 () Letter of Map Revision () Conditional Letter of Map Revision
 () Traffic Impact Study
 \$ 1130.00 TOTAL AMOUNT DUE

DUPLICATE
 City of Albuquerque
 Treasury Division

7/19/2005 12:42PM LOC: ANNX
 RECEIPT# 00044164 WSH 006 TRANSH 0025
 Account 441018 Fund 0110
 Activity 4971000 TRSASR
 Trans Amt \$1,130.00
 J24 Misc \$75.00
 Thank You

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

7/19/2005 12:42PM
 RECEIPT# 00044165 WSH 006 TRANSH 0025
 Account 441006 Fund 0110
 Activity 4983000
 Trans Amt \$1,130.00
 J24 Misc \$855.00

BRASHER & LORENZ, INC.
 CONSULTING ENGINEERS
 2201 SAN PEDRO NE BUILDING 1 SUITE 1200
 ALBUQUERQUE, NM 87110
 (505) 888-6088

NEW MEXICO BANK & TRUST
 ALBUQUERQUE, NM, 87103
 95-654-1070

7/19/2005 12:41PM LOC: ANNX
 RECEIPT# 00044162 WSH 006 TRANSH 0025
 Account 441037 Fund 0110
 Activity 3424000 TRSASR
 Trans Amt \$1,130.00
 J24 Misc \$20.00
 Thank You

CITY OF ALBUQUERQUE
 City of Albuquerque
 Treasury Division

5660
 7/19/05
 DUPLICATE
 City of Albuquerque
 Treasury Division

ELCERE HVN... THIRTY + 05/00
 DOLLARS

MEMO 04516

Security Features Included. MP

0005660 10700654 610 435 0

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

PAID RECEIPT

APPLICANT NAME Naylor Development Corp, LLC
AGENT Brasher : Lorenz
ADDRESS 2201 San Pedro NE.
PROJECT & APP # 100355 / 06 DRB-00354
PROJECT NAME _____

\$ 20.00 441032/3424000 Conflict Management Fee

\$ _____ 441006/4983000 DRB Actions

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

\$ _____ 441018/4971000 Public Notification

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

\$ 20.00 TOTAL AMOUNT DUE

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

DUPLICATE
City of Albuquerque
Treasury Division

Counterreceipt.doc 6/21/04

3/14/2006 12:13PM LOC: ANNX
RECEIPT# 00054440 WS# 008 TRANSH 0034
Account 441032 Fund 0110
Activity 3424000 TRSCMG
Trans Amt \$20.00
J24 Misc \$20.00
CA \$20.00
CHANGE \$0.00

Claire

Date Submitted: 7.19.05

Date Site Plan Approved: N/A

Date Preliminary Plat Approved: 08/17/05

Date Preliminary Plat Expires: 08/17/06

DRB Project No.: 1003551

DRB Application No.: ~~04445-01095~~
05 DRB 01183

ORIGINAL

INFRASTRUCTURE LIST

EXHIBIT "A"

TO SUBDIVISION IMPROVEMENTS AGREEMENT

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

LA CUEVA ESTATES

PROPOSED NAME OF PLAT AND/OR SITE DEVELOPMENT PLAN

LOTS 12, 13, 19, 20, 21, BLOCK 11, TRACT 1, UNIT 3, NORTH ALBUQUERQUE ACRES

EXISTING LEGAL DESCRIPTION PRIOR TO PLATTING ACTION

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|----------------|-------------------|------|---------------------------------------|---------------------|-----------------|------------------------------|-------------------|----------------|--------------------|
| | | 24' | MAJOR LOCAL - 6'SW STREET - 1/2 WIDTH | GLENDALE AVE NE | W. PL LOT 2 | E. PL LOT 12 | / | / | / |
| | | 24' | MAJOR LOCAL - 6'SW STREET - 1/2 WIDTH | FLORENCE AVE NE | W. PL LOT 5 | E. PL LOT 6 | / | / | / |
| | | 50' | RESIDENTIAL STREET 4'SW | LATIERRA CT | GLENDALE | LA TIERRA CT | / | / | / |
| | | 20' | RESIDENTIAL STREET 4'SW | LATIERRA CT | EAST CUL DE SAC | NORTH CUL DE SAC | / | / | / |
| | | 6" | WATERLINE | LATIERRA CT | GLENDALE | LATIERRA CT | / | / | / |
| | | 6" | WATERLINE | LATIERRA CT | EAST CUL DE SAC | NORTH CUL DE SAC TO FLORENCE | / | / | / |
| | | 8" | SANITARY SEWER | LATIERRA CT | EAST CUL DE SAC | FLORENCE | / | / | / |
| | | 36" | STORM DRAIN | MARSTON ST | MODESTO | GLENDALE | / | / | / |
| | | 106' | PUBLIC CHANNEL | 25' PUBLIC EASEMENT | LATIERRA | FLORENCE | / | / | / |

1


ORIGINAL

| SIA Sequence # | COA DRC Project # | Size | Type of Improvement | Location | From | To | Private Inspector | City Inspector | City Cnst Engineer |
|-------------------|----------------------|-------|---|-------------------|----------------------|---------------|----------------------|-------------------|-----------------------|
| | | 6" | SIDEWALK | 25' PUBLIC | FLORENCE | LATIEMBA | / | / | / |
| | | | | DESERT | AVENUE | LINE | | | |
| | | - | PERIMETER WALLS PER DRB APPROVED | | | | / | / | / |
| | | - | PERIMETER WALL DESIGN | | | | | | |
| | | - | CERTIFICATION OF PERIMETER WALLS | | | | / | / | / |
| | | | PROV TO RELEASE OF FINANCIAL GUARANTEE | | | | | | |
| | | | AND SIA. | | | | / | / | / |
| | | 8" | Sanitary Sewer | Florence | from West | East Property | / | / | / |
| | | | | | Easement | Line | | | |
| | | | * Items directly below (water & SAS) have completed construction, financial guarantee is not required. | | | | | | |
| | | | * THE FOLLOWING IMPROVEMENTS ARE FINANCIALLY GUARANTEED BY DESERT RIDGE TRAILS EAST, PROJECT 675484 BUT NOT ACCEPTED AS OF THIS DATE: | | | | | | |
| | | * 8" | SEWER | FLORENCE | WYOMING | E. PL LOT 6 | / | / | / |
| | | | | AVE NE | | | | | |
| | | * 8" | WATER | FLORENCE | WYOMING | MARSTON | / | / | / |
| | | | | AVE NE | | | | | |
| | | * 12" | WATER | MARSTON | FLORENCE | GLENDALE | / | / | / |
| | | | | ST NE | | | | | |
| | | | * UPON ACCEPTANCE OF CITY PROJECT 675484 BY THE CITY THESE ITEMS MAY BE REMOVED FROM THIS LIST. | | | | | | |

LA CUEVA ESTATES ORIGINAL

NAME OF PLAT AND/OR SITE PLAN

| SIA Sequence # | COA DRC Project # |
|----------------|-------------------|
| | |
| | |
| | |
| | |

| Size | Type of Improvement | Location | From | To |
|--|---|-----------------------|-------------------------|----------------------------|
| 5'  | PRIVATE CHANNEL | 10 PRIVATE | LA TIERRA CT | NO. PL |
| 10' | TEMP EARTHEN CHANNEL | LOT 18 | GLENDALE | N. PL N. PL. |
| — | GTD CERT REQUIRED PRIOR TO RELEASE OF FINANCIAL GUARANTY AND SIA. | | | |
| 4' | DEFERRAL OF SIDEWALK CONSTRUCTION WITHIN SUBDIVISION UNTIL CONSTRUCTION OF HOMES. | | | |

| Private Inspector | City Inspector | City Cnst Engineer |
|-------------------|----------------|--------------------|
| 1 | 1 | 1 |
| 1 | 1 | 1 |
| 1 | 1 | 1 |
| 1 | 1 | 1 |

4. GRAVEL LANDSCAPING MINIMUM ON GLENDALE + FLORENCE
1. ALL STREETS TO INCLUDE CONC CURBS + GUTTER, SIDEWALKS, ACCESS RAMPS STREET LIGHTS AND ~~GRAVEL LANDSCAPING~~ PER DRC.
2. ALL WATER AND SEWER TO INCLUDE MANHOLES, PIPES, HYDRANTS, VALVES AND SERVICES PER DRC
3. ALL STORM SEWER TO INCLUDE MANHOLES, PIPES AND INLETS PER DRC.

NOTES

AGENT / OWNER

DENNIS A. LORENZ

NAME (print)

BRASHER + LORENZ

FIRM

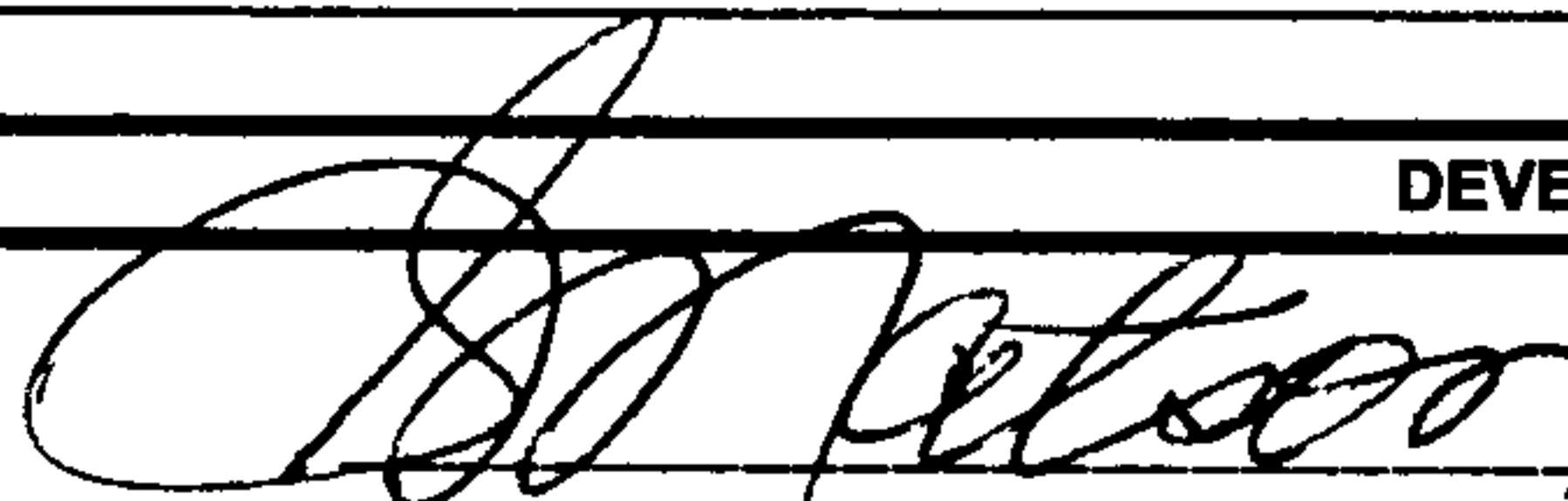
7.19.05

SIGNATURE - date

MAXIMUM TIME ALLOWED TO CONSTRUCT THE IMPROVEMENTS WITHOUT A DRB

EXTENSION: _____

DEVELOPMENT REVIEW BOARD MEMBER APPROVALS

 8/17/05
DRB CHAIR - date

Christina Sandoval 8/17/05
PARKS & GENERAL SERVICES - date

TRANSPORTATION DEVELOPMENT - date

UTILITY DEVELOPMENT - date




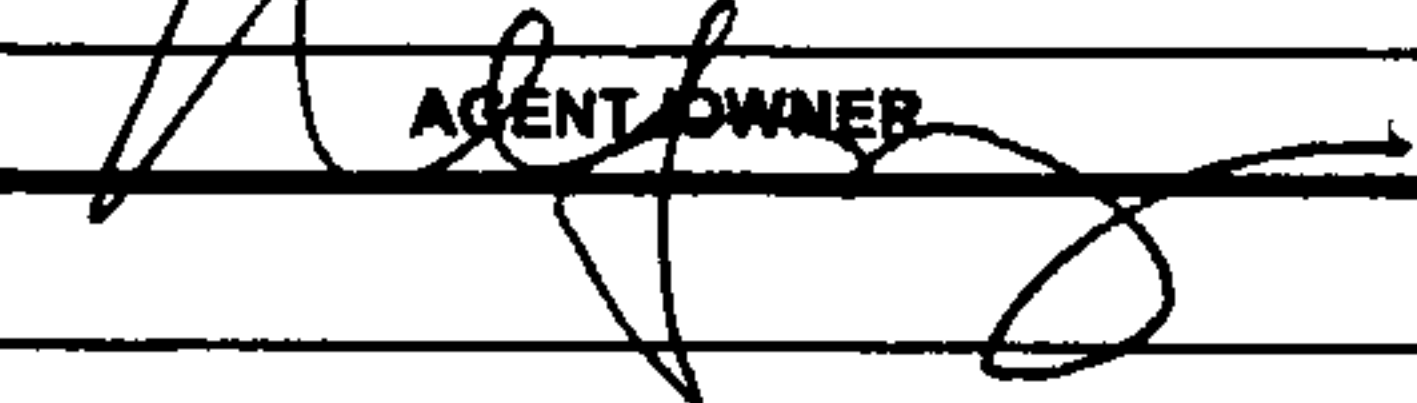
CITY ENGINEER - date

AMAFCA - date

- date

- date

DESIGN REVIEW COMMITTEE REVISIONS

| REVISION | DATE | DRC CHAIR | USER DEPARTMENT | AGENT OWNER |
|---|------|--|---|---|
|  | 1-18 |  |  |  |
| | | | | |
| | | | | |

Current DRC
Project Number: _____

FIGURE 12

Date Submitted: 7.19.05
Date Site Plan Approved: N/A
Date Preliminary Plat Approved: 08/17/05
Date Preliminary Plat Expires: 08/17/06
DRB Project No.: 1003551
DRB Application No.: ~~041413-01095~~
05 DRB 01183

INFRASTRUCTURE LIST

EXHIBIT "A"

**TO SUBDIVISION IMPROVEMENTS AGREEMENT
DEVELOPMENT REVIEW BOARD (D.R.B.) REQUIRED INFRASTRUCTURE LIST
LA CUEVA ESTATES**

ORIGINAL

PROPOSED NAME OF PLAT AND/OR SITE DEVELOPMENT PLAN

LOTS 12, 13, 19, 20, 21, BLOCK 11, TRACT 1, UNIT 3, 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' | MAJOR LOCAL - 6'SW STREET - 1/2 WIDTH | GLENDALE AVE NE | W. PL LOT 2 | E. PL LOT 12 | / | / | / |
| | | 24' | MAJOR LOCAL - 6'SW STREET - 1/2 WIDTH | FLORENCE AVE NE | W. PL LOT 5 | E. PL LOT 6 | / | / | / |
| | | 50' | RESIDENTIAL STREET 4'SW | LATIERRA CT | GLENDALE | LATIERRA CT | / | / | / |
| | | 20' | RESIDENTIAL STREET 4'SW | LATIERRA CT | EAST CUL DE SAC | NORTH CUL DE SAC | / | / | / |
| | | 6" | WATERLINE | LATIERRA CT | GLENDALE | LATIERRA CT | / | / | / |
| | | 6" | WATERLINE | LATIERRA CT | EAST CUL DE SAC | NORTH CUL DE SAC TO FLORENCE | / | / | / |
| | | 8" | SANITARY SEWER | LATIERRA CT | EAST CUL DE SAC | FLORENCE | / | / | / |
| | | 36" | STORM DRAIN | MARSTON ST | MODESTO | GLENDALE | / | / | / |
| | | 10' | PUBLIC CHANNEL | 25' PUBLIC EASEMENT | LATIERRA | FLORENCE | / | / | / |

NAME OF PLAT AND/OR SITE PLAN

| SIA Sequence # | COA DRC Project # |
|----------------------|----------------------|
| <input type="text"/> | <input type="text"/> |
| <input type="text"/> | <input type="text"/> |
| <input type="text"/> | <input type="text"/> |
| <input type="text"/> | <input type="text"/> |

| Size | Type of Improvement | Location | From | To |
|------|---|-------------|--------------|---------------------------------|
| 5' | PRIVATE CHANNEL | 10' PRIVATE | LA TIERRA CT | NO. PL W/IN LOT H |
| 10' | TEMP EARTHEN CHANNEL | LOT 18 | GLENDALE | N. PL N. PL. |
| — | GTD CERT REQUIRED PRIOR TO RELEASE OF FINANCIAL GUARANTY AND SIA. | | | |
| 4' | DEFERRAL OF SIDEWALK CONSTRUCTION WITHIN SUBDIVISION UNTIL CONSTRUCTION OF HOMES. | | | |

| Private Inspector | City Inspector | City Cnst Engineer |
|-------------------|----------------|--------------------|
| 1 | 1 | 1 |
| 1 | 1 | 1 |
| 1 | 1 | 1 |
| 1 | 1 | 1 |

4. GRAVEL LANDSCAPING MINIMUM ON GLENDALE + FLORENCE
1. ALL STREETS TO INCLUDE CONC CURBS + GUTTER, SIDEWALKS, ACCESS RAMPS STREET LIGHTS AND ~~GRAVEL LANDSCAPING~~ PER DRC. ^{NOTES}
2. ALL WATER AND SEWER TO INCLUDE MANHOLES, PIPES, HYDRANTS, VALVES AND SERVICES PER DRC
3. ALL STORM SEWER TO INCLUDE MANHOLES, PIPES AND INLETS PER DRC.

AGENT / OWNER

DENNIS A. LORENZ
 NAME (print)
 BRASHER + LORENZ
 FIRM
 SIGNATURE - date 7.19.05

DEVELOPMENT REVIEW BOARD MEMBER APPROVALS

[Signature] 8/17/05
 DRB CHAIR - date
 PARKS & GENERAL SERVICES - date
[Signature] 8-17-05
 TRANSPORTATION DEVELOPMENT - date
 AMAFCA - date
[Signature] 8/17/05
 UTILITY DEVELOPMENT - date
 - date
[Signature] 8/17/05
 CITY ENGINEER - 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/ PLAN REVIEW APPLICATION

Supplemental form

SUBDIVISION

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

SITE DEVELOPMENT PLAN

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

STORM DRAINAGE

- Storm Drainage Cost Allocation Plan

S Z ZONING & PLANNING

- Annexation
- County Submittal
- EPC Submittal
- Zone Map Amendment (Establish or Change Zoning)
- Sector Plan (Phase I, II, III)
- Amendment to Sector, Area, Facility or Comprehensive Plan
- Text Amendment (Zoning Code/Sub Regs)
- Street Name Change (Local & Collector)
- L A APPEAL / PROTEST of...**
- 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: DON K. MAYLOR PHONE: 823.2333
 ADDRESS: 5610 SAN FRANCISCO NE FAX: 856.5548
 CITY: ALBU STATE NM ZIP 87109 E-MAIL: _____
 Proprietary interest in site: OWNER UNDER CONT. List all owners: DOUGHTY ENTERPRISES
 AGENT (if any): BRASHER + LORENZ PHONE: 888-6088
 ADDRESS: 2201 SAN PEDRO NE FAX: 888-6188
 CITY: ALBU STATE NM ZIP 87110 E-MAIL: DENNIS@BRASHER

DESCRIPTION OF REQUEST: PRELIM PLAT, INFRASTRUCTURE LIST GRADING PLAN + SIDEWALK DEFERRAL APPROVAL

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

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

Lot or Tract No. 12, 13, 19, 20, 21 Block: 11 Unit: 3
 Subdiv. / Addn. TRACT 1 NORTH ALBU ACRES TBK La Cueva
 Current Zoning: R2D 3DU/AC Proposed zoning: SAME Estates
 Zone Atlas page(s): B19 No. of existing lots: 5 No. of proposed lots: 13
 Total area of site (acres): 4.4 Density if applicable: dwellings per gross acre: 3 dwellings per net acre: _____
 Within city limits? Yes. No , but site is within 5 miles of the city limits.) Within 1000FT of a landfill? NO
 UPC No. 101906543706940213 MRGCD Map No. NA

LOCATION OF PROPERTY BY STREETS: On or Near: GLENDALE AVE NE
 Between: WYOMING BLVD NE and BARSTOW ST 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.):
04 DRB 01095 PROJ 1003551

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

SIGNATURE [Signature] DATE 7.19.05
 (Print) DENNIS A LORENZ 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
05DRB - 01183
05DRB - 01184

| Action | S.F. | Fees |
|------------|-------------|-----------------|
| <u>PP</u> | <u>5(2)</u> | <u>\$855.00</u> |
| <u>CMF</u> | | <u>\$20.00</u> |
| <u>ADV</u> | | <u>\$75.00</u> |
| <u>TDS</u> | | <u>\$0.00</u> |
| | | <u>\$</u> |

Hearing date 08/17/05

Total \$950.00

Sandy Handley 07/19/05

Project # 100-3551

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

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

MAJOR SUBDIVISION PRELIMINARY PLAT APPROVAL

- Proposed Preliminary Plat including the Grading Plan (folded to fit into an 8.5" by 14" pocket) 24 copies
 - Proposed Infrastructure List
 - Design elevations & cross sections of perimeter walls 3 copies (11" x 17" maximum)
 - Zone Atlas map with the entire property(ies) precisely and clearly outlined and crosshatched (to be photocopied)
 - Letter briefly describing, explaining, and justifying the request
 - Property owner's and City Surveyor's signature on the proposed plat
 - FORM DRWS Drainage Report, Water & Sewer availability statement filing information
 - Office of Community & Neighborhood Coordination inquiry response, notifying letter, certified mail receipts
 - Sign Posting Agreement
 - Signed** Pre-Annexation Agreement if Annexation required.
 - TIS/AQIA Traffic Impact Study / Air Quality Impact Assessment form
 - Fee (see schedule)
 - Any original and/or related file numbers are listed on the cover application
- Preliminary plat approval expires after one year.
 DRB Public hearings are approximately ONE MONTH after the filing deadline. **Your attendance is required.**

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

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

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

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

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

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

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

DENNIS A. LORENZ
 Applicant name (print)
[Signature] 7.19.05
 Applicant signature / date



Form revised 11/04 and JUNE 05

- Checklists complete
 - Fees collected
 - Case #s assigned
 - Related #s listed
- Application case numbers
 05 DRB - _____ - 01183
 _____ - _____ - _____
 _____ - _____ - _____

Sandy Handley 07/19/05
 Planner signature / date
Project # 1003551

FORM V: SUBDIVISION VARIANCES & VACATIONS

BULK LAND VARIANCE

(PUBLIC HEARING CASE)

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

VACATION OF PUBLIC RIGHT-OF-WAY

VACATION OF PUBLIC EASEMENT

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

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

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

SIDEWALK DESIGN VARIANCE

SIDEWALK WAIVER

- ___ Scale drawing showing the proposed variance or waiver (not to exceed 8.5" by 14") **6 copies** for unadvertised meetings. These actions are not approved through internal routing.
 - ___ Zone Atlas map with the entire property(ies) precisely and clearly outlined and crosshatched (to be photocopied)
 - ___ Letter briefly describing, explaining, and justifying the variance or waiver
 - ___ Any original and/or related file numbers are listed on the cover application
- DRB meetings are approximately 8 DAYS after the Tuesday noon filing deadline. Your attendance is required.**

TEMPORARY DEFERRAL OF SIDEWALK CONSTRUCTION

EXTENSION OF THE SIA FOR TEMPORARY DEFERRAL OF SIDEWALK CONSTRUCTION

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

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

VACATION OF PRIVATE EASEMENT

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

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

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

DENNIS A. LORENZ

 Applicant name (print)

 7-19-05
 Applicant signature / date



Form revised 4/03, 10/03 and JUNE 2005

- Checklists complete
 - Fees collected
 - Case #s assigned
 - Related #s listed
- Application case numbers
 OSDRP - _____ - 01184
 _____ - _____ - _____
 _____ - _____ - _____

Sandy Sandley 07/19/05

 Planner signature / date
Project # 1003551



BRASHER & LORENZ, INC.
CONSULTING ENGINEERS

2201 San Pedro NE Bldg 1 Suite 1200 • Albuquerque, NM 87110 • Phone (505) 888-6088 • Fax (505) 888-6188 • www.brasherlorenz.com

July 15, 2005

Sheran Matson, AICP, Chair
Development review Board
City of Albuquerque
Plaza Del Sol
Albuquerque, New Mexico 87102

**SUBJECT: LOTS 12, 13, 19, 20 AND 21, BLOCK 11, TRACT 1, UNIT 3
NORTH ALBUQUERQUE ACRES
04DRB01095 Project 1003551**

Dear Ms Matson:

Submitted herewith for Preliminary Plat approval are the following:

1. DRB Application
2. 24 copies of the Preliminary Plat
3. 24 copies of the Grading Plan
4. Infrastructure Listing
5. Sidewalk deferral exhibit
6. TIS/QIA Form
7. One copy of current Zone Atlas page B-19 depicting the project location.
8. Certified Mail receipts proving notification to affected Neighborhood Associations.
9. DRB Sketch Plat comments.

The project consists of the subdivision of Lots 12, 13, 19, 20, and 21, Block 11, Tract 1, Unit 3, North Albuquerque Acres into 13 single-family residential lots. The property is currently zoned RD 3DU/Acre.

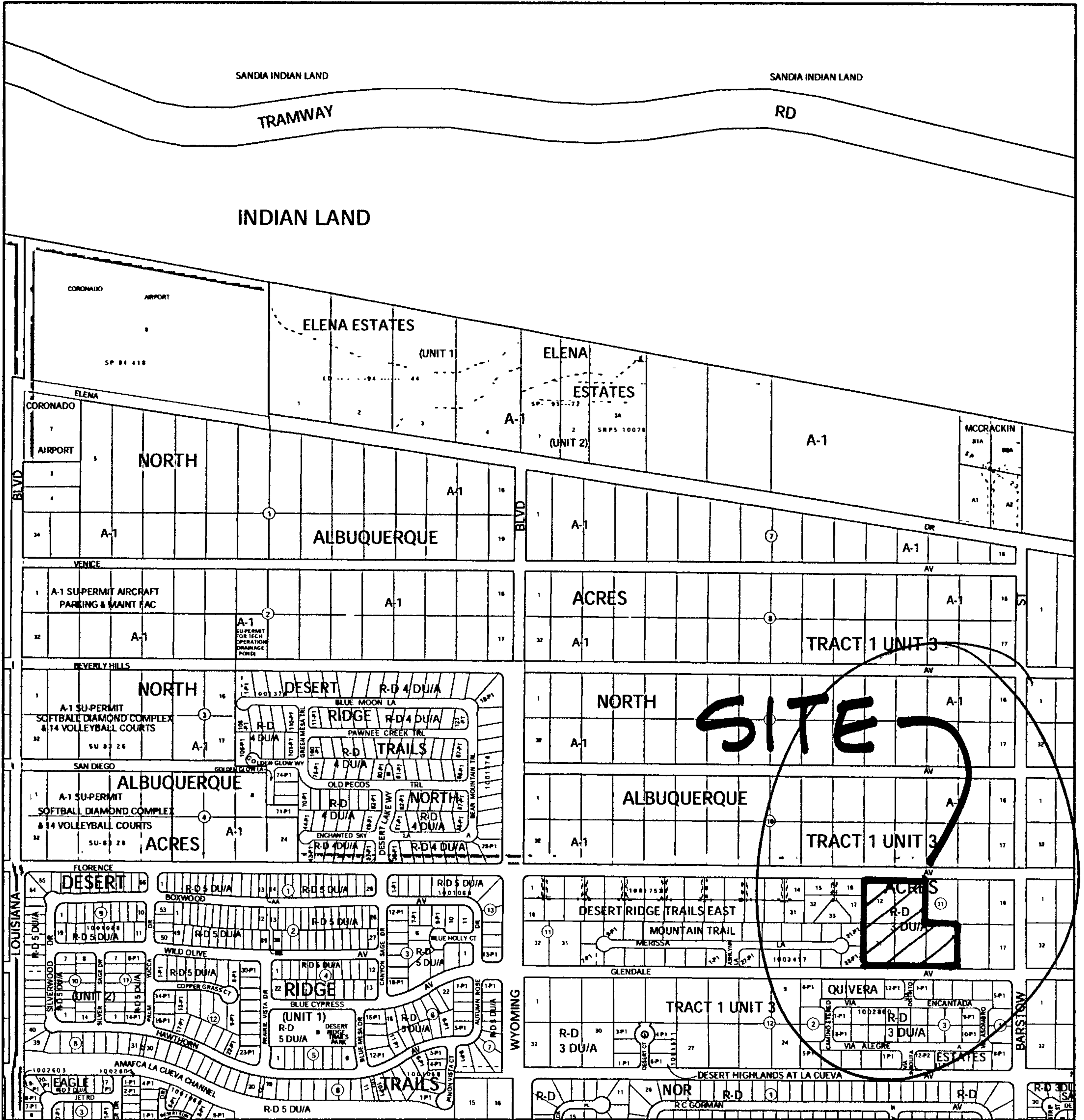
If you have any questions, or if I can be of any assistance, please feel free to call.

Sincerely,

BRASHER & LORENZ, INC.

Dennis A. Lorenz, PE
Principal

/dl/04516
encl



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

AGIS
Albuquerque Geographic Information System

Note: Grey Shading Represents Area Outside of the City Limits

Zone Atlas Page:
B-19-Z

Selected Symbols

| | |
|--|--|
| | |
| | |
| | |
| | |
| | |

0 750 1,500 Feet

Map amended through: Apr 22, 2005

Current DRC
Project Number: _____

FIGURE 12

Date Submitted: 7.19.05

Date Site Plan Approved: _____

Date Preliminary Plat Approved: _____

Date Preliminary Plat Expires: _____

DRB Project No.: 1003551

DRB Application No.: 04 DRB 01095

INFRASTRUCTURE LIST

EXHIBIT "A"

TO SUBDIVISION IMPROVEMENTS AGREEMENT

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

LA CUEVA ESTATES

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LOTS 12, 13, 19, 20, 21, BLOCK 11, TRACT 1, UNIT 3, NORTH ALBUQUERQUE ACRES

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| SIA Sequence # | COA DRC Project # | Size | Type of Improvement | Location | From | To | Private Inspector | City Inspector | City Cnst Engineer |
|----------------|-------------------|------|------------------------------|-----------------|-----------------|------------------|-------------------|----------------|--------------------|
| | | 24' | MAJOR LOCAL STREET-1/2 WIDTH | GLENDALE AVE NE | W.PL LOT 2 | E.PL LOT 12 | / | / | / |
| | | 24' | MAJOR LOCAL STREET-1/2 WIDTH | FLORENCE AVE NE | W.PL LOTS 5 | E.PL LOT 6 | / | / | / |
| | | 50' | RESIDENTIAL | LATIERRA CT | GLENDALE | LA TIERRA CT | / | / | / |
| | | 28' | RESIDENTIAL | LA TIERRA CT | EAST CUL DE SAC | NORTH CUL DE SAC | / | / | / |
| | | 6" | WATERLINE | LA TIERRA CT | GLENDALE | LA TIERRA CT | / | / | / |
| | | 6" | WATERLINE | LATIERRA CT | EAST CUL DE SAC | NORTH CUL DE SAC | / | / | / |
| | | 8" | SANITARY SEWER | LA TIERRA CT | EAST CUL DE SAC | FLORENCE | / | / | / |
| | | 36" | STORM DRAIN | BRISTOW ST | MODESTO | GLENDALE | / | / | / |
| | | 10' | PUBLIC CHANNEL | PUBLIC R/W | LA TIERRA | FLORENCE | / | / | / |

LA CUEVA ESTATES

NAME OF PLAT AND/OR SITE PLAN

| SIA Sequence # | COA DRC Project # | Size | Type of Improvement | Location | From | To | Private Inspector | City Inspector | City Cnst Engineer |
|-------------------|----------------------|------|--|-------------|-----------------|-----------|----------------------|-------------------|-----------------------|
| [] | [] | 5' | PRIVATE CHANNEL | 10' PRIVATE | LA TIERRA CT | N. 115 FT | / | / | / |
| [] | [] | 10' | TEMP EARTHEN CHANNEL | LOT 18 | GLENDALE | N. 235 FT | / | / | / |
| [] | [] | — | G+D CERT REQUIRED PRIOR TO RELEASE OF FINANCIAL GUARANTY AND SIA. | | | | / | / | / |
| [] | [] | 4' | DEFERRAL OF SIDEWALK CONSTRUCTION WITHIN SUBDIVISION UNTIL CONSTRUCTION OF HOMES. | | | | / | / | / |

NOTES

- 1 _____
- 2 _____
- 3 _____

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

DENNIS A. LORENZ

NAME (print)

BRASHER + LORENZ

FIRM

[Signature] 7.19.05

SIGNATURE - date

MAXIMUM TIME ALLOWED TO CONSTRUCT

THE IMPROVEMENTS WITHOUT A DRB

EXTENSION: _____

DRB CHAIR - date

PARKS & GENERAL SERVICES - date

TRANSPORTATION DEVELOPMENT - date

AMAFCA - date

UTILITY DEVELOPMENT - date

_____ - date

CITY ENGINEER - date

_____ - date

| |
|--|
| DESIGN REVIEW COMMITTEE REVISIONS |
|--|

| REVISION | DATE | DRC CHAIR | USER DEPARTMENT | AGENT / OWNER |
|----------|------|-----------|-----------------|---------------|
| | | | | |
| | | | | |
| | | | | |

CITY OF ALBUQUERQUE

TRAFFIC IMPACT STUDY (TIS) / AIR QUALITY IMPACT ASSESSMENT (AQIA) FORM

APPLICANT: BRASHER + LORENZ DATE OF REQUEST: 7/18/05 ZONE ATLAS PAGE(S): 1319

CURRENT: ZONING RD 3DU/AC PARCEL SIZE (AC/SQ. FT.)

LEGAL DESCRIPTION: LOT OR TRACT # 12,13,19.21 BLOCK # 11 SUBDIVISION NAME T21 UNIT 3 NAA

REQUESTED CITY ACTION(S):

- ANNEXATION [] SECTOR PLAN [] SITE DEVELOPMENT PLAN: A) SUBDIVISION [] BUILDING PERMIT [] B) BUILD'G PURPOSES [] ACCESS PERMIT [] C) AMENDMENT [] OTHER [X] PRELIM PLAT

PROPOSED DEVELOPMENT:

- NO CONSTRUCTION/DEVELOPMENT [] # OF UNITS: 13 NEW CONSTRUCTION [X] BUILDING SIZE: (sq. ft.) EXPANSION OF EXISTING DEVELOPMENT []

NOTES: 1. Changes made to development proposals / assumptions, from the information provided above, may change the TIS or AQIA analysis requirements.

APPLICANT OR REPRESENTATIVE (TO BE SIGNED UPON COMPLETION OF PROCESSING BY TRAFFIC ENGINEER AND ENVIRONMENTAL HEALTH) DATE 7.19.03

Planning Department, Development & Building Services Division, Transportation Development Section - 2ND Floor West, 600 2nd St. NW, Plaza del Sol Building, City, 87102, phone 924-3994

TRAFFIC IMPACT STUDY (TIS) REQUIRED: YES [] NO [X] BORDERLINE []

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.

TRAFFIC ENGINEER (Signature) DATE 7-19-05

Air Quality Impact Analysis (AQIA) May Be Required:

Section 14-16-3-14 of the COA Comprehensive Zoning Code contains threshold requirements for air quality studies. Criteria and thresholds contained in the Zoning Code specify which land use or plan actions will require preparation of an AQIA. Please refer to this section in order to determine if your proposal merits study for air quality impacts. An AQIA is not required, if a TIS is not required by the City or an associated TIS shows all signalized intersections functioning at Level of Service (LOS) C or better. An AQIA will only be required for a Sector Development Plan or Sector Development Plan Amendment if it meets AQIA thresholds in the Zoning Code.

AIR QUALITY IMPACT ANALYSIS (AQIA) REQUIRED: YES [] NO [X]

Contact an Air Quality Planner at 768-2660 to insure that input is received from the Air Quality Division during the scoping of the companion TIS. Any subsequent changes to the development proposal identified above may require an update or new AQIA.

APPLICANT (Signature) DATE 7.19.03

Required TIS and/or AQIA 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

"Attachment A"

Date of Request: July 18, 2005
Name: Dennis Lorenz
Phone: 888-6088 Fax: 888-6188
Zone Map: B-8

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

***Cynthia Reinhart**

11300 Oakland NE/87122 856-6054 (h) 884-3939 (w)

Jackie McDowell

7820 Beverly Hills Ave. NE/87122 821-4857 (h) 828-2430 (w)

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

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

NOTICE TO APPLICANTS

SUGGESTED INFORMATION FOR NEIGHBORHOOD NOTIFICATION LETTERS

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

WE RECOMMEND THAT THE NOTIFICATION LETTER INCLUDE THE FOLLOWING INFORMATION:

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

(Below this line for ONC use only)

Date of Inquiry: 7/18/05 Time Entered: 11:25am ONC Rep. Initials: HH

Information from the Office of Neighborhood Coordination (ONC)

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 and "Attachment A" (*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 Associations (*if there are associations*). A copy must be submitted with application packet.
- [] 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.

Stephani Winklepleck
Neighborhood Program Coordinator
COA/Planning/ONC

DEVELOPER INQUIRY SHEET

(To be completed prior to application submittal)

The Office of Community and Neighborhood Coordination (OCNC) located in Room 120 (basement) of the Plaza Del Sol Building, 600 Second St. NW, Fax – 924-3913 - will need the following information **BEFORE** neighborhood association information will be released to the applicant/developer on any project being presented to the Planning Department. If you have any questions, please feel free to contact our office at 924-3914.

CONTACT NAME: DENNIS LORENZ
COMPANY NAME: BRASHER + LORENZ
ADDRESS: 2201 SAN PEDRO NE
ZIP: 87110
PHONE: 888-6088
FAX: 888-6188

NEIGHBORHOOD ASSOCIATION INFORMATION

PLEASE FORWARD INFORMATION ON ANY NEIGHBORHOOD ASSOCIATIONS IN THE AREA OF THE PROPERTY DESCRIBED AS LOTS 12, 13, 19-21
BLK 11, TRACT 1, UNIT 3, NORTH ALBUQUERQUE ACRES
LEGAL DESCRIPTION
LOCATED ON GLENDAL AVE NE
STREET NAME OR OTHER IDENTIFYING LANDMARK
BETWEEN BARSTOW ST NE AND
STREET NAME OR OTHER IDENTIFYING LANDMARK
WYOMING BLVD NE
STREET NAME OR OTHER IDENTIFYING LANDMARK

THE SITE IS INDICATED ON THE FOLLOWING ZONE ATLAS PAGE (1319).
(PLEASE MARK/HATCH ZONE MAP WHERE PROPERTY IS LOCATED)



BRASHER & LORENZ, INC.
CONSULTING ENGINEERS

2201 San Pedro NE Bldg 1 Suite 220 • Albuquerque, NM 87110 • Phone (505) 888-6088 • Fax (505) 888-6188 • www.brasherlorenz.com

July 18, 2005

Jackie McDowell
North Albuquerque Acres Community Association
7820 Beverly Hills Avenue NE
Albuquerque, New Mexico 87122

SUBJECT: LOTS 12, 13, 19, 20 AND 21, BLOCK 11 TRACT 1, UNIT 3
NORTH ALBUQUERQUE ACRES
Map Zone B-19

Dear Ms. McDowell:

Enclosed please find one copy of the Preliminary Plat and Grading Plan for the subject project. The project proposes subdivision of 5 existing 0.88-acre parcels into 13 residential lots. The project site is located between Glendale Avenue and Florence Avenue NE, west of Barstow Street NE. The proposed development is in compliance with the La Cueva Sector Plan, existing RD zoning and is also consistent with existing development in the surrounding area.

We are requesting Preliminary Plat approval for the subject property from the Development Review Board. You are encouraged to attend the public hearing scheduled in approximately 30 days. The hearing date will be advertised in the Albuquerque Journal, and signs will be posted on the property. The hearing will be held in the DRB meeting room, basement level, Plaza Del Sol, 600 Second St. NW. The Preliminary Plat application may be reviewed at Development Services Division at Plaza del Sol. If you need additional information, or if I can be of any assistance, please feel free to call me at 888-6088.

Sincerely,

BRASHER & LORENZ, INC.


Dennis A. Lorenz, PE

/dl/04516
encl



BRASHER & LORENZ, INC.
CONSULTING ENGINEERS

2201 San Pedro NE Bldg 1 Suite 220 • Albuquerque, NM 87110 • Phone (505) 888-6088 • Fax (505) 888-6188 • www.brasherlorenz.com

July 18, 2005

Cynthia Reinhart
North Albuquerque Acres Community Association
11300 Oakland Avenue NE
Albuquerque, New Mexico 87122

SUBJECT: LOTS 12, 13, 19, 20 AND 21, BLOCK 11 TRACT 1, UNIT 3
NORTH ALBUQUERQUE ACRES
Map Zone B-19

Dear Ms. Reinhart:

Enclosed please find one copy of the Preliminary Plat and Grading Plan for the subject project. The project proposes subdivision of 5 existing 0.88-acre parcels into 13 residential lots. The project site is located between Glendale Avenue and Florence Avenue NE, west of Barstow Street NE. The proposed development is in compliance with the La Cueva Sector Plan, existing RD zoning, and is also consistent with existing development in the surrounding area.

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Sincerely,

BRASHER & LORENZ, INC.

Dennis A. Lorenz, PE

/dl/04516
encl

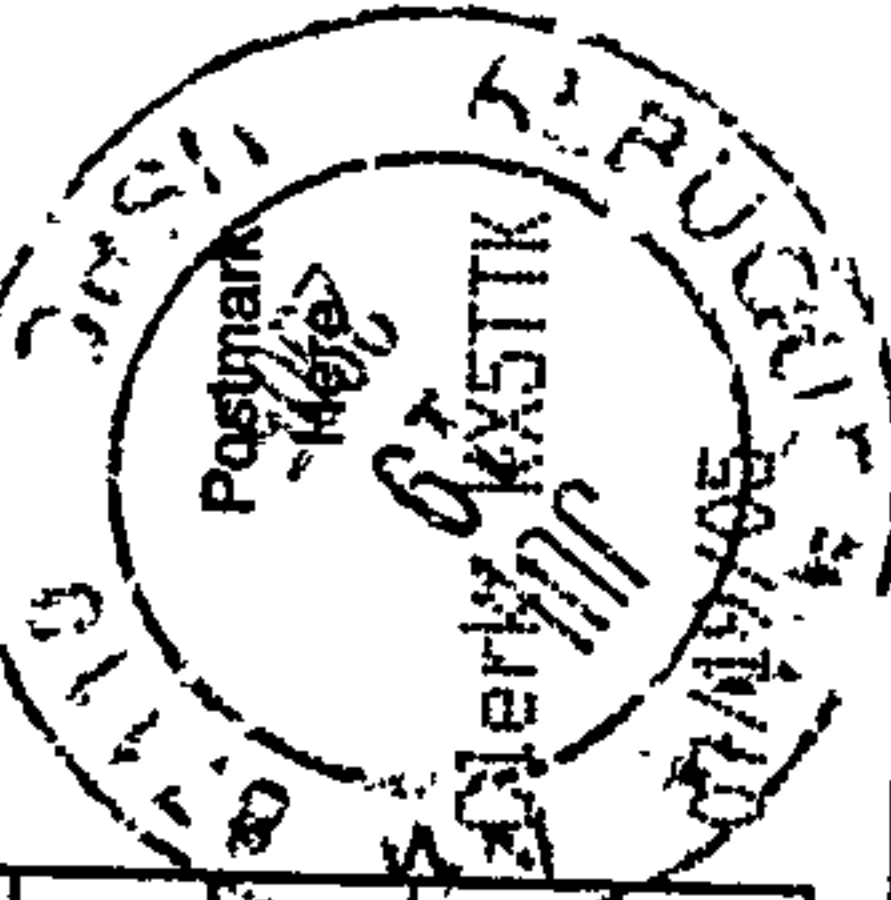
U.S. Postal Service™
CERTIFIED MAIL™ RECEIPT
 (Domestic Mail Only; No Insurance Coverage Provided)

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

OFFICIAL USE

| | |
|---|----------------|
| Postage | \$ 1.06 |
| Certified Fee | 2.30 |
| Return Receipt Fee (Endorsement Required) | 1.75 |
| Restricted Delivery Fee (Endorsement Required) | |
| Total Postage & Fees | \$ 5.11 |

UNIT ID: 0110



Sent To
 Jackie McDowell
 Street, Apt. No.
 or PO Box No. 7826 Beverly Hills NE
 City, State, ZIP+4
 Albany, NM 87122

PS Form 3800, June 2002 See Reverse for Instructions

2005 0390 0006 9222 E2E2

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 | \$ 1.06 |
| Certified Fee | 2.30 |
| Return Receipt Fee (Endorsement Required) | 1.75 |
| Restricted Delivery Fee (Endorsement Required) | |
| Total Postage & Fees | \$ 5.11 |

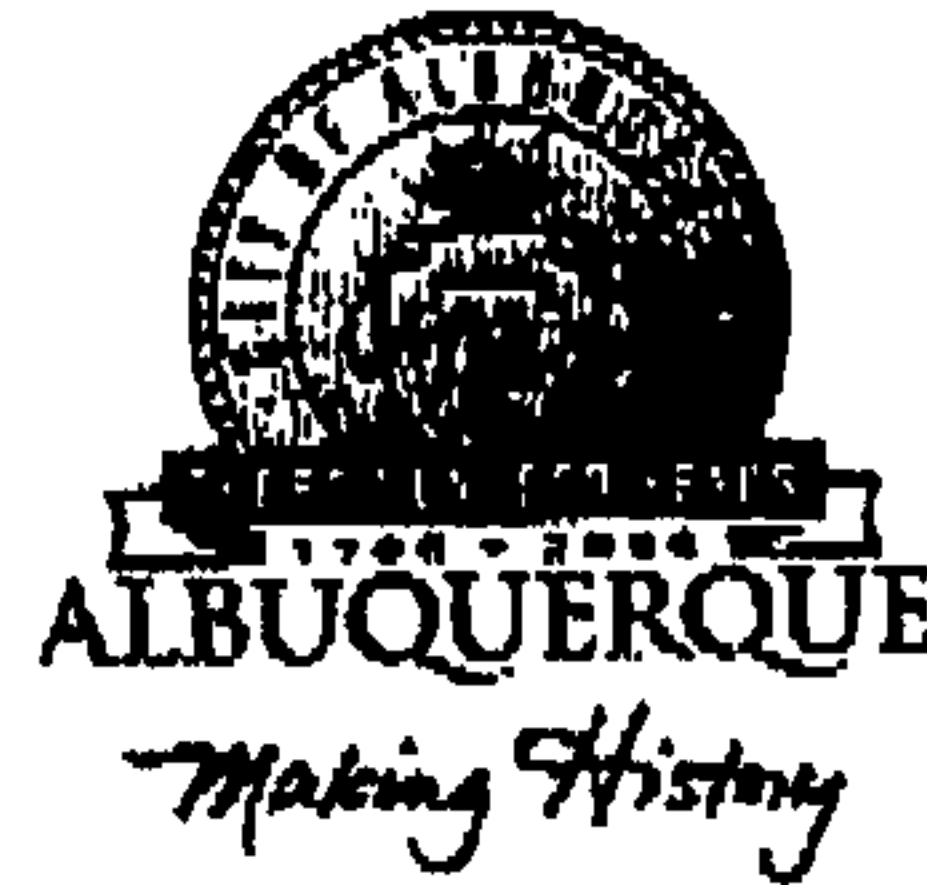
UNIT ID: 0110



Sent To
 Cynthia Reinhardt
 Street, Apt. No.
 or PO Box No. 11300 Oakland NE
 City, State, ZIP+4
 Albany, NM 87122

PS Form 3800, June 2002 See Reverse for Instructions

2005 0390 0006 9222 E2E2



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.

July 18, 2005

Dennis Lorenz
Brasher & Lorenz.
2201 San Pedro NE / 87110
Phone: 888-6088 / Fax: 888-6188

Dear Dennis:

Thank you for your inquiry of **July 18, 2005** requesting the names of Recognized Neighborhood Associations who would be affected under the provisions of O-92 by your proposed project at **LOTS 12, 13, 19, 20, 21, BLOCK 11, TRACT 1, UNIT 3, NORTH ALBUQUERQUE ACRES LOCATED ON GLENDALE AVENUE NE BETWEEN BARSTOW STREET NE AND WYOMING BOULEVARD NE** zone map B-19.

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

SEE "ATTACHMENT A" FOR NEIGHBORHOOD INFORMATION.

Please note that according to O-92 you are required to notify each of these contact persons by **certified mail, return receipt requested, before the Planning Department will accept your application filing. IMPORTANT! Failure of adequate notification may result in your Application Hearing being deferred for 30 days.** If you have any questions about the information provided, please contact our office at (505) 924-3914 or by fax at 924-3913.

Sincerely,

OFFICE OF NEIGHBORHOOD COORDINATION
Planning Department

Doughty Enterprises



7009 Prospect NE ♦ Albuquerque, NM ♦ 87110
Phone (505) 299-4423

August 3, 2004

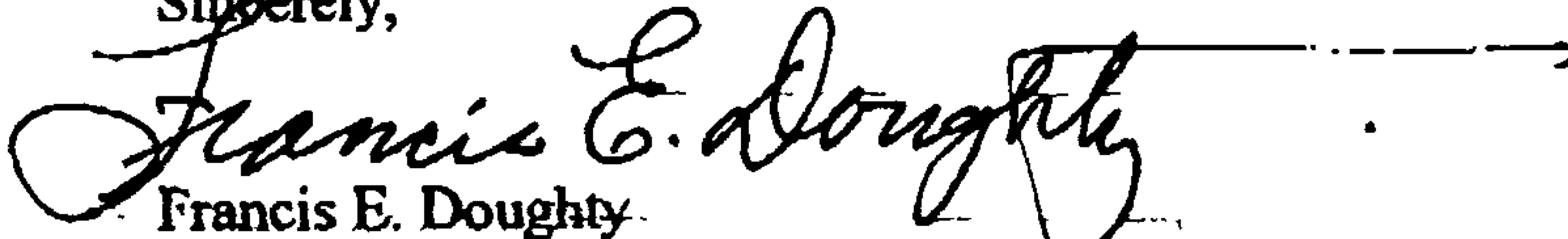
Sheran Matson AICP, DRB Chair
City of Albuquerque
Development Review Board

RE: Lots 12, 13, 20 & 21, Block 11, Tract 1, Unit 3, North Albuquerque Acres

Dear Ms. Matson,

Doughty Enterprises, Inc., owns the above referenced property, detailed on the attached zone atlas map, and has an agreement to sell these lots to Keith Naylor. I hereby give my permission to Keith Naylor to proceed with the process of site plan review and site plan approval with regards to the lots.

Sincerely,


Francis E. Doughty
President, Doughty Enterprises, Inc.

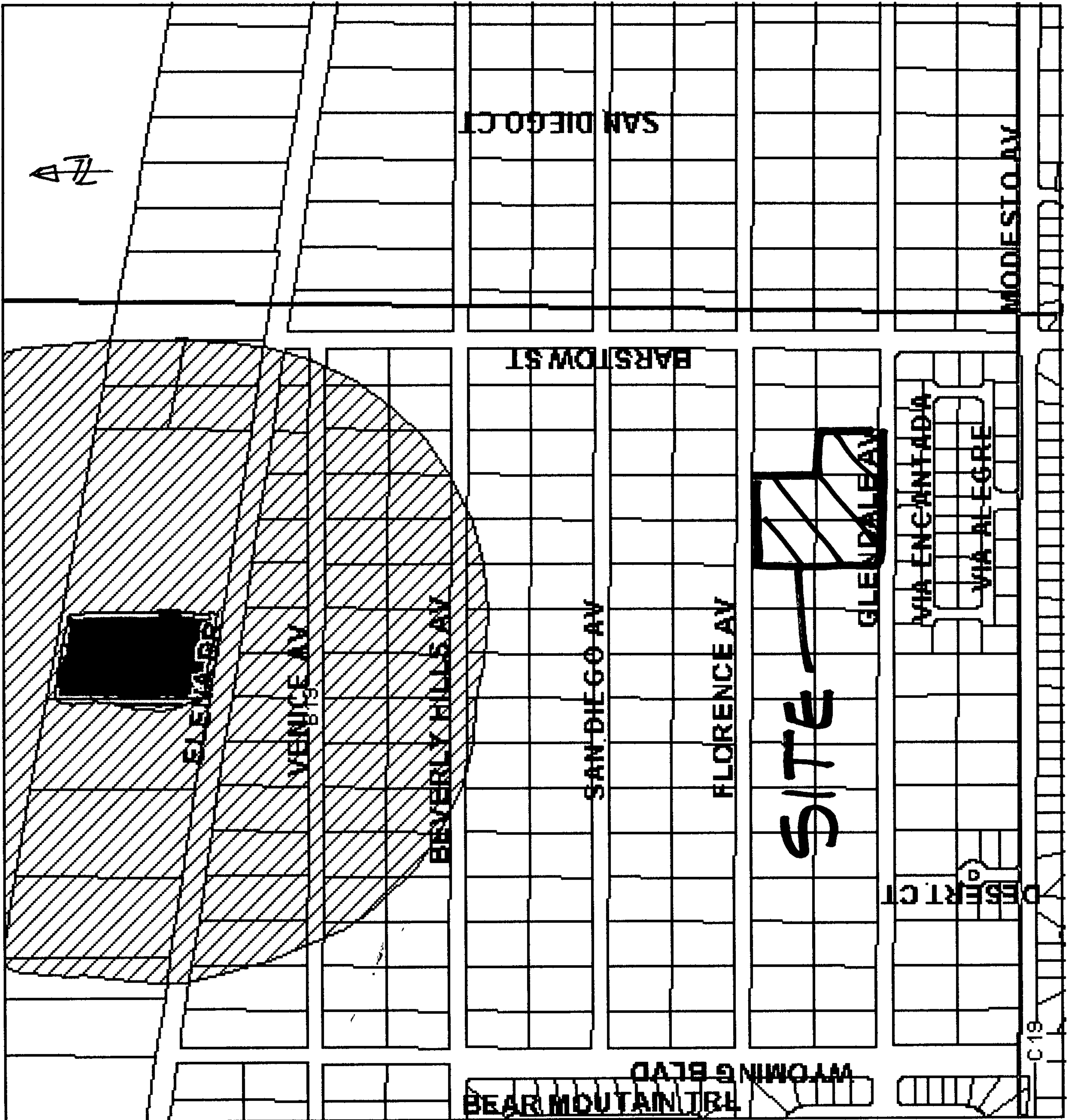
STATE OF NEW MEXICO)
) SS
COUNTY OF BERNALILLO)

This instrument was acknowledged before me on 3rd day of August, 2004 by
Francis E. Doughty by Francis E. Doughty
Doughty Enterprises Inc.

Denise Sandy
Notary Public

My Commission Expires:
12/15/04

LAND FILL / BUFFER MAP



SAN DIEGO CT

BARSTOW ST

MODESTO AV

GLENDALE AV

VENICE AV

BEVERLY HILLS AV

SAN DIEGO AV

FLORENCE AV

GLENDALE AV

VIA ENCANTADA

VIA ALEGRE

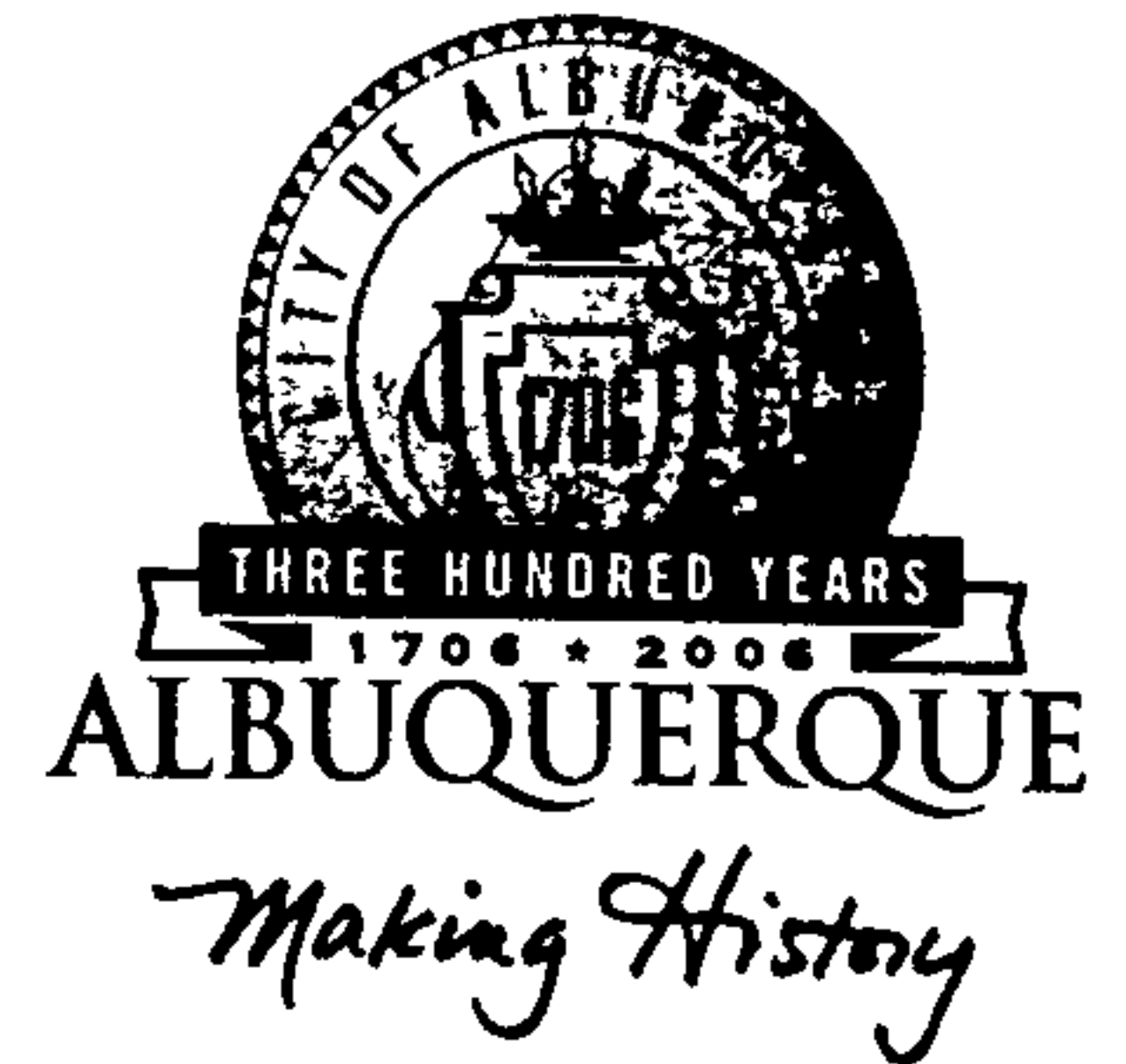
SITE

DESERT CT

BEAR MOUNTAIN TRAIL
WILSON BLVD

C19

CITY OF ALBUQUERQUE



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

DEVELOPMENT REVIEW BOARD--SPEED MEMO

DRB CASE NO/PROJECT NO: 1003551

AGENDA ITEM NO: 30

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:(x) APP:() SIGN-OFF:() EXTN:() AMEND:()

Albuquerque

ENGINEERING COMMENTS:

New Mexico 87103

An approved drainage report is required for Preliminary Plat approval.
An approved infrastructure list is required for Preliminary Plat approval.
Development projects with land area of 1 acre, or more, are required to file a Notice of Intent (NOI) with the US Environmental Protection Agency for storm water discharge during construction.

www.cabq.gov

RESOLUTION:

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

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

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

FOR:

SIGNED: Bradley L. Bingham
City Engineer/AMAFCA Designee

DATE: July 28, 2004

#30

7/28
referred
ma
no
gko



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

Development Review Board Comments

Project Number: 1003551
Application Number: 04DRB-01095

DRB Date: 7/21/04
Item Number: 19

Subdivision:

Lots 12, 13, 19, 20 & 21, Block 11, Tract 1, NAA, Unit 3

Zoning: RD

Zone Page: B-19

New Lots (or units) : 15

Request for:

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

Parks and Recreation Comments:

This request will be subject to the following requirements of the City Park Dedication and Development Ordinance:

Prior to sign-off on the final plat, a fee in-lieu of and equal to the value of the required park land dedication for 15 new residential lots will be required. The fee will be based on an estimate of land value to be provided by the City Real Property office. Alternatively, the applicant may submit current appraisal information mutually acceptable to the applicant and the City.

170 SF/LOT
x \$/AC
\$78 PARK
DEV.

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

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

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

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

Total remaining open space requirements are met via the provision of detached open space per the

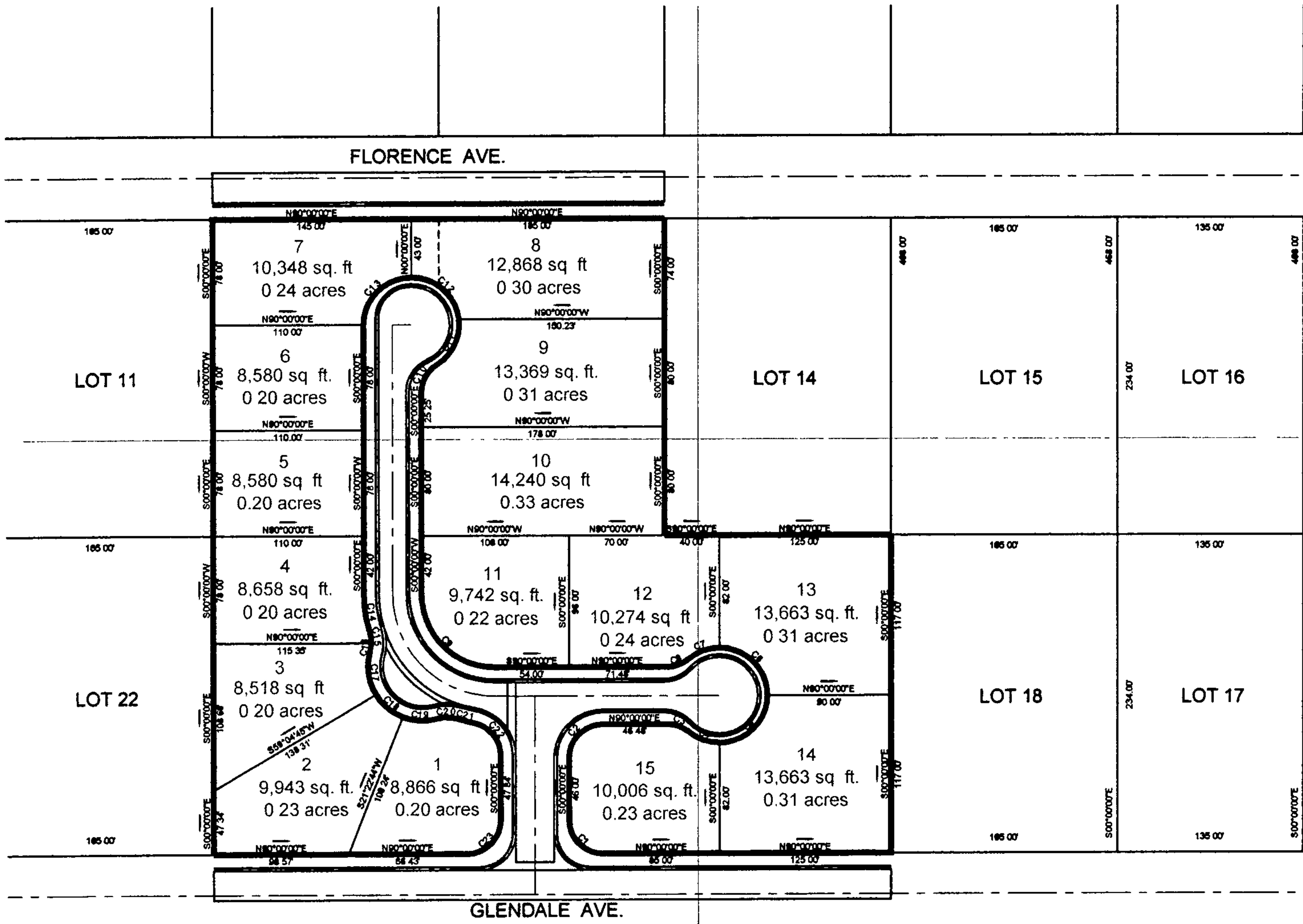
provisions of Section 14-16-3-8 (A) (3). *Note: This option is only applicable to land covered by a Sector Development Plan.

Signed: 

Christina Sandoval, (DMD)

Phone: 768-3808

SKETCH PLAT
FOR
NAYLOR REALTY
JULY 2004



BARSTOW ST.

| CURVE TABLE | | | | |
|-------------|--------|--------|---------|-----------|
| CURVE | LENGTH | RADIUS | TANGENT | DELTA |
| C1 | 38.27 | 25.00 | 25.00 | 90°00'00" |
| C2 | 38.27 | 25.00 | 25.00 | 90°00'00" |
| C3 | 17.43 | 25.00 | 9.09 | 38°58'40" |
| C4 | 24.40 | 35.00 | 12.72 | 38°58'40" |
| C5 | 84.96 | 35.00 | 36.00 | 90°00'00" |
| C6 | 84.96 | 35.00 | 36.00 | 90°00'00" |
| C7 | 24.40 | 35.00 | 12.72 | 38°58'40" |
| C8 | 17.43 | 25.00 | 9.09 | 38°58'40" |
| C9 | 84.62 | 84.00 | 84.00 | 90°00'00" |
| C10 | 28.21 | 25.00 | 12.78 | 57°48'08" |
| C11 | 38.30 | 35.00 | 22.01 | 84°18'53" |
| C12 | 60.87 | 35.00 | 31.20 | 83°28'15" |
| C13 | 84.96 | 35.00 | 36.00 | 90°00'00" |
| C14 | 28.86 | 86.00 | 14.44 | 17°08'18" |
| C15 | 7.86 | 25.00 | 3.97 | 18°02'57" |
| C16 | 6.38 | 25.00 | 3.21 | 14°37'25" |
| C17 | 32.46 | 40.00 | 17.18 | 48°28'21" |
| C18 | 26.32 | 40.00 | 13.66 | 37°42'01" |
| C19 | 26.78 | 40.00 | 13.38 | 38°54'50" |
| C20 | 14.28 | 25.00 | 7.33 | 32°40'22" |
| C21 | 11.91 | 86.00 | 6.86 | 7°08'38" |
| C22 | 34.91 | 25.00 | 20.88 | 80°00'00" |
| C23 | 38.27 | 25.00 | 25.00 | 90°00'00" |

BRASHER & LORENZ
CONSULTING ENGINEERS
2001 San Pablo Ave., Building 1, Suite 400
Berkeley, CA 94704
Tel: 510-865-0200 Fax: 510-865-0100

Thank You
\$0.00
\$1,130.00
\$180.00
CHANGE
CK
J24 Misc
TRANS AMT
RECEIPT# 00044165 WSH# 006
Fund 0110
LOC: ANN
7/19/2005 12:42PM

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

PAID RECEIPT

DUPLICATE
City Of Albuquerque
Treasury Division

7/19/2005 12:42PM LOC: ANN
RECEIPT# 00044164 WSH# 006 TRANSH# 0025
Account 441018 Fund 0110
Activity 4971000 TRSASR
Trans Amt \$1,130.00
J24 Misc \$75.00

APPLICANT NAME DON K. MAYLOR
AGENT BRASHER & LORENZ
ADDRESS 2201 SAN PEDRO NE
PROJECT & APP # 1003551/01183
PROJECT NAME LA CUEVA ESTATES

\$ 20.00 441032/3424000 Conflict Management Fee
\$ 855.00 441006/4983000 DRB Actions
\$ 75.00 441018/4971000 Public Notification
\$ 180.00 441006/4983000 DRAINAGE PLAN REVIEW OR TRAFFIC IMPACT STUDY***
(X) Major/Minor Subdivision () Site Development Plan () Bldg Permit
() Letter of Map Revision () Conditional Letter of Map Revision
() Traffic Impact Study
\$ 1130.00 TOTAL AMOUNT DUE

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

BRASHER & LORENZ, INC.
CONSULTING ENGINEERS
200 SAN PEDRO NE BUILDING 1 SUITE 1200
ALBUQUERQUE, NM 87110
888-6088

NEW MEXICO BANK & TRUST
ALBUQUERQUE, NM 87103
95-654-1070

7/19/2005 12:42PM
RECEIPT# 00044165 WSH# 006
Account 441006 Fund 0110
Activity 4983000 TRSASR
Trans Amt \$855.00
J24 Misc

5660

7-19-05

CITY OF ALBUQUERQUE
City Of Albuquerque
Treasury Division

ELVER HUNTER: THIRTY + 00/10

7/19/2005 12:41PM LOC: ANN
RECEIPT# 00044162 WSH# 006 TRANSH# 0025
Account 441032 Fund 0110
Activity 3424000 TRSASR
Trans Amt \$1,130.00
J24 Misc \$20.00

MEMO 04516

Thank You

MP

005660 10700654 610 435 0

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.

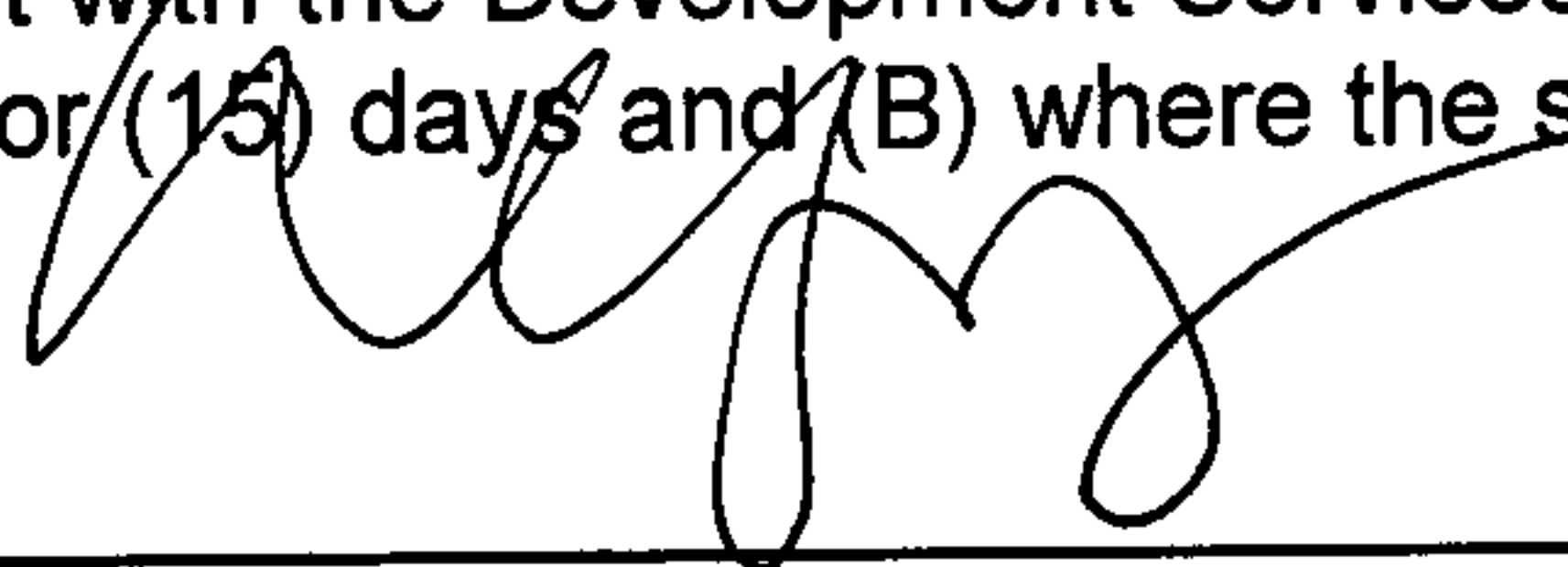
4. TIME

Signs must be posted from AUGUST 02, 2005 to AUGUST 17, 2005

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)

7.19.05

(Date)

I issued 2 signs for this application, 07/19/05, Sandy Landley
(Date) (Staff Member)

DRB PROJECT NUMBER: 1003551

Current DRC
Project Number: _____

FIGURE 12

Date Submitted: 7.19.05

Date Site Plan Approved: _____

Date Preliminary Plat Approved: _____

Date Preliminary Plat Expires: _____

DRB Project No.: 1003551

DRB Application No.: 04 DRB 01095

INFRASTRUCTURE LIST

EXHIBIT "A"

TO SUBDIVISION IMPROVEMENTS AGREEMENT

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

LA CUEVA ESTATES

PROPOSED NAME OF PLAT AND/OR SITE DEVELOPMENT PLAN

LOTS 12, 13, 19, 20, 21, BLOCK 11, TRACT 1, UNIT 3, 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' | MAJOR LOCAL STREET - 1/2 WIDTH | GLENDALE AVE NE | W. PL LOT 2 | E. PL LOT 12 | / | / | / |
| | | 24' | MAJOR LOCAL STREET - 1/2 WIDTH | FLORENCE AVE NE | W. PL LOTS 5 | E. PL LOT 6 | / | / | / |
| | | 50' | RESIDENTIAL STREET | LATIERRA CT | GLENDALE | LATIERRA CT | / | / | / |
| | | 20' | RESIDENTIAL STREET | LATIERRA CT | EAST CUL DE SAC | NORTH CUL DE SAC | / | / | / |
| | | 6" | WATERLINE | LATIERRA CT | GLENDALE | LATIERRA CT | / | / | / |
| | | 6" | WATERLINE | LATIERRA CT | EAST CUL DE SAC | NORTH CUL DE SAC | / | / | / |
| | | 8" | SANITARY SEWER | LATIERRA CT | EAST CUL DE SAC | FLORENCE | / | / | / |
| | | 36" | STORM DRAIN | MARSTON ST | MODESTO | GLENDALE | / | / | / |
| | | 10' | PUBLIC CHANNEL | 25' PUBLIC R/W | LATIERRA | FLORENCE | / | / | / |

LA CUEVA ESTATES

NAME OF PLAT AND/OR SITE PLAN _____

| SIA Sequence # | COA DRC Project # |
|-------------------|----------------------|
| | |
| | |
| | |
| | |

| Size | Type of Improvement | Location | From | To |
|------|---|-------------|--------------|-----------|
| 5' | PRIVATE CHANNEL | 10' PRIVATE | LA TIERRA CT | N. 115 FT |
| 10' | TEMP EARTHEN CHANNEL | LOT 18 | GLENDALE | N. 235 FT |
| — | GTD CERT REQUIRED PRIOR TO RELEASE OF FINANCIAL GUARANTY AND SIA. | | | |
| 4' | DEFERRAL OF SIDEWALK CONSTRUCTION WITHIN SUBDIVISION UNTIL CONSTRUCTION OF HOMES. | | | |

| Private Inspector | City Inspector | City Cnst Engineer |
|-------------------|----------------|--------------------|
| / | / | / |
| / | / | / |
| / | / | / |
| / | / | / |

- NOTES**
- 1 ALL STREETS TO INCLUDE CONC CURBS + GUTTER, SIDEWALKS, ACCESS RAMPS STREET LIGHTS AND GRAVEL LANDSCAPING PER DRC.
 - 2 ALL WATER AND SEWER TO INCLUDE MANHOLES, PIPES, HYDRANTS, VALVES AND SERVICES PER DRC
 - 3 ALL STORM SEWER TO INCLUDE MANHOLES, PIPES AND INLETS PER DRC.

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

DENNIS A. LORENZ
NAME (print)
 BRASHER + LORENZ
FIRM

SIGNATURE - date 7.19.05

| | |
|-----------------------------------|---------------------------------|
| DRB CHAIR - date | PARKS & GENERAL SERVICES - date |
| TRANSPORTATION DEVELOPMENT - date | AMAFCA - date |
| UTILITY DEVELOPMENT - date | _____ - date |
| CITY ENGINEER - 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 |
|----------|------|-----------|-----------------|---------------|
| | | | | |
| | | | | |
| | | | | |



*** TX REPORT ***

TRANSMISSION OK

TX/RX NO 3831
CONNECTION TEL 9T8886188
SUBADDRESS
CONNECTION ID
ST. TIME 07/28 08:53
USAGE T 00'54
PGS. 2
RESULT OK



**DEVELOPMENT REVIEW BOARD
FAX FORM**

TO: Dennis Loney

FAX NUMBER: 888-6188 # PAGES 2

SENT BY: Sheran Matson, DRB Chair DATE: 7/28/05

PHONE NUMBER: 924-3880 FAX # 924-3864

PROJECT NO: 100355 APPLICATION NO. 05-01183

*La Cueva Estates.
My comments only.*

Project # 1004173
05DRB-01192 Major-Vacation of Public Easements
05DRB-01196 Major-Preliminary Plat Approval
05DRB-01199 Minor-Sidewalk Waiver
05DRB-01200 Minor-Temp Defer SDWK

BOHANNAN HUSTON INC agent(s) for SANDIA PROPERTIES LTD., CO., request(s) the above action(s) for all or a portion of Tract(s) 4, 5 and D-2, (to be known as **VENTANA VISTA SUBDIVISION @ VENTANA RANCH WEST**) zoned R-LT residential zone, located on VENTANA PARKWAY NW, between VENTANA RIDGE RD NW and IRVING BLVD NW containing approximately 31 acre(s). (B-8)

The perimeter Walls are approved for Ventana Ranch West subdivisions.

No objection to any of the requests.

Project # 1003551
05DRB-01183 Major-Preliminary Plat Approval
05DRB-01184 Minor-Temp Defer SDWK

BRASHER & LORENZ agent(s) for DON K. NAYLOR request(s) the above action(s) for all or a portion of Block(s) 11, Tract(s) 1, Lot(s) 12, 13, 19, 20 & 21, NORTH ALBUQUERQUE ACRES, UNIT 3, (to be known as **LA CUEVA ESTATES**) zoned R-D residential and related uses zone, developing area, located on GLENDALE AVE NE, between WYOMING BLVD NE and BARSTOW ST NE containing approximately 5 acre(s). [REF: 04DRB01095] (B-19)

The lots shown are at least 5,000 square feet. Therefore, no site plan for subdivision is required.

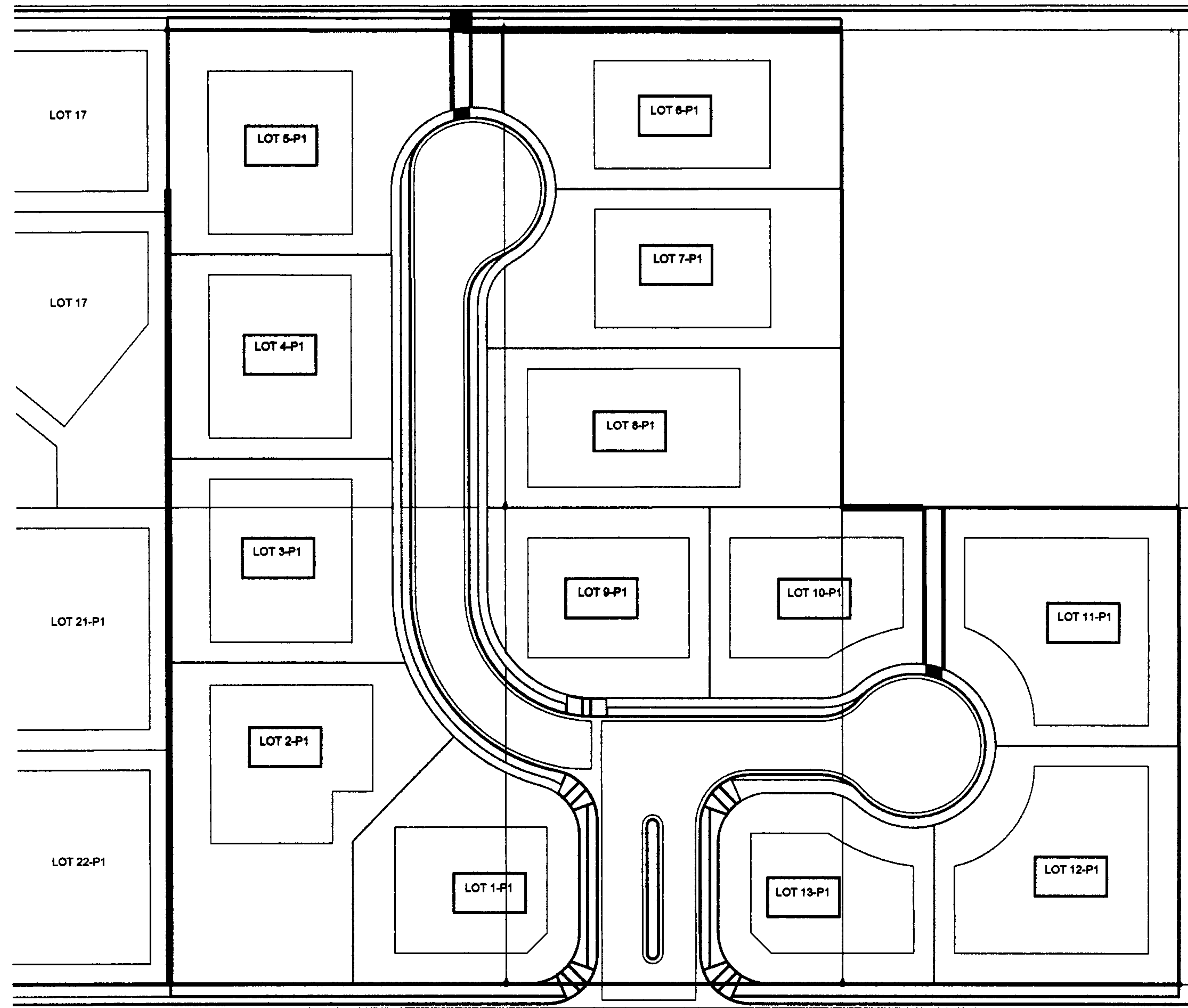
No objection to the preliminary plat.

The perimeter wall design does not have all the required details. Please see the submittal requirements and Zone Code requirements available at the Front Counter. The wall design must have approval of the DRB Chair before the preliminary plat is approved.

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 Claire Senova, 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, AUGUST 1, 2005.



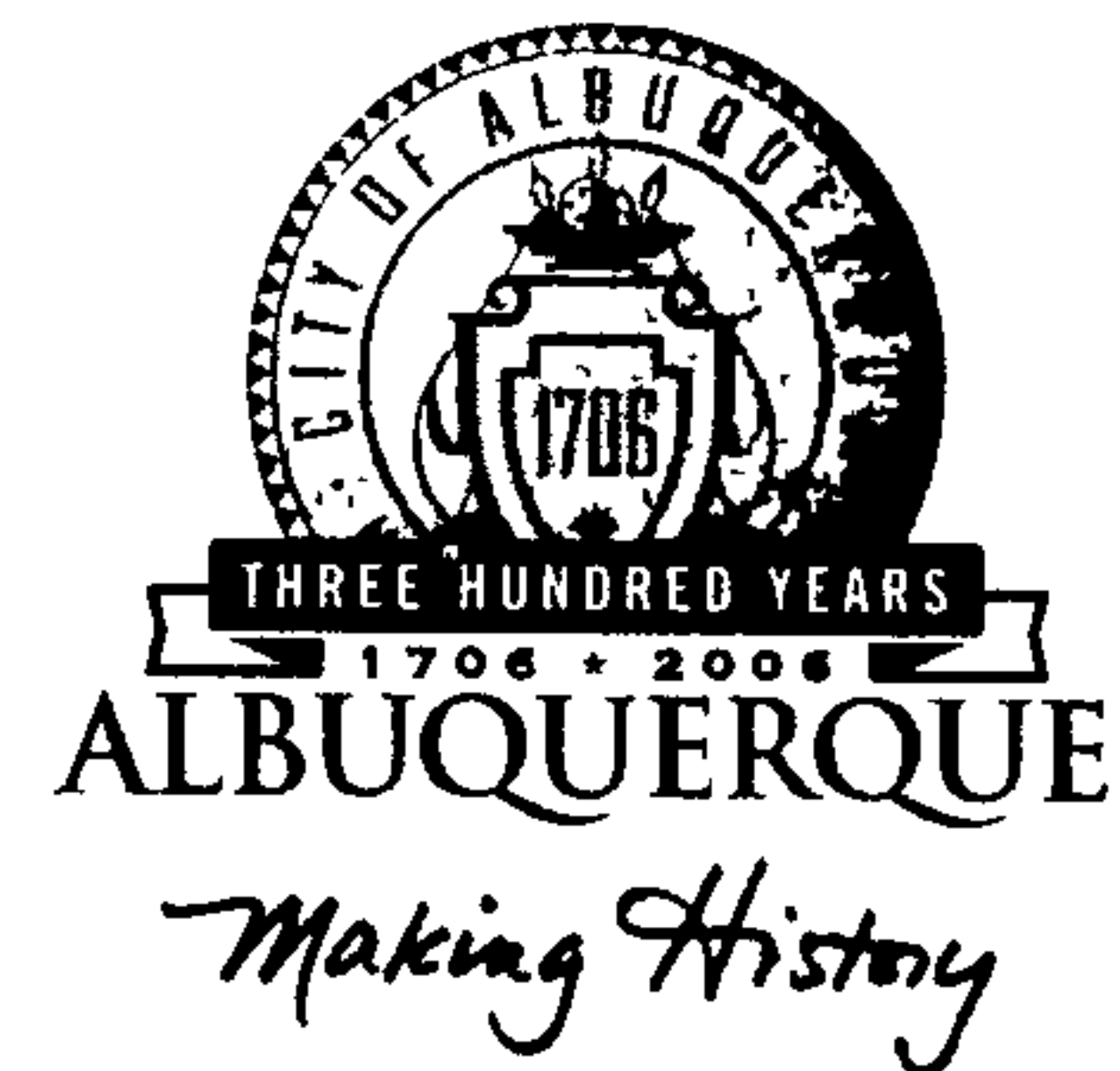
LEGEND


 SIDEWALKS DEFERRED
 UNTIL HOME CONSTRUCTION

EXHIBIT C
 8/17/05

LA CUEVA ESTATES
SIDEWALK DEFERRAL
EXHIBIT

CITY OF ALBUQUERQUE



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

DEVELOPMENT REVIEW BOARD--SPEED MEMO

DRB CASE NO/PROJECT NO: 1003551

AGENDA ITEM NO: 30

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:(x) APP:() SIGN-OFF:() EXTN:() AMEND:()

Albuquerque

ENGINEERING COMMENTS:

New Mexico 87103

An approved drainage report is required for Preliminary Plat approval.
An approved infrastructure list is required for Preliminary Plat approval.
Development projects with land area of 1 acre, or more, are required to file a Notice of Intent (NOI) with the US Environmental Protection Agency for storm water discharge during construction.

www.cabq.gov

RESOLUTION:

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

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

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

FOR:

SIGNED: Bradley L. Bingham
City Engineer/AMAFCA Designee

DATE: July 28, 2004

**CITY OF ALBUQUERQUE
PLANNING DEPARTMENT
July 21, 2004
Development Review Board
Comments**

ITEM # 19

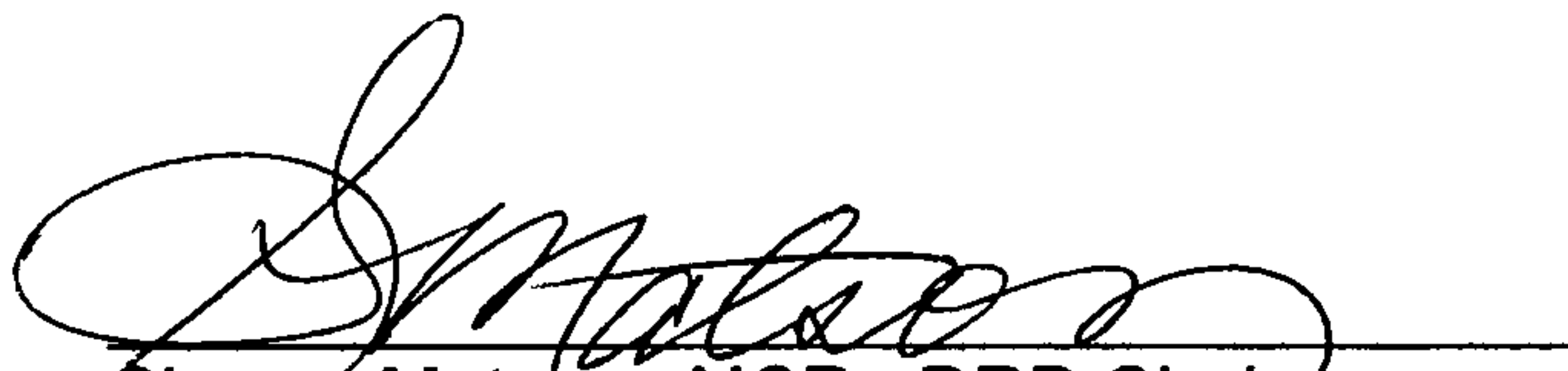
PROJECT # 1003551

APPLICATION #04-01095

RE: Lots 12-13, 19-21, Block 11, Tract 1, N.A.A., Unit 3/sketch

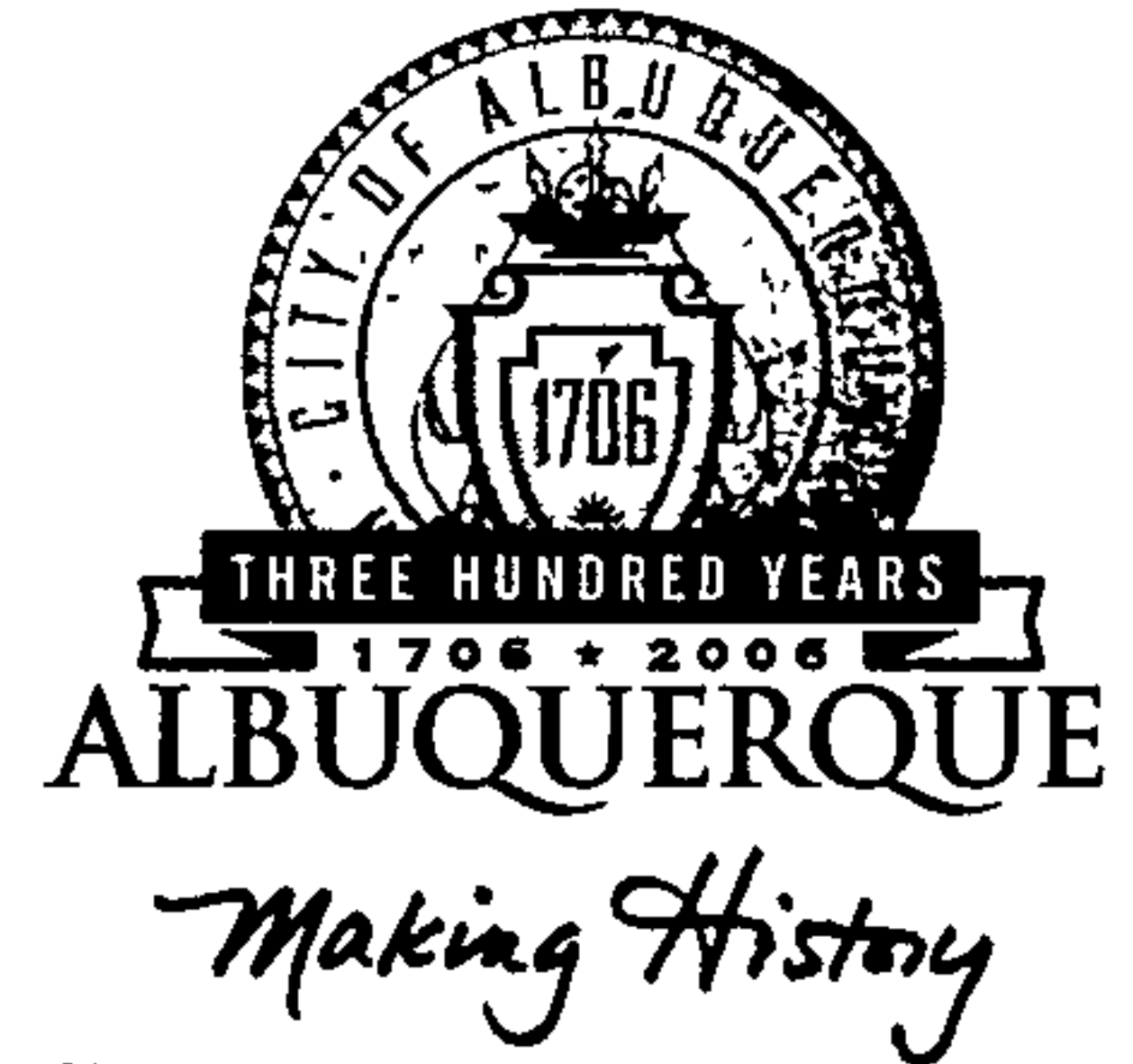
As long as the owner stays at R-1 minimum lot sizes, a site plan is not required per the La Cueva Sector Plan.

Perimeter walls.



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: 1003551

AGENDA ITEM NO: 19

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:

P.O. Box 1293

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

Albuquerque

ENGINEERING COMMENTS:

An approved drainage report is required for Preliminary Plat approval.
An approved infrastructure list is required for Preliminary Plat approval.

New Mexico 87103

www.cabq.gov

RESOLUTION:

no-show

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

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

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

FOR:

SIGNED: Bradley L. Bingham
City Engineer/AMAFCA Designee

DATE: July 21, 2004



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

Development Review Board Comments

Project Number: 1003551
Application Number: 04DRB-01095

DRB Date: 7/21/04
Item Number: 19

Subdivision:

Lots 12, 13, 19, 20 & 21, Block 11, Tract 1, NAA, Unit 3

Zoning: RD

Zone Page: B-19

New Lots (or units) : 15

Request for:

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

Parks and Recreation Comments:

This request will be subject to the following requirements of the City Park Dedication and Development Ordinance:

Prior to sign-off on the final plat, a fee in-lieu of and equal to the value of the required park land dedication for 15 new residential lots will be required. The fee will be based on an estimate of land value to be provided by the City Real Property office. Alternatively, the applicant may submit current appraisal information mutually acceptable to the applicant and the City.

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

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

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

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

Total remaining open space requirements are met via the provision of detached open space per the

provisions of Section 14-16-3-8 (A) (3). *Note: This option is only applicable to land covered by a Sector Development Plan.

Signed: 

Christina Sandoval, (DMD)

Phone: 768-3808



SUBDIVISION Supplemental form **S**

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

SITE DEVELOPMENT PLAN **P**

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

ZONING & PLANNING Supplemental form **Z**

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

APPEAL / PROTEST of... **A**

Decision by: DRB, EPC, LUCC, Planning Director or Staff, ZHE, Zoning Board of Appeals

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

APPLICANT INFORMATION:

NAME: NAYLOR REALTY PHONE: 823-2333
 ADDRESS: 5610 SAN FRANCISCO NE FAX: 856-5548
 CITY: ALBUQUERQUE STATE NM ZIP 87109 E-MAIL: _____
 Proprietary interest in site: OWNER List all owners: _____
 AGENT (if any): BRASHER & LORENZ PHONE: 888-6088
 ADDRESS: 2201 SAN PEDRO NE BLDG 1 SUITE 1200 FAX: 888-6188
 CITY: ALBUQUERQUE STATE NM ZIP 87110 E-MAIL: DENNISL@BRASHERLORENZ.COM

DESCRIPTION OF REQUEST: SKETCH PLAT REVIEW OF LOTS 12, 13, 19, 20 & 21, BLOCK 11, TRACTS 1, UNIT 3
NORTH ALBUQUERQUE ACRES

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. 12, 13, 19, 20 & 21 Block: 11 Unit: 3
 Subdiv. / Addn. NORTH ALBUQUERQUE ACRES Tr 1
 Current Zoning: RD 3DU/ACRE Proposed zoning: SAME
 Zone Atlas page(s): B-19 No. of existing lots: 5 No. of proposed lots: 15
 Total area of site (acres): 5.0 Density if applicable: 3.0 Dwellings per gross acre: 3.0 dwellings per net acre: _____
 UPC No. 101906543706940213 MRGCD Map No. NA
 LOCATION OF PROPERTY BY STREETS: On or Near: GLENDALE AVENUE NE
 Between: BARSTOW AVE NE and WYOMING 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.): NA

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

SIGNATURE [Signature] DATE 7-13-2004
 (Print) DENNIS A. LORENZ Applicant Agent

FOR OFFICIAL USE ONLY

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

| <input type="checkbox"/> INTERNAL ROUTING | Application case numbers | Action | S.F. | Fees |
|--|-----------------------------|---------------|-----------|-------------------------|
| <input type="checkbox"/> All checklists are complete | <u>04DRB-</u> | <u>-01095</u> | <u>SK</u> | <u>SC3)</u> \$ <u>0</u> |
| <input type="checkbox"/> All fees have been collected | _____ | _____ | _____ | \$ _____ |
| <input type="checkbox"/> All case #s are assigned | _____ | _____ | _____ | \$ _____ |
| <input type="checkbox"/> AGIS copy has been sent | _____ | _____ | _____ | \$ _____ |
| <input type="checkbox"/> Case history #s are listed | _____ | _____ | _____ | \$ _____ |
| <input 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>7-21-04</u> | | | Total \$ <u>0</u> |

[Signature] 7-13-04
 Planner signature / date

Project # 1003551

FORM S(3): SUBDIVISION - D.R.B. MEETING (UNADVERTISED) - 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.
- VACANT** Site sketch with measurements showing structures, parking, Bldg. setbacks, adjacent rights-of-way and street improvements, etcetera, if there is any existing land use (folded to fit into an 8.5" by 14" pocket) 6 copies.
- Zone Atlas map with the entire property(ies) precisely and clearly outlined and crosshatched (to be photocopied)
- Letter briefly describing, explaining, and justifying the request
- Any original and/or related file numbers are listed on the cover application

MAJOR SUBDIVISION EXTENSION OF PRELIMINARY PLAT

Your attendance is required.

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

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

MAJOR SUBDIVISION FINAL PLAT APPROVAL

Your attendance is required.

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

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

MINOR SUBDIVISION PRELIMINARY / FINAL PLAT APPROVAL

Your attendance is required.

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

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

AMENDMENT TO PRELIMINARY PLAT (with minor changes)

Your attendance is required.

AMENDMENT TO INFRASTRUCTURE LIST (with minor changes)

AMENDMENT TO GRADING PLAN (with minor changes)

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

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

Amended preliminary plat approval expires after one year.

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

[Signature]
Applicant name (print)

[Signature]
Applicant signature / date



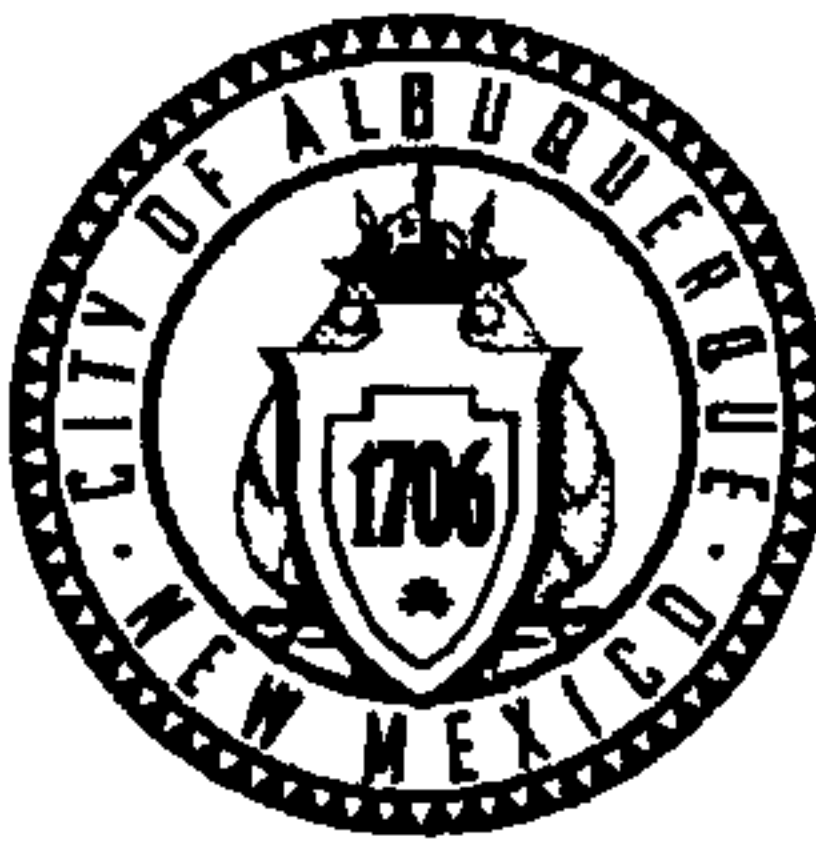
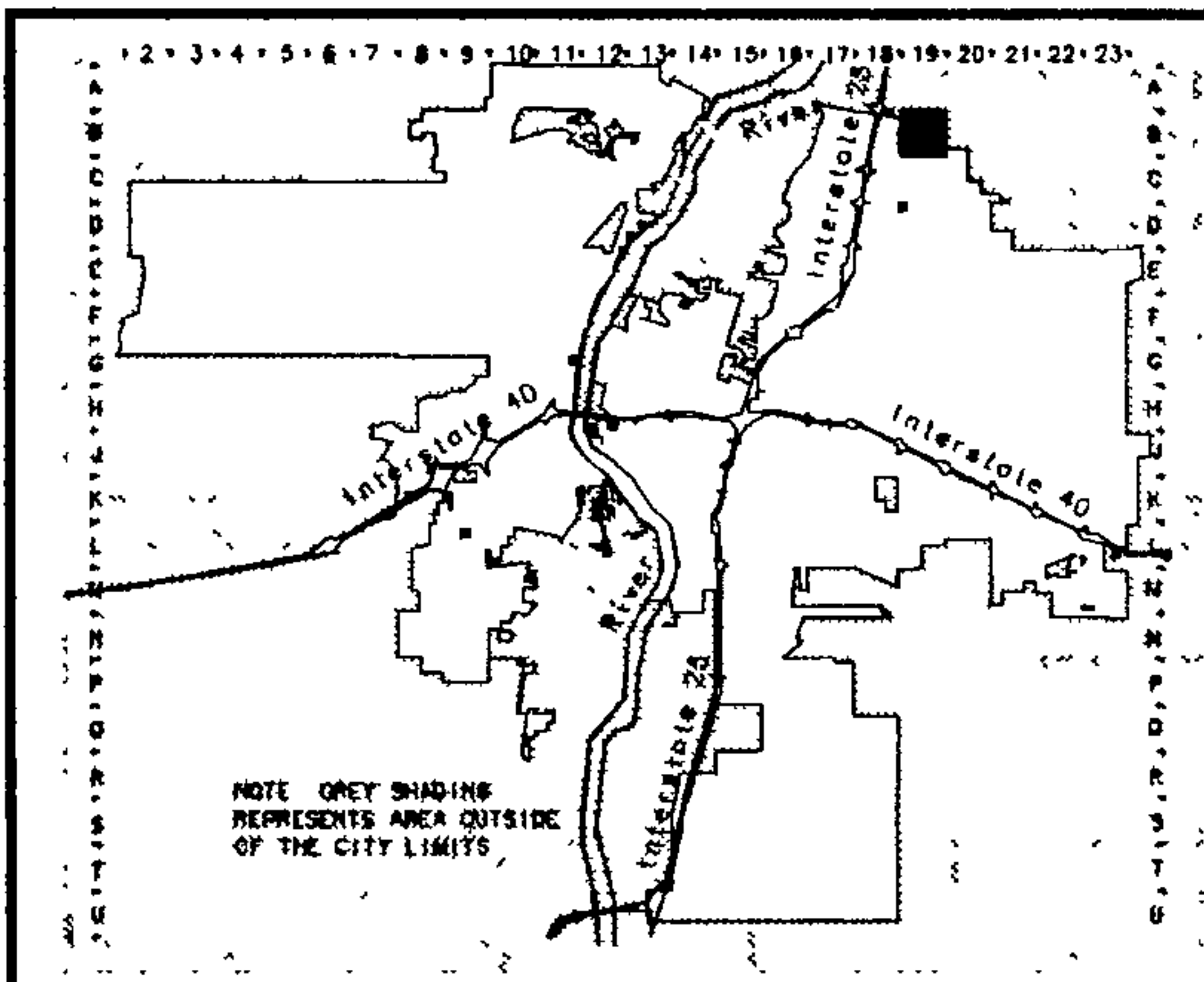
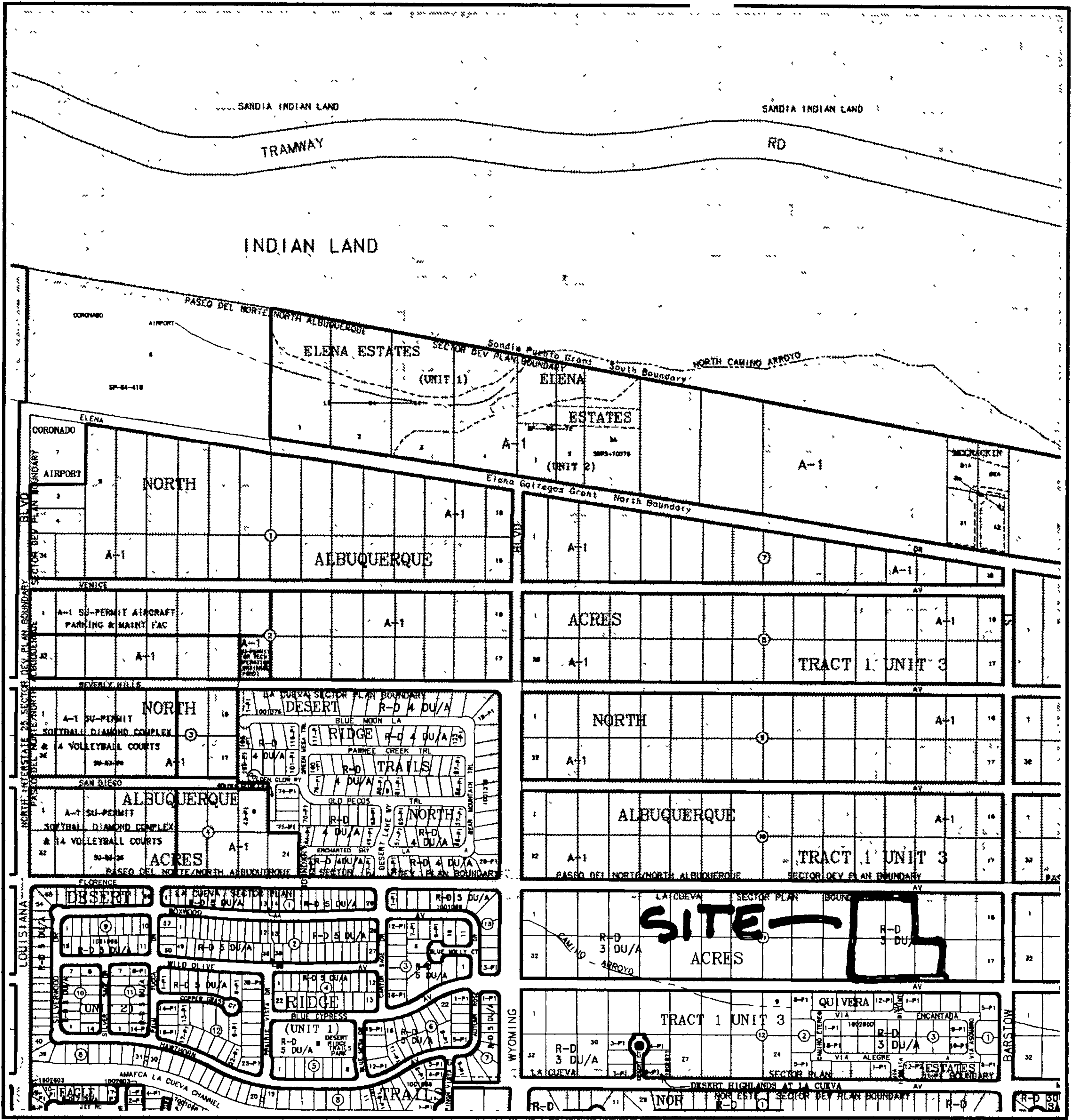
Form revised 3/03, 8/03 and 11/03

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

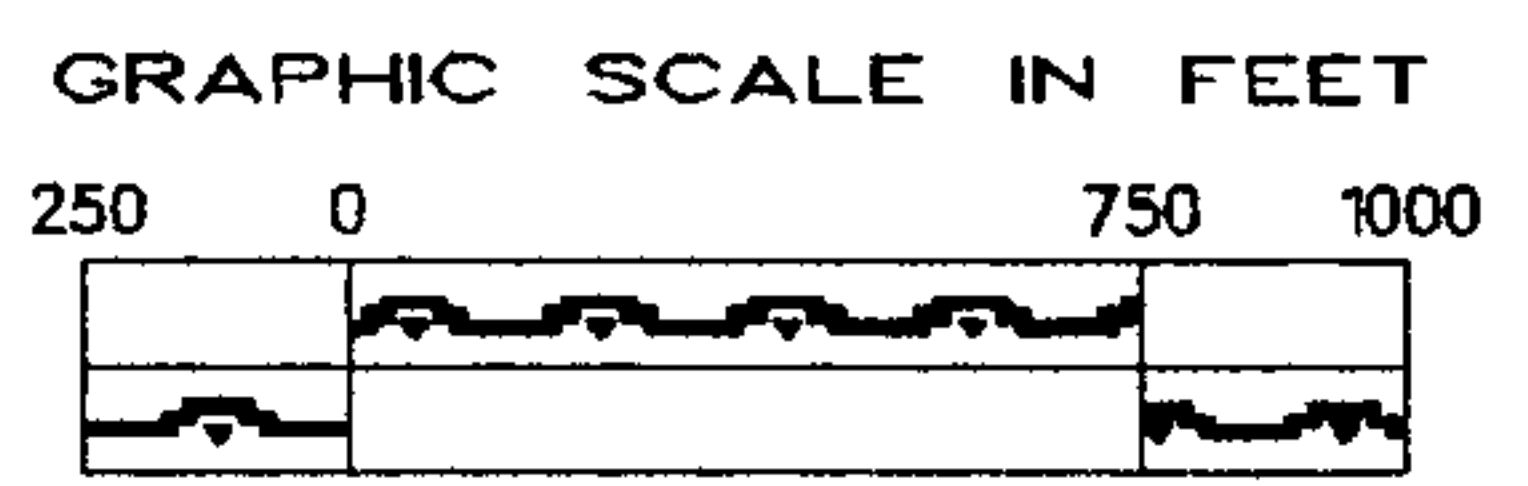
Application case numbers
04DRB - 01095
_____-_____
_____-_____

[Signature] 7-13-04
Planner signature / date

Project # 1003551



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



Zone Atlas Page
B-19-Z
 Map Amended through July 06, 2004



BRASHER & LORENZ, INC.
CONSULTING ENGINEERS

2201 San Pedro NE Bldg 1 Suite 1200 • Albuquerque, NM 87110 • Phone (505) 888-6088 • Fax (505) 888-6188 • www.brasherlorenz.com

July 13, 2004

Sheran Matson, AICP, Chair
Development review Board
City of Albuquerque
Plaza Del Sol
Albuquerque, New Mexico 87102

**SUBJECT: LOTS 12, 13, 19, 20 AND 21, BLOCK 11 TRACT 1, UNIT 3
NORTH ALBUQUERQUE ACRES
Map Zone B-19**

Dear Ms Matson:

Submitted herewith for Sketch Plat review and comment are the DRB Application, 6 copies of the proposed subdivision layout, and one copy of current Zone Atlas page K-9 depicting the project location. The project consists of the subdivision of Lots 12, 13, 19, 20 and 21, Block 11, Tract 1, Unit 3 North Albuquerque Acres into 15 single-family residential lots. The property is currently zoned RD 3DU/Acre.

Please provide comments on planning, access, water, sanitary sewer and drainage. If you have any questions, or if I can be of any assistance, please feel free to call.

Sincerely,

BRASHER & LORENZ, INC.


Dennis A. Lorenz, PE
Principal

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