OFFICIAL NOTICE OF DECISION

CITY OF ALBUQUERQUE
PLANNING DEPARTMENT
DEVELOPMENT REVIEW BOARD

January 29, 2014

Project# 1003613
13DRB-70669 MAJOR - 2YR SUBDIVISION IMPROVEMENT AGREEMENT EXTENSION (2YR SIA)

RIO GRANDE ENGINEERING agents for JOE R. HAHN request the referenced/ above action for **SUNSET VILLA SUBDIVISION,** zoned SU-1/ PRD, located on the south side of SUNSET GARDENS RD SW between ATRISCO RD SW and THE ARENAL DITCH containing approximately 14.71 acre(s). (K-17)*[Deferred from 10/2/13, 10/16/13, 10/30/13, 11/13/13, 12/11/13, 1/15/14]*

At the January 29, 2014 Development Review Board meeting, a two year extension of the Subdivision Improvements Agreement was approved.

If you wish to appeal this decision, you must do so by February 15, 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: RIO GRANDE ENGINEERING
file

DEVELOPMENT REVIEW BOARD
AGENDA
Plaza del Sol Hearing Room, Basement, Plaza del Sol Building

January 29, 2014 9:00 am
MEMBERS:

Jack Cloud, DRB Chair
Angela Gomez, Administrative Assistant

Kristal Metro, Transportation Development
Curtis Cherne, City Engineer
Allan Porter, ABCWUA
Carol Dumont, Parks & Recreation

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

1. **Project# 1009340**
   14DRB-70000 VACATION OF PUBLIC RIGHT-OF-WAY

   ANIMAL HUMANE NEW MEXICO request(s) the above action(s) for all or a portion of **ANIMAL HUMANE ASSOC SUBD** zoned C-3, located on SAN JOAQUIN BETWEEN VIRGINIA AND UTAH containing approximately 4.16 acre(s). (L-19) **THE VACATION WAS APPROVED AS SHOWN ON EXHIBIT B IN THE PLANNING FILE PER SECTION 14-14-7-2(A) (1) AND (B) (1)(3) OF THE SUBDIVISION ORDINANCE.**

2. **Project# 1003613**
   13DRB-70669 MAJOR - 2YR SUBDIVISION IMPROVEMENT AGREEMENT EXTENSION (2YR SIA)

   RIO GRANDE ENGINEERING agents for JOE R! HAHN request the referenced/ above action for **SUNSET VILLA SUBDIVISION,** zoned SU-1/ PRD, located on the south side of SUNSET GARDENS RD SW between ATRISCO RD SW and THE ARENAL DITCH containing approximately 14.71 acre(s). (K-17)*[Deferred from 10/2/13, 10/16/13, 10/30/13, 11/13/13, 12/11/13, 1/15/14]* **THE TWO YEAR EXTENSION OF THE SUBDIVISION IMPROVEMENT AGREEMENT (SIA) WAS APPROVED.**

3. **Project# 1009881**
   13DRB-70744 MAJOR – SITE DEVELOPMENT PLAN FOR SUBDIVISION
   13DRB-70805 - TEMP DEFR SWDK CONST
   13DRB-70806 MAJOR - PRELIMINARY PLAT APPROVAL

   RIO GRANDE ENGINEERING agents for VANDY INVESTMENTS request the referenced/ above action for Lots 4-10 & 23-29, Block 28, Tract A, Unit B, **NORTH ALBUQUERQUE ACRES** zoned SU-2 IP/ NC, located between ALAMEDA BLVD NE and OAKLAND AVE NE, between SAN PEDRO DR NE and LOUISIANA BLVD NE containing approximately 12.35 acres. (C-18) *[Deferred from 12/4/13, 12/31/13, 1/22/14]* **DEFERRED TO 2/5/14.**

CITY OF ALBUQUERQUE
PLANNING DEPARTMENT

HYDROLOGY DEVELOPMENT SECTION
DEVELOPMENT REVIEW BOARD MEMO

DRB PROJECT NO: 1003613 **AGENDA ITEM NO: 4**

SUBJECT:

2 YR SIA Extension

ENGINEERING COMMENTS:

Has there been any progress on the Financial Guarantee?

RESOLUTION/COMMENTS:

SIGNED:

Curtis Cherne
Hydrology Section
City Engineer Designee
AMAFCA Designee
924-3986

DATE: ~~10-16-13~~ 1-15-14

PLANNING DEPARTMENT
DEVELOPMENT AND BUILDING SERVICES
TRANSPORTATION SECTION

DEVELOPMENT REVIEW BOARD – SPEED MEMO

DRB CASE NO: 1003613 AGENDA ITEM NO: 2

SUBJECT:

SIA EXTENSION – 2 YEAR

ENGINEERING COMMENTS:

The SIA for this site appears to have expired. Please provide additional information.

Disclaimer: The comments provided are based upon the information received from the applicant. If new or revised information is submitted, additional comments may be provided by Transportation Development.

RESOLUTION:

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

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

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

SIGNED: Kristal D. Metro DATE: JANUARY 15, 2014
Transportation Development 505-924-3991

DEVELOPMENT REVIEW BOARD
AGENDA
Plaza del Sol Hearing Room, Basement, Plaza del Sol Building
January 15, 2014 9:00 a.m.
MEMBERS:

Jack Cloud, DRB Chair
Angela Gomez, Administrative Assistant

Kristal Metro, Transportation Development
Curtis Cherne, City Engineer
Allan Porter, ABCWUA
Carol Dumont, Parks & Recreation

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

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

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

1. Project# 1001920
13DRB-70804 MAJOR - 2YR
SUBDIVISION IMPROVEMENT
AGREEMENT EXTENSION (2YR SIA)

VIRGIL GIL requests the referernced/ above action for **VILLA SENDEROS** zoned R-LT, located on the south side of ST JOSEPH'S AVE NW between UNSER BLVD NW and 80th ST NW containing approximately 2.7022 acres. (G-10) **THE TWO YEAR EXTENSION OF THE SUBDIVISION IMPROVEMENT AGREEMENT (SIA) WAS APPROVED.**

2. Project# 1003613
13DRB-70669 MAJOR - 2YR
SUBDIVISION IMPROVEMENT
AGREEMENT EXTENSION (2YR SIA)

RIO GRANDE ENGINEERING agents for JOE R. HAHN request the referenced/ above action for **SUNSET VILLA SUBDIVISION,** zoned SU-1/ PRD, located on the south side of SUNSET GARDENS RD SW between ATRISCO RD SW and THE ARENAL DITCH containing approximately 14.71 acre(s). (K-17)*[Deferred from 10/2/13, 10/16/13, 10/30/13, 11/13/13, 12/11/13]* **DEFERRED TO 1/29/14.**

3. Project# 1004472
13DRB-70679 VACATION OF PUBLIC
RIGHT-OF-WAY

ISAACSON AND ARFMAN PA agents for DOUBLE EAGLE REAL ESTATE & INVESTMENTS request the referenced/ above action for MODESTO AVENUE NE adjacent to Lots 23-25, Block 25, **NORTH ALBUQUERQUE ACRES Tact A Unit B,** located on MODESTO AVE NE between SAN PEDRO BLVD NE and LOUISIANA BLVD NE. (B-18/ C-18) *[deferred from 10/09/13. 11/6/13, 11/21/13, 12/11/13]* **DEFERRED TO 2/5/14.**

Project# 1006000
13DRB-70677 MAJOR - 2YEAR SUBDIVISION IMPROVEMENTS AGREEMENT EXTENSION (2YR SIA)

[DEFERRED TO 2/12/14]

MYERS, OLIVER & PRICE, PC agents for MESA DEL SOL, LLC request the refernced/ above action for Tract 12-B, **MESA DEL SOL INNOVATION PARK** zoned PC, located on the northeast corner of TURNING DR SE and SAGAN AVE SE containing approximately 2.922 acres. (R-16) *[Deferred from 10/9/13]* **DEFERRED TO 2/12/14.**

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

6. Project# 1005403
13DRB-70702 MINOR - PRELIMINARY/ FINAL PLAT APPROVAL

INTRIGRATED DESIGN & ARCHITECTURE agent(s) for J & J REAL ESTATE LLC request(s) the above action(s) for all or a portion of Tract(s) 12-A1-A & 12-A-1B, **HACIENDAS DON VILLEGAS** zoned RLT, located on RIO GRANDE BLVD NW BETWEEN INDIAN SCHOOL NW AND CONTEREAS PL NW containing approximately 1.2084 acre(s). (H-13) *)[Deferred from 10/16/13]* **DEFERRED TO 12/18/13.**

7. Project# 1009839
13DRB-70689 MINOR - PRELIMINARY/ FINAL PLAT APPROVAL

JACKS HIGH COUNTRY INC agent(s) for DORRIS PROPERTIES LLC request(s) the above action(s) for all or a portion of Lot(s) 9, **LAS LOMITAS BUSINESS PARK SUBDIVISION** zoned SU-1 FOR I-P, located on CUESTA ABAJO CT BETWEEN LAS LOMITAS DR NW AND NW DIVERSON CHANNEL containing approximately 4.0425 acre(s). (D-16) *[deferred from 10/2/13]***THE PRELIMINARY/FINAL PLAT WAS APPROVED.**

8. Project# 1006543
13DRB-70771 MINOR - PRELIMINARY/ FINAL PLAT APPROVAL

THE SURVEY OFFICE, LLC agent(s) for ABS SW INVESTOR, LLC request(s) the above action(s) for all or a portion of Lot(s) 61-A-1-A-1 AND 61-A-1-B-1, **TOWN OF ATRISCO GRANT Unit(s) 6,** zoned C-2, located on 6600 CENTRAL AVE SW containing approximately 6.1955 acre(s). (K-10) **INDEFINITELY DEFERRED FOR AMENDMENT OF SITE PLAN.**

9. Project# 1008630
13DRB-70682 MINOR - PRELIMINARY/ FINAL PLAT APPROVAL

HUITT-ZOLLARS, INC., agents for CITY OF ALBUQUERQUE request(s) the above action(s) for all or a portion of Tract(s) C, **MANZANO MESA** zoned C-2, located on ON JUAN TABO SE BETWEEN SOUTHERN BLVD AND HORSESHOE TRL SE containingapproximately 3 acre(s). (L-21) *[deferred from 9/25/13, 10/23/13, 11/6/13, 11/13/13, 11/21/13, 12/4/13]* **WITH THE SIGNING OF THE INFRASTRUCTURE LIST DATED12/11/13, THE PRELIMINARY/FINAL PLAT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO PLANNING TO RECORD.**

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

2. Project# 1000650
13DRB-70763 MAJOR – SITE DEVELOPMENT PLAN FOR BUILDING PERMIT

MODULUS ARCHITECTS INC agents for LAMONICA SHOPS LLC request the referenced/ above actions for Tracts 1-A-2-B AND 1-A-2-C, **LANDS OF LAMONICA AND WENK** zoned SU-1/ C-1 PERMISSIVE USES W/ LIQUOR SALES, located on the northeast corner of COORS BLVD SW and LAMONICA RD SW containing approximately 1.192 acres. (P-10) *[Deferred from 12/4/13]***DEFERRED TO 12/18/13.**

3. Project# 1002981
13DRB-70766 VACATION OF PUBLIC UTILITY EASEMENT(s)

SURV-TEK INC agents for 1224 BELLAMAH, LLC request the referenced/ above action for a portion of Public Waterline Easement and PNM Utility Easement on Lot B-1-A-3-A, **DUKE CITY LUMBER COMPANY ADDITION** zoned S/M-1, located on the north side of SAWMILL RD NW between 12TH ST NW and 15TH ST NW (J-13)**THE VACATION WAS APPROVED AS SHOWN ON EXHIBIT B IN THE PLANNING FILE PER SECTION 14-14-7-2(A) (1) AND (B) (1)(3) OF THE SUBDIVISION ORDINANCE.**

4. Project# 1004472
13DRB-70679 VACATION OF PUBLIC RIGHT-OF-WAY

ISAACSON AND ARFMAN PA agents for DOUBLE EAGLE REAL ESTATE & INVESTMENTS request the referenced/ above action for MODESTO AVENUE NE adjacent to Lots 23-25, Block 25, **NORTH ALBUQUERQUE ACRES Tact A Unit B,** located on MODESTO AVE NE between SAN PEDRO BLVD NE and LOUISIANA BLVD NE. (B-18/ C-18) *[deferred from 10/09/13. 11/6/13, 11/21/13]* **DEFERRED TO 1/15/13.**

5. Project# 1003613
13DRB-70669 MAJOR - 2YR SUBDIVISION IMPROVEMENT AGREEMENT EXTENSION (2YR SIA)

RIO GRANDE ENGINEERING agents for JOE R. HAHN request the referenced/ above action for **SUNSET VILLA SUBDIVISION,** zoned SU-1/ PRD, located on the south side of SUNSET GARDENS RD SW between ATRISCO RD SW and THE ARENAL DITCH containing approximately 14.71 acre(s). (K-17*)[Deferred from 10/2/13, 10/16/13, 10/30/13, 11/13/13]* **DEFERRED TO 1/15/13.**

CITY OF ALBUQUERQUE
PLANNING DEPARTMENT

HYDROLOGY DEVELOPMENT SECTION
DEVELOPMENT REVIEW BOARD MEMO

DRB PROJECT NO: 1003613 **AGENDA ITEM NO: 4**

SUBJECT:

2 YR SIA Extension

ENGINEERING COMMENTS:

Has there been any progress on the Financial Guarantee?

RESOLUTION/COMMENTS:

SIGNED:

Curtis Cherne
Hydrology Section
City Engineer Designee
AMAFCA Designee
924-3986

DATE: ~~10-16-13~~ 12-11-13

PLANNING DEPARTMENT
DEVELOPMENT AND BUILDING SERVICES
TRANSPORTATION SECTION

DEVELOPMENT REVIEW BOARD – SPEED MEMO

DRB CASE NO: 1003613 AGENDA ITEM NO: 5

SUBJECT:

SIA EXTENSION – 2 YEAR

ENGINEERING COMMENTS:

The SIA for this site appears to have expired. Please provide additional information.

Disclaimer: The comments provided are based upon the information received from the applicant. If new or revised information is submitted, additional comments may be provided by Transportation Development.

RESOLUTION:

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

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

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

SIGNED: Kristal D. Metro DATE: DECEMBER 11, 2013
Transportation Development 505-924-3991

3. Project# 1003613
13DRB-70669 MAJOR - 2YR SUBDIVISION IMPROVEMENT AGREEMENT EXTENSION (2YR SIA)

RIO GRANDE ENGINEERING agents for JOE R. HAHN request the referenced/ above action for **SUNSET VILLA SUBDIVISION,** zoned SU-1/ PRD, located on the south side of SUNSET GARDENS RD SW between ATRISCO RD SW and THE ARENAL DITCH containing approximately 14.71 acre(s). (K-17)*[Deferred from 10/2/13, 10/16/13, 10/30/13]* **DEFERRED TO 12/11/13.**

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

4. Project# 1009886
13DRB-70745 MINOR - PRELIMINARY/ FINAL PLAT APPROVAL

ARCH & PLAN LAND USE agent(s) for ABENICIO & AVELINA GALLEGOS TRUST request(s) the above action(s) for all or a portion of Lot(s) 6B, 82A1A, 82A1B & B2A2, **MRGCD MAP #40** zoned SU-2/MR, located on JOHN ST BETWEEN WILLIAMS AND BROADWAY containing approximately .34 acre(s). (K-14) **DEFERRED TO 11/21/13.**

5. Project# 1009887
13DRB-70746 MINOR - PRELIMINARY/ FINAL PLAT APPROVAL

ARCH & PLAN LAND USE CONSL. agent(s) for ISMAEL & MARTHA ARAGON request(s) the above action(s) for all or a portion of Tract(s) 317-A-1, **TOWN OF ATRISCO GRANT. UNIT 3** zoned R-1, located on EUCARIZ BETWEEN BRIDGE AND OLD COORS containing approximately 1.4 acre(s). (L-11) **DEFERRED TO 11/21/13.**

6. Project# 1006009
13DRB-70732 MINOR - PRELIMINARY/ 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) 24, **MESA DEL SOL INNOVATION PARK** zoned PC, located on STRYKER BETWEEN UNIVERSITY EAST AND UNIVERSITY WEST containing approximately 5.4454 acre(s). (R-16 & S-16) *[Deferred from 10/30/13 and 11/6/13]* **DEFERRED TO 11/21/13.**

7. Project# 1009046
13DRB-70735 AMENDMENT TO PRELIMINARY PLAT

MARK GOODWIN AND ASSOCIATES, P.A. agent(s) for SAWMILL CROSSING, LLC request(s) the above action(s) for all or a portion of Lot(s) B-1-A-2, **DUKE CITY LUMBER CO.** zoned SU-2/SU-1/PRD, located on ASPEN BETWEEN 12YH ST AND RIO GRANDE containing approximately 7 acre(s). (H-13) *[Deferred from 11/6/13]***WITH THE SIGNING OF THE INFRASTRUCTURE LIST DATED 11/13/13 AND WITH AN APPROVED GRADING PLAN STAMP DATED 11/8/13, THE AMENDMENT TO THE PRELIMINARY PLAT WAS APPROVED WITH THE CONDITION THAT BUILDING CODE COMPLIANCE FOR ZERO LOT LINE ON PROPOSED LOT ONE.**

PLANNING DEPARTMENT
DEVELOPMENT AND BUILDING SERVICES
TRANSPORTATION SECTION

DEVELOPMENT REVIEW BOARD – SPEED MEMO

DRB CASE NO: 1003613 AGENDA ITEM NO: 3

SUBJECT:

SIA EXTENSION – 2 YEAR

ENGINEERING COMMENTS:

The SIA for this site appears to have expired. Please provide additional information.

Disclaimer: The comments provided are based upon the information received from the applicant. If new or revised information is submitted, additional comments may be provided by Transportation Development.

RESOLUTION:

12-11-13

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

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

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

SIGNED: Kristal D. Metro DATE: NOVEMBER 13, 2013
Transportation Development 505-924-3991

CITY OF ALBUQUERQUE
PLANNING DEPARTMENT

HYDROLOGY DEVELOPMENT SECTION
DEVELOPMENT REVIEW BOARD MEMO

DRB PROJECT NO: 1003613 **AGENDA ITEM NO: ~~4~~ 3**

SUBJECT: **ENGINEERING COMMENTS:**

2 YR SIA Extension

Has there been any progress on the Financial Guarantee?

RESOLUTION/COMMENTS:

SIGNED:
Curtis Cherne
Hydrology Section
City Engineer Designee
AMAFCA Designee
924-3986

DATE: ~~10-16-13~~ 11-13-13 ~~10-30-13~~

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

3. Project# 1003613 13DRB-70669 MAJOR - 2YR SUBDIVISION IMPROVEMENT AGREEMENT EXTENSION (2YR SIA)	RIO GRANDE ENGINEERING agents for JOE R. HAHN request the referenced/ above action for **SUNSET VILLA SUBDIVISION,** zoned SU-1/ PRD, located on the south side of SUNSET GARDENS RD SW between ATRISCO RD SW and THE ARENAL DITCH containing approximately 14.71 acre(s). (K-17)*[Deferred from 10/2/13, 10/16/13]* **DEFERRED TO 11/13/13.**
4. Project# 1004607 13DRB-70700 - 1 YEAR EXTENSION OF SUBDIVISION IMPROVEMENTS AGREEMENT (1YR SIA)	WILSON & COMPANY agents for KB HOME NEW MEXICO, INC. request the referenced/ above action for **VISTA VIEJA SUBDIVISION Unit 3,** zoned RD, located on the west side of VISTA TERRAZA RD NW and VISTA ANTIGUA DR NW between SCENIC RD NW and VISTA VIEJA AVE NW containing approximately 77.86 acres. (D-9)**A 2YR SUBDIVISION IMPROVEMENT AGREEMENT EXTENSION (2YR SIA) WAS APPROVED.**
5. Project# 1004772 13DRB-70693 SITE DEVELOPMENT PLAN FOR BUILDING PERMIT	ISAACSON & ARFMAN PA agents for APPLE INVESTORS GROUP request the referenced/ above action for Lot 20, Block 18, Tract A. Unit B, **NORTH ALBUQUERQUE ACRES** & Tract B, **HOLLY PLACE** zoned SU-2/M-1 OR SU-2/RC, located on the south side of HOLLY AVE NE between SAN PEDRO DR NE and I-25 containing approximately 1.5709 acres. (C-18) *[Deferred from 10/23/13]* **DEFERRED TO 11/13/13.**
6. Project# 1006505 13DRB-70681 MAJOR - 2YR SUBDIVISION IMPROVEMENT AGREEMENT EXTENSION (2YR SIA)	APPLIED ENGINEERING AND SURVEYING INC agents for EDDIE CORLEY, JR AND SR, LLC request the referenced/above action for Lot 17A, Block 9, Tract A, Unit B **NORTH ALBUQUERQUE ACRES** zoned SU-2/ IP/ NC, located on the north side of EAGLE ROCK AVE NE between I-25/ PAN AMERICAN FREEWAY NE and SAN PEDRO BLVD NE containing approximately 3.9321 acre(s). (C-18)*[Deferred from 10/16/13]* **A 6 MONTH SUBDIVISION IMPROVEMENT AGREEMENT EXTENSION (2YR SIA) WAS APPROVED.**

PLANNING DEPARTMENT
DEVELOPMENT AND BUILDING SERVICES
TRANSPORTATION SECTION

DEVELOPMENT REVIEW BOARD – SPEED MEMO

DRB CASE NO: 1003613 AGENDA ITEM NO: 3

SUBJECT:

SIA EXTENSION – 2 YEAR

ENGINEERING COMMENTS:

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RESOLUTION:

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

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

SIGNED: Kristal D. Metro DATE: OCTOBER 30, 2013
Transportation Development 505-924-3991

CITY OF ALBUQUERQUE
PLANNING DEPARTMENT

HYDROLOGY DEVELOPMENT SECTION
DEVELOPMENT REVIEW BOARD MEMO

DRB PROJECT NO: 1003613 **AGENDA ITEM NO: ~~4~~ 3**

SUBJECT:

2 YR SIA Extension

ENGINEERING COMMENTS:

Has there been any progress on the Financial Guarantee?

RESOLUTION/COMMENTS:

SIGNED:

Curtis Cherne
Hydrology Section
City Engineer Designee
AMAFCA Designee
924-3986

DATE: ~~10-16-13~~ 10-30-13

PLANNING DEPARTMENT
DEVELOPMENT AND BUILDING SERVICES
TRANSPORTATION SECTION

DEVELOPMENT REVIEW BOARD – SPEED MEMO

DRB CASE NO: 1003613 AGENDA ITEM NO: 4

SUBJECT:

SIA EXTENSION – 2 YEAR

ENGINEERING COMMENTS:

The SIA for this site appears to have expired. Please provide additional information.

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RESOLUTION:

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

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

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

SIGNED: Kristal D. Metro DATE: OCTOBER 16, 2013
Transportation Development 505-924-3991

CITY OF ALBUQUERQUE
PLANNING DEPARTMENT

HYDROLOGY DEVELOPMENT SECTION
DEVELOPMENT REVIEW BOARD MEMO

DRB PROJECT NO: 1003613 **AGENDA ITEM NO: 4**

SUBJECT:

2 YR SIA Extension

ENGINEERING COMMENTS:

Has there been any progress on the Financial Guarantee?

RESOLUTION/COMMENTS:

SIGNED:
Curtis Cherne
Hydrology Section
City Engineer Designee
AMAFCA Designee
924-3986

DATE: 10-16-13

4. **Project# 1003613**
13DRB-70669 MAJOR - 2YR SUBDIVISION IMPROVEMENT AGREEMENT EXTENSION (2YR SIA)

RIO GRANDE ENGINEERING agents for JOE R. HAHN request the referenced/ above action for **SUNSET VILLA SUBDIVISION,** zoned SU-1/ PRD, located on the south side of SUNSET GARDENS RD SW between ATRISCO RD SW and THE ARENAL DITCH containing approximately 14.71 acre(s). (K-17)*[Deferred from 10/2/13]* **DEFERRED TO 10/30/13.**

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

5. **Project# 1002739**
13DRB-70706 EXT OF SIA FOR TEMP DEFR SDWK CONST

DR HORTON, INC. request(s) the above action(s) for all or a portion of **ANDERSON HEIGHTS Unit(s) 5,** zoned R-LT, located on 118TH ST AND DENNIS CHAVEZ containing approximately 2 acre(s). (P-8 & N-8) **A TWO YEAR EXTENSION TO THE AGREEMENT FOR THE DEFERRAL OF SIDEWALKS WAS APPROVED.**

6. **Project# 1003475**
13DRB-70703 EXT OF SIA FOR TEMP DEFR SDWK CONST

FELIX RABADI request(s) the above action(s) for all or a portion of Lot(s) S 10 & 11, Tract(s) 1, **PARADISE VIEW SDV** zoned R-LT, located on PARADISE BLVD UNIVERSE BLVD AND UNSER BLVD containing approximately 13 acre(s). (B-10 & 11) **A TWO YEAR EXTENSION TO THE AGREEMENT FOR THE DEFERRAL OF SIDEWALKS WAS APPROVED.**

7. **Project# 1003928**
13DRB-70710 VACATION OF PRIVATE EASEMENT

JACKS HIGH COUNTRY INC agent(s) for TOWNERS FAMILY ENTERPRISES LLP request(s) the above action(s) for all or a portion of Lot(s) 2 & 7, **LOS MOCHOS COMPOUND** zoned R-1, located on MOUNTAIN RD NW BETWEEN RIO GRANDE BLVD NW AND GABALDON RD NW containing approximately .3948 acre(s). (J-13)**INDEFINITELY DEFERRED.**

8. **Project# 1004323**
13DRB-70699 MINOR - PRELIMINARY/ FINAL PLAT APPROVAL

ALPHA PRO SURVEYING LLC agent(s) for DAVID DONAHUE & SHIRLEY SAVAROSE request(s) the above action(s) for all or a portion of Lot(s) 4-1 & 6-A, Block(s) 7, **JOHN BARON BURG PARK** zoned S-R, located on 20TH ST BETWEEN ASPEN AND I-40 containing approximately .2406 acre(s). (H-13) **INDEFINITELY DEFERRED.**

DEVELOPMENT REVIEW BOARD
Action Sheet

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

October 2, 2013 9:00am
MEMBERS:

Jack Cloud, DRB Chair
Angela Gomez, Administrative Assistant
Kristal Metro, Transportation Development | **Allan Porter, ABCWUA**
Curtis Cherne, City Engineer | **Carol Dumont, Parks & Recreation**

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

1. **Project# 1003613**
13DRB-70669 MAJOR - 2YR SUBDIVISION IMPROVEMENT AGREEMENT EXTENSION (2YR SIA)

RIO GRANDE ENGINEERING agents for JOE R. HAHN request the referenced/ above action for **SUNSET VILLA SUBDIVISION,** zoned SU-1/ PRD, located on the south side of SUNSET GARDENS RD SW between ATRISCO RD SW and THE ARENAL DITCH containing approximately 14.71 acre(s). (K-17)**DEFERRED TO 10/16/13.**

2. **Project# 1002202**
13DRB-70670 – SITE DEVELOPMENT PLAN FOR BUILDING PERMIT
13DRB-70671 - AMENDED SITE PLAN FOR SUBDIVISION

DEKKER PERICH SABATINI agent(s) for WINROCK PARTNERS LLLC request(s) the above action(s) for all or a portion of Lot(s) C-2A, **WINROCK CENTER ADDITION** zoned SU-3, located on INDIAN SCHOOL BETWEEN LOUISIANA AND PENNSYLVANIA containing approximately 3.8468 acre(s). (J-19) *[Deferred from 9/18/13]* **DEFERRED TO 10/9/13.**

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

3. **Project# 1009094**
13DRB-70688 FINAL PLAT APPROVAL

CLARK CONSULTING ENGINEERS agent(s) for 7209 CENTRAL NE, LLC request(s) the above action(s) for all or a portion of Block(s) 2, **LA MESA SBD** zoned C-2, located on 7209 CENTRAL NE containing approximately .72 acre(s). (K-19)**THE FINAL PLAT WAS APPROVED WITH FINAL SIGN-OFF DELEGATED TO PLANNING FOR AGIS DXF AND FOR UTILITY COMPANY SIGNATURES.**

CITY OF ALBUQUERQUE
PLANNING DEPARTMENT
DEVELOPMENT REVIEW BOARD

October 2, 2013

Project# 1003613
13DRB-70669 MAJOR - 2YR SUBDIVISION IMPROVEMENT AGREEMENT EXTENSION (2YR SIA)

RIO GRANDE ENGINEERING agents for JOE R. HAHN request the referenced/ above action for **SUNSET VILLA SUBDIVISION,** zoned SU-1/ PRD, located on the south side of SUNSET GARDENS RD SW between ATRISCO RD SW and THE ARENAL DITCH containing approximately 14.71 acre(s). (K-17)

AMAFCA
No comment.

COG

TRANSIT
No Comments

ZONING ENFORCEMENT
Zoning has no comments.

NEIGHBORHOOD COORDINATION
Affected NA/HOA: Vecinos Del Bosque NA (R)

APS
This development will impact Valle Vista Elementary School, Ernie Pyle Middle School, and Rio Grande High School. Currently, all three schools have excess capacity.

Loc No	School	2012-13 40th Day	2012-13 Capacity	Space Available
370	VALLE VISTA	656	686	30
450	ERNIE PYLE	653	972	319
540	RIO GRANDE	1464	1856	392

POLICE DEPARTMENT
This project is in the Southwest Area Command.

- No Crime Prevention or CPTED comments concerning the proposed Major Subdivision Improvements Agreement Extension request at this time.

FIRE DEPARTMENT
No Comments

PNM ELECTRIC & GAS
No Comments provided

COMCAST No Comments provided
CENTURYLINK No Comments provided
ENVIRONMENTAL HEALTH No Comments provided
M.R.G.C.D 1. Previously reviewed 07/07/2009. 2. Originally signed off on plat on 09/17/2007. 2. No Adverse Comments.
OPEN SPACE DIVISION No Comments provided
CITY ENGINEER The City is reviewing the SIA.
TRANSPORTATION DEVELOPMENT The SIA for this site appears to have expired. Please provide additional information.
PARKS AND RECREATION No Comments
ABCWUA WUA has no objection or adverse comment
PLANNING DEPARTMENT Refer to comments from affected agencies plus any public hearing comments regarding proposed extension.

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

OFFICIAL NOTICE OF DECISION

CITY OF ALBUQUERQUE
PLANNING DEPARTMENT
DEVELOPMENT REVIEW BOARD

August 7, 2013

Project# 1003613
13DRB-70636 EXT OF SIA FOR TEMP DEFR SDWK CONST

RIO GRANDE ENGINEERING agent(s) for SUNSET VILLS LLC request(s) the above action(s) for all or a portion of Lot(s) 1-70, Tract(s) A & B, **SUNSET VILLA** zoned R-1, located on GARDEN WAY SE BETWEEN ATRISCO DR SE AND SUNSET ROW SE containing approximately 14.7 acre(s). (K-12)

At the August 7, 2013 Development Review Board meeting, a two 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 sidwalks are still deferred.

If you wish to appeal this decision, you must do so by August 22, 2013, 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: RIO GRANDE ENGINEERING
Marilyn Maldonado
file

OFFICIAL NOTICE OF DECISION

CITY OF ALBUQUERQUE
PLANNING DEPARTMENT
DEVELOPMENT REVIEW BOARD

July 27, 2011

Project# 1003613
11DRB-70199 EXT OF SIA FOR TEMP DEFR SDWK CONST

GARCIA/KRAEMER & ASSOC. agent(s) for SUNSET VILLA LLC request(s) the above action(s) for all or a portion of Lot(s) 1-P1 THRU 76-P1, **SUNSET VILLA** zoned SU-1/PRD, located on SUNSET GARDENS BETWEEN ATRISCO AND POWELL containing approximately 14.71 acre(s). (K-12)

At the July 27, 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 sidwalks are still deferred.

If you wish to appeal this decision, you must do so by August 11, 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: Garcia/Kraemer & Assoc. – 600 1st str nw Ste 211 – Albuquerque, NM 87102
Cc: Sunset villa LLC – 4402 Canyon Ct NE – Albuqueruqe, NM 87113
Marilyn Maldonado
file

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

8. **Project# 1000831**
11DRB-70187 MINOR - PRELIMINARY/ FINAL PLAT APPROVAL

MASTERWORKS ARCHITECTS INC. agent(s) for RICHARD B. SAYLOR request(s) the above action(s) for all or a portion of Tract(s) A & B, **HORIZON ACADEMY** zoned SU-1/IP USES, located on 1800 & 1900 ARTISCO RD NW containing approximately 8.89 acre(s). (H-11) **DEFERRED TO 8/3/11 AT THE AGENT'S REQUEST.**

9. **Project# 1001628**
11DRB-70193 EXT OF SIA FOR TEMP DEFR SDWK CONST

JUDE L. BACA request(s) the above action(s) for all or a portion of **MESA RIDGE** zoned SU-1, located near COORS AND MONTANO (E-11) **DEFERRED TO 8/3/11 AT THE AGENT'S REQUEST.**

10. **Project# 1003095**
11DRB-70196 EXT OF MAJOR PRELIMINARY PLAT

WAYJOHN SURVEYING INC agent(s) for FRANK SASALE/JAMES SELIGMAN request(s) the above action(s) for all or a portion of Lot(s) 2-A-2, **LA MIRADA SUBDIVISION TBKA LA MIRADA TOWN HOMES** zoned O-1/CONDITIONAL USE, located on LA MIRADA BETWEEN WYMONING AND PENNSYLVANIA containing approximately 1.1443 acre(s). (G-19) **A ONE-YEAR EXTENSION OF THE PRELIMINARY PLAT WAS APPROVED.**

11. **Project# 1003613**
11DRB-70199 EXT OF SIA FOR TEMP DEFR SDWK CONST

GARCIA/KRAEMER & ASSOC. agent(s) for SUNSET VILLA LLC request(s) the above action(s) for all or a portion of Lot(s) 1-P1 THRU 76-P1, **SUNSET VILLA** zoned SU-1/PRD, located on SUNSET GARDENS BETWEEN ATRISCO AND POWELL containing approximately 14.71 acre(s). (K-12) **A TWO YEAR EXTENSION TO THE 4-YEAR AGREEMENT FOR THE DEFERRAL OF SIDEWALKS WAS APPROVED.**

12. **Project# 1004906**
11DRB-70154 SUBDN DESIGN VARIANCE FROM MIN DPM STDS
11DRB-70168 MINOR - PRELIMINARY/ FINAL PLAT APPROVAL

THOMPSON ENGINEERING CONSULTANTS, INC & CARTESIAN SURVEYS INC agent(s) for THOMAS SLATES request(s) the above action(s) for all or a portion of Tract(s) 118-C, 118-D, &118-E, **MRGCD MAP 32** zoned R-1, located on GUADALUPE TR NW BETWEEN GRIEGOS RD NW AND MONTANO RD NW containing approximately 2.06 acre(s). (F-14) **DEFERRED TO 8/3/11 AT THE AGENT'S REQUEST.**

OFFICIAL NOTICE OF DECISION

CITY OF ALBUQUERQUE
PLANNING DEPARTMENT
DEVELOPMENT REVIEW BOARD

July 22, 2009

Project# 1003613
09DRB-70217 MAJOR - 2YR SUBD IMP AGMT EXT (2YR SIA)

GARCIA/KRAEMER & ASSOC. agent(s) for SUNSET VILLA LLC request(s) the above action(s) for all or a portion of Lot(s) 1-P1 - 76-P1, **SUNSET VILLA,** zoned SU-1 PRD, located on SUNSET GARDENS RD BETWEEN ATRISCO SW AND POWELL SW containing approximately 14.71 acre(s). (K-12)

At the July 22, 2009 Development Review Board meeting, the two year extension of the Subdivision Improvements Agreement was approved.

If you wish to appeal this decision, you must do so by August 6, 2009, in the manner described below.

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

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

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

Jack Cloud, AICP, DRB Chair

Cc: Garcia/Kraemer & Associates – 200 Lomas NW, Ste 111 – Albuquerque, NM 87102
Cc: Sunset Villa LLC – 447 Avital NE – Albuquerque, NM 87123
Cc: Jerry P. Maya – 1810 Sunset Garden – Albuquerque, NM 87105
Marilyn Maldonado
File

CITY OF ALBUQUERQUE
PLANNING DEPARTMENT
PROPERTY OWNERSHIP LIST

Meeting Date: July 22, 2009
Zone Atlas Page: K-12
Notification Radius: 100 Ft.

Project# 1003613
App# 09 DRB 70217

Cross Reference and Location: EUBANK BLVD SE BETWEEN TRUMBULL AVE SE AND SOUTHERN AVE SE

Applicant: SUNSET VILLA LLC
447 AVITAL NE
ALBQUERQUE, NM 87123

Agent: GARCIA / KRAEMER & ASSOC.
200 LOMAS NW STE 1111
ALBUQUERQUE, NM 87102

Special Instructions:

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

Date Mailed: JULY 6, 2009
Signature: ERIN TREMLIN

City of Albuquerque

DEVELOPMENT/ PLAN REVIEW APPLICATION

Supplemental form

S	Z		
		SUBDIVISION	
X		Major Subdivision action	
		Minor Subdivision action	
	V	Vacation	
		Variance (Non-Zoning)	
		SITE DEVELOPMENT PLAN	
	P	for Subdivision	
		for Building Permit	
		Administrative Amendment (AA)	
		IP Master Development Plan	
	D	Cert. of Appropriateness (LUCC)	
		STORM DRAINAGE (Form D)	
		Storm Drainage Cost Allocation Plan	

S	Z		
		ZONING & PLANNING	
	___	Annexation	
	___	County Submittal	
	___	EPC Submittal	
	___	Zone Map Amendment (Establish or Change Zoning)	
	___	Sector Plan **(Phase I, II, III)**	
	___	Amendment to Sector, Area, Facility or Comprehensive Plan	
	___	Text Amendment (Zoning Code/Sub Regs)	
	___	Street Name Change (Local & Collector)	
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.

APPLICATION INFORMATION

Professional/Agent (if any) Garcia / Kraemer & Associates PHONE 242-5566

ADDRESS 200 Lomas NW Suite 1111 FAX 242-7028

CITY Albuquerque STATE NM ZIP 87102 E-MAIL

APPLICANT Sunset Villa, LLC PHONE 977-3645

ADDRESS 447 Avitel NE FAX

CITY Albuquerque STATE NM ZIP 87123 E-MAIL

Proprietary interest in site Owner List **all** owners

DESCRIPTION OF REQUEST. Subdivision Improvements Agreement extension for a Major Subdivision

Is the applicant seeking incentives pursuant to the Family Housing Development Program? ___ Yes X 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 76-P1 Block Unit

Subdiv/Addn/TBKA Sunset Villa

Existing Zoning SU-1 for PRD Proposed zoning N/A MRGCD Map No

Zone Atlas page(s) K-12 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.)

1003281, 1003613

CASE INFORMATION

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

No. of **existing** lots 70 No. of **proposed** lots N/A Total area of site (acres) +/-14.71

LOCATION OF PROPERTY BY STREETS On or Near Sunset Gardens Road

Between Atrisco SW and Powell Rd SW

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

SIGNATURE William J Kraemer DATE 6/25/09

(Print) WILLIAM J KRAEMER Applicant ☐ Agent X

FOR OFFICIAL USE ONLY Form revised 4/07

		Application case numbers	Action	S F	Fees
N/A ☐	INTERNAL ROUTING				
☒	All checklists are complete	09DRB - 70217	SIA		$ 50.00
☒	All fees have been collected				$ 75.00
☒	All case #s are assigned				$ 20.00
☐	AGIS copy has been sent				$
☒	Case history #s are listed				$
N/A ☐	Site is within 1000ft of a landfill				
N/A ☐	F.H.D.P. density bonus				
N/A ☐	F.H.D.P. fee rebate				Total $ 145.00

Hearing date July 22, 2009

6.25.09
Planner signature / date

Project # 1003613

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

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

❑ **MAJOR SUBDIVISION PRELIMINARY PLAT APPROVAL (DRB13)**
__ 5 Acres or more Certificate of No Effect or Approval
__ Proposed Preliminary Plat including the Grading Plan (folded to fit into an 8 5" by 14" pocket) **24 copies**
__ Proposed Infrastructure List
__ Signed Preliminary Pre-Development Facilities Fee Agreement for **Residential** development only
__ Design elevations & cross sections of perimeter walls **3 copies** (11" x 17" maximum)
__ Zone Atlas map with the entire property(ies) clearly outlined
__ Letter briefly describing, explaining and justifying the request
__ Property owner's and City Surveyor's signature on the proposed plat
__ FORM DRWS Drainage Report, Water & Sewer availability statement filing information
__ Office of Community & Neighborhood Coordination inquiry response, notifying letter, certified mail receipts
__ Sign Posting Agreement
__ **Signed** Pre-Annexation Agreement if Annexation required
__ TIS/AQIA Traffic Impact Study / Air Quality Impact Assessment form
__ Fee (see schedule)
__ List any original and/or related file numbers on the cover application
Preliminary plat approval expires after one year.
DRB Public hearings are approximately 30 DAYS after the filing deadline. Your attendance is required.

❑ **MAJOR SUBDIVISION AMENDMENT TO PRELIMINARY PLAT (DRB11) (with significant changes)**
PLEASE NOTE There are no clear distinctions between significant and minor changes with regard to subdivision amendments Significant changes are those deemed by the DRB to require public notice and public hearing
__ Proposed Amended Preliminary Plat, and/or Infrastructure List, and/or Grading Plan (folded to fit into an 8 5" by 14" pocket) **24** copies
__ Original Preliminary Plat, and/or Infrastructure List, and/or Grading Plan (folded to fit into an 8 5" by 14" pocket)
__ Zone Atlas map with the entire property(ies) clearly outlined
__ Letter briefly describing, explaining, and justifying the request
__ Property owner's and City Surveyor's signature on the proposed amended plat, if applicable
__ Office of Community & Neighborhood Coordination inquiry response, notifying letter, certified mail receipts
__ Sign Posting Agreement
__ List any original and/or related file numbers are listed on the cover application
Amended preliminary plat approval expires after one year
DRB Public hearings are approximately 30 DAYS after the filing deadline Your attendance is required.

☒ **MAJOR SUBDIVISION IMPROVEMENTS AGREEMENT EXTENSION (DRB09)**
(Temporary sidewalk deferral extension use FORM-V)
✓ Zone Atlas map with the entire property(ies) clearly outlined
✓ Letter briefly describing, explaining, and justifying the request
✓ Plat or plan reduced to 8 5" x 11"
✓ Official D R B Notice of the original approval
✓ Approved Infrastructure List If not applicable, please initial ____
✓ Previous SIA extension notice, if one has been issued If not applicable, please initial ____
✓ Office of Community & Neighborhood Coordination inquiry response, notifying letter, certified mail receipts
__ Sign Posting Agreement
✓ List any original and/or related file numbers on the cover application
__ Fee (see schedule)

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

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

Nicole Sanchez-Howell
Applicant name (print)
Applicant signature / date 6/25/09

Form revised **October 2007**

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

Application case numbers
09DRB - _____ - 10217
_____ - _____ - _____
_____ - _____ - _____

Planner signature / date 6.25.09

Project # 1003613

OFFICIAL NOTICE OF DECISION

PAGE 2

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

If you wish to appeal this decision, you must do so by October 12, 2006, in the manner described below.

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

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

Please note that a Preliminary Plat approval date is the date of the DRB action plus the 15-day appeal period. The Preliminary Plat approval is effective one year from that date. The DRB must take action on the Preliminary Plat Extension prior to the expiration of the approval or the Preliminary Plat approval is null and void. (REF: Chapter 14 Article 14 Part 3-4 (E) Revised Ordinance.)

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

Sheran Matson, AICP, DRB Chair

Cc: Warehouse Molding & Door Corp., 4402 Canyon Ct NE, 87113
Thompson Engineering Consultants Inc., P.O. Box 65760, 87193
Garcia/Kraemer & Associates, 200 Lomas Blvd NW, Suite 1111, 87102
Marilyn Maldonado, Planning Department, 4th Floor, Plaza del Sol Bldg.
File

GARCIA/KRAEMER&ASSOCIATES

Wells Fargo Bank Building
200 Lomas N.W., Suite 1111
Albuquerque, NM 87102
(505) 242 5566
Fax (505) 242 9028

June 18, 2009

Jack Cloud, Chair
Development Review Board
City of Albuquerque
600 2nd Street NW
Albuquerque, NM 87102

Re: Subdivision Improvements Agreement Extension for Sunset Villa LLC
Project #1003613, SIA project 764882

Dear Chairman Cloud,

On behalf of Sunset Villa LLC, Garcia/Kraemer & Associates in conjunction with Thompson Engineering Consultants are requesting a second one-year extension of the Subdivision Improvement Agreement for Sunset Villa, Lots 1-P1 thru 76-P1, comprising of approximately 14.71 acres.

The Subdivision Improvements Agreement for this 70 lot subdivision was executed and recorded on July 27, 2007. The Development Review Board approved a Corrected Final Plat (06DRB-00854) for this property which was recorded in October, 2007. The 1st Extension Agreement was executed and recorded on October 28, 2008, at which time the financial guarantee was switched from a loan reserve letter to a municipal lien. This application includes updated Preliminary Engineer's Quantity and Cost Estimate for the required infrastructure.

Market conditions continue to make it economically infeasible to complete the required infrastructure at this time. The applicant respectfully requests that the DRB grant another extension of the above referenced SIA

Sincerely,

William L. Kraemer
Garcia/Kraemer & Associates

13. **Project# 1003613**
07DRB-70193 MAJOR - FINAL PLAT APPROVAL

THOMPSON ENGINEERING CONSULTANTS, INC agent(s) for SUNSET VILLA, LLC request(s) the above action(s) for all or a portion of Lot(s) 11, 1-4, Tract(s) 34 (to be known as **SUNSET VILLA)** zoned SU-1 for PRD, located on SUNSET GARDENS RD SW BETWEEN ATRISCO RD SW AND SUNSET GARDENS RD SW containing approximately 14.7 acre(s) (K-12) **PRELIMINARY AND FINAL PLAT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO CITY ENGINEER FOR MRGCD SIGNATURE, REVISE NOTE 11, SHOW ACCESS EASEMENT TO TRACT 11, DEDICATION ON SUNSET GARDENS TO MOVE MRGCD EASEMENT AND TO PLANNING TO RECORD THE PLAT.**

14. **Project# 1002837**
07DRB-70191 MINOR - PRELIMINARY/ FINAL PLAT APPROVAL

SURVEYS SOUTHWEST LTD agent(s) for BARBARA JARVIS request(s) the above action(s) for all or a portion of Lot(s) 12 & 13, Block(s) 3, **BUENA VISTA HEIGHTS,** zoned SU-2/UC, located on LEAD AVE SE BETWEEN SILVER SE AND YALE SE containing approximately 0.326 acre(s). (K-15) **PRELIMINARY AND FINAL PLAT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO TRANSPORTATION DEVELOPMENT FOR ISSUE ON LEAD AVENUE AND TO PLANNING FOR COPY OF THE RECORDED PLAT.**

15. **Project# 1006742**
07DRB-70194 MINOR - PRELIMINARY/ FINAL PLAT APPROVAL

SURVEYS SOUTHWEST LTD agent(s) for JOE OLIVAS request(s) the above action(s) for all or a portion of Lot(s) 1 & 10, Block(s) 14, **EAST CENTRAL BUSINESS ADDITION,** with a portion of vacated Skyline Rd NE, zoned C-2, located on DOROTHY ST NE BETWEEN LINN AVE NE AND MARTHA ST NE containing approximately 0.5527 acre(s). (L-21) **PRELIMINARY AND FINAL PLAT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO TRANSPORTATION DEVELOPMENT FOR 15-FOOT RADIUS ON LINN AND DOROTHY AND COPY OF THE RECORDED PLAT.**

16. **Project# 1006549**
07DRB-70195 MINOR - PRELIMINARY/ FINAL PLAT APPROVAL

SURVEYS SOUTHWEST LTD agent(s) for BENCOR request(s) the above action(s) for all or a portion of Tract(s) Z, **MILLS & BOREN SUBDIVISION,** zoned C-2, located on CARLISLE BLVD NE BETWEEN MENAUL BLVD AND SOLANO NE containing approximately 1.66 acre(s). (H-17) **THE PRELIMINARY PLAT WAS APPROVED. THE FINAL PLAT WAS INDEFINITELY DEFERRED FOR THE SIA.**

OFFICIAL NOTICE OF DECISION

CITY OF ALBUQUERQUE
PLANNING DEPARTMENT
DEVELOPMENT REVIEW BOARD September 27, 2006

10. Project # 1003613
06DRB-00854 Major-Preliminary Plat Approval
06DRB-00855 Major-Vacation of Public Easements
06DRB-00859 Minor-SiteDev Plan Subd/EPC
06DRB-00856 Minor-Sidewalk Waiver
06DRB-00857 Minor-Temp Defer SDWK

THOMPSON ENGINEERING CONSULTANTS INC agent(s) for WAREHOUSE MOLDING & DOOR CORP request(s) the above action(s) for all or a portion of Tract(s) 34, MRGCD Map 39, Lot(s) 11, Rancho Rico and Lot(s) 1-4, Powell Gardens Addition (to be known as **SUNSET VILLA ADDITION**) zoned SU-1 for PRD, located on SUNSET GARDENS RD SW between ATRISCO RD SW and ARENAL DITCH, containing approximately 15 acres. *[Deferred from 7/12/06 & 8/9/06 & 8/23/06 & 9/6/06 & 9/20/06]* (K-12)

At the September 27, 2006, Development Review Board meeting, with the signing of the infrastructure list dated 9/27/06 and approval of the grading plan engineer stamp dated 9/18/06 the preliminary plat was approved with the following conditions of final plat approval:

An easement shall be provided to Tract 11.

Dedication of right-of-way along Sunset Gardens is required.

The vacation was approved as shown on Exhibit B in the Planning file, subject to these findings and conditions:

FINDINGS:

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

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

CONDITIONS:

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

The site plan for subdivison was approved with final sign off delegated to Planning for 3 copies of the site plan.

Rec	UPC CODE	OWNER	OWNER ADDRESS	OWNER CITY	OWNER STATE	OWNER ZIP CODE	PROPERTY CLASS	TAX DISTRICT	LEGAL
1	1012057 3160504 0373	SUNSET VILLA LLC	4402 CANYON CT NE	ALBU QUER QUE	NM	871 11	V	A1A M	LT 68- P1 CORRECTED PLAT OF LOTS 1-P1 THRU 70- P1 & TRACTSA & B SUNSET VILL A & LOT 4- A POWELL GARDENS ADDITION CONT .1195 AC
2	1012057 2950144 0315	ACOSTA CONCEPTION S	1721 HOOPER RD SW	ALBU QUER QUE	NM	871 05	R	X1A M	* 015 FLORA ADDN
3	1012057 3130394 0375	SUNSET VILLA LLC	4402 CANYON CT NE	ALBU QUER QUE	NM	871 11	V	A1A M	LT 66- P1 CORRECTED PLAT OF LOTS 1-P1 THRU 70- P1 & TRACTSA & B SUNSET VILL A & LOT 4- A POWELL GARDENS ADDITION CONT .1207 AC
4	1012057 2290174 0304	FLORES ANGELA K & FLORES M KARLA	1757 HOOPER RD SW	ALBU QUER QUE	NM	871 05	V	X1A M	* 004 FLORA ADDN
5	1012057 2190404 1810	SUNSET VILLA LLC	4402 CANYON CT NE	ALBU QUER QUE	NM	871 11	V	A1A M	LT 31- P1 CORRECTED PLAT OF LOTS 1-P1 THRU 70- P1 & TRACTSA & B SUNSET VILL A & LOT 4- A POWELL GARDENS ADDITION CONT 1799 AC
6	1012057 3310864 0345	ARAGON GABRIEL L & ANNETTE	1606 SUNSET GARDENS SW	ALBU QUER QUE	NM	871 05	R	A1A M	* 018 RANCHO RICO SUBD E 38 FT OF N 150 FT
7	1012057 2420374 1807	SUNSET VILLA LLC	4402 CANYON CT NE	ALBU QUER QUE	NM	871 11	V	A1A M	LT 27- P1 CORRECTED PLAT OF LOTS 1-P1 THRU 70- P1 & TRACTSA & B SUNSET VILL A & LOT 4- A POWELL GARDENS ADDITION CONT .1473 AC
8	1012057 2520284 1803	SUNSET VILLA LLC	4402 CANYON CT NE	ALBU QUER QUE	NM	871 11	V	A1A M	LT 24- P1 CORRECTED PLAT OF LOTS 1-P1 THRU 70- P1 & TRACTSA & B SUNSET VILL A & LOT 4- A POWELL GARDENS ADDITION CONT .1953 AC
9	1012057 2060394 1813	SUNSET VILLA LLC	4402 CANYON CT NE	ALBU QUER QUE	NM	871 11	V	A1A M	LT 34- P1 CORRECTED PLAT OF LOTS 1-P1 THRU 70- P1 & TRACTSA & B SUNSET VILL A & LOT 4- A POWELL GARDENS ADDITION CONT .1435 AC
10	1012057 2760284 0353	SUNSET VILLA LLC	4402 CANYON CT NE	ALBU QUER QUE	NM	871 11	V	A1A M	LT 18- P1 CORRECTED PLAT OF LOTS 1-P1 THRU 70- P1 & TRACTSA & B SUNSET VILL A & LOT 4- A POWELL GARDENS ADDITION CONT .1289 AC
11	1012057 3520284 0252	DUVAL JILL & WILSON E ANN	1598 DENNISON RD SW	ALBU QUER QUE	NM	871 05	R	X1A M	LT 2- A (REPLAT OF LTS 2, 3 & 4) A.C. THOMPSON'S REPLAT CONT17,1

									85 SQ FT M/L
12	1012057 2900474 0382	SUNSET VILLA LLC	4402 CANYON CT NE	ALBUQUERQUE	NM	87111	V	A1AM	LT 59- P1 CORRECTED PLAT OF LOTS 1-P1 THRU 70- P1 & TRACTSA & B SUNSET VILLA & LOT 4- A POWELL GARDENS ADDITION CONT .1178 AC
13	1012057 3420294 0251	DUVAL JILL & WILSON E ANN	1598 DENNISON RD SW	ALBUQUERQUE	NM	87105	V	X1AM	LT 1 A C. THOMPSON'S REPLAT CONT 14,850 SQ FT M/L
14	1012057 2620804 0335	TYRACK DONALD P & CAROL A TRUSTEES OF TYRACK L VNG TRUST	1713 POWELL SW	ALBUQUERQUE	NM	87105	R	A1AM	* 008 POWELL GDNS ADD
15	1012057 3320594 0368	WAREHOUSE MOULDING DOOR CORP	4402 CANYON CT NE	ALBUQUERQUE	NM	87111	V	A1AM	LT 3- P1 CORRECTED PLAT OF LOTS 1-P1 THRU 70- P1 & TRACTSA & B SUNSET VILLA & LOT 4- A POWELL GARDENS ADDITION CONT .1179 AC
16	1012057 3330724 0370	WAREHOUSE MOULDING DOOR CORP	4402 CANYON CT NE	ALBUQUERQUE	NM	87111	V	A1AM	LT 1- P1 CORRECTED PLAT OF LOTS 1-P1 THRU 70- P1 & TRACTSA & B SUNSET VILLA & LOT 4- A POWELL GARDENS ADDITION CONT .2355 AC
17	1012057 2120534 1816	SUNSET VILLA LLC	4402 CANYON CT NE	ALBUQUERQUE	NM	87111	V	A1AM	LT 37- P1 CORRECTED PLAT OF LOTS 1-P1 THRU 70- P1 & TRACTSA & B SUNSET VILLA & LOT 4- A POWELL GARDENS ADDITION CONT 1374 AC
18	1012057 2480174 0307	FLORES CHRISTOPHER J & FLORES PAUL A & FLORES GABRIEL	1757 HOOPER SW	ALBUQUERQUE	NM	87105	V	X1AM	* 007 FLORA ADDN
19	1012057 2910534 0381	SUNSET VILLA LLC	4402 CANYON CT NE	ALBUQUERQUE	NM	87111	V	A1AM	LT 60- P1 CORRECTED PLAT OF LOTS 1-P1 THRU 70- P1 & TRACTSA & B SUNSET VILLA & LOT 4- A POWELL GARDENS ADDITION CONT 1187 AC
20	1012057 3100604 0329	POWERS LEONA M & MIDGE CHRISTIE	1700 POWELL RD SW	ALBUQUERQUE	NM	87105	R	X1AM	LT 4- A CORRECTED PLAT OF LOTS 1-P1 THRU 70- P1 & TRACTS A& B SUNSET VILLA & LOT 4- A POWELL GARDENS ADDITION CONT 2755 AC
21	1012057 2501083 0607	GAMBOA SALVADOR C & ELVIRA C	1814 SUNSET GARDEN RD SW	ALBUQUERQUE	NM	87105	R	X1AM	TRACT B PLAT OF TRACTS A & B LANDS OF DANIEL CORDOVAC ONT .5363 AC
22	1012057 2830144 0313	GALLEGOS LUCY	1729 HOOPER RD SW	ALBUQUERQUE	NM	87105	R	X1AM	* 013 FLORA ADDN
23	1012057 2350174 0305	FLORES ANGELA K & FLORES CHRISTOPHER J	1757 HOOPER RD SW	ALBUQUERQUE	NM	87105	R	X1AM	* 005 FLORA ADDN
24	1012057 2670534 0390	SUNSET VILLA LLC	4402 CANYON CT NE	ALBUQUERQUE	NM	87111	V	A1AM	LT 51- P1 CORRECTED PLAT OF LOTS 1-P1 THRU 70- P1 & TRACTSA & B SUNSET VILLA & LOT 4- A POWELL GARDENS ADDITION

									CONT .1149 AC
25	1012057 2930764 0334	TYRACK DONALD P & CARO L A TRUSTEES OF TYRACK L VNG TRUST	1713 POWEL L SW	ALBU QUER QUE	NM	871 05	V	A1A M	* 009 POWELL GDNS ADDN
26	1012057 3060134 0317	BACA ADRIAN BONIFACIO	2842 HERM OSA NE	ALBU QUER QUE	NM	871 10	R	X1A M	*0017 FLORA ADDN
27	1012057 2281353 0612	CHAVEZ SANTIAGO	1832 SUNSE T GARDENS SW	ALBU QUER QUE	NM	871 05	R	A1A M	TRACT 37-A-4-A- 1 CHAVEZ REPLAT OF TRACT 37 -A-4- A MRGCD MAP 39 CONT 0 406
28	1012057 3220654 0371	WAREHOUSE MOULDING DO OR CORP	4402 CANYO N CT NE	ALBU QUER QUE	NM	871 11	V	A1A M	LT 70- P1 CORRECTED PLAT OF LOTS 1-P1 THRU 70- P1 & TRACTSA & B SUNSET VILL A & LOT 4- A POWELL GARDENS ADDITION CONT .1230 AC
29	1012057 2120364 0348	BORJAS JOSE N & ESTELVIN A	2045 FIVE P OINTS RD S W A	ALBU QUER QUE	NM	871 05	V	X1A M	MRGCD MAP #39 TR 35C2C1 (AK A TR 35C2C EXC ELY POR) CON T 0.08 AC
30	1012057 3040754 0333	GALLEGOS LARRY J	1701 POWEL L RD SW	ALBU QUER QUE	NM	871 05	R	X1A M	* 010 POWELL GARDENS ADD
31	1012057 3000134 0316	LOVATO ROSE B	1717 HOOPE R RD SW	ALBU QUER QUE	NM	871 02	R	X1A M	* 016 FLORA ADDN
32	1012057 2970264 0357	SUNSET VILLA LLC	4402 CANYO N CT NE	ALBU QUER QUE	NM	871 11	V	A1A M	LT 14- P1 CORRECTED PLAT OF LOTS 1-P1 THRU 70- P1 & TRACTSA & B SUNSET VILL A & LOT 4- A POWELL GARDENS ADDITION CONT .1152 AC
33	1012057 3310524 0367	WAREHOUSE MOULDING DO OR CORP	4402 CANYO N CT NE	ALBU QUER QUE	NM	871 11	V	A1A M	LT 4- P1 CORRECTED PLAT OF LOTS 1-P1 THRU 70- P1 & TRACTSA & B SUNSET VILL A & LOT 4- A POWELL GARDENS ADDITION CONT .1257 AC
34	1012057 2110384 1812	SUNSET VILLA LLC	4402 CANYO N CT NE	ALBU QUER QUE	NM	871 11	V	A1A M	LT 33- P1 CORRECTED PLAT OF LOTS 1-P1 THRU 70- P1 & TRACTSA & B SUNSET VILL A & LOT 4- A POWELL GARDENS ADDITION CONT .1302 AC
35	1012057 3290384 0365	SUNSET VILLA LLC	4402 CANYO N CT NE	ALBU QUER QUE	NM	871 11	V	A1A M	LT 6- P1 CORRECTED PLAT OF LOTS 1-P1 THRU 70- P1 & TRACTSA & B SUNSET VILL A & LOT 4- A POWELL GARDENS ADDITION CONT .1366 AC
36	1012057 2700684 0393	WAREHOUSE MOULDING DO OR CORP	4402 CANYO N CT NE	ALBU QUER QUE	NM	871 11	V	A1A M	LT 48- P1 CORRECTED PLAT OF LOTS 1-P1 THRU 70- P1 & TRACTSA & B SUNSET VILL A & LOT 4- A POWELL GARDENS ADDITION CONT .1168 AC
37	1012057 3300444 0366	SUNSET VILLA LLC	4402 CANYO N CT NE	ALBU QUER QUE	NM	871 11	V	A1A M	LT 5- P1 CORRECTED PLAT OF LOTS 1-P1 THRU 70- P1 & TRACTSA & B SUNSET VILL A & LOT 4-

									A POWELL GARDENS ADDITION CONT 1536 AC
38	1012057 3380854 0346	ARAGON GABRIEL L	1606 SUNSET GARDENS SW	ALBUQUERQUE	NM	87105	R	X1AM	* 019 RANCHO RICO SUBD
39	1012057 2150394 1811	SUNSET VILLA LLC	4402 CANYON CT NE	ALBUQUERQUE	NM	87111	V	A1AM	LT 32- P1 CORRECTED PLAT OF LOTS 1-P1 THRU 70- P1 & TRACTSA & B SUNSET VILLA & LOT 4- A POWELL GARDENS ADDITION CONT .1207 AC
40	1012057 2710734 0394	WAREHOUSE MOULDING DOOR CORP	4402 CANYON CT NE	ALBUQUERQUE	NM	87111	V	A1AM	LT 47- P1 CORRECTED PLAT OF LOTS 1-P1 THRU 70- P1 & TRACTSA & B SUNSET VILLA & LOT 4- A POWELL GARDENS ADDITION CONT 1173 AC
41	1012057 2680584 0391	SUNSET VILLA LLC	4402 CANYON CT NE	ALBUQUERQUE	NM	87111	V	A1AM	LT 50- P1 CORRECTED PLAT OF LOTS 1-P1 THRU 70- P1 & TRACTSA & B SUNSET VILLA & LOT 4- A POWELL GARDENS ADDITION CONT .1216 AC
42	1012057 3170244 0361	SUNSET VILLA LLC	4402 CANYON CT NE	ALBUQUERQUE	NM	87111	V	A1AM	LT 10- P1 CORRECTED PLAT OF LOTS 1-P1 THRU 70- P1 & TRACTSA & B SUNSET VILLA & LOT 4- A POWELL GARDENS ADDITION CONT .1149 AC
43	1012057 2650384 0350	SUNSET VILLA LLC	4402 CANYON CT NE	ALBUQUERQUE	NM	87111	V	A1AM	LT 21- P1 CORRECTED PLAT OF LOTS 1-P1 THRU 70- P1 & TRACTSA & B SUNSET VILLA & LOT 4- A POWELL GARDENS ADDITION CONT .1430
44	1012057 2990624 0328	POWERS LEONA M & CHRISTIE MIDGE	1700 POWELL RD SW	ALBUQUERQUE	NM	87105	V	X1AM	* 005 POWELL GARDENS ADD
45	1012057 2600174 0309	SALAZAR GLORIA M & ANNA MARIA SALAZAR	1745 HOOPER RD SW	ALBUQUERQUE	NM	87105	R	X1AM	* 009 FLORA ADDN
46	1012057 2070494 1815	SUNSET VILLA LLC	4402 CANYON CT NE	ALBUQUERQUE	NM	87111	V	A1AM	LT 36- P1 CORRECTED PLAT OF LOTS 1-P1 THRU 70- P1 & TRACTSA & B SUNSET VILLA & LOT 4- A POWELL GARDENS ADDITION CONT .1195 AC
47	1012057 2350314 1801	ROMERO LOUIS M & RUTH E BARGMAN-ROMERO	1722 SUNSET GARDENS SW	ALBUQUERQUE	NM	87105	V	A1AM	LT 26- P1 CORRECTED PLAT OF LOTS 1-P1 THRU 70- P1 & TRACTSA & B SUNSET VILLA & LOT 4- A POWELL GARDENS ADDITION CONT 2377 AC
48	1012057 3020254 0358	SUNSET VILLA LLC	4402 CANYON CT NE	ALBUQUERQUE	NM	87111	V	A1AM	LT 13- P1 CORRECTED PLAT OF LOTS 1-P1 THRU 70- P1 & TRACTSA & B SUNSET VILLA & LOT 4- A POWELL GARDENS ADDITION CONT .1150 AC
4	1012057	GALLEGOS BEN RONALD &	13 PRAIRIE	LOS L	NM	870	R	A1A	* 012 POWELL GARDENS ADD

9	3210884 0343	ELREENA	HAWK	UNAS		31		M	
50	1012057 2560404 1805	SUNSET VILLA LLC	4402 CANYO N CT NE	ALBU QUER QUE	NM	871 11	V	A1A M	LT 22- P1 CORRECTED PLAT OF LOTS 1-P1 THRU 70- P1 & TRACTSA & B SUNSET VILL A & LOT 4- A POWELL GARDENS ADDITION CONT .1183 AC
51	1012057 2440504 1822	SUNSET VILLA LLC	4402 CANYO N CT NE	ALBU QUER QUE	NM	871 11	V	A1A M	LT 43- P1 CORRECTED PLAT OF LOTS 1-P1 THRU 70- P1 & TRACTSA & B SUNSET VILL A & LOT 4- A POWELL GARDENS ADDITION CONT .1148 AC
52	1012057 2160544 1817	SUNSET VILLA LLC	4402 CANYO N CT NE	ALBU QUER QUE	NM	871 11	V	A1A M	LT 38- P1 CORRECTED PLAT OF LOTS 1-P1 THRU 70- P1 & TRACTSA & B SUNSET VILL A & LOT 4- A POWELL GARDENS ADDITION CONT .1617 AC
53	1012057 2750654 0396	SUNSET VILLA LLC	4402 CANYO N CT NE	ALBU QUER QUE	NM	871 11	V	A1A M	TR A CORRECTED PLAT OF LOTS 1-P1 THRU 70- P1 & TRACTSA & B SUNSET VILL A & LOT 4- A POWELL GARDENS ADDITION CONT 3.1839 AC
54	1012057 3120344 0376	SUNSET VILLA LLC	4402 CANYO N CT NE	ALBU QUER QUE	NM	871 11	V	A1A M	LT 65- P1 CORRECTED PLAT OF LOTS 1-P1 THRU 70- P1 & TRACTSA & B SUNSET VILL A & LOT 4- A POWELL GARDENS ADDITION CONT .1181 AC
55	1012057 2490754 1825	COUNTY OF BERNALILLO	1 CIVIC PLA ZA NW	ALBU QUER QUE	NM	871 02	V	A1A M	TR B CORRECTED PLAT OF LOTS 1-P1 THRU 70- P1 & TRACTSA & B SUNSET VILL A & LOT 4- A POWELL GARDENS ADDITION CONT 1.9864 AC
56	1012057 2720784 0395	WAREHOUSE MOULDING DOOR CORP	4402 CANYO N CT NE	ALBU QUER QUE	NM	871 11	V	A1A M	LT 46- P1 CORRECTED PLAT OF LOTS 1-P1 THRU 70- P1 & TRACTSA & B SUNSET VILL A & LOT 4- A POWELL GARDENS ADDITION CONT .1148 AC
57	1012057 2890424 0383	SUNSET VILLA LLC	4402 CANYO N CT NE	ALBU QUER QUE	NM	871 11	V	A1A M	LT 58- P1 CORRECTED PLAT OF LOTS 1-P1 THRU 70- P1 & TRACTSA & B SUNSET VILL A & LOT 4- A POWELL GARDENS ADDITION CONT 1190 AC
58	1012057 3140444 0374	SUNSET VILLA LLC	4402 CANYO N CT NE	ALBU QUER QUE	NM	871 11	V	A1A M	LT 67- P1 CORRECTED PLAT OF LOTS 1-P1 THRU 70- P1 & TRACTSA & B SUNSET VILL A & LOT 4- A POWELL GARDENS ADDITION CONT 1185 AC
59	1012057 2550354 1804	SUNSET VILLA LLC	4402 CANYO N CT NE	ALBU QUER QUE	NM	871 11	V	A1A M	LT 23- P1 CORRECTED PLAT OF LOTS 1-P1 THRU 70- P1 & TRACTSA & B SUNSET VILL A & LOT 4- A POWELL GARDENS ADDITION

									CONT .1669 AC
60	1012057 2450294 1802	SUNSET VILLA LLC	4402 CANYON CT NE	ALBUQUERQUE	NM	87111	V	A1AM	LT 25- P1 CORRECTED PLAT OF LOTS 1-P1 THRU 70- P1 & TRACTSA & B SUNSET VILLA & LOT 4- A POWELL GARDENS ADDITION CONT 1804 AC
61	1012057 2780374 0385	SUNSET VILLA LLC	4402 CANYON CT NE	ALBUQUERQUE	NM	87111	V	A1AM	LT 56- P1 CORRECTED PLAT OF LOTS 1-P1 THRU 70- P1 & TRACTSA & B SUNSET VILLA & LOT 4- A POWELL GARDENS ADDITION CONT .1156 AC
62	1012057 2880364 0384	SUNSET VILLA LLC	4402 CANYON CT NE	ALBUQUERQUE	NM	87111	V	A1AM	LT 57- P1 CORRECTED PLAT OF LOTS 1-P1 THRU 70- P1 & TRACTSA & B SUNSET VILLA & LOT 4- A POWELL GARDENS ADDITION CONT 1166 AC
63	1012057 2640324 0351	SUNSET VILLA LLC	4402 CANYON CT NE	ALBUQUERQUE	NM	87111	V	A1AM	LT 20- P1 CORRECTED PLAT OF LOTS 1-P1 THRU 70- P1 & TRACTSA & B SUNSET VILLA & LOT 4- A POWELL GARDENS ADDITION CONT .1809 AC
64	1012057 2870274 0355	SUNSET VILLA LLC	4402 CANYON CT NE	ALBUQUERQUE	NM	87111	V	A1AM	LT 16- P1 CORRECTED PLAT OF LOTS 1-P1 THRU 70- P1 & TRACTSA & B SUNSET VILLA & LOT 4- A POWELL GARDENS ADDITION CONT 1157 AC
65	1012057 2800544 0388	SUNSET VILLA LLC	4402 CANYON CT NE	ALBUQUERQUE	NM	87111	V	A1AM	LT 53- P1 CORRECTED PLAT OF LOTS 1-P1 THRU 70- P1 & TRACTSA & B SUNSET VILLA & LOT 4- A POWELL GARDENS ADDITION CONT .1368 AC
66	1012057 2260534 1819	SUNSET VILLA LLC	4402 CANYON CT NE	ALBUQUERQUE	NM	87111	V	A1AM	LT 40- P1 CORRECTED PLAT OF LOTS 1-P1 THRU 70- P1 & TRACTSA & B SUNSET VILLA & LOT 4- A POWELL GARDENS ADDITION CONT .1166 AC
67	1012057 3030414 0378	SUNSET VILLA LLC	4402 CANYON CT NE	ALBUQUERQUE	NM	87111	V	A1AM	LT 63- P1 CORRECTED PLAT OF LOTS 1-P1 THRU 70- P1 & TRACTSA & B SUNSET VILLA & LOT 4- A POWELL GARDENS ADDITION CONT 1207 AC
68	1012057 3230234 0362	SUNSET VILLA LLC	4402 CANYON CT NE	ALBUQUERQUE	NM	87111	V	A1AM	LT 9- P1 CORRECTED PLAT OF LOTS 1-P1 THRU 70- P1 & TRACTSA & B SUNSET VILLA & LOT 4- A POWELL GARDENS ADDITION CONT .1163 AC
69	1012057 2690634 0392	WAREHOUSE MOULDING DOOR CORP	4402 CANYON CT NE	ALBUQUERQUE	NM	87111	V	A1AM	LT 49- P1 CORRECTED PLAT OF LOTS 1-P1 THRU 70- P1 & TRACTSA & B SUNSET VILLA & LOT 4-

									A POWELL GARDENS ADDITION CONT .1159 AC
70	1012057 2000444 1814	SUNSET VILLA LLC	4402 CANYON CT NE	ALBUQUERQUE	NM	87111	V	A1AM	LT 35- P1 CORRECTED PLAT OF LOTS 1-P1 THRU 70- P1 & TRACTSA & B SUNSET VILL A & LOT 4- A POWELL GARDENS ADDITION CONT .1559 AC
71	1012057 3020364 0377	SUNSET VILLA LLC	4402 CANYON CT NE	ALBUQUERQUE	NM	87111	V	A1AM	LT 64- P1 CORRECTED PLAT OF LOTS 1-P1 THRU 70- P1 & TRACTSA & B SUNSET VILL A & LOT 4- A POWELL GARDENS ADDITION CONT 1172 AC
72	1012057 2820274 0354	SUNSET VILLA LLC	4402 CANYON CT NE	ALBUQUERQUE	NM	87111	V	A1AM	LT 17- P1 CORRECTED PLAT OF LOTS 1-P1 THRU 70- P1 & TRACTSA & B SUNSET VILL A & LOT 4- A POWELL GARDENS ADDITION CONT .1159 AC
73	1012057 2560494 1824	SUNSET VILLA LLC	4402 CANYON CT NE	ALBUQUERQUE	NM	87111	V	A1AM	LT 45- P1 CORRECTED PLAT OF LOTS 1-P1 THRU 70- P1 & TRACTSA & B SUNSET VILL A & LOT 4- A POWELL GARDENS ADDITION CONT .1184 AC
74	1012057 2380514 1821	SUNSET VILLA LLC	4402 CANYON CT NE	ALBUQUERQUE	NM	87111	V	A1AM	LT 42- P1 CORRECTED PLAT OF LOTS 1-P1 THRU 70- P1 & TRACTSA & B SUNSET VILL A & LOT 4- A POWELL GARDENS ADDITION CONT .1148 AC
75	1012057 1990334 0322	BORJAS JOSE N & ETELVINIA	2045 FIVE POINTS SW	ALBUQUERQUE	NM	87105	R	X1AM	MRGCD MAP 39 TRS 35A2, 35B & 35C2A2 CONT 0 75 AC M/L
76	1012057 2790664 0326	WALKER ACQUISITIONS LLC	PO BOX 40168	ALBUQUERQUE	NM	87196	V	A1AM	* 007 POWELL GDNS ADD

GONZALES
MAE
FELICITAS
DON EUIS
ATRISCO
TWILIGHT
POWER
SUNSET GA
RIO GRO
GARDEN
TYRACK
WHITTEN
HOOPER
HOOPER
HOOPER
HENRY
FIVE POINTS
SADORA
EUCARIZ
MARSTON
FIVE POINTS

OR CURRENT RESIDENT
101205729501440315
ACOSTA CONCEPTION S
1721 HOOPER RD SW
ALBUQUERQUE, NM 87105

OR CURRENT RESIDENT
101205733108640345
ARAGON GABRIEL L & ANNETTE
1606 SUNSET GARDENS SW
ALBUQUERQUE, NM 87105

OR CURRENT RESIDENT
101205730601340317
BACA ADRIAN BONIFACIO
2842 HERMOSA NE
ALBUQUERQUE, NM 87110

OR CURRENT RESIDENT
101205721203640348
BORJAS JOSE N & ESTELVINA
2045 FIVE POINTS RD SW A
ALBUQUERQUE, NM 87105

OR CURRENT RESIDENT
101205722813530612
CHAVEZ SANTIAGO
1832 SUNSET GARDENS SW
ALBUQUERQUE, NM 87105

OR CURRENT RESIDENT
101205724907541825
COUNTY OF BERNALILLO
1 CIVIC PLAZA NW
ALBUQUERQUE, NM 87102

OR CURRENT RESIDENT
101205735202840252
DUVAL JILL & WILSON E ANN
1598 DENNISON RD SW
ALBUQUERQUE, NM 87105

OR CURRENT RESIDENT
101205734202940251
DUVAL JILL & WILSON E ANN
1598 DENNISON RD SW
ALBUQUERQUE, NM 87105

OR CURRENT RESIDENT
101205723501740305
FLORES ANGELA K & FLORES
CHRISTOPHER J
1757 HOOPER RD SW
ALBUQUERQUE, NM 87105

OR CURRENT RESIDENT
101205732108840343
GALLEGOS BEN RONALD & ELREENA
13 PRAIRIE HAWK
LOS LUNAS, NM 87031

OR CURRENT RESIDENT
101205730407540333
GALLEGOS LARRY J
1701 POWELL RD SW
ALBUQUERQUE, NM 87105

OR CURRENT RESIDENT
101205728301440313
GALLEGOS LUCY
1729 HOOPER RD SW
ALBUQUERQUE, NM 87105

OR CURRENT RESIDENT
101205725010830607
GAMBOA SALVADOR C & ELVIRA C
1814 SUNSET GARDEN RD SW
ALBUQUERQUE, NM 87105

OR CURRENT RESIDENT
101205730001340316
LOVATO ROSE B
1717 HOOPER RD SW
ALBUQUERQUE, NM 87102

OR CURRENT RESIDENT
101205731006040329
POWERS LEONA M & MIDGE
CHRISTIE
1700 POWELL RD SW
ALBUQUERQUE, NM 87105

OR CURRENT RESIDENT
101205723503141801
ROMERO LOUIS M & RUTH E
BARGMAN-ROMERO
1722 SUNSET GARDENS SW
ALBUQUERQUE, NM 87105

OR CURRENT RESIDENT
101205726001740309
SALAZAR GLORIA M & ANNA MARIA
SALAZAR
1745 HOOPER RD SW
ALBUQUERQUE, NM 87105

OR CURRENT RESIDENT
101205731605040373
SUNSET VILLA LLC
4402 CANYON CT NE
ALBUQUERQUE, NM 87111

OR CURRENT RESIDENT
101205729307640334
TYRACK DONALD P & CAROL A
TRUSTEES OF TYRACK LVNG TRUST
1713 POWELL SW
ALBUQUERQUE, NM 87105

OR CURRENT RESIDENT
101205727906640326
WALKER ACQUISITIONS LLC
PO BOX 40168
ALBUQUERQUE, NM 87196

OR CURRENT RESIDENT
101205733205940368
WAREHOUSE MOULDING DOOR
CORP
4402 CANYON CT NE
ALBUQUERQUE, NM 87111

Project# 1003613
GARCIA/KRAEMER & ASSOC
200 LOMAS NW STE 1111
ALBUQUERQUE, NM 87102

Project# 1003613
SUNSET VILLA LLC
447 AVITAL NE
ALBUQUERQUE, NM 87123

Project# 1003613
DORY WEGRZYN
Vecinos del Bosque NA
1407 DENNISON SW
ALBUQUERQUE, NM 87105

Project# 1003613
LESLEY MOLECKE
Vecinos del Bosque NA
1703 GONZALES SW
ALBUQUERQUE, NM 87105

3. **Project#-1003613**
09DRB-70217 MAJOR - 2YR SUBD IMP AGMT EXT (2YR SIA)

GARCIA/KRAEMER & ASSOC. agent(s) for SUNSET VILLA LLC request(s) the above action(s) for all or a portion of Lot(s) 1-P1 - 76-P1, **SUNSET VILLA,** zoned SU-1 PRD, located on SUNSET GARDENS RD BETWEEN ATRISCO SW AND POWELL SW containing approximately 14.71 acre(s). (K-12) **THE TWO YEAR EXTENSION OF THE SUBDIVISION IMPROVEMENT AGREEMENT (SIA) WAS APPROVED.**

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

4. **Project# 1001178**
09DRB-70214 AMENDED SDP FOR BP

GARCIA/KRAEMER & ASSOC. agent(s) for CHECK WITH ME LLC request(s) the above action(s) for all or a portion of Tract(s) A-1-B-3, **ACME ACRES** zoned C-3, located on CUTLER NE BETWEEN CARLISLE BLVD NE AND MORNINGSIDE DR NE containing approximately 0.89 acre(s). (H-17)**DEFERRED TO 8/5/09 AT THE AGENT'S REQUEST.**

5. **Project# 1007263**
09DRB-70246 AMENDMENT TO PRELIMINARY PLAT

BOHANNAN HUSTON INC agent(s) for KHANI COMPANY request(s) the above action(s) for all or a portion of Lot(s) A-1, **FOUR HILLS VILLAGE 21ST INSTALLMENT,** zoned R-1, located on HIDEAWAY LANE AND WARM SANDS DR BETWEEN OPEN SPACE AND HIDEAWAY LANE containing approximately 7.2734 acre(s). (M-23) **THE AMENDED INFRASTRUCTURE LIST DATED 6/3/09 WAS APPROVED. THIS AMENDMENT DOES NOT EXTEND THE EXPIRATION DATE OF THE ALREADY APPROVED PRELIMINARY PLAT.**

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

6. **Project# 1000901**
09DRB-70248 MINOR - PRELIMINARY/ FINAL PLAT APPROVAL

URS agent(s) for ALBUQUERQUE BERNALILLO COUNTY WATER AUTHORITY request(s) the above action(s) for all or a portion of Tract(s) 1 & 2, **BOSQUE SCHOOL,** zoned SU-1 FOR C-2 USES/PRD USES, located on LEARNING RD NW AND MIRANDELA ST NW AND COORS NW containing approximately 31.3049 acre(s). (E & F-12)**INDEFINITELY DEFERRED AT THE AGENT'S REQUEST.**

DRB PUBLIC HEARING SIGN IN SHEETS

PROJECT #: 1003613 **AGENDA#** 3 **DATE:** 7/22/09

1. **Name:** Jerry P. Maya **Address:** 180 Sunset Grady **Zip:** 88105
2. **Name:** _____ **Address:** _____ **Zip:** _____
3. **Name:** _____ **Address:** _____ **Zip:** _____
4. **Name:** _____ **Address:** _____ **Zip:** _____
5. **Name:** _____ **Address:** _____ **Zip:** _____
6. **Name:** _____ **Address:** _____ **Zip:** _____
7. **Name:** _____ **Address:** _____ **Zip:** _____
8. **Name:** _____ **Address:** _____ **Zip:** _____
9. **Name:** _____ **Address:** _____ **Zip:** _____
10. **Name:** _____ **Address:** _____ **Zip:** _____
11. **Name:** _____ **Address:** _____ **Zip:** _____
12. **Name:** _____ **Address:** _____ **Zip:** _____
13. **Name:** _____ **Address:** _____ **Zip:** _____
14. **Name:** _____ **Address:** _____ **Zip:** _____
15. **Name:** _____ **Address:** _____ **Zip:** _____
16. **Name:** _____ **Address:** _____ **Zip:** _____
17. **Name:** _____ **Address:** _____ **Zip:** _____

CITY OF ALBUQUERQUE
PLANNING DEPARTMENT
DEVELOPMENT REVIEW BOARD

July 22, 2009

Project# 1003613
09DRB-70217 MAJOR - 2YEAR EXTENSION OF SUBDIVISION IMPROVEMENTS AGREEMENT
(2YR SIA)

GARCIA/KRAEMER & ASSOC. agent(s) for SUNSET VILLA LLC request(s) the referenced/ above action(s) for Lot(s) 1-P1 thru 76-P1, **SUNSET VILLA,** zoned SU-1/ PRD, located on the south side of SUNSET GARDENS RD SW between ATRISCO DR SW and the ARENAL DITCH containing approximately 14.7123 acre(s). (K-12)

AMAFCA
No comments

COG
MRCOG staff have no comment the proposed development application.

TRANSIT
Adjacent and nearby routes
None

Adjacent bus stops
No bus stops nearby.

Site plan requirements
None

Large site TDM suggestions
None.

Other information
None.

ZONING ENFORCEMENT
No comments.

NEIGHBORHOOD COORDINATION

APS
Sunset Villa, Lots 1-P1 thru 76-P1, is located on the south side of Sunset Gardens Rd SW between Atrisco Dr SW and the Arenal Ditch. The owner of the above property requests a Major 2 Year Extension of Subdivision Improvements Agreement (2 Yr SIA) for a development that will consist of 76 residential lots. This development will impact Valle Vista Elementary School, Ernie Pyle Middle School, and Rio Grande High School. Currently, all three schools have excess capacity.

Loc No	School	2008-09 40th	2008-09 Capacity	Space Available

		Day		
370	Valle Vista	549	643	94
450	Ernie Pyle	686	949	263
540	Rio Grande	1,911	2,126	215

Residential Units: 76
Est. Elementary School Students: 20
Est. Middle School Students: 9
Est. High School Students: 9
Est. Total # of Students from Project: 38
*The estimated number of students from the proposed project is based on an average student generation rate for the entire APS district.

POLICE DEPARTMENT
No Objection

FIRE DEPARTMENT
No comments.

PNM ELECTRIC & GAS
No comments

COMCAST
No comments

QWEST
No Objection

ENVIRONMENTAL HEALTH
No comments

M.R.G.C.D
No Adverse Comments

OPEN SPACE DIVISION
Open Space has no adverse comments

CITY ENGINEER
The Hydrology section has no objection to the extension request.

TRANSPORTATION DEVELOPMENT
No adverse comments.

PARKS AND RECREATION
No objection.

ABCWUA
No objection to Extension request.

PLANNING DEPARTMENT
Refer to comments from affected agencies and any public hearing comments regarding proposed extension.

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

Cc:

#13

COMPLETED 09/19/07

DRB CASE ACTION LOG (FINAL PLAT)

REVISED 9/28/05

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

DRB Application No.: **07DRB-70193 (FP)** Project # **1003613**

Project Name: SUNSET VILLA

Agent: THOMPSON ENGINEERING CONSULTANTS, INC Phone No.: 271-2199

Your request for (**SDP for SUB), (SDP for BP), (FINAL PLATS), (MASTER DEVELOP. PLAN),** was approved on 8/22/07 by the DRB with delegation of signature(s) to the following departments.

OUTSTANDING SIGNATURES COMMENTS TO BE ADDRESSED

- ❑ TRANSPORTATION: _____
- ❑ _____
- ❑ _____
- ❑ _____
- ❑ _____

- ❑ ABCWUA: _____
- ❑ _____
- ❑ _____
- ❑ _____
- ❑ _____

- ❑ CITY ENGINEER / AMAFCA: MRGCD signature (ok) (ok)
- ❑ Revise note 11
- ❑ Access to tract 11 (ok)
- ❑ dedication on Sunset Gardens (move MRGCD esmt) (ok)

- ❑ PARKS / CIP: _____
- ❑ _____
- ❑ _____
- ❑ _____

- ☑ PLANNING (Last to sign): record
- ❑ _____
- ❑ _____
- ❑ _____

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

Project Number 1003613

#13

DRB CASE ACTION LOG (FINAL PLAT)

REVISED 9/28/05

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

DRB Application No.: **07DRB-70193 (FP)** Project # **1003613**

Project Name: SUNSET VILLA

Agent: THOMPSON ENGINEERING CONSULTANTS, INC Phone No.: 271-2199

Your request for (**SDP for SUB), (SDP for BP), (FINAL PLATS), (MASTER DEVELOP. PLAN),** was approved on 8/22/07 by the DRB with delegation of signature(s) to the following departments.

OUTSTANDING SIGNATURES COMMENTS TO BE ADDRESSED

- ☐ TRANSPORTATION: _____
- ☐ _____
- ☐ _____
- ☐ _____
- ☐ _____

- ☐ ABCWUA: _____
- ☐ _____
- ☐ _____
- ☐ _____
- ☐ _____

- ☐ CITY ENGINEER / AMAFCA: MRGCD signature
- ☐ Revise note 11
- ☐ Access to tract 11
- ☐ dedication on Sunset Gardens (move MRGCD esmt)

- ☐ PARKS / CIP: _____
- ☐ _____
- ☐ _____
- ☐ _____

- ☒ PLANNING (Last to sign): record
- ☐ _____
- ☐ _____
- ☐ _____

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

Project Number 1003613

DEVELOPMENT REVIEW BOARD
ACTION SHEET

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

August 22, 2007 9:00 A.M.

MEMBERS:

Sheran Matson, AICP, DRB Chair
Sandra Handley, Administrative Assistant

Wilfred Gallegos, Transportation Development
Brad Bingham, Alternate City Engineer
Roger Green, ABCWUA
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

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

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

1. **Project# 1003859**
07DRB-70161 MAJOR - 2YR SUBD IMP AGMT (2YR SIA)

BOHANNAN HUSTON INC agent(s) for SILVERLEAF VENTURES LLC request(s) the above action(s) for all or a portion of Tract(s) 1-9, **NORTH ANDALUCIA AT LA LUZ,** zoned SU-1 for C-2, O-1 & PRD, located on COORS BLVD NW BETWEEN MONTANO RD NW AND LEARNING RD NW containing approximately 50.77 acre(s). (E-12 & F-12) **TWO-YEAR EXTENSION OF THE SIA WAS APPROVED.**

2. **Project# 1004355**
07DRB-70146 VACATION OF PUBLIC RIGHT-OF-WAY

WILSON AND COMPANY INC agent(s) for KB HOME NEW MEXICO request(s) the above action(s) for all or a portion of **VISTA VIEJA, UNIT 2,** zoned R-D, located on VISTA TERRAZA DR NW BETWEEN BOUVARDIA RD NW AND MOCK HEATHER RD NW. (D-9) **THE VACATION WAS APPROVED AS SHOWN ON EXHIBIT B IN THE PLANNING FILE PER SECTION 14-14-7-2(A)(1) AND (B) (1)(3) OF THE SUBDIVISION ORDINANCE.**

3. **Project# 1004607**
07DRB-70147 VACATION OF PUBLIC RIGHT-OF-WAY

WILSON AND COMPANY INC agent(s) for KB HOME NEW MEXICO request(s) the above action(s) for all or a portion of Block(s) 12 & 14, 20, **VISTA VIEJA, UNITS 3 & 4,** zoned R-D, located on VISTA TERRAZA DR NW BETWEEN BOUVARDIA RD NW AND MOCK HEATHER RD NW (D-9) **THE VACATION WAS APPROVED AS SHOWN ON EXHIBIT B IN THE PLANNING FILE PER SECTION 14-14-7-2(A)(1) AND (B) (1)(3) OF THE SUBDIVISION ORDINANCE.**

4. **Project# 1002739**
07DRB-70148 VACATION OF PUBLIC EASEMENT
07DRB-70149 MAJOR - PRELIMINARY PLAT APPROVAL
07DRB-70150 MINOR - SDP FOR SUBDIVISION
07DRB-70151 SUBDN DESIGN VARIANCE FROM MIN DPM STDS
07DRB-70152 SIDEWALK WAIVER
07DRB-70153 MINOR - TEMP DEFR SWDK CONST

MARK GOODWIN AND ASSOCIATES PA agent(s) for KB HOME NEW MEXICO INC. request(s) the above action(s) for all or a portion of Parcel(s) 4 & 6, **ANDERSON HEIGHTS, UNIT 4 & 6,** zoned R-D, located on 118th ST NW BETWEEN COLONEL AVE NW AND AMOLE MESA NW containing approximately 56.8675 acre(s). *[Deferred from 08/15/07]* (N-8) **THE VACATION WAS APPROVED AS SHOWN ON EXHIBIT B IN THE PLANNING FILE PER SECTION 14-14-7-2(A)(1) AND (B) (1)(3) OF THE SUBDIVISION ORDINANCE. WITH AN APPROVED GRADING PLAN ENGINEER STAMP DATED 07/20/07, THE PRELIMINARY PLAT WAS APPROVED. THE SITE DEVELOPMENT PLAN FOR SUBDIVISION WAS APPROVED WITH FINAL SIGN-OFF DELEGATED TO PLANNING FOR THE SOLAR COLLECTOR LANGUAGE AND FOR 3 COPIES OF THE PLAN. A SUBDIVISION DESIGN VARIANCE FROM MINIMUM DPM DESIGN STANDARDS WAS APPROVED AS SHOWN ON EXHIBIT D IN THE PLANNING FILE. THE SIDEWALK WAIVER AND THE TEMPORARY DEFERRAL OF CONSTRUCTION OF SIDEWALKS WERE APPROVED AS SHOWN OF EXHIBIT C.**

5. **Project# 1006516**
07DRB-70030 BULK LAND VARIANCE
07DRB-70031 MAJOR - PRELIMINARY PLAT APPROVAL
07DRB-70034 VACATION OF PUBLIC EASEMENT
07DRB-70032 MINOR - TEMP DEFR SWDK CONST
07DRB-70033 SIDEWALK WAIVER
07DRB-70085 MINOR-PRELIM&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) 4A, **MESA DEL SOL,** zoned SU-2/PC, located on UNIVERSITY BLVD SE BETWEEN SOLAR MESA AVE. SE AND BOBBY FOSTER SE containing approximately 114.7792 acre(s). *[Deferred from 06/27/07, 07/25/07, 07/22/07 & 08/22/07]* (R-15, R-16, S-15 & S-16) **DEFERRED AT THE AGENT'S REQUEST TO 09/26/07.**

6. **Project # 1005070**
06DRB-01154 Major-Preliminary Plat Approval
06DRB-01156 Minor-Sidewalk Waiver
06DRB-01155 Minor-Temp Defer SDWK

SURV-TEK INC & WILSON & COMPANY agent(s) for THE TRAILS LLC request(s) the above action(s) for all or a portion of Tract(s) 8, THE TRAILS, UNIT 2 (to be known as **TAOS @ THE TRAILS, UNIT 2**) zoned SU-2-SRLL, located on WOODMONT AVE NW, between UNIVERSE BLVD NW and RAINBOW BLVD NW containing approximately 9 acre(s). *[Deferred from 9/6/06, 9/13/06, 9/27/06, 10/11/06, 10/25/06, 11/29/06, 12/20/06, 1/24/07, 4/18/07, 6/20/07, 7/18/07 & 08/22/07]* (C-9) **Deferred at the agent's request to 09/05/07.**

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

7. **Project# 1004622**
07DRB-70197 EPC APPROVED SDP FOR BUILD PERMIT

GEORGE RAINHART ARCHITECTS agent(s) for NEW MEXICO EDUCATORS FEDERAL CREDIT UNION request(s) the above action(s) for all or a portion of Lot(s) 18, PARCELS K, M & N, Tract(s) A, Block(s) 21, **NORTH ALBUQUERQUE ACRES, Unit(s) A,** zoned SU-2/C-1, located on PASEO DEL NORTE NE BETWEEN BARSTOW NE AND WYOMING BLVD NE containing approximately 1.45 acre(s). *[Deferred from 08/22/07]* **[Anna DiMambro, EPC Planner]** (D-19) **DEFERRED AT THE AGENT'S REQUEST TO 08/29/07.**

8. **Project# 1005484**
07DRB-70196 EPC APPROVED SDP FOR BUILD PERMIT

MULLEN HELLER ARCHITECTURE agent(s) for CAT STEVENS LLC request(s) the above action(s) for all or a portion of Tract(s) H-6A6A2A1, **RIVERVIEW PARCELS,** zoned SU-1 FOR IP USES, located on GOLF COURSE RD NW BETWEEN PASEO DEL NORTE NW AND SHELLY ROSE NW containing approximately 0.9607 acre(s). **[Carol Toffaleti, EPC Planner]** (C-12) **THE SITE PLAN FOR BUILDING PERMIT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO TRANSPORTATION DEVELOPMENT FOR SIDEWALK EASEMENT AND TO PLANNING FOR 3 COPIES.**

9. **Project# 1005389**
07DRB-70189 MINOR - SDP FOR BUILDING PERMIT

SADLER CONSTRUCTION agent(s) for ALTUSA LLC request(s) the above action(s) for all or a portion of Tract(s) 7, **LAS LOMITAS BUSINESS PARK,** zoned SU-1/IP, located on EL PUEBLO NE BETWEEN EDITH NE AND JEFFERSON NE containing approximately 1.7015 acre(s). (D-16) **WITHDRAWN AT THE AGENT'S REQUEST.**

10. **Project# 1005282**
07DRB-70170 EPC APPROVED SDP FOR BUILD PERMIT

ANISSA CONSTRUCTION INC agent(s) for MIKE HOSNI of M & F AUTO PARKING GARAGE request(s) the above action(s) for all or a portion of Lot(s) A-26-B1, CASY SUBDIVISION, zoned SU-1 FOR C-2 USES, located on COORS BETWEEN QUAIL NW AND PHEASANT NW containing approximately 2.4334 acre(s). **[Catalina Lehner, EPC Case Planner]** *[Deferred from 08/15/07]* (G-11) **THE SITE PLAN FOR BUILDING PERMIT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO PLANNING FOR CATALINA LEHNER'S INITIALS AND 3 COPIES OF THE PLAN.**

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

11. **Project# 1005415**
07DRB-70188 MINOR - PRELIMINARY/ FINAL PLAT APPROVAL

JACKS HIGH COUNTRY INC agent(s) for LAWRENCE SEGURA request(s) the above action(s) for all or a portion of Tract(s) 43B1 ,43C1 & 43D1, TOWN OF ALBUQUERQUE GRANT (to be known as **LANDS OF JODI AND LAWRENCE SEGURA,** zoned RA-2, located on CARLOTA NW BETWEEN GABALDON RD NW AND LOS LUCEROS NW containing approximately 0.981 acre(s). (H-12) **PRELIMINARY AND FINAL PLAT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO PLANNING FOR AGIS DXF FILE AND TO RECORD THE PLAT.**

12. **Project# 1003125**
07DRB-70192 MINOR - PRELIMINARY/ FINAL PLAT APPROVAL

MOLZEN-CORBIN & ASSOCIATES agent(s) for CITY OF ALBUQUERQUE/AVIATION & ECLIPSE AVIATION INC request(s) the above action(s) for all or a portion of Tract(s) D-1 & S-1, **LANDS OF DOUBLE EAGLE II AIRPORT AEROSPACE TECHNOLOGY PARK,** zoned SU-1/ AIRPORT AND RELATED USES, located on DOUBLE EAGLE II AIRPORT NW BETWEEN PASEO DEL VOLCAN NW AND SHOOTING RANGE PARK RD NW containing approximately 251 acre(s). (F-G/6). **PRELIMINARY AND FINAL PLAT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO PLANNING FOR AGIS DXF FILE AND TO RECORD THE PLAT**

13. ~~Project# 1003613~~
07DRB-70193 MAJOR - FINAL PLAT APPROVAL

THOMPSON ENGINEERING CONSULTANTS, INC agent(s) for SUNSET VILLA, LLC request(s) the above action(s) for all or a portion of Lot(s) 11, 1-4, Tract(s) 34 (to be known as **SUNSET VILLA)** zoned SU-1 for PRD, located on SUNSET GARDENS RD SW BETWEEN ATRISCO RD SW AND SUNSET GARDENS RD SW containing approximately 14.7 acre(s). (K-12) **PRELIMINARY AND FINAL PLAT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO CITY ENGINEER FOR MRGCD SIGNATURE, REVISE NOTE 11, SHOW ACCESS EASEMENT TO TRACT 11, DEDICATION ON SUNSET GARDENS TO MOVE MRGCD EASEMENT AND TO PLANNING TO RECORD THE PLAT.**

14. **Project# 1002837**
07DRB-70191 MINOR - PRELIMINARY/ FINAL PLAT APPROVAL

SURVEYS SOUTHWEST LTD agent(s) for BARBARA JARVIS request(s) the above action(s) for all or a portion of Lot(s) 12 & 13, Block(s) 3, **BUENA VISTA HEIGHTS,** zoned SU-2/UC, located on LEAD AVE SE BETWEEN SILVER SE AND YALE SE containing approximately 0.326 acre(s). (K-15) **PRELIMINARY AND FINAL PLAT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO TRANSPORTATION DEVELOPMENT FOR ISSUE ON LEAD AVENUE AND TO PLANNING FOR COPY OF THE RECORDED PLAT.**

15. **Project# 1006742**
07DRB-70194 MINOR - PRELIMINARY/ FINAL PLAT APPROVAL

SURVEYS SOUTHWEST LTD agent(s) for JOE OLIVAS request(s) the above action(s) for all or a portion of Lot(s) 1 & 10, Block(s) 14, **EAST CENTRAL BUSINESS ADDITION,** with a portion of vacated Skyline Rd NE, zoned C-2, located on DOROTHY ST NE BETWEEN LINN AVE NE AND MARTHA ST NE containing approximately 0.5527 acre(s). (L-21) **PRELIMINARY AND FINAL PLAT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO TRANSPORTATION DEVELOPMENT FOR 15-FOOT RADIUS ON LINN AND DOROTHY AND COPY OF THE RECORDED PLAT.**

16. **Project# 1006549**
07DRB-70195 MINOR - PRELIMINARY/ FINAL PLAT APPROVAL

SURVEYS SOUTHWEST LTD agent(s) for BENCOR request(s) the above action(s) for all or a portion of Tract(s) Z, **MILLS & BOREN SUBDIVISION,** zoned C-2, located on CARLISLE BLVD NE BETWEEN MENAUL BLVD AND SOLANO NE containing approximately 1.66 acre(s). (H-17) **THE PRELIMINARY PLAT WAS APPROVED. THE FINAL PLAT WAS INDEFINITELY DEFERRED FOR THE SIA.**

17. **Project# 1005160**
07DRB-70178 MINOR - PRELIMINARY/ FINAL PLAT APPROVAL

SURVEYS SOUTHWEST LTD agent(s) for MARK GONZALES request(s) the above action(s) for all or a portion of Lot(s) 2-A & 4-A, Tract(s) 246, **JESUS ROMERO ADDITION, UNIT 2,** and Tract 246, MRGCD Map 38, zoned C-1 W/CONDITIONAL USE FOR DWELLING UNITS, located on RIO GRANDE BLVD NW BETWEEN HOLLYWOOD AVE NW AND SOTO NW containing approximately 0.4309 acre(s). *[Deferred from 08/15/07]* (J-13) **PRELIMINARY AND FINAL PLAT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO PLANNING FOR CONDITIONAL USE REVISION, AGIS DXF FILE AND COPY OF THE RECORDED PLAT.**

18. **Project # 1004387**
07DRB-00335 Final Plat Approval

SURVEYS SOUTHWEST LTD agent(s) for JUDITH C SCHAAB request(s) the above action(s) for all or any portion of Lot(s) 31-35, Block(s) 12, **COUNTRY CLUB ADDITION,** together with a portion of LAS LOMAS RD NE, zoned O-1 located on LAS LOMAS RD NE between ENCINO PL NE and CEDAR CT NE containing approximately 1 acre(s). [REF: 06DRB00644, 05DRB01332] *[Deferred from 04/11/07, Indef defer 4/18/07]* (J-15) **THE FINAL PLAT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO PLANNING FOR REAL PROPERTY'S SIGNATURE AND COPY OF THE RECORDED PLAT.**

19. **Project #1003828**
07DRB-00717 MINOR - PRELIMINARY/ FINAL PLAT APPROVAL

WILLIAM T CANIGLIA, agent(s) for CANDELARIA VILLAGE COMPANY request(s) the above action(s) for all or a portion of Lot(s) 38, **CANDELARIA VILLAGE**, zoned R-1, located on 12TH ST NW and DON FRANCISCO PL NW containing approximately 0.338 acre(s). *[Defer from 06/20/07, 7/11/07 & 08/22/07]* (G-13) **Deferred at the agent's request to 10/17/07.**

20. **Project# 1003445**
07DRB-70054 MINOR - PRELIMINARY/ FINAL PLAT APPROVAL

BOHANNAN HUSTON INC agent(s) for FOUNTAIN HILLS PLAZA LLC request(s) the above action(s) for Tract(s) B-1-A, C-1-A, D-1-A & Lot(s) 6-A-1-A, A and 10-A-2, Block(s) D, Unit 1, ALBUQUERQUE WEST, **FOUNTAIN HILLS** and Tract(s) B, RICHLAND HILLS, UNIT 1, zoned SU-1 FOR IP USES W/EXCEPTIONS & PDA TO INCLUDE C-3 USES, located on NUNZIO AVE NW between PARADISE BLVD NW and PASEO DEL NORTE NW containing approximately 39.9074 acre(s). *[Defer from 06/20/07]* [REF: 07DRB00261] (C-12) **PRELIMINARY AND FINAL PLAT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO PLANNING FOR SITE PLAN FOR SUBDIVISION AMENDMENT AND TO RECORD THE PLAT.**

21. **Project# 1006715**
07DRB-70169 MINOR - PRELIMINARY/ FINAL PLAT APPROVAL

JACK'S HIGH COUNTRY INC. agent(s) for ALVIN & NANCY ANDERSEN request(s) the above action(s) for all or a portion of Lot(s) 11, **RINCON DEL RIO ADDITION,** zoned RA-2, located on RINCON DEL RIO CT NW BETWEEN TRELLIS DR NW AND GLENWOOD NW containing approximately 0.4719 acre(s). *[Deferred from 08/08/07,08/15/07 & 08/22/07]* (G-12) **Deferred at the agent's request to 08/29/07.**

22. **Project# 1003692**
07DRB-70035 MINOR - PRELIMINARY/ FINAL PLAT APPROVAL

WILSON AND COMPANY INC agent(s) for ALBUQUERQUE PUBLIC SCHOOLS request(s) the above action(s) for all or a portion of Tract(s) A, B, AND C, LANDS OF ALBUQUERQUE PUBLIC SCHOOLS (to be known as **HEIGHTS COMMUNITY CENTER**) zoned SU-2 for O-1, located on BUENA VISTA AVE SE BETWEEN ST. CYR AVE SE AND COAL AVE SE containing approximately 7.916 acre(s)(K-15) *[Deferred from 6/13/07 & 08/22/07. Indef deferred on 06/20/07]* **PRELIMINARY AND FINAL PLAT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO PLANNING FOR THE SOLAR COLLECTOR LANGUAGE ON THE PLAT AND TO RECORD.**

23. **Project# 1006507**
07DRB-70025 MINOR - FINAL PLAT APPROVAL

COMMUNITY SCIENCES CORP agent(s) for K & M DEVELOPMENT INC request(s) the above action(s) for all or a portion of Lot(s) 17, 18, 19 & 20, Block(s) 30, RAYNOLDS ADDITION (to be known as **14TH & COAL SUBDIVISION, UNIT 1)** zoned SU-2/MFR, located on 14TH ST SW BETWEEN IRON SW AND LEAD SW containing approximately 0.33 acre(s). [REF: DRB 1005244] *[Indef deferred on 06/20/07]* (K-13) **PRELIMINARY AND FINAL PLAT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO PLANNING FOR THE SOLAR COLLECTOR LANGUAGE ON THE PLAT, AGIS DXF FILE AND TO RECORD.**

24. **Project# 1006509**
07DRB-70026 MINOR - FINAL PLAT APPROVAL

COMMUNITY SCIENCES CORP agent(s) for K & M DEVELOPMENT INC. request(s) the above action(s) for all or a portion of Lot(s) 13, 14, 15, 16, 17, 18 AND 19, Block(s) 29, HUNING CASTLE ADDITION (to be known as **14TH & COAL SUBDIVISION, UNIT 2**) zoned SU-2 FOR MFR, located on 14TH ST SW BETWEEN IRON SW AND LEAD SW containing approximately 0.68 acre(s). [REF: 1005244] *[Indef deferred on 06/20/07]* (K-19)) **PRELIMINARY AND FINAL PLAT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO PLANNING FOR THE SOLAR COLLECTOR LANGUAGE ON THE PLAT, AGIS DXF FILE AND TO RECORD.**

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

25. **Project# 1005094**
07DRB-70190 SKETCH PLAT REVIEW AND COMMENT

ANTONIO BILOTTO request(s) the above action(s) for all or a portion of Lot(s) 7 & 8, Block(s) A, **GRANDE HEIGHTS SUBDIVISION,** zoned R-1, located on WARD CT NW BETWEEN VISTA GRANDE NW AND SEQUOIA CT NW containing approximately 1.573 acre(s). (G-11) **THE ABOVE REQUEST WAS REVIEWED AND COMMENTS WERE GIVEN.**

26. Approval of the Development Review Board Minutes for July 25, 2007. **THE DRB MINUTES FOR JULY 25, 2007 WERE APPROVED BY THE BOARD.**

Other Matters:

ADJOURNED: 11:15 A.M.

CITY OF ALBUQUERQUE
Planning Department
August 22, 2007
DRB COMMENTS

ITEM # 13

PROJECT # 1003613 APPLICATION # 07-70193

RE: Lots 11, 1-4, Tract 34, tbka Sunset Villa/fp

Has anything changed from preliminary plat?

~~The County must sign the plat before Planning can approve the plat~~.

Planning will take delegation ~~for the County signature and~~ to record the plat.

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

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Draft

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Bulk [Empty]

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This message is not flagged. [Flag Message - Mark as Unread] Printable View

From: Wayjonsurv@aol.com View Contact Details Add Mobile Alert

Date: Wed, 22 Aug 2007 10:34:29 EDT

Subject: Fwd: Project No. 1003613

To: TECNM@YAHOO.COM

Get a sneak peek of the all-new AOL.com.

Forwarded Message [Download File]

Subject: Project No. 1003613

Date: Tue, 21 Aug 2007 14:59:31 -0600

From: "Zamora, David M." <dmzamora@cabq.gov>

To: Wayjonsurv@aol.com

HTML Attachment [Scan and Save to Computer]

The .dxf file for Project No. 1003613 (Sunset Villa/Powell Gardens) has been approved.

David M. Zamora
GIS Coordinator - AGIS
City of Albuquerque
Planning Department
924-3929 phone
924-3812 fax
www.cabq.gov/gis
dmzamora@cabq.gov

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3613

DXF Electronic Approval Form

DRB Project Case #: 1003613

Subdivision Name: SUNSET VILLA LOTS 1P1 THRU 76-P1 & LOT 4A POWELL GARDENS

Surveyor: THOMAS D JOHNSTON

Contact Person: THOMAS D JOHNSTON

Contact Information: 255-2052

DXF Received: 8/21/2007 Hard Copy Received: 8/21/2007

Coordinate System: NMSP Grid (NAD 27)

Approved

8-21-2007
Date

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

AGIS Use Only

Copied fc **3613** to agiscov on **8/21/2007** Contact person notified on **8/21/2007**

#3

DRB CASE ACTION LOG (AMEND. S. P. SUBD.)

REVISED 9/28/05

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

DRB Application No.: **07DRB-00129 (ASPS)** Project # **1003613**

Project Name: **SUNSET VILLA SUBDIVISION**

Agent: THOMPSON ENGINEERING Phone No: 271-2199

Your request for **(SDP for SUB), (SDP for BP), (FINAL PLATS), (MASTER DEVELOP. PLAN),** was approved on 02/14/07 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): 3 copies - all pages

☐ **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.**

AMEND TO SP. SUBD. BLUE SHT.

Project Number 1003613

OFFICIAL NOTICE OF DECISION

CITY OF ALBUQUERQUE
PLANNING DEPARTMENT
DEVELOPMENT REVIEW BOARD

February 14, 2007

3. Project # 1003613
07DRB-00129 Minor-Amnd SiteDev Plan Subd/EPC
07DRB-00130 Minor-Amnd Prelim Plat Approval
07DRB-00131 Minor-Sidewalk Waiver
07DRB-00132 Minor-Temp Defer SDWK

THOMPSON ENGINEERING CONSULTANTS INC agent(s) for WAREHOUSE MOULDING & DOOR CORP request(s) the above action(s) for all or a portion of Lot(s) 11 and 1-4, Tract(s) 34, M.R.G.C.D. MAP 39, RANCHO RICO, POWELL GARDENS ADDITION & SUNSET VILLA ADDITION (to be known as **SUNSET VILLA SUBDIVISION)** zoned SU-1 FOR PRD, located on SUNSET GARDENS RD SW, between ATRISCO RD SW and SUNSET RD SW containing approximately 15 acre(s). [REF: 06DRB00854] (K-12)

At the February 14, 2007, Development Review Board meeting, the amended site plan for subdivision was approved with final sign off delegated to Planning for 3 copies of the site plan. With the approval of the amended grading plan engineer stamp dated 1/26/07 the amended preliminary plat was approved. The previous conditions of final plat still apply. This amendment does not extend the expiration date of the already approved preliminary plat.

A sidewalk variance for waiver of sidewalks was re-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.

Sheran Matson, AICP, DRB Chair

Cc: Warehouse Moulding & Door Corporation, 4402 Canyon Ct NE, 87113
Thompson Engineering Consultants Inc., P.O. Box 65760
Marilyn Maldonado, Planning Department, 4th Floor, Plaza del Sol Bldg.
File

DEVELOPMENT REVIEW BOARD
ACTION SHEET

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

February 14, 2007 9:00 a.m.

MEMBERS:

Sheran Matson, AICP, DRB Chair
Claire Senova, Administrative Assistant
Wilfred Gallegos, Transportation Development
Brad Bingham, Alternate City Engineer
Roger Green, Utility Development
Christina Sandoval, Parks & Recreation

****

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

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

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

A. Call to Order: 9:00 A.M. Adjourned: 10:20 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 # 1005343** 07DRB-00066 Major-Vacation of Public Easements 07DRB-00067 Minor-Prelim&Final Plat Approval	SURVEYS SOUTHWEST LTD agent(s) for MONEER HINDI request(s) the above action(s) for **PARCEL 3, MANKIN INC.,** zoned C-2 community commercial zone, located on SKYLINE RD NE and I-40 and containing approximately 2 acre(s). [REF: ZA-98-269, Z-1410] (L-22) **WITHDRAWN AT THE AGENT'S REQUEST.**

2. **Project # 1000060**
03DRB-02115 Major – One Year SIA

MODRALL SPERLING agent(s) for SANDIA FOUNDATION request(s) the above action(s) for all or a portion of Tract(s) C & D1B, **GATEWAY SUBDIVISION**, zoned SU-2/C-3, located on LOMAS BLVD NE, between WOODWARD NE and I-25. (J-15) **A ONE-YEAR SIA WAS APPROVED.**

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

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

3. **Project # 1003613**
07DRB-00129 Minor-Amnd SiteDev Plan Subd/EPC
07DRB-00130 Minor-Amnd Prelim Plat Approval
07DRB-00131 Minor-Sidewalk Waiver
07DRB-00132 Minor-Temp Defer SDWK

THOMPSON ENGINEERING CONSULTANTS INC agent(s) for WAREHOUSE MOULDING & DOOR CORP request(s) the above action(s) for all or a portion of Lot(s) 11 and 1-4, Tract(s) 34, M.R.G.C.D. MAP 39, RANCHO RICO, POWELL GARDENS ADDITION & SUNSET VILLA ADDITION (to be known as **SUNSET VILLA SUBDIVISION)** zoned SU-1 FOR PRD, located on SUNSET GARDENS RD SW, between ATRISCO RD SW and SUNSET RD SW containing approximately 15 acre(s). [REF: 06DRB00854] (K-12) **THE AMENDED SITE PLAN FOR SUBDIVISION WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO PLANNING FOR 3 COPIES. WITH THE APPROVAL OF THE AMENDED GRADING PLAN ENGINEER STAMP DATED 1/26/07 THE AMENDED PRELIMINARY PLAT WAS APPROVED. THE PREVIOUS CONDITIONS OF FINAL PLAT STILL APPLY. 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.**

4. **Project # 1005189**
07DRB-00089 Minor-SiteDev Plan BldPermit/EPC

GARRETT SMITH LTD. agent(s) for LITTLE BROTHERS OF THE GOOD SHEPHERD request(s) the above action(s) for all or a portion of Lot(s) 1-A, Block(s) 45, **PEREA ADDITION,** zoned SU-2/SU-1 for found. house & rel. act., located on MOUNTAIN RD NW, between 14TH ST NW and BROTHER MATHIAS PLACE NW containing approximately 1 acre(s). [REF: Z-89-100] **[Maggie Gould, EPC Case Planner]** *[Deferred from 2/7/07 & 2/14/07]* (J-13) **DEFERRED AT THE AGENT'S REQUEST TO 2/21/07.**

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

5. **Project # 1000624**
07DRB-00128 Minor-Prelim&Final Plat Approval

ACCURATE SURVEY agent(s) for KEITH CHESHIRE request(s) the above action(s) for all or a portion of Lot(s) 30 & 31, **ALAMEDA BUSINESS PARK,** zoned SU-2 IP EP, located on ALAMEDA PARK DR NW, between ALAMEDA BLVD NW and PASEO DEL NORTE NW containing approximately 2 acre(s)(C-16) **THE PRELIMINARY AND FINAL PLAT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO PLANNING FOR SITE PLAN FOR BUILDING PERMIT, AGIS DXF FILE AND TO RECORD.**

6. **Project # 1005132**
07DRB-00137 Minor-Prelim&Final Plat Approval

PRECISION SURVEYS INC agent(s) for SAN PEDRO EQUITIES LLC request(s) the above action(s) for all or a portion of Lot(s) 27-29, Block(s) 34, Unit B, Tract(s) A, NORTH ALBUQUERQUE ACRES (to be known as **TRACTS A & B, PASEO NUEVO 2**) zoned SU-2 for IP, located on HOLLY AVE NE, between SAN PEDRO DR NE and VILLE CT NE containing approximately 3 acre(s). [REF: 06EPC01313] (C-18) **THE PRELIMINARY AND FINAL PLAT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO TRANSPORTATION DEVELOPMENT TO DETERMINE IF CROSS ACCESS EASEMENTS ARE NEEDED AND TO PLANNNG TO RECORD.**

7. **Project # 1005335**
07DRB-00139 Minor-Prelim&Final Plat Approval

JACK'S HIGH COUNTRY INC agent(s) for CAVALIER CAPITAL LLC request(s) the above action(s) for all or a portion of Lot(s) E-1, **LEONARD INDUSTRIAL AREA,** zoned M-1 light manufacturing zone, located on MENAUL BLVD NE, between PRINCETON ST NE and VASSAR ST NE containing approximately 6 acre(s). [REF: 07DRB00053] (H-16) **THE PRELIMINARY AND FINAL PLAT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO PLANNING TO RECORD.**

8. **Project # 1005350**
07DRB-00098 Minor-Prelim&Final Plat Approval

RUBY BUSTOS request(s) the above action(s) for all or a portion of Lot(s) 11, **REGINA ADDITION,** zoned R-1 residential zone, located on HERRERA RD NW, between 47TH ST NW and ATRISCO DR NW containing approximately 1 acre(s). (J-12) **THE PRELIMINARY AND FINAL PLAT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO PLANNING FOR AGIS DXF FILE AND TO RECORD.**

9. **Project # 1003928**
07DRB-00068 Minor-Prelim&Final Plat Approval

SURVEYS SOUTHWEST LTD agent(s) for JIM MOCHO request(s) the above action(s) for LOT 16D, **TOHATCHI ADDITION** & LOT 12, BLOCK C, **J M MOORE REALTY COMPANY'S 3RD ADDITION**, zoned R-1 residential zone, located on MOUNTAIN RD NW, between RIO GRANDE BLVD NW and PUEBLO BONITO NW containing approximately 1 acre(s). [REF: 06DRB01203] *[Deferred from 1/31/07 & 2/14/07]* (J-13) **INDEFINITELY DEFERRED AT THE AGENT'S REQUEST.**

10. **Project # 1005226**
06DRB-01543 Minor-Prelim&Final Plat Approval

ROSS HOWARD COMPANY agent(s) for ESTELLE BEATY-VAHN request(s) the above action(s) for all or a portion of Lot(s) 1-3 and vacated Garcia Street, Block(s) 42, **SKYLINE HEIGHTS SUBDIVISION,** zoned C-3 & M-1, located on ACOMA ST SE, between ALTEZ ST SE and CONCHAS ST SE containing approximately 1 acre(s). *[Indef deferred on a no show on 11/1/06 & 11/15/06 & 1/31/07]* (L-20) **THE PRELIMINARY AND FINAL PLAT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO UTILITIES DEVELOPMENT FOR ADDITIONAL WATER/SEWER ACCOUNTS AND TAPPING PERMITS AND TRANSPORTATION DEVELOPMENT FOR DOCUMENTATION THAT LOT 4-A HAS NO RIGHTS TO VACATED "GARCIA" STREET AND TO RECORD.**

11. **Project # 1004679**
07DRB-00071 Minor-Prelim&Final Plat Approval

SHAKEEL RIZVI request(s) the above action(s) for all or a portion of Lot(s) 15B, ALVARADO GARDENS UNIT 2 (to be known as **CAMPBELL ESTATES**) zoned RA-2, W7 residential and agricultural zone, located on CAMPBELL RD NW, between RIO GRANDE BLVD NW and the RIO GRANDE RIVER containing approximately 2 acre(s). [REF: 06DRB00149] *[Deferred from 1/31/07 & 2/7/07 & 2/14/07]* (G-12) **DEFERRED AT THE AGENT'S REQUEST TO 2/21/07.**

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

12. **Project # 1003121**
07DRB-00135 Minor-Sketch Plat or Plan

STEWART INGHAM agent(s) for ZIA TRUST INC request(s) the above action(s) for all or a portion of Tract(s) 19, **M.R.G.C.D. MAP 36,** zoned R-1, located on FORAKER NW, between LOS TOMASES NW and 8TH ST NW containing approximately 1 acre(s) (H-14) **THE ABOVE REQUEST WAS REVIEWED AND COMMENTS WERE GIVEN.**

13. **Project # 1005349**
07DRB-00097 Minor-Sketch Plat or Plan

ROLANDO PEREZ request(s) the above action(s) for all or a portion of Lot(s) 9 & 10, Block(s) 8, **LOMA VERDE,** zoned R-2, located on SAN PABLO ST NE, between DOMINGO NE and CHICO NE containing approximately 1 acre(s). (K-19) **DEFERRED TO 2/21/07.**

14. **Project # 1005363**
07DRB-00133 Minor-Sketch Plat or Plan

GIL E CORDOVA request(s) the above action(s) for all or a portion of Lot(s) 33, Unit 3, **ALVARADO GARDENS,** zoned RA-2, located on RIO GRANDE BLVD NW, between CANDELARIA NW and GRIEGOS NW containing approximately 1 acre(s). (G-13) **THE ABOVE REQUEST WAS REVIEWED AND COMMENTS WERE GIVEN.**

15. **Project # 1005364**
07DRB-00138 Minor-Sketch Plat or Plan

CAP II JUAN TABO MONTGOMERY LLC request(s) the above action(s) for PARCELS A & B OF TRACT 1, **EL DORADO CENTER,** zoned C-2 community commercial zone, located on JUAN TABO BLVD NE, between MONTGOMERY BLVD NE and EAGLE NE containing approximately 5 acre(s). (G-22) **THE ABOVE REQUEST WAS REVIEWED AND COMMENTS WERE GIVEN.**

16. **Project # 1005365**
07DRB-00140 Minor-Sketch Plat or Plan

ALPHA PROFESSIONAL SURVEYING INC agent(s) for FRANK PADILLA request(s) the above action(s) for Tract(s) 300-A-2-B-1-A, M.R.G.C.D. Map 38, **LANDS OF FRANK & MARY PADILLA,** zoned RA-2, located on CARSON RD NW, between RIO GRANDE BLVD NW and MONTOYA RD NW containing approximately 1 acre(s). (H-12) **THE ABOVE REQUEST WAS REVIEWED AND COMMENTS WERE GIVEN.**

17. Approval of the Development Review Board Minutes for February 7, 2007. **THE DRB MINUTES FOR FEBRUARY 7, 2007 WERE APPROVED BY THE BOARD.**

ADJOURNED: 10:20 A.M.

CITY OF ALBUQUERQUE

PLANNING DEPARTMENT
DEVELOPMENT AND BUILDING SERVICES
HYDROLOGY DEVELOPMENT SECTION

DEVELOPMENT REVIEW BOARD – SPEED MEMO

DRB CASE NO/PROJECT NO: 1003613 **AGENDA ITEM NO: 3**

SUBJECT:

Preliminary Plat – Amended
Sidewalk Deferral
Sidewalk Waiver
Site Plan for Subdivision – Amended

ACTION REQUESTED:

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

ENGINEERING COMMENTS:

No adverse comments.

P.O. Box 1293

Albuquerque

New Mexico 87103

www.cabq.gov

RESOLUTION:

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

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

SIGNED: Bradley L. Bingham
City Engineer / AMAFCA Designee

DATE: FEBRUARY 14, 2007

CITY OF ALBUQUERQUE
Planning Department
February 14, 2007
DRB Comments

ITEM # 3

PROJECT # 1003613 **APPLICATION # 07-0129,0130, 0131,0132**

RE: Sunset Villa/amended pp, sps, sw & tds

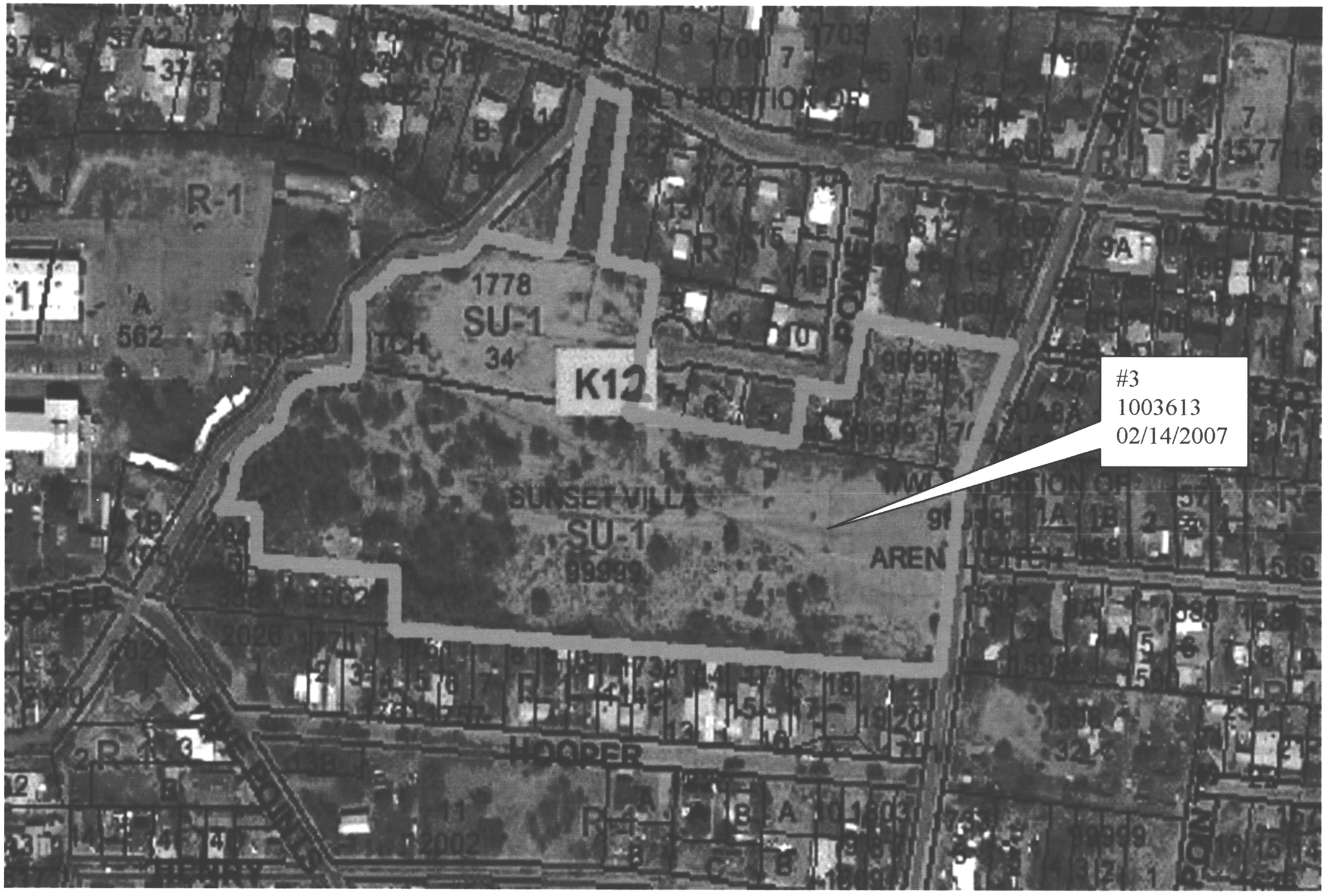
No objection to any of the requests to amend the SPS, preliminary plat and the sidewalk actions.

APS form is in the file.

The perimeter wall is approved.

Has a revised AGIS dxf been submitted?

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


R-1
1778
SU-1
34
K12
SUNSET VILLA
SU-1
99999
HOOPER
#3
1003613
02/14/2007

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, July 22, 2009,** beginning at **9:00 a.m.** for the purpose of considering the following:

Project# 1002581
09DRB-70216 VACATION OF PUBLIC EASEMENT

CARTESIAN SURVEYS INC agent(s) for ANDRES GALLEGOS request(s) Vacation of two 10 foot Public Utility Easements on Lot 1-A, Block 49, **SKYLINE HIEIGHTS,** zoned M-1, located on the west side of EUBANK BLVD SE between TRUMBULL AVE SE AND SOUTHERN BLVD SE containing approximately 1.5664 acre(s). (L-20)

Project# 1003613
09DRB-70217 MAJOR - 2YEAR EXTENSION OF SUBDIVISION IMPROVEMENTS AGREEMENT (2YR SIA)

GARCIA/KRAEMER & ASSOC. agent(s) for SUNSET VILLA LLC request(s) the referenced/ above action(s) for Lot(s) 1-P1 thru 76-P1, **SUNSET VILLA,** zoned SU-1/ PRD, located on the south side of SUNSET GARDENS RD SW between ATRISCO DR SW and the ARENAL DITCH containing approximately 14.7123 acre(s). (K-12)

Details of the application(s) may be examined at the Development Services Center of the Planning Department, Second Floor, Plaza Del Sol Building, 600 2nd St NW, between 10:00 a.m. and 12:00 p.m. or 2:00.p.m. and 4:00 p.m. Monday through Friday except holidays INDIVIDUALS WITH DISABILITIES who need special assistance to participate at this hearing should contact Angela Gomez, Planning Department, at 924-3946 (VOICE) or teletypewriter (TTY) 924-3361 – TTY users may also access the Voice number via the New Mexico Relay Network by calling toll-free 1-800-659-8331.

Jack Cloud, AICP, DRB Chair
Development Review Board

TO BE PUBLISHED IN THE ALBUQUERQUE JOURNAL MONDAY, JULY 6, 2009.

7/9/09 from Carol TYRACK 1713 Powell SE
I can't attend the meeting. I like the owners To Consider Control of dust, weeds & Tumble weeds if this intention is allowed

Carol TYRack
242 6548

Carol Tyrack
1713 Powell Rd. SW
Albuquerque, NM 87105

ALBUQUERQUE NM 871

08 JUL 2009 PM 2 L

USA 44

Development Review Board
City of Albuquerque
Plaza del Sol Hearing Room
Basement, Plaza del Sol Building
600 2nd NW
Albuquerque, NM 87102

attn Jack Cloud

87102+2265

City of Albuquerque Planning Department

DEVELOPMENT AND BUILDING SERVICES

STANDARD APPLICATION, Paper Plans Required

DEVELOPMENT REVIEW BOARD

Category Code 910
2013 070 669

09/05/2013 Issued By: E08375 205513

Application Number: **13DRB-70669**, Major - 2yr Subd Imp Agmt Ext (2yr Sia)

Address:

Location Description: SUNSET GARDENS BETWEEN SUNSET AND ATRISCO

Project Number: 1003613

Applicant
JOE R HAHN

4402 CANYON CT
ALBUQUERQUE NM 87113

Agent / Contact
DAVID SOULE-RIO GRANDE ENGINEERING

P.O. BOX 93924
ALBUQUERQUE NM 87199
5053219099

Application Fees	
APN Fee	$75.00
Conflict Mgmt Fee	$20.00
DRB Actions	$50.00
TOTAL:	$145.00

City of Albuquerque Treasury
Date:9/5/2013 Office:ANNEX
Stat ID:WS000007 Cashier:TRSDLF
Batch: 2528 Trans #:38
Permit: 2013070669
Receipt Num 00150731
Payment Total:$145.00

0900	APN Fee	$75.00
0901	Conflict Manag. Fee	$20.00
0903	DRB Actions	$50.00
	Check Tendered :	$145.00

City of Albuquerque Planning Department

DEVELOPMENT AND BUILDING SERVICES

STANDARD APPLICATION, Paper Plans Required

DEVELOPMENT REVIEW BOARD

Category Code 910
2013 070 636

07/29/2013 Issued By: E08375 200036

Application Number: **13DRB-70636**, Ext Of Sia For Temp Defr Sdwk Const

Address:

Location Description: GARDEN WAY SE BETWEEN ATRISCO DR SE AND SUNSET ROW SE

Project Number: 1003613

Applicant
SUNSET VILLS LLC

4407 CANYON RD NE
ALBUQUERQUE NM 87109

Agent / Contact
RIO GRANDE ENGINEERING
DAVID SOULE
1606 CENTRAL AVE SE STE 201
ALBUQUERQUE NM 87106

DAVID@RIOGRANDEENGINEERING.COM

Application Fees	
APN Fee	
Conflict Mgmt Fee	**$20.00**
DRB Actions	**$50.00**
TOTAL:	**$70.00**

City of Albuquerque Treasury
Date:7/29/2013 Office:ANNEX
Stat ID:WS000009 Cashier:TR5RMS
Batch: 2332 Trans #:21
Permit: 20130706636
Receipt Num 00144421
Payment Total:$70.00
0901 Conflict Manag. Fee $20.00
0903 DRB Actions $50.00
Check Tendered : $70.00

INTER-OFFICE MEMORANDUM

COMMENTING AGENCIES

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

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

PROJECT # 1003613

Wednesday, October 2, 2013

Comments must be received by:

Wednesday, September 25, 2013

If comments are not received by this date, "no comments" will be listed on the staff report. Attached are copies of the requests.**If you have any questions, please contact me at 924-3946 or agomez@cabq.gov**

City of Albuquerque

DEVELOPMENT/ PLAN REVIEW APPLICATION

Supplemental Form (SF)

SUBDIVISION — **S**
- X Major subdivision action
- ____ Minor subdivision action
- ____ Vacation — **V**
- ____ Variance (Non-Zoning)

SITE DEVELOPMENT PLAN
- ____ for Subdivision — **P**
- ____ for Building Permit
- ____ Administrative Amendment/Approval (AA)
- ____ IP Master Development Plan — **D**
- ____ Cert. of Appropriateness (LUCC) — **L**

STORM DRAINAGE (Form D) — **A**
- ____ Storm Drainage Cost Allocation Plan

Z **ZONING & PLANNING**
- ____ Annexation
- ____ Zone Map Amendment (Establish or Change Zoning, includes Zoning within Sector Development Plans)
- ____ Adoption of Rank 2 or 3 Plan or similar
- ____ Text Amendment to Adopted Rank 1, 2 or 3 Plan(s), Zoning Code, or Subd. Regulations
- ____ Street Name Change (Local & Collector)

APPEAL / PROTEST of...
- ____ Decision by: DRB, EPC, LUCC, Planning Director, ZEO, ZHE, Board of Appeals, other

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

APPLICATION INFORMATION:

Professional/Agent (if any): David Sodt - RioGrank Engineering PHONE: 321-9099
ADDRESS: PO Box 93924 FAX: ____
CITY: Alb STATE NM ZIP 97199 E-MAIL: David@riograndengineering.com

APPLICANT: Joe R Hahn PHONE: ____
ADDRESS: 4402 Canyon Court FAX: ____
CITY: ~~4402 E.~~ Alb STATE NM ZIP 97113 E-MAIL: -
Proprietary interest in site. owner. **List all owners**: -

DESCRIPTION OF REQUEST: Extension of SIA.

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

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

Lot or Tract No. Lots 1P1-70B1 Block: - Unit: -
Subdiv/Addn/TBKA: Sunset Villa
Existing Zoning: S-V1 for PRD Proposed zoning: SU1 for PRD MRGCD Map No ____
Zone Atlas page(s): K 12 UPC Code: 101205726503840350.

CASE HISTORY:

List any current or prior case number that may be relevant to your application (Proj., App., DRB-, AX_,Z_, V_, S_, etc.): 1003613, 1003291

CASE INFORMATION:

Within city limits? X Yes Within 1000FT of a landfill? ____
No. of **existing** lots: 62 No. of **proposed** lots: 62 Total site area (acres): ____
LOCATION OF PROPERTY BY STREETS: On or Near: Sunset Gardens
Between: Sunset and Atrisco

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

SIGNATURE ____ DATE ____
(Print Name) David Sodt Applicant: ☐ Agent: ☐

FOR OFFICIAL USE ONLY **Revised: 4/2012**

	INTERNAL ROUTING	Application case numbers	Action	S.F.	Fees
X	All checklists are complete	BDRB-706669	ESIA	___	$ 50.00
X	All fees have been collected	____-____	CMF	___	$ 20.00
X	All case #s are assigned	____-____	ADV	___	$ 75.00
X	AGIS copy has been sent	____-____	____	___	$ ____
☐	Case history #s are listed	____-____	____	___	$ ____
☐	Site is within 1000ft of a landfill				Total
☐	F.H.D.P. density bonus	**Hearing date** Oct. 2, 2013			$ 145.00
☐	F.H.D.P. fee rebate				

9-5-13
Staff signature & Date

Project # 1003613

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

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

☐ **MAJOR SUBDIVISION PRELIMINARY PLAT APPROVAL (DRB13)**

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

Preliminary plat approval expires after one year.
DRB Public hearings are approximately 30 DAYS after the filing deadline. Your attendance is required.

☐ **MAJOR SUBDIVISION AMENDMENT TO PRELIMINARY PLAT (DRB11) (with significant changes)**

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

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

Amended preliminary plat approval expires after one year.
DRB Public hearings are approximately 30 DAYS after the filing deadline. Your attendance is required.

☒ **MAJOR SUBDIVISION IMPROVEMENTS AGREEMENT EXTENSION (DRB09)**

(Temporary sidewalk deferral extension use FORM-V)

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

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

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

David Soule
Applicant name (print)

Applicant signature / date

Form revised **October 2007**

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

Application case numbers
13-DRB-70669
_____-_____-_____
_____-_____-_____

9-5-13
Planner signature / date

Project # 1003613

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 o the property which the application describes. Vacations of public rights-of-way (if the way has been in use) als 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 leas 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 unpavec 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.

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

Albuquerque Geographic Information System

Map amended through: 2/4/2010

Note: Grey Shading Represents Area Outside of the City Limits

Zone Atlas Page:

K-12-Z

Selected Symbols

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

0 750 1,500 Feet

RIO GRANDE ENGINEERING OF NEW MEXICO, LLC

September 3, 2013

Mr. Jack Cloud
Chair- Development Review Board
City of Albuquerque
600 2nd street NW
Albuquerque, NM 87102

RE: Extension of SIA for Infrastructure
Sunset Villa Subdivision
PROJECT # 1003613
Albuquerque, New Mexico

Dear Mr. Cloud:

Rio Grande Engineering requests a two year extension to the Subdivision improvement agreement for the referenced project. The project has been on hold until a builder becomes involved. The project now has home builder and will begin within the next few months. The site is graded but no infrastructure has been constructed

Should you have any questions regarding this matter, please do not hesitate to call me.

Sincerely,

David Soule, PE
RIO GRANDE ENGINEERING
PO Box 93924
ALBUQUERQUE, NM 87199

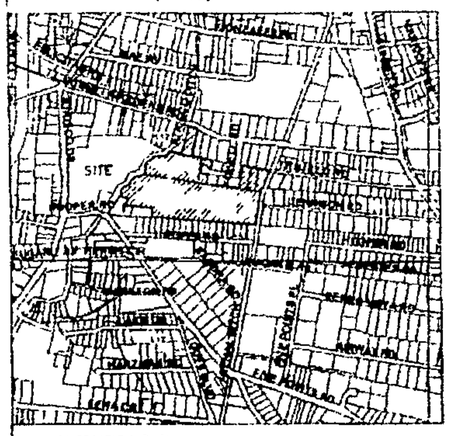
Enclosures

12/10/07 9/19/07 12/10/07

FINAL

ZONING ENFORCEMENT
ADDRESS 10/10/07
VERIFICATION
CITY OF ALBUQUERQUE

VICINITY MAP (K-12) NO SCALE



SUBDIVISION DATA

1. DRB Proj. No.
2. Zone Atlas Index No. K-12
3. Current Zoning R-1
4. Gross acreage 14.7123 Acres
5. Total Number of Lots created = 76 residential, 2 tracts
6. No. of existing lots/tracts 1
7. Miles of full width Private Ways created 0.5218 mi
   Area of streets dedicated to City of Albuquerque = 0 = Ac
8. Date of Survey April 2006
9. TAILS LOG NO. 2065211958

NOTES

1. Bearings are New Mexico State Plane Grid Bearings, Central Zone, NAD 1927, based upon ACS monuments "18-L12" and "19-L12", one found monument
2. All distances are ground
3. Monuments recovered and accepted or set are noted on plat. (SHEET 2 OF 8)
4. Record bearings or coordinates ( ). Field bearings in brackets [ ]
   Record bearings are from the following sources,
   a. SUNSET VILLA, filed March 23, 1979, Vol. 1B, folio 180
   b. FLORA'S ADDITION, filed October 17, 1947, Vol. B, folio 146
   c. POWELL GARDENS ADDITION, filed February 13, 1949, Vol. B, folio 131
   d. RANCHO RIO, filed November 14, 1945, Vol. D, folio 73
   e. Warranty Deed (portion of Lot 11, Rancho Rio) recorded November 26, 1951, Book D-181, page 278
5. Ten feet (10') Public Utility Easement adjacent and parallel to sides of all private streets is hereby granted with the filing of this plat.
6. Grant of Twenty-five feet (25') Water, Sewer and Public Utilities Easement filed February 11, 1980, Book Misc. 752, page 279, records of Bernalillo County, New Mexico.
7. Ten feet (10') Public Utility Easement filed September 16, 1975, Doc. No. 84782
8. Ten feet (10') Irrigation Easement filed November 4, 1941, Vol. D, folio 73.
9. Ten feet (10') Utilities and Irrigation Easement filed February 13, 1949, Vol. B, folio 131
10. Ten feet (10') Easement granted to City of Albuquerque for Public Power and Wall Access, filed in Book D121, page 623
11. Tract "B" is reserved as a drainage Easement for Stormwater Impoundment. Maintenance of the area is the mutual responsibility of all homeowners in Sunset Villa, their heir(s) and/or assign(s)
12. Streets appearing on this plat are granted as Private Ways for Public Ingress, egress and circulation, maintenance to the paved, equal and responsible responsibility of the owners of Lots 1-P1 through 71-P1, SUNSET VILLA. Said streets are also granted as Public Sewer and Water Easements and Public Utility Easements. Designated as Tract "A" contains 3.1838 acres.
13. Twenty-five feet (25') Private Access Easement following the Northerly lines of Lots 1 through 4 of the Powell Gardens Addition recorded by this plat.
14. Middle Rio Grande Conservancy District Ditch Easement, as encountered, are granted by this plat

- NOTES CONTINUED on SHEET 4 -

FOR BERNALILLO COUNTY TREASURER'S OFFICE USE ONLY

THIS IS TO CERTIFY THAT TAXES ARE CURRENT AND PAID FOR

ITEM# 1012007A9(1)(6)(11)(35)

PROPERTY OWNER OF RECORD Powell Gardens Mutual Housing Corp

BERNALILLO COUNTY TREASURER'S OFFICE

Cynthia Tuttle 9/19/07

DOC# 2007139402

FILED FOR RECORD

COUNTY CLERK RECORDING LABEL HERE

DESCRIPTION APPEARS ON SHEET 3 OF 8

City Approvals

Utility Engineering Services — 9-14-07 Date

Public Service Company of New Mexico — 9-14-07 Date

Qwest Telecommunications — 9/17/07 Date

Comcast Cable — 9/9/07 Date

PURPOSE OF PLAT

The purpose of this plat is to replat seven (7) tracts into seventy (70) residential lots and two (2) tracts, create Private Access Easement, grant Public Utility Easements and Drainage Easements and for compliance of platting requirement set forth in City of Albuquerque Zoning and Annexation ordinance Z-93-69 and AX-93-5, as approved by the City of Albuquerque Environmental Planning Commission on June 17, 1993

FREE CONSENT AND DEDICATION

The subdivision hereon described is with the free consent and in accordance with the desires of the undersigned owner(s) and/or proprietor(s) thereof and said owner(s) and/or proprietor(s) do hereby grant all access, utility and drainage easements shown hereon including the right to reconstruct, operate, inspect, and maintain facilities thereto, and all public utility easements shown hereon for the common and joint use of gas, electric power and communication services for buried distribution 1 u, conduits, and pipes for underground utilities where shown or indicated, and including the right of ingress and egress for construction and maintenance and the right to trim interfering trees and shrubs. Said owner(s) and/or proprietor(s) do hereby covenant to warrant and do hereby certify that title whatsoever is their free act and deed. Said owner(s) warrant that they have among them complete and indefeasible title in fee simple to the land subdivided

Joe R Hosn

a New Mexico Warehouse Drive and Vending Corporation, a New Mexico corporation

ACKNOWLEDGMENT

STATE OF NEW MEXICO)
COUNTY OF BERNALILLO) ss

On this 3rd day of August, 2007, the foregoing instrument was acknowledged before me by Joe R Hosn, President Warehouse Vending and Food Corporation, Owner, Sunset Villa Tract 35 MRGCD Map 19 Lots 1, 2, 3 and northerly portion of Lot 4 Powell Gardens Addition 8-10-07

Notary Public

My Commission expires Aug 10, 2007

Midge Christie owner southerly portion of Lot 4 POWELL GARDENS ADDITION

ACKNOWLEDGMENT

STATE OF NEW MEXICO)
COUNTY OF BERNALILLO) ss

On this 3rd day of August, 2007 the foregoing instrument was acknowledged before me by Midge Christie 8-10-07

Notary Public

My Commission expires Aug 10, 2007

PLAT OF
LOTS 1-P1 THRU 76-P1
SUNSET VILLA
- AND -
LOT 4-A
POWELL GARDENS ADDITION
ALBUQUERQUE, BERNALILLO COUNTY, NEW MEXICO
WITHIN THE TOWN OF ATRISCO GRANT
PROJECTED SECTION 24, T 10 N, R 2 E, NMPM
AUGUST 2007

K-12

PROJECT NUMBER 1003613

Application Number 07DRB-70193

City Approvals

City Surveyer — 8-21-07 Date

Real Property Division — N/A Date

Environmental Health Department — N/A Date

Traffic Engineering, Transportation Division — 8-28-07 Date

ABCWUA — 8-22-07 Date

Parks and Recreation Department — 8/22/07 Date

ABCWUA — 8/22/07 Date

City Engineer — 8/22/07 Date

DRB Chairperson, Planning Department — 9/19/07 Date

NMGCD — 9-17-07 Date

SEE SHEET 4 FOR MRGCD APPROVAL

SURVEYOR'S CERTIFICATE

I, Thomas D. Johnston, licensed as a Professional Surveyor under the laws of the State of New Mexico, do hereby certify that this plat was prepared by me or under my supervision, that I am responsible for this plat, that it shows all easements of the recorded plat and maps known to me by the title company, utility companies or by the owner of record, meets the minimum standards for monumentation and surveys of the Albuquerque Subdivision Ordinance, and meets the Minimum Standards for Land Surveys as adopted by the New Mexico State Board of Registration for Professional Engineers and Surveyors, effective May 1, 2002 and is true and correct to the best of my knowledge and belief

Thomas D. Johnston, N.M.P.S. No. 14289 — 8-09-10 Date

THOMAS D. JOHNSTON NEW MEXICO 14289 REGISTERED LAND SURVEYOR

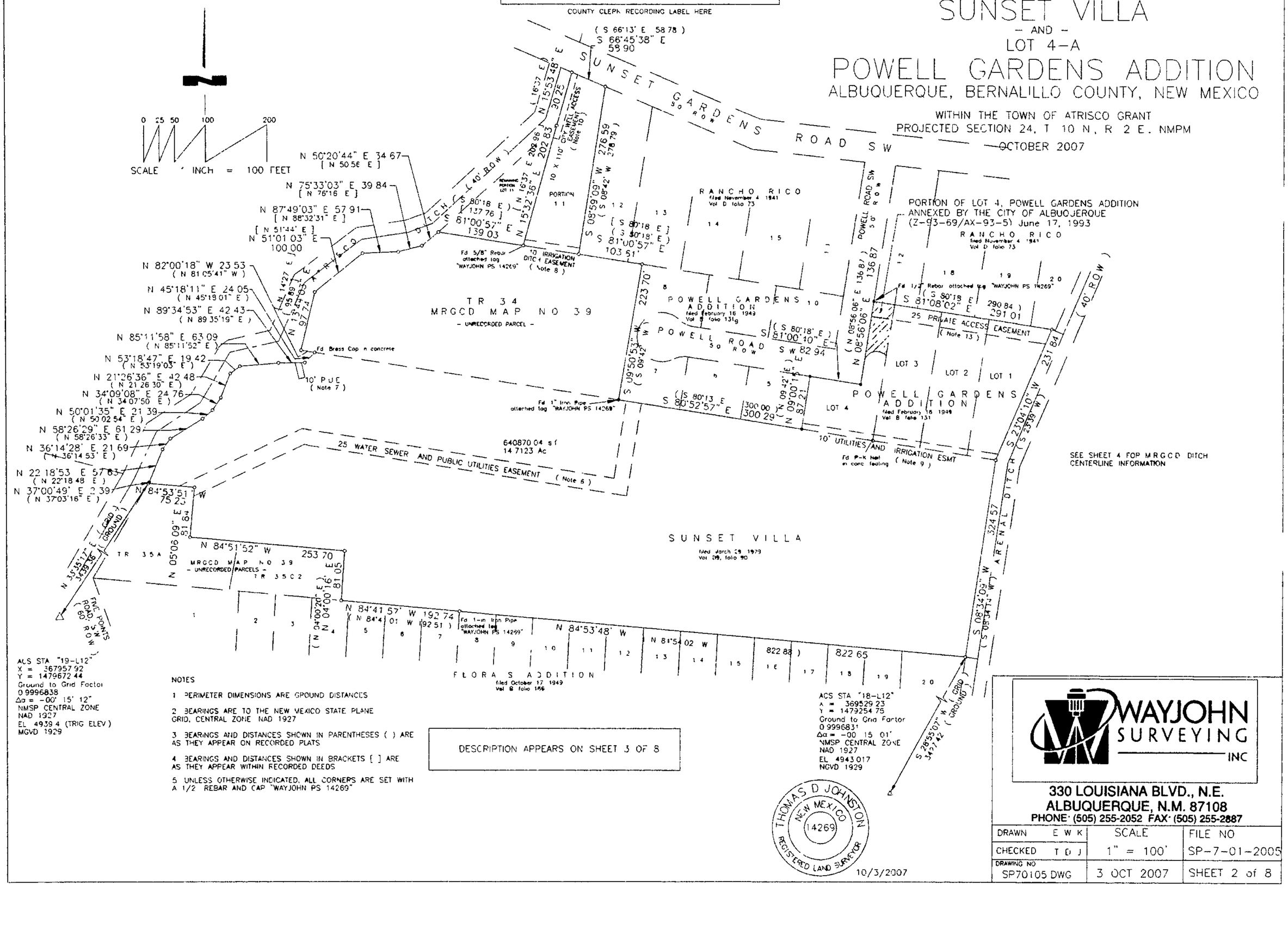
WAYJOHN SURVEYING INC
330 LOUISIANA BLVD., N.E
ALBUQUERQUE, N.M 87108
PHONE (505) 255-7052 FAX (505) 255-2867

DRAWN: F W H	SCALE	FILE NO
CHECKED: T D J	1" = 50'	SP-7-01--2005
SP70105.DWG	6 MAY 2006	SHEET 1 OF 8

COUNTY CLERK RECORDING LABEL HERE

PLAT OF
LOTS 1-P1 THRU 70-P1 and TRACTS A & B
SUNSET VILLA
- AND -
LOT 4-A
POWELL GARDENS ADDITION
ALBUQUERQUE, BERNALILLO COUNTY, NEW MEXICO

WITHIN THE TOWN OF ATRISCO GRANT
PROJECTED SECTION 24, T 10 N, R 2 E, NMPM
OCTOBER 2007



ACS STA "19-L12"
X = 367957 92
Y = 1479672 44
Ground to Grid Factor 0 9996838
Δα = -00° 15' 12"
NMSP CENTRAL ZONE
NAD 1927
EL 4939 4 (TRIG ELEV)
NGVD 1929

ACS STA "18-L12"
X = 369529 23
Y = 1479254 75
Ground to Grid Factor 0 9996831
Δα = -00 15 01"
NMSP CENTRAL ZONE
NAD 1927
EL 4943 017
NGVD 1929

NOTES

1 PERIMETER DIMENSIONS ARE GROUND DISTANCES

2 BEARINGS ARE TO THE NEW MEXICO STATE PLANE GRID, CENTRAL ZONE NAD 1927

3 BEARINGS AND DISTANCES SHOWN IN PARENTHESES ( ) ARE AS THEY APPEAR ON RECORDED PLATS

4 BEARINGS AND DISTANCES SHOWN IN BRACKETS [ ] ARE AS THEY APPEAR WITHIN RECORDED DEEDS

5 UNLESS OTHERWISE INDICATED, ALL CORNERS ARE SET WITH A 1/2 REBAR AND CAP "WAYJOHN PS 14269"

DESCRIPTION APPEARS ON SHEET 3 OF 8

THOMAS D JOHNSTON NEW MEXICO 14269 REGISTERED LAND SURVEYOR

10/3/2007

WAYJOHN SURVEYING INC
330 LOUISIANA BLVD., N.E.
ALBUQUERQUE, N.M. 87108
PHONE· (505) 255-2052 FAX· (505) 255-2887

DRAWN E W K	SCALE	FILE NO
CHECKED T D J	1" = 100'	SP-7-01-2005
DRAWING NO SP70105 DWG	3 OCT 2007	SHEET 2 of 8

COUNTY CLERK RECORDING LABEL HERE

PLAT OF
LOTS 1-P1 THRU 70-P1 and TRACTS A & B
SUNSET VILLA
- AND -
LOT 4-A
POWELL GARDENS ADDITION
ALBUQUERQUE, BERNALILLO COUNTY, NEW MEXICO

WITHIN THE TOWN OF ATRISCO GRANT
PROJECTED SECTION 24, T 10 N, R 2 E, NMPM

OCTOBER 2007

CURVES

	NUMBER	DELTA ANGLE	RADIUS	ARC LENGTH	CHORD DIRECTION	CHORD LENGTH
STREET CENTERLINES	C1	33°13'15"	75.00	43.49	S 82°33'20" W	42.88
	C2	88°27'41"	75.00	115.80	N 35°29'53" W	104.63
	C3	90°10'48"	25.00	39.35	S 54°04'33" W	35.41
	C4	33°13'15"	98.00	56.82	S 82°33'20" W	56.03
	a	10°45'50"	98.00	18.41	N 86°12'55" W	18.38
	b	22°27'25"	98.00	38.41	S 77°10'25" W	38.17
	C5	42°23'58"	25.00	18.50	S 87°08'41" W	18.08
	C6	264°47'56"	40.00	184.86	S 24°03'18" E	59.08
	a	18°33'14"	10.00	12.95	N 80°55'57" W	12.90
	b	65°11'31"	40.00	45.51	S 57°11'41" W	43.10
	c	26°53'32"	40.00	18.77	S 11°09'09" W	18.60
	d	55°34'20"	40.00	38.80	S 30°04'47" E	37.29
	e	54°53'04"	40.00	38.32	S 55°18'30" E	36.87
	f	43°42'15"	40.00	30.51	N 45°23'51" E	29.78
	C7	42°23'58"	25.00	18.50	N 44°44'43" E	18.08
	C8	33°13'15"	52.00	30.15	N 82°33'20" E	29.73
	C9	89°34'00"	25.00	39.08	S 36°03'03" E	35.22
	C10	42°23'58"	25.00	18.50	S 29°55'56" E	18.08
	a	18°14'29"	25.00	7.96	S 17°51'12" W	7.93
	b	24°09'29"	25.00	10.54	S 39°03'11" W	10.46
	C11	264°47'56"	40.00	184.86	S 61°16'03" E	59.08
	a	66°04'31"	40.00	46.13	S 18°05'40" W	43.62
	b	28°41'58"	40.00	20.03	S 29°17'35" E	19.82
	c	53°45'53"	40.00	37.54	S 70°31'31" E	36.17
	d	45°30'37"	40.00	31.77	N 59°50'14" E	30.94
	e	70°44'57"	40.00	49.39	N 01°42'27" E	46.31
	C12	42°23'58"	25.00	18.50	N 12°28'02" W	18.08
	a	19°15'25"	25.00	8.40	N 24°02'19" W	8.36
	b	23°08'33"	25.00	10.10	N 02°50'20" W	10.03
	C13	90°26'00"	25.00	39.46	N 53°56'57" E	35.49
	C14	89°49'12"	25.00	39.19	S 35°55'27" E	35.30
	C15	90°26'00"	25.00	39.46	S 53°56'57" W	35.49
	C16	89°34'00"	25.00	39.08	S 36°03'03" E	35.22
	C17	42°23'58"	25.00	18.50	S 29°55'56" E	18.08

	NUMBER	DELTA ANGLE	RADIUS	ARC LENGTH	CHORD DIRECTION	CHORD LENGTH
	C18	178°12'11"	40.00	124.41	S 37°58'10" E	79.99
	a	47°35'28"	40.00	33.22	S 27°20'11" W	32.28
	b	48°10'18"	40.00	33.63	S 20°32'42" E	32.65
	c	82°26'25"	40.00	57.55	S 85°51'03" E	52.72
	C19	42°23'58"	25.00	18.50	N 74°07'44" E	18.08
	a	12°30'05"	25.00	5.45	N 59°10'47" E	5.44
	b	29°53'53"	25.00	13.05	N 80°22'46" E	12.90
	C20	93°24'14"	25.00	40.76	S 37°58'10" E	36.39
	C21	86°35'46"	25.00	37.78	N 52°01'50" E	34.29
	C22	43°41'27"	25.00	19.06	N 13°06'46" W	18.61
	C23	267°22'56"	40.00	186.67	S 81°16'03" E	57.85
	a	37°43'28"	40.00	26.34	N 16°05'47" W	25.86
	b	95°58'00"	40.00	67.00	N 50°44'57" E	59.44
	c	96°43'52"	40.00	67.53	S 32°54'07" E	59.79
	d	36°57'36"	40.00	25.80	S 33°57'35" W	25.36
	C24	43°41'27"	25.00	19.06	S 30°34'41" E	18.61
	C25	93°24'14"	25.00	40.76	S 37°58'10" E	36.39
	C26	86°35'46"	25.00	37.78	N 52°01'50" E	34.29
	C27	42°23'58"	25.00	18.50	S 63°28'18" E	18.08
	C28	171°23'42"	40.00	119.66	N 52°01'50" E	79.77
	a	31°01'03"	40.00	21.65	S 57°46'51" E	21.39
	b	44°29'49"	40.00	31.07	N 84°27'43" E	30.29
	c	40°58'25"	40.00	28.60	N 41°43'36" E	28.00
	d	54°54'25"	40.00	38.33	N 06°12'49" W	36.88
	C29	42°23'58"	25.00	18.50	N 12°28'02" W	18.08
	C30	88°27'41"	98.00	151.31	N 35°29'53" W	136.72
	a	06°22'25"	98.00	10.90	N 05°32'45" E	10.90
	b	32°04'06"	98.00	54.85	N 13°40'30" W	54.14
	c	50°01'10"	98.00	85.55	N 54°43'08" W	82.86
	C31	88°27'41"	52.00	80.26	N 35°29'53" W	72.55
	C32	116°40'28"	26.00	40.73	S 67°16'20" W	34.05

DESCRIPTION

A tract of land in Bernalillo County, New Mexico, within the Town of Atrisco Grant within projected Section 24, Township 10 North, Range 2 East N M P M, being and comprising the following lots and tracts

An Easterly portion of Lot numbered Eleven (11) of the Plat of RANCHO RICO, Albuquerque, Bernalillo County New Mexico as the same is shown and designated on the Plat thereof filed in the Office of the County Clerk of Bernalillo County New Mexico, on November 4, 1941, in Volume D folio 73
AND
Lots numbered One (1), Two (2), Three (3) and Four (4) of the Plat of POWELL GARDENS ADDITION Albuquerque Bernalillo County, New Mexico, as the same are shown and designated on the Plat thereof, filed in the Office of the County Clerk of Bernalillo County, New Mexico, on February 16, 1949 in Volume B folio 131
AND
All of SUNSET VILLA, being a replat of Tract 35C-1 and portions of Tracts 35A 35B & 35C-2 of the MRGCD Map No 39 situate within Sections 24 and 25, Township 10 North, Range 2 East New Mexico Principal Meridian within the Town of Atrisco Grant Bernalillo County, New Mexico as the same is shown and designated on the Plat thereof, filed in the office of the County Clerk of Bernalillo County, New Mexico on March 29, 1979 in Book D-9, page 90
AND
Tract 34 of the Middle Rio Grande Conservancy District Property Map No 39
and being more particularly described as follows

BEGINNING at the Southeast corner of the herein described tract of land, said corner being a point on the Westerly line of the M R G C D Arenal Ditch and being common to the Northeast corner of Lot 20 of FLORA'S ADDITION, the plat of which was filed in the office of the County Clerk of Bernalillo County New Mexico on October 17, 1949 in Volume B, folio 166, from which point ACS STA
"18-L12" (λ=369529.23 (=1479254.75, New Mexico State Plane Grid, Central Zone, NAD 1927) bears S 28°55'07" W, a ground distance of 3427.42 feet and running from said beginning point thence,
N 84°53'48" W a distance of 822.65 feet,
thence N 84°41'57" W a distance of 192.74 feet thence N 04°06'16" E a distance of 81.05 feet
thence, N 84°51'52" W a distance of 253.70 feet, thence N 05°06'09" E, a distance of 81.84 feet
thence N 84°53'51" W a distance of 75.23 feet to the Southwesterly corner of the herein described tract, said point on the Easterly line of the M R G C D Atrisco Ditch
thence along the Easterly line of said Ditch through the following courses, N 37°00'49" E, a distance of 2.39 feet
thence, N 22°18'53" E, a distance of 57.63 feet,
thence N 36°14'28" E a distance of 21.69 feet, thence N 58°26'29" E, a distance of 61.29 feet
thence N 50°01'35" E a distance of 21.39 feet, thence N 34°09'08" E a distance of 24.76 feet
thence N 21°26'36" E, a distance of 42.48 feet, thence, N 53°18'47" E, a distance of 19.42 feet,
thence, N 65°11'58" E, a distance of 63.09 feet, thence N 89°34'53" E, a distance of 42.43 feet,
thence, N 45°18'11" E, a distance of 24.05 feet, thence, N 82°00'8" W, a distance of 23.53 feet,
thence N 13°44'03" E a distance of 97.74 feet thence, N 51°01'03" E a distance of 100.00 feet
thence, N 87°49'03" E a distance of 57.91 feet, thence N 75°33'03" E, a distance of 39.84 feet,
thence N 50°20'44" E a distance of 34.67 feet to a point being common to the Southwest corner of Lot 11 of RANCHO RICO,
thence departing the Easterly line of Atrisco Ditch S 81°00'57" E, a distance of 139.03 feet to a point on the Southerly line of said Lot 11,
thence N 15°32'36" E a distance of 202.83 feet to a point on the Westerly line of said Lot 11 being a point on the Easterly line of Atrisco Ditch,
thence, along said Ditch, N 15°53'48" E, a distance of 90.25 feet to the Northwesternmost corner of the herein described tract, said corner being the Northwest corner of said Lot 11 and a point on the South right-of-way line of Sunset Gardens Road, SW,
thence, following said right-of-way line, S 66°45'38" E a distance of 58.90 feet to a point being the Northeast corner of said Lot 11,
thence, departing said right-of-way line, S 08°59'09" W, a distance of 276.59 feet,
thence, S 81°00'57" E a distance of 103.61 feet to a point
being the Northwest corner of Lot 8, POWELL GARDENS ADDITION,
thence S 09°50'53" W, a distance of 223.70 feet to the
Southwest corner of Lot 7, POWELL GARDENS ADDITION,
thence S 80°52'57" E a distance of 300.29 feet to the
Southwest corner of Lot 4, POWELL GARDENS ADDITION
thence N 09°00'15" E a distance of 87.21 feet to the
Northwest corner of Lot 4, a point on the South line of Powers Road, SW thence, following said line S 81°00'40" E a distance of 82.94 feet thence N 08°56'06" E a distance of 136.87 feet to the Northwest corner of Lot 4
thence S 81°08'02" E, a distance of 291.01 feet to the Northeast corner of the herein described tract, said point being a point on the Westerly line of the M R G C D Arenal Ditch and being common to the Northeast corner of Lot 1 of POWELL GARDENS ADDITION
thence, following the West line of said Ditch, S 23°04'10" W a distance of 23.84 feet to the Southeast corner of said Lot 1, thence continuing along the West line of said Ditch, S 08°34'09" W, a distance of 324.57 feet to the Southeast corner of the herein described tract and the place of Beginning containing 14.7123 acres more or less

THOMAS D JOHNSTON
NEW MEXICO
14269
REGISTERED LAND SURVEYOR

10/3/2007

WAYJOHN SURVEYING INC
330 LOUISIANA BLVD., N.E.
ALBUQUERQUE, N.M. 87108
PHONE: (505) 255-2052 FAX: (505) 255-2887

DRAWN E W K	SCALE	FILE NO.
CHECKED T D J	1" = 50'	SP-7-01-2005
DRAWING NO SP70105.DWG	3 OCT 2007	SHEET 3 OF 8

– NOTES CONTINUED FROM SHEET 1 –

15 Ten foot (10') Private Irrigation Easement for the benefit of Lot 12, Rancho Rico is granted by this plat Maintenance of this easement is the responsibility of the Sunset Villa Homeowners Association

16 Private Access Easement for the benefit of Tract B is granted by this plat Maintenance of this easement is the responsibility of the Sunset Villa Homeowners Association Private access easement also granted for the benefit of the portion of Tract 11 of Rancho Rico, recorded November 4, 1941, Volume D, folio 73

PUBLIC UTILITY EASEMENTS

Public Utility Easements shown on this plat are granted for the common and joint use of
1 The PNM Electric Services Division for the installation main enance and service of overhead and underground electrical lines, transformers, poles and any other equipment, fixtures structures and rela ed facilities reasonably necessary to provide electrical service
2 The PNM Gas Services Division for installation, maintenance, and service of natural gas lines, valves and any other equipment and facilities reasonably necessary to provide natural gas
3 Qwest for installation maintenance and service of such lines cable and other related equipment and facilities reasonably necessary to provice communication services including but not limited to above ground pedestals and closures
4 Comcast Cable for installation, maintenance and service of such lines, cable and other related facilities reasonably necessary to provide Cable TV services

Included is the right to build, rebuild, construct reconstruct locate, Relocate change remove, modify, renew operate and maintain facilities for the purposes described above together with the free access to, from and over said easement including sufficient working area space for electric transformers, with the right and privilege to trim and remove trees shrubs or bushes which interfere with the purposes set forth herein No building, sign, pool (above ground or subsurface), hot tub concrete or wood pool decking or other structure shall be erected or constructed on said easements, nor shall any well be drilled or operated thereon Property owners shall be solely responsible for correcting any violations of National Electrical Safety Code caused by construction of pools, decking or any structures adjacent to within or near easements shown on this plat

In approving this plat the utility companies did not conduct a Title Search of the properties shown hereon Consequently the utility companies do not waive or release any easement or easement rights which may have been granted by prior plat, replat or other document and which are not shown on this plat
Easements for electric transformers/switchgears, as installed shall extend ten feet (10') in front of transformers/switchgear doors and five feet (5') on each side

SOLAR COLLECTORS NOTE

No property within the area of requested final action shall at any time be subject to a deed restriction covenant, or binding agreement prohibiting solar collectors from being installed on buildings of erected on the lots or parcels within the area of the proposed plat The foregoing requirement shall be a condition to approval of this plat or site development plan for subdivision

METAL TAGS STAMPED "WAYJOHN PS 14269" WERE ATTACHED TO ALL RECOVERED AND ACCEPTED BOUNDARY CORNERS

BOUNDARY CORNERS RESET WERE SET WITH A 1/2" REBAR AND PLASTIC CAP STAMPED "WAYJOHN PS 14269"

NOTE CENTERLINE ≙ (IN LIEU OF R/W) MONUMENTATION IS TO BE INSTALLED AT ALL CENTERLINE PC's PT's, ANGLE POINTS AND STREET INTERSECTIONS AS SHOWN HEREON AND WILL CONSIST OF A FOUR INCH (4") ALUMINUM ALLOY CAP STAMPED "CITY OF ALBUQUERQUE" "CENTERLINE MONUMENT", "DO NOT DISTURB", "PLS #14269"

APPROVED on the condition that all rights of the Middle Rio Grande Conservancy District in easements, rights of way assessments and liens, are fully reserved to said District, and that if provision for irrigation source and easements are not provided for by the subdivider for the subdivision, addition or plat said District is absolved of all obligations to furnish irrigation waters and services to any portions thereof, other than from existing turnouts

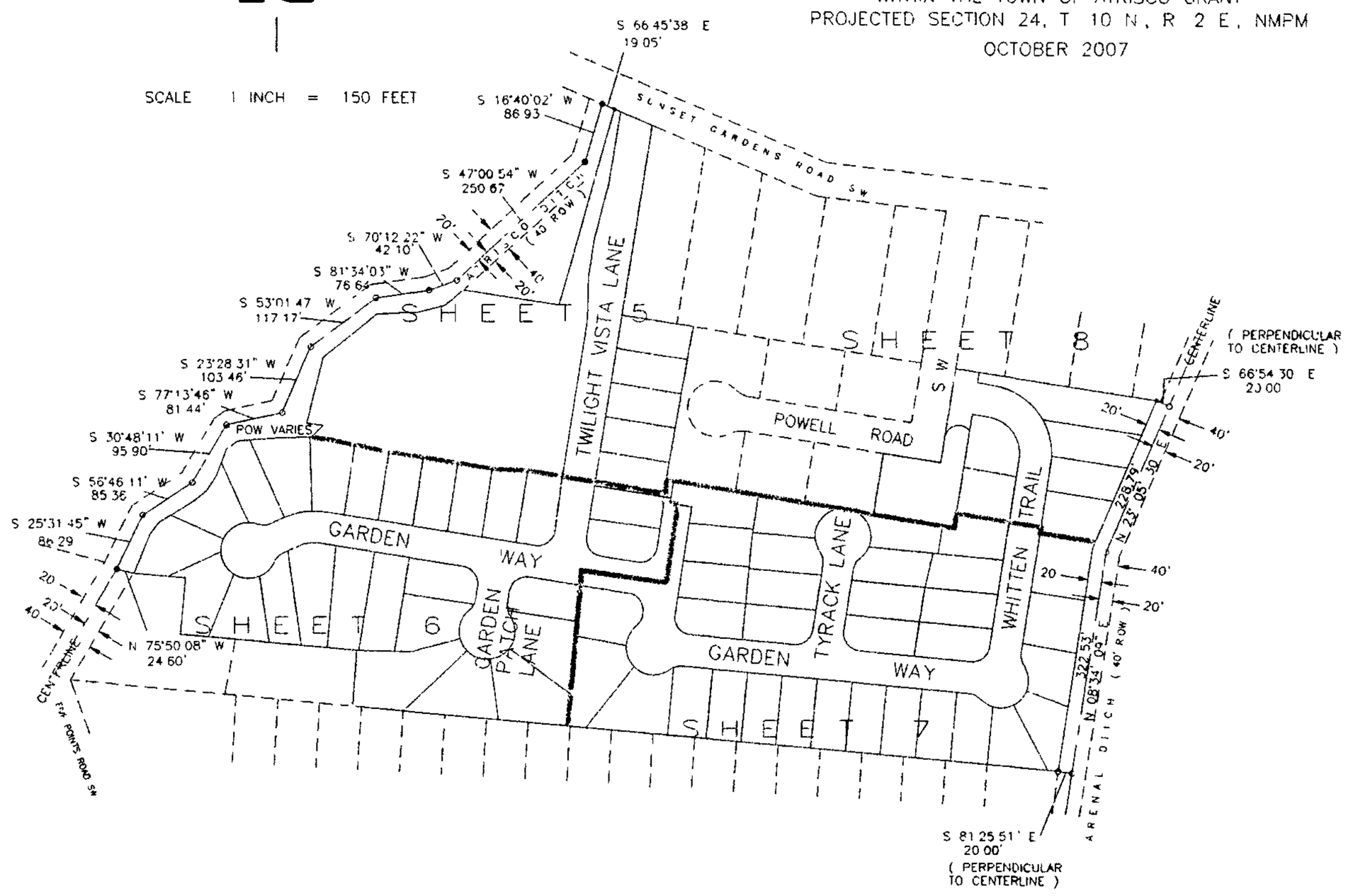
APPROVED _____ DATE _____

COUNTY CLERK RECORDING LABEL HERE

PLAT OF
LOTS 1–P1 THRU 70–P1 and TRACTS A & B
SUNSET VILLA
– AND –
LOT 4–A
POWELL GARDENS ADDITION
ALBUQUERQUE, BERNALILLO COUNTY, NEW MEXICO

WITHIN THE TOWN OF ATRISCO GRANT
PROJECTED SECTION 24, T 10 N, R 2 E, NMPM
OCTOBER 2007

SCALE 1 INCH = 150 FEET



THOMAS D JOHNSTON
NEW MEXICO
14269
REGISTERED LAND SURVEYOR

10/3/2007

WAYJOHN SURVEYING INC
330 LOUISIANA BLVD., N.E.
ALBUQUERQUE, N.M. 87108
PHONE: (505) 255-2052 FAX: (505) 255-2887

DRAWN E W K	SCALE:	FILE NO
CHECKED T D J	1" = 150'	SP-7-01-2005
DRAWING NO SP70105 DWG	3 OCT 2007	SHEET 4 OF 8

2007C269

4/19/07

FINAL

PLAT OF
LOTS 1-P1 THRU 76-P1
SUNSET VILLA
- AND -
LOT 4-A
POWELL GARDENS ADDITION
ALBUQUERQUE, BERNALILLO COUNTY, NEW MEXICO

WITHIN THE TOWN OF ATRISCO GRANT
PROJECTED SECTION 24, T 10 N., R. 2 E., NMPM
AUGUST 2007

K-12

COUNTY CLERK RECORDING LABEL HERE

RIGHT OF WAY DEDICATION DETAIL
(SCALE 1"=30')

M.R.G.C.D. DITCH EASEMENT DIMENSIONS
A S 50°13'46" W 20.23
B S 61°25'19" W 17.67
C S 49°36'30" W 51.68
D S 05°54'18" W 9.07
E S 21°33'48" W 8.07

SCALE: 1 INCH = 50 FEET

WAYJOHN SURVEYING INC
330 LOUISIANA BLVD., N.E.
ALBUQUERQUE, N.M. 87108
PHONE: (505) 255-2052 FAX: (505) 255-2887

DRAWN: E W K	SCALE:	FILE NO.
CHECKED: T D J	1" = 50'	SP-7-01-2005
DRAWING NO: SP70105.DWG	6 MAY 2006	SHEET 5 OF 8

2007C264

1/14/04

1

FINAL

K-12

PLAT OF
LOTS 1-P1 THRU 76-P1
SUNSET VILLA
- AND -
LOT 4-A
POWELL GARDENS ADDITION
ALBUQUERQUE, BERNALILLO COUNTY, NEW MEXICO

WITHIN THE TOWN OF ATRISCO GRANT
PROJECTED SECTION 24, T. 10 N., R. 2 E., NMPM

AUGUST 2007

SHEET 5 OF 8

DOCN 2007134042

COUNTY CLERK RECORDING LABEL HERE

SCALE: 1 INCH = 50 FEET

TRACT B

N 82°00'18" W 23.53 (N 81°05'41" W)
N 45°18'11" E 24.05 (N 45°18'01" E)
N 89°34'53" E 42.43 (N 89°35'19" E)
N 85°11'58" E 63.09 (N 85°11'52" E)
N 53°18'47" E 19.42 (N 53°19'03" E)
N 21°26'36" E 42.48 (N 21°26'30" E)
N 34°09'08" E 24.76 (N 34°07'50" E)
N 50°01'35" E 21.39 (N 50°02'54" E)
N 58°26'29" E 61.29 (N 58°26'33" E)
N 36°14'28" E 21.69 (N 36°14'53" E)
N 22°18'55" E 57.63 (N 22°18'48" E)
N 37°00'49" E 2.59 (N 37°03'18" E)
N 84°53'51" W 75.23
N 05°06'09" E 81.84
N 84°51'58" W 253.70
N 04°00'16" E 81.05
N 84°41'57" W (N 84°41'01" W) 192.74
N 84°53'48" W (N 84°54'02" W) 822.65

N 13°44'03" E 97.74 (N 14°27' E 93.89)

MRGCD DITCH EASEMENT DIMENSIONS
A S 54°22'29" W 39.03
B S 54°32'29" W 35.39

LOT 37-P1 5885.6 1781
LOT 38-P1 7044.2 1783
LOT 39-P1 5211.0 1779
LOT 40-P1 5078.7 1775
LOT 41-P1 5068.0 1769
LOT 42-P1 5000.0 1765
LOT 43-P1 5383.6 1761
LOT 44-P1 5072.0
LOT 45-P1 5118.0
LOT 46-P1 5395.9 1785
LOT 47-P1 5395.9 1787
LOT 34-P1 6211.1
LOT 33-P1 5573.3 1791
LOT 32-P1 5251.0 1793
LOT 31-P1 7600.0 1795
LOT 30-P1 7380.41 1797
LOT 29-P1 7041.8 1799
LOT 28-P1 1801
LOT 27-P1 6418.78 605
LOT 26-P1 10352.22 609
LOT 25-P1 7858.48 616
LOT 24-P1 6508.37 613
LOT 23-P1 7208.13 604
LOT 22-P1 6808
LOT 21-P1
LOT 20-P1
LOT 49-P1
LOT 50-P1
LOT 51-P1 524
LOT 52-P1 5
LOT 53-P1
LOT 54-P1
LOT 55-P1
LOT 56-P1

TRACT A (Note 12) N 80°50'03" W 501.91
GARDEN WAY SW
TWILIGHT VISTA LANE SW
GARDENS PATCH LANE SW
POWELL GARDENS ADDITION

S 80°50'03" E 230.78
S 09°50'53" W 223.70' (S 09°42' W)
S 08°43'57" W 93.89
S 08°59'08" W 599.56
S 81°08'48" E 83.40
S 77°11'27" E 50.10
S 80°50'03" E 110.80
S 80°35'03" E 31.50
S 87°55'43" E 108.84
N 03°18'43" E 203.48
N 49°21'10" E 128.12
N 04°00'20" E (N 04°00'16" E) 78.84
S 88°19'55" E 76.53
N 75°03'33" E 73.99
S 87°55'43" E 100.39
S 08°43'57" W 2106.69
S 08°43'57" W 114.00
S 08°43'57" W 240.00

10' P.U.E. (Note 7)
25' WATER, SEWER AND PUBLIC UTILITIES EASEMENT (Note 6)
PUBLIC UTILITY EASEMENT (Note 5)
UTILITY EASEMENT (Note 5)
L.U.R.G.C.D. DITCH EASEMENT (Note 8)
ATRISCO DITCH (30' R.O.W.) (300' GROUND)
FIVE POINTS ROAD, SW (60' R.O.W.)
TR 35A
TR 35C1
MRGCD MAP NO 39
- UNRECORDED PARCEL -
FLORA'S ADDITION

N 33°35'17" E 3439.36

ACS STA. "19-L12"
X = 367957.92
Y = 1479872.44
Ground to Grid Factor:
0.99966838
Δα = -00° 15' 12"
NMSP CENTRAL ZONE
NAD 1927
EL. 4933.4
NGVD 1929

THOMAS D. JOHNSTON NEW MEXICO 14269 REGISTERED LAND SURVEYOR

WAYJOHN SURVEYING INC

330 LOUISIANA BLVD., N.E.
ALBUQUERQUE, N.M. 87108
PHONE: (505) 255-2052 FAX: (505) 255-2687

DRAWN E W K	SCALE:	FILE NO
CHECKED T D J	1" = 50'	SP-7-01-2005
DRAWING NO. SP70105.DWG	6 may 2006	SHEET 6 OF 8

2007C 061

7/19/07

1

DOC# 2007134042

COUNTY CLERK RECORDING LABEL HERE

K-12

FINAL

PLAT OF
LOTS 1-P1 THRU 76-P1 SUNSET VILLA
- AND -
LOT 4-A
POWELL GARDENS ADDITION
ALBUQUERQUE, BERNALILLO COUNTY, NEW MEXICO

WITHIN THE TOWN OF ATRISCO GRANT
PROJECTED SECTION 24, T. 10 N., R. 2 E., NMPM
AUGUST 2007

POWELL ROAD SW

POWELL GARDENS ADDITION

LOT 4-A POWELL GARDENS ADDITION

SHEET 8 OF 8

SHEET 5 OF 8

TRACT A (Note 12) WHITTEN TRAIL SW

TYRACK LANE SW

GARDEN WAY SW

ARENAL D.M.G.C.D. DITCH EASEMENT (Note 10) (40' R.O.W.)

FLORA'S ADDITION

LOT 1-P1 thru LOT 76-P1

TRACT A (Note 12)

UTILITY EASEMENT (Note 5)

IRRIGATION EQUIT.

M.R.G.C.D. DITCH EASEMENT DIMENSIONS

A	S 12°28'40" W	75.47
B	S 10°56'48" W	55.03
C	S 07°34'57" W	41.91
D	S 04°18'10" W	78.88

EASEMENT DETAIL
1" = 30'

N 84°53'48" W (N 84°54'02" W) 822.98 822.65

S 84°40'17" E 498.88

SCALE 1 INCH = 50 FEET

THOMAS D. JOHNSTON NEW MEXICO 14269 REGISTERED LAND SURVEYOR

ACS STA. "18-L12"
X = 369529.23
Y = 1479254.75
Ground to Grid Factor:
0.9998831
Δα = -00° 15' 01"
NMSP CENTRAL ZONE
NAD 1927

S 28°55'17" W (GRID) 3427.42 (GROUND)

WAYJOHN SURVEYING INC

330 LOUISIANA BLVD., N.E.
ALBUQUERQUE, N.M. 87108
PHONE: (505) 255-2052 FAX. (505) 255-2887

DRAWN.	E W K	SCALE.	FILE NO
CHECKED.	T O J	1" = 50'	SP-7-01-2005
DRAWING NO.	SP70105.DWG	6 MAY 2006	SHEET 7 OF 8

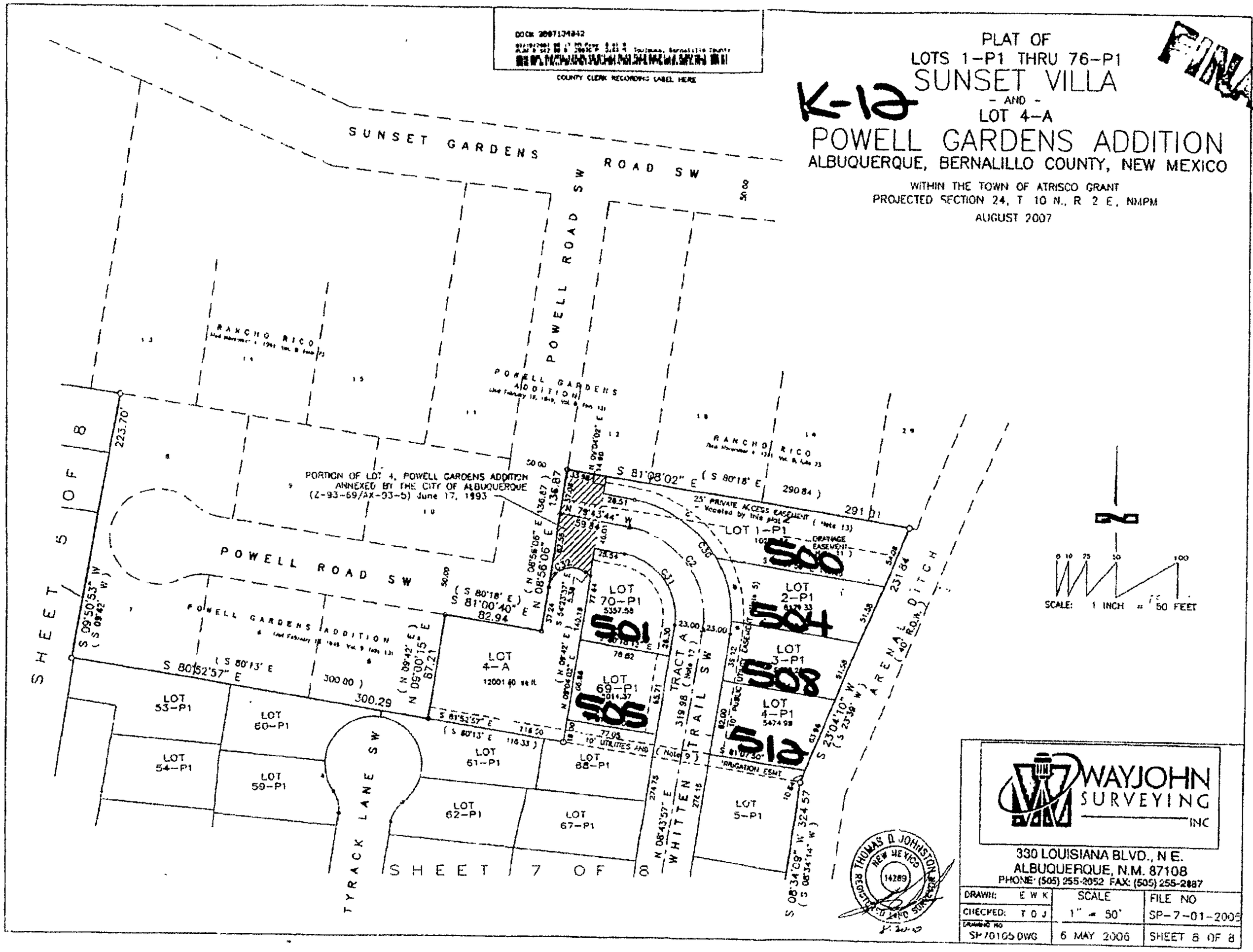
9/19/07

FINAL

K-12

PLAT OF
LOTS 1-P1 THRU 76-P1
SUNSET VILLA
- AND -
LOT 4-A
POWELL GARDENS ADDITION
ALBUQUERQUE, BERNALILLO COUNTY, NEW MEXICO

WITHIN THE TOWN OF ATRISCO GRANT
PROJECTED SECTION 24, T 10 N., R 2 E., NMPM
AUGUST 2007



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DRAWN: E W K	SCALE	FILE NO
CHECKED: T O J	1" = 50'	SP-7-01-2006
DRAWING NO SP70105.DWG	6 MAY 2006	SHEET 8 OF 8

OFFICIAL NOTICE OF DECISION

CITY OF ALBUQUERQUE
PLANNING DEPARTMENT
DEVELOPMENT REVIEW BOARD

September 27, 2006

10. Project # 1003613
06DRB-00854 Major-Preliminary Plat Approval
06DRB-00855 Major-Vacation of Public Easements
06DRB-00859 Minor-SiteDev Plan Subd/EPC
06DRB-00856 Minor-Sidewalk Waiver
06DRB-00857 Minor-Temp Defer SDWK

THOMPSON ENGINEERING CONSULTANTS INC agent(s) for WAREHOUSE MOLDING & DOOR CORP request(s) the above action(s) for all or a portion of Tract(s) 34, MRGCD Map 39, Lot(s) 11, Rancho Rico and Lot(s) 1-4, Powell Gardens Addition (to be known as **SUNSET VILLA ADDITION**) zoned SU-1 for PRD, located on SUNSET GARDENS RD SW between ATRISCO RD SW and ARENAL DITCH, containing approximately 15 acres. *[Deferred from 7/12/06 & 8/9/06 & 8/23/06 & 9/6/06 & 9/20/06]* (K-12)

At the September 27, 2006, Development Review Board meeting, with the signing of the infrastructure list dated 9/27/06 and approval of the grading plan engineer stamp dated 9/18/06 the preliminary plat was approved with the following conditions of final plat approval:

An easement shall be provided to Tract 11.

Dedication of right-of-way along Sunset Gardens is required.

The vacation was approved as shown on Exhibit B in the Planning file, subject to these findings and conditions:

FINDINGS:

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

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

CONDITIONS:

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

The site plan for subdivison was approved with final sign off delegated to Planning for 3 copies of the site plan.

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

If you wish to appeal this decision, you must do so by October 12, 2006, in the manner described below.

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

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

Please note that a Preliminary Plat approval date is the date of the DRB action plus the 15-day appeal period. The Preliminary Plat approval is effective one year from that date. The DRB must take action on the Preliminary Plat Extension prior to the expiration of the approval or the Preliminary Plat approval is null and void. (REF: Chapter 14 Article 14 Part 3-4 (E) Revised Ordinance.)

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

Sheran Matson, AICP, DRB Chair

Cc: Warehouse Molding & Door Corp., 4402 Canyon Ct NE, 87113
Thompson Engineering Consultants Inc., P.O. Box 65760, 87193
Garcia/Kraemer & Associates, 200 Lomas Blvd NW, Suite 1111, 87102
Marilyn Maldonado, Planning Department, 4th Floor, Plaza del Sol Bldg.
File

Current DRC
Project Number:____

Figure 12

INFRASTRUCTURE LIST
(Rev. 9-20-05)

Date Submitted: 9-27-06
Date Site Plan Approved: 9-27-06
Date Preliminary Plat Approved: 9-27-06
Date Preliminary Plat Expires: 9-27-07
DRB Project No.: -1003613
DRB Application No.: 06-00854

ORIGINAL

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

SUNSET VILLA SUBDIVISION
PROPOSED NAME OF PLAT AND/OR SITE DEVELOPMENT PLAN

LOTS 1,2 & 3, POWELL ADD.; SUNSET VILLA ADD.; TRACT 34, MRGCD MAP 39
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. The 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 the approval by the DRC Chair, the User Department and agent/owner. If such approvals are obtained, these revisions to the listing will be incorporated administratively. In addition, any unforeseen items which arise during construction which are necessary to complete the project and which normally are the Subdivider's responsibility will be required as a condition of project acceptance and close out by the City.

Financially Guaranteed DRC #	Constructed Under DRC #	Size	Type of Improvement	Location	From	To	Construction Certification: Private Inspector	Private P. E.	City Cnst Engineer
		Paving							
		28' wide	Residential Paving w/curb and gutter, 6' sidewalk east side*	Twilight Vista Lane	Sunset Gardens Road	~~140~~ 183' Feet South	/	/	/
		2-20' Wide w/8 foot median	Residential Paving w/curb and gutter both sides, median curb and gutter, 6' sidewalk east side*	Twilight Vista Lane	~~140~~ 183' Feet South	~~Lot 47~~ 233' South	/	/	/

ORIGINAL

Financially Guaranteed DRC #	Constructed Under DRC #	Size	Type of Improvement	Location	From	To	Construction Certification: Private Inspector	Private P. E.	City Cnst Engineer
		Paving Cont.							
		28' wide	Residential Paving w/curb and gutter, 6' sidewalk east side*	Twilight Vista Lane	233'± South of ~~Lot 47~~	Garden Way	/	/	/
		~~28~~ 26' wide	Residential Paving w/curb And gutter, 4' sidewalk both sides*	Garden Patch Lane	Garden Way	End of Cul-de-Sac	/	/	/
		28' wide	Residential Paving w/curb And gutter, 4' sidewalk both sides*	Garden Way	Whitten Trail	End of. Cul-de-Sac	/	/	/
		26' wide	Residential Paving w/curb And gutter, 4' sidewalk east side*	Garden Way Stub	Garden Way	Lot ~~54~~ 53	/	/	/
		26' wide	Residential Paving w/curb And gutter, 4' sidewalk both sides*	Tyrack Lane	Garden Way	End of Cul-de-Sac	/	/	/
		28' wide	Residential Paving w/curb And gutter, 4' sidewalk both sides*	Whitten Trail	Garden Way	Lot 1	/	/	/
		28' wide	Residential Paving w/curb And gutter, 6' sidewalk west side*	Whitten Trail	Lot 1	Powell Road	/	/	/
							/	/	/
							/	/	/

ORIGINAL

Financially Guaranteed DRC #	Constructed Under DRC #	Size	Type of Improvement	Location	From	To	Construction Certification Private Inspector	Private P.E.	City Cnst Engineer
		Utilities							
		6”	Water Line	Twilight Vista Lane	Sunset Gardens Road	Garden Way	/	/	/
		4”	Water Line	Garden Patch Lane	Garden Way	End of Cul-de-Sac	/	/	/
		6”	Water Line	Garden Way	Whittten Trail	End of. Cul-de-Sac	/	/	/
		4”	Water Line	Tyrack Lane	Garden Way	End of Cul-de-Sac	/	/	/
		6”	Water Line	Whitten Trail	Garden Way	Powell Road	/	/	/
		8”	Sanitary Sewer Line	Twilight Vista Lane	Garden Way	Lot 47	/	/	/
		8”	Sanitary Sewer Line	Garden Patch Lane	Garden Way	End of Cul-de-Sac	/	/	/
		8”	Sanitary Sewer Line	Garden Way	Whitten Trail	End of. Existing SAS	/	/	/
		8”	Sanitary Sewer Line	Tyrack Lane	Garden Way	End of Cul-de-Sac	/	/	/
		8”	Sanitary Sewer Line	Whitten Trail	Garden Way	Powell Road	/	/	/

ORIGINAL

Financially Guaranteed DRC #	Constructed Under DRC #	Size	Type of Improvement	Location	From	To	Construction Certification: Private Inspector	Private P.E.	City Cnst Engineer
		Drainage							
		~~24"~~ 18" ⚠1	RCP	Whitten Trail	Garden Way	~~Lot 5~~ Lot P-3	/	/	/
		24"	RCP	Garden Way	Whitten Trail	Lot 11	/	/	/
		30"	RCP	Garden Way	Lot 11	Lot 21	/	/	/
		36"	RCP	Garden Way	Lot 21	Twilight Vista Lane	/	/	/
		24"	RCP	Garden Way	Twilight Vista Lane	Lot 40	/	/	/
		42"	RCP	Twilight Vista Lane	Garden Way	Lot 50	/	/	/
		24"	RCP	Twilight Vista Lane	Lot 50	Lot 49	/	/	/
		48"	RCP	Tract B	Twilight Vista Lane	Bottom of Pond	/	/	/
		2.654 Acre-Feet	Retention Pond w/ Agr-to Cov.	Tract B			/	/	/

ORIGINAL

NOTES

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

1) Paving Items include *Residential sidewalks to be deferred and signage per DRC
2) Grading and Drainage Certification is required prior to release of Financial Guarantees
3) Waterlines include valves, fittings and services
4) Storm Drain includes catch basins, connector pipes, manholes and outlet structures
5) Sanitary Sewer Lines include manholes and services
6) Perimeter walls per DRB approved perimeter wall design
7) Wall certification from registered engineer required prior to release of financial guarantees

AGENT/OWNER	DEVELOPMENT REVIEW BOARD MEMBER APPROVALS	
David B. Thompson NAME (print)	Andrew Zonies 9/27/06 DRB CHAIR Date	Christina Sandoval 9/27/06 PARKS & GENERAL SERVICES Date
Thompson Engineering Consultants, Inc. FIRM	[signature] 9-27-06 TRANSPORTATION DEVELOPMENT Date	AMAFCA Date
[signature] 9-27-06 SIGNATURE Date	Roger Green 9/27/06 UTILITY DEVELOPMENT Date	Date
	Bradley L. Bingham 9/27/06 CITY ENGINEER Date	Date

DESIGN REVIEW COMMITTEE REVISIONS

REVISION	DATE	DRC CHAIR	USER DEPARTMENT	AGENT/OWNER
1	6-28-07	[signature]	[signature] / [signature]	[signature]

PLEASE NOTE: **The Neighborhood and/or Homeowner 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.**

City of Albuquerque

P.O. Box 1293, Albuquerque, NM 87103

September 3, 2013

David Soule
Rio Grande Engineering
P.O. Box 93924
Phone: 505-321-9099/Fax: 505-872-0999
E-mail: david@riograndeengineering.com

Dear David:

Thank you for your inquiry of **September 3, 2013**requesting the names of **ALL Neighborhood and/or Homeowner Associations** who would be affected under the provisions of O-92 by your proposed project at **(DRB SUBMITTAL) – LOTS 1-70, SUNSET VILLA SUBDIVISION, LOCATED ON SUNSET GARDENS SW BETWEEN ATRISCO DRIVE SW AND SUNSET ROAD SW** zone map **K-12.**

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

VECINOS DEL BOSQUE N.A "R"
Rod Mahoney, 1838 Sadora Rd. SW/87105 681-3600 (c)
Robert Sanchez, 631 Sunset SW/87105 242-7635 (h)

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

Sincerely,

Stephani Winklepleck

Stephani Winklepleck
Neighborhood Liaison
OFFICE OF NEIGHBORHOOD COORDINATION
Planning Department

LETTERS MUST BE SENT TO BOTH CONTACTS OF EACH NEIGHBORHOOD AND/OR HOMEOWNER 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 neighborhood and/or homeowner associations **PRIOR TO FILING THE APPLICATION TO THE PLANNING DEPARTMENT.** Because the purpose of the notification is to ensure communication as a means of identifying and resolving problems early, it is essential that the notification be fully informative.

WE RECOMMEND THAT THE NOTIFICATION LETTER INCLUDE THE FOLLOWING INFORMATION:

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

Information from the Office of Neighborhood Coordination

The following information should always be in **each** application packet that you submit for an EPC or DRB application. Listed below is a "Checklist" of the items needed.

[X] **ONC's "Official" Letter to the applicant *(if there are associations).* A copy must be submitted with application packet -OR-**

[ ] The ONC "Official" Letter *(if there are no associations).* A copy must be submitted with application packet.

[X] **Copies of Letters to Neighborhood and/or Homeowners Associations *(if there are associations).* A copy must be submitted with application packet.**

[X] **Copies of the certified receipts to Neighborhood and/or Homeowners Associations *(if there are associations).* A copy must be submitted with application packet.**

Just a reminder **- Our ONC "Official" Letter is only valid for a one (1) month period and if you haven't submitted your application by this date, you will need to get an updated letter from our office.**

Any questions, please feel free to contact Stephani at 924-3902 or via an e-mail message at swinklepleck@cabq.gov.

Thank you for your cooperation on this matter.

****

(below this line for ONC use only)

Date of Inquiry: **09/03/13** Time Entered: **9:20 a.m.** ONC Rep. Initials: **siw**

RIO GRANDE ENGINEERING OF NEW MEXICO, LLC

September 5, 2013

Mr. Jack Cloud
Chair- Development Review Board
City of Albuquerque
600 2nd street NW
Albuquerque, NM 87102

RE: Extension of SIA for Infrastructure
Sunset Villa Subdivision
PROJECT # 1003613
Albuquerque, New Mexico

Dear Mr. Cloud:

Rio Grande Engineering requests a two year extension to the Subdivision improvement agreement for the referenced project. The project has been on hold until a builder becomes involved. The project now has home builder and will begin within the next few months. The site is graded but no infrastructure has been constructed

Should you have any questions regarding this matter, please do not hesitate to call me.

Sincerely,

David Soule, PE
RIO GRANDE ENGINEERING
PO Box 93924
ALBUQUERQUE, NM 87199

Cc:
Vecinos Del Bosque NA

Rod Mahoney
1838 Sadora Rd. SW
Albuquerque, NM 87105

Robert Sanchez
631 Sunset SW
Albuquerque, NM 87105

Enclosures

7013 1090 0000 4405 7315

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

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

ALBUQUERQUE NM 87105 OFFICIAL USE

Postage	$ $0.46	0101
Certified Fee	$3.10	
Return Receipt Fee (Endorsement Required)	$2.55	
Restricted Delivery Fee (Endorsement Required)	$0.00	
Total Postage & Fees	$ $6.11	09/05/2013

Postmark Here
ALBUQUERQUE NM 87107 SEP 5 2013 USPS

Sent To: Robert Sanchez
Street, Apt. No.; or PO Box No.: 631 Sunset SW
City, State, ZIP+4: Alb NM 87104

PS Form 3800, August 2006 — See Reverse for Instructions

7013 1090 0000 4405 7322

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

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

ALBUQUERQUE NM 87105 OFFICIAL USE

Postage	$ $0.46	0101
Certified Fee	$3.10	
Return Receipt Fee (Endorsement Required)	$2.55	
Restricted Delivery Fee (Endorsement Required)	$0.00	
Total Postage & Fees	$ $6.11	09/05/2013

Postmark Here
ALBUQUERQUE NM 87107 SEP 5 12 2013 USPS

To: Rod Mahoney
Street, Apt. No.; or PO Box No.: 1838 Sajora SW
City, State, ZIP+4: Alb NM 87105

PS Form 3800, August 2006 — See Reverse for Instructions

October 2. 2013

City of Albuquerque

DEVELOPMENT/ PLAN REVIEW APPLICATION

Supplemental Form (SF)

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

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

APPLICATION INFORMATION:

Professional/Agent (if any): Rio Grande Engineering PHONE: 321.9099
ADDRESS: PO Box 93924 FAX: 877.0999
CITY: Alb STATE NM ZIP 87199 E-MAIL: davide riograndeengineering.com

APPLICANT: Sunset Villa LLC PHONE: -
ADDRESS: 4402 Canyon Road NE FAX: -
CITY: Alb STATE NM ZIP 87109 E-MAIL: -
Proprietary interest in site: Owner List all owners: All
DESCRIPTION OF REQUEST: Extension of Temporary Sidewalk Deferral.

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

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

Lot or Tract No. Lots 1-70 & Tracts A & B Block: Unit:
Subdiv/Addn/TBKA: Sunset Villa
Existing Zoning: R-1 Proposed zoning: R-1 MRGCD Map No
Zone Atlas page(s): K-17 UPC Code: 101205728904240383

CASE HISTORY:

List any current or prior case number that may be relevant to your application (Proj., App., DRB-, AX_,Z_, V_, S_, etc.):
764882 & 1003613

CASE INFORMATION:

Within city limits? X Yes Within 1000FT of a landfill? NO
No. of existing lots: 72 No. of proposed lots: 72 Total site area (acres): 14.7
LOCATION OF PROPERTY BY STREETS: On or Near: Garden Way SE
Between: Atrisco Dr SE and Sunset Road SE

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

SIGNATURE DM DATE 7/29/13
(Print Name) David Soule Applicant: ☐ Agent: ☒

FOR OFFICIAL USE ONLY **Revised: 4/2012**

☐ **INTERNAL ROUTING**

	Application case numbers	Action	S.F.	Fees
☒ All checklists are complete	13DRB - 70636	ESIA	___	$50.00
☒ All fees have been collected	___-___	CMF	___	$20.00
☒ 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				Total
☐ F.H.D.P. fee rebate	Hearing date August 7, 2013			$70.00

7-29-13
Staff signature & Date

Project # 1003613

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
__ 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
__ 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
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 30 DAYS after the filing deadline. Your attendance is required.

☐ **SIDEWALK VARIANCE (DRB20)**
☐ **SIDEWALK WAIVER (DRB21)**
__ Scale drawing showing the proposed variance or waiver (not to exceed 8.5" by 14") **6 copies**
__ Zone Atlas map with the entire property(ies) 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)
__ 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)**
__X Drawing showing the sidewalks subject to the proposed deferral or extension (not to exceed 8.5" by 14") **6 copies**
__X Zone Atlas map with the entire property(ies) clearly outlined
__X Letter briefly describing, explaining, and justifying the deferral or extension
__X 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.

David Soule
Applicant name (print)

7/29/13
Applicant signature / date

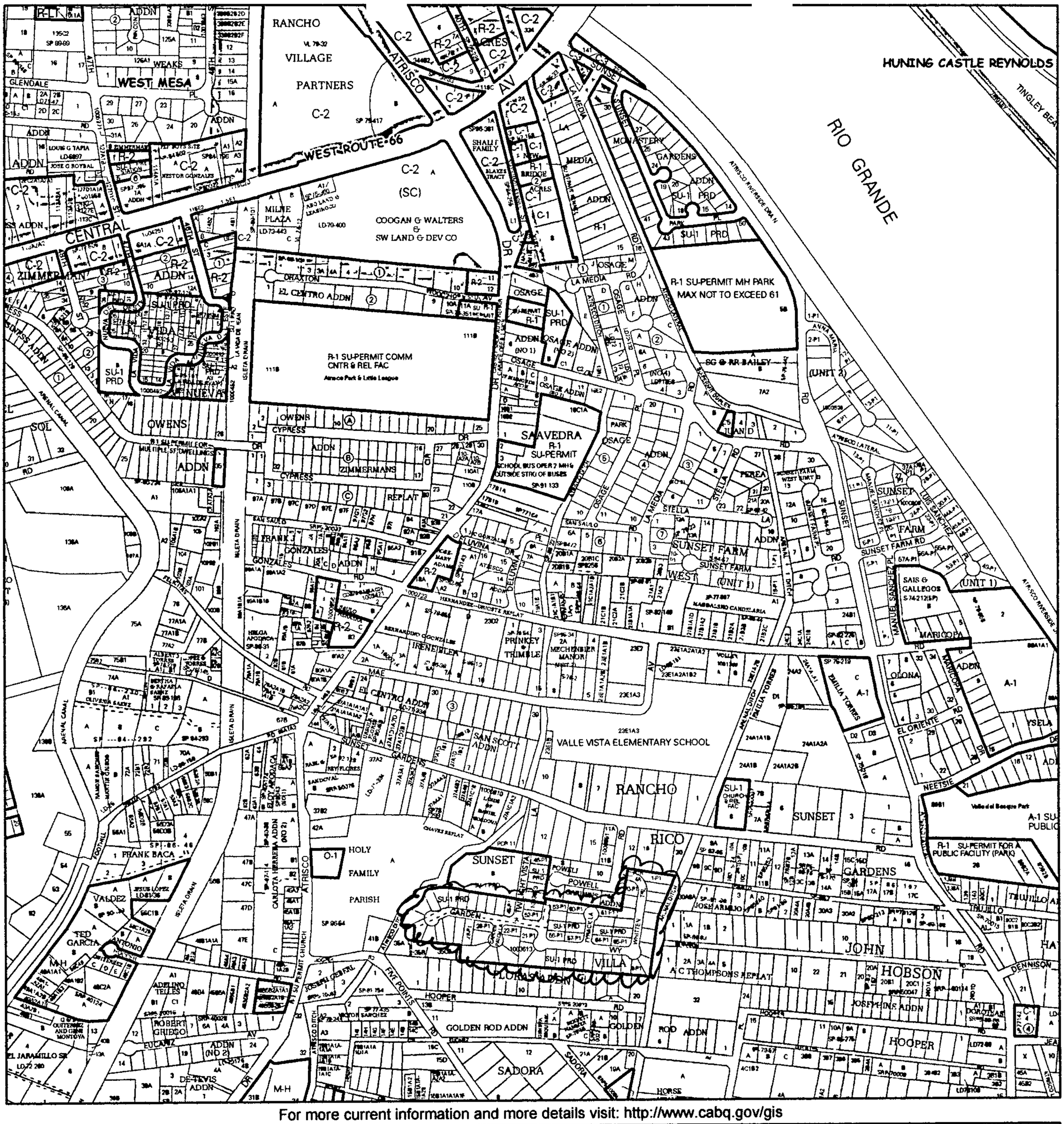
Form revised 4/07

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

Application case numbers
13DRB-70636
_____-_____-_____
_____-_____-_____

7-29-13
Planner signature / date

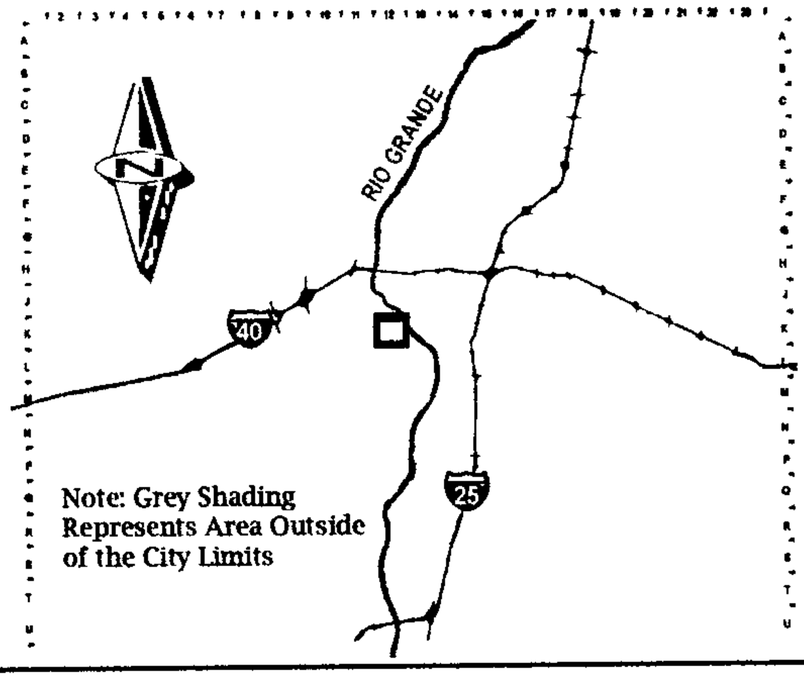
Project # 1003613



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

AGIS
Albuquerque Geographic Information System

Map amended through: 2/4/2010



Zone Atlas Page:

K-12-Z

Selected Symbols

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

0 — 750 — 1,500 Feet

RIO GRANDE ENGINEERING OF NEW MEXICO, LLC

July 29, 2013

Mr. Jack Cloud
Chair- Development Review Board
City of Albuquerque
600 2nd street NW
Albuquerque, NM 87102

RE: Extension of SIA for deferred sidewalks
Sunset Villa Subdivision
PROJECT # 1003613
Albuquerque, New Mexico

Dear Mr. Cloud:

Rio Grande Engineering requests a two year extension to the temporary deferral of sidewalks for the referenced project. The project has been on hold until a builder becomes involved. None of the sidewalks have been constructed to date. The site is graded but no infrastructure has been constructed

Should you have any questions regarding this matter, please do not hesitate to call me.

Sincerely,

David Soule, PE
RIO GRANDE ENGINEERING
PO Box 93924
ALBUQUERQUE, NM 87199

Enclosures

LEGEND

- PROPOSED STORM DRAIN
- PROPOSED STORM DRAIN MANHOLE
- PROPOSED STORM INLETS
- PROPOSED STREET LIGHT LOCATION
- CENTERLINE OF STREET
- PROPOSED PROPERTY BOUNDARY
- PROPOSED STANDARD CURB & GUTTER SEE COA STD DWG 2415A
- DEFERRED SIDEWALK SEE COA STD DWG 2430
- PROPOSED SIDEWALK SEE COA STD DWG 2430
- PROPOSED 6' VALLEY GUTTER SEE COA STD DWG 2420
- PROPOSED CROWN TO NO CROWN TRANSITION SEE COA STD DWG 2401
- PROPOSED HANDICAP RAMP CASE B/W TRUNCATED DOMES SEE COA STD DWG 2441
- EXISTING CURB & GUTTER

NOTE:

1. FOR TYPCIAL SECTIONS SEE SHEETS 7 & 8 OF THIS PLANSET
2. USE ALL C.O.A. STANDARDS UNLESS OTHERWISE NOTED
3. TRUNCATED DOMES (DETECTABLE WARNING SURFACE) DESIGN PER ADA GUIDELINES. SUBMIT SPEC'S TO CONSTRUCTION ENGINEER FOR EVALUATION PRIOR TO CONSTRUCTION

AS BUILT INFORMATION	BENCH MARK	SURVEY INFORMATION	ENGINEER'S SEAL
CONTRACTOR	ACS STA. "18-L12	FIELD NOTES	
	X = 380529.23	NO. / BY / DATE	
	Y = 1479254.75		
	GROUND TO GRID FACTOR:		
	0.9996831		
MICRO-FILM INFORMATION	Δα = -00° 15' 01"		
RECORDED BY / DATE	NMSP CENTRAL ZONE NAD 1927		

NO.	DATE	REMARKS	BY

DESIGN

DESIGNED BY DBT — DATE
DRAWN BY DEM — DATE
CHECKED BY DBT — DATE

Thompson Engineering Consultants, Inc

CITY OF ALBUQUERQUE
PUBLIC WORKS DEPARTMENT
TRANSPORTATION DEVELOPMENT

SUNSET VILLA
OVERALL PAVING PLAN

DESIGN REVIEW COMMITTEE	CITY ENGINEER APPROVAL		
City Project No. 784882	Zone Map No. K-12-Z	Sheet 9	Of 24

Z:\projects\lindborg-hohn\SUNSET-VILLA\REVISED\PLANSET\09-DVR-PAVING.dwg 11:27:57 AM MST

August 7. 2013

City of Albuquerque

DEVELOPMENT/ PLAN REVIEW APPLICATION

Supplemental form

SUBDIVISION — **S**

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

SITE DEVELOPMENT PLAN — **P**

___ for Subdivision
___ for Building Permit
___ Administrative Amendment (AA)
___ IP Master Development Plan — **D**
___ Cert. of Appropriateness (LUCC) — **L**

STORM DRAINAGE (Form D) — **A**

___ Storm Drainage Cost Allocation Plan

Z ZONING & PLANNING

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

APPEAL / PROTEST of...

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

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

APPLICATION INFORMATION:

Professional/Agent (if any): GARCIA/KRAEMER & ASSOC PHONE: 505 242 5566
ADDRESS: 600 FIRST ST NW SUITE 211 FAX: 505 242 9028
CITY: ALBUQUERQUE STATE NM ZIP 87102 E-MAIL: billybomon@hotmail.com

APPLICANT: SUNSET VILLA LLC PHONE: 977 3695
ADDRESS: 4402 CANYON CT NE FAX:
CITY: ALBUQUERQUE STATE NM ZIP 87113 E-MAIL:
Proprietary interest in site: OWNER List all owners:
DESCRIPTION OF REQUEST: 2ND EXTENSION SIDEWALK DEFERRAL PROJECT 764882

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

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

Lot or Tract No. 1-P1 thru 76-P1 Block: Unit:
Subdiv/Addn/TBKA: SUNSET VILLA
Existing Zoning: SU-1 PRD Proposed zoning: NO CHANGE MRGCD Map No
Zone Atlas page(s): K-12 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.): Project # 1003613
07DRB-00129, 00130, 00131, 00132 09DRB-70217

CASE INFORMATION:

Within city limits? X Yes Within 1000FT of a landfill? NO
No. of **existing** lots: 76 No. of **proposed** lots: 76 Total area of site (acres): 14.71
LOCATION OF PROPERTY BY STREETS: On or Near: SUNSET GARDENS RD SW
Between: ATRISCO SW and POWELL

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

SIGNATURE William J Kraemer DATE 7/19/2011
(Print) WILLIAM KRAEMER Applicant ☐ Agent. ☒

FOR OFFICIAL USE ONLY Form revised 4/07

- ☒ 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: 11DRB-70199

Action	S.F.	Fees
ESIA		$ 50.00
CMF		$ 20.00
		$
		$
		$
		Total $ 70.00

Hearing date 7-27-11

7-19-11
Planner signature / date

Project # 1003613

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
- __ 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
- __ 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

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 30 DAYS after the filing deadline. Your attendance is required.

☐ **SIDEWALK VARIANCE (DRB20)**

☐ **SIDEWALK WAIVER (DRB21)**
- __ Scale drawing showing the proposed variance or waiver (not to exceed 8.5" by 14") **6 copies**
- __ Zone Atlas map with the entire property(ies) 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)
- __ 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.

WILLIAM KRAEMER
Applicant name (print)

William I Kraemer 7/19/11
Applicant signature / date

Form revised 4/07

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

Application case numbers
11DRB-70199
_____
_____

7-19-11
Planner signature / date

Project # 1003613

GARCIA/KRAEMER&ASSOCIATES

600 First St. NW, Suite 211
Albuquerque, NM 87102
(505) 242 5566
(505) 242 9028

July 19, 2011

Jack Cloud, Chair
DRB
City of Albuquerque

RE: Extension of SIA for
Temporary Deferral of Sidewalk Construction
Sunset Villa

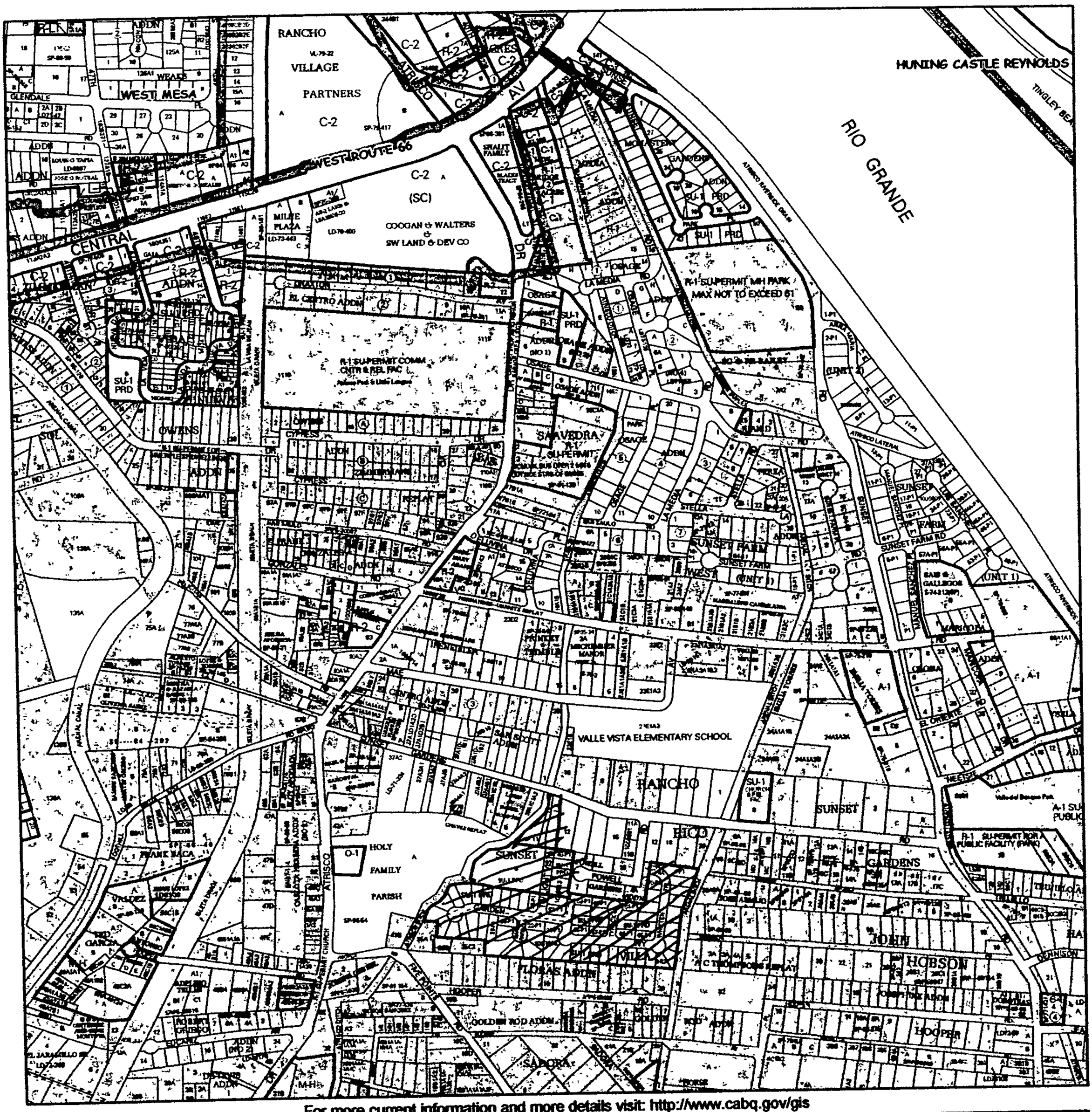
Dear Mr. Cloud:

The purpose of this letter is to explain and justify this request. The original sidewalk deferral for this subdivision and Final Plat were approved in 2007. The timing of marketability of the lots in this subdivision is uncertain. Although this plat has received FINAL PLAT APPROVAL almost none of the required infrastructure has been built. The financial guarantee for the major infrastructure has been converted to a Municipal Lien.

We were recently notified of the upcoming deadline for construction of all remaining sidewalks and the City's intent to call the financial guaranty. The existing sidewalk guarantee is a fully funded reserve letter from the Bank. We are filing this request in order to be allowed to enter into an additional extension agreement which will be guaranteed by a Cashiers Check payable to the City of Albuquerque

Sincerely,

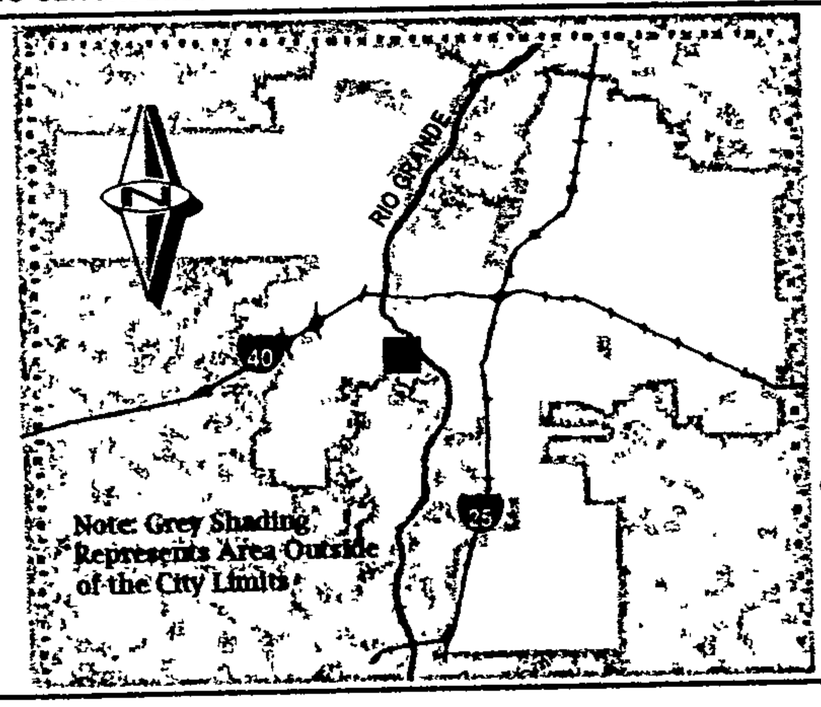
WILLIAM L. KRAEMER



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

Albuquerque Geographic Information System

Map amended through: 3/10/2009



Zone Atlas Page:

K-12-Z

Selected Symbols

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

0 — 750 — 1,500 Feet

– NOTES CONTINUED FROM SHEET 1 –

15. Ten foot (10') Private Irrigation Easement for the benefit of Lot 12, Rancho Rico, is granted by this plat. Maintenance of this easement is the responsibility of the Sunset Villa Homeowners Association.

16. Private Access Easement for the benefit of Tract 8 is granted by this plat. Maintenance of this easement is the responsibility of the Sunset Villa Homeowners Association. Private access easement also granted for the benefit of the portion of Tract 11 of Rancho Rico, recorded November 4, 1941, Volume D, folio 75.

PUBLIC UTILITY EASEMENTS

Public Utility Easements shown on this plat are granted for the common and joint use of:

1. The PNM Electric Services Division for the installation, maintenance and service of overhead and underground electrical lines, transformers, poles and any other equipment, fixtures, structures and related facilities reasonably necessary to provide electrical service.
2. The PNM Gas Services Division for installation, maintenance, and service of natural gas lines, valves and any other equipment and facilities reasonably necessary to provide natural gas.
3. Qwest for installation, maintenance and service of such lines, cable and other related equipment and facilities reasonably necessary to provide communication services, including but not limited to above ground pedestals and closures.
4. Comcast Cable for installation, maintenance and service of such lines, cable and other related facilities reasonably necessary to provide Cable TV services.

Included, is the right to build, rebuild, construct, reconstruct, locate, Relocate, change, remove, modify, renew, operate and maintain facilities for the purposes described above, together with the free access to, from and over said easement, including sufficient working area space for electric transformers, with the right and privilege to trim and remove trees, shrubs or bushes which interfere with the purposes set forth herein. No building, sign, pool (above ground or subsurface), hot tub, concrete or wood pool decking, or other structure shall be created or constructed on said easements, nor shall any well be drilled or operated thereon. Property owners shall be solely responsible for correcting any violations or National Electrical Safety Code caused by construction of pools, decking or any structures adjacent to within or near easements shown on this plat.

In approving this plat, the utility companies did not conduct a Title Search of the properties shown hereon. Consequently, the utility companies do not waive or release any easement or easement rights which may have been granted by prior plat, replat or other document and which are not shown on this plat.
Easements for electric transformers/switchgears, as installed, shall extend ten feet (10') in front of transformers/switchgear doors and five feet (5') on each side.

SOLAR COLLECTORS NOTE

No property within the area of requested final action shall at any time be subject to a deed restriction, covenant, or binding agreement prohibiting solar collectors from being installed on buildings of created on the lots or parcels within the area of the proposed plat. The foregoing requirement shall be a condition to approval of this plat or site development plan for subdivision.

METAL TAGS STAMPED "WAYJOHN PS 14269" WERE ATTACHED TO ALL RECOVERED AND ACCEPTED BOUNDARY CORNERS.

BOUNDARY CORNERS RESET WERE SET WITH A 1/2" REBAR AND PLASTIC CAP STAMPED "WAYJOHN PS 14269"

NOTE: CENTERLINE Δ (IN LIEU OF R/W) MONUMENTATION IS TO BE INSTALLED AT ALL CENTERLINE PC's, PT's, ANGLE POINTS AND STREET INTERSECTIONS AS SHOWN HEREON, AND WILL CONSIST OF A FOUR INCH (4") ALUMINUM ALLOY CAP STAMPED "CITY OF ALBUQUERQUE", "CENTERLINE MONUMENT", "DO NOT DISTURB", "PLS #14269".

APPROVED on the condition that all rights of the Middle Rio Grande Conservancy District in easements, rights of way, assessments and liens, are fully reserved to said District, and that if provision for irrigation source and easements are not provided for by the subdivider for the subdivision, addition, or plat, said District is absolved of all obligations to furnish irrigation waters and services to any portions thereof, other than from existing turnouts.

APPROVED _____ DATE 9-12-07

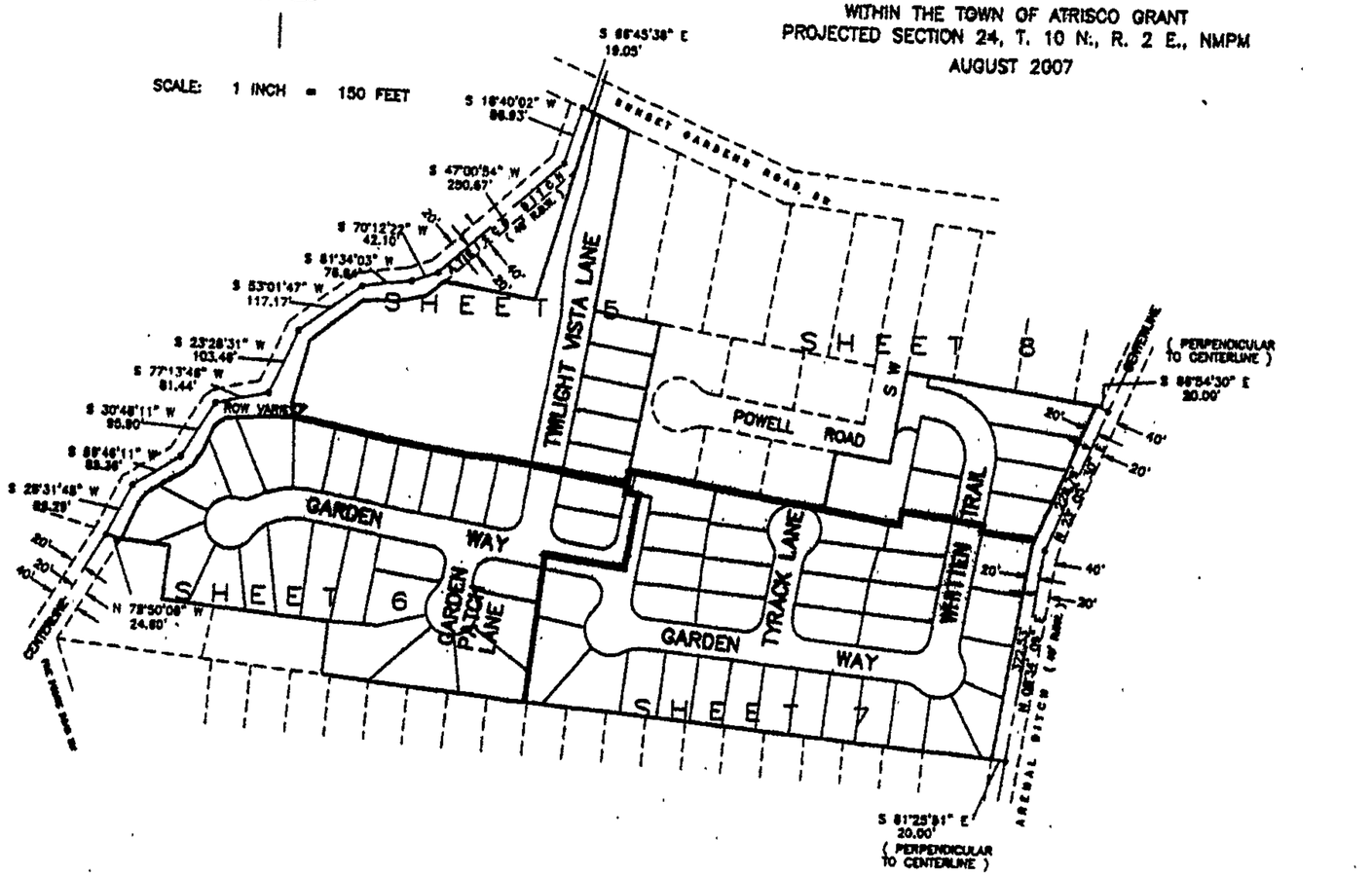
DOCN 2007134842
09/10/2007 02:17 PM Page: 4 of 8
PLAT R:542.00 S: 2007C-P: 0200 R. Toulouse, Bernalillo County

COUNTY CLERK RECORDING LABEL HERE

PLAT OF
LOTS 1–P1 THRU 76–P1
SUNSET VILLA
– AND –
LOT 4–A
POWELL GARDENS ADDITION
ALBUQUERQUE, BERNALILLO COUNTY, NEW MEXICO

WITHIN THE TOWN OF ATRISCO GRANT
PROJECTED SECTION 24, T. 10 N., R. 2 E., NMPM
AUGUST 2007

SCALE: 1 INCH = 150 FEET



THOMAS D. JOHNSTON
NEW MEXICO
14269
REGISTERED LAND SURVEYOR
9-17-07

WAYJOHN SURVEYING INC

330 LOUISIANA BLVD., N.E.
ALBUQUERQUE, N.M. 87108
PHONE: (505) 255-2052 FAX: (505) 255-2887

DRAWN: E W K	SCALE:	FILE NO.
CHECKED: T D J	1" = 150'	SP-7-01-2005
DRAWING NO. SP70105.DWG	6 MAY 2006	SHEET 4 OF 8

City of Albuquerque Planning Department

One Stop Shop – Development and Building Services

06/25/2009 Issued By: E08375

Permit Number: **2009 070 217** **Category Code 910**

Application Number: **09DRB-70217**, Major - 2yr Subd Imp Agmt Ext (2yr Sia)

Address:

Location Description: SUNSET GARDENS RD BETWEEN ATRISCO SW AND POWELL SW

Project Number: 1003613

Applicant
Sunset Villa Llc
447 Avital Ne
Albuquerque NM 87123
977-3645

Agent / Contact
Garcia/Kraemer & Assoc.
200 Lomas Blvd Nw Suite 1111
Albuquerque NM 87102

bilybomon@hotmail.com

Application Fees

441018/4971000	Public Notification	$75.00
441032/3424000	Conflict Mgmt Fee	$20.00
441006/4983000	DRB Actions	$50.00
	TOTAL:	**$145.00**

City of Albuquerque

DEVELOPMENT/ PLAN REVIEW APPLICATION

Supplemental form

S	Z	SUBDIVISION
X		Major Subdivision action
		Minor Subdivision action
		Vacation
V		Variance (Non-Zoning)
		SITE DEVELOPMENT PLAN
P		for Subdivision
		for Building Permit
		Administrative Amendment (AA)
		IP Master Development Plan
D		Cert. of Appropriateness (LUCC)
		STORM DRAINAGE (Form D)
L		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)
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.

APPLICATION INFORMATION:

Professional/Agent (if any): Garcia | Kraemer & Associates PHONE: 242-5566

ADDRESS: 200 Lomas NW, Suite 1111 FAX: 242-9028

CITY: Albuquerque STATE NM ZIP 87102 E-MAIL:

APPLICANT: Sunset Villa LLC PHONE: 977-3645

ADDRESS: 447 Avital NE FAX:

CITY: Albuquerque STATE NM ZIP 87123 E-MAIL:

Proprietary interest in site: Owner **List all owners**:

DESCRIPTION OF REQUEST: Subdivision Improvements Agreement extension for a Major Subdivision

Is the applicant seeking incentives pursuant to the Family Housing Development Program? ___ Yes. X 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 76-P1 Block: Unit

Subdiv/Addn/TBKA: Sunset Villa

Existing Zoning: SU-1 for PRD Proposed zoning: N/A MRGCD Map No

Zone Atlas page(s): K-12 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).

1003281, 1003613

CASE INFORMATION:

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

No. of **existing** lots 70 No of **proposed** lots N/A Total area of site (acres) +/-14.71

LOCATION OF PROPERTY BY STREETS: On or Near: Sunset Gardens Road

Between: Atrisco SW and Powell Rd SW

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

SIGNATURE William J Kraemer DATE 6/25/09

(Print) WILLIAM KRAEMER Applicant: ☐ Agent: X

FOR OFFICIAL USE ONLY Form revised 4/07

- ☐ 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
09DRB - - 70217	SIA		$ 50.00
- -			$ 75.00
- -			$ 20.00
- -			$
- -			$
			Total
			$ 145.00

Hearing date July 22, 2009

6.25.09
Planner signature / date

Project # 1003613

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

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

☐ **MAJOR SUBDIVISION PRELIMINARY PLAT APPROVAL (DRB13)**

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

Preliminary plat approval expires after one year.
DRB Public hearings are approximately 30 DAYS after the filing deadline. Your attendance is required.

☐ **MAJOR SUBDIVISION AMENDMENT TO PRELIMINARY PLAT (DRB11) (with significant changes)**

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

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

Amended preliminary plat approval expires after one year.
DRB Public hearings are approximately 30 DAYS after the filing deadline. Your attendance is required.

☒ **MAJOR SUBDIVISION IMPROVEMENTS AGREEMENT EXTENSION (DRB09)**

(Temporary sidewalk deferral extension use FORM-V)

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

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

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

Nicole Sanchez-Howell
Applicant name (print)

Nicole S 4/25/09
Applicant signature / date

Form revised **October 2007**

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

Application case numbers
05DRB - _____ - 10217
_____ - _____ - _____
_____ - _____ - _____

6.25.09
Planner signature / date

Project # 1003613

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 July 7, 2009 To July 22, 2009

5. REMOVAL

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

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

Nicole Hewell
(Applicant or Agent)

6/25/09
(Date)

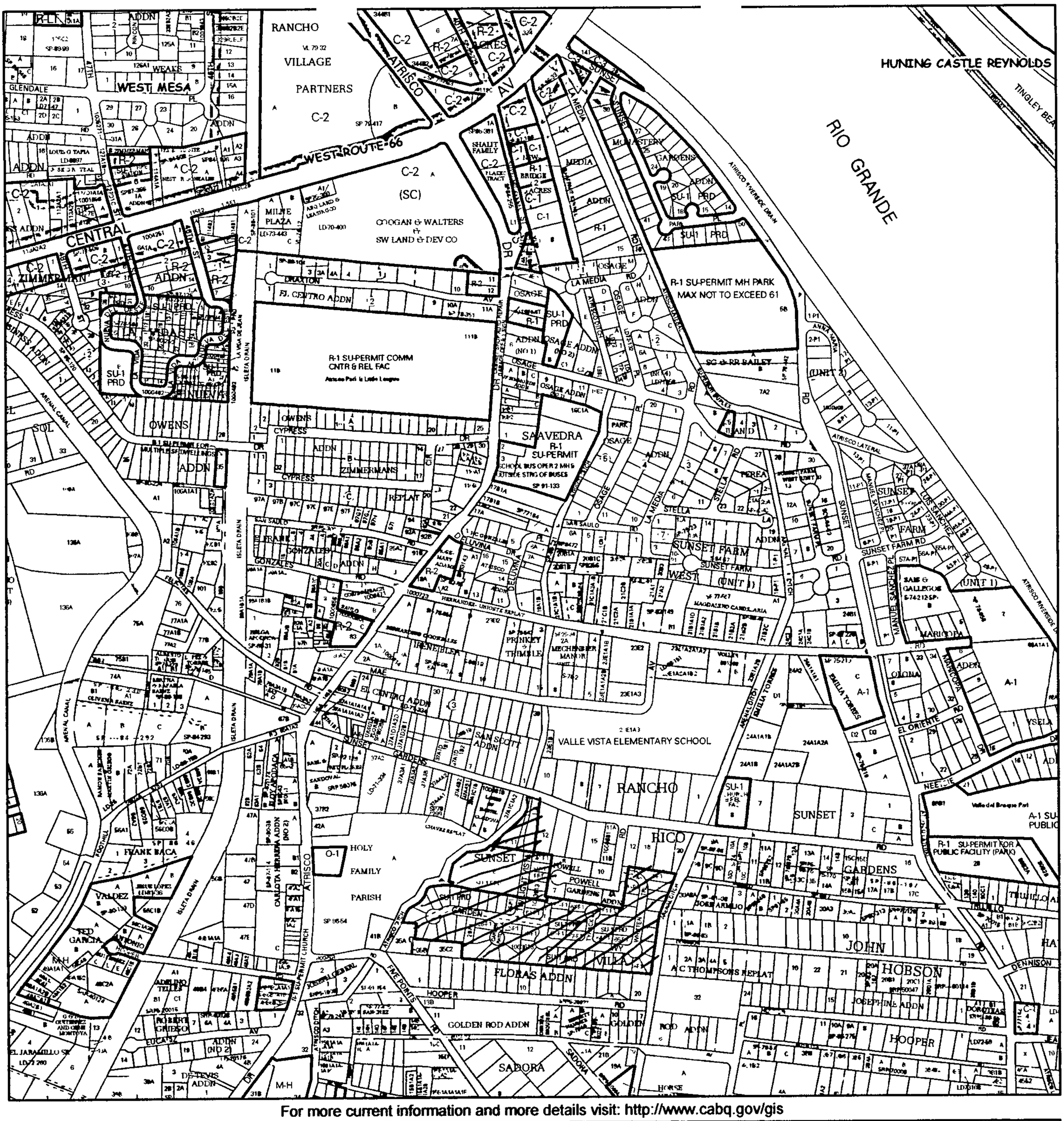
I issued 3 signs for this application,

6.25.09
(Date)

(Staff Member)

DRB PROJECT NUMBER: 1003613

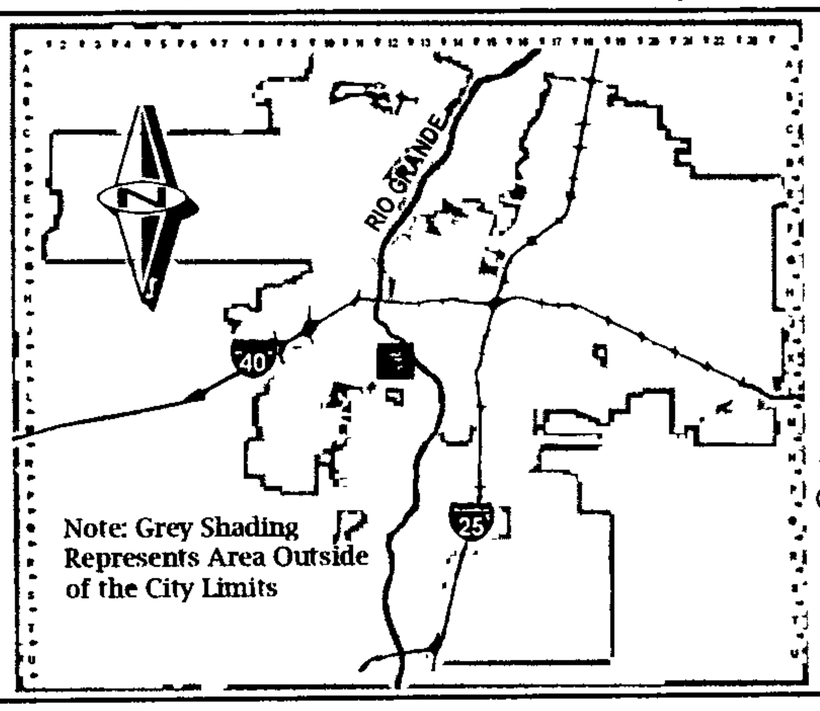
Rev. 1/11/05



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

CITY OF ALBUQUERQUE
AGIS
Albuquerque Geographic Information System

Map amended through: 3/10/2009



Zone Atlas Page:

K-12-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

Feet: 0 — 750 — 1,500

GARCIA/KRAEMER&ASSOCIATES

Wells Fargo Bank Building
200 Lomas N.W., Suite 1111
Albuquerque, NM 87102
(505) 242 5566
Fax (505) 242 9028

June 18, 2009

Jack Cloud, Chair
Development Review Board
City of Albuquerque
600 2nd Street NW
Albuquerque, NM 87102

Re: Subdivision Improvements Agreement Extension for Sunset Villa LLC
Project #1003613, SIA project 764882

Dear Chairman Cloud,

On behalf of Sunset Villa LLC, Garcia/Kraemer & Associates in conjunction with Thompson Engineering Consultants are requesting a second one-year extension of the Subdivision Improvement Agreement for Sunset Villa, Lots 1-P1 thru 76-P1, comprising of approximately 14.71 acres.

The Subdivision Improvements Agreement for this 70 lot subdivision was executed and recorded on July 27, 2007. The Development Review Board approved a Corrected Final Plat (06DRB-00854) for this property which was recorded in October, 2007. The 1st Extension Agreement was executed and recorded on October 28, 2008, at which time the financial guarantee was switched from a loan reserve letter to a municipal lien. This application includes updated Preliminary Engineer's Quantity and Cost Estimate for the required infrastructure.

Market conditions continue to make it economically infeasible to complete the required infrastructure at this time. The applicant respectfully requests that the DRB grant another extension of the above referenced SIA

Sincerely,

William L. Kraemer
Garcia/Kraemer & Associates

13. **Project# 1003613**
07DRB-70193 MAJOR - FINAL PLAT APPROVAL

THOMPSON ENGINEERING CONSULTANTS, INC agent(s) for SUNSET VILLA, LLC request(s) the above action(s) for all or a portion of Lot(s) 11, 1-4, Tract(s) 34 (to be known as **SUNSET VILLA)** zoned SU-1 for PRD, located on SUNSET GARDENS RD SW BETWEEN ATRISCO RD SW AND SUNSET GARDENS RD SW containing approximately 14.7 acre(s). (K-12) **PRELIMINARY AND FINAL PLAT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO CITY ENGINEER FOR MRGCD SIGNATURE, REVISE NOTE 11, SHOW ACCESS EASEMENT TO TRACT 11, DEDICATION ON SUNSET GARDENS TO MOVE MRGCD EASEMENT AND TO PLANNING TO RECORD THE PLAT.**

14. **Project# 1002837**
07DRB-70191 MINOR - PRELIMINARY/ FINAL PLAT APPROVAL

SURVEYS SOUTHWEST LTD agent(s) for BARBARA JARVIS request(s) the above action(s) for all or a portion of Lot(s) 12 & 13, Block(s) 3, **BUENA VISTA HEIGHTS,** zoned SU-2/UC, located on LEAD AVE SE BETWEEN SILVER SE AND YALE SE containing approximately 0.326 acre(s). (K-15) **PRELIMINARY AND FINAL PLAT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO TRANSPORTATION DEVELOPMENT FOR ISSUE ON LEAD AVENUE AND TO PLANNING FOR COPY OF THE RECORDED PLAT.**

15. **Project# 1006742**
07DRB-70194 MINOR - PRELIMINARY/ FINAL PLAT APPROVAL

SURVEYS SOUTHWEST LTD agent(s) for JOE OLIVAS request(s) the above action(s) for all or a portion of Lot(s) 1 & 10, Block(s) 14, **EAST CENTRAL BUSINESS ADDITION,** with a portion of vacated Skyline Rd NE, zoned C-2, located on DOROTHY ST NE BETWEEN LINN AVE NE AND MARTHA ST NE containing approximately 0.5527 acre(s). (L-21) **PRELIMINARY AND FINAL PLAT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO TRANSPORTATION DEVELOPMENT FOR 15-FOOT RADIUS ON LINN AND DOROTHY AND COPY OF THE RECORDED PLAT.**

16. **Project# 1006549**
07DRB-70195 MINOR - PRELIMINARY/ FINAL PLAT APPROVAL

SURVEYS SOUTHWEST LTD agent(s) for BENCOR request(s) the above action(s) for all or a portion of Tract(s) Z, **MILLS & BOREN SUBDIVISION,** zoned C-2, located on CARLISLE BLVD NE BETWEEN MENAUL BLVD AND SOLANO NE containing approximately 1.66 acre(s). (H-17) **THE PRELIMINARY PLAT WAS APPROVED. THE FINAL PLAT WAS INDEFINITELY DEFERRED FOR THE SIA.**

OFFICIAL NOTICE OF DECISION

CITY OF ALBUQUERQUE
PLANNING DEPARTMENT
DEVELOPMENT REVIEW BOARD

September 27, 2006

10. Project # 1003613
06DRB-00854 Major-Preliminary Plat Approval
06DRB-00855 Major-Vacation of Public Easements
06DRB-00859 Minor-SiteDev Plan Subd/EPC
06DRB-00856 Minor-Sidewalk Waiver
06DRB-00857 Minor-Temp Defer SDWK

THOMPSON ENGINEERING CONSULTANTS INC agent(s) for WAREHOUSE MOLDING & DOOR CORP request(s) the above action(s) for all or a portion of Tract(s) 34, MRGCD Map 39, Lot(s) 11, Rancho Rico and Lot(s) 1-4, Powell Gardens Addition (to be known as **SUNSET VILLA ADDITION**) zoned SU-1 for PRD, located on SUNSET GARDENS RD SW between ATRISCO RD SW and ARENAL DITCH, containing approximately 15 acres. *[Deferred from 7/12/06 & 8/9/06 & 8/23/06 & 9/6/06 & 9/20/06]* (K-12)

At the September 27, 2006, Development Review Board meeting, with the signing of the infrastructure list dated 9/27/06 and approval of the grading plan engineer stamp dated 9/18/06 the preliminary plat was approved with the following conditions of final plat approval:

An easement shall be provided to Tract 11.

Dedication of right-of-way along Sunset Gardens is required.

The vacation was approved as shown on Exhibit B in the Planning file, subject to these findings and conditions:

FINDINGS:

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

CONDITIONS:

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

The site plan for subdivison was approved with final sign off delegated to Planning for 3 copies of the site plan.

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

If you wish to appeal this decision, you must do so by October 12, 2006, in the manner described below.

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

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

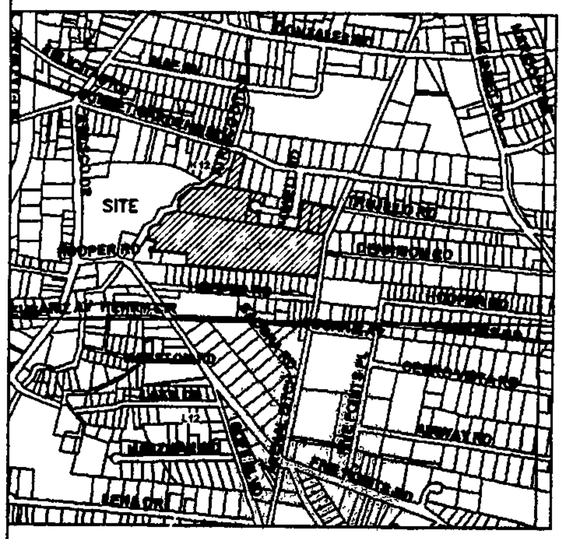
Please note that a Preliminary Plat approval date is the date of the DRB action plus the 15-day appeal period. The Preliminary Plat approval is effective one year from that date. The DRB must take action on the Preliminary Plat Extension prior to the expiration of the approval or the Preliminary Plat approval is null and void. (REF: Chapter 14 Article 14 Part 3-4 (E) Revised Ordinance.)

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

Sheran Matson, AICP, DRB Chair

Cc: Warehouse Molding & Door Corp., 4402 Canyon Ct NE, 87113
Thompson Engineering Consultants Inc., P.O. Box 65760, 87193
Garcia/Kraemer & Associates, 200 Lomas Blvd NW, Suite 1111, 87102
Marilyn Maldonado, Planning Department, 4th Floor, Plaza del Sol Bldg.
File

VICINITY MAP (K-12) NO SCALE



SUBDIVISION DATA

1. DRB Proj. No.
2. Zone Atlas Index No. K-12
3. Current Zoning R-1
4. Gross acreage 14.7123 Acres
5. Total Number of Lots created - 70 residential, 2 tracts -
6. No. of existing lots/tracts: 7
7. Miles of full width Private Ways created: 0.5218 mi.
   Area of streets dedicated to City of Albuquerque: -0- Ac.
8. Date of Survey: April, 2006
9. TALOS LOG NO.: 20062014S8

NOTES

1. Bearings are from Albuquerque Basin Zone, Central Zone, NAD 1927, based upon ACS monuments "15-K12" and "16-K12", and found monuments.
2. All distances are ground.
3. Monuments recovered and accepted or set are noted on plat. (SHEET 2 OF 8)
4. Record bearings in parenthesis ( ). Deed bearings in brackets [ ].
   Record bearings are from the following sources:
   a. SUNSET VILLA; filed March 29, 1979; Vol. D9; folio 90
   b. FLORA'S ADDITION; filed October 17, 1949; Vol. B, folio 186
   c. POWELL GARDENS ADDITION; filed February 13, 1949; Vol. B, folio 131
   d. RANCHO RICO; filed November 14, 1941; Vol. D, folio 73
   e. Warranty Deed (portion of Lot 11, Rancho Rico), recorded November 28, 1951; Book D-191, page 278.
5. Ten feet (10') Public Utility Easement adjacent and parallel to sides of all private streets is hereby granted with the filing of this plat.
6. Grant of Twenty-five feet (25') Water, Sewer and Public Utilities Easement filed February 11, 1980; Book Misc. 752; page 278, records of Bernalillo County, New Mexico.
7. Ten feet (10') Public Utility Easement filed September 18, 1975; Doc. No. 84782.
8. Ten feet (10') Irrigation Easement filed November 4, 1941; Vol.D, folio 73.
9. Ten feet (10') Utilities and Irrigation Easement filed February 13, 1949; Vol.B, folio 131.
10. Ten foot (10') Easement granted to City of Albuquerque for Pipeline, Power and Well Access, filed in Book D191, page 423.
11. Tract "B" is reserved as a Drainage Easement for Stormwater Impoundment. Maintenance of this area is the mutual responsibility of all homeowners in Sunset Villa, their heir(s) and/or assign(s).
12. Streets appearing on this plat are granted as Private Ways for Private Ingress, egress and circulation, maintenance is the joint, equal and inseparable responsibility of the owners of Lots 1-P1 through 71-P1, SUNSET VILLA. Said streets are also granted as Public Sewer and Water Easements and Public Utility Easements. Designated as Tract "A", contains 3.1539 acres.
13. Twenty-five feet (25') Private Access Easement following the Northerly lines of Lots 1 through 4 of the Powell Gardens Addition vacated by this plat.
14. Middle Rio Grande Conservancy District Ditch Easement, as dimensioned, are granted by this plat.

-NOTES CONTINUED ON SHEET 4-

FOR BERNALILLO COUNTY TREASURER'S OFFICE USE ONLY

THIS IS TO CERTIFY THAT TAXES ARE CURRENT AND PAID ON

UPC# 101205738906540830

PROPERTY OWNER OF RECORD: Warehouse Moulding Door Corp

BERNALILLO COUNTY TREASURER'S OFFICE: Cynthia Trujillo 9/19/07

DOC# 2007134842

09/19/2007 02:17 PM Page 1 of 8
PLAT R $42.00 B 2007C P 0288 M Toulouse, Bernalillo County

COUNTY CLERK RECORDING LABEL HERE

DESCRIPTION APPEARS ON SHEET 3 OF 8

Utility Approvals:

PNM Electric Services — 9-14-07 Date

PNM Gas Services — 9-14-07 Date

Qwest Telecommunications — 9/17/07 Date

Comcast Cable — 9-14-07 Date

PURPOSE OF PLAT:

The purpose of this plat is to replat seven (7) tracts into seventy (70) residential lots and two (2) tracts, create Private Access Easement, grant Public Utility Easements and Drainage Easements and for compliance of platting requirement set forth in City of Albuquerque Zoning and Annexation cases Z-93-69 and AX-93-5, as approved by the City of Albuquerque Environmental Planning Commission on June 17, 1993.

FREE CONSENT AND DEDICATION:

The subdivision hereon described is with the free consent and in accordance with the desires of the undersigned owner(s) and/or proprietor(s) thereof and said owner(s) and/or proprietor(s) do hereby grant: all access, utility and drainage easements shown hereon including the right to construct, operate, inspect, and maintain facilities therein; and all public utility easements shown hereon for the common and joint use of gas, electrical power and communication services for buried distribution lines, conduits, and pipes for underground utilities where shown or indicated, and including the right of ingress and egress for construction and maintenance, and the right to trim interfering trees and shrubs. Said owner(s) and/or proprietor(s) do hereby consent to all of the foregoing and do hereby certify that this subdivision is their free act and deed. Said owner(s) warrant that they hold among them complete and indefeasible title in fee simple to the land subdivided.

Joe R. Hahn, President, Warehouse Door and Moulding Corporation, a New Mexico corporation

ACKNOWLEDGMENT

STATE OF NEW MEXICO)
COUNTY OF BERNALILLO) ss

On this 3rd day of August, 2007, the foregoing instrument was acknowledged before me by Joe R. Hahn, President, Warehouse Moulding and Door Corporation, Owner, Sunset Villa, Tract 35 M.R.G.C.D. Map 39, Lots 1, 2, 3 and northerly portion of Lot 4, Powell Gardens Addition. 8-10-07

Notary Public

My Commission expires Aug. 10, 2007

Midge Christie, owner, southerly portion of Lot 4, POWELL GARDENS ADDITION.

ACKNOWLEDGMENT

STATE OF NEW MEXICO)
COUNTY OF BERNALILLO) ss

On this 3rd day of August, 2007, the foregoing instrument was acknowledged before me by Midge Christie 8-10-07

Notary Public

My Commission expires Aug. 10, 2007

PLAT OF
LOTS 1-P1 THRU 76-P1
SUNSET VILLA
- AND -
LOT 4-A
POWELL GARDENS ADDITION
ALBUQUERQUE, BERNALILLO COUNTY, NEW MEXICO

WITHIN THE TOWN OF ATRISCO GRANT
PROJECTED SECTION 24, T. 10 N., R. 2 E., NMPM
AUGUST 2007

PROJECT NUMBER: 1003613

Application Number: 07DRB-10193

City Approvals:

City Surveyor — 8-21-07 Date

Real Property Division — N/A — Date

Environmental Health Department — N/A — Date

Traffic Engineering, Transportation Division — 8-22-07 Date

A B C W U A G — 8-22-07 Date

Parks and Recreation Department — 8/22/07 Date

A M A F C A — 8/22/07 Date

City Engineer — 9/19/07 Date

DRB Chairperson, Planning Department — Date

M R G C D — 9-17-07 Date

SEE SHEET 4 FOR MRGCD APPROVAL

SURVEYOR'S CERTIFICATE

I, Thomas D. Johnston, licensed as a Professional Surveyor under the laws of the State of New Mexico, do hereby certify that this plat was prepared by me or under my supervision, that I am responsible for this plat, that it shows all easements of the recorded plat and made known to me by the title company, utility companies or by the owner of record, meets the minimum standards for monumentation and surveys of the Albuquerque Subdivision Ordinance, and meets the Minimum Standards for Land Surveys as adopted by the New Mexico State Board of Registration for Professional Engineers and Surveyors, effective May 1, 2007 and is true and correct to the best of my knowledge and belief.

Thomas D. Johnston, N.M.P.S. No. 14269 — 8-8-07 Date

THOMAS D. JOHNSTON NEW MEXICO 14269 REGISTERED LAND SURVEYOR

WAYJOHN SURVEYING INC
330 LOUISIANA BLVD., N.E.
ALBUQUERQUE, N.M. 87108
PHONE: (505) 255-2052 FAX: (505) 255-2867

DRAWN: E W K	SCALE:	FILE NO.
CHECKED: T D J	1" = 50'	SP-7-01-2005
DRAWING NO. SP70105.DWG	6 MAY 2006	SHEET 1 OF 8

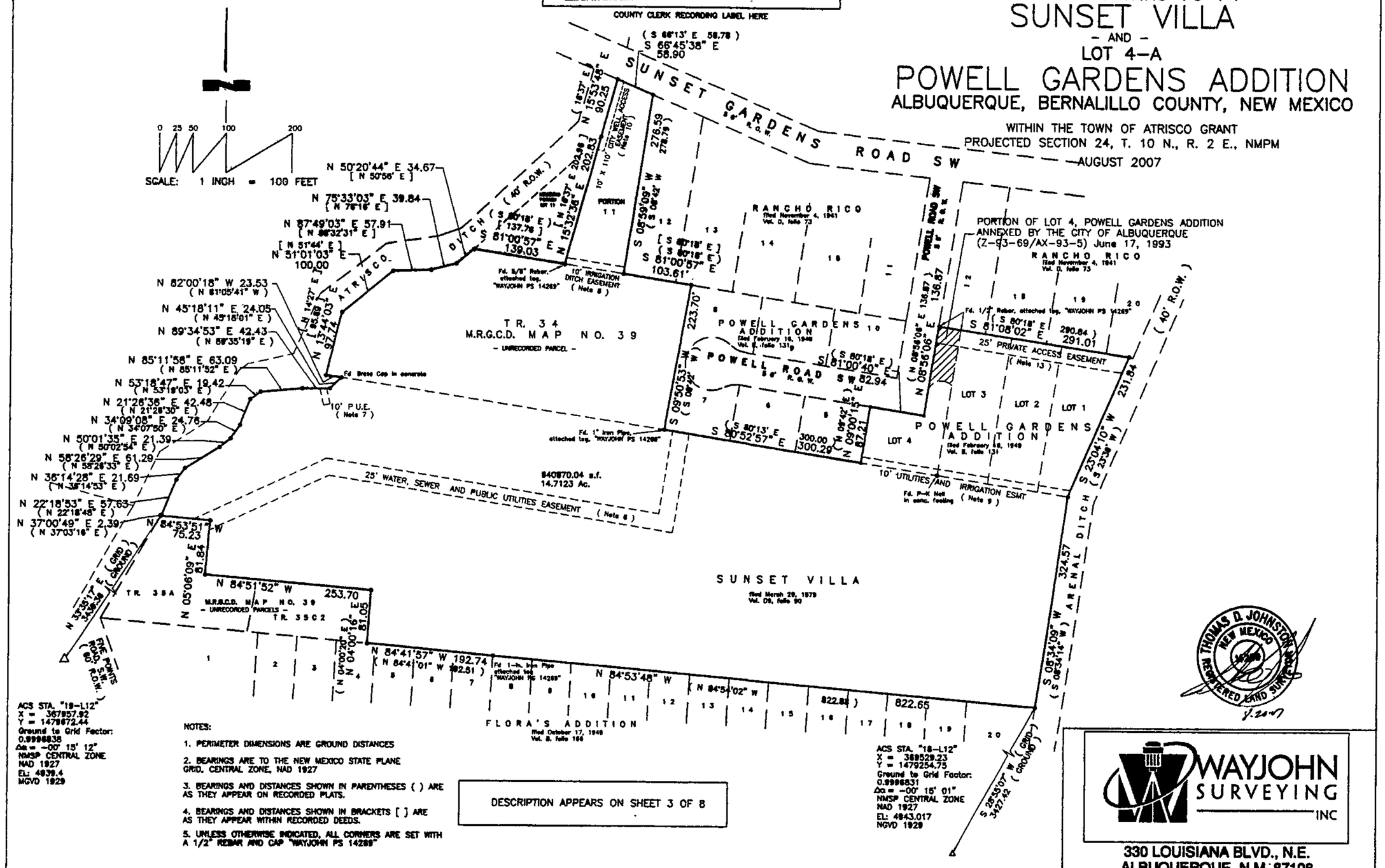
DOC# 2007134842

08/10/2007 02:17 PM Page 1 of 8
PLAT R $42 00 B: 2007C P: 0265 M. Toulouse, Bernalillo County

COUNTY CLERK RECORDING LABEL HERE

PLAT OF
LOTS 1–P1 THRU 76–P1
SUNSET VILLA
– AND –
LOT 4–A
POWELL GARDENS ADDITION
ALBUQUERQUE, BERNALILLO COUNTY, NEW MEXICO

WITHIN THE TOWN OF ATRISCO GRANT
PROJECTED SECTION 24, T. 10 N., R. 2 E., NMPM
AUGUST 2007



ACS STA. "18–L12"
X = 367957.92
Y = 1478672.44
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Δα = –00° 15' 12"
NMSP CENTRAL ZONE
NAD 1927
EL: 4939.4
NGVD 1929

ACS STA. "18–L12"
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Y = 1479254.75
Ground to Grid Factor:
0.9998831
Δα = –00° 15' 01"
NMSP CENTRAL ZONE
NAD 1927
EL: 4843.017
NGVD 1929

NOTES:

1. PERIMETER DIMENSIONS ARE GROUND DISTANCES
2. BEARINGS ARE TO THE NEW MEXICO STATE PLANE GRID, CENTRAL ZONE, NAD 1927
3. BEARINGS AND DISTANCES SHOWN IN PARENTHESES ( ) ARE AS THEY APPEAR ON RECORDED PLATS.
4. BEARINGS AND DISTANCES SHOWN IN BRACKETS [ ] ARE AS THEY APPEAR WITHIN RECORDED DEEDS.
5. UNLESS OTHERWISE INDICATED, ALL CORNERS ARE SET WITH A 1/2" REBAR AND CAP "WAYJOHN PS 14289"

DESCRIPTION APPEARS ON SHEET 3 OF 8

NEW MEXICO THOMAS D. JOHNSTON 14269 REGISTERED LAND SURVEYOR
7.24.07

WAYJOHN SURVEYING INC
330 LOUISIANA BLVD., N.E.
ALBUQUERQUE, N.M. 87108
PHONE: (505) 255-2052 FAX: (505) 255-2867

DRAWN: E W K	SCALE:	FILE NO.
CHECKED: T D J	1" = 100'	SP-7-01-2005
DRAWING NO. SP70105.DWG	6 MAY 2006	SHEET 2 of 8

DOC# 2007134042
09/19/2007 02:17 PM Page: 3 of 8
PLAT R:$42.00 B: 2007C P: 0289 M. Toulouse, Bernalillo County
COUNTY CLERK RECORDING LABEL HERE

PLAT OF
LOTS 1-P1 THRU 76-P1
SUNSET VILLA
- AND -
LOT 4-A
POWELL GARDENS ADDITION
ALBUQUERQUE, BERNALILLO COUNTY, NEW MEXICO

WITHIN THE TOWN OF ATRISCO GRANT
PROJECTED SECTION 24, T. 10 N., R. 2 E., NMPM
AUGUST 2007

CURVES

	NUMBER	DELTA ANGLE	RADIUS	ARC LENGTH	CHORD DIRECTION	CHORD LENGTH
STREET CENTERLINES	C1	33°13'15"	75.00	43.49	S 82°33'20" W	42.88
	C2	88°27'41"	75.00	115.80	N 35°29'53" W	104.63
	C3	90°10'48"	25.00	39.35	S 54°04'33" W	35.30
	C4	33°13'15"	98.00	56.82	S 82°33'20" W	56.03
	a	10°45'50"	98.00	18.41	N 86°12'58" W	18.38
	b	22°27'25"	98.00	38.41	S 77°10'25" W	38.17
	C5	42°23'58"	25.00	18.50	S 87°08'41" W	18.08
	C6	284°47'58"	40.00	184.88	S 24°03'18" E	59.08
	a	20°33'14"	40.00	12.40	N 80°55'57" W	12.90
	b	65°11'31"	40.00	76.31	S 57°11'41" W	43.10
	c	26°43'32"	40.00	18.77	S 11°09'09" W	18.60
	d	55°34'20"	40.00	41.77	S 30°04'47" E	37.29
	e	54°53'04"	40.00	38.32	S 85°18'30" E	36.87
	f	43°42'15"	40.00	30.51	N 45°23'51" E	29.78
	C7	42°23'58"	25.00	18.50	N 44°44'43" E	18.08
	C8	33°13'15"	52.00	30.15	N 82°33'20" E	29.73
	C9	89°34'00"	25.00	39.08	S 38°03'03" E	35.22
	C10	42°23'58"	25.00	18.50	S 29°55'56" E	18.08
	a	20°14'29"	25.00	7.98	S 17°51'12" W	7.93
	b	24°09'29"	25.00	10.54	S 39°03'11" W	10.46
	C11	284°47'58"	40.00	184.86	S 81°18'03" E	59.08
	a	66°04'31"	40.00	46.13	S 18°05'40" W	43.62
	b	28°41'58"	40.00	20.03	S 29°17'35" E	19.82
	c	53°45'53"	40.00	37.54	S 70°31'31" E	36.17
	d	45°30'37"	40.00	31.77	N 59°50'14" E	30.94
	e	70°44'57"	40.00	49.39	N 01°42'27" E	46.31
	C12	42°23'58"	25.00	18.50	N 12°28'02" W	18.08
	a	19°15'25"	25.00	8.40	N 24°02'19" W	8.36
	b	23°08'23"	25.00	10.10	N 02°50'20" W	10.03
	C13	90°26'00"	25.00	39.46	N 53°56'57" E	35.49
	C14	89°49'12"	25.00	39.19	S 35°55'27" E	35.30
	C15	90°26'00"	25.00	39.46	S 53°56'57" W	35.49
	C16	89°34'00"	25.00	39.08	S 38°03'03" E	35.22
	C17	42°23'58"	25.00	18.50	S 29°55'56" E	18.08

NUMBER	DELTA ANGLE	RADIUS	ARC LENGTH	CHORD DIRECTION	CHORD LENGTH
C18	178°12'11"	40.00	124.41	S 37°58'10" E	79.99
a	47°35'28"	40.00	33.22	S 27°20'11" W	32.28
b	48°10'18"	40.00	33.63	S 20°32'42" E	32.65
c	82°26'25"	40.00	57.55	S 85°51'03" E	52.72
C19	42°23'58"	25.00	18.50	N 74°07'44" E	18.08
a	12°30'05"	25.00	5.45	N 58°10'47" E	5.44
b	29°53'53"	25.00	13.05	N 80°22'46" E	12.90
C20	93°24'14"	25.00	40.76	S 37°58'10" E	36.30
C21	86°35'46"	25.00	37.78	N 52°01'50" E	34.29
C22	43°41'27"	25.00	19.06	N 13°06'46" W	18.61
C23	267°22'58"	40.00	186.67	S 81°18'03" E	57.85
a	37°43'25"	40.00	26.34	N 16°05'47" W	25.86
b	95°57'57"	40.00	67.00	N 50°44'57" E	59.44
c	96°43'39"	40.00	67.53	S 32°54'07" E	59.79
d	36°57'36"	40.00	25.80	S 33°57'36" W	25.36
C24	43°41'27"	25.00	19.06	S 30°34'41" E	18.61
C25	93°24'14"	25.00	40.76	S 37°58'10" E	36.39
C26	86°35'46"	25.00	37.78	N 52°01'50" E	34.29
C27	42°23'58"	25.00	18.50	S 63°28'18" E	18.08
C28	171°23'42"	40.00	119.66	N 52°01'50" E	79.77
a	31°01'03"	40.00	21.65	S 57°46'51" E	21.39
b	44°29'49"	40.00	34.85	N 84°27'43" E	30.29
c	40°58'25"	40.00	28.60	N 41°43'36" E	28.00
d	54°54'25"	40.00	38.33	N 08°12'49" W	36.88
C29	42°23'58"	25.00	18.50	N 12°28'02" W	18.08
C30	88°27'41"	98.00	151.31	N 35°29'53" W	136.72
a	06°22'25"	98.00	10.90	N 05°32'45" E	10.90
b	32°04'06"	98.00	54.08	N 13°40'30" W	54.14
c	50°01'10"	98.00	89.34	N 54°43'06" W	82.86
C31	88°27'41"	52.00	80.28	N 35°29'53" W	72.55
C32	116°40'28"	20.00	40.73	S 87°16'20" W	34.05

DESCRIPTION

A tract of land in Bernalillo County, New Mexico, within the Town of Atrisco Grant, within projected Section 24, Township 10 North, Range 2 East, N.M.P.M., being and comprising the following lots and tracts:

An Easterly portion of Lot numbered Eleven (11) of the Plat of RANCHO RICO, Albuquerque, Bernalillo County, New Mexico, as the same is shown and designated on the Plat thereof, filed in the Office of the County Clerk of Bernalillo County, New Mexico, on November 4, 1941, in Volume D, folio 73;
AND
Lots numbered One (1), Two (2), Three (3) and Four (4) of the Plat of POWELL GARDENS ADDITION, Albuquerque, Bernalillo County, New Mexico, as the same are shown and designated on the Plat thereof, filed in the Office of the County Clerk of Bernalillo County, New Mexico, on February 16, 1949, in Volume B, folio 131;
AND
All of SUNSET VILLA, being a replat of Tract 35C-1, and portions of Tracts 35A, 35B & 35C-2 of the MRGCD Map No. 39, situate within Sections 24 and 25, Township 10 North, Range 2 East, New Mexico Principal Meridian, within the Town of Atrisco Grant, Bernalillo County, New Mexico, as the same is shown and designated on the Plat thereof, filed in the office of the County Clerk of Bernalillo County, New Mexico on March 29, 1979, in Book D-9, page 90;
AND
Tract 34, of the Middle Rio Grande Conservancy District Property Map No. 39,
and being more particularly described as follows:

BEGINNING at the Southeast corner of the herein described tract of land, said corner being a point on the Westerly line of the M.R.G.C.D. Arenal Ditch and being common to the Northeast corner of Lot 20 of FLORA'S ADDITION, the plat of which was filed in the office of the County Clerk of Bernalillo County, New Mexico on October 17, 1949 in Volume B, folio 166, from which point ACS STA.
"16-L12" (X=369529.23, Y=1479254.75, New Mexico State Plane Grid, Central Zone, NAD 1927) bears S 28°56'07" W, a ground distance of 3427.42 feet, and running from said beginning point thence,
N 84°53'48" W, a distance of 822.65 feet;
thence, N 84°41'57" W, a distance of 192.74 feet; thence, N 04°00'16" E, a distance of 81.05 feet;
thence, N 84°51'52" W, a distance of 253.70 feet; thence, N 05°06'09" E, a distance of 81.84 feet;
thence, N 84°53'51" W, a distance of 75.23 feet to the Southwesterly corner of the herein described tract, said point on the Easterly line of the M.R.G.C.D. Atrisco Ditch;
thence, along the Easterly line of said Ditch through the following courses, N 37°00'49" E, a distance of 2.39 feet;
thence, N 22°16'53" E, a distance of 57.63 feet;
thence, N 38°14'28" E, a distance of 21.69 feet; thence, N 58°28'29" E, a distance of 61.29 feet;
thence, N 50°01'35" E, a distance of 21.39 feet; thence, N 34°09'06" E, a distance of 24.76 feet;
thence, N 21°26'36" E, a distance of 42.48 feet; thence, N 53°18'47" E, a distance of 19.42 feet;
thence, N 85°11'58" E, a distance of 63.09 feet; thence, N 89°34'53" E, a distance of 42.43 feet;
thence, N 46°18'11" E, a distance of 24.05 feet; thence, N 82°00'18" W, a distance of 23.53 feet;
thence, N 13°44'03" E, a distance of 97.74 feet; thence, N 51°01'03" E, a distance of 100.00 feet;
thence, N 87°49'03" E, a distance of 57.91 feet; thence, N 75°33'03" E, a distance of 39.84 feet;
thence, N 50°20'44" E, a distance of 34.67 feet to a point being common to the Southwest corner of Lot 11 of RANCHO RICO;
thence, departing the Easterly line of Atrisco Ditch, S 81°00'57" E, a distance of 139.03 feet to a point on the Southerly line of said Lot 11;
thence, N 15°32'38" E, a distance of 202.83 feet to a point on the Westerly line of said Lot 11, being a point on the Easterly line of Atrisco Ditch,
thence, along said Ditch, N 15°53'48" E, a distance of 90.25 feet to the Northwesternmost corner of the herein described tract, said corner being the Northwest corner of said Lot 11 and a point on the South right-of-way line of Sunset Gardens Road, SW;
thence, following said right-of-way line, S 86°45'38" E, a distance of 58.90 feet to a point being the Northeast corner of said Lot 11;
thence, departing said right-of-way line, S 08°59'09" W, a distance of 276.59 feet;
thence, S 81°00'57" E, a distance of 103.61 feet to a point being the Northwest corner of Lot 8, POWELL GARDENS ADDITION;
thence, S 08°50'53" W, a distance of 223.70 feet to the Southwest corner of Lot 7, POWELL GARDENS ADDITION;
thence, S 80°52'57" E, a distance of 300.29 feet to the Southwest corner of Lot 4, POWELL GARDENS ADDITION;
thence, N 08°00'15" E, a distance of 87.21 feet to the Northwest corner of Lot 4, a point on the South line of Powers Road, SW; thence, following said line S 81°00'40" E, a distance of 82.94 feet; thence, N 08°58'06" E, a distance of 136.87 feet to the Northwest corner of Lot 4;
thence, S 81°08'02" E, a distance of 291.01 feet to the Northeast corner of the herein described tract, said point being a point on the Westerly line of the M.R.G.C.D Arenal Ditch and being common to the Northeast corner of Lot 1 of POWELL GARDENS ADDITION;
thence, following the West line of said Ditch, S 23°04'10" W, a distance of 231.84 feet to the Southeast corner of said Lot 1;
thence, continuing along the West line of said Ditch, S 08°34'09" W, a distance of 324.57 feet to the Southeast corner of the herein described tract and the place of Beginning, containing 14.7123 acres, more or less.

THOMAS D. JOHNSTON
NEW MEXICO
14269
REGISTERED LAND SURVEYOR
8-20-07

WAYJOHN SURVEYING INC
330 LOUISIANA BLVD., N.E.
ALBUQUERQUE, N.M. 87108
PHONE: (505) 255-2052 FAX: (505) 255-2887

DRAWN: E W K	SCALE:	FILE NO.
CHECKED: T D J	1" = 50'	SP-7-01-2005
DRAWING NO. SP70105.DWG	6 MAY 2006	SHEET 3 OF 8

– NOTES CONTINUED FROM SHEET 1 –

15. Ten feet (10') Private Irrigation Easement for the benefit of Lot 12, Rancho Rico, is granted by this plat. Maintenance of this easement is the responsibility of the Sunset Villa Homeowners Association.

16. Private Access Easement for the benefit of Tract B is granted by this plat Maintenance of this easement is the responsibility of the Sunset Villa Homeowners Association. Private access easement also granted for the benefit of the portion of Tract 11 of Rancho Rico, recorded November 4, 1941, Volume D, folio 73

PUBLIC UTILITY EASEMENTS

Public Utility Easements shown on this plat are granted for the common and joint use of:
1. The PNM Electric Services Division for the installation, maintenance and service of overhead and underground electrical lines, transformers, poles and any other equipment, fixtures, structures and related facilities reasonably necessary to provide electrical service.
2. The PNM Gas Services Division for installation, maintenance, and service of natural gas lines, valves and any other equipment and facilities reasonably necessary to provide natural gas.
3. Qwest for installation, maintenance and service of such lines, cable and other related equipment and facilities reasonably necessary to provide communication services, including but not limited to above ground pedestals and closures.
4. Comcast Cable for installation, maintenance and service of such lines, cable and other related facilities reasonably necessary to provide Cable TV services.

Included, is the right to build, rebuild, construct, reconstruct, locate, Relocate, change, remove, modify, renew, operate and maintain facilities for the purposes described above, together with the free access to, from and over said easement, including sufficient working area space for electric transformers, with the right and privilege to trim and remove trees, shrubs or bushes which interfere with the purposes set forth herein. No building, sign, pool (above ground or subsurface), hot tub, generate or wood pool decking, or other structure shall be erected or construcied on said easements, nor shall any well be drilled or operated thereon. Property owners shall be solely responsible for correcting any violations or National Electrical Safety Code caused by construction of pools, decking or any structures adjacent to within or near easements shown on this plat.

In approving this plat, the utility companies did not conduct a Title Search of the properties shown hereon Consequently, the utility companies do not waive or release any easement or easement rights which may have been granted by prior plat, replat or other document and which are not shown on this plat.
Easements for electric transformers/switchgears, as installed, shall extend ten feet (10') in front of transformers/switchgear doors and five feet (5') on each side.

SOLAR COLLECTORS NOTE

No property within the area of requested final action shall at any time be subject to a deed restriction, covenant, or binding agreement prohibiting solar collectors from being installed on buildings of erected on the lots or parcels within the area of the proposed plat. The foregoing requirement shall be a condition to approval of this plat or site development plan for subdivision.

METAL TAGS STAMPED "WAYJOHN PS 14269" WERE ATTACHED TO ALL RECOVERED AND ACCEPTED BOUNDARY CORNERS.

BOUNDARY CORNERS RESET WERE SET WITH A 1/2" REBAR AND PLASTIC CAP STAMPED "WAYJOHN PS 14269"

NOTE: CENTERLINE Δ (IN LIEU OF R/W) MONUMENTATION IS TO BE INSTALLED AT ALL CENTERLINE PC's, PT's, ANGLE POINTS AND STREET INTERSECTIONS AS SHOWN HEREON, AND WILL CONSIST OF A FOUR INCH (4") ALUMINUM ALLOY CAP STAMPED "CITY OF ALBUQUERQUE", "CENTERLINE MONUMENT", "DO NOT DISTURB", "PLS #14269".

APPROVED on the condition that all rights of the Middle Rio Grande Conservancy District in easements, rights of way, assessments and liens, are fully reserved to said District, and that if provision for irrigation source and easements are not provided for by the subdivider for the subdivision, addition, or plat, said District is absolved of all obligations to furnish irrigation waters and services to any portions thereof, other than from existing turnouts.

APPROVED _____ DATE 9-17-07

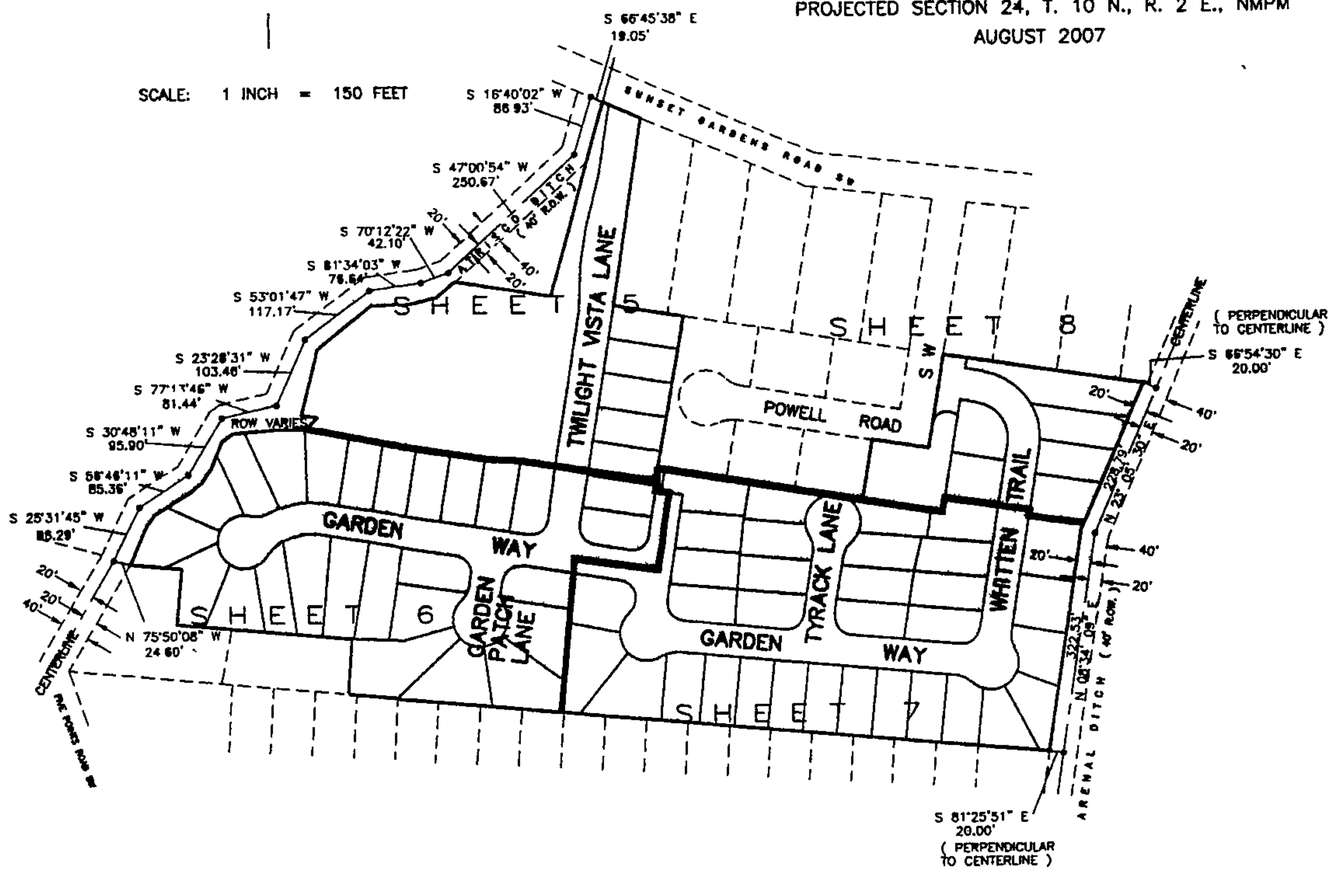
DOC# 2007134842
09/19/2007 02:17 PM Page 1 of 8
PLAT R $42.00 B 2007C P 0268 M Toulouse, Bernalillo County

COUNTY CLERK RECORDING LABEL HERE

PLAT OF
LOTS 1–P1 THRU 76–P1
SUNSET VILLA
– AND –
LOT 4–A
POWELL GARDENS ADDITION
ALBUQUERQUE, BERNALILLO COUNTY, NEW MEXICO

WITHIN THE TOWN OF ATRISCO GRANT
PROJECTED SECTION 24, T. 10 N., R. 2 E., NMPM
AUGUST 2007

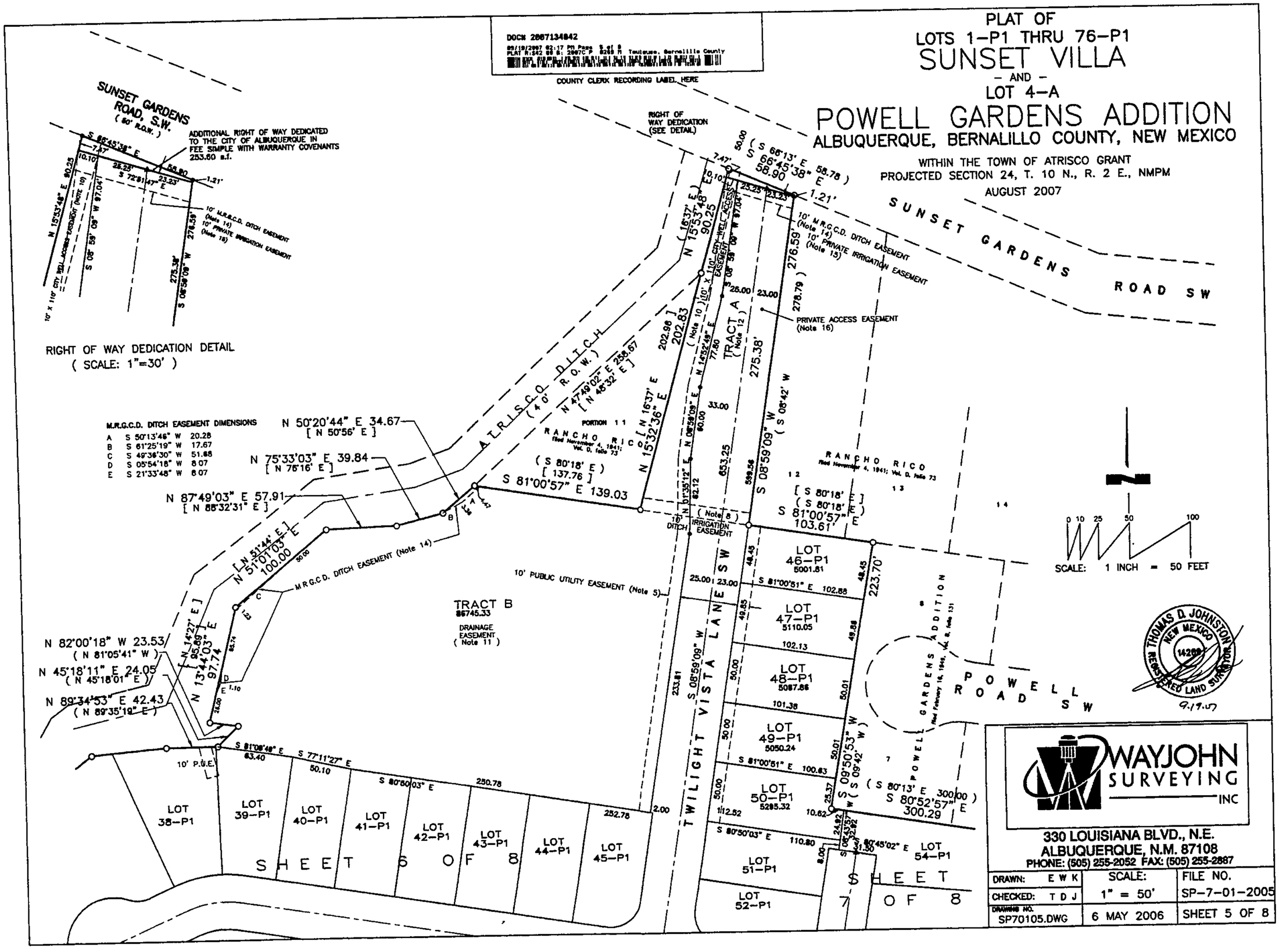
SCALE: 1 INCH = 150 FEET



THOMAS D. JOHNSTON NEW MEXICO 14269 REGISTERED LAND SURVEYOR 9.17.07

WAYJOHN SURVEYING INC
330 LOUISIANA BLVD., N.E.
ALBUQUERQUE, N.M. 87108
PHONE: (505) 255-2052 FAX: (505) 255-2867

DRAWN: E W K	SCALE:	FILE NO.
CHECKED: T D J	1" = 150'	SP–7–01–2005
DRAWING NO. SP70105.DWG	6 MAY 2006	SHEET 4 OF 8


PLAT OF
LOTS 1-P1 THRU 76-P1
SUNSET VILLA
- AND -
LOT 4-A
POWELL GARDENS ADDITION
ALBUQUERQUE, BERNALILLO COUNTY, NEW MEXICO
WITHIN THE TOWN OF ATRISCO GRANT
PROJECTED SECTION 24, T. 10 N., R. 2 E., NMPM
AUGUST 2007
DOCN 2007134042
COUNTY CLERK RECORDING LABEL HERE
SUNSET GARDENS ROAD, S.W.
(60' R.O.W.)
ADDITIONAL RIGHT OF WAY DEDICATED TO THE CITY OF ALBUQUERQUE IN FEE SIMPLE WITH WARRANTY COVENANTS 253.60 s.f.
RIGHT OF WAY DEDICATION DETAIL
(SCALE: 1"=30')
RIGHT OF WAY DEDICATION (SEE DETAIL)
SUNSET GARDENS ROAD SW
10' M.R.G.C.D. DITCH EASEMENT (Note 14)
10' PRIVATE IRRIGATION EASEMENT (Note 15)
PRIVATE ACCESS EASEMENT (Note 16)
M.R.G.C.D. DITCH EASEMENT DIMENSIONS
A S 50°13'46" W 20.28
B S 61°25'19" W 17.67
C S 49°36'30" W 51.68
D S 05°54'18" W 8.07
E S 21°33'48" W 8.07
ATRISCO DITCH
(40' R.O.W.)
RANCHO RICO
TRACT A
TRACT B
86745.33
DRAINAGE EASEMENT (Note 11)
10' PUBLIC UTILITY EASEMENT (Note 5)
M.R.G.C.D. DITCH EASEMENT (Note 14)
10' IRRIGATION EASEMENT
TWILIGHT VISTA LANE SW
POWELL GARDENS ADDITION
POWELL ROAD SW
LOT 46-P1 5001.81
LOT 47-P1 5110.05
LOT 48-P1 5087.86
LOT 49-P1 5050.24
LOT 50-P1 5295.32
LOT 51-P1
LOT 52-P1
LOT 54-P1
LOT 38-P1
LOT 39-P1
LOT 40-P1
LOT 41-P1
LOT 42-P1
LOT 43-P1
LOT 44-P1
LOT 45-P1
SHEET 6 OF 8
SHEET 7 OF 8
SCALE: 1 INCH = 50 FEET
THOMAS D. JOHNSTON NEW MEXICO 14269 REGISTERED LAND SURVEYOR
9.19.07
WAYJOHN SURVEYING INC
330 LOUISIANA BLVD., N.E.
ALBUQUERQUE, N.M. 87108
PHONE: (505) 255-2052 FAX: (505) 255-2887
DRAWN: E W K
CHECKED: T D J
DRAWING NO. SP70105.DWG
SCALE: 1" = 50'
6 MAY 2006
FILE NO. SP-7-01-2005
SHEET 5 OF 8

DOC# 2007134842
09/19/2007 02:17 PM Page: 5 of 8
PLAT R $42.00 B: 20070 P: 0269 M. Toulouse, Bernalillo County

COUNTY CLERK RECORDING LABEL HERE

PLAT OF
LOTS 1–P1 THRU 76–P1
SUNSET VILLA
– AND –
LOT 4–A
POWELL GARDENS ADDITION
ALBUQUERQUE, BERNALILLO COUNTY, NEW MEXICO

WITHIN THE TOWN OF ATRISCO GRANT
PROJECTED SECTION 24, T. 10 N., R. 2 E., NMPM
AUGUST 2007

SHEET 5 OF 8

SCALE: 1 INCH = 50 FEET

M.R.G.C.D. DITCH EASEMENT DIMENSIONS
A S 54°22'28" W 39.03
B S 54°22'28" W 35.39

ACS STA. "19–L12"
X = 367957.92
Y = 1479672.44
Ground to Grid Factor:
0.9996838
Δα = –00° 15' 12"
NMSP CENTRAL ZONE
NAD 1927
EL: 4939.4
MGVD 1929

FLORA'S ADDITION filed October 17, 1949, Vol. B, folio 186

POWELL GARDENS ADDITION filed February 16, 1949

THOMAS D. JOHNSTON NEW MEXICO 14269 REGISTERED LAND SURVEYOR

WAYJOHN SURVEYING INC
330 LOUISIANA BLVD., N.E.
ALBUQUERQUE, N.M. 87108
PHONE: (505) 255-2052 FAX: (505) 255-2887

DRAWN: E W K	SCALE:	FILE NO.
CHECKED: T D J	1" = 50'	SP–7–01–2005
DRAWING NO. SP70105.DWG	6 may 2006	SHEET 6 OF 8

DOC# 2007134642

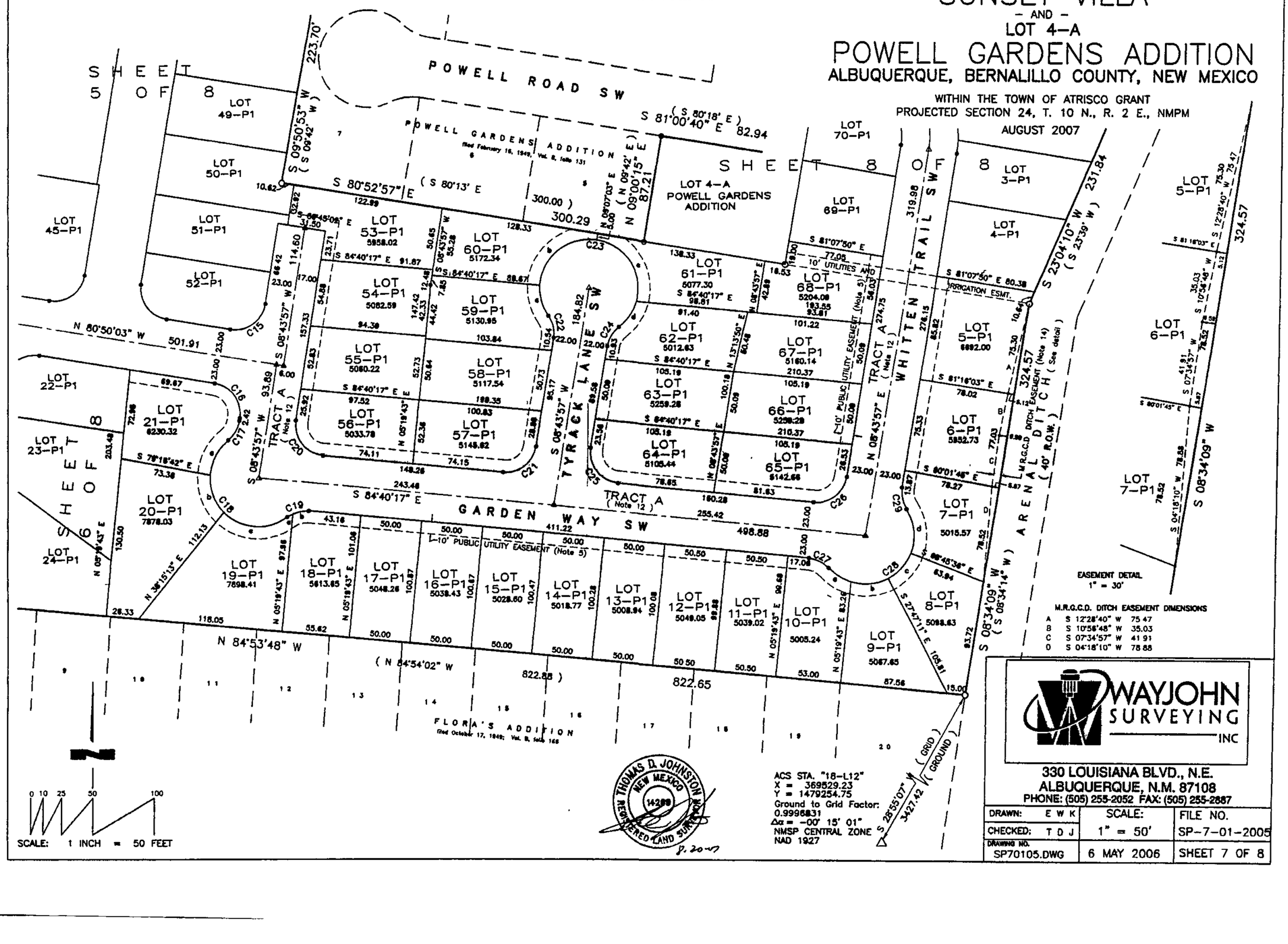
09/19/2007 02:17 PM Page: 7 of 8
PLAT A:342 89 B: 29470 P 0268 M Toulouse, Bernalillo County

COUNTY CLERK RECORDING LABEL HERE

PLAT OF
LOTS 1–P1 THRU 76–P1
SUNSET VILLA
– AND –
LOT 4–A
POWELL GARDENS ADDITION
ALBUQUERQUE, BERNALILLO COUNTY, NEW MEXICO

WITHIN THE TOWN OF ATRISCO GRANT
PROJECTED SECTION 24, T. 10 N., R. 2 E., NMPM

AUGUST 2007



THOMAS D. JOHNSTON NEW MEXICO 14269 REGISTERED LAND SURVEYOR

ACS STA. "18–L12"
X = 369529.23
Y = 1479254.75
Ground to Grid Factor: 0.9996831
Δα = –00° 15' 01"
NMSP CENTRAL ZONE
NAD 1927

S 28°55'07" W 3427.42 (GRID) (GROUND)

WAYJOHN SURVEYING INC
330 LOUISIANA BLVD., N.E.
ALBUQUERQUE, N.M. 87108
PHONE: (505) 255-2052 FAX: (505) 255-2887

DRAWN: E W K	SCALE:	FILE NO.
CHECKED: T D J	1" = 50'	SP–7–01–2005
DRAWING NO. SP70105.DWG	6 MAY 2006	SHEET 7 OF 8

DOC# 2007134842

05/10/2007 02:17 PM Page: 8 of 8
PLAT R:542 B: 2007C P: 0258 M Torrance, Bernalillo County

COUNTY CLERK RECORDING LABEL HERE

PLAT OF
LOTS 1-P1 THRU 76-P1
SUNSET VILLA
- AND -
LOT 4-A
POWELL GARDENS ADDITION
ALBUQUERQUE, BERNALILLO COUNTY, NEW MEXICO

WITHIN THE TOWN OF ATRISCO GRANT
PROJECTED SECTION 24, T. 10 N., R. 2 E., NMPM
AUGUST 2007

SUNSET GARDENS ROAD SW

POWELL ROAD SW

RANCHO RICO
filed November 4, 1941, Vol. D, folio 73

POWELL GARDENS ADDITION
filed February 16, 1949; Vol. B, folio 131

PORTION OF LOT 4, POWELL GARDENS ADDITION
ANNEXED BY THE CITY OF ALBUQUERQUE
(Z-93-69/AX-93-5) June 17, 1993

POWELL ROAD SW

POWELL GARDENS ADDITION
filed February 16, 1949; Vol. B, folio 131

LOT 4-A
12001.80 sq.ft.

LOT 70-P1
5357.58

LOT 69-P1
5014.37

LOT 1-P1
10258.84

LOT 2-P1
6179.33

LOT 3-P1
5133.25

LOT 41-P1
5474.99

LOT 5-P1

TRACT A
(Note 12)

25' PRIVATE ACCESS EASEMENT (Note 13)
- Vacated by this plat -

DRAINAGE EASEMENT (Note 11)

10' PUBLIC UTILITY EASEMENT (Note 5)

10' UTILITIES AND IRRIGATION ESMT. (Note 9)

WHITTEN TRAIL SW

ARENAL DITCH (40' R.O.W.)

TYRACK LANE SW

LOT 53-P1
LOT 60-P1
LOT 54-P1
LOT 59-P1
LOT 61-P1
LOT 68-P1
LOT 62-P1
LOT 67-P1

SHEET 5 OF 8

SHEET 7 OF 8

SCALE: 1 INCH = 50 FEET

WAYJOHN SURVEYING INC
330 LOUISIANA BLVD., N.E.
ALBUQUERQUE, N.M. 87108
PHONE: (505) 255-2052 FAX: (505) 255-2887

DRAWN: E W K	SCALE:	FILE NO.
CHECKED: T D J	1" = 50'	SP-7-01-2005
DRAWING NO. SP70105.DWG	6 MAY 2006	SHEET 8 OF 8

THOMAS D. JOHNSTON NEW MEXICO 14269 REGISTERED PUBLIC SURVEYOR

15

FIGURE 18

1st EXTENSION AGREEMENT
Procedure "B"
PROJECT NO. 764882

This Agreement made this 21st day of October, 2008, by and between the City of Albuquerque, New Mexico, a municipal corporation ("City") and (name of developer/subdivider:) SUNSET VILLA, LLC ("Developer"), whose address is 4402 CANYON CT NE, ALBUQNM 87113 and whose telephone number is 271-1030 is made in Albuquerque, New Mexico and is entered into as of the date of final execution of this Agreement.

WHEREAS, the City and the Developer entered into an Agreement on the 27th day of July 2007, which was recorded in the office of the Clerk of Bernalillo County, New Mexico on 7/27/07, at Book Misc. N/A, pages N/A through N/A, ("Earlier Agreement"), by which the Developer agreed to complete the construction of certain infrastructure improvements on or before the 15th day of August 2008; and DOCUMENT No 2007109286

WHEREAS, the Earlier Agreement was amended by an Extension Agreement dated N/A recorded N/A, in Book Misc. N/A, pages N/A through N/A, records of Bernalillo County, New Mexico, extending the construction deadline to N/A; and

WHEREAS, it appears that the Developer will be unable to complete construction of the improvements by the deadline specified in the Agreement; and

WHEREAS, the City is willing to grant Developer an extension of time in which to complete construction of all or part of the improvements, provided the Developer posts an acceptable financial guaranty, as required by the City's Subdivision Ordinance and the Development Process Manual; and

WHEREAS, the Developer is able to provide the required financial guaranty;

NOW THEREFORE in consideration of the above and the mutual promises contained herein, the parties agree:

1. The required completion date for construction of the improvements, as set forth in the attached Exhibit A, is extended (Complete either A or B:)

A. for all improvements, the 27th day of ~~October~~ JULY, 2009.

B. on portions of the improvements as follows:

IMPROVEMENTS	COMPLETION DATE

07/02

Doc# 2008117105
10/28/2008 09:29 AM Page: 1 of 3
AGRE R:$13.00 M. Toulouse Oliver, Bernalillo County

2. With this Extension Agreement, Developer has provided the City with the following financial guaranty:

Type of Financial Guaranty: MUNICIPAL LIEN
Amount: $ 1,199,831.95 Name of Financial Institution or Surety providing Guaranty: CITY OF ALBUQUERQUE
Date City first able to call Guaranty (Construction Completion Deadline): ~~N/A~~ 27th of July 2009
If Guaranty other than a Bond, last day City able to call Guaranty is: ~~N/A~~ 27th of Sept. 2009
Additional information: _____

3. The parties agree that all terms and conditions of the Earlier Agreement not in conflict with this Extension Agreement shall remain valid, in force, and binding upon the parties. By executing this Agreement, the parties only intention is to extend the construction completion deadline established in the Earlier Agreement and establish a revised financial guaranty for the benefit of the City.

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

DEVELOPER:

By (Signature): Joe R. Hahn
Name: JOE R HAHN
Title: MEMBER
Dated: 10/14/08

CITY OF ALBUQUERQUE:

City Engineer
Dated: 10-21-05

MR 10/20/08

AM 10-15-08

DEVELOPER'S NOTARY

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

This instrument was acknowledged before me on 14th day of October, 20 08 by (name of person:) JOE R. HAHN, (title or capacity, for instance, "President" or "Owner") member of (Developer:) SUNSET VILLA, LLC.

Shirley U. Pohl
Notary Public

My Commission Expires:

OFFICIAL SEAL
Shirley U. Pohl
NOTARY PUBLIC
STATE OF NEW MEXICO
My Commission Expires: 12/28/08

CITY'S NOTARY

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

This instrument was acknowledged before me on 21st day of October, 20 08 by Richard Dourte, City Engineer of the City of Albuquerque, a municipal corporation, on behalf of said corporation.

Linda C. Evans
Notary Public

My Commission Expires:

10-07-12

No. of Lots: 70
Nearest Major Streets
SUNSET GARDENS + ATRISCO

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 27th day of July, 2007, 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 SUNSET VILLA, LLC, ("Subdivider"), a [state the type of business entity, for instance, "New Mexico corporation," "general partnership," "joint venture," "individual," etc.:] NEW MEXICO CORPORATION, whose address is 4402 CANYON CT. NE, ALBUQ, NM 87111 and whose telephone number is 271-1030, is made in Albuquerque, New Mexico, and is entered into as of the date of final execution of this Agreement.

1. Recital. The Subdivider is developing certain lands within the City of Albuquerque, Bernalillo County, New Mexico, known as [existing legal description:] Lot 11, Rancho Rico; Lots 14, Powell Gardens Addition; Tract 32-A, Sunset Vlls, Tract 34, Mesa Del Sol, recorded on 11-4-41, 2-16-44, 3-24-71 in the records of the Bernalillo County Clerk at Book D; B; D-4, pages 73; 131; 90 through 73; 134; 90 (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:] SUNSET VILLA, LLC ("Owner").

The Subdivider has submitted and the City has approved a preliminary plat or Site Development Plan identified as SUNSET VILLA SUBDIVISION describing Subdivider's Property.

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

2. Improvements and Construction Deadline. The Subdivider agrees to install and complete the public and/or private improvements described Exhibit A, the required infrastructure listing ("Improvements"), to the satisfaction of the City, on or before the 15th day of August, 2008 ("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. 764882.

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

Doc# 2007109286

07/27/2007 02:04 PM Page 1 of 6
AGRE R $19 00 M Toulouse, Bernalillo County

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:

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

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

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

A. Construction Surveying. Construction surveying for the construction of the public Improvements shall be performed by 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 Smith Engineering Company, and inspection of the private Improvements shall be performed by Smith Engineering Company, 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 Western Technologies, Inc, and field testing of the private Improvements shall be performed by Western Technologies, 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 Letter Bank of Albuquerque Oklahoma
Amount: $ 1,199,831.95 Name of Financial Institution or Surety
Date City first able to call Guaranty: August 15, 2008
[Construction Completion Deadline]: August 15, 20 08
If Guaranty other than a Bond, last day city able to call Guaranty is:
October 15, 20 08
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]: Joe R Hahn
Name: JOE R HAHN
Title: MEMBER
Dated: 7-19-07

CITY OF ALBUQUERQUE

City Engineer
Dated: 7-27-07

7-25-07

SUBDIVIDER'S NOTARY

STATE OF New Mexico
COUNTY OF Bernalillo ss.

This instrument was acknowledged before me on 19th day of July, 20 07 by [name of person:] Joe R. Hahn, [title or capacity, for instance, "President" or "Owner":] member of [Subdivider:] Sunset Villa, LLC

OFFICIAL SEAL
ALE YEITCH
NOTARY PUBLIC STATE OF NEW MEXICO

Notary Public

My Commission Expires: 8.10-07

CITY'S NOTARY

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

This instrument was acknowledged before me on 27 day of July, 20 07 by Richard Dourte, City Engineer of the City of Albuquerque, a municipal corporation, on behalf of said corporation.

Lisa Cornejo
Notary Public

My Commission Expires:
7-5-2010

OFFICIAL SEAL
LISA CORNEJO
NOTARY PUBLIC-STATE OF NEW MEXICO
My commission expires 7-5-2010

EXHIBIT A AND POWER OF ATTORNEY ATTACHED

Current DRC
Project Number:____

Figure 12

INFRASTRUCTURE LIST
(Rev. 9-20-05)

Date Submitted: 9-27-06
Date Site Plan Approved: 9-27-06
Date Preliminary Plat Approved: 9-27-06
Date Preliminary Plat Expires: 9-27-07
DRB Project No.: 1003613
DRB Application No.: 06-00854

ORIGINAL

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

SUNSET VILLA SUBDIVISION
PROPOSED NAME OF PLAT AND/OR SITE DEVELOPMENT PLAN

LOTS 1,2 & 3, POWELL ADD.; SUNSET VILLA ADD.; TRACT 34, MRGCD MAP 39
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. The 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 the approval by the DRC Chair, the User Department and agent/owner. If such approvals are obtained, these revisions to the listing will be incorporated administratively. In addition, any unforeseen items which arise during construction which are necessary to complete the project and which normally are the Subdivider's responsibility will be required as a condition of project acceptance and close out by the City.

Financially Guaranteed DRC #	Constructed Under DRC #	Size	Type of Improvement	Location	From	To	Construction Certification: Private: Inspector	Construction Certification: Private: P. E.	Construction Certification: City Cnst Engineer
		Paving							
164882		28' wide	Residential Paving w/curb and gutter, 6' sidewalk east side*	Twilight Vista Lane	Sunset Gardens Road	183 ± ~~140~~ Feet South	/	/	/
164882		2-20' Wide w/8 foot median	Residential Paving w/curb and gutter both sides, median curb and gutter, 6' sidewalk east side*	Twilight Vista Lane	183 ± ~~140~~ Feet South	~~Lot 47~~ 233' South	/	/	/

ORIGINAL

Financially Guaranteed DRC #	Constructed Under DRC #	Size	Type of Improvement	Location	From	To	Construction Certification: Private Inspector	Private P. E.	City Cnst Engineer
764882		Paving Cont. 28' wide	Residential Paving w/curb and gutter, 6' sidewalk east side*	Twilight Vista Lane	233'± south of ~~Lot 47~~	Garden Way	/	/	/
		26' ~~28'~~ wide	Residential Paving w/curb And gutter, 4' sidewalk both sides*	Garden Patch Lane	Garden Way	End of Cul-de-Sac	/	/	/
		28' wide	Residential Paving w/curb And gutter, 4' sidewalk both sides*	Garden Way	Whitten Trail	End of. Cul-de-Sac	/	/	/
		26' wide	Residential Paving w/curb And gutter, 4' sidewalk east side*	Garden Way Stub	Garden Way	Lot ~~54~~ 53	/	/	/
		26' wide	Residential Paving w/curb And gutter, 4' sidewalk both sides*	Tyrack Lane	Garden Way	End of Cul-de-Sac	/	/	/
		28' wide	Residential Paving w/curb And gutter, 4' sidewalk both sides*	Whitten Trail	Garden Way	Lot 1	/	/	/
		28' wide	Residential Paving w/curb And gutter, 6' sidewalk west side*	Whitten Trail	Lot 1	Powell Road	/	/	/

ORIGINAL

Financially Guaranteed DRC #	Constructed Under DRC #	Size	Type of Improvement	Location	From	To	Construction Certification: Private Inspector	Private P.E.	City Cnst Engineer
		Utilities							
264883		6"	Water Line	Twilight Vista Lane	Sunset Gardens Road	Garden Way	/	/	/
		4"	Water Line	Garden Patch Lane	Garden Way	End of Cul-de-Sac	/	/	/
		6"	Water Line	Garden Way	Whittten Trail	End of. Cul-de-Sac	/	/	/
		4"	Water Line	Tyrack Lane	Garden Way	End of Cul-de-Sac	/	/	/
		6"	Water Line	Whitten Trail	Garden Way	Powell Road	/	/	/
		8"	Sanitary Sewer Line	Twilight Vista Lane	Garden Way	Lot 47	/	/	/
		8"	Sanitary Sewer Line	Garden Patch Lane	Garden Way	End of Cul-de-Sac	/	/	/
		8"	Sanitary Sewer Line	Garden Way	Whitten Trail	End of. Existing SAS	/	/	/
		8"	Sanitary Sewer Line	Tyrack Lane	Garden Way	End of Cul-de-Sac	/	/	/
		8"	Sanitary Sewer Line	Whitten Trail	Garden Way	Powell Road	/	/	/

ORIGINAL

Financially Guaranteed DRC #	Constructed Under DRC #	Size	Type of Improvement	Location	From	To
		Drainage				
16488		18" ~~24"~~	RCP	Whitten Trail	Garden Way	Lot P-3 ~~Lot 5~~
		24"	RCP	Garden Way	Whitten Trail	Lot 11
		30"	RCP	Garden Way	Lot 11	Lot 21
		36"	RCP	Garden Way	Lot 21	Twilight Vista Lane
		24"	RCP	Garden Way	Twilight Vista Lane	Lot 40
		42"	RCP	Twilight Vista Lane	Garden Way	Lot 50
		24"	RCP	Twilight Vista Lane	Lot 50	Lot 49
		48"	RCP	Tract B	Twilight Vista Lane	Bottom of Pond
		2.654 Acre-Feet	Retention Pond W/ Agr-to Cov.	Tract B		

FG Not Req. Per Brad Bingham

Construction Certification		
Private		City Cnst Engineer
Inspector	P.E.	
/	/	/
/	/	/
/	/	/
/	/	/
/	/	/
/	/	/
/	/	/
/	/	/

ORIGINAL

NOTES

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

1) Paving Items include *Residential sidewalks to be deferred and signage per DRC
2) Grading and Drainage Certification is required prior to release of Financial Guarantees
3) Waterlines include valves, fittings and services
4) Storm Drain includes catch basins, connector pipes, manholes and outlet structures
5) Sanitary Sewer Lines include manholes and services
6) Perimeter walls per DRB approved perimeter wall design
7) Wall certification from registered engineer required prior to release of financial guarantees

AGENT/OWNER

David B. Thompson
NAME (print)

Thompson Engineering Consultants, Inc.
FIRM

SIGNATURE 9-27-06 Date

DEVELOPMENT REVIEW BOARD MEMBER APPROVALS

Andrew Garcia 9/27/06
DRB CHAIR Date

TRANSPORTATION DEVELOPMENT 9-27-06 Date

Roger Green 9/27/06
UTILITY DEVELOPMENT Date

Bradley L. Bingham 9/27/06
CITY ENGINEER Date

Christina Sandoval 9/27/06
PARKS & GENERAL SERVICES Date

AMAFCA Date

Date

Date

DESIGN REVIEW COMMITTEE REVISIONS

REVISION	DATE	DRC CHAIR	USER DEPARTMENT	AGENT/OWNER
1	6-26-07			

PLEASE NOTE: The Neighborhood and/or Homeowner 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.

City of Albuquerque

P.O. Box 1293, Albuquerque, NM 87103

June 23, 2009

William Kraemer
Garcia/Kraemer and Associates
200 Lomas Blvd. NW, Suite 1111/87102
Phone: 505-242-5566/Fax: 505-242-9028

Dear William:

Thank you for your inquiry of **June 23, 2009** requesting the names of **ALL Neighborhood and/or Homeowner Associations** who would be affected under the provisions of O-92 by your proposed project at **(DRB SUBMITTAL) – LOT 11, RANCHO RICO, LOTS 1-4 POWELL GARDENS ADDITION, TRACT 35 C-1 SUNSET VILLA, TRACT 34, MRGCD MAP 39, LOCATED ON SUNSET GARDENS ROAD SW BETWEEN ATRISCO SW AND POWELL ROAD SW** zone map **K-12.**

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

VECINOS DEL BOSQUE N.A. (VDB)
Dory Wegrzyn
1407 Dennison SW/87105 243-5034 (h) 604-5956 (c)
Lesley Molecke
1703 Gonzales SW/87105 604-1748 (c) 768-3224 (w)

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

Sincerely,

Stephani Winklepleck

Stephani Winklepleck
Neighborhood Liaison
OFFICE OF NEIGHBORHOOD COORDINATION
Planning Department

LETTERS MUST BE SENT TO BOTH CONTACTS OF EACH NEIGHBORHOOD AND/OR HOMEOWNER 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 neighborhood and/or homeowner associations **PRIOR TO FILING THE APPLICATION TO THE PLANNING DEPARTMENT.** Because the purpose of the notification is to ensure communication as a means of identifying and resolving problems early, it is essential that the notification be fully informative.

WE RECOMMEND THAT THE NOTIFICATION LETTER INCLUDE THE FOLLOWING INFORMATION:

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

Information from the Office of Neighborhood Coordination

The following information should always be in <u>each</u> application packet that you submit for an EPC or DRB application. Listed below is a "Checklist" of the items needed.

[redacted] -OR-

[ ] The ONC "Official" Letter *(if there are no associations)*. A copy must be submitted with application packet.

[redacted]

[redacted]

Just a reminder **- Our ONC "Official" Letter is only valid for a one (1) month period and if you haven't submitted your application by this date, you will need to get an updated letter from our office.**

Any questions, please feel free to contact Stephani at 924-3902 or via an e-mail message at swinklepleck@cabq.gov.

Thank you for your cooperation on this matter.

* *

(below this line for ONC use only)

Date of Inquiry: **06/13/09** Time Entered: **11:40 a.m.** ONC Rep. Initials: **siw**

GARCIA/KRAEMER&ASSOCIATES

Wells Fargo Bank Building
200 Lomas N.W., Suite 1111
Albuquerque, NM 87102
(505) 242 5566
Fax (505) 242 9028

June 24, 2009

Dory Wegrzyn
Vecinos del Bosque NA
1407 Dennison SW
Albuquerque, NM 87105

Lesley Molecke
Vecinos del Bosque NA
1703 Gonzales SW
Albuquerque, NM 87105

RE: Subdivision Improvements Agreement Extension for Sunset Villa LLC

Dear Vecinos del Bosque Representatives,

On behalf of Sunset Villa LLC, we are submitting a request to the City of Albuquerque Development Review Board (DRB) to extend the Subdivision Improvements Agreement (SIA) for the subdivision which has been approved for the property located on Sunset Gardens Road, between Atrisco SW and Powell Road SW, legally described as, Lots 1-P1 thru 76-P1 Sunset Villa and Lot 4-A Powell Gardens Addition.

This agreement requires Sunset Villa LLC to construct curbs, gutters, sidewalks, water and sewer lines, and drainage facilities for this residential subdivision. Sunset Villa LLC is requesting to extend the Subdivision Improvements Agreement for another year due to declining market conditions.

We expect to be heard before the Development Review Board on July 22nd.

If you have any questions or concerns about this request, feel free to call me at 242-5566.

Sincerely,

William Kraemer

7007 2680 0002 7515 5821

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CERTIFIED MAIL™ RECEIPT
(Domestic Mail Only; No Insurance Coverage Provided)

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

ALBUQUERQUE NM 87105 OFFICIAL USE

Postage	$ $0.44	0129
Certified Fee	$2.80	10
Return Receipt Fee (Endorsement Required)	$2.30	Postmark Here
Restricted Delivery Fee (Endorsement Required)	$0.00	
Total Postage & Fees	$ $5.54	06/25/2009

GALLERIA STATION 87102 JUN 25 2009 USPS

Sent To: Lesley Kolecke / Vecinos del Bosque
Street, Apt. No.; or PO Box No.: 1703 Gonzales SW
City, State, ZIP+4: Alb, NM 87105

PS Form 3800, August 2006 — See Reverse for Instructions

7007 2680 0002 7515 5807

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

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

ALBUQUERQUE NM 87105 OFFICIAL USE

Postage	$ $0.44	0129
Certified Fee	$2.80	10
Return Receipt Fee (Endorsement Required)	$2.30	Postmark Here
Restricted Delivery Fee (Endorsement Required)	$0.00	
Total Postage & Fees	$ $5.54	06/25/2009

GALLERIA STATION 87102 JUN 25 2009 USPS

Sent To: Dory Wegrzyn / Vecinos del Bosque NA
Street, Apt. No.; or PO Box No.: 1407 Dennison SW
City, State, ZIP+4: Alb, NM 87105

PS Form 3800, August 2006 — See Reverse for Instructions

FINANCIAL GUARANTY AMOUNT

07/06/2007

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

Project Description:

Project ID #: 764882, Sunset Villa subdivision, Phase/Unit #: 1

Requested By: **David Thompson**

Approved estimate amount:		$826,998.00
Contingency Amount:	0.00%	$.00
Subtotal:		$826,998.00
NMGRT	6.875%	$56,856.11
Subtotal:		$883,854.11
Engineering Fee	6.60%	$58,334.37
Testing Fee	2.00%	$17,677.08
Subotal:		$959,865.56
FINANCIAL GUARANTY RATE		1.25
Retainage Amount:		$.00
TOTAL FINANCIAL GUARANTY REQUIRED		**$1,199,831.95**

APPROVAL: DATE:

Stephen Woodall 7-19-07

Notes: Retention Pond not included in F.G., G & D Cert, LOMR, Wall Cert from Reg. Eng. are required prior to release of F.G., Street lights per City requirements

BANK OF OKLAHOMA N.A.

July 20, 2007

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

RE: Loan Reserve for: Sunset Villa, LLC.
Reserve Letter Amount: $1,199,831.95
City of Albuquerque Project No.: 764882
Project Name: Sunset Villa

To Whom It May Concern:

This is to advise the City Of Albuquerque ("City") that, at the request of Sunset Villa, LLC ("Subdivider") Bank Of Oklahoma, N.A. ("Financial Institution") in Oklahoma City, Oklahoma holds as a loan reserve the sum of One Million One Hundred Ninety Nine Thousand Eight Hundred Thirty One and 95/100, ($1,199,831.95) ("Loan Reserve") for the exclusive purpose of providing the financial guarantee which the City requires, Sunset Villa, LLC ("Subdivider") to provide for the installation of the improvements which must be constructed at Sunset Villa , Project No. 764882 ("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 7/30/07 in the records of the Clerk of Bernalillo County, New Mexico in Book Misc. NA at page NA as amended ("Agreement"). Document # 200710925b

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 August 15, 2008 the improvements described in the Agreement have not been fully installed, inspected, approved and accepted by the City, then, upon presentation between August 15, 2008 and October 15, 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 of the improvements specified in the Agreement ("Estimated Cost of Completion"). Upon receipt of the Demand for Payment, the Financial Institution shall promptly 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 October 15, 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.

Troy Hutton
Vice President

Accepted:
City of Albuquerque

By: _____ 7/26/07
Chief Administrative Officer
or authorized designee

Title: City Engineer 7-25-07
Dated: 7-27-07

PRELIMINARY ENGINEER'S QUANTITY AND COST ESTIMATE 6/24/2009
SUNSET VILLA W/ COUNTY POND
CITY PROJECT NO. 764882

PAVING SUBTOTAL	**$422,686.80**
DRAINAGE SUBTOTAL	**$257,758.53**
WATER SUBTOTAL	**$158,149.03**
SEWER SUBTOTAL	**$171,782.56**
TOTAL FINANCIAL GUARANTEE AMOUNT	**$1,010,376.92**
TOTAL DEFERRED AMOUNT	**$54,722.85**
TOTAL SUBDIVISION & DEFERRED AMOUNT	**$1,065,099.77**

ENGINEER'S QUANTITY AND COST ESTIMATE 6/24/2009
SUNSET VILLA W/ COUNTY POND

6. Item No.	7. Short Description		8. Est. Unit Price	9. Est. Quantity	10. Est. Amount
SUBDIVISION PAVING					
ON-SITE					
19.010	TRAFF CONT & BARR	LS	$4,000.00	1	$4,000 00
301.020	SUBGRADE PREP, 12"	SY	$2 00	8780	$17,560.00
336.023	RES ASP CONC,TYPE C,1.5",M	SY	$11.00	17560	$193,160.00
336 120	TK CT	SY	$0 37	8780	$3,248 60
340.010	SDWK, 4" PCC	SY	$40 09	590	$23,653.10
340.020	DRVPD, 6" PCC	SY	$51.06	100	$5,106.00
340.025	WLCHR ACC RAMP, 4" PCC	EA	$1,222.53	10	$12,225.30
340.030	VLY GUT & CURB, PCC	SY	$58 79	470	$27,631.30
340 050	C & G, STD, PCC	LF	$20.31	750	$15,232.50
340 060	C & G, MED, PCC	LF	$19.49	90	$1,754 10
340.061	C & G, MOUNT, MDN, PCC	LF	$23 38	4990	$116,666.20
343 111	RES PVMT, R & R, WO/M, W/SUI	SY	$22 27	65	$1,447.55
920.400	MH F&C, ADJ W/RINGS	EA	$334.05	3	$1,002 15
	ON-SITE SUBTOTAL				**$422,686.80**
	PAVING SUBTOTAL				**$422,686.80**

ENGINEER'S QUANTITY AND COST ESTIMATE 6/24/2009
SUNSET VILLA W/ COUNTY POND

6. Item No.	7. Short Description		8. Est. Unit Price	9. Est. Quantity	10. Est. Amount
DRAINAGE					
603.030	PLAIN RIPRAP	CY	$91.82	4	$367.28
603.040	GVL FILTER MATERIAL	CY	$43.75	2	$87.50
701.100	TRCH,BF,18-36" SWR,< 8'	LF	$24.02	1850	$44,437.00
910.006	18" RCP,IV	LF	$27.25	480	$13,080.00
910.010	24" RCP,IV	LF	$39.00	430	$16,770.00
910.014	30" RCP,IV	LF	$50.04	620	$31,024.80
910.018	36" RCP,IV	LF	$76.79	45	$3,455.55
910.020	42" RCP,IV	LF	$121.19	175	$21,208.25
910.022	48" RCP,IV	LF	$139.09	100	$13,909.00
910.090	48" RCP END SECTION	EA	$1,000.00	1	$1,000.00
910 091	12" RCP IRR. CULV	LS	$4,500.00	1	$4,500.00
910.092	12" RDP INVERTED SIPHON	LS	$10,000.00	1	$10,000.00
915.010	CTH BSN, A, SG	EA	$4,329.49	5	$21,647.45
915.030	CTH BSN, C, SG	EA	$3,855.76	7	$26,990.32
920.140	MH, 6' DIA, C, 6-10'D	EA	$4,075.48	8	$32,603.84
920.210	MH, 8' DIA, C, 6-10'D	EA	$8,338.77	2	$16,677.54
ON-SITE					**$257,758.53**
DRAINAGE SUBTOTAL					**$257,758.53**

ENGINEER'S QUANTITY AND COST ESTIMATE 8/24/2009
SUNSET VILLA W/ COUNTY POND

6. Item No.	7. Short Description		8. Est. Unit Price	9. Est. Quantity	10. Est. Amount
WATER					
ON-SITE WORK					
801.001	4" WL PIPE, W/O FIT	LF	$8.91	420	$3,742.20
801.002	6" WL PIPE, W/O FIT	LF	$21.28	2450	$52,136.00
801.059	NON PRESS CONN, W/FIT, W	EA	$1,027.77	2	$2,055.54
801.065	DI FIT, MJ, 4-14", WL	LB	$3.30	1400	$4,620.00
801.080	4" GATE VLV	EA	$334.05	3	$1,002.15
801.081	6" GATE VLV	EA	$689.09	6	$4,134.54
801.084	12" GATE VLV	EA	$1,473.70	1	$1,473.70
801.105	VLV BOX	EA	$404.35	10	$4,043.50
801.113	FH, 4'	EA	$2,310.58	3	$6,931.74
801.150	MJ REST GLND, 4-8"	EA	$75.86	75	$5,689.50
801.155	JNT REST HRNSS, 4-8"	EA	$78 79	75	$5,909.25
802.760	3/4" NS WTR, SS, NWM	EA	$927.52	12	$11,130.24
802.770	3/4" NS WTR, DS, NWM	EA	$1,906.23	29	$55,280.67
	ON-SITE				**$158,149.03**
WATER SUBTOTAL					**$158,149.03**

ENGINEER'S QUANTITY AND COST ESTIMATE 6/24/2009
SUNSET VILLA W/ COUNTY POND

6. Item No.	7. Short Description		8. Est. Unit Price	9. Est. Quantity	10. Est. Amount
SEWER					
ON-SITE					
701.010	TRCH,BF,4-15" SAS, <8'	LF	$19.33	1660	$32,087.80
901.030	8" SAS PIPE	LF	$13.61	1660	$22,592.60
905.050	4" NEW SAS SVC	EA	$1,111.84	71	$78,940.64
901.061	WET CONN, 8"-10", SAS	EA	$600.00	3	$1,800.00
920.070	MH, 4' DIA, C OR E, 6'-10' D	EA	$2,797.04	13	$36,361.52
	ON-SITE SUBTOTAL				**$171,782.56**
	SEWER SUBTOTAL				**$171,782.56**

ENGINEER'S QUANTITY AND COST ESTIMATE 6/24/2009
SUNSET VILLA W/ COUNTY POND

6. Item No.	7. Short Description		8. Est. Unit Price	9. Est. Quantity	10. Est. Amount
PAVING					
ON-SITE					
340.010	SDWK, 4", PCC	SY	$40.09	1365	$54,722.85
	TOTAL DEFERRED COSTS				**$54,722.85**

City of Albuquerque Planning Department

One Stop Shop – Development and Building Services

08/14/2007 Issued By: PLNABG

Permit Number: **2007 070 193** **Category Code 910**

Application Number: **07DRB-70193**, Major - Final Plat Approval

Address:

Location Description: SUNSET GARDENS RD SW BETWEEN ATRISCO RD SW AND SUNSET GARDENS RD SW

Project Number: 1003613

Applicant
Sunset Villa, Llc

4402 Canyon Ct Ne
Albuquerque, NM 87193
271-1030

Agent / Contact
Thompson Engineering Consultants, Inc
Dave Thompson
Po Box 65760
Albuquerque, NM 87193

tecnm@yahoo.com

Application Fees

441018/4971000	Public Notification	
441032/3424000	Conflict Mgmt Fee	$20.00
441006/4983000	DRB Actions	
	TOTAL:	**$20.00**

City Of Albuquerque
Treasury Division

8/14/2007 11:15AM LOC: 2
WS# 007 TRANSACTION #
RECEIPT# 00096477-00026777
PERMIT# 2007070193
Trans. Amt $20.00
Conflict Mgmt. Fee $20.
DR $20.
CHANGE $0.

Thank You

City of Albuquerque

DEVELOPMENT/ PLAN REVIEW APPLICATION

Supplemental form

S	Z		
		SUBDIVISION	
X		Major Subdivision action	
____		Minor Subdivision action	
____		Vacation	
	V	Variance (Non-Zoning)	
		SITE DEVELOPMENT PLAN	
P		____ for Subdivision	
		____ for Building Permit	
		____ Administrative Amendment (AA)	
		____ IP Master Development Plan	
D		____ Cert. of Appropriateness (LUCC)	
		STORM DRAINAGE (Form D)	
L		____ Storm Drainage Cost Allocation Plan	
	A	**APPEAL / PROTEST of...**	
		____ Decision by: DRB, EPC, LUCC, Planning Director or Staff, ZHE, Zoning Board of Appeals	
		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)	

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): THOMPSON ENGINEERING CONSULTANTS, INC PHONE: 271-2199
ADDRESS: P.O. BOX 65760 FAX: 830-9248
CITY: ALBUQUERQUE STATE NM ZIP 87193 E-MAIL: tecnm@yahoo.com

APPLICANT: SUNSET VILLA, LLC, PHONE: 271-1030
ADDRESS: 4402 CANYON COURT NE FAX: NA
CITY: ALBUQUERQUE STATE NM ZIP 871 E-MAIL: NA
Proprietary interest in site: OWNER **List all owners**: Midge Christie

DESCRIPTION OF REQUEST: FINAL PLAT REVIEW

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

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

Lot or Tract No. TRACT 34; LOT 11; LOTS 1-4 Block: Unit:
Subdiv/Addn/TBKA: MRGCD MAP 39; RANCHO RICO; POWELL GARDENS ADDITION; SUNSET VILLA ADDITION
Existing Zoning: SU-1 for PRD Proposed zoning: SU-1 for PRD MRGCD Map No 39
Zone Atlas page(s): K-12 UPC Code: 101205726104540323, 101205725407640325, 101205728409540337, 101205733006340332, 101205731906540330, 101205730905940329

CASE HISTORY:

List **any** current or prior case number that may be relevant to your application (Proj., App., DRB-, AX_,Z_, V_, S_, etc.): DRB 1003613,

CASE INFORMATION:

Within city limits? X Yes Within 1000FT of a landfill? NO
No. of **existing** lots: 7 No. of **proposed** lots: 72 Total area of site (acres): 14.7
LOCATION OF PROPERTY BY STREETS: On or Near: SUNSET GARDENS ROAD SW
Between: ATRISCO ROAD SW and SUNSET GARDENS ROAD SW

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

SIGNATURE [signature] DATE 8-14-07
(Print) DAVID B THOMPSON Applicant: ☐ Agent: ☒

FOR OFFICIAL USE ONLY Form revised 4/07

☐ **INTERNAL ROUTING**	Application case numbers	Action	S.F.	Fees
☑ All checklists are complete	07DRB-____-70193	FP	5(3)	$ ϕ
☑ All fees have been collected	____-____-____	CMF	___	$ 20.00
☐ All case #s are assigned	____-____-____	____	___	$ ____
☑ AGIS copy has been sent	____-____-____	____	___	$ ____
☑ Case history #s are listed	____-____-____	____	___	$ ____
☑ Site is within 1000ft of a landfill				Total
☑ F.H.D.P. density bonus	Hearing date August 22, 2007			$ 20.00
☑ F.H.D.P. fee rebate				

[signature]
Planner signature / date

Project # 1003613

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

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

❑ **SKETCH PLAT REVIEW AND COMMENT (DRB22)** **Your attendance is required.**
- __ Scale drawing of the proposed subdivision plat (folded to fit into an 8.5" by 14" pocket) 6 **copies**
- __ Site sketch with measurements showing structures, parking, Bldg. setbacks, adjacent rights-of-way and street improvements, if there is any existing land use (folded to fit into an 8.5" by 14" pocket) **6 copies**
- __ Zone Atlas map with the entire property(ies) clearly outlined
- __ Letter briefly describing, explaining, and justifying the request
- __ List any original and/or related file numbers on the cover application

❑ **EXTENSION OF MAJOR PRELIMINARY PLAT (DRB08)** **Your attendance is required.**
- __ Preliminary Plat reduced to 8.5" x 11"
- __ Zone Atlas map with the entire property(ies) clearly outlined
- __ Letter briefly describing, explaining, and justifying the request
- __ Copy of DRB approved infrastructure list
- __ Copy of the LATEST Official DRB Notice of approval for Preliminary Plat Extension request
- __ List any original and/or related file numbers on the cover application

Extension of preliminary plat approval expires after one year.

☒ **MAJOR SUBDIVISION FINAL PLAT APPROVAL (DRB12)** **Your attendance is required.**
- X Proposed Final Plat (folded to fit into an 8.5" by 14" pocket) **6 copies**
- X Signed & recorded Final Pre-Development Facilities Fee Agreement for **Residential** development only
- X Design elevations & cross sections of perimeter walls **3 copies**
- X Zone Atlas map with the entire property(ies) clearly outlined
- — Bring original Mylar of plat to meeting, ensure property owner's and City Surveyor's signatures are on the plat
- X Copy of recorded SIA
- __ Landfill disclosure and EHD signature line on the Mylar if property is within a landfill buffer
- X List any original and/or related file numbers on the cover application
- paid DXF file and hard copy of final plat data for AGIS is required.

❑ **MINOR SUBDIVISION PRELIMINARY/FINAL PLAT APPROVAL (DRB16)** **Your attendance is required.**
- __ Proposed Preliminary / Final Plat (folded to fit into an 8.5" by 14" pocket) **6 copies** for unadvertised meetings
- __ Signed & recorded Final Pre-Development Facilities Fee Agreement for **Residential** development only
- __ Design elevations and cross sections of perimeter walls (11" by 17" maximum) **3 copies**
- __ Site sketch with measurements showing structures, parking, Bldg. setbacks, adjacent rights-of-way and street improvements, if there is any existing land use (folded to fit into an 8.5" by 14" pocket) **6 copies**
- __ Zone Atlas map with the entire property(ies) clearly outlined
- __ Letter briefly describing, explaining, and justifying the request
- __ Bring original Mylar of plat to meeting, ensure property owner's and City Surveyor's signatures are on the plat
- __ Landfill disclosure and EHD signature line on the Mylar if property is within a landfill buffer
- __ Fee (see schedule)
- __ List any original and/or related file numbers on the cover application
- __ Infrastructure list if required **(verify with DRB Engineer)**
- __ DXF file and hard copy of final plat data for AGIS is required.

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

PLEASE NOTE: There are no clear distinctions between significant and minor changes with regard to subdivision amendments. Significant changes are those deemed by the DRB to require public notice and public hearing.
- __ Proposed Amended Preliminary Plat, Infrastructure List, and/or Grading Plan (folded to fit into an 8.5" by 14" pocket) **6 copies**
- __ Original Preliminary Plat, Infrastructure List, and/or Grading Plan (folded to fit into an 8.5" by 14" pocket) **6 copies**
- __ Zone Atlas map with the entire property(ies) clearly outlined
- __ Letter briefly describing, explaining, and justifying the request
- __ Bring original Mylar of plat to meeting, ensure property owner's and City Surveyor's signatures are on the plat
- __ List any original and/or related file numbers on the cover application

Amended preliminary plat approval expires after one year

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

DAVID B THOMPSON
Applicant name (print)

8-14-07
Applicant signature / date

Form revised 4/07

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

Application case numbers
07DRB - _____ - 70193
_____ - _____ - _____
_____ - _____ - _____

Planner signature / date 8-14-07

Project # 1003613

THOMPSON Engineering Consultants, Inc.

August 14, 2007

Ms. Sheran Matson
Development Services
Planning Department
City of Albuquerque
P.O. Box 1293
Albuquerque, NM 87103

Re: SUBMITTAL OF FINAL PLAT FOR SUNSET VILLA SUBDIVISION (DRB 1003613)

Dear Ms. Matson:

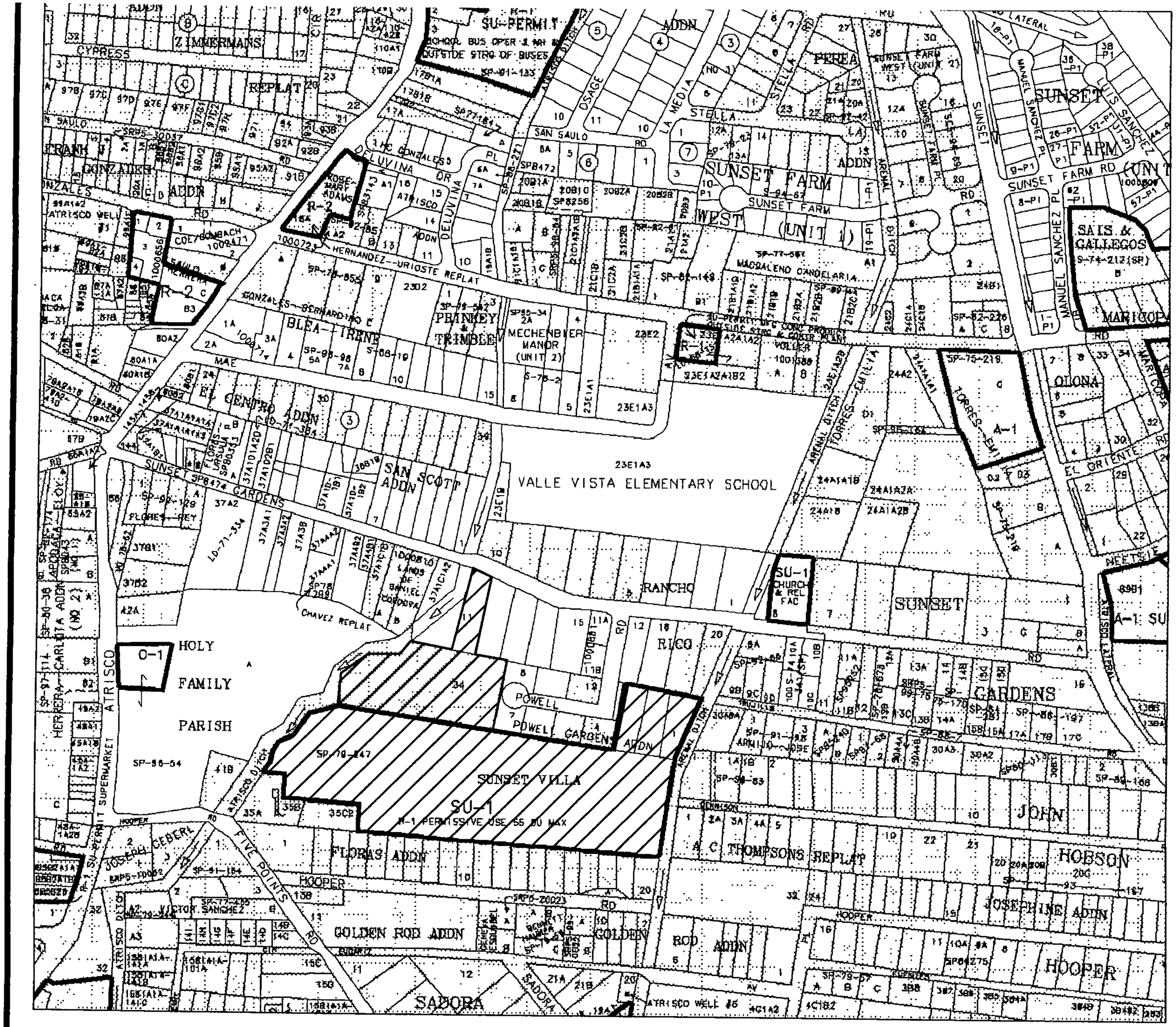
Enclosed please find an application and all required enclosures for Final Plat review for the Sunset Villa Subdivision. This subdivision received Preliminary Plat approval at the September 27, 2006 DRB hearing. The proposed gated subdivision will have 70 residential lots and private streets. The property is currently zoned SU-1/PRD.

Please schedule this Final Plat review for Wednesday, August 22, 2007. If you should have any questions, please call me at 271-2199.

Sincerely,

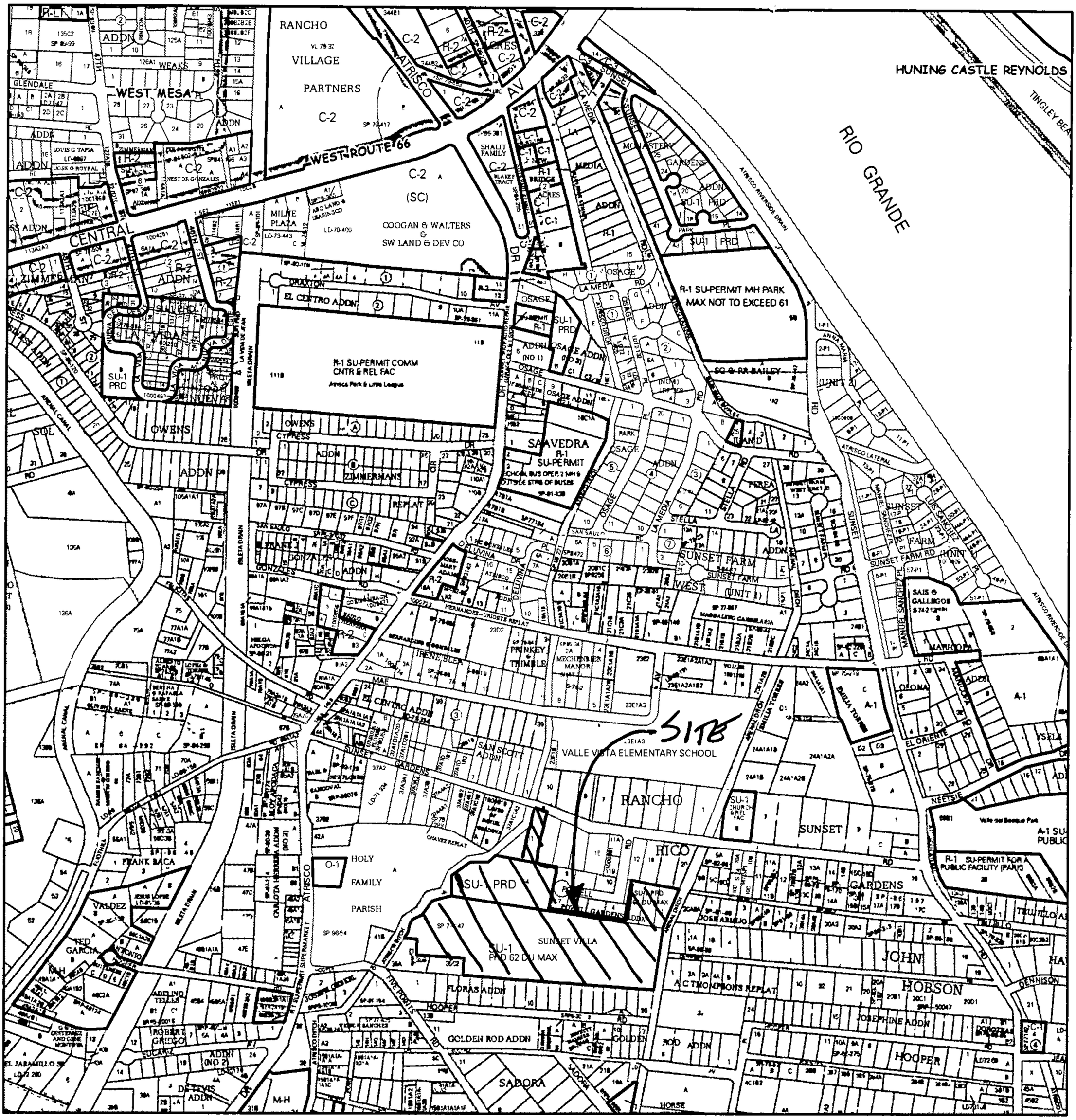
David B. Thompson, P.E.

P.O. Box 65760 • Albuquerque, NM 87193 • (505) 271-2199 • Fax (505) 830-9248



VICINITY MAP

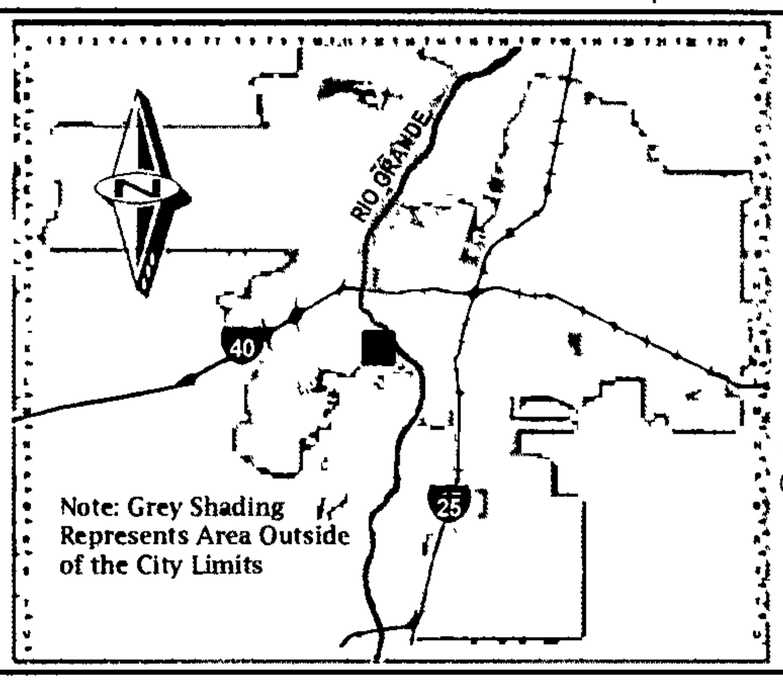
K-12-Z



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

Albuquerque Geographic Information System

Map amended through: 5/17/2007



Zone Atlas Page:

K-12-Z

Selected Symbols

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

0 750 1 500 Feet

No. of Lots: 70
Nearest Major Streets
SUNSET GARDENS + ATRISCO

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 27th day of July, 2007, 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 SUNSET VILLA, LLC ("Subdivider"), a [state the type of business entity, for instance, "New Mexico corporation," "general partnership," "joint venture," "individual," etc.:] NEW MEXICO CORPORATION, whose address is 4402 CANYON CT. NE, ALBUQ, NM 87111 and whose telephone number is 271-1030, is made in Albuquerque, New Mexico, and is entered into as of the date of final execution of this Agreement.

1. Recital. The Subdivider is developing certain lands within the City of Albuquerque, Bernalillo County, New Mexico, known as [existing legal description:] Lot 11, Rancho Rico; Lots 14, Powell Gardens Addition; Tract 33C, Sunset Vlla; Tract 34, MRGCD Map 34 recorded on 11-4-41; 2-16-49; 3-24-49 in the records of the Bernalillo County Clerk at Book D; B; D-4, pages 73; 131; 90 through 73; 131; 90 (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:] SUNSET VILLA, LLC ("Owner").

The Subdivider has submitted and the City has approved a preliminary plat or Site Development Plan identified as SUNSET VILLA SUBDIVISION describing Subdivider's Property.

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

2. Improvements and Construction Deadline. The Subdivider agrees to install and complete the public and/or private improvements described Exhibit A, the required infrastructure listing ("Improvements"), to the satisfaction of the City, on or before the 15th day of August, 2008 ("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. 764882.

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

Doc# 2007109286
07/27/2007 02:04 PM Page 1 of 6
AGRE R:$19 00 M Toulouse, Bernalillo County

No. of Lots: 70
Nearest Major Streets
SUNSET GARDENS & ATRISCO

FIGURE 19
SIDEWALK DEFERRAL AGREEMENT
PROJECT NO. 764882

THIS AGREEMENT is made this 27th day of July, 2007, 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 SUNSET VILLA, LLC ("Developer"), whose address is 4402 CANYON CT NE, ABQ, NM 87111 and whose telephone number is 271-1030, a (state the type of business entity, for instance, "New Mexico corporation," "general partnership," "joint venture," "individual," etc.:) NEW MEXICO CORPORATION, is made in Albuquerque, New Mexico, and is entered into as of the date of final execution of this Agreement.

WHEREAS, the Developer is developing certain lands within the City of Albuquerque, County of Bernalillo, State of New Mexico, known as (existing legal description) Lot 11, Rancho Rico; Lots 1-4, Powell Gardens Addition; Tract 35C-1, Sunset Vlg; Tract 34, MRGCD Map 39 (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:) SUNSET VILLA SUBDIVISION 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 August 15, 2009 ("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.

Doc# 2007109285
07/27/2007 02:04 PM Page 1 of 4
AGRE R.$15.00 M. Toulouse, Bernalillo County

DRB#: 1003613
Cluster: Rio Grande

EXHIBIT B

FINAL
PRE-DEVELOPMENT FACILITIES FEE AGREEMENT

THIS AGREEMENT is made by and between the Albuquerque Municipal School District No. 12, Bernalillo and Sandoval Counties, New Mexico ("Albuquerque Public Schools" or "APS"), a public school district organized and existing pursuant to the laws of New Mexico, and Sunset Villa, LLC ("Developer") effective as of this 8 day of August, 2007 and pertains to the subdivision commonly known as Sunset Villa, and more particularly described as Tract 34, MRGCD MAP 39; Lot 11, Rancho Rico; Lots 1-3, Powell Gardens Addition; Sunset Villa Addition (DRB 1003613) 70 Residential Single Family Lots, (the "Subdivision".) The following individual lots comprise the subdivision:

[List lots by street address; Lots which will be used for multi-family residences should be marked "multifamily- __ units" with the number of units filled in.]

WHEREAS, the City of Albuquerque requires that APS approve the plat(s) for any new subdivision; and

WHEREAS, Developer is proposing the development of a new residential subdivision, and requires APS approval of the plat for said subdivision; and

WHEREAS, Developer is the owner of the real estate being subdivided and platted; and

WHEREAS, Developer is required by the Albuquerque Subdivision Ordinance to provide appropriate infrastructure and improvements as a condition of developing a subdivision; and

WHEREAS, as a condition of approving such plat APS requires the provision of appropriate infrastructure and facilities or the payment of a facilities fee for each new residence to be constructed to help defray the cost of school construction, expansion, or maintenance; and

WHEREAS, APS has determined that the amount of the facilities fee is reasonably related to the impact the subdivision will have on the operation of the area schools.

THEREFORE, in consideration of the mutual promises contained herein, APS and Developer agree as follows:

1. Developer agrees to pay to APS a facilities fee for each dwelling unit to be constructed in the Subdivision.

2. The amount of the fee shall be:

TRB: 1003613
Cluster: Rio Grande

- If the building permit is issued on or after January 1, 2007, the fee shall be $1875 per dwelling unit.

- If the building permit is issued on or after July 1, 2008, the fee shall be $2425 per dwelling unit.

- If the permit is issued on or after January 1, 2010, the fee shall be $2975 per dwelling unit.

The fee for each dwelling unit in multi-family residential structures shall be sixty percent (60 %) of the fee for a single family home. "Multi-family residential structure" means any type of residential property other than single-family houses (one single family, detached dwelling unit per lot).

3. Developer agrees that the fee shall be paid to APS at or before the issuance of any building permit for any lot or other parcel of property subject to this agreement.

4. Developer may satisfy all or part of its obligations under this contract by transferring improved or unimproved property to APS, provided that APS must agree to the transfer and to the value placed on the transferred property. APS, upon accepting such transfer, shall credit Developer with an amount equal to the agreed value, and the developer may designate the lot(s) to which such amount(s) shall be applied in satisfaction of its obligations hereunder.

5. This contract may be recorded in the office of the County Clerk of Bernalillo and/or Sandoval County, and shall serve as notice of the Developer's obligation to pay facilities fees. Developer shall include on the plat of the Subdivision a statement that "The property on this plat is subject to a Pre-Development Facilities Fee Agreement with the Albuquerque Public Schools, recorded at [recording data]."

6. APS, through its Facilities Fee Administrator, will provide a Payment Acknowledgement in the form attached hereto to the Developer reflecting receipt of the facilities fee (or equivalent compensation as described in paragraph 4 above), which form may be given to the City to show satisfaction of the fee obligation and satisfy that condition for receiving building permits. Developer may record that Payment Acknowledgment in the real estate records of Bernalillo or Sandoval County, but APS shall not be responsible for paying any recording fees nor shall APS be responsible for recording any such documents with the office of the County Clerk or any other office.

Joe R. Hahn
Signature

Joe R. Hahn, Developer
Name (typed or printed) and title

UKB: 1003613
Cluster: Rio Grande

Developer

STATE OF NEW MEXICO

COUNTY OF BERNALILLO

This instrument was acknowledged before me on August 8, 2007, by Joe Hahn

_____ as _____ of _____, a corporation.

_____

(Seal) Notary Public

My commission expires: _____

ALBUQUERQUE PUBLIC SCHOOLS

By: _____
Signature

OFFICIAL SEAL
CHEVONNE COOK
NOTARY PUBLIC - STATE OF NEW MEXICO
My Commission Expires: 6-28-10

BETTY KING, PLANNER, APS CMP
Name (typed or printed) and title

STATE OF NEW MEXICO

COUNTY OF BERNALILLO

This instrument was acknowledged before me on August 10, 2007, by Betty King

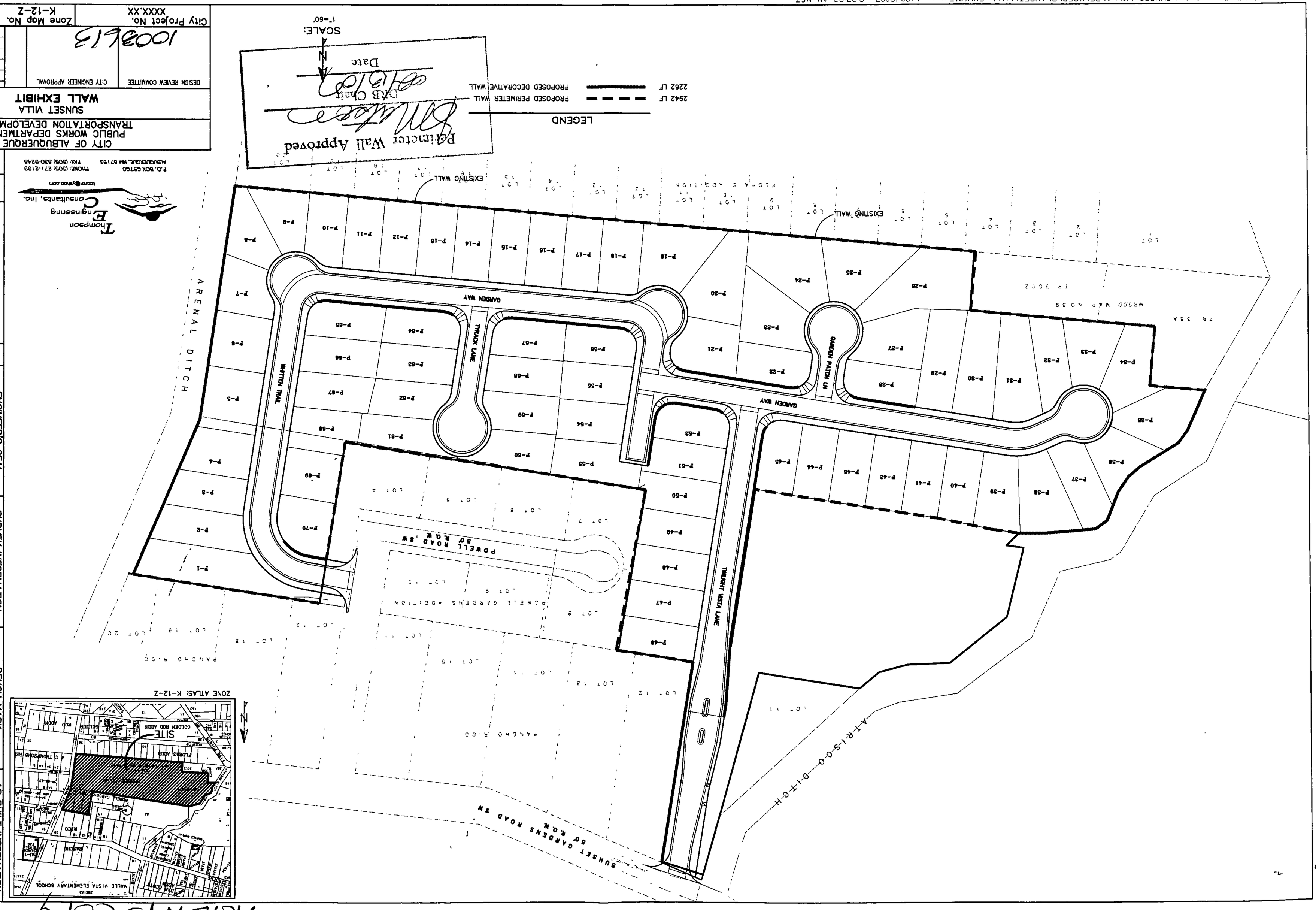
_____ as Planner, APS CMP of the Albuquerque Municipal School District No. 12, Bernalillo and Sandoval Counties, a school district organized and existing under the laws of the State of New Mexico.

_____

(Seal) Notary Public

My commission expires: May 18, 2011

Z:\projects\lindborg-hahn\SUNSET-VILLA\REVISED\PLANSET\WALL-EXHIBIT.dwg 1/30/2007 9:37:33 AM MST



CITY OF ALBUQUERQUE
PUBLIC WORKS DEPARTMENT
TRANSPORTATION DEVELOPMENT

SUNSET VILLA
WALL EXHIBIT

DESIGN REVIEW COMMITTEE	CITY ENGINEER APPROVAL	MO./DAY/YR.	MO./DAY/YR.
1003613			

City Project No. XXXX.XX | Zone Map No. K-12-Z | Sheet 1 Of 2

Thompson Engineering Consultants, Inc.
tecrm@yahoo.com
P.O. BOX 65760 ALBUQUERQUE, NM 87193
PHONE: (505) 271-2199 FAX: (505) 830-9248

NO.	DATE	REMARKS	BY

DESIGN
DESIGNED BY DBT DATE :
DRAWN BY DEM DATE :
CHECKED BY DBT DATE :

ENGINEER'S SEAL

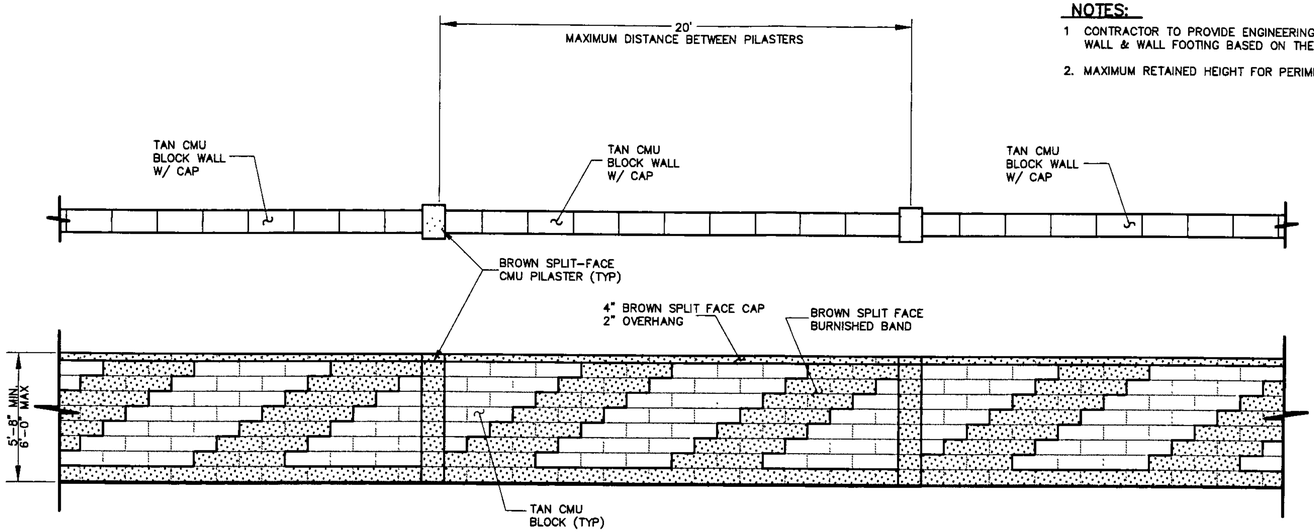
SURVEY INFORMATION
FIELD NOTES

NO.	BY	DATE

BENCH MARK
ACS STA. "18-L12
X = 369529.23
Y = 1479254.75
GROUND TO GRID FACTOR:
0.9996831
$\Delta\alpha$ = -00° 15' 01"
NMSP CENTRAL ZONE NAD 1927

AS BUILT INFORMATION
CONTRACTOR
WORK STAKED BY DATE
INSPECTOR'S ACCEPTANCE BY DATE
FIELD VERIFICATION BY DATE
DRAWINGS CORRECTED BY DATE
MICRO-FILM INFORMATION
RECORDED BY DATE
NO

AGENTS COPY

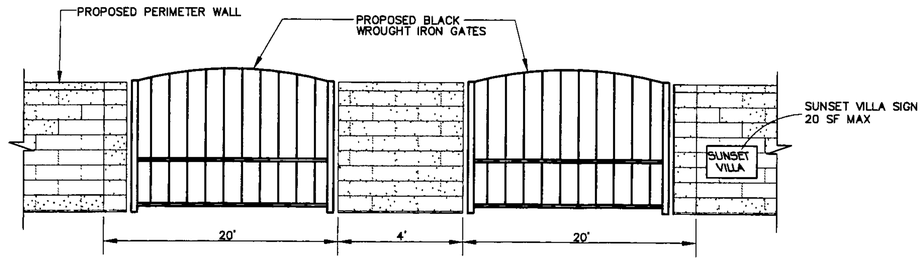


NOTES:

1. CONTRACTOR TO PROVIDE ENGINEERING DESIGN FOR REINFORCED WALL & WALL FOOTING BASED ON THE SITE GEOTECHNICAL REPORT
2. MAXIMUM RETAINED HEIGHT FOR PERIMETER WALL IS 1'-6".

PERIMETER/DECORATIVE WALL DETAIL

NTS



GATE DETAIL

NTS

AS BUILT INFORMATION
CONTRACTOR
WORK MARKED BY — DATE
INSPECTOR'S ACCEPTANCE BY — DATE
AS-BUILT VERIFICATION BY — DATE
DRAWINGS CORRECTED BY — DATE
MICRO-FILM INFORMATION
RECORDED BY — DATE
NO

BENCH MARK
ACS STA. "18-L12
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NMSP CENTRAL ZONE NAD 1927

SURVEY INFORMATION
FIELD NOTES

NO.	BY	DATE

ENGINEER'S SEAL

NO.	DATE	REMARKS	BY

DESIGN
DESIGNED BY DBT — DATE :
DRAWN BY DEM — DATE :
CHECKED BY DBT — DATE :

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tecnm@yahoo.com
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ALBUQUERQUE, NM 87193
PHONE: (505) 271-2199
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CITY OF ALBUQUERQUE
PUBLIC WORKS DEPARTMENT
TRANSPORTATION DEVELOPMENT

SUNSET VILLA
WALL EXHIBIT DETAIL

DESIGN REVIEW COMMITTEE	CITY ENGINEER APPROVAL		MO./DAY/YR.	MO./DAY/YR.

City Project No.	Zone Map No.	Sheet	Of
XXXX.XX	K-12-Z	2	2

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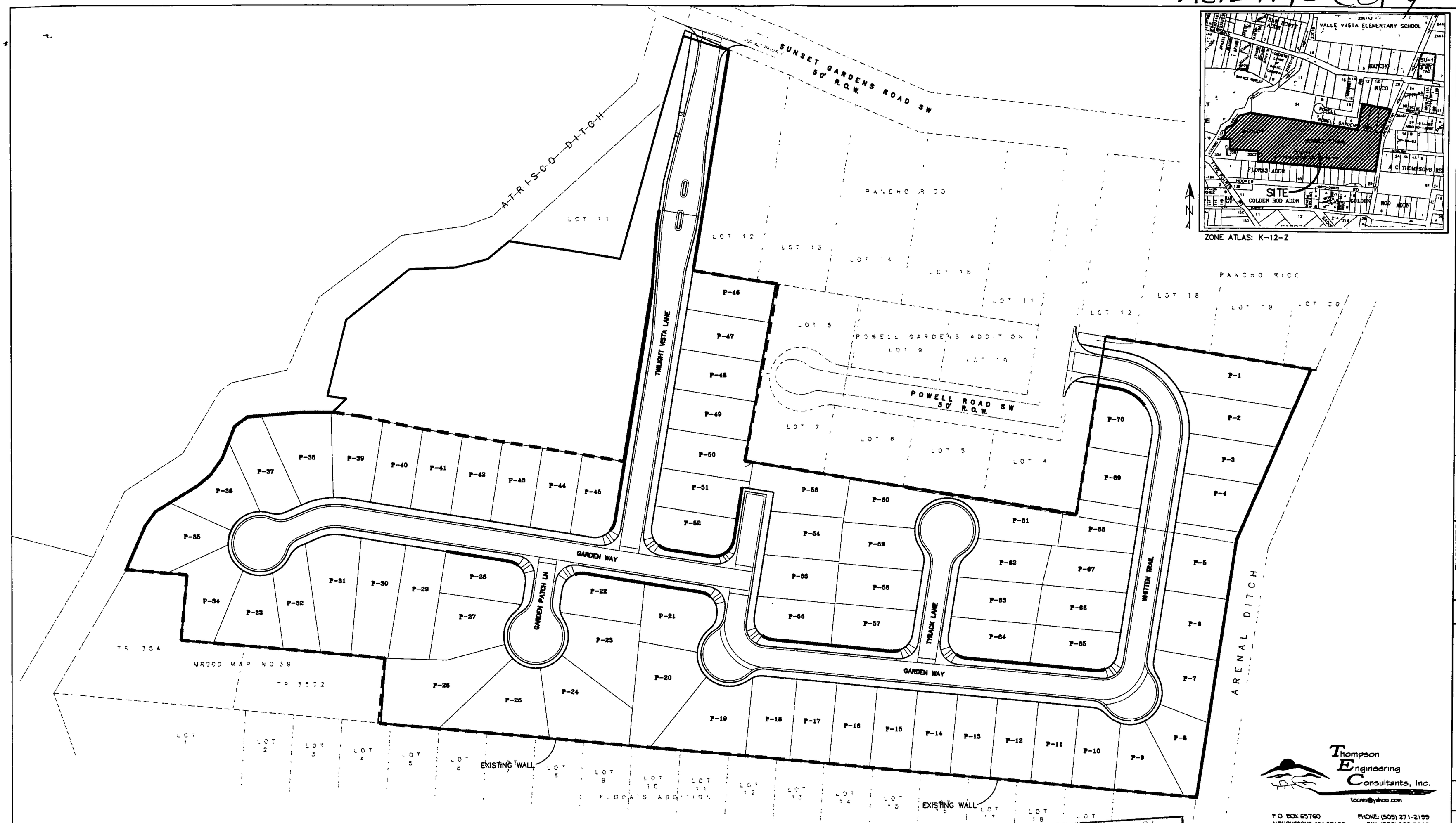
AGENTS COPY



ZONE ATLAS: K-12-Z

Perimeter Wall Approved
S Matson
DRB Chair
02/13/07
Date

Thompson Engineering Consultants, Inc.
tecnm@yahoo.com
P O BOX 65760
ALBUQUERQUE, NM 87193
PHONE: (505) 271-2199
FAX: (505) 830-9248

NO.	DATE	REMARKS	BY

DESIGN
DESIGNED BY DBT DATE :
DRAWN BY DEM DATE :
CHECKED BY DBT DATE :

ENGINEER'S SEAL

SURVEY INFORMATION
FIELD NOTES

NO.	BY	DATE

BENCH MARK
ACS STA. "18-L12
X = 369529.23
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0.9996831
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NMSP CENTRAL ZONE NAD 1927

AS BUILT INFORMATION
CONTRACTOR
WORK STAKED BY DATE
INSPECTOR'S ACCEPTANCE BY DATE
FIELD VERIFICATION BY DATE
DRAWINGS CORRECTED BY DATE
MICRO-FILM INFORMATION
RECORDED BY DATE
NO

CITY OF ALBUQUERQUE
PUBLIC WORKS DEPARTMENT
TRANSPORTATION DEVELOPMENT

SUNSET VILLA
WALL EXHIBIT

DESIGN REVIEW COMMITTEE	CITY ENGINEER APPROVAL	MO./DAY/YR.	MO./DAY/YR.
1003613			

City Project No.	Zone Map No.	Sheet	Of
XXXX.XX	K-12-Z	1	2

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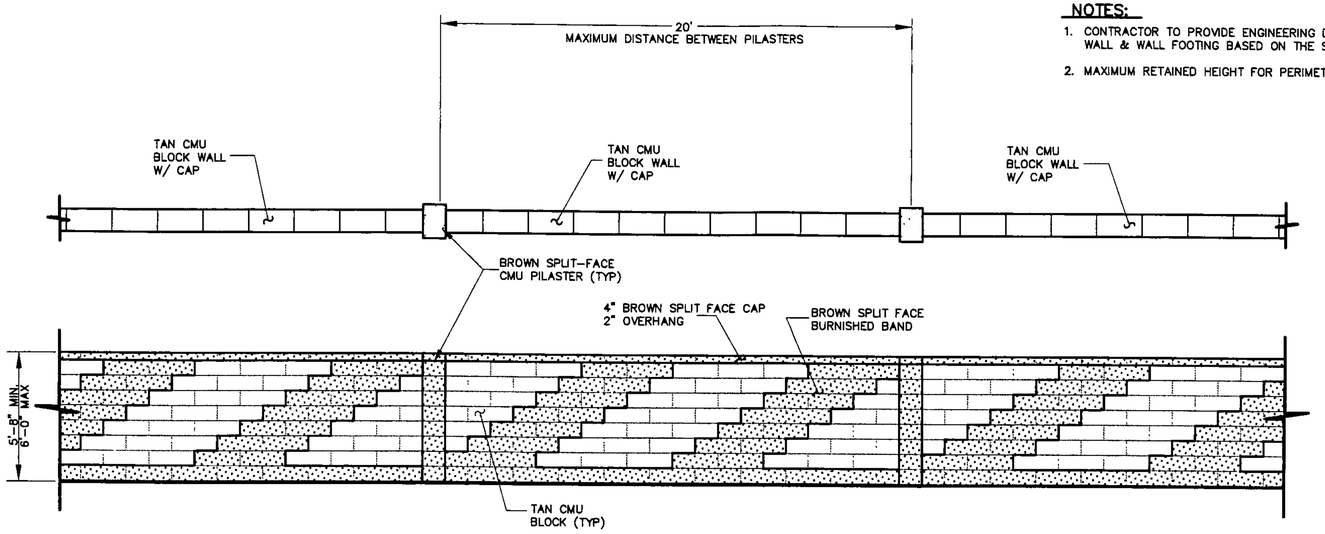
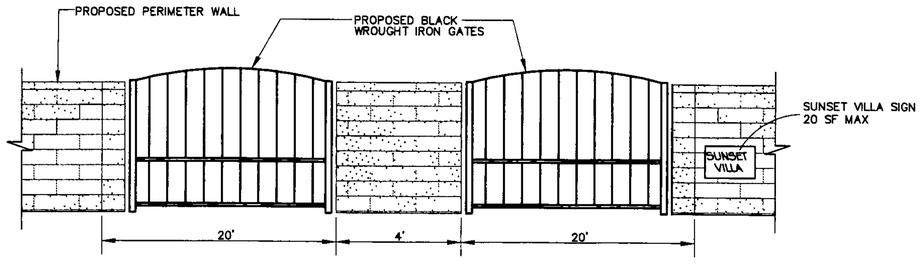


PERIMETER/DECORATIVE WALL DETAIL

NTS

NOTES:

1. CONTRACTOR TO PROVIDE ENGINEERING DESIGN FOR REINFORCED WALL & WALL FOOTING BASED ON THE SITE GEOTECHNICAL REPORT.
2. MAXIMUM RETAINED HEIGHT FOR PERIMETER WALL IS 1'-6"



GATE DETAIL

NTS

AS BUILT INFORMATION	
CONTRACTOR	DATE
WORK STAKED BY	
INSPECTOR'S ACCEPTANCE BY	DATE
FIELD VERIFICATION BY	DATE
DRAWINGS CORRECTED BY	DATE

BENCH MARK	
ACS STA. "18-L12	
X = 369529.23	
Y = 1479254.75	
GROUND TO GRID FACTOR:	
0.9996831	
$\Delta\alpha$ = -00° 15' 01"	
NMSP CENTRAL ZONE NAD 1927	

MICRO-FILM INFORMATION	
RECORDED BY	DATE
NO	

SURVEY INFORMATION		
FIELD NOTES		
NO.	BY	DATE

ENGINEER'S SEAL

NO.	DATE	REMARKS	BY

DESIGN
DESIGNED BY DBT DATE :
DRAWN BY DEM DATE :
CHECKED BY DBT DATE :

Thompson Engineering Consultants, Inc.
tecnm@yahoo.com
P.O. BOX 65760 ALBUQUERQUE, NM 87193
PHONE: (505) 271-2199 FAX: (505) 830-8248

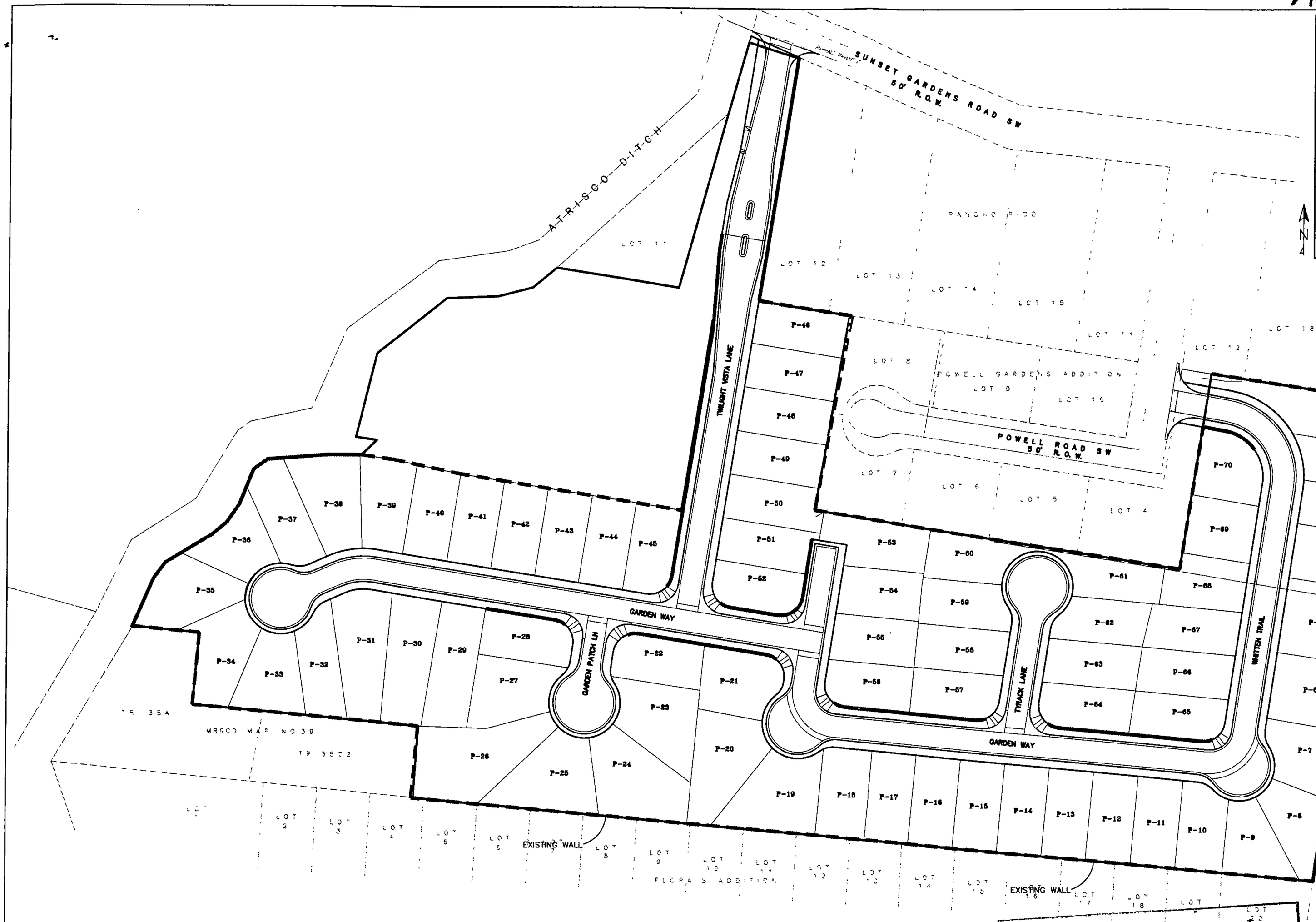
CITY OF ALBUQUERQUE
PUBLIC WORKS DEPARTMENT
TRANSPORTATION DEVELOPMENT

SUNSET VILLA
WALL EXHIBIT DETAIL

DESIGN REVIEW COMMITTEE	CITY ENGINEER APPROVAL		MO./DAY/YR.	MO./DAY/YR.

City Project No.	Zone Map No.	Sheet	Of
XXXX.XX	K-12-Z	2	2

AGENTS COPY



ZONE ATLAS: K-12-Z

LEGEND

2942 LF	PROPOSED PERIMETER WALL
2262 LF	PROPOSED DECORATIVE WALL

Perimeter Wall Approved
DRB Chair
4/13/07
Date

SCALE: 1"=60'

SURVEY INFORMATION
FIELD NOTES

NO.	BY	DATE

BENCH MARK
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AS BUILT INFORMATION
CONTRACTOR
WORK STARTED BY
INSPECTOR'S ACCEPTANCE BY
VERIFICATION BY
DRAWINGS CORRECTED BY
MICRO-FILM INFORMATION
RECORDED BY
NO

DATE

ENGINEER'S SEAL

NO.	DATE	REMARKS	BY

DESIGN
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CITY OF ALBUQUERQUE
PUBLIC WORKS DEPARTMENT
TRANSPORTATION DEVELOPMENT

SUNSET VILLA
WALL EXHIBIT

DESIGN REVIEW COMMITTEE	CITY ENGINEER APPROVAL	MO./DAY/YR.	MO./DAY/YR.
1003613			

City Project No.	Zone Map No.	Sheet	Of
XXXX.XX	K-12-Z	1	2

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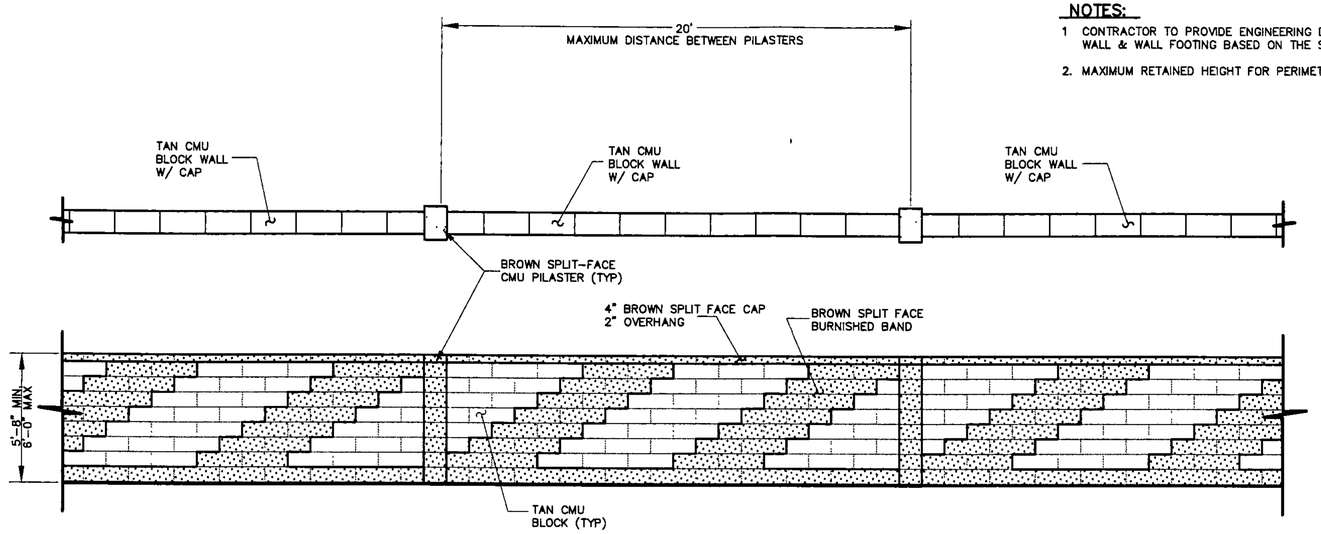

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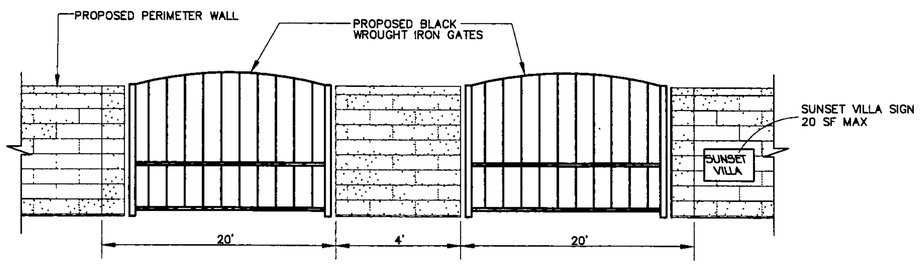
PERIMETER/DECORATIVE WALL DETAIL

NTS



GATE DETAIL

NTS

AS BUILT INFORMATION
CONTRACTOR
WORK STAKED BY
INSPECTIONS ACCEPTANCE BY
FIELD VERIFICATION BY
DRAWINGS CORRECTED BY
DATE
MICRO-FILM INFORMATION
RECORDED BY
DATE
NO

BENCH MARK
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NMSP CENTRAL ZONE NAD 1927

SURVEY INFORMATION
FIELD NOTES
NO. | BY | DATE

ENGINEER'S SEAL

NO. | DATE | REMARKS | BY

DESIGN
DESIGNED BY DBT DATE :
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CITY OF ALBUQUERQUE
PUBLIC WORKS DEPARTMENT
TRANSPORTATION DEVELOPMENT

SUNSET VILLA
WALL EXHIBIT DETAIL

DESIGN REVIEW COMMITTEE	CITY ENGINEER APPROVAL		MO./DAY/YR.	MO./DAY/YR.

City Project No.	Zone Map No.	Sheet	Of
XXXX.XX	K-12-Z	2	2

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CITY OF ALBUQUERQUE
Planning Department
August 22, 2007
DRB COMMENTS

ITEM # 13

PROJECT # 1003613 APPLICATION # 07-70193

RE: Lots 11, 1-4, Tract 34, tbka Sunset Villa/fp

Has anything changed from preliminary plat?

The County must sign the plat before Planning can approve the plat.

Planning will take delegation for the County signature and to record the plat.

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

CITY OF ALBUQUERQUE

PLANNING DEPARTMENT
DEVELOPMENT AND BUILDING SERVICES
HYDROLOGY DEVELOPMENT SECTION

DEVELOPMENT REVIEW BOARD – SPEED MEMO

DRB CASE NO/PROJECT NO: 1003613 **AGENDA ITEM NO: 13**

SUBJECT:

Final Plat

ACTION REQUESTED:

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

ENGINEERING COMMENTS:

Plat comments.

P.O. Box 1293

Albuquerque

New Mexico 87103

www.cabq.gov

RESOLUTION:

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

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

SIGNED: Bradley L. Bingham **DATE:** AUGUST 22, 2007
City Engineer / AMAFCA Designee 505-924-3986
(K-12/D003)

Project #1003613
Rio Grande

EXHIBIT A

PRELIMINARY
PRE-DEVELOPMENT FACILITIES FEE AGREEMENT

THIS AGREEMENT is made by and between the Albuquerque Municipal School District No. 12, Bernalillo and Sandoval Counties, New Mexico ("Albuquerque Public Schools" or "APS"), a public school district organized and existing pursuant to the laws of New Mexico, and Warehouse Moulding + Door Corporation ("Developer") effective as of this 25 day of January, 2007, and pertains to the subdivision commonly known as Sunset Villa, and more particularly described as Tract 34, MRGCD MAP 39; Lot 11, Rancho Rico; Lots 1-4, Powell Gardens Addition; Sunset Villa Addition (DRB 1003613) 70 Residential Single Family Lots (the "Subdivision".)

WHEREAS, In order to provide for APS becoming more knowledgeable of development plans within the City so that APS may better plan for future growth, the City of Albuquerque requires that APS approve the plat(s) for any new subdivision; and

WHEREAS, Developer is proposing the development of a new residential subdivision, and requires APS approval of the plat for said subdivision; and

WHEREAS, Developer is the owner of the real estate being subdivided and platted; and

WHEREAS, Developer is required by the Albuquerque Subdivision Ordinance to provide appropriate infrastructure and improvements as a condition of developing a subdivision; and

WHEREAS, as a condition of approving such plat APS requires the provision of appropriate infrastructure and facilities or the payment of a facilities fee for each new residence to be constructed to help defray the cost of school construction, expansion, or maintenance; and

WHEREAS, APS has determined that the amount of the facilities fee is reasonably related to the impact the subdivision will have on the operation of the area schools:

THEREFORE, in consideration of the mutual promises contained herein, APS and Developer agree as follows:

1. Developer agrees that a facilities fee will be paid to APS for each dwelling unit to be constructed in the Subdivision.

2. The amount of the fee shall be:

- If the building permit is issued on or after January 1, 2007, the fee shall be $1875 per dwelling unit.

Project #1003613
Riogrande

- If the building permit is issued on or after July 1, 2008, the fee shall be $2425 per dwelling unit.

- If the permit is issued on or after January 1, 2010, the fee shall be $2975 per dwelling unit.

The fee for each dwelling unit in multi-family residential structures shall be sixty percent (60 %) of the fee for a single family home. "Multi-family residential structure" means any type of residential property other than single-family houses (one single family, detached dwelling unit per lot).

3. Developer agrees that the fee shall be paid to APS at or before the issuance of any building permit for any lot or other parcel of property subject to this Agreement.

4. Developer may satisfy all or part of its obligations under this contract by transferring improved or unimproved property to APS, provided that APS must agree to the transfer and to the value placed on the transferred property. APS, upon accepting such transfer, shall credit Developer with an amount equal to the agreed value, and the developer may designate the lot(s) to which such amount(s) shall be applied in satisfaction of its obligations hereunder.

5. This contract may be recorded in the office of the County Clerk of Bernalillo and/or Sandoval County, and shall serve as notice of the Developer's obligation to pay facilities fees. Developer shall include on the plat of the Subdivision a statement that "The property on this plat is subject to a Pre-Development Facilities Fee Agreement with the Albuquerque Public Schools, recorded at [recording data]."

6. APS, through its Facilities Fee Administrator, will provide a Payment Acknowledgement in the form attached hereto to the Developer reflecting receipt of the facilities fee (or equivalent compensation as described in paragraph 4 above), which form may be given to the City to show satisfaction of the fee obligation and satisfy that condition for receiving building permits. Developer may record that Payment Acknowledgment in the real estate records of Bernalillo or Sandoval County, but APS shall not be responsible for paying any recording fees nor shall APS be responsible for recording any such documents with the office of the County Clerk or any other office.

Joe R. Hahn
Signature

Joe R. Hahn
Name (typed or printed) and title

Warehouse Moulding + Door Corporation
Developer

Project # 1003613
Rio Grande

STATE OF NEW MEXICO

COUNTY OF BERNALILLO

This instrument was acknowledged before me on 01-24-07, by Joe R. Hahn as President of Warehouse Moulding and Door Corporation, a corporation.

(Seal) OFFICIAL SEAL
Yvonne Michelle Trillo
NOTARY PUBLIC
STATE OF NEW MEXICO
My Commission Expires: 08-08-10

Notary Public

My commission expires: 08-08-10

ALBUQUERQUE PUBLIC SCHOOLS

By: Brad Winter
Signature

BRAD WINTER EXECUTIVE DIRECTOR FACILITIES
Name (typed or printed) and title

STATE OF NEW MEXICO

COUNTY OF BERNALILLO

This instrument was acknowledged before me on 1-29-07, by Brad Winter as EXECUTIVE DIRECTOR FACILITIES of the Albuquerque Municipal School District No. 12, Bernalillo and Sandoval Counties, a school district organized and existing under the laws of the State of New Mexico.

(Seal) OFFICIAL SEAL
Pauline C. Trujillo
NOTARY PUBLIC
STATE OF NEW MEXICO
My Commission Expires: 11-20-2010

Pauline C. Trujillo
Notary Public

My commission expires: Nov. 20, 2010

Current DRC
Project Number:____

Figure 12

INFRASTRUCTURE LIST
(Rev. 9-20-05)

Date Submitted: 9-27-06
Date Site Plan Approved: 9-27-06
Date Preliminary Plat Approved: 9-27-06
Date Preliminary Plat Expires: 9-27-07
DRB Project No.: 1003613
DRB Application No.: 06-00854

ORIGINAL

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

SUNSET VILLA SUBDIVISION
PROPOSED NAME OF PLAT AND/OR SITE DEVELOPMENT PLAN

LOTS 1,2 & 3, POWELL ADD.; SUNSET VILLA ADD.; TRACT 34, MRGCD MAP 39
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. The 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 the approval by the DRC Chair, the User Department and agent/owner. If such approvals are obtained, these revisions to the listing will be incorporated administratively. In addition, any unforeseen items which arise during construction which are necessary to complete the project and which normally are the Subdivider's responsibility will be required as a condition of project acceptance and close out by the City.

Financially Guaranteed DRC #	Constructed Under DRC #	Size	Type of Improvement	Location	From	To	Construction Certification: Private Inspector	Private P. E.	City Cnst Engineer
		Paving							
		28' wide	Residential Paving w/curb and gutter, 6' sidewalk, east side*	Twilight Vista Lane	Sunset Gardens Road	140 Feet South	/	/	/
		2-20' Wide w/8 foot median	Residential Paving w/curb and gutter both sides, median curb and gutter, 6' sidewalk east side*	Twilight Vista Lane	140 Feet South	Lot 47	/	/	/

Financially Guaranteed DRC #	Constructed Under DRC #	Size	Type of Improvement	Location	From	To	Construction Certification: Private Inspector	Private P. E.	City Cnst Engineer
		Paving Cont.							
		28' wide	Residential Paving w/curb and gutter, 6' sidewalk east side*	Twilight Vista Lane	Lot 47	Garden Way	/	/	/
		28' wide	Residential Paving w/curb And gutter, 4' sidewalk both sides*	Garden Patch Lane	Garden Way	End of Cul-de-Sac	/	/	/
		28' wide	Residential Paving w/curb And gutter, 4' sidewalk both sides*	Garden Way	Whitten Trail	End of. Cul-de-Sac	/	/	/
		26' wide	Residential Paving w/curb And gutter, 4' sidewalk east side*	Garden Way Stub	Garden Way	Lot 54	/	/	/
		26' wide	Residential Paving w/curb And gutter, 4' sidewalk both sides*	Tyrack Lane	Garden Way	End of Cul-de-Sac	/	/	/
		28' wide	Residential Paving w/curb And gutter, 4' sidewalk both sides*	Whitten Trail	Garden Way	Lot 1	/	/	/
		28' wide	Residential Paving w/curb And gutter, 6' sidewalk west side*	Whitten Trail	Lot 1	Powell Road	/	/	/
							/	/	/
							/	/	/

Financially Guaranteed DRC #	Constructed Under DRC #	Size	Type of Improvement	Location	From	To	Construction Certification: Private Inspector	Construction Certification: Private P.E.	Construction Certification: City Cnst Engineer
		Utilities							
		6”	Water Line	Twilight Vista Lane	Sunset Gardens Road	Garden Way	/	/	/
		4”	Water Line	Garden Patch Lane	Garden Way	End of Cul-de-Sac	/	/	/
		6”	Water Line	Garden Way	Whittten Trail	End of. Cul-de-Sac	/	/	/
		4”	Water Line	Tyrack Lane	Garden Way	End of Cul-de-Sac	/	/	/
		6”	Water Line	Whitten Trail	Garden Way	Powell Road	/	/	/
		8”	Sanitary Sewer Line	Twilight Vista Lane	Garden Way	Lot 47	/	/	/
		8”	Sanitary Sewer Line	Garden Patch Lane	Garden Way	End of Cul-de-Sac	/	/	/
		8”	Sanitary Sewer Line	Garden Way	Whitten Trail	End of. Existing SAS	/	/	/
		8”	Sanitary Sewer Line	Tyrack Lane	Garden Way	End of Cul-de-Sac	/	/	/
		8”	Sanitary Sewer Line	Whitten Trail	Garden Way	Powell Road	/	/	/

Financially Guaranteed DRC #	Constructed Under DRC #	Size	Type of Improvement	Location	From	To	Construction Certification: Private Inspector	Private P.E.	City Cnst Engineer
		Drainage				Lot P-3			
		24"	RCP	Whitten Trail	Garden Way	~~Lot 5~~	/	/	/
		24"	RCP	Garden Way	Whitten Trail	Lot 11	/	/	/
		30"	RCP	Garden Way	Lot 11	Lot 21	/	/	/
		36"	RCP	Garden Way	Lot 21	Twilight Vista Lane	/	/	/
		24"	RCP	Garden Way	Twilight Vista Lane	Lot 40	/	/	/
		42"	RCP	Twilight Vista Lane	Garden Way	Lot 50	/	/	/
		24"	RCP	Twilight Vista Lane	Lot 50	Lot 49	/	/	/
		48"	RCP	Tract B	Twilight Vista Lane	Bottom of Pond	/	/	/
		2.654 Acre-Feet	Retention Pond w/ Agr-til Cov.	Tract B			/	/	/

NOTES

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

Street lights per City requirements

1) Paving Items include *Residential sidewalks to be deferred and signage per DRC
2) Grading and Drainage Certification is required prior to release of Financial Guarantees
3) Waterlines include valves, fittings and services
4) Storm Drain includes catch basins, connector pipes, manholes and outlet structures
5) Sanitary Sewer Lines include manholes and services
6) Perimeter walls per DRB approved perimeter wall design
7) Wall certification from registered engineer required prior to release of financial guarantees

AGENT/OWNER

David B. Thompson
NAME (print)

Thompson Engineering Consultants, Inc.
FIRM

SIGNATURE 9-27-06 Date

DEVELOPMENT REVIEW BOARD MEMBER APPROVALS

Andrew Garcia 9/27/06
DRB CHAIR Date

TRANSPORTATION DEVELOPMENT 9-27-06 Date

UTILITY DEVELOPMENT 9/27/06 Date

Bradley L. Bingham 9/27/06
CITY ENGINEER Date

Christina Sandoval 9/27/06
PARKS & GENERAL SERVICES Date

AMAFCA Date

Date

Date

DESIGN REVIEW COMMITTEE REVISIONS

REVISION	DATE	DRC CHAIR	USER DEPARTMENT	AGENT/OWNER

City of Albuquerque

DEVELOPMENT/ PLAN REVIEW APPLICATION

Supplemental form

SUBDIVISION — **S**
- ___ Major Subdivision action
- X Minor Subdivision action
- ___ Vacation — **V**
- ___ Variance (Non-Zoning)

SITE DEVELOPMENT PLAN — **P**
- X for Subdivision Purposes
- ___ for Building Permit
- ___ IP Master Development Plan
- ___ Cert. of Appropriateness (LUCC) — **L**

STORM DRAINAGE — **D**
- ___ Storm Drainage Cost Allocation Plan

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)

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: Warehouse Moulding + Door Corp PHONE: 271-1030
ADDRESS: 4402 Canyon Court NE FAX:
CITY: Albuquerque STATE NM ZIP 87113 E-MAIL:
Proprietary interest in site: Owner **List all owners:**
AGENT (if any): Thompson Engineering Consultants, Inc. PHONE: 271-2199
ADDRESS: P.O. Box 65760 FAX: 830-9248
CITY: Albuquerque STATE NM ZIP 87193 E-MAIL: tecnm@yahoo.com

DESCRIPTION OF REQUEST: Amended Preliminary Plat, Amended Site Plan for Subdivision, Amended Sidewalk waiver, + Amended sidewalk Deferral

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

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

Lot or Tract No. Tract 34; Lot 11; Lots 1-4 TBK Sunset Villa Subdivision Block: Unit:
Subdiv. / Addn. MRGCD MAP 39; Rancho Rico; Powell Gardens Addition; Sunset Villa Addition
Current Zoning: SU-1 for PRD Proposed zoning:
Zone Atlas page(s): K-12 No. of **existing** lots: 7 No. of **proposed** lots: 71
Total area of site (acres): 4.71 Density if applicable: dwellings per gross acre: 4.8 dwellings per net acre: 5.0
Within city limits? X Yes. No___, but site is within 5 miles of the city limits.) Within 1000FT of a landfill? NO
UPC No. 101205726104540323, 101205725407640325, 101205728405840337, 101205733006340332, 101205731906540330, 101205730405940329 MRGCD Map No. 39
LOCATION OF PROPERTY BY STREETS: On or Near: Sunset Gardens Road SW
Between: Atrisco Road SW and Sunset Road SW

CASE HISTORY:
List **any** current or prior case number that may be relevant to your application (Proj., App., DRB-, AX_,Z_, V_, S_, etc.): 1003613, 1003613

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

SIGNATURE DATE 2-5-07
(Print) David B Thompson ___ Applicant X 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
07DRB 00129
07DRB 00130
07DRB 00131
07DRB 00132

Hearing date 02/14/07

Action	S.F.	Fees
ASPS	P(3)	$ 50.00
APP	$(3)	$ 50.00
SWL	___	$ 0.00
TDS	___	$ 0.00
CME	___	$ 20.00
		Total $ 120.00

Sandy Handley 02/05/07

Project # 1003613

FORM P(3): SITE PLAN REVIEW - D.R.B. MEETING (UNADVERTISED)

❑ **SKETCH PLAN REVIEW AND COMMENT**

__ Scaled site sketch and related drawings showing proposed land use including structures, parking, Bldg. setbacks, adjacent rights-of-way and street improvements, etc. (folded to fit into an 8.5" by 14" pocket) **6** copies.
__ Zone Atlas map with the entire property(ies) precisely and clearly outlined and crosshatched (to be photocopied)
__ Letter briefly describing, explaining, and justifying the request
__ Any original and/or related file numbers are listed on the cover application

Meetings are approximately 8 DAYS after the Tuesday noon filing deadline. **Your attendance is required.**

❑ **SITE DEVELOPMENT PLAN FOR SUBDIVISION**

__ Scaled site plan and related drawings (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
__ Letter of authorization from the property owner if application is submitted by an agent
__ Copy of the document delegating approval authority to the DRB
__ Completed Site Plan for Subdivision Checklist
__ Infrastructure List, if relevant to the site plan
__ Fee (see schedule)
__ Any original and/or related file numbers are listed on the cover application

Meetings are approximately 8 DAYS after the Tuesday noon filing deadline. **Bring the original Mylar** to the meeting for sign-off. **Your attendance is required.**

❑ **SITE DEVELOPMENT PLAN FOR BUILDING PERMIT**

__ Site plan and related drawings (folded to fit into an 8.5" by 14" pocket) **6** copies.
__ Site Plan for Subdivision, if applicable, previously approved or simultaneously submitted. **6** copies.
__ Solid Waste Management Department signature on Site Plan
__ Zone Atlas map with the entire property(ies) precisely and clearly outlined and crosshatched (to be photocopied)
__ Letter briefly describing, explaining, and justifying the request
__ Letter of authorization from the property owner if application is submitted by an agent
__ Copy of the document delegating approval authority to the DRB
__ Infrastructure List, if relevant to the site plan
__ Completed Site Plan for Building Permit Checklist
__ Copy of Site Plan with Fire Marshal's stamp
__ Fee (see schedule)
__ Any original and/or related file numbers are listed on the cover application

Meetings are approximately 8 DAYS after the Tuesday noon filing deadline. **Bring the original Mylar** to the meeting for sign-off. **Your attendance is required.**

☒ **AMENDED SITE DEVELOPMENT PLAN FOR SUBDIVISION**

❑ **AMENDED SITE DEVELOPMENT PLAN FOR BUILDING PERMIT**

__ Proposed amended Site Plan (folded to fit into an 8.5" by 14" pocket) **6** copies.
__ DRB signed Site Plan being amended (folded to fit into an 8.5" by 14" pocket) Copies as needed above
__ Zone Atlas map with the entire property(ies) precisely and clearly outlined and crosshatched (to be photocopied)
__ Letter briefly describing, explaining, and justifying the request
__ Letter of authorization from the property owner if application is submitted by an agent
__ Infrastructure List, if relevant to the site plan
__ Completed Site Plan for Building Permit Checklist (not required for amendment of SDP for Subdivision)
__ Fee (see schedule)
__ Any original and/or related file numbers are listed on the cover application

TO HARVEY

Meetings are approximately 8 DAYS after the Tuesday noon filing deadline. **Bring the original Mylar** to the meeting for sign-off. **Your attendance is required.**

❑ **D.R.B. FINAL SIGN-OFF FOR E.P.C. APPROVED S.D.P. for SUBDIVISION**

❑ **D.R.B. FINAL SIGN-OFF FOR E.P.C. APPROVED S.D.P. for BUILDING PERMIT**

__ Site plan and related drawings (folded to fit into an 8.5" by 14" pocket) **6** copies.
__ Approved Grading and Drainage Plan (folded to fit into an 8.5" by 14" pocket) **6** copies.
__ Solid Waste Management Department signature on Site Plan (not required for SDP for Subdivision)
__ Zone Atlas map with the entire property(ies) precisely and clearly outlined and crosshatched (to be photocopied)
__ Letter carefully explaining how each EPC condition has been met **and** a copy of the EPC Notification of Decision
__ Infrastructure List, if relevant to the site plan
__ Copy of Site Plan with Fire Marshal's stamp (not required for SDP for Subdivision)
__ Any original and/or related file numbers are listed on the cover application

Meetings are approximately 8 DAYS after the Tuesday noon filing deadline. **Bring the original Mylar** to the meeting for sign-off. **Your attendance is required.**

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

David B Thompson
Applicant name (print)

Applicant signature / date 2-5-07

Form revised **JUNE 2005**

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

Application case numbers
07DRB-_____-0029
_____-_____-_____
_____-_____-_____

Sandy Handley 02/05/07
Planner signature / date

Project # 1003613

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.

David B Thompson
Applicant name (print)

David B Thompson 2-5-07
Applicant signature / date

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

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

Application case numbers
07DRB-_____-00130
_____-_____-_____
_____-_____-_____

Sandra Hendon 02/14/07
Planner signature / date

Project # 1003613

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. <u>Your attendance is required.</u>

❑ **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. <u>Your attendance is required.</u>

❑ **SUBDIVISION DESIGN VARIANCE (VARIANCE FROM MINIMUM STANDARDS OF THE DPM**

❑ **SIDEWALK DESIGN VARIANCE**

☒ **SIDEWALK WAIVER**

__ Scale drawing showing the proposed variance or waiver (not to exceed 8.5" by 14") **6** copies
__ Zone Atlas map with the entire property(ies) precisely and clearly outlined and crosshatched (to be photocopied)
__ Letter briefly describing, explaining, and justifying the variance or waiver
__ Any original and/or related file numbers are listed on the cover application

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

☒ **TEMPORARY DEFERRAL OF SIDEWALK CONSTRUCTION**

❑ **EXTENSION OF THE SIA FOR TEMPORARY DEFERRAL OF SIDEWALK CONSTRUCTION**

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

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

❑ **VACATION OF PRIVATE EASEMENT**

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

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

❑ **VACATION OF RECORDED PLAT**

__ **6** copies of the recorded plat to be vacated.
__ **6** copies of documents justifying the vacation.
__ Zone Atlas map with the entire property(ies) precisely and clearly outlined and crosshatched (to be photocopied)
__ Letter describing, explaining, and justifying the vacation
__ Any original and/or related file numbers are listed on the cover application
__ Office of Community & Neighborhood Coordination inquiry response, notifying letter, certified mail receipts

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

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

David B Thompson
Applicant name (print)

David B Thompson 2-5-07
Applicant signature / date

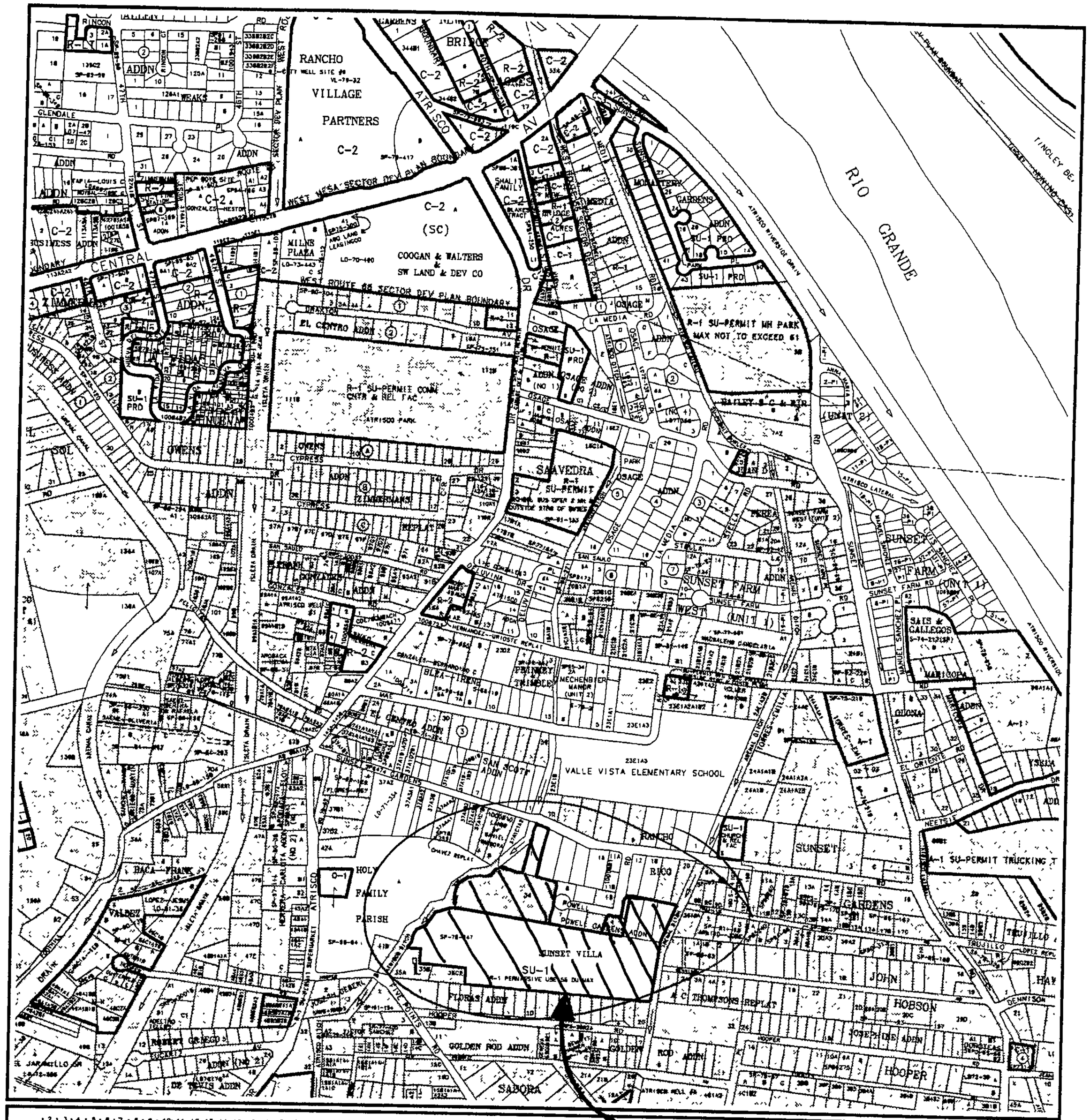
Form revised 4/03, 10/03 and **APRIL 2006**

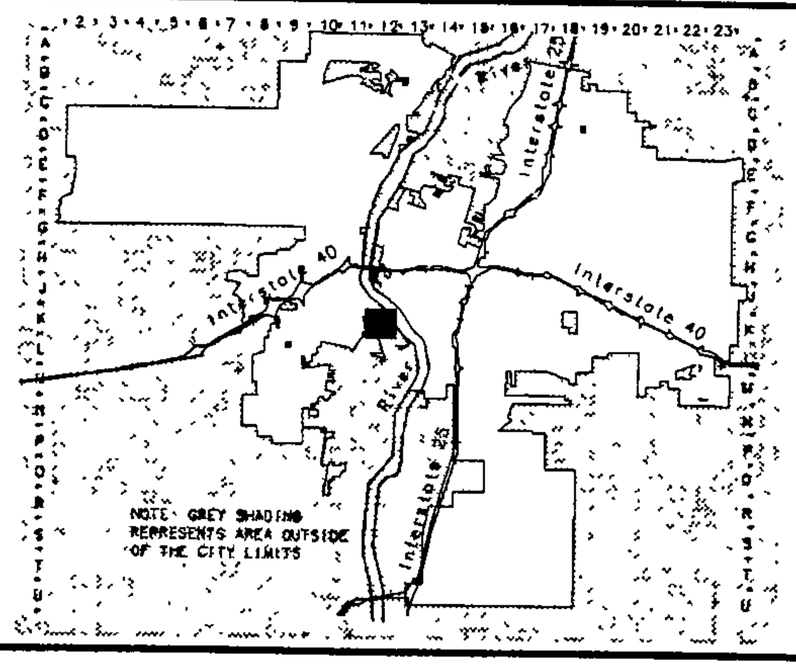
☑ Checklists complete
☑ Fees collected
☑ Case #s assigned
☐ Related #s listed

Application case numbers
07DRB-00131
07DRB-00131
_____-_____-_____

Planner signature / date 02/05/07

Project # 1003613





GRAPHIC SCALE IN FEET

250 0 750 1000

Albuquerque Geographic Information System

PLANNING DEPARTMENT

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Zone Atlas Page

K-12-Z

Map Amended through October 01, 2003

THOMPSON Engineering Consultants, Inc.

February 5, 2007

Ms. Sheran Matson
Development Services
Planning Department
City of Albuquerque
P.O. Box 1293
Albuquerque, NM 87103

Re: SUBMITTAL OF AMENDED PRELIMINARY PLAT, AMENDED SITE PLAN FOR SUBDIVISION, AMENDED SIDEWALK WAIVER, AND AMENDED SIDEWALK DEFERRAL FOR SUNSET VILLA SUBDIVISION (DRB 1003613)

Dear Ms. Matson:

Enclosed please find six copies of the revised Amended Preliminary Plat, Amended Site Plan for Subdivision, Amended Sidewalk Waiver and Amended Sidewalk Deferral exhibit, and the Amended Perimeter Wall exhibit for Sunset Villa Subdivision. This amendment involves the elimination of one lot on Garden Patch Lane reducing the total residential lots from 71 to 70. The proposed gated subdivision will now have 70 residential lots and private streets. The property is currently zoned SU-1/PRD.

If you should have any questions, please call me at 271-2199.

Sincerely,

David B. Thompson, P.E.

P.O. Box 65760 • Albuquerque, NM 87193 • (505) 271-2199 • Fax (505) 830-9248

February 5, 2007

Ms. Sheran Matson
Development Services
Planning Department
City of Albuquerque
P.O. Box 1293
Albuquerque, NM 87103

Re: LETTER OF AUTHORIZATION FOR THE PROPOSED SUNSET VILLA SUBDIVISION

Dear Ms. Matson:

Please accept Thompson Engineering Consultants as my agents for the above referenced subdivision. This letter of authorization is for all planning, platting, and design issues regarding the Sunset Villa Subdivision.

Thank you for your attention concerning this matter. If you should have any questions, please call me at 271-1030.

Sincerely,

Joe Hahn
Warehouse Moulding and Door Company

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

PAID RECEIPT

APPLICANT NAME Warehouse Moddigo & Door Corp.

AGENT Thompson Eng. Consultants inc.

ADDRESS PO BOX 65760

PROJECT & APP # 1003613 / 07 DRB 00129 - 132

PROJECT NAME _____

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

$ 100.00 **441006/4983000 DRB Actions**

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

$ _____ **441018/4971000 Public Notification**

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

$ 120.00 **TOTAL AMOUNT DUE**

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

THOMPSON ENGINEERING CONSULTANTS, INC.
505-271-2199
P.O. BOX 65760
ALBUQUERQUE, NM 87193

1407
95-654/1070
DATE 2-5-07

PAY TO THE ORDER OF City of Albuquerque $ 120.00

One Hundred Twenty & 00/100 DOLLARS

Security Features Included Details on Back.

NEWMEXICO BANK & TRUST
P.O. Box 1048
Albuquerque, NM 87103
505-830-8100

FOR Amended Preliminary Plat Sunset Villa

⑈001407⑈ ⑆107006541⑆ 614 408 3⑈

2/5/07 RECEIPT# 00077/04 WS# 006 TRANS# 0028
ACCOUNT 441032 Fund 0110
Activity 3424000
Trans Amt $120.00
J24 Misc $20.00
CK $100.00
CHANGE $0.00
Thank You

DUPLICATE
City Of Albuquerque
Treasury Division
2/5/07 4:08PM LOC: ANNX MP
RECEIPT# 00077/04 WS# 006 TRANS# 0028
Account 441032 Fund 0110
Activity 3424000 TRSCC5
Trans Amt $120.00
J24 Misc $20.00
Thank You

SUNSET GARDENS ROAD SW
50' R.O.W.

ASPHALT PAVEMENT

ATRISCO DITCH

TWILIGHT MESA LANE

POWELL ROAD SW
50' R.O.W.

POWELL GARDENS ADDITION

RANCHO RICO

LOT 11 LOT 12 LOT 13 LOT 14 LOT 15 LOT 16 LOT 17 LOT 18 LOT 19 LOT 20

LOT 1 LOT 2 LOT 3 LOT 4 LOT 5 LOT 6 LOT 7 LOT 8 LOT 9 LOT 10 LOT 11 LOT 12 LOT 13 LOT 14 LOT 15 LOT 16 LOT 17 LOT 18 LOT 19 LOT 20

FLORAS ADDITION

TR 35A

TR 35C2

MRGCD MAP NO 39

P-1 P-2 P-3 P-4 P-5 P-6 P-7 P-8 P-9 P-10 P-11 P-12 P-13 P-14 P-15 P-16 P-17 P-18 P-19 P-20 P-21 P-22 P-23 P-24 P-25 P-26 P-27 P-28 P-29 P-30 P-31 P-32 P-33 P-34 P-35 P-36 P-37 P-38 P-39 P-40 P-41 P-42 P-43 P-44 P-45 P-46 P-47 P-48 P-49 P-50 P-51 P-52 P-53 P-54 P-55 P-56 P-57 P-58 P-59 P-60 P-61 P-62 P-63 P-64 P-65 P-66 P-67 P-68 P-69 P-70

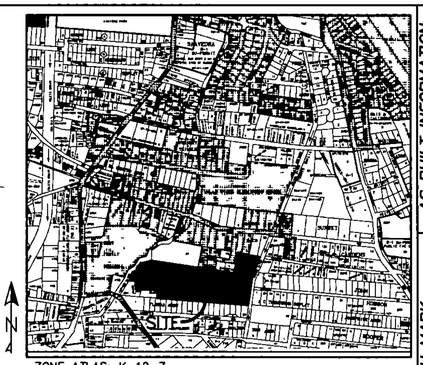
GARDEN WAY

GARDEN PATCH LN

TRACK LANE

WHITTEN TRAIL

ARENAL DITCH



ZONE ATLAS: K-12-Z

LEGEND

PROPOSED 4' SIDEWALK
DEFERRED 4' SIDEWALK
WAIVED 4' SIDEWALK

SCALE: 1"=60'

Revised EXHIBIT C Date 2/14/07

Thompson Engineering Consultants, Inc.
tecnm@yahoo.com
P.O. BOX 65760 ALBUQUERQUE, NM 87193
PHONE: (505) 271-2199 FAX: (505) 830-9246

AS BUILT INFORMATION
CONTRACTOR
WORK STAKED BY: DATE
WORK ACCEPTANCE BY: DATE
FIELD VERIFICATION BY: DATE
SURVEYED BY:
CORRECTED BY: DATE
MICRO-FILM INFORMATION
RECORDED BY: DATE
NO

BENCH MARK
ACS STA. "18-L12
X = 369529.23
Y = 1479254.75
GROUND TO GRID FACTOR:
0.9996831
$\Delta\alpha = -00^\circ\ 15'\ 01''$
NMSP CENTRAL ZONE NAD 1927

SURVEY INFORMATION
FIELD NOTES

NO.	BY	DATE

ENGINEER'S SEAL

NO.	DATE	REMARKS	BY

DESIGN
DESIGNED BY DBT DATE :
DRAWN BY DEM DATE :
CHECKED BY DBT DATE :

CITY OF ALBUQUERQUE
PUBLIC WORKS DEPARTMENT
TRANSPORTATION DEVELOPMENT

SUNSET VILLA
SIDEWALK EXHIBIT

DESIGN REVIEW COMMITTEE	CITY ENGINEER APPROVAL		MO./DAY/YR.	MO./DAY/YR.

City Project No.	Zone Map No.	Sheet	Of
XXXX.XX	K-12-Z	1	1

Z:\projects\lindborg-hahn\SUNSET-VILLA\REVISED\PLANSET\SW-EXHIBIT.dwg 1/30/2007 9:28:18 AM MST

#10

DRB CASE ACTION LOG (SITE PLAN SUBD.)

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-00859 (SPS)** Project # **1003613**

Project Name **SUNSET VILLA ADDITION**

Agent: Thompson Engineering Consultants Phone No.: 271-2199

Your request for (**SDP for SUB), (SDP for BP), (FINAL PLATS), (MASTER DEVELOP. PLAN),** was approved on 9/27/06 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): Walls ok
- ☒ 3 Copies of Site Plan
- ☒ APS - Cond. of FP.
- ☐ _____

- ☐ **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.**

Project Number 1003613

OFFICIAL NOTICE OF DECISION

CITY OF ALBUQUERQUE
PLANNING DEPARTMENT
DEVELOPMENT REVIEW BOARD

September 27, 2006

10. Project # 1003613
06DRB-00854 Major-Preliminary Plat Approval
06DRB-00855 Major-Vacation of Public Easements
06DRB-00859 Minor-SiteDev Plan Subd/EPC
06DRB-00856 Minor-Sidewalk Waiver
06DRB-00857 Minor-Temp Defer SDWK

THOMPSON ENGINEERING CONSULTANTS INC agent(s) for WAREHOUSE MOLDING & DOOR CORP request(s) the above action(s) for all or a portion of Tract(s) 34, MRGCD Map 39, Lot(s) 11, Rancho Rico and Lot(s) 1-4, Powell Gardens Addition (to be known as **SUNSET VILLA ADDITION**) zoned SU-1 for PRD, located on SUNSET GARDENS RD SW between ATRISCO RD SW and ARENAL DITCH, containing approximately 15 acres. *[Deferred from 7/12/06 & 8/9/06 & 8/23/06 & 9/6/06 & 9/20/06]* (K-12)

At the September 27, 2006, Development Review Board meeting, with the signing of the infrastructure list dated 9/27/06 and approval of the grading plan engineer stamp dated 9/18/06 the preliminary plat was approved with the following conditions of final plat approval:

An easement shall be provided to Tract 11.

Dedication of right-of-way along Sunset Gardens is required.

The vacation was approved as shown on Exhibit B in the Planning file, subject to these findings and conditions:

FINDINGS:

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

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

CONDITIONS:

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

The site plan for subdivison was approved with final sign off delegated to Planning for 3 copies of the site plan.

OFFICIAL NOTICE OF DECISION

PAGE 2

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

If you wish to appeal this decision, you must do so by October 12, 2006, in the manner described below.

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

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

Please note that a Preliminary Plat approval date is the date of the DRB action plus the 15-day appeal period. The Preliminary Plat approval is effective one year from that date. The DRB must take action on the Preliminary Plat Extension prior to the expiration of the approval or the Preliminary Plat approval is null and void. (REF: Chapter 14 Article 14 Part 3-4 (E) Revised Ordinance.)

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

Sheran Matson, AICP, DRB Chair

Cc: Warehouse Molding & Door Corp., 4402 Canyon Ct NE, 87113
Thompson Engineering Consultants Inc., P.O. Box 65760, 87193
Garcia/Kraemer & Associates, 200 Lomas Blvd NW, Suite 1111, 87102
Marilyn Maldonado, Planning Department, 4th Floor, Plaza del Sol Bldg.
File

DRB PUBLIC HEARING SIGN IN SHEETS

CASE NUMBER: 1003613 AGENDA#: 10 DATE: 9.27.06

1. Name: Dave Thompson Address:_____ Zip:_____
2. Name: Bill Brenner 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: 1003613 **AGENDA ITEM NO: 10**

SUBJECT:

Preliminary Plat
Sidewalk Deferral
Sidewalk Waiver
Site Plan for Subd
Vacation of Public Easements

ACTION REQUESTED:

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

ENGINEERING COMMENTS:

No objection to Sidewalk Waiver or Sidewalk Deferral request.
No objection to Vacation request.
An approved grading and drainage plan dated 9-18-06 is on file for Preliminary Plat approval.
Infrastructure List comments.

RESOLUTION: signed I.L.

APPROVED X; 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: SEPTEMBER 27, 2006

P.O. Box 1293

Albuquerque

New Mexico 87103

www.cabq.gov

DEVELOPMENT REVIEW BOARD
ACTION SHEET

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

September 20, 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: 11:30 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 # 1003364**
   06DRB-01232 Major-Amnd SiteDev Plan BldPermit

   FANNING BARD TATUM ARCHITECTS agent(s) for NADEEM MULL request(s) the above action(s) for all or a portion of Lot(s) 1-A-4, Block(s) 10, NORTH ALBUQUERQUE ACRES (to be known as **LOUISIANA - PASEO**), zoned SU-2 MIXED USES, located on PASEO DEL NORTE NE, between LOUISIANA NE and HOLLY NE containing approximately 1 acre(s). **[Carmen Marrone, EPC Case Planner]** (C-19) **THE AMENDED SITE PLAN FOR BUILDING PERMIT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO PLANNING FOR CARMEN MARRONE'S INITIALS AND 3 COPIES OF THE AMENDED SITE DEVELOPMENT PLAN.**

2. **Project # 1005029**
06DRB-01234 Major-Preliminary Plat Approval
06DRB-01235 Major-Vacation of Public Easements
06DRB-01236 Minor-Temp Defer SDWK

ADVANCED ENGINEERING agent(s) for WESTLAND DEVELOPMENT request(s) the above action(s) for all or a portion of Tract(s) B & J, THE CROSSING and Tract(s) R, STORMCLOUD SUBDIVISION, UNITS 3 & 4 (to be known as **STORMCLOUD SUBDIVISON UNITS 4 & 5**) zoned SU-2 for R-LT, located on TIERRA PINTADA BLVD NW west of UNSER BLVD NW and LADERA NW containing approximately 55 acre(s). [REF: 06DRB-01045*] [Deferred from 9/20/06]* (H-9) **DEFERRED AT THE AGENT'S REQUEST TO 10/4/06.**

3. **Project # 1004091**
06DRB-00942 Major-Preliminary Plat approval
06DRB-00943 Minor- Temp Deferral of Sidewalk

RIO GRANDE ENGINEERING agent(s) for IRVING PARTNERS LLC request(s) the above action(s) for all or a portion of Unplatted Lands of Amalgamated Partners (to be known as **DESERT GARDEN ESTATES SUBDIVISION**), zoned RLT, located on IRVING BLVD NW between RAINBOW RD NW and PASEO DEL OESTE NW containing approximately 12 acre(s). *[Deferred from 7/26/06 & 8/2/06 & 8/9/06 & 8/16/06 & 8/23/06 & 9/20/06]* (A-9) **DEFERRED AT THE AGENT'S REQUEST TO 10/4/06.**

4. **Project # 1003613**
06DRB-00854 Major-Preliminary Plat Approval
06DRB-00855 Major-Vacation of Public Easements
06DRB-00859 Minor-SiteDev Plan Subd/EPC
06DRB-00856 Minor-Sidewalk Waiver
06DRB-00857 Minor-Temp Defer SDWK

THOMPSON ENGINEERING CONSULTANTS INC agent(s) for WAREHOUSE MOLDING & DOOR CORP request(s) the above action(s) for all or a portion of Tract(s) 34, MRGCD Map 39, Lot(s) 11, Rancho Rico and Lot(s) 1-4, Powell Gardens Addition (to be known as **SUNSET VILLA ADDITION**) zoned SU-1 for PRD, located on SUNSET GARDENS RD SW between ATRISCO RD SW and ARENAL DITCH, containing approximately 15 acres. *[Deferred from 7/12/06 & 8/9/06 & 8/23/06 & 9/6/06 & 9/20/06]* (K-12) **DEFERRED AT THE AGENT'S REQUEST TO 9/27/06.**

5. **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 & 9/20/06]* (P-9) **DEFERRED AT THE AGENT'S REQUEST TO 9/27/06.**

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.

6. **Project # 1004565**
06DRB-01058 Minor-SiteDev Plan Subd/EPC
06DRB-01059 Minor-SiteDev Plan BldPermit/EPC
06DRB-00908 Minor-Prelim&Final Plat Approval

WAYJOHN SURVEYING INC agent(s) for DOYLE & TRICARIO INVESTMENTS request(s) the above action(s) for all or a portion of Lot(s) 7, 8 & 9, Block(s) 16-A, SANTILLA PLACE (to be known as **CAGUA TOWNHOMES**) zoned R-LT residential zone, located on CAGUA DR NE between COPPER AVE NE and GRAND AVE NE containing approximately 1 acre(s).**[Catalina Lehner, EPC Case Planner]***[Deferred from 8/2/06, 8/16/06,8/30/06,9/6/06 & 9/13/06]* (K-18) **THE SITE PLAN FOR SUBDIVISION WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO UTILITIES DEVELOPMENT TO REMOVE THE UTILITIES ON THE SITE PLAN FOR SUBDIVISION AND PLANNING FOR 3 COPIES OF THE SITE PLAN. THE SITE PLAN FOR BUILDING PERMIT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO UTILITIES DEVELOPMENT TO REVISE THE UTILITY PLAN AND PLANNING FOR 3 COPIES OF THE SITE PLAN. WITH THE SIGNING OF THE INFRASTRUCTURE LIST DATED 9/20/06 AND APPROVAL OF THE GRADING PLAN ENGINEER STAMP DATED 9/8/06 THE PRELIMINARY PLAT WAS APPROVED WITH CONDITIONS OF FINAL PLAT: A REVISED WALL DESIGN MUST BE APPROVED, IF THE FINAL PLAT IS APPROVED AFTER OCTOBER 31, 2006, THE SUBDIVIDER MUST COMPLY WITH CITY COUNCIL RESOLUTION R-06-74 REGARDING PRE-DEVELOPMENT FACILITY FEE AGREEMENTS WITH THE ALBUQUERQUE PUBLIC SCHOOLS (APS). THE FINAL PLAT WAS INDEFINITELY DEFERRED FOR THE SIA.**

7. **Project # 1003272**
05DRB-01657 Minor-SiteDev Plan BldPermit

JIM MILLER ARCHITECTS agent(s) for MICHAEL BARTHELEMY & GEOFFREY ROMERO request(s) the above action(s) for all or a portion of Lot(s) 2A1B2A, **ALBUQUERQUE WEST, UNIT 2,** zoned SU-1 PDA TO INCLUDE C-3 USES, located on HIGH ASSETS WAY NW, between PASEO DEL NORTE NW and EAGLE RANCH NW containing approximately 1 acre(s)[REF:DRB-94-849 [*Indef deferred from 11/2/05]* (C-13) **THE SITE PLAN FOR BUILDING PERMIT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO PLANNING TO RESPOND TO WRITTEN COMMENTS AND 3 COPIES OF THE SITE PLAN.**

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

8. **Project # 1004355**
06DRB-01340 Major-Final Plat Approval

WILSON & COMPANY agent(s) for KB HOME NEW MEXICO INC request(s) the above action(s) for all or a portion of Tract(s) 2, **VISTA VIEJA SUBDIVISION, UNIT 2,** zoned RD, located on SCENIC RD NW, between 81ST ST NW and ALBERICOQUE PL NW containing approximately 41 acre(s). [REF: 05DRB-01235, 05DRB-01236, 06DRB-00527] (D-9) **THE FINAL PLAT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO CITY ENGINEER FOR FINALIZATION OF THE SIA AND AMAFCA'S SIGNATURE AND PLANNING FOR HOME OWNER ASSOCIATION PRESIDENT'S SIGNATURE AND TO RECORD THE PLAT.**

9. **Project # 1005148**
06DRB-01343 Minor-Prelim&Final Plat Approval

WAYJOHN SURVEYING INC agent(s) for KATHLEEN GORMAN & MOLLY BRACK request(s) the above action(s) for all or a portion of Lot(s) 22, **MCDONALD ACRES SECOND UNIT,** zoned R-1, located on 12TH ST NW, between PHOENIX ST NW and LOS ARBOLES AVE NW containing approximately 1 acre(s). (G-14) **INDEFINITELY DEFERRED AT THE AGENT'S REQUEST.**

10. **Project # 1004901**
06DRB-00689 Minor-Prelim&Final Plat Approval

WAYJOHN SURVEYING agent(s) for RIVERA INVESTMENTS request(s) the above action(s) for all or a portion of Tract(s) A-1, Block(s) 29, HUNING CASTLE ADDITION (to be known as **HUNING CASTLE TOWNHOMES**) zoned R-3, located on ALCALDE PLACE SW, between LEAD AVE SW and COAL AVE SW containing approximately 1 acre(s). *[Was Indefinitely deferred 5/24/06 for grading and drainage plan and infrastructure list] [Deferred from 9/20/06]* (K-13) **DEFERRED AT THE BOARD'S REQUEST TO 9/27/06.**

11. **Project # 1000418**
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). *[Was Indef deferred on 3/22/06] [Deferred from 9/13/06] [Heard under Project #1004760 no longer valid for this case]* (K-10) **WITH THE SIGNING OF THE INFRASTRUCTURE LIST DATED 9/20/06 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

12. **Project # 1003857**
06DRB-01300 Minor-Sketch Plat or Plan

BRASHER & LORENZ agent(s) for MIKE GONZALES request(s) the above action(s) for Tract(s) 31-B-1, M.R.G.C.D. MAP 41 & Tract(s) C-1, C-2 & D, LANDS OF BROMO GONZALES (to be known as **BARELAS TOWNHOMES**) zoned SU-2 for RT - C2, located on SIMPIER LANE SW, between 4TH ST SW and 8TH ST SW containing approximately 2 acre(s). [REF: 04DRB-01973, 06DRB-00442] (L-14) **THE ABOVE REQUEST WAS REVIEWED AND COMMENTS WERE GIVEN.**

13. **Project # 1005127**
06DRB-01301 Minor-Sketch Plat or Plan

RIO GRANDE SURVEYING COMPANY agent(s) for CRAIG H & JANE A KENNEDY request(s) the above action(s) for all or a portion of Tract(s) 10, **VOLCANO CLIFFS, UNIT 10,** zoned R-1 residential zone, located on ROSA PARKS RD NW, between FACIEL NW and MOQUI NW containing approximately 5 acre(s). (D-8) **THE ABOVE REQUEST WAS REVIEWED AND COMMENTS WERE GIVEN.**

14. **Project # 1005137**
06DRB-01326 Minor-Sketch Plat or Plan

FRANK VENAGLIA of VILLA DE CAPO request(s) the above action(s) for all or a portion of Lot(s) 22, Block(s) 21 CITY RIGHT-OF WAY & LANDSCAPED MEDIAN, **NEW MEXICO TOWN COMPANY ORIGINAL TOWNSITE,** zoned SU-3 special center zone, located on GOLD AVE SW, between 7TH ST SW and 8TH ST SW containing approximately 1 acre(s). (K-14) **THE ABOVE REQUEST WAS REVIEWED AND COMMENTS WERE GIVEN.**

15. **Project # 1005147**
06DRB-01342 Minor-Sketch Plat or Plan

KAY SHAFER request(s) the above action(s) for all or a portion of Lot(s) 47, **MCDONALD ACRES, UNIT 3,** zoned R-1, located on 9TH ST NW, between PHOENIX ST NW and LA POBLANA NW containing approximately 1 acre(s). (H-14) **THE ABOVE REQUEST WAS REVIEWED AND COMMENTS WERE GIVEN.**

16. Approval of the Development Review Board Minutes for September 6 and September 13, 2006. **THE DRB MINUTES FOR SEPTEMBER 6 AND SEPTEMBER 13, 2006 WERE APPROVED BY THE BOARD.**

ADJOURNED: 11:30 A.M.

DRB PUBLIC HEARING SIGN IN SHEETS

CASE NUMBER: 1003613 **AGENDA#:** 4 **DATE:** 9.20.06

1. **Name:** Frank Williams **Address:** Bernalillo County Public Works 2400 Broadway SE Albuquerque NM **Zip:** 87102
2. **Name:** Bill Kraemer **Address:** _____ **Zip:** _____
3. **Name:** Dave Thompson **Address:** _____ **Zip:** _____
4. **Name:** _____ **Address:** _____ **Zip:** _____
5. **Name:** _____ **Address:** _____ **Zip:** _____
6. **Name:** _____ **Address:** _____ **Zip:** _____
7. **Name:** _____ **Address:** _____ **Zip:** _____
8. **Name:** _____ **Address:** _____ **Zip:** _____
9. **Name:** _____ **Address:** _____ **Zip:** _____
10. **Name:** _____ **Address:** _____ **Zip:** _____
11. **Name:** _____ **Address:** _____ **Zip:** _____
12. **Name:** _____ **Address:** _____ **Zip:** _____
13. **Name:** _____ **Address:** _____ **Zip:** _____
14. **Name:** _____ **Address:** _____ **Zip:** _____

CITY OF ALBUQUERQUE

P.O. Box 1293

Albuquerque

New Mexico 87103

www.cabq.gov

PLANNING DEPARTMENT
DEVELOPMENT AND BUILDING SERVICES
HYDROLOGY DEVELOPMENT SECTION

DEVELOPMENT REVIEW BOARD – SPEED MEMO

DRB CASE NO/PROJECT NO: 1003613 **AGENDA ITEM NO: 4**

SUBJECT:

Preliminary Plat
Sidewalk Deferral
Sidewalk Waiver
Site Plan for Subd
Vacation of Public Easements

ACTION REQUESTED:

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

ENGINEERING COMMENTS:

No objection to Sidewalk Waiver or Sidewalk Deferral request.
No objection to Vacation request.
An approved grading and drainage plan dated 9-18-06 is on file for Preliminary Plat approval.
Infrastructure List comments.
Need County Letter

RESOLUTION:

9-27-06

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: SEPTEMBER 20, 2006

DEVELOPMENT REVIEW BOARD
ACTION SHEET

Plaza del Sol Building, 3rd FLOOR CONFERENCE ROOM, Planning Department

September 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

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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: 12:20 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 # 1003366**
   06DRB-01160 Major-Two Year SIA

   ADVANCED ENGINEERING & CONSULTING LLC agent(s) for FELIX RABADI request(s) the above action(s) for all or a portion of Tract(s) T-1-A-2, TOWN OF ALAMEDA GRANT (to be known as **RABADI COMPLEX**) zoned SU-1 PRD, located on GOLF COURSE NW between IRVING BLVD NW and the CALABACILLAS ARROYO containing approximately 9 acre(s). [REF: 04EPC-00498, 04DRB-00596, 06DRB-00056] (B-12) **A ONE-YEAR EXTENSION OF THE SIA WAS APPROVED.**

2. **Project # 1005033**
06DRB-01056 Major-SiteDev Plan BldPermit

STUDIO SOUTHWEST ARCHITECTS agent(s) for I. P. F. D. C. request(s) the above action(s) for A PORTION OF I. P. F. D. C. (INDIAN PUEBLOS FEDERAL DEVELOPMENT CORP.) 7 ACRE SITE, **INDIAN PUEBLO COUNCIL PROPERTY,** zoned SU-1 C-2 with restrictions, located on 12^{Tth} ST NW, between INDIAN SCHOOL NW and MENAUL NW containing approximately 3 acre(s). [REF: 03EPC-01676, 03EPC-01677] *[Deferred from 8/16/06 & 8/23/06]* (H-13/H-14) **WITH THE SIGNING OF THE INFRASTRUCTURE LIST DATED 9/6/06 THE SITE PLAN FOR BUILDING PERMIT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO CITY ENGINEER FOR THE SIA, SIDEWALK RESOLUTION, DIMENSIONING ON THE SITE PLAN (MEET WITH WILFRED GALLEGOS) AND 3 COPIES OF THE SITE PLAN AND PLANNING FOR 15-DAY APPEAL PERIOD, ALTA LAND SURVEY REPLATTING ISSUE IN COUNCIL ORDINANCE, MONUMENT SIGN ORIENTED TO 12TH STREET, PERCENTAGE LANDSCAPING, INDIAN SCHOOL ROAD – PRIVATE OR PUBLIC – SECURITY GATE ON SITE PLAN FOR SUBDIVISION.**

3. **Project # 1002567**
06DRB-01158 Major-Preliminary Plat Approval
06DRB-01163 Minor-Vacation of Private Easements
06DRB-01159 Minor-Subd Design (DPM) Variance
06DRB-01161 Minor-Sidewalk Variance
06DRB-01162 Minor-Temp Defer SDWK

ADVANCED ENGINEERING & CONSULTING LLC agent(s) for STEVE KIRK request(s) the above action(s) for all or a portion of Lot(s) 5-A-1, COLEMAN ADDITION (to be known as **HACIENDA DE LOIS SUBDIVISION**) zoned R-2 residential zone, located on 12TH ST NW, between MENAUL EXTENSION NW and LA POBLANA NW containing approximately 1 acre(s). [REF: 06DRB-00726] (H-13) **WITH THE SIGNING OF THE INFRASTRUCTURE LIST DATED 9/6/06 AND APPROVAL OF THE GRADING PLAN ENGINEER STAMP DATED 8/31/06 THE PRELIMINARY PLAT WAS APPROVED WITH CONDITIONS OF FINAL PLAT: IF THE FINAL PLAT IS APPROVED AFTER OCTOBER 31, 2006, THE SUBDIVIDER MUST COMPLY WITH CITY COUNCIL RESOLUTION R-06-74 REGARDING PRE-DEVELOPMENT FACILITY FEE AGREEMENTS WITH THE ALBUQUERQUE PUBLIC SCHOOLS (APS), M.R.G.C.D. SIGNATURE ON THE PLAT UNLESS PROOF OF FINAL EASEMENT IS GIVEN, IMPROVED WALL DESIGN, 13-FEET FROM FACE OF CURB TO PROPERTY LINE SHOULD BE DEDICATED AS RIGHT-OF-WAY. THE VACATION OF THE PRIVATE**

EASEMENTS WAS APPROVED AS SHOWN ON EXHIBIT B IN THE PLANNING FILE. A SUBDIVISION DESIGN VARIANCE FROM MINIMUM DESIGN 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.

4. **Project # 1005070**
06DRB-01154 Major-Preliminary Plat Approval
06DRB-01156 Minor-Sidewalk Waiver
06DRB-01155 Minor-Temp Defer SDWK

SURV-TEK INC & WILSON & COMPANY agent(s) for THE TRAILS LLC request(s) the above action(s) for all or a portion of Tract(s) 8, THE TRAILS, UNIT 2 (to be known as **TAOS @ THE TRAILS, UNIT 2**) zoned R-D, located on WOODMONT AVE NW, between UNIVERSE BLVD NW and RAINBOW BLVD NW containing approximately 9 acre(s). *[Deferred from 9/6/06]* (C-9) **DEFERRED AT THE AGENT'S REQUEST TO 9/13/06.**

5. **Project # 1004943**
06DRB-01164 Major-Preliminary Plat Approval
06DRB-01165 Minor-SiteDev Plan BldPermit
06DRB-01166 Minor-Sidewalk Waiver
06DRB-01167 Minor-Temp Defer SDWK

ISAAC BENTON & ASSOCIATES agent(s) for J & J REAL ESTATE PARTNERSHIP request(s) the above action(s) for all or a portion of Tract(s) D, VILLAGE CENTER NORTH (to be known as **PINNACLE PEAK TOWNHOMES**) zoned SU-1 for R-2, located on PINNACLE PEAK NW, between SUMMER RIDGE NW and MCMAHON NW containing approximately 2 acre(s). [REF: 06DRB-00801] *[Deferred from 9/6/06]* (A-11) **THE SIDEWALK WAIVER 06DRB-01166 WAS WITHDRAWN AT THE AGENT'S REQUEST. THE REMAINDER OF THE REQUEST WAS DEFERRED AT THE AGENT'S REQUEST TO 9/13/06.**

6. **Project #1003613**
06DRB-00854 Major-Preliminary Plat Approval
06DRB-00855 Major-Vacation of Public Easements
06DRB-00859 Minor-SiteDev Plan Subd/EPC
06DRB-00856 Minor-Sidewalk Waiver
06DRB-00857 Minor-Temp Defer SDWK

THOMPSON ENGINEERING CONSULTANTS INC agent(s) for WAREHOUSE MOLDING & DOOR CORP request(s) the above action(s) for all or a portion of Tract(s) 34, MRGCD Map 39, Lot(s) 11, Rancho Rico and Lot(s) 1-4, Powell Gardens Addition (to be known as **SUNSET VILLA ADDITION**) zoned SU-1 for PRD, located on SUNSET GARDENS RD SW between ATRISCO RD SW and ARENAL DITCH, containing approximately 15 acres. *[Deferred from 7/12/06 & 8/9/06 & 8/23/06 & 9/6/06]* (K-12) **DEFERRED AT THE AGENT'S REQUEST TO 9/20/06.**

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 # 1004564**
06DRB-01231 Minor-SiteDev Plan BldPermit/EPC

CURRY BRANDAW ARCHITECTS request(s) the above action(s) for all or a portion of Lot(s) 19-22, Block(s) 21, Tract(s) A, NORTH ALBUQUERQUE ACRES, UNIT A (to be known as **PALOMAS RETIREMENT RESIDENCE**) zoned SU-2/O-1, located on PALOMAS AVE NE, between BARSTOW ST NE and WYOMING BLVD NE containing approximately 4 acre(s). [REF: 05EPC-01231] **[Carmen Marrone, EPC Case Planner]** (D-19) **WITH THE SIGNING OF THE INFRASTRUCTURE LIST DATED 9/6/06 THE SITE PLAN FOR BUILDING PERMIT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO CITY ENGINEER FOR THE SIA AND PLANNING FOR 3 COPIES OF THE SITE PLAN AND PLAT APPROVAL BY DRB.**

8. **Project # 1004565**
06DRB-01058 Minor-SiteDev Plan Subd/EPC
06DRB-01059 Minor-SiteDev Plan BldPermit/EPC
06DRB-00908 Minor-Prelim&Final Plat Approval

WAYJOHN SURVEYING INC agent(s) for DOYLE & TRICARIO INVESTMENTS request(s) the above action(s) for all or a portion of Lot(s) 7, 8 & 9, Block(s) 16-A, SANTILLA PLACE (to be known as **CAGUA TOWNHOMES**) zoned R-LT residential zone, located on CAGUA DR NE between COPPER AVE NE and GRAND AVE NE containing approximately 1 acre(s). **[Catalina Lehner, EPC Case Planner]** *[Deferred from 8/2/06 &*

8/16/06 & 8/30/06 & 9/6/06] (K-18) **DEFERRED AT THE AGENT'S REQUEST TO 9/13/06.**

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

9. Project # 1004877
06DRB-01255 Minor-Prelim&Final Plat Approval

JEFF MORTENSEN & ASSOCIATES INC agent(s) for THE BOARD OF EDUCATION FOR THE CITY OF ALBUQUERQUE (APS REAL ESTATE OFFICE) request(s) the above action(s) for Lot(s) 1-10, Block(s) 3 & Lot(s) 1-9, Block(s) 4, MANDELL ADDITION NO. 2 (to be known as **TRACT A, A.P.S. STRONGHURST COMPLEX**) zoned M-1 light manufacturing zone, located on WOODLAND AVE NW, between MENAUL BLVD NW and 2ND ST NW containing approximately 4 acre(s). [REF: 06DRB-00634,06DRB-00635] (H-14) **PRELIMINARY AND FINAL PLAT WAS APPROVED AND SIGNED OFF BY THE BOARD.**

10. Project # 1002771
06DRB-01248 Minor-Prelim&Final Plat Approval

SURVEYS SOUTHWEST LTD agent(s) for GERTRUDE ZACHARY SCHMIDT request(s) the above action(s) for all or a portion of Lot(s) 24-A, Block(s) 36, **NEW MEXICO TOWN COMPANY'S ORIGINAL TOWNSITE,** zoned SU-3 special center zone, located on 2ND ST SW, between LEAD AVE SW and COAL AVE SW containing approximately 1 acre(s). [REF: 03DRB-02147, 03DRB-01036] (K-14) **PRELIMINARY AND FINAL PLAT WAS APPROVED AND SIGNED OFF BY THE BOARD.**

11. Project # 1003272
06DRB-01253 Minor-Prelim&Final Plat Approval

ISAACSON & ARFMAN PA agent(s) for EAGLE ASSETS LLC request(s) the above action(s) for Lot(s) 2A1B2B, 3A1, 3A2, 4A1, ALBUQUERQUE WEST, UNIT 2 (**to be known as LOTS 2A1B2B1, 2A1B2B2, 2A1B2B3, 3A1A, 3A2A & 4A1A, ALBUQUERQUE WEST, UNIT 2**) zoned SU-1 PDA TO INCLUDE C-3 USES, located on ALL SAINTS RD NW,

between EAGLE RANCH RD NW and COORS BLVD NW containing approximately 7 acre(s). [REF: 06DRB-00941, 06DRB-01087] (C-13) **THE PRELIMINARY AND FINAL PLAT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO PLANNING FOR NMU INC SIGNATURE, AGIS DXF FILE, APPLICATION OF EPC ADMINISTRATIVE AMENDMENT AND TO RECORD THE PLAT.**

12. Project # 1000922
06DRB-01224 Minor-Prelim&Final Plat Approval

WILSON & CO agent(s) for LA CUENTISTA I LLC, MICHAEL KNIGHT request(s) the above action(s) for all or a portion of Tract(s) A, **LA CUENTISTA SUBDIVISION, UNIT 1A,** zoned R-1, located on ROSA PARKS RD NW and ALOE RD NW containing approximately 2 acre(s). [REF: 05DRB-01829, 06DRB-00555] *[Deferred from 9/6/06]* (C-10) **DEFERRED AT THE AGENT'S REQUEST TO 9/13/06.**

13. Project # 1005109
06DRB-01257 Minor-Prelim&Final Plat Approval

GEORGE T RODRIGUEZ agent(s) for STEVEN L COE request(s) the above action(s) for all or a portion of Lot(s) 3-5, Block(s) 6, **MONTE VISTA SUBDIVISION,** zoned R-1 residential zone, located on WELLESLEY DR NE, between CENTRAL AVE NE and CAMPUS BLVD NE containing approximately 1 acre(s). (K-16) **PRELIMINARY AND FINAL PLAT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO TRANSPORTATION DEVELOPMENT FOR WIDTH OF STREET CURB TO CURB AND LAYOUT OF LOT 4-A AND TO PLANNING FOR AGIS DXF FILE, DEMOLITION OF HOUSE ON LOT 4 AND TO RECORD THE PLAT.**

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

14. Project # 1005078
06DRB-01177 Minor-Sketch Plat or Plan

STEVEN BURNS agent(s) for MICHELLE TOMPSON request(s) the above action(s) for all or a portion of Lot(s) 12, Block(s) 19, **EASTERN ADDITION,** zoned SU-2 RC, located on EDITH BLVD SE, between LEWIS AVE SE and GARFIELD AVE SE containing approximately 1 acre(s). *[Deferred from 8/23/06]*(L-14) **THE ABOVE REQUEST WAS REVIEWED AND COMMENTS WERE GIVEN.**

15. Project # 1005108
06DRB-01256 Minor-Sketch Plat or Plan

WALLACE BINGHAM ENGINEERING agent(s) for RALPH CORIZ request(s) the above action(s) for all or a portion of Tract(s) 67-A-1 and 67-A-2, **MAP 29,** zoned R-1, located on 4TH ST NW, between VINEYARD NW and WILLOW NW containing approximately 1 acre(s). (E-15) **THE ABOVE REQUEST WAS REVIEWED AND COMMENTS WERE GIVEN.**

16. Project # 1005106
06DRB-01251 Minor-Sketch Plat or Plan

LORETTA NARANJO LOPEZ agent(s) for MARYLOU NARANJO request(s) the above action(s) for all or a portion of Lot(s) B, **LANDS OF ARTHUR NARANJO, SORIDA ADDITION**, zoned RA-2 residential and agricultural zone, located on DURANES RD NW, between LOS LUCEROS RD NW and GUADALUPE TR NW containing approximately 1 acre(s). (H-12) **THE ABOVE REQUEST WAS REVIEWED AND COMMENTS WERE GIVEN.**

17. Project # 1005107
06DRB-01254 Minor-Sketch Plat or Plan

JOSE GONZALEZ request(s) the above action(s) for all or a portion of Lot(s) 8, Block(s) 9, **TORREON ADDITION,** zoned SU-2 MR, located on THAXTON SE and EDITH SE and containing approximately 1 acre(s). (L-14) **THE**

ABOVE REQUEST WAS REVIEWED AND COMMENTS WERE GIVEN.

18. Project # 1003794
06DRB-01228 Minor-Sketch Plat or Plan

SURV-TEK INC agent(s) for JMD PARTNERSHIP LTD request(s) the above action(s) for all or a portion of Tract(s) 1A, Row 1, **WEST OF WESTLAND, UNIT 1**, zoned SU-2 PCA, located on 98TH ST NW, between CENTRAL AVE NW and VOLCANO RD NW containing approximately 4 acre(s). (K-9) **THE ABOVE REQUEST WAS REVIEWED AND COMMENTS WERE GIVEN.**

19. Approval of the Development Review Board Minutes for August 23 & August 30, 2006. **THE DEVELOPMENT REVIEW BOARD MINUTES FOR AUGUST 23 AND AUGUST 30 WERE APPROVED BY THE BOARD.**

ADJOURNED: 12:20 P.M.

CITY OF ALBUQUERQUE

PLANNING DEPARTMENT
DEVELOPMENT AND BUILDING SERVICES
HYDROLOGY DEVELOPMENT SECTION

DEVELOPMENT REVIEW BOARD – SPEED MEMO

DRB CASE NO/PROJECT NO: 1003613 **AGENDA ITEM NO: 6**

SUBJECT:

Preliminary Plat
Sidewalk Deferral
Sidewalk Waiver
Site Plan for Subd
Vacation of Public Easements

ACTION REQUESTED:

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

ENGINEERING COMMENTS:

No objection to Sidewalk Waiver or Sidewalk Deferral request.
No objection to Vacation request.
An approved grading and drainage plan must be on file prior to Preliminary Plat approval.
Minor plat comments.
Infrastructure List comments.

RESOLUTION: 9-20-06

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: SEPTEMBER 6, 2006

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

DRB PUBLIC HEARING SIGN IN SHEETS

CASE NUMBER: 1003613 AGENDA#: 6 DATE: 9/6/06

1. Name: Frank Williams Address: Bernalillo County Public Works 2400 Broadway Albuquerque NM 87102 Zip: 87102
2. Name: Dave Thompson Address: _____ Zip: _____
3. Name: Bill Kraemer Address: _____ Zip: _____
4. Name: _____ Address: _____ Zip: _____
5. Name: _____ Address: _____ Zip: _____
6. Name: _____ Address: _____ Zip: _____
7. Name: _____ Address: _____ Zip: _____
8. Name: _____ Address: _____ Zip: _____
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11. Name: _____ Address: _____ Zip: _____
12. Name: _____ Address: _____ Zip: _____
13. Name: _____ Address: _____ Zip: _____
14. Name: _____ Address: _____ Zip: _____

DEVELOPMENT REVIEW BOARD
ACTION SHEET

Plaza del Sol Building, 3rd FLOOR CONFERENCE ROOM, Planning Department

August 23, 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

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NOTE: **THE DEVELOPMENT REVIEW BOARD WILL 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: 1:37 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 # 1005033
06DRB-01056 Major-SiteDev Plan BldPermit

STUDIO SOUTHWEST ARCHITECTS agent(s) for I. P. F. D. C. request(s) the above action(s) for A PORTION OF I. P. F. D. C. (INDIAN PUEBLOS FEDERAL DEVELOPMENT CORP.) 7 ACRE SITE, **INDIAN PUEBLO COUNCIL PROPERTY,** zoned SU-1 C-2 with restrictions, located on 12Tth ST NW, between INDIAN SCHOOL NW and MENAUL NW containing approximately 3 acre(s). [REF: 03EPC-01676, 03EPC-01677] *[Deferred from 8/16/06 & 8/23/06]* (H-13/H-14) **DEFERRED AT THE AGENT'S REQUEST TO 9/6/06.**

2. **Project # 1002176**
06DRB-01079 Major-Preliminary Plat Approval
06DRB-01080 Major-Vacation of Public Easements
06DRB-01081 Minor-Temp Defer SDWK

SURVEYS SOUTHWEST LTD agent(s) for MOUNTAIN WEST DEVELOPMENT, BILL WADE request(s) the above action(s) for all or a portion of Tract(s) A, **COVERED WAGON SUBDIVISION,** zoned SU-1 for SF residential and C1 (SC), located on FOUR HILLS RD SE near INTERSTATE 40 containing approximately 2 acre(s). [REF: 06DRB-00092] (L-23) **WITH APPROVAL OF THE GRADING PLAN ENGINEER STAMP DATED 6/30/04 THE PRELIMINARY PLAT WAS APPROVED WITH CONDITIONS: IF THE FINAL PLAT IS APPROVED AFTER 10/31/06 THE SUBDIVIDER MUST COMPLY WITH CITY COUNCIL RESOLUTION R-06-74 REGARDING PRE-DEVELOPMENT FACILITY FEE AGREEMENTS WITH THE ALBUQUERQUE PUBLIC SCHOOLS (APS). A SUBDIVISION DESIGN VARIANCE FOR THE 46-FOOT RIGHT-OF-WAY IS REQUIRED. THE VACATION WAS APPROVED AS SHOWN ON EXHIBIT B IN THE PLANNING FILE. THE TEMPORARY DEFERRAL OF CONSTRUCTION OF SIDEWALKS ON THE INTERIOR STREETS WAS APPROVED AS SHOWN ON EXHIBIT C IN THE PLANNING FILE.**

3. **Project # 1005031**
06DRB-01077 Major-Vacation of Public Easements

SURV-TEK agent(s) for THE TRAILS LLC request(s) the above action(s) for all or a portion of Tract(s) 9-A, THE TRAILS, UNIT 2 (to be known as **SANTA FE 3 @ THE TRAILS, UNIT 2**) zoned R-D, located on WOODMONT AVE NW, between RAINBOW BLVD NW and UNIVERSE BLVD NW containing approximately 20 acre(s). [REF: 06DRB-01017, 06DRB-01018] *[Deferred from 8/23/06]* (C-9) **DEFERRED AT THE AGENT'S REQUEST TO 9/13/06.**

06DRB-01017 Major-Preliminary Plat Approval
06DRB-01018 Minor-Temp Defer SDWK

SURV TEK & WILSON & COMPANY agent(s) for THE TRAILS LLC request(s) the above action(s) for all or a portion of Tract(s) 9-A, THE TRAILS UNIT 2 (to be known as **SANTA FE 3 @ THE TRAILS, UNIT 2**) zoned R-D residential and related uses zone, developing area, located on WOODMONT AVE NW, between RAINBOW BLVD NW and UNIVERSE BLVD

NW containing approximately 20 acre(s). (Listed as Project 1004644 in error) *[Deferred from 8/9/06 & 8/23/06]* (C-9) **DEFERRED AT THE AGENT'S REQUEST TO 9/13/06.**

4. Project # 1002372
06DRB-01084 Major-Preliminary Plat Approval
06DRB-01085 Minor-Sidewalk Waiver
06DRB-01086 Minor-Temp Defer SDWK

THOMPSON ENGINEERING agent(s) for DRAGONFLY DEVELOPMENT INC request(s) the above action(s) for all or a portion of Tract(s) 223 & 224, AIRPORT UNIT, TOWN OF ATRISCO GRANT (to be known as **LAS PLAYAS SUBDIVISION**) zoned R-2, located on GLEN RIO RD NW, between 68TH ST NW and 72ND ST NW containing approximately 9 acre(s). [REF: 02DRB-01827] (J-10) **WITH THE SIGNING OF THE INFRASTRUCTURE LIST DATED 8/23/06 AND APPROVAL OF THE GRADING PLAN ENGINEER STAMP DATED 8/22/06 THE PRELIMINARY PLAT WAS APPROVED WITH CONDITIONS: IF THE FINAL PLAT IS APPROVED AFTER 10/31/06 THE SUBDIVIDER MUST COMPLY WITH CITY COUNCIL RESOLUTION R-06-74 REGARDING PRE-DEVELOPMENT FACILITY FEE AGREEMENTS WITH THE ALBUQUERQUE PUBLIC SCHOOLS (APS). A NOTE ON THE PLAT STATING WHICH LOTS ARE TOWNHOMES AND WHICH ARE SINGLE FAMILY IS REQUIRED. A SIDEWALK VARIANCE FOR WAIVER OF SIDEWALKS WAS APPROVED AS SHOWN ON EXHIBIT C IN THE PLANNING FILE. THE TEMPORARY DEFERRAL OF CONSTRUCTION OF SIDEWALKS ON THE INTERIOR STREETS WAS APPROVED AS SHOWN ON EXHIBIT C IN THE PLANNING FILE.**

5. Project # 1003613
06DRB-00854 Major-Preliminary Plat Approval
06DRB-00855 Major-Vacation of

THOMPSON ENGINEERING CONSULTANTS INC agent(s) for WAREHOUSE MOLDING & DOOR CORP request(s) the above action(s) for all or a portion of Tract(s) 34, MRGCD Map 39, Lot(s) 11, Rancho Rico

Public Easements
06DRB-00859 Minor-SiteDev Plan Subd/EPC
06DRB-00856 Minor-Sidewalk Waiver
06DRB-00857 Minor-Temp Defer SDWK

and Lot(s) 1-4, Powell Gardens Addition (to be known as **SUNSET VILLA ADDITION**) zoned SU-1 for PRD, located on SUNSET GARDENS RD SW between ATRISCO RD SW and ARENAL DITCH, containing approximately 15 acres. *[Deferred from 7/12/06 & 8/9/06 & 8/23/06]* (K-12) **DEFERRED AT THE BOARD'S REQUEST TO 9/6/06.**

6. Project # 1004985
06DRB-00916 Major-SiteDev Plan BldPermit

JIM MEDLEY ARCHITECT AIA agent(s) for TNJ GROUP OF COMPANIES request(s) the above action(s) for all or a portion of Lot(s) 4, Block(s) 4-B, **SUNPORT PARK,** zoned IP, located on SUNPORT BLVD SE, between UNIVERSITY BLVD SE and I-25 containing approximately 5 acre(s). [REF: Project# 1001067] *[Deferred from 7/19/06 & 8/2/06]* (M-15) **THE SITE PLAN FOR BUILDING PERMIT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO TRANSPORTATION DEVELOPMENT FOR CITY DRAWING NUMBERS FOR WORK WITHIN THE RIGHT-OF-WAY AND PLANNING FOR 3 COPIES OF THE SITE PLAN.**

06DRB-01067 Minor-Prelim&Final Plat Approval

WAYJOHN SURVEYING INC agent(s) for TNJ GROUP OF COMPANIES request(s) the above action(s) for all or a portion of Lot(s) 4, Block(s) 4-B, **SUNPORT PARK,** zoned IP, located on WOODWARD RD SE, between TRANSPORT ST SE and SUNPORT PLACE SE containing approximately 5 acre(s). [REF: 06DRB-00916] *[Deferred from 8/2/06]* (M-15) **THE PRELIMINARY AND FINAL PLAT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO CITY ENGINEER FOR CROSS LOT DRAINAGE EASEMENT AND PLANNING FOR 15-DAY APPEAL PERIOD AND TO RECORD THE PLAT.**

7. **Project # 1004675**
06DRB-01026 Major-Preliminary Plat Approval
06DRB-01027 Major-Vacation of Public Easements
06DRB-01028 Minor-Subd Design (DPM) Variance
06DRB-01029 Minor-Sidewalk Waiver
06DRB-01030 Minor-Temp Defer SDWK

MARK GOODWIN & ASSOCIATES PA agent(s) for T. S. MCNANEY request(s) the above action(s) for all or a portion of Tract(s) 1, SP KINSCHERFFLAND AND SW ¼ ON NE ¼, SEC 35, T11N, R2E (to be known as **VISTA DE LA LUZ**) zoned SU-1 PRD, located on COORS BLVD NW, between WESTERN TRAIL NW and DELLYNE AVE NW containing approximately 29 acre(s). [REF: 06DRB00836] *[Deferred from 8/9/06 & 8/23/06]* (F-11) **DEFERRED AT THE BOARD'S REQUEST TO 8/30/06.**

06DRB-01097 Minor-SiteDev Plan Subd/EPC

CONSENSUS PLANNING agent(s) for TS MCNANEY LLC / MONTERREY LAND GROUP LLC request(s) the above action(s) for all or a portion of Tract(s) 1, KINSCHERFF, LANDS OF RAY A GRAHAM III (to be known as **VISTA DE LA LUZ**, zoned SU-1 PRD (10DU/A) located on COORS BLVD NW, between SAN ANTONIO ARROYO NW and LA LUZ DEL OESTE NW containing approximately 29 acre(s). [REF:06DRB-00836] **[Catalina Lehner, EPC Case Planner]** *[Deferred from 8/9/06 & 8/23/06]* (F-11) **DEFERRED AT THE BOARD'S REQUEST TO 8/30/06.**

8. **Project # 1004091**
06DRB-00942 Major-Preliminary Plat approval
06DRB-00943 Minor- Temp Deferral of Sidewalk

RIO GRANDE ENGINEERING agent(s) for IRVING PARTNERS LLC request(s) the above action(s) for all or a portion of Unplatted Lands of Amalgamated Partners (to be known as **DESERT GARDEN ESTATES SUBDIVISION**), zoned RLT, located on IRVING BLVD NW between RAINBOW RD NW and PASEO DEL OESTE NW containing approximately 12 acre(s). *[Deferred from 7/26/06 & 8/2/06 & 8/9/06 & 8/16/06 & 8/23/06]* (A-9) **DEFERRED AT THE AGENT'S REQUEST TO 9/20/06.**

9. Project # 1003272
06DRB-01087 Major-Vacation of Public Easements

ISAACSON & ARFMAN PA agent(s) for AMERI-CONTRACTORS request(s) the above action(s) for all or a portion of Lot(s) 2-A-1-B-2-B, **ALBUQUERQUE WEST, UNIT 2,** zoned SU-1 PDA INCLUDING C-3, located on EAGLE RANCH RD NW, between ALL SAINTS RD NW and PASEO DEL NORTE NW containing approximately 4 acre(s). [REF:06DRB-00941] (C-13) **THE 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.

10. Project # 1000572
06DRB-01193 Minor-SiteDev Plan Subd/EPC

CONSENSUS PLANNING agent(s) for CENTEX HOMES request(s) the above action(s) for all or a portion of Lot(s) 3, 7 & 8, LENKURT PROPERTIES (to be known as **THE PRESIDIO**) zoned SU-1 for PRD, located on CHICO RD NE, between EUBANK BLVD NE and MORRIS ST NE containing approximately 42 acre(s). [REF: 05EPC-01116] **[Catalina Lehner, EPC Case Planner]** (K-21) **THE SITE PLAN FOR SUBDIVISION WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO PLANNING FOR 3 COPIES OF THE SITE PLAN.**

06DRB-01038 Major-Preliminary Plat Approval
06DRB-01040 Minor-Sidewalk Waiver
06DRB-01041 Minor-Temp Defer SDWK

ISAACSON & ARFMAN PA agent(s) for CENTEX HOMES request(s) the above action(s) for all or a portion of Lot(s) 3, 7 & 8, LENKURT PROPERTIES (to be known as **THE PRESIDIO, UNIT 1**) zoned SU-1 PRD, located on CHICO RD NE, between EUBANK BLVD NE and MORRIS ST NE containing approximately 23 acre(s). [REF: 05EPC-01116] *[Deferred from 8/16/06]* (K-21) **WITH THE SIGNNG OF THE INFRASTRUCTURE LIST DATED 8/23/06 AND APPROVAL OF THE GRADING PLAN ENGINEER STAMP DATED 7/17/06 THE PRELIMINARY PLAT WAS APPROVED. A SIDEWALK VARIANCE FOR WAIVER OF SIDEWALKS WAS APPROVED AS SHOWN ON EXHIBIT C IN THE PLANNING FILE. THE**

TEMPORARY DEFERRAL OF CONSTRUCTION OF SIDEWALKS ON THE INTERIOR STREETS WAS APPROVED AS SHOWN ON EXHIBIT C IN THE PLANNING FILE.

11. **Project # 1004644**
    06DRB-01189 Minor-SiteDev Plan Subd/EPC

CONSENSUS PLANNING INC agent(s) for THE TRAILS LLC request(s) the above action(s) for all or a portion of, THE TRAILS, UNIT 2, SANTA FE 3, (to be known as **THE TRAILS, UNIT 9A**) zoned R-D, located on WOODMONT AVE NW, between RAINBOW BLVD NW and UNIVERSE BLVD NW containing approximately 20 acre(s). [Deferred from 8/23/06] (C-9) **DEFERRED AT THE AGENT'S REQUEST TO 9/13/06.**

12. **Project # 1004473**
    05DRB-01888 Minor-SiteDev Plan BldPermit/EPC

CONSENSUS PLANNING agent(s) for AEGIS REALTY GROUP request(s) the above action(s) for all or a portion of Tract(s) 4 & 6, **NORTH ANDALUCIA @ LA LUZ,** zoned SU-1 O-1, C-2 & PRD (20 DU/AC), located on COORS BLVD NW, between MONTANO RD NW and LEARNING RD NW containing approximately 24 acre(s). [REF: 04EPC-01845] **[Carmen Marrone, EPC Case Planner]** *[Indef deferred 12/21/05]* (E-12/F-12) **THE SITE PLAN FOR BUILDING EPRMIT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO TRANPORTATION DEVELOPMENT FOR RADIUS, CROSS WALKS AND REPLAT FOR MOVEMENT OF "EGG-ABOUT" AND PLANNING FOR CARMEN MARRONE'S INITIALS, DETACHED OPEN SPACE APPROVAL FROM LEGAL (KEVIN CURRAN) AND 3 COPIES OF THE SITE PLAN.**

13. **Project # 1004924**
06DRB-01181 Minor-SiteDev Plan BldPermit/EPC

JEFF MORTENSEN & ASSOCIATES, INC agent(s) for HOECH REAL ESTATE CORPORATION request(s) the above action(s) for all or a portion of Tract(s) B, **FEDERAL PLAZA,** zoned SU-1 for O-1, located on HOMESTEAD RD NE, between MONTGOMERY BLVD NE and SAN MATEO BLVD NE containing approximately 4 acre(s). [REF: 06EPC-00756, Z-88-26, Z-89-18] **[Petra Morris, EPC Case Planner]** (G-18) **THE SITE PLAN FOR BUILDING PERMIT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO TRANSPORTATION DEVELOPMENT FOR RADII, EASEMENTS, PARKING OVERHANG AND PLANNING FOR 3 COPIES OF THE SITE PLAN.**

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

14. **Project # 1003762**
06DRB-01190 Major-Final Plat Approval

ISAACSON & ARFMAN, P.A. agent(s) for CHELWOOD HILLS, LLC request(s) the above action(s) for all or a portion of Tract(s) B, **CHELWOOD ELEMENTARY SCHOOL,** zoned R-LT, located on EASTRIDGE DR NE, between CHELWOOD PARK BLVD NE and INDIAN SCHOOL RD NE containing approximately 4 acre(s). [REF: 04EPC-01714, 05DRB-00316, 05DRB-01822, 05DRB-01823, 05DRB-01824] (J-22) **FINAL PLAT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO PLANNING TO RECORD.**

15. **Project # 1000922**
06DRB-01180 Major-Final Plat Approval

WILSON & CO agent(s) for LA CUENTISTA I, LLC request(s) the above action(s) for all or a portion of Tract(s) A, **LA CUENTISTA SUBDIVISION, UNIT 1,** zoned R-1, located on KIMMICK DR NW, between URRACA ST NW and CAMINO DE PAZ NW containing approximately 47 acre(s). [REF: 05DRB-

01829, 06DRB-00555] [Deferred from 8/23/06] (C-10, C-11, D-10, D-11) **DEFERRED AT THE AGENT'S REQUEST TO 8/30/06.**

16. **Project # 1004793**
06DRB-01195 Minor-Final Plat Approval

MARK GOODWIN & ASSOCIATES agent(s) for TS MCNANEY AND ASSOCIATES request(s) the above action(s) for all or a portion of Lot(s) 174-P1, Tract(s) B1 & B2, MIRAVISTA SUBDIVISION (to be known as **EMBUDITO CANYON SUBDIVISION**) zoned R-T, located on the northeast corner of ELIZABETH ST SE, and SOUTHERN AVE SE, containing approximately 2 acre(s). [REF: 06DRB-00418, 06DRB-00417, 06DRB-00416] (L-21) **FINAL PLAT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO CITY ENGINEER FOR WATER, SAS AND STORM DRAIN EASMENTS AT CUL-DE-SAC AND PLANNING FOR CLARIFICATION OF WALL DESIGN AND TO RECORD.**

17. **Project # 1004233**
06DRB-01187 Minor-Final Plat Approval

PRECISION SURVEYS INC agent(s) for WESTLAND DEVELOPMENT CO INC request(s) the above action(s) for Tract(s) H, **STORMCLOUD, UNIT 2,** zoned SU-2, R-LT, located on TIERRA PINTADA ST NW, between ARROYA VISTA BLVD NW and LADERA DR NW containing approximately 52 acre(s). [REF: 06DRB00793] (H-8, H-9, J-8, J-9) **THE FINAL PLAT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO TRANSPORTATION DEVELOPMENT FOR 20-FOOT WIDE WATERLINE EASEMENT TO CITY OF ALBUQUERQUE AT CUL-DE-SAC OF CUMULUS PL NW AND TIERRA PINTADA ST NW, A PREVIOUS CONDITION OF FINAL PLAT 'MASTER PLAN STUDY UPDATE AND PLANNING FOR AMAFCA'S SIGNATURE AND TO RECORD.**

18. Project # 1004456 06DRB-01194 Minor-Final Plat Approval	BRASHER & LORENZ agent(s) for BARON'S RUN LLC request(s) the above action(s) for all or a portion of Lot(s) 14-18, Block(s) 11, Tract(s) 1, NORTH ALBUQUERQUE ACRES (to be known as **BARON'S RUN SUBDIVISION**) zoned R-D residential and related uses zone, developing area, located on BARSTOW ST NE, between GLENDALE AVE NE and FLORENCE AVE NE containing approximately 5 acre(s). [REF: 05DRB-01817, 05DRB-01819] (B-19) **THE FINAL PLAT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO PLANNING TO RECORD THE PLAT.**
19. Project # 1004988 06DRB-01175 Minor-Prelim&Final Plat Approval	FORSTBAUER SURVEYING LLC agent(s) for EAGLE - 3-V INVESTORS request(s) the above action(s) for all or a portion of Tract(s) 2-D, **EAGLE RANCH,** zoned O-1 office and institution zone, located on EAGLE RANCH RD NW, between CONGRESS AVE NW and IRVING BLVD NW containing approximately 4 acre(s). [REF: 06DRB-00926] (C-13) **THE PRELIMINARY AND FINAL PLAT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO PLANNING FOR NMU INC SIGNATURE AND TO RECORD THE PLAT.**
20. Project # 1005082 06DRB-01184 Minor-Prelim&Final Plat Approval	WAY JOHN SURVEYING INC agent(s) for RIGHT WAY ROOFING request(s) the above action(s) for all or a portion of Tract(s) 15 & 16, 287, 288 & 282 and Lot(s) C & B, Block(s) 2, **BRIGHTWOOD ADDITION,** zoned M-2, located on 1ST ST NW, between ASPEN AVE NW and CONSTITUTION AVE NW containing approximately 1 acre(s). (J-14) **THE PRELIMINARY AND FINAL PLAT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO PLANNING TO RECORD.**

21. Project # 1001900
06DRB-01183 Minor-Prelim&Final Plat Approval

WAYJOHN SURVEYING INC agent(s) for NEW MEXICO AIDS SERVICES request(s) the above action(s) for all or a portion of Block(s) C, Tract(s) J-1-A, **INDIAN MESA,** zoned R-2, located on LAFAYETTE DR NE, between AZTEC RD NE and COMANCHE RD NE containing approximately 1 acre(s). [REF: 05DRB-01775] (G-16) **THE PRELIMINARY AND FINAL PLAT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO TRANSPORTATION DEVELOPMENT FOR CROSS LOT ACCESS EASEMENT, CROSS LOT DRAINAGE EASEMENT, SIDEWALK AND PLANNING TO RECORD THE PLAT.**

22. Project # 1003469
06DRB-01185 Minor-Prelim&Final Plat Approval

TERRAMETRICS OF NEW MEXICO agent(s) for ED & CHARLENE WHITEHOUSE & DAVID & DEBORAH STANG request(s) the above action(s) for all or a portion of Lot(s) 8-A-P1 AND 9-A-P1, **OAKLAND HEIGHTS SUBDIVISION,** zoned RD (3 du/a), located on OAKLAND AVE NE, between BARSTOW ST NE and VENTURA ST NE containing approximately 1 acre(s). [REF: 06DRB00997] (C-20) **THE PRELIMINARY AND FINAL PLAT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO PLANNING FOR DRY UTILITIES SIGNATURES, TO FIX WHERE VACATION ENDS AND TO RECORD THE PLAT.**

23. Project # 1004083
06DRB-01147 Minor-Prelim&Final Plat Approval

RHOMBUS PA INC agent(s) for SANCHEZ & WADE ENTERPRISES LLC request(s) the above action(s) for all or a portion of Block(s) 11, Tract(s) 19-21, **VALLEY VIEW ADDITION,** zoned C-2, located on ZUNI SE, between ADAMS SE and JEFFERSON SE containing approximately 1 acre(s).[REF: 05DRB-01849, 06DRB-00427] (K-17) **THE PRELIMINARY AND FINAL PLAT WAS APPROVED WITH FINAL**

SIGN OFF DELEGATED TO PLANNING FOR REAL PROPERTY SIGNATURE AND TO RECORD THE PLAT.

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

24. Project # 1003798
06DRB-01126 Minor-Sketch Plat or Plan

GREATER ALBUQUERQUE HOUSING PARTNERSHIP request(s) the above action(s) for all or a portion of Lot(s) 7-12, Block(s) 27, **EMIL MANN,** zoned RT, located on DALLAS NE, between PENNSYLVANIA NE and SOUTHERN NE containing approximately 2 acre(s).*[Deferred from 8/16/06]*(L-19) **THE ABOVE REQUEST WAS REVIEWED AND COMMENTS WERE GIVEN.**

25. Project # 1005081
06DRB-01182 Minor-Sketch Plat or Plan

BOHANNAN HUSTON INC agent(s) for ANDALUCIA DEVELOPMENT CO INC request(s) the above action(s) for all or a portion of Tract(s) A-1 & B, **ANDALUCIA @ LA LUZ, UNIT 4,** zoned SU-1 PRD, located on COORS BLVD NW, between MONTE FRIO DR NW and SEVILLA AVE NW containing approximately 18 acre(s). (F-11) **THE ABOVE REQUEST WAS REVIEWED AND COMMENTS WERE GIVEN.**

26. Project # 1005072
06DRB-01169 Minor-Sketch Plat or Plan

DEBBIE HUBERT request(s) the above action(s) for all or a portion of Lot(s) 44, **SNOW HEIGHTS,** zoned R-3 residential zone, located on NORMAN AVE NE, between ARVADA AVE NE and EUBANK BLVD NE containing approximately 1 acre(s). (H-21) **THE**

ABOVE REQUEST WAS REVIEWED AND COMMENTS WERE GIVEN.

27. Project # 1005083
06DRB-01186 Minor-Sketch Plat or Plan

DOUG SMITH agent(s) for PETER HADDAD request(s) the above action(s) for all or a portion of Lot(s) 11-A, Block(s) 2, **JUAN TABO ADDITION,** zoned R-3, located on INDIAN SCHOOL RD NE, between KIRBY ST NE and PAISANO ST NE containing approximately 1 acre(s). (J-22) **THE ABOVE REQUEST WAS REVIEWED AND COMMENTS WERE GIVEN.**

28. Project # 1005078
06DRB-01177 Minor-Sketch Plat or Plan

STEVEN BURNS agent(s) for MICHELLE TOMPSON request(s) the above action(s) for all or a portion of Lot(s) 12, Block(s) 19, **EASTERN ADDITION,** zoned SU-2 RC, located on EDITH BLVD SE, between LEWIS AVE SE and GARFIELD AVE SE containing approximately 1 acre(s). *[Deferred from 8/23/06]*(L-14) **DEFERRED TO 8/30/06.**

29. Project # 1005073
06DRB-01170 Minor-Sketch Plat or Plan

ARLENE & GABRIEL GONZALEZ-CAMARGO request(s) the above action(s) for all or a portion of Lot(s) 1 & 2, Block(s) 11, **ROSEMONT PARK ADDITION,** zoned SU-2 special neighborhood zone, located on 12TH ST NW, between ROSEMONT NW and ARIAS NW containing approximately 1 acre(s). (J-13) **THE ABOVE REQUEST WAS REVIEWED AND COMMENTS WERE GIVEN.**

30. Project # 1005080
06DRB-01179 Minor-Sketch Plat or Plan

MARCOS MORALES request(s) the above action(s) for all or a portion of Lot(s) 132-A, **VISTA MANZANO, UNIT 2,** zoned R-LT, located on OJO FELIZ SW, between COORS SW and SAGE SW containing approximately 1 acre(s). (M-10) **THE ABOVE REQUEST WAS REVIEWED AND COMMENTS WERE GIVEN.**

31. Project # 1005085
06DRB-01192 Minor-Sketch Plat or Plan

JOHN H JACKSON JR request(s) the above action(s) for all or a portion of Lot(s) 10 & 13, Block(s) 4, **MANCHESTER PLACE ADDITION,** zoned RA-2 residential and agricultural zone, located on MANCHESTER DR NW, between CANDELARIA RD NW and HEADINGLY AVE NW containing approximately 1 acre(s). (G-13) **THE ABOVE REQUEST WAS REVIEWED AND COMMENTS WERE GIVEN.**

32. Approval of the Development Review Board Minutes for August 16, 2006. **THE DRB MINUTES FOR AUGUST 16, 2006 WERE APPROVED BY THE BOARD.**

ADJOURNED: 1:37 P.M.

DRB PUBLIC HEARING SIGN IN SHEETS

CASE NUMBER: 1003613 AGENDA#: 5 DATE: 8/23/06

1. Name: Frank Williams Address: Bernalillo County Public Works 2400 Broadway SE ABQ NM Zip: 87102
2. Name: William Kraemer Address: 200 Lomas NW #1111 Zip: 87102
3. Name: Dave Thompson Address: _____ Zip: _____
4. Name: _____ Address: _____ Zip: _____
5. Name: _____ Address: _____ Zip: _____
6. Name: _____ Address: _____ Zip: _____
7. Name: _____ Address: _____ Zip: _____
8. Name: _____ Address: _____ Zip: _____
9. Name: _____ Address: _____ Zip: _____
10. Name: _____ Address: _____ Zip: _____
11. Name: _____ Address: _____ Zip: _____
12. Name: _____ Address: _____ Zip: _____
13. Name: _____ Address: _____ Zip: _____
14. Name: _____ Address: _____ Zip: _____

CITY OF ALBUQUERQUE

P.O. Box 1293

Albuquerque

New Mexico 87103

www.cabq.gov

PLANNING DEPARTMENT
DEVELOPMENT AND BUILDING SERVICES
HYDROLOGY DEVELOPMENT SECTION

DEVELOPMENT REVIEW BOARD – SPEED MEMO

DRB CASE NO/PROJECT NO: 1003613 **AGENDA ITEM NO: 5**

SUBJECT:

Preliminary Plat
Sidewalk Deferral
Sidewalk Waiver
Site Plan for Subd
Vacation of Public Easements

ACTION REQUESTED:

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

ENGINEERING COMMENTS:

No objection to Sidewalk Waiver or Sidewalk Deferral request.
No objection to Vacation request.
An approved grading and drainage plan must be on file prior to Preliminary Plat approval.
Plat comments.
Infrastructure List comments.

RESOLUTION:

9-6-06

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: AUGUST 23, 2006

DEVELOPMENT REVIEW BOARD
ACTION SHEET

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

August 9, 2006 9 a.m.

MEMBERS:

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

Wilfred Gallegos, Transportation Development
Brad Bingham, Alternate City Engineer
Roger Green, Utility Development
Christina Sandoval, Parks & Recreation

****

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

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

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

A. Call to Order: 9:00 A.M. Adjourned: 10:50 A.M.
B. Changes and/or Additions to the Agenda
C. New or Old Business

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

1. **Project # 1003469** 06DRB-00997 Major-Two Year SIA	LLAVE CONSTRUCTION INC request(s) the above action(s) for all or a portion of Lot(s) 25-27, Block(s) 2, Tract(s) 3, **OAKLAND HEIGHTS UNIT 3,** zoned R-D (3 DU/A) located on OAKLAND AVE NE, between BARSTOW ST NE and VENTURA ST NE containing approximately 3 acre(s). [REF: 04DRB-00891, 04DRB-00892] (C-20) **A TWO-YEAR SIA WAS APPROVED WITH THE CONDITION THAT THE SIA SHALL BE AMENDED TO INCLUDE THE NEW INFRASTRUCTURE LIST.**

2. **Project # 1002928**
06DRB-01020 Major-Two Year SIA

WILSON & COMPANY agent(s) for THE TRAILS LLC, RICK BELTRAMO PE request(s) the above action(s) for all or a portion of Tract(s) D, THE TRAILS (to be known as **TAOS @ THE TRAILS**) zoned R-D residential and related uses zone, developing area, located on RAINBOW BLVD NW, between PASEO DEL NORTE NW and WOODMONT AVE NW containing approximately 18 acre(s). [REF: 03DRB01532, 05DRB00308] (C-9) **A TWO-YEAR SIA WAS APPROVED.**

3. **Project # 1002962**
06DRB-01021 Major-Two Year SIA

WILSON & COMPANY agent(s) for THE TRAILS LLC, RICK BELTRAMO PE request(s) the above action(s) for all or a portion of Tract(s) A, B, C, D & F, **THE TRAILS,** TRACT A, HERITAGE, UNIT 1, TRACT B, HERITAGE, UNIT 2, TRACT C, SANTA FE @ THE TRAILS, UNIT 1, TRACT D, TAOS @ THE TRAILS, UNIT 1 AND TRACT F, RESERVE @ THE TRAILS, UNIT 1, zoned R-D residential and related uses zone, developing area, located on RAINBOW BLVD NW, between PASEO DEL NORTE NW and WOODMONT AVE NW containing approximately 76 acre(s). [REF: 05DRB00297, 05DRB00308] (Listed as Proj.1002928 in error) (C-9) **A TWO-YEAR SIA WAS APPROVED.**

4. **Project # 1000560**
06DRB-01023 Major-SiteDev Plan BldPermit

HARTMAN & MAJEWSKI DESIGN GROUP agent(s) for NEW MEXICO CANCER CENTER request(s) the above action(s) for all or a portion of Tract(s) 1A-2-B-1, **JOURNAL CENTER,** zoned IP industrial park zone, located on HEADLINE BLVD NE, between PASEO DEL NORTE NE and LANG AVE NE containing approximately 6 acre(s). [REF: 05DRB00546, 05DRB00527] *[Deferred from 8/9/06]* (D-17) **DEFERRED AT THE BOARD'S REQUEST TO 8/16/06.**

5. **Project # 1004675**
06DRB-01026 Major-Preliminary Plat Approval
06DRB-01027 Major-Vacation of Public Easements
06DRB-01028 Minor-Subd Design (DPM) Variance
06DRB-01029 Minor-Sidewalk Waiver
06DRB-01030 Minor-Temp Defer SDWK

06DRB-01097 Minor-SiteDev Plan Subd/EPC

MARK GOODWIN & ASSOCIATES PA agent(s) for T. S. MCNANEY request(s) the above action(s) for all or a portion of Tract(s) 1, SP KINSCHERFFLAND AND SW ¼ ON NE ¼, SEC 35, T11N, R2E (to be known as **VISTA DE LA LUZ**) zoned SU-1 PRD, located on COORS BLVD NW, between WESTERN TRAIL NW and DELLYNE AVE NW containing approximately 29 acre(s). [REF: 06DRB00836] *[Deferred from 8/9/06]* (F-11) **DEFERRED AT THE BOARD'S REQUEST TO 8/23/06.**

CONSENSUS PLANNING agent(s) for TS MCNANEY LLC / MONTERREY LAND GROUP LLC request(s) the above action(s) for all or a portion of Tract(s) 1, KINSCHERFF, LANDS OF RAY A GRAHAM III (to be known as **VISTA DE LA LUZ**, zoned SU-1 PRD (10DU/A) located on COORS BLVD NW, between SAN ANTONIO ARROYO NW and LA LUZ DEL OESTE NW containing approximately 29 acre(s). [REF:06DRB-00836] **[Catalina Lehner, EPC Case Planner]** *[Deferred from 8/9/06]* (F-11) **DEFERRED AT THE BOARD'S REQUEST TO 8/23/06.**

6. **Project # 1005031**
06DRB-01017 Major-Preliminary Plat Approval
06DRB-01018 Minor-Temp Defer SDWK

SURV TEK & WILSON & COMPANY agent(s) for THE TRAILS LLC request(s) the above action(s) for all or a portion of Tract(s) 9-A, THE TRAILS UNIT 2 (to be known as **SANTA FE 3 @ THE TRAILS, UNIT 2**) zoned R-D residential and related uses zone, developing area, located on WOODMONT AVE NW, between RAINBOW BLVD NW and UNIVERSE BLVD NW containing approximately 20 acre(s). (Listed as Project 1004644 in error) *[Deferred from 8/9/06]* (C-9) **DEFERRED AT THE AGENT'S REQUEST TO 8/23/06.**

7. **Project #1003613**
06DRB-00854 Major-Preliminary Plat Approval
06DRB-00855 Major-Vacation of Public Easements
06DRB-00859 Minor-SiteDev Plan Subd/EPC
06DRB-00856 Minor-Sidewalk Waiver
06DRB-00857 Minor-Temp Defer SDWK

THOMPSON ENGINEERING CONSULTANTS INC agent(s) for WAREHOUSE MOLDING & DOOR CORP request(s) the above action(s) for all or a portion of Tract(s) 34, MRGCD Map 39, Lot(s) 11, Rancho Rico and Lot(s) 1-4, Powell Gardens Addition (to be known as **SUNSET VILLA ADDITION**) zoned SU-1 for PRD, located on SUNSET GARDENS RD SW between ATRISCO RD SW and ARENAL DITCH, containing approximately 15 acres. *[Deferred from 7/12/06 & 8/9/06]* (K-12) **DEFERRED AT THE AGENT'S REQUEST TO 8/23/06.**

8. **Project # 1004091**
06DRB-00942 Major-Preliminary Plat approval
06DRB-00943 Minor- Temp Deferral of Sidewalk

RIO GRANDE ENGINEERING agent(s) for IRVING PARTNERS LLC request(s) the above action(s) for all or a portion of Unplatted Lands of Amalgamated Partners (to be known as **DESERT GARDEN ESTATES SUBDIVISION**), zoned RLT, located on IRVING BLVD NW between RAINBOW RD NW and PASEO DEL OESTE NW containing approximately 12 acre(s). *[Deferred from 7/26/06 & 8/2/06 & 8/9/06]* (A-9) **DEFERRED AT THE AGENT'S REQUEST TO 8/23/06.**

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.

THERE ARE NO SITE DEVELOPMENT THIS WEEK . . .

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

9. **Project # 1004300**
06DRB-01088 Minor-Extension of Preliminary Plat

WAYJOHN SURVEYING INC agent(s) for ELITE DRI-WALL request(s) the above action(s) for all or a portion of Lot(s) 31 & 32, Block(s) 9, Tract(s) A, **NORTH ALBUQUERQUE ACRES, UNIT B,** zoned SU-2/M-1, located on EAGLE ROCK AVE NE, between SAN MATEO BLVD NE and INTERSTATE 25 NE containing approximately 2 acre(s). (C-18) **A ONE-YEAR EXTENSION OF THE PRELIMINARY PLAT WAS APPROVED.**

10. Project # 1005044
06DRB-01092 Minor-Prelim&Final Plat Approval

JACK'S HIGH COUNTRY agent(s) for WILLIAM A JR & AILENE E FORD request(s) the above action(s) for all or a portion of Lot(s) 5 & 6, Block(s) 5, **HUNTERS RUN SUBDIVISION, UNIT 1,** zoned R-1, located on LAWTON ST NW, between TALMADGE AVE NW and LOREN AVE NW containing approximately 1 acre(s). (A-13/B-13) **THE PRELIMINARY AND FINAL PLAT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO PLANNING FOR THE AGIS DXF FILE AND TO RECORD THE PLAT.**

11. Project # 1002858
06DRB-00630 Minor- Final Plat Approval

MARK GOODWIN & ASSOCIATES PA agent(s) for ANDERSON HILLS LLC request(s) the above action(s) for all or a portion of Lot(s) 28, Block(s) 13, **MESA @ ANDERSON HILLS, UNIT 2,** zoned SU-1 for C-1 uses & R-2, located on DENNIS CHAVEZ BLVD SW, between UNSER BLVD SW and GRACE VIGIL RD SW containing approximately 35 acre(s). [REF: 05DRB-00488, 04DRB-01744, 04DRB-01683] *[Indef deferred for SIA on 5/31/06]* (P-9) **THE FINAL PLAT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO PLANNING TO RECORD.**

12. Project # 1004944
06DRB-01096 Minor-Prelim&Final Plat Approval

DOUG SMITH agent(s) for REX O LEWIS request(s) the above action(s) for all or a portion of Lot(s) 11 & 12, Block(s) 18, **EAST CENTRAL BUSINESS ADDITION,** zoned C-3 heavy commercial zone, located on MURIEL ST NE, between BUENA VENTURA RD NE and LINN NE containing approximately 1 acre(s). [REF: 06DRB-00803] (K-21) **THE PRELIMINARY AND FINAL PLAT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO PLANNING FOR AGIS DXF FILE AND TO RECORD THE PLAT.**

13. Project # 1004970
06DRB-01070 Minor-Prelim&Final Plat Approval

PRECISION SURVEYS INC agent(s) for PERFORMANCE TOOL & EQUIPMENT request(s) the above action(s) for all or a portion of Lot(s) 26-A, Block(s) 4, **WHITE CITY ADDITION,** zoned C-3 heavy commercial zone, located on 4TH ST NW, between MENAUL BLVD NW and PHOENIX NW containing approximately 1 acre(s). [REF: 06DRB00871] *[Deferred from 8/2/06]* (H-14) **THE PRELIMINARY AND FINAL PLAT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO UTILITIES DEVELOPMENT FOR TAPPING PERMIT FOR SEWER LINE AND PLANNING TO RECORD THE PLAT.**

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

14. Project # 1004602
06DRB-01098 Minor-Sketch Plat or Plan

DOUG SMITH agent(s) for ROBERT JENKINS request(s) the above action(s) for Lot(s) G and westerly portion of Lot(s) F, **ALVARADO GARDENS, UNIT 2,** zoned RA-2 residential and agricultural zone, located on CASTANEDA RD NW, between ORO VISTA RD NW and CAMPBELL RD NW containing approximately 1 acre(s). [REF: 06DRB-00316] (G-12) **THE ABOVE REQUEST WAS REVIEWED AND COMMENTS WERE GIVEN.**

15. Project # 1004851
06DRB-01095 Minor-Sketch Plat or Plan

JEFF MORTENSEN & ASSOCIATES INC agent(s) for THE SAWMILL DEVELOPMENT CO., LLC request(s) the above action(s) for all or a portion of Tract(s) 2, **LANDS OF MCCLAIN** & Tract(s) A-3 LANDS OF **WILLIAM MCCORD,** zoned S-M1, located on ZEARING AVE NW, between RIO GRANDE BLVD NW and 19TH ST NW containing approximately 3 acre(s). [REF: 06DRB-00556] (H-13) **THE ABOVE REQUEST WAS REVIEWED AND COMMENTS WERE GIVEN.**

16. **Project # 1005045**
06DRB-01094 Minor-Sketch Plat or Plan

J.C. HELMS agent(s) for HARPAL SINGH request(s) the above action(s) for all or a portion of Tract(s) 104, **M.R.G.C.D. MAP 34,** zoned RA-2 residential and agricultural zone, located on INDIAN FARM LANE NW, between CANDELARIA NW and GREIGOS DRAIN containing approximately 2 acre(s). (G-13) **THE ABOVE REQUEST WAS REVIEWED AND COMMENTS WERE GIVEN.**

17. Approval of the Development Review Board Minutes for August 2, 2006. **THE DEVELOPMENT REVIEW BOARD MINUTES FOR AUGUST 2, 2006 WERE APPROVED BY THE BOARD.**

ADJOURNED: 10:50 A.M.

CITY OF ALBUQUERQUE

P.O. Box 1293

Albuquerque

New Mexico 87103

www.cabq.gov

PLANNING DEPARTMENT
DEVELOPMENT AND BUILDING SERVICES
HYDROLOGY DEVELOPMENT SECTION

DEVELOPMENT REVIEW BOARD – SPEED MEMO

DRB CASE NO/PROJECT NO: 1003613 **AGENDA ITEM NO: 7**

SUBJECT:

Preliminary Plat
Sidewalk Deferral
Sidewalk Waiver
Site Plan for Subd
Vacation of Public Easements

ACTION REQUESTED:

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

ENGINEERING COMMENTS:

No objection to Sidewalk Waiver or Sidewalk Deferral request.
No objection to Vacation request.
An approved grading and drainage plan must be on file prior to Preliminary Plat approval.
Plat comments.
Infrastructure List comments.

RESOLUTION:

8/23/06

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: AUGUST 9, 2006

DRB PUBLIC HEARING SIGN IN SHEETS

CASE NUMBER: 1003613 AGENDA#: 7 DATE: 8/9/06

1. Name: Nolan Bennett Address: 2400 Broadway SE Zip: 87102
2. Name: Bill Kraemer Address: Gorcen Kraemer Zip: _____
3. Name: _____ Address: _____ Zip: _____
4. Name: _____ Address: _____ Zip: _____
5. Name: _____ Address: _____ Zip: _____
6. Name: _____ Address: _____ Zip: _____
7. Name: _____ Address: _____ Zip: _____
8. Name: _____ Address: _____ Zip: _____
9. Name: _____ Address: _____ Zip: _____
10. Name: _____ Address: _____ Zip: _____
11. Name: _____ Address: _____ Zip: _____
12. Name: _____ Address: _____ Zip: _____
13. Name: _____ Address: _____ Zip: _____
14. Name: _____ Address: _____ Zip: _____

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

July 12, 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

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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: 1:20 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 # 1004355**
   06DRB-00808 Major-Vacation of Public Easements

   WILSON AND COMPANY agent(s) for KB HOMES request(s) the above action(s) for all or a portion of Tract(s) 2, **VISTA VIEJA, UNIT 2,** zoned R-1 residential zone, located on SCENIC RD NW, between 81ST ST NW and ALBERICOQUE PL NW containing approximately 41 acre(s). [REF: 04DRB-01522, 04DRB-01523, 04DRB-01524, PROJECT #1003470] (D-9) **VACATION WAS APPROVED AS SHOWN ON EXHIBIT B IN THE PLANNNG FILE.**

2. **Project # 1003102**
06DRB-00832 Major-Preliminary Plat Approval
06DRB-00837 Minor-Sidewalk Waiver
06DRB-00838 Minor-Temp Defer SDWK

ISAACSON & ARFMAN PA agent(s) for INFILL SOLUTIONS request(s) the above action(s) for all or a portion of Lot(s) 12-A, LANDS OF FERRARI-ESQUIBEL-PALMER (to be known as **THE SOFT LOFTS**) zoned SU-1 PRD (22 Du/Acre), located on LAGRIMA DE ORO NE, between JUAN TABO NE and MORRIS ST NE containing approximately 2 acre(s). [REF: 04DRB-00236, 06EPC-00146, 06EPC-00147, 05DRB-00911] *[Deferred from 7/12/06]* (F-21) **DEFERRED AT THE AGENT'S REQUEST TO 7/19/06.**

06DRB-00935 Minor-SiteDev Plan Subd/EPC
06DRB-00936 Minor-SiteDev Plan BldPermit/EPC

INFILL SOLUTIONS request(s) the above action(s) for all or a portion of Lot(s) 12-A, LANDS OF FERRARI-ESQUIBEL-PALMER, (to be known as **THE SOFT LOFTS** zoned SU-1 PRD (22 DU/acre) located on JUAN TABO BLVD NE, between MONTGOMERY BLVD NE and LAGRIMA DE ORO RD NE containing approximately 2 acre(s). [REF: 05DRB-00911, 06EPC-00146, 06EPC-00147] **[David Stallworth, EPC Case Planner]** *[Deferred from 7/12/06]* (F-21) **DEFERRED AT THE AGENT'S REQUEST TO 7/19/06.**

3. **Project # 1004184**
06DRB-00819 Major-Bulk Land Variance
06DRB-00820 Minor-Prelim&Final Plat Approval

COMMUNITY SCIENCES CORP agent(s) for TOM SALAZAR request(s) the above action(s) for all or a portion of Tract(s) A-1, **LANDS OF SALAZAR FAMILY TRUST ETAL,** zoned RLT AND SU-1 MIXED USE, located on VERMEJO PARK RD SW, between 98TH ST SW and UNSER BLVD SW containing approximately 149 acre(s). [REF: 05DRB-00810, 05DRB-00811] (N-9) **BULK LAND VARIANCE WAS APPROVED. THE PRELIMINARY AND FINAL PLAT WAS APPROVED WITH FINAL PLAT SIGN OFF DELEGATED TO TRANSPORTATION DEVELOPMENT FOR REMOVAL OF PUBLIC UTILITY EASEMENT, DEDICATION OF PERMANENT 98TH STREET EASEMENT, AMAFCA'S SIGNATURE AND PLANNING FOR ZONING ON FIRST PAGE OF PLAT, RECORD THE PLAT, 15-DAY APPEAL PERIOD AND NOTICE OF SUBDIVISION PLAT CONDITIONS DOCUMENT.**

4. **Project # 1004715**
06DRB-00813 Major-Preliminary Plat Approval
06DRB-00814 Major-Vacation of Public Easements
06DRB-00815 Minor-Subd Design (DPM) Variance
06DRB-00816 Minor-Sidewalk Waiver
06DRB-00817 Minor-Temp Defer SDWK

MARK GOODWIN & ASSOCIATES PA agent(s) for JTH, LLC request(s) the above action(s) for all or a portion of Lot(s) 6, 7, JUAN TABO HILLS, UNIT 1 (to be known as **JUAN TABO HILLS, UNIT 2**) zoned R-D residential and related uses zone, Developing Area, located on JUAN TABO BLV D SE, between EUBANK BLVD SE and FOUR HILLS RD SE containing approximately 83 acre(s). (M-21, M-22) **WITH THE SIGNING OF THE INFRASTRUCTURE LIST DATED 7/12/06 AND APPROVAL OF THE GRADING PLAN ENGINEER STAMP DATED 2/9/06 THE PRELIMINARY PLAT WAS APPROVED WITH THE FOLLOWING CONDITIONS OF FINAL PLAT: IF THE FINAL PLAT IS APPROVED AFTER 10/31/06, THE SUBDIVIDER MUST COMPLY WITH CITY COUNCIL RESOLUTION R-06-74 REGARDING PRE-DEVELOPMENT FACILITY FEE AGREEMENTS WITH THE ALBUQUERQUE PUBLIC SCHOOLS (APS) AND THE DEVELOPER SHALL ESTABLISH EITHER AN AVIGATION EASEMENT OR A COVENANT NOT TO SUE WITH THE CITY OF ALBUQUERQUE EITHER OF WHICH WOULD BE FILED WITH THE COUNTY CLERK'S OFFICE. THE VACATION WAS APPROVED AS SHOWN ON EXHIBIT B IN THE PLANNING FILE. THE SUBDIVISION DESIGN VARIANCE FROM MINIMUM DPM DESIGN STANDARDS WAS APPROVED AS SHOWN ON EXHIBIT C IN THE PLANNNG 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.**

06DRB-00938 Minor-SiteDev Plan Subd

MARK GOODWIN & ASSOCIATES PA agent(s) for JTH, LLC request(s) the above action(s) for all or a portion of Lot(s) 6, 7, JUAN TABO HILLS, UNIT 1 (to be known as **JUAN TABO HILLS, UNIT 2**) zoned R-D residential and related uses zone, Developing Area, located on JUAN TABO BLV D SE, between EUBANK BLVD SE and FOUR HILLS RD SE containing approximately 83 acre(s). (M-21, M-22) **THE SITE PLAN FOR SUBDIVISION WAS APPROVED AND SIGNED OFF BY THE BOARD.**

5.	**Project # 1003613** 06DRB-00854 Major-Preliminary Plat Approval 06DRB-00855 Major-Vacation of Public Easements 06DRB-00859 Minor-SiteDev Plan Subd/EPC 06DRB-00856 Minor-Sidewalk Waiver 06DRB-00857 Minor-Temp Defer SDWK	THOMPSON ENGINEERING CONSULTANTS INC agent(s) for WAREHOUSE MOLDING & DOOR CORP request(s) the above action(s) for all or a portion of Tract(s) 34, MRGCD Map 39, Lot(s) 11, Rancho Rico and Lot(s) 1-4, Powell Gardens Addition (to be known as **SUNSET VILLA ADDITION**) zoned SU-1 for PRD, located on SUNSET GARDENS RD SW between ATRISCO RD SW and ARENAL DITCH, containing approximately 15 acres. *[Deferred from 7/12/06]* (K-12) **DEFERRED AT THE AGENT'S REQUEST TO 8/9/06.**
6.	**Project # 1003247** 06DRB-00874 Major-Preliminary Plat Approval 06DRB-00876 Major-Final Plat approval 06DRB-00875 Minor-Temp Defer SDWK	QUIK DRAW ENGINEERING agent(s) for MARK VALENCIA request(s) the above action(s) for all or a portion of Lot(s) 1 & 2 VALENCIA SUBDIVISION (to be known as **CORONA DEL SOL**) zoned R-2 residential townhomes, located on ALAMOGORDO NW, between ST JOSEPH NW and TUCSON NW containing approximately 1 acre(s). [REF: 04DRB-00190, 05DRB-00498] (G-11) **WITH THE SIGNING OF THE INFRASTRUCTURE LIST DATED 4/6/05 AND APPROVAL OF THE GRADING PLAN ENGINEER STAMP DATED 11/16/04 THE PRELIMINARY PLAT WAS APPROVED. THE FINAL PLAT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO PLANNING FOR THE 15-DAY APPEAL PERIOD AND TO RECORD. THE TEMPORARY DEFERRAL OF CONSTRUCTION OF SIDEWALKS ON THE INTERIOR STREETS WAS APPROVED AS SHOWN ON EXHIBIT C IN THE PLANNING FILE.**
7.	**Project # 1003469** 06DRB-00882 Major-Vacation of Public Easements	TERRAMETRICS OF NEW MEXICO agent(s) for JEFFREY & LORRI ZUMWALT AND ED & CHARLENE WHITEHOUSE request(s) the above action(s) for Lot(s) 7A-P1, 8A-P1 & 9A-P1, **OAKLAND HEIGHTS,** zoned R-D (3 Du/Acre) located on OAKLAND AVE NE, between BARSTOW ST NE and VENTURA ST NE containing approximately 1 acre(s). [REF: 04DRB-00891] (C-20) **THE VACATION WERE APPROVED AS SHOWN ON EXHIBIT B IN THE PLANNING FILE. A CONDITION OF FINAL**

PLAT: SHOW PEDESTRIAN EASEMENT AT THE END OF THE CUL-DE-SAC.

8. Project # 1003886
06DRB-00861 Major-Preliminary Plat Approval
06DRB-00862 Major-Vacation of Pub Right-of-Way
06DRB-00864 Major-Vacation of Public Easements
06DRB-00863 Minor-Vacation of Private Easements
06DRB-00867 Minor-Temp Defer SDWK

MARK GOODWIN & ASSOCIATES agent(s) for HOME SITE FIVE request(s) the above action(s) for all or a portion of Tract(s) C & 42, MESA VILLAGE SUBDIVISION (to be known as **SILVER LEAF SUBDIVISION**) zoned R-3, located on LOMAS BLVD NE, between SELLARS DR NE and EASTERDAY NE containing approximately 52 acre(s). [REF: 05DRB-01831] (J-20) **WITH THE SIGNING OF THE INFRASTRUCTURE LIST DATED 7/12/06 AND APPROVAL OF THE GRADING PLAN ENGINEER STAMP DATED 11/9/05 THE PRELIMINARY PLAT WAS APPROVED WITH THE FOLLOWING CONDITION OF FINAL PLAT: IF THE FINAL PLAT IS APPROVED AFTER 10/31/06, THE SUBDIVIDER MUST COMPLY WITH CITY COUNCIL RESOLUTION R-06-74 REGARDING PRE-DEVELOPMENT FACILITY FEE AGREEMENTS WITH THE ALBUQUERQUE PUBLIC SCHOOLS (APS). THE VACATIONS WERE APPROVED AS SHOWN ON EXHIBIT B IN THE PLANNING FILE. THE TEMPORARY DEFERRAL OF CONSTRUCTION OF SIDEWALKS ON THE INTERIOR STREETS WAS APPROVED AS SHOWN ON EXHIBIT C IN THE PLANNING FILE.**

9. Project # 1004974
06DRB-00884 Major-SiteDev Plan Subd
06DRB-00885 Major-SiteDev Plan Bldg Permit

STUDIO SW ARCHITECTS agent(s) for SAN PEDRO EQUITIES request(s) the above action(s) for all or a portion of Lot(s) 1, 2, 3, 30, 31 and 32, Tract(s) A, Block(s) 34, **NORTH ALBUQUERQUE ACRES**, zoned SU-2, IP, located on SAN PEDRO NE BETWEEN HOLLY NE AND CARMEL NE containing approximately 5 acres.[REF: AX-84-9,Z-84-41] *[Deferred from 7/12/06]* (C-18) **DEFERRED AT THE AGENT'S REQUEST TO 8/16/06.**

10. **Project # 1003703**
06DRB-00886 Major-Preliminary Plat Approval
06DRB-00887 Major-Vacation of Public Right-of-Way
06DRB-00888 Minor-Temp Defer SDWK

ADIL RIZVI request(s) the above action(s) for all or a portion of Lot(s) 13, 14, 15, 16, 19 & 20, Block(s) 2, Tract(s) 3, Unit(s) 3, NORTH ALBUQUERQUE ACRES, (to be known as **EAGLE'S VIEW ESTATES**, zoned RD, located on VENTURA NE between EAGLE ROCK NE and OAKLAND NE containing approximately 6 acres. [REF: 04DRB-01533] (C-20) **WITH THE SIGNING OF THE INFRASTRUCTURE LIST DATED 7/12/06 AND APPROVAL OF THE GRADING PLAN ENGINEER STAMP DATED 10/24/05 THE PRELIMINARY PLAT WAS APPROVED WITH THE FOLLOWING CONDITIONS OF FINAL PLAT APPROVAL: THE DEDICATION ALONG EAGLE ROCK SHALL BE SHOWN ON THE FINAL PLAT PRIOR TO APPROVAL. THE FIRE DEPARTMENT MUST APPROVE THE HAMMERHEAD PRIOR TO FINAL PLAT APPROVAL. IF THE FINAL PLAT IS APPROVED AFTER 10/31/06, THE SUBDIVIDER MUST COMPLY WITH CITY COUNCIL RESOLUTION R-06-74 REGARDING PRE-DEVELOPMENT FACILITY FEE AGREEMENTS WITH THE ALBUQUERQUE PUBLIC SCHOOLS (APS). THE PROVISION OF A GRADING PLAN FOR MS OTT-MEYER'S LOT IS REQUIRED. THE VACATION WAS APPROVED AS SHOWN ON EXHIBIT B IN THE PLANNING FILE. THE TEMPORARY DEFERRAL OF CONSTRUCTION OF SIDEWALKS ON THE INTERIOR STREETS WAS APPROVED AS SHOWN ON EXHIBIT C IN THE PLANNING FILE.**

11. **Project # 1004240**
06DRB-00890 Major-Preliminary Plat Approval
06DRB-00891 Minor-Sidewalk Waiver
06DRB-00892 Minor-Temp Defer SDWK
06DRB-00893 Minor-Vacation of Private Easements

ADVANCED ENGINEERING & CONSULTING LLC agent(s) for VILLAS LAS MANANITAS DEVELOPMENT LLC request(s) the above action(s) for all or a portion of Tract(s) 87-A-1-B, 87-A-2, 87-B-1, 87-B-2, 87-B-3, 88, 89A, 89-B-1, 89-B-2-A, Lot(s) A-1 and A-2, LANDS OF E. MAS (to be known as **VILLAS LAS MANANITAS SUBDIVISION**, zoned SU-1 FOR C-1 AND R-1, located on INDIAN SCHOOL RD NW between the ALAMEDA DRAIN AND RIO GRANDE BLVD NW containing approximately 5 acres. [REF: 05DRB-00918] *[Deferred from 7/12/06]* (H-13) **DEFERRED AT THE AGENT'S REQUEST TO 7/26/06.**

12. Project # 1004932
06DRB-00889 Major-Vacation of Public Right-of-Way

RIMCON INC., WALTER TILLEY agent(s) for ALAN MALOTT request(s) the above action(s) for Lot(s) B, Block(s) 5, **MONTE VISTA ADDITION**, zoned C-1, located on CAMPUS BLVD NE between TULANE DR NE and CARLISLE NE containing approximately 1 acre(s). [REF: 06DRB-00775] (K-16) **THE VACATION WAS APPROVED AS SHOWN ON EXHIBIT B IN THE PLANNING FILE.**

13. Project # 1003612
06DRB-00737 Major-Preliminary Plat Approval
06DRB-00738 Major-Vacation of Pub Right-of-Way
06DRB-00739 Minor-Temp Defer SDWK

THOMPSON ENGINEERING CONSULTANTS INC agent(s) for DRAGONFLY DEVELOPMENT INC request(s) the above action(s) for all or a portion of Lot(s) 37, TOWN OF ATRISCO GRANT (to be known as **SUNDORO SOUTH, UNIT 9**) zoned SU-2 R-LT, located on ENDEE RD NW, between 98TH ST NW and 94TH ST NW containing approximately 6 acre(s). [REF: 04DRB-01868] *[Deferred from 6/21/06 & 6/28/06 & 7/12/06]* (J-9) **DEFERRED AT THE BOARD'S REQUEST TO 7/26/06.**

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.

14. Project # 1001275
06DRB-00931 Minor-SiteDev Plan BldPermit/EPC

GEORGE RAINHART & ASSOCIATES agent(s) for DOPPCO DEVELOPMENTS request(s) the above action(s) for all or a portion of Lot(s) 2, LOWES SUBDIVISION (to be known as **SHOPPES OF ALAMEDA**) zoned SU-1 with Permissive Use, located on ALAMEDA NW, between COORS BLVD NW and ELLISON DR NW containing approximately 4 acre(s). **[Stephanie Shumsky, EPC Case Planner]** (A-14) **WITH THE SIGNING OF THE INFRASTRUCTURE LIST DATED 7/12/06 THE SITE PLAN FOR BUILDING PERMIT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO CITY ENGINEER FOR SIA AND PLANNING FOR 3 COPIES OF THE SITE PLAN AND THE EPC CASE PLANNER'S INITIALS.**

15. Project # 1003272
06DRB-00941 Minor-SiteDev Plan Subd/EPC

CONSENSUS PLANNING 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, 3-A and 4-A-1, **ALBUQUERQUE WEST, UNIT 2,** zoned SU-1 PDA to include C-3 uses, located on PASEO DEL NORTE NW, between COORS BLVD NW and EAGLE RANCH RD NW containing approximately 10 acre(s). [REF: 06EPC-00283] **[Stephanie Shumsky, EPC Case Planner]** *[Deferred from 7/12/06]* (C-13) **DEFERRED AT THE AGENT'S REQUEST TO 7/26/06.**

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

16. Project # 1004223
06DRB-00913 Minor-Extension of Preliminary Plat

SURVEYS SOUTHWEST LTD agent(s) for LUTHER MARTINEZ request(s) the above action(s) for all or a portion of Tract(s) 6-B **SUNDT'S INDUSTRIAL CENTER,** with Parcel(s) D of **RENAISSANCE CENTER III**, zoned M-2 & SU-1 IP, located on MONTANO RD NE, between ALEXANDER BLVD NE and DESERT SURF CIRCLE NE containing approximately 9 acre(s). [REF: 05DRB-00884, 05DRB-00885] (F-16) **A ONE-YEAR EXTENSION OF THE PRELIMINARY PLAT WAS APPROVED.**

17. Project # 1004120
06DRB-00918 Minor-Prelim&Final Plat Approval

SURVEYS SOUTHWEST LTD agent(s) for ROBERT RUTH request(s) the above action(s) for Lot(s) 30-A, 30-B-2-A & 30-B-2-B, **ALVARADO GARDENS, UNIT 3,** zoned R-2 residential zone, located on CANDELARIA RD NW, between GLENWOOD NW and VERANDA RD NW containing approximately 2 acre(s). [REF: 05DRB-00622] (G-12) **THE PRELIMINARY AND FINAL PLAT WAS APPROVED WITH FINAL PLAT SIGN OFF DELEGATED TO TRANSPORTATION DEVELOPMENT TO CHECK FOR 6-FOOT SIDEWALKS.**

18. Project # 1001789
06DRB-00924 Minor-Prelim&Final Plat Approval

PRECISION SURVEYS agent(s) for DASKALOS NOB HILL request(s) the above action(s) for all or a portion of Lot(s) 28-A-1, Block(s) 6, **MONTE VISTA,** zoned SU-2/CCR, located on CENTRAL AVE NE, between TULANE NE and WELLESLEY NE containing approximately 1 acre(s). (K-16) **PRELIMINARY AND FINAL PLAT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO PLANNING TO RECORD.**

19. Project # 1004604
06DRB-00929 Minor-Prelim&Final Plat Approval

CARTESIAN SURVEYS INC agent(s) for SILVERTON CUSTOM HOMES INC request(s) the above action(s) for all or a portion of Lot(s) 8-11, Block(s) 6, **BELMONT PLACE ADDITION,** zoned R-1, located on 5TH ST NW, between FREEMAN AVE NW and SAN CLEMENTE NW containing approximately 1 acre(s). [REF: 06DRB-00153] (G-14) **PRELIMINARY AND FINAL PLAT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO PLANNING FOR AGIS DXF FILE AND TO RECORD.**

20. Project # 1004782
06DRB-00928 Minor-Prelim&Final Plat Approval

CARTESIAN SURVEYS INC agent(s) for THOMAS P GUTIERREZ request(s) the above action(s) for all or a portion of Lot(s) 18, Block(s) 1, **SLOAN'S ACRES,** zoned R-1, located on ESTANCIA NW, between LADERA DR NW and WESTERN TRAILS NW containing approximately 1 acre(s). *[Deferred from 7/12/06]* (G-11) **DEFERRED AT THE AGENT'S REQUEST TO 7/26/06.**

21. Project # 1003739
06DRB-00115 Minor- Final Plat Approval

WILKS COMPANY agent(s) for THE SHELDON CO LLC request(s) the above action(s) for all or a portion of Lot(s) 12-16, Block(s) 8, **ENCHANTED MESA SUBDIVISION,** zoned C-1 neighborhood commercial zone, located on CHELWOOD PARK BLVD NE, between MENAUL BLVD NE and PHOENIX AVE NE containing approximately 1

acre(s). *[Final Plat Indef deferred for SIA 2/8/06]* (H-22) **THE FINAL PLAT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO PLANNING TO RECORD.**

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

22. Project # 1004986
06DRB-00922 Minor-Sketch Plat or Plan

STEPHEN & PATRICIA DWYER request(s) the above action(s) for all or a portion of Lot(s) 2, Tract(s) 2, **FOUR HILLS VILLAGE INSTALLMENT 11-A,** zoned R-1 residential zone, located on STAGECOACH RD SE, between PEDREGOSO PL SE and LA CABRA DR SE containing approximately 1 acre(s). *[Deferred from 7/12/06]* (M-23) **DEFERRED AT THE APPLICANT'S REQUEST TO 7/19/06.**

23. Project # 1004988
06DRB-00926 Minor-Sketch Plat or Plan

FORSTBAUER SURVEYING LLC agent(s) for EAGLE/3-V INVESTORS LLC request(s) the above action(s) for all or a portion of Tract(s) 2-D, **EAGLE RANCH,** zoned O-1, located on EAGLE RANCH RD NW between CONGRESS AVE NW and IRVING BLVD NW containing approximately 4 acre(s). (C-13) **THE ABOVE REQUEST WAS REVIEWED AND COMMENTS WERE GIVEN.**

24. Project # 1004989
06DRB-00933 Minor-Sketch Plat or Plan

BOHANNAN HUSTON INC agent(s) for MESA VERDE DEVELOPMENT request(s) the above action(s) for all or a portion of Tract(s) A, **WILDERNESS SUBDIVISION UNIT 2,** zoned SU-2 HD R-R, located on HIGH DESERT PLACE NE, between TRAIL HEAD RD NE and EMBUDITO VIEW CT NE containing approximately 4 acre(s). [REF: 04DRB-00713, 04DRB-01723, 05DRB-00477] (F-23) **THE ABOVE REQUEST WAS REVIEWED AND COMMENTS WERE GIVEN.**

25. Approval of the Development Review Board Minutes for June 28, 2006. **THE DRB MINUTES FOR JUNE 28, 2006 WERE APPROVED BY THE BOARD.**

ADJOURNED: 1:20 P.M.

DRB PUBLIC HEARING SIGN IN SHEETS

CASE NUMBER: 1003613 AGENDA#: 5 DATE: 7-12-06

1. Name: Jerry P. Maya Address: 1810 Sunset Gardens S.W. Zip: 87105
2. Name: Frank Williams Bernalillo County Public Works Address: 2400 Broadway SE ALL NM Zip: 87102
3. Name: Concepción ~~Sotelo~~ ACOSTA State Rep. Address: 1721 Hooper Rd SW Zip: 87105
4. Name: Miguel P. Garcia Address: 1118 ~~Lafont~~ FONT SW Zip: 87105
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 Review Division

#5

INTER-OFFICE MEMO **July 10, 2006**

TO: Sheran Matson, DRB Chair

FROM: Carmen Marrone, Senior Planner

RE: **Project #1003613, Sunset Villa Subdivision**

The applicant is requesting DRB approval of a Site Development Plan for Subdivision for approximately 15 acres located off of Sunset Gardens Road SW between Atrisco and the Arenal Drain. **The DRB Site Development Plan generally meets the EPC conditions of approval except for the following:**

04EPC 01554

Condition 3: The wall details are confusing. Will the wall be a combination of tan cmu block and brown split face block?

Condition 5: Although Sheet 2 indicates that landscaping will be provided along the main entrance, staff wants to emphasize this fact since Sheet 1 only indicates trees along the main entrance.

04EPC 01220

Condition 9: This condition requires identification of the seed that will be placed in the ponds. The site plan only indicates that the ponds will be "reseeded".

If you have any questions regarding this case, please call me at 924-3814.

K. Bosma - D. Veach #5 7/12/06

Jerry S. Dietch Esq. Sunset Gardens
Mayor S. Valle Vista School
Drainage - Ponding area

F. Williams - Co. PWD
Grap. purchase drainage ponds

Concepcion

BOARD OF COUNTY COMMISSIONERS
ALAN B. ARMIJO, CHAIR
DISTRICT 1
TERESA L. CORDOVA, VICE-CHAIR
DISTRICT 2
DEANNA ARCHULETA-LOESER, MEMBER
DISTRICT 3
E. TIM CUMMINS, MEMBER
DISTRICT 4
MICHAEL BRASHER, MEMBER
DISTRICT 5

THADDEUS LUCERO, COUNTY MANAGER

County of Bernalillo
State of New Mexico

MARK J. CARRILLO, ASSESSOR
MARY HERRERA, CLERK
MERRI RUDD, PROBATE JUDGE
DARREN P. WHITE, SHERIFF
PATRICK PADILLA, TREASURER

PUBLIC WORKS
2400 BROADWAY, SE
ALBUQUERQUE NEW MEXICO 87102
(505) 848-1500 • FAX (505) 848-1510

March 2, 2006, Project TS04-13
County of Bernalillo

NOTICE OF INTENT TO ACQUIRE

Mr. Phil Lindborg/ Mr. Joe Hahn, et al
[Sunset Villa Land Inc.]
12809 Donette Court NE
Albuquerque, New Mexico 87112

Dear Property owner:

This letter is to inform you that the County of Bernalillo, Department of Public Works has determined that it is necessary to acquire approximately five (5) acres of your property located at Sunset Villa property, Albuquerque, N.M. 87105. This acquisition will be used for construction of a Storm Water detention pond required for short term storage of storm water.

As owner of the aforementioned property, you are entitled to just compensation. A brochure describing your rights and the County's procedure for acquiring property is enclosed for your information. If you have any questions, please call me at 505-848-1545. This is not a notice to vacate and does not establish eligibility for relocation payments or other relocation assistance.

If you have any questions contact me at (505) 8484-1545.

Sincerely,

Raymond Orona
Right of Way Manager

COUNTY OF BERNALILLO

AUTHORIZATION TO ENTER

Project: ES-98-08, Five Points Drainage Project

Parcel: located off Five Points Rd adjacent to the Arenal Ditch

Owner: Joe Hahn, et al [SUNSET VILLA LAND INC.]

I/We, the undersigned, hereby authorize the County of Bernalillo, its agents, employees, and contractors, to enter upon my (our) property, to wit:, for the drilling of four twenty foot deep bore holes by a truck mounted drill and installing PVC pipe enveloped in filter sand. This work will be done as part of the engineering design for a potential storm water detention pond and pump station. Property is located within the County of Bernalillo, State of New Mexico.

The authority hereby given is not to be construed as a waiver of any rights which the undersigned may have under the Eminent Domain Code with regard to the construction of any project, all such rights being expressly reserved. This authorization shall be in full force and effect until such time as the property interests sought to be acquired are in fact acquired through a negotiated settlement or by award and judgment in a condemnation proceeding.

_____ _____

Owner Owner

_____ _____

Owner Owner

_____ _____

Date Date

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

The foregoing instrument was acknowledged before me this _____ day of _____, 20___ by _____.

My Commission Expires:

_____
Notary Public

CITY OF ALBUQUERQUE

PLANNING DEPARTMENT
DEVELOPMENT AND BUILDING SERVICES
HYDROLOGY DEVELOPMENT SECTION

DEVELOPMENT REVIEW BOARD--SPEED MEMO

DRB CASE NO/PROJECT NO: 1003613 **AGENDA ITEM NO: 5**

SUBJECT:

Site Plan for Subd
Sidewalk Variance
Vacation
Sidewalk Deferral
Preliminary Plat

P.O. Box 1293

Albuquerque

New Mexico 87103

www.cabq.gov

ACTION REQUESTED:

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

ENGINEERING COMMENTS:

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

RESOLUTION:

8-9-06

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 12, 2006

CITY OF ALBUQUERQUE
PLANNING DEPARTMENT
DEVELOPMENT REVIEW BOARD

July 12, 2006

Project # 1003613
06DRB-00854 Major-Preliminary Plat Approval
06DRB-00855 Major-Vacation of Public Easements
06DRB-00859 Minor-SiteDev Plan Subd/EPC
06DRB-00856 Minor-Sidewalk Waiver
06DRB-00857 Minor-Temp Defer SDWK

THOMPSON ENGINEERING CONSULTANTS INC agent(s) for WAREHOUSE MOLDING & DOOR CORP request(s) the above action(s) for all or a portion of Tract(s) 34, MRGCD Map 39, Lot(s) 11, Rancho Rico and Lot(s) 1-4, Powell Gardens Addition (to be known as **SUNSET VILLA ADDITION**) zoned SU-1 for PRD, located on SUNSET GARDENS RD SW between ATRISCO RD SW and ARENAL DITCH, containing approximately 15 acres. (K-12)

AMAFCA — No adverse comments.

COG — No adverse comments.

Transit — No objection to the request.

Zoning Enforcement — No adverse comments.

Neighborhood Coordination — Letter sent to Vecinos Del Bosque NA (R)

APS **Sunset Villa** is a proposed gated subdivision consisting of 76 residential lots. The proposed development is located within the following school attendance areas: Valle Vista Elementary, Ernie Pyle Middle School, and Rio Grande High School. All three schools will have capacity to absorb student growth from the proposed development.

School	2006-07 Projections	2006-07 Capacity	Space Available
Valle Vista	489	589	100
Ernie Pyle	662	1,025	363
Rio Grande	1,912	2,100	188

APS In regards to sidewalks, sidewalks near schools should not be waived as this would discourage walking to school. Subdivisions that are located within one mile of an elementary school, 1 ½ miles of a middle school, and 2 miles of a high school should be required to provide sidewalks/paths for students to access nearby schools.

Police Department

A review of the following DRB case(s) indicates the following problems or crime may occur or that the following concerns may need to be evaluated or addressed on this site or in this area. These comments do not indicate that a thorough CPTED evaluation has been done, or that other criminal activities may not occur. Traffic volume, burglaries, lighting issues, alarm response and the need for a neighborhood association.

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 required for Preliminary Plat approval. No objection to vacation request.

Transportation Development

Is there a sidewalk connection along Powell? No objection to the deferral requests. If sidewalk is being waived along one side, then a 6' walk needs to be placed on the other side. The gated entrances need to be wider to accommodate a vehicle turn around. Isn't sidewalk being waived along a portion of Twilight Vista? Where is the widened portion? Where is the sub-street serving lots 59 thru 62? Signing needs to be added to the infrastructure list. Are any improvements required fronting Lot 4-A?

Parks & Recreation

Add maintenance and beneficiary information to note 11. No objection the vacation request. No objection to the site plan. No objection to the sidewalk requests.

Utilities Development

No objection to Vacation request. Infrastructure list needs revisions on water line size items. Site Plan should show existing easements. No objection to Sidewalk Waiver/Deferral.

Planning Department

There are corrections that need to be made to the perimeter wall design on the SPS. Even though EPC approved the SPS with wall problems, DRB is requiring minor changes to bring the design into compliance with the Zone Code. The plat & site plan also do not agree. The lot numbers do not match, the Tract letters do not match, the Powell Addition lots that are part of the plat are not included as part of the SPS. This last comment may be a serious problem. It needs discussion with the case planner. No objection to the requested vacations and sidewalk actions.

Be aware that residential subdivision preliminary plat and final plat approvals occurring after October 31, 2006, are subject to the provisions of City Council Resolution R-06-74. The complete resolution is available on the City website: www.cabq.gov/citycouncil.

Impact Fee Administrator

The vacation of two access easements, waiver of sidewalks and deferment of sidewalks does not require the payment of impact fees. However, impact fees will be required at the time of building permit for each dwelling unit built in this subdivision. Using an average of 2000sf of heated area and .05 for impervious acreage the estimated impact fees for each home are as follows:

1. Roadway Facilities for the SW Mesa: $4,046.00
2. Public Safety Facilities for the Westside: $414.00
3. Drainage Facilities for the SW Mesa: $642.00
4. Parks, Trails, Open Space Facilities for the SW Mesa: $3220.00

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

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

cc:Warehouse Molding & Door Corp., 4402 Canyon Ct NE, 87113
Thompson Engineering Consultants Inc., P.O. Box 65760, 87193

ZONING MAP

Note: Grey shading indicates County.

1 inch equals 500 feet

Project Number:
1003613
Hearing Date:
7/12/06
Zone Map Page:
K-12
Additional Case Numbers:
06DRB-00854 06DRB-00855
06DRB-00859 06DRB-00856
06DRB-00857

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, July 12, 2006,** beginning at **9:00 a.m.** for the purpose of considering the following:

Project # 1004355
06DRB-00808 Major-Vacation of Public Easements

WILSON AND COMPANY agent(s) for KB HOMES request(s) the above action(s) for all or a portion of Tract(s) 2, **VISTA VIEJA, UNIT 2,** zoned R-1 residential zone, located on SCENIC RD NW, between 81ST ST NW and ALBERICOQUE PL NW containing approximately 41 acre(s). [REF: 04DRB-01522, 04DRB-01523, 04DRB-01524, PROJECT #1003470] (D-9)

Project # 1003102
06DRB-00832 Major-Preliminary Plat Approval
06DRB-00837 Minor-Sidewalk Waiver
06DRB-00838 Minor-Temp Defer SDWK

ISAACSON & ARFMAN PA agent(s) for INFILL SOLUTIONS request(s) the above action(s) for all or a portion of Lot(s) 12-A, LANDS OF FERRARI-ESQUIBEL-PALMER (to be known as **THE SOFT LOFTS**) zoned SU-1 PRD (22 Du/Acre), located on LAGRIMA DE ORO NE, between JUAN TABO NE and MORRIS ST NE containing approximately 2 acre(s). [REF: 04DRB-00236, 06EPC-00146, 06EPC-00147, 05DRB-00911] (F-21)

Project # 1004184
06DRB-00819 Major-Bulk Land Variance
06DRB-00820 Minor-Prelim&Final Plat Approval

COMMUNITY SCIENCES CORP agent(s) for TOM SALAZAR request(s) the above action(s) for all or a portion of Tract(s) A-1, **LANDS OF SALAZAR FAMILY TRUST ETAL,** zoned RLT AND SU-1 MIXED USE, located on VERMEJO PARK RD SW, between 98TH ST SW and UNSER BLVD SW containing approximately 149 acre(s). [REF: 05DRB-00810, 05DRB-00811] (N-9)

Project # 1004715
06DRB-00813 Major-Preliminary Plat Approval
06DRB-00814 Major-Vacation of Public Easements
06DRB-00815 Minor-Subd Design (DPM) Variance
06DRB-00816 Minor-Sidewalk Waiver
06DRB-00817 Minor-Temp Defer SDWK

MARK GOODWIN & ASSOCIATES PA agent(s) for JTH, LLC request(s) the above action(s) for all or a portion of Lot(s) 6, 7, JUAN TABO HILLS, UNIT 1 (to be known as **JUAN TABO HILLS, UNIT 2**) zoned R-D residential and related uses zone, Developing Area, located on JUAN TABO BLV D SE, between EUBANK BLVD SE and FOUR HILLS RD SE containing approximately 83 acre(s). (M-21, M-22)

SEE PAGE 2 . . .

PUBLIC HEARING--DEVELOPMENT REVIEW BOARD
CITY OF ALBUQUERQUE

PAGE 2

Project # 1003613
06DRB-00854 Major-Preliminary Plat Approval
06DRB-00855 Major-Vacation of Public Easements
06DRB-00859 Minor-SiteDev Plan Subd/EPC
06DRB-00856 Minor-Sidewalk Waiver
06DRB-00857 Minor-Temp Defer SDWK

THOMPSON ENGINEERING CONSULTANTS INC agent(s) for WAREHOUSE MOLDING & DOOR CORP request(s) the above action(s) for all or a portion of Tract(s) 34, MRGCD Map 39, Lot(s) 11, Rancho Rico and Lot(s) 1-4, Powell Gardens Addition (to be known as **SUNSET VILLA ADDITION**) zoned SU-1 for PRD, located on SUNSET GARDENS RD SW between ATRISCO RD SW and ARENAL DITCH, containing approximately 15 acres. (K-12)

Project # 1003247
06DRB-00874 Major-Preliminary Plat Approval
06DRB-00876 Major-Final Plat approval
06DRB-00875 Minor- Minor-Temp Defer SDWK

QUICK DRAW ENGINEERING agent(s) for MARK VALENCIA request(s) the above action(s) for all or a portion of Lot(s) 1 & 2 VALENCIA SUBDIVISION (to be known as **CORONA DEL SOL**) zoned R-2 residential townhomes, located on ALAMOGORDO NW, between ST JOSEPH NW and TUCSON NW containing approximately 1 acre(s). [REF: 04DRB-00190, 05DRB-00498] (G-11)

Project # 1003469
06DRB-00882 Major-Vacation of Public Easements

TERRAMETRICS OF NEW MEXICO agent(s) for JEFFREY & LORRI ZUMWALT AND ED & CHARLENE WHITEHOUSE request(s) the above action(s) for Lot(s) 7A-P1, 8A-P1 & 9A-P1, **OAKLAND HEIGHTS,** zoned R-D (3 Du/Acre) located on OAKLAND AVE NE, between BARSTOW ST NE and VENTURA ST NE containing approximately 1 acre(s). [REF: 04DRB-00891] (C-20)

Project # 1003886
06DRB-00861 Major-Preliminary Plat Approval
06DRB-00862 Major-Vacation of Pub Right-of-Way
06DRB-00864 Major-Vacation of Public Easements
06DRB-00863 Minor-Vacation of Private Easements
06DRB-00867 Minor-Temp Defer SDWK

MARK GOODWIN & ASSOCIATES agent(s) for HOME SITE FIVE request(s) the above action(s) for all or a portion of Tract(s) C & 42, MESA VILLAGE SUBDIVISION (to be known as **SILVER LEAF SUBDIVISION**) zoned R-3, located on LOMAS BLVD NE, between SELLARS DR NE and EASTERDAY NE containing approximately 52 acre(s). [REF: 05DRB-01831] (J-20)

SEE PAGE 3 . . .

PUBLIC HEARING--DEVELOPMENT REVIEW BOARD
CITY OF ALBUQUERQUE

Project # 1004974
06DRB-00884 Major-SiteDev Plan Subd
06DRB-00885 Major-SiteDev Plan Bldg Permit

STUDIO SW ARCHITECTS agent(s) for SAN PEDRO EQUITIES request(s) the above action(s) for all or a portion of Lot(s) 1, 2, 3, 30, 31 and 32, Tract(s) A, Block(s) 34, NORTH ALBUQUERQUE ACRES, zoned SU-2, IP, located on SAN PEDRO NE BETWEEN HOLLY NE AND CARMEL NE containing approximately 5 acres.[REF:AX-84-9,Z-84-41] (C-18)

Project # 1003703
06DRB-00886 Major-Preliminary Plat Approval
06DRB-00887 Major-Vacation of Public Right-of-Way
06DRB-00888 Minor-Temp Defer SDWK

ADIL RIZVI request(s) the above action(s) for all or a portion of Lot(s) 13, 14, 15, 16, 19 & 20, Block(s) 2, Tract(s) 3, Unit(s) 3, NORTH ALBUQUERQUE ACRES, (to be known as **EAGLE'S VIEW ESTATES**, zoned RD, located on VENTURA NE between EAGLE ROCK NE and OAKLAND NE containing approximately 6 acres. [REF: 04DRB-01533] (C-20)

Project # 1004240
06DRB-00890 Major-Preliminary Plat Approval
06DRB-00891 Minor-Sidewalk Waiver
06DRB-00892 Minor-Temp Defer SDWK
06DRB-00893 Minor-Vacation of Private Easements

ADVANCED ENGINEERING & CONSULTING LLC agent(s) for VILLAS LAS MANANITAS DEVELOPMENT LLC request(s) the above action(s) for all or a portion of Tract(s) 87-A-1-B, 87-A-2, 87-B-1, 87-B-2, 87-B-3, 88, 89A, 89-B-1, 89-B-2-A, Lot(s) A-1 and A-2, LANDS OF E. MAS (to be known as **VILLAS LAS MANANITAS SUBDIVISION**, zoned SU-1 FOR C-1 AND R-1, located on INDIAN SCHOOL RD NW between the ALAMEDA DRAIN AND RIO GRANDE BLVD NW containing approximately 5 acres. [REF: 05DRB-00918] (H-13)

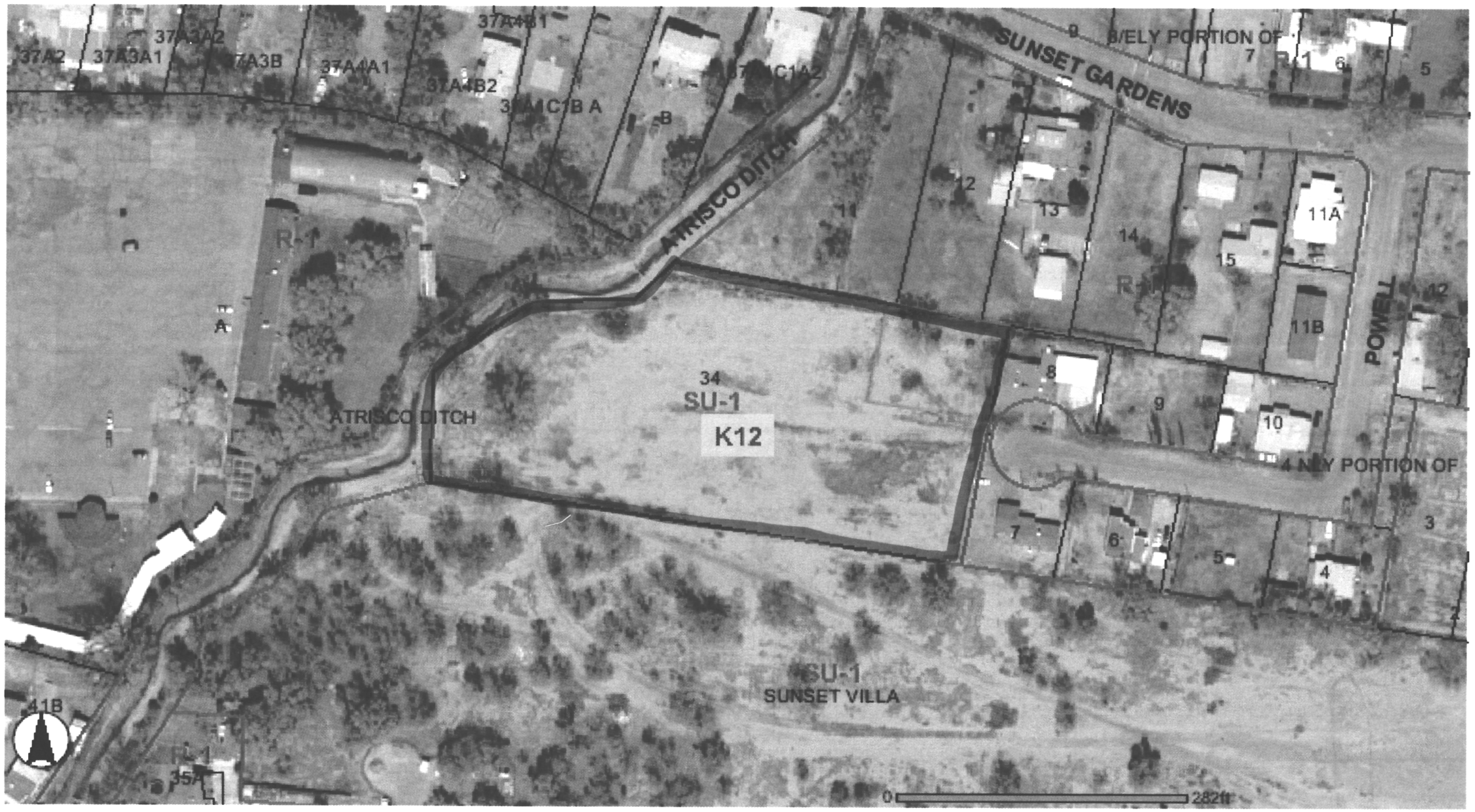
Project # 1004932
06DRB-00889 Major-Vacation of Public Right-of-Way

RIMCON INC., WALTER TILLEY agent(s) for ALAN MALOTT request(s) the above action(s) for Lot(s) B, Block(s) 5, **MONTE VISTA ADDITION**, zoned C-1, located on CAMPUS BLVD NE between TULANE DR NE and CARLISLE NE containing approximately 1 acre(s). [REF: 06DRB-00775] (K-16)

Details of the application(s) may be examined at the Planning Department Development Services Center One Stop Shop, Second Floor, Plaza Del Sol Building, 600 2nd St NW, between 8:00 a.m. and 4:30 p.m., Monday through Friday except holidays. INDIVIDUALS WITH DISABILITIES needing special assistance to participate in this hearing should contact Claire Senova, Planning Department, at 924-3946. TTY users may call the New Mexico Relay Network by calling toll-free 1-800-659-8331.

Sheran Matson, AICP, DRB Chair
Development Review Board

TO BE PUBLISHED IN THE ALBUQUERQUE JOURNAL MONDAY, JUNE 26, 2006.



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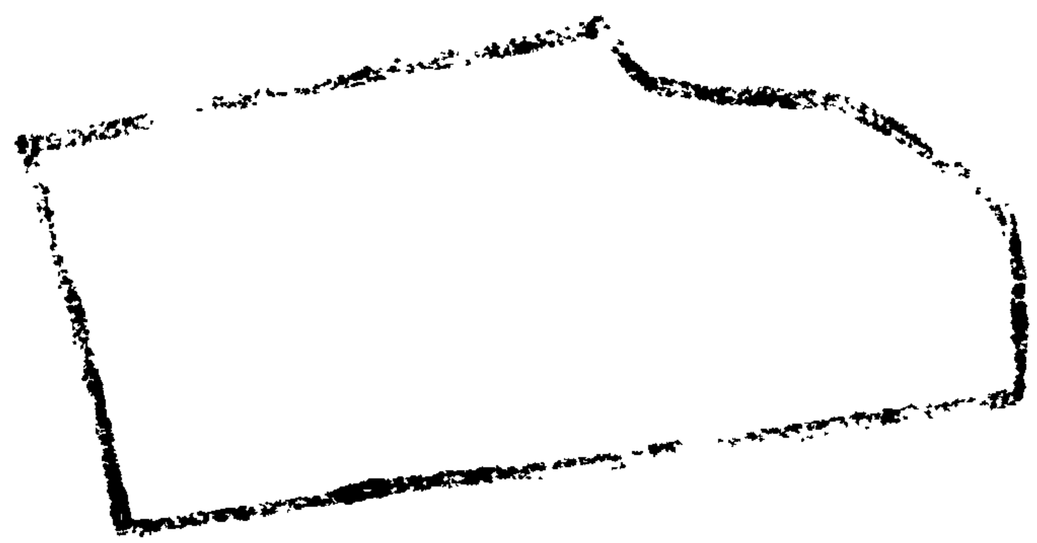

CITY OF PLANNING
PLANNING DEPARTMENT
PROPERTY OWNERSHIP LIST

Meeting Date: JULY 12, 2006
Zone Atlas Page: K-12-Z
Notification Radius: 100 Ft.

Project# 1003613
App#06DRB-00854
App#06DRB-00855
App#06DRB-00856
App#06DRB-00857
App#06DRB-00859

Cross Reference and Location: SUNSET GARDENS RD SW BETWEEN ATRISCO RD SW AND SUNSET RD SW

Applicant: WAREHOUSE MOLDING & DOOR CORP
Address: 4402 CANYON COURT NE
ALBUQUERQUE, NM 87113

Agent: THOMPSON ENGINEERING CONSULTANTS, INC
PO BOX 65760
ALBUQUERQUE, NM 87193

Special Instructions:

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

Date Mailed: JUNE 23, 2006
Signature: YVONNE SAAVEDRA

CITY OF ALBUQUERQUE
PLANNING DEPARTMENT
PROPERTY OWNERSHIP / LEGAL LIST

PROJECT # 1003613
APPLICATION # _____

ZONE ATLAS PAGE #	ZONE ATLAS #	GRID LOCATIONS	PARCEL SEQUENCES	NAME AND ADDRESS
	10 2057	284-095	403-37	✓
		301-091	41	✓
		308-095	42	✓
		307-088	40	✓
		258-096	36	✓
		258-111	306-06	✓
		250-108	07	✓
		244-110	08	✓
		234-112	09	✓
		187-080	04	✓
		254-076	40325	✓, Dup
		262-080	35	✓, Dup
		293-076	34	✓, Dup²
		304-075	33	✓
		319-065	30	✓, Dup²
		330-063	32	✓ Dup²

CITY OF ALBUQUERQUE
PLANNING DEPARTMENT
PROPERTY OWNERSHIP / LEGAL LIST

PROJECT # 1003613
APPLICATION # _____

ZONE ATLAS PAGE #	ZONE ATLAS #	GRID LOCATIONS	PARCEL SEQUENCES	NAME AND ADDRESS
	1012057	321-088	403-43	✓
		309-059	29	✓ Dup
		299-062	28	✓ Dup2
		290-064	27	✓
		279-066	26	✓
		327-087	44	✓
		331-086	45	✓ Dup
		338-085	46	✓ Dup2
		345-085	47	✓
		261-045	23	✓
		199-033	22	✓ Dup
		212036	48	✓ Dup2
		218-036	49	✓ Dup
		225-031	24	✓ Dup2
		184-015	302-28	✓
		179-022	24	✓

CITY OF ALBUQUERQUE
PLANNING DEPARTMENT
PROPERTY OWNERSHIP / LEGAL LIST

PROJECT # 1003613
APPLICATION # _____

PAGE 3 **OF** 4

ZONE ATLAS PAGE #	ZONE ATLAS #	GRID LOCATIONS	PARCEL SEQUENCES	NAME AND ADDRESS
	1012057	207-020	403-01	✓
		218-019	02	✓
		223-018	03	✓
		229-017	04	✓ Dup
		235-017	05	✓ Dup 2
		241-017	06	✓ Dup 2
		248-017	07	✓ Dup 2
		253-017	08	✓ Dup 2
		260-017	09	✓ Dup 2
		265-017	10	✓
		271-016	11	✓
		277-015	12	✓
		283-014	13	✓
		289-014	14	✓
		295-014	15	✓
		300-013	16	✓

CITY OF ALBUQUERQUE
PLANNING DEPARTMENT
PROPERTY OWNERSHIP / LEGAL LIST

PROJECT # 1003613
APPLICATION # _____

PAGE 4 **OF** 4

ZONE ATLAS PAGE #	ZONE ATLAS #	GRID LOCATIONS	PARCEL SEQUENCES	NAME AND ADDRESS
	1012057	306-013	403-17	✓
		315-012	19	✓
		325-011	20	✓
		359-006	402-07	✓
		342-029	01	✓
		346-046	404-01	✓
		351-061	32	✓
		356-072	406-25	✓
		277-127	407-01	✓ Dup
		286-124	02	✓ Dup
		295-117	20	✓ Dup 2
		266-134	309-20	✓

mainframe@coa1mp3.cabq.gov
06/21/2006 04:24 PM

To
cc
bcc
Subject

1 R E C O R D S W I T H L A B E L S PAGE 1

01012057 *** THIS UPC CODE HAS NO MASTER RECORD ON FILE
01012057284095403 37 LEGAL: LOTS 11 EXC THE SW POR, 12, 13 & 14 RANCHO RICO LAND USE:
PROPERTY ADDR: 00000 SUNSET GARDENS
OWNER NAME: ROMERO-BARGMAN RUTH E &
OWNER ADDR: 01722 SUNSET GARDENS SW ALBUQUERQUE NM 87105
01012057301091403 41 LEGAL: 015 RANC HO RICO SUBD LAND USE:
PROPERTY ADDR: 00000 SUNSET GARDENS
OWNER NAME: PACHECO LIBBY
OWNER ADDR: 01718 SUNSET GARDENS RD SW ALBUQUERQUE NM 87105
01012057308095403 42 LEGAL: LOT 11-A PLAT OF LOTS 11-A & 11-B POWELL GARDENS A LAND USE:
PROPERTY ADDR: 00000 POWELL
OWNER NAME: DOMINGUEZ OCTAVIO & CLAUDIA I
OWNER ADDR: 03115 MOUNTAIN RD NW ALBUQUERQUE NM 87104
01012057307088403 40 LEGAL: LOT 11-B PLAT OF LOTS 11-A & 11-B POWELL GARDENS A LAND USE:
PROPERTY ADDR: 00000 POWELL
OWNER NAME: OAKWOOD HOMES CORP
OWNER ADDR: 01512 4TH ST NW ALBUQUERQUE NM 87102
01012057258096403 36 LEGAL: SW P ORT LT 11 RANCHO RICO SUBDIVISION CONT .3093 LAND USE:
PROPERTY ADDR: 00000
OWNER NAME: VELARDE SYLVIA J
OWNER ADDR: PO BOX 72002 ALBUQUERQUE NM 87195
01012057258111306 06 LEGAL: MAP 39 T RACT 37 A 1 C 1 A 2 LAND USE:
PROPERTY ADDR: 00000 SUNSET GARDENS
OWNER NAME: MOYA JERRY P ETUX
OWNER ADDR: 01810 SUNSET GARDENS RD SW ALBUQUERQUE NM 87105
01012057250108306 07 LEGAL: TRAC T B PLAT OF TRACTS A & B LANDS OF DANIEL CORDO LAND USE:
PROPERTY ADDR: 00000 SUNSET GARDENS
OWNER NAME: GAMBOA SALVADOR C & ELVIRA C
OWNER ADDR: 01814 SUNSET GARDEN RD SW ALBUQUERQUE NM 87105
01012057244110306 08 LEGAL: TRAC T A PLAT OF TRACTS A & B LANDS OF DANIEL CORDO LAND USE:
PROPERTY ADDR: 00000 SUNSET GARDENS
OWNER NAME: CORDOVA DANNY
OWNER ADDR: 01818 SUNSET GARDENS RD SW ALBUQUERQUE NM 87105

0101205723411230609 LEGAL: MAP 39 T RACT 37 A 1 C 1 B
LAND USE:
PROPERTY ADDR: 00000 SUNSET GARDENS
OWNER NAME: CORDOVA NASARIO ETUX
OWNER ADDR: 01820 SUNSET GARDENS RD SW
ALBUQUERQUE NM 87105
0101205718708030604 LEGAL: TR A PLA T OF TR A HOLY FAMILY PARISH CONT
9.2139 A LAND USE:
PROPERTY ADDR: 00000 ATRISCO
OWNER NAME: ARCHDIOCESE OF SANTA FE
OWNER ADDR: 04000 ST JOSEPH PL NW
ALBUQUERQUE NM 87120
0101205725407640325 LEGAL: TR 3 4 MR GCD MAP 39 CONT 2.4700 AC +/-
LAND USE:
PROPERTY ADDR: 00000 POWELL
OWNER NAME: WAREHOUSE MOULDING & DOOR CORP
OWNER ADDR: 04402 CANYON CT NE
ALBUQUERQUE NM 87111
0101205726208040335 LEGAL: 008 POWE LL GDNS ADD
LAND USE:
PROPERTY ADDR: 00000 POWELL
OWNER NAME: TYRACK DONALD P & CAROL A
OWNER ADDR: 01713 POWELL SW
ALBUQUERQUE NM 87105
0101205729307640334 LEGAL: 009 POWE LL GDNS ADDN
LAND USE:
PROPERTY ADDR: 00000 POWELL
OWNER NAME: TYRACK DONALD P & CAROL A
OWNER ADDR: 01713 POWELL SW
ALBUQUERQUE NM 87105
0101205730407540333 LEGAL: 010 POWE LL GARDENS ADD
LAND USE:
PROPERTY ADDR: 00000 POWELL
OWNER NAME: GALLEGOS LARRY J
OWNER ADDR: 01701 POWELL RD SW
ALBUQUERQUE NM 87105
0101205731906540330 LEGAL: LT 3 POW ELL GARDENS ADD CONT .3800 AC
LAND USE:
PROPERTY ADDR: 00000 POWELL
OWNER NAME: WAREHOUSE MOULDING DOOR CORP
OWNER ADDR: 04402 CANYON CT NE
ALBUQUERQUE NM 87111
0101205733006340332 LEGAL: LTS 1 & 2 POWELL GARDENS ADDN CONT .7851 AC
LAND USE:
PROPERTY ADDR: 00000
OWNER NAME: WAREHOUSE MOULDING DOOR CORP
OWNER ADDR: 04402 CANYON CT NE
ALBUQUERQUE NM 87111
0101205732108840343 LEGAL: 012 POWE LL GARDENS ADD
LAND USE:
PROPERTY ADDR: 00000 POWELL
OWNER NAME: GALLEGOS BEN RONALD & ELREENA
OWNER ADDR: 00013 PRAIRIE HAWK
LOS LUNAS NM 87031

0101205730905940329 LEGAL: LT 4 POW ELL GARDENS ADDN EXC THE NLY POR CONT 0.31 LAND USE:
PROPERTY ADDR: 00000 POWELL
OWNER NAME: POWERS LEONA M &
OWNER ADDR: 01700 POWELL RD SW
ALBUQUERQUE NM 87105

0101205729906240328 LEGAL: 005 POWE LL GARDENS ADD
LAND USE:
PROPERTY ADDR: 00000 POWELL
OWNER NAME: POWERS LEONA M &
OWNER ADDR: 01700 POWELL RD SW
ALBUQUERQUE NM 87105

0101205729906440327 LEGAL: 006 POWE LL GDNS ADD
LAND USE:
PROPERTY ADDR: 00000 POWELL
OWNER NAME: PAVIA GUADALUPE & JUANA
OWNER ADDR: 02516 WILLIAMS SE
ALBUQUERQUE NM 87102

0101205727906640326 LEGAL: 007 POWE LL GDNS ADD
LAND USE:
PROPERTY ADDR: 00000 POWELL
OWNER NAME: LA PROPERTIES INC
OWNER ADDR: 02800 SAN JOAQUIN SE
ALBUQUERQUE NM 87106

0101205732708740344 LEGAL: 018 RANC HO RICO SUBD EXC E 38 FT
LAND USE:
PROPERTY ADDR: 00000 SUNSET GARDENS
OWNER NAME: ARMIJO BARBARA ETAL
OWNER ADDR: 01612 SUNSET GARDENS RD SW
ALBUQUERQUE NM 87105

0101205733108640345 LEGAL: 018 RANC HO RICO SUBD E 38 FT OF N 150 FT
LAND USE:
PROPERTY ADDR: 00000 SUNSET GARDENS
OWNER NAME: ARAGON GABRIEL L & ANNETTE
OWNER ADDR: 01606 SUNSET GARDENS SW
ALBUQUERQUE NM 87105

0101205733808540346 LEGAL: 019 RANC HO RICO SUBD
LAND USE:
PROPERTY ADDR: 00000 SUNSET GARDENS
OWNER NAME: ARAGON GABRIEL L
OWNER ADDR: 01606 SUNSET GARDENS SW
ALBUQUERQUE NM 87105

0101205734508540347 LEGAL: 020 RANC HO RICO SUBD
LAND USE:
PROPERTY ADDR: 00000 SUNSET GARDENS
OWNER NAME: SCHOFIELD KATHRYN D
OWNER ADDR: 01602 SUNSET GARDENS RD SW
ALBUQUERQUE NM 87105

0101205726104540323 LEGAL: SUNS ET V ILLA BEING A REPL OF TR 35C1 & PORS OF TRS LAND USE:
PROPERTY ADDR: 00000 N/A
OWNER NAME: SANCHEZ PAT ETAL
OWNER ADDR: 02800 SAN JOAQUIN SE
ALBUQUERQUE NM 87106

0101205719903340322 LEGAL: MRGC D MA P 39 TRS 35A2, 35B & 35C2A2 CONT 0.75 AC M LAND USE:
PROPERTY ADDR: 00000 FIVE POINTS
OWNER NAME: BORJAS JOSE N & ETELVINIA
OWNER ADDR: 02045 FIVE POINTS SW
ALBUQUERQUE NM 87105
0101205721203640348 LEGAL: MRGC D MA P #39 TR 35C2C1 (AKA TR 35C2C EXC ELY POR) LAND USE:
PROPERTY ADDR: 00000 FIVE POINTS
OWNER NAME: BORJAS JOSE N & ESTELVINA
OWNER ADDR: 02045 FIVE POINTS RD SW
ALBUQUERQUE NM 87105
0101205721803640349 LEGAL: MRGC D MA P #39 TR 35C2C2 (AKA ELY POR OF TR 35C2C) LAND USE:
PROPERTY ADDR: 00000 N/A
OWNER NAME: ORTEGA MICHAEL J & YVONNE A
OWNER ADDR: 02045 FIVE POINTS RD SW
ALBUQUERQUE NM 87105
0101205722503140324 LEGAL: MRGC D MA P 39 TR 35C2B CONT 0.07AC LAND USE:
PROPERTY ADDR: 00000 FIVE POINTS
OWNER NAME: ORTEGA MICHAEL J & YVONNE A
OWNER ADDR: 02045 FIVE POINTS RD SW
ALBUQUERQUE NM 87105
0101205718401530220 LEGAL: TR 1 PLA T OF TRS 1, 2, & 3 LANDS OF VICTOR SANCHEZ LAND USE:
PROPERTY ADDR: 00000 FIVE POINTS
OWNER NAME: SANCHEZ VICTOR F &
OWNER ADDR: 02024 FIVE POINTS RD SW
ALBUQUERQUE NM 87105
0101205717902230224 LEGAL: LT 3 PLA T OF LOTS 1, 2 & 3 LANDS OF JOSEPH GEBERL LAND USE:
PROPERTY ADDR: 00000 FIVE POINTS
OWNER NAME: BENNETT MICHAEL J & WENDY L
OWNER ADDR: 02150 FIVE POINTS RD SW
ALBUQUERQUE NM 87105
0101205720702040301 LEGAL: 001 FLOR A ADD LAND USE:
PROPERTY ADDR: 00000 FIVE POINTS
OWNER NAME: VIGIL TERESITA & JOHN SANCHEZ
OWNER ADDR: 14409 DOMART
NORWALK CA 90650
0101205721801940302 LEGAL: 002 FLOR A ADDN LAND USE:
PROPERTY ADDR: 00000 HOOPER
OWNER NAME: FLORES KARLA M & ANGELA K
OWNER ADDR: 01757 HOOPER RD SW
ALBUQUERQUE NM 87105
0101205722301840303 LEGAL: 003 FLOR A ADDN LAND USE:
PROPERTY ADDR: 00000 HOOPER
OWNER NAME: MARTINEZ JOSEPH A
OWNER ADDR: 01767 HOOPER RD SW
ALBUQUERQUE NM 87105

0101205722901740304 LEGAL: 004 FLOR A ADDN
LAND USE:
PROPERTY ADDR: 00000 HOOPER
OWNER NAME: FLORES ANGELA K & FLORES M KAR
OWNER ADDR: 01757 HOOPER RD SW
ALBUQUERQUE NM 87105
0101205723501740305 LEGAL: 005 FLOR A ADDN
LAND USE:
PROPERTY ADDR: 00000 HOOPER
OWNER NAME: FLORES ANGELA K & FLORES CHRIS
OWNER ADDR: 01757 HOOPER RD SW
ALBUQUERQUE NM 87105
0101205724101740306 LEGAL: 006 FLOR A ADDN
LAND USE:
PROPERTY ADDR: 00000 HOOPER
OWNER NAME: FLORES CHRISTOPHER J & FLORES
OWNER ADDR: 01757 HOOPER RD SW
ALBUQUERQUE NM 87105
0101205724801740307 LEGAL: 007 FLOR A ADDN
LAND USE:
PROPERTY ADDR: 00000 HOOPER
OWNER NAME: FLORES ANTONIO ETUX
OWNER ADDR: 01757 HOOPER SW
ALBUQUERQUE NM 87105
0101205725301740308 LEGAL: 008 FLOR A ADDN
LAND USE:
PROPERTY ADDR: 00000 HOOPER
OWNER NAME: SALAZAR GLORIA M & ANNA MARIA
OWNER ADDR: 01745 HOOPER RD SW
ALBUQUERQUE NM 87105
0101205726001740309 LEGAL: 009 FLOR A ADDN
LAND USE:
PROPERTY ADDR: 00000 HOOPER
OWNER NAME: SALAZAR GLORIA M & ANNA MARIA
OWNER ADDR: 01745 HOOPER RD SW
ALBUQUERQUE NM 87105
0101205726501740310 LEGAL: 010 FLOR A ADDN
LAND USE:
PROPERTY ADDR: 00000 HOOPER
OWNER NAME: MARTINEZ MARDOQUEO & JOSIE
OWNER ADDR: 02801 KATHYRN SE
ALBUQUERQUE NM 87106
0101205727101640311 LEGAL: 011 FLOR A ADDN
LAND USE:
PROPERTY ADDR: 00000 HOOPER
OWNER NAME: LOVATO LEONARDO & CELINA TRUST
OWNER ADDR: 01737 HOOPER RD SW
ALBUQUERQUE NM 87105
0101205727701540312 LEGAL: 012 FLOR A ADDN
LAND USE:
PROPERTY ADDR: 00000 HOOPER
OWNER NAME: GALLEGOS ALEJANDRO L & JULIA S
OWNER ADDR: 01733 HOOPER RD SW
ALBUQUERQUE NM 87105

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0101205728301440313   LEGAL: 013  FLOR A ADDN
LAND USE:
                      PROPERTY ADDR: 00000   HOOPER
                         OWNER NAME: GALLEGOS LUCY
                         OWNER ADDR: 01729   HOOPER                        RD SW
ALBUQUERQUE NM       87105
0101205728901440314   LEGAL: 014  FLOR A ADDN
LAND USE:
                      PROPERTY ADDR: 00000   HOOPER
                         OWNER NAME: IBARRA LOUELLA & FABIAN
                         OWNER ADDR: 01725   HOOPER                        RD SW
ALBUQUERQUE NM       87105
0101205729501440315   LEGAL: 015  FLOR A ADDN
LAND USE:
                      PROPERTY ADDR: 00000   HOOPER
                         OWNER NAME: ACOSTA CONCEPTION S
                         OWNER ADDR: 01721   HOOPER                        RD SW
ALBUQUERQUE NM       87105
0101205730001340316   LEGAL: 016  FLOR A ADDN
LAND USE:
                      PROPERTY ADDR: 00000   HOOPER
                         OWNER NAME: LOVATO ROSE B
                         OWNER ADDR: 01717   HOOPER                        RD SW
ALBUQUERQUE NM       87102
0101205730601340317   LEGAL: 0017  FLO RA ADDN
LAND USE:
                      PROPERTY ADDR: 00000   HOOPER
                         OWNER NAME: BACA ADRIAN BONIFACIO
                         OWNER ADDR: 02842   HERMOSA                          NE
ALBUQUERQUE NM       87110
0101205731501240319   LEGAL: FLOR A AD D LOTS 18 X 19
LAND USE:
                      PROPERTY ADDR: 00000   HOOPER
                         OWNER NAME: MONTOYA FELICE G A/K/A MONTOYA
                         OWNER ADDR: 01709   HOOPER                          SW
ALBUQUERQUE NM       87105
0101205732501140320   LEGAL: 020  FLOR A ADDN
LAND USE:
                      PROPERTY ADDR: 00000   HOOPER
                         OWNER NAME: BAIN PAUL B & VIRGINIA A
                         OWNER ADDR: 01701   HOOPER                        RD SW
ALBUQUERQUE NM       87105
0101205735900640207   LEGAL: MAP  39 T RACT 32   CONT 2.1200 AC
LAND USE:
                      PROPERTY ADDR: 00000   HOOPER
                         OWNER NAME: CHAVEZ DAVID L & JOSE R & PEAR
                         OWNER ADDR: 03004   DOVER                         RD SW
ALBUQUERQUE NM       87105
0101205734202940251   LEGAL: LT 1  A.C . THOMPSON'S REPLAT CONT 14,850 SQ FT
M/L   LAND USE:
                      PROPERTY ADDR: 00000   N/A
                         OWNER NAME: DUVAL JILL & WILSON E ANN
                         OWNER ADDR: 01598   DENNISON                      RD SW
ALBUQUERQUE NM       87105
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0101205734604640401 LEGAL: 001 JOHN HOBSON SUBD W FRACTION
LAND USE:
PROPERTY ADDR: 00000 DENNISON
OWNER NAME: LUCERO JUAN ETUX
OWNER ADDR: 01599 DENNISON RD SW
ALBUQUERQUE NM 87105
0101205735106140432 LEGAL: MAP 39 T R 30 A 8 A
LAND USE:
PROPERTY ADDR: 00000 TRUJILLO
OWNER NAME: BARRERAS RICHARD ETUX
OWNER ADDR: 01584 TRUJILLO RD SW
ALBUQUERQUE NM 87105
0101205735607240625 LEGAL: LOT 9B P LAT OF LOTS 9A 9B 9C & 9D SUNSET GARDENS C LAND USE:
PROPERTY ADDR: 00000 TRUJILLO
OWNER NAME: MAESTAS CEASAR & JULIANNE
OWNER ADDR: 01589 TRUJILLO RD SW
ALBUQUERQUE NM 87105
0101205727712740701 LEGAL: LT 1 0 RA NCHO RICO SUBD CONT 0.3800 AC M/L OR 16,55 LAND USE:
PROPERTY ADDR: 00000 SUNSET GARDENS
OWNER NAME: BOARD OF EDUCATION
OWNER ADDR: PO BOX 25704
ALBUQUERQUE NM 87125
0101205728612440702 LEGAL: LT 9 RAN CHO RICO SUBD CONT 0.5000 AC M/L OR 21,780 LAND USE:
PROPERTY ADDR: 00000 SUNSET GARDENS
OWNER NAME: BOARD OF EDUCATION
OWNER ADDR: PO BOX 25704
ALBUQUERQUE NM 87125
0101205729511740720 LEGAL: WLY POR OF LT 8 RANCHO RICO SUBD CONT 0.4019 AC M/ LAND USE:
PROPERTY ADDR: 00000 N/A
OWNER NAME: BOARD OF EDUCATION
OWNER ADDR: PO BOX 25704
ALBUQUERQUE NM 87125
0101205726613430920 LEGAL: 001 SAM SCOTT SUBD
LAND USE:
PROPERTY ADDR: 00000 SUNSET GARDEN
OWNER NAME: GRIEGO FRANK R & DOROTHY H
OWNER ADDR: 01801 SUNSET GARDEN SW
ALBUQUERQUE NM 87105
.
QUIT

101205725809640336 LEGAL: *011 RANCHO RICO SUBD SW PORT
PROPERTY ADDR: SUNSET GARDENS RD SW

OWNERS NAME: VELARDE SYLVIA J
OWNERS ADDR: PO BOX 72002
ALBUQUERQUE, NM 87195

101205727712740701 LEGAL: LT 10 RANCHO RICO SUBD CONT 0.3800 AC M/L OR / L
PROPERTY ADDR: SUNSET GARDENS RD SW

OWNERS NAME: BOARD OF EDUCATION
OWNERS ADDR: PO BOX 25704
ALBUQUERQUE, NM 87125

101205728612440702 LEGAL: LT 9 RANCHO RICO SUBD CONT 0.5000 AC M/L OR L
PROPERTY ADDR: SUNSET GARDENTS RD SW

OWNERS NAME: BOARD OF EDUCATION
OWNERS ADDR: PO BOX 25704
ALBUQUERQUE, NM 87125

101205729511740720 LEGAL: WLY POR OF LT 8 RANCHO RICO SUBD CONT 0.4019 1 1 SQ FT M/L
PROPERTY ADDR: N/A

OWNERS NAME: BOARD OF EDUCATION
OWNERS ADDR: PO BOX 25704
ALBUQUERQUE, NM 87125

101205718404530605 LEGAL: *TRA MAP 39 TRACT 41B
PROPETY ADDR: 2105 FIVE POINTS RD SW

OWNERS NAME: SANTANA VICTORIA M
OWNERS ADDR: 2105 FIVE POINTS RD SW
ALBUQUERQUE, NM 87105

ALBUQUERQUE
Making History

City of Albuquerque

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

Date: May 31, 2006

TO CONTACT NAME: David Thompson
COMPANY/AGENCY: Thompson Engineering Consultants Inc
ADDRESS/ZIP: PO Box 65760 87193
PHONE/FAX #: 271-2199 / 830-9248

Thank you for your inquiry of 5-31-06 (date) requesting the names of **Recognized Neighborhood Associations** who would be affected under the provisions of O-92 by your proposed project at Lots 1, 2 & 3, Powell Addition, Sunset Villa Located on Sunset Gardens Rd SW between Arisco Rd SW & Sunset Rd SW.
zone map page(s) K-12.

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

Vecinos Del Bosque
Neighborhood Association
Contacts: Richard Rivas
1825 Mae SW 87105
831-6246 (h) 968-3444 (w)
George Montoya
510 Maricopa SW 87105
242-3917 (h) 269-1321 (w)

Neighborhood Association
Contacts:

See reverse side for additional Neighborhood Association Information: YES { } NO {X}

Please note that according to O-92 you are required to notify each of these contact persons by **CERTIFIED MAIL. RETURN RECEIPT REQUESTED. BEFORE** the Planning Department will accept your application filing. ***IMPORTANT! FAILURE OF ADEQUATE NOTIFICATION MAY RESULT IN YOUR APPLICATION HEARING BEING DEFERRED FOR 30 DAYS.*** If you have any questions about the information provided, please contact our office at (505) 924-3914 or by fax at 924-3913.

Sincerely,
Dalaina L Armona
OFFICE OF NEIGHBORHOOD COORDINATION

Attention: Both contacts per neighborhood association need to be notified.

planning.recognized.na.form(10/14/04)

CITY OF ALBUQUERQUE

TRAFFIC IMPACT STUDY (TIS) / ENVIRONMENTAL HEALTH INFORMATION FORM

APPLICANT: WAREHOUSE MINI-S. NO **Date of request:** 10/7/04 **Zone atlas page(s):** K-12

CURRENT:

Zoning County A-1

Parcel Size (acres / sq.ft.) 2.4Y acres

Legal Description -

Lot or Tract # 3Y Block #

Subdivision Name MRGCD 39

REQUESTED CITY ACTION(S): SU-1 PRD 14 UNITS

Annexation	[X]	Sector Plan	[ ]	Site Development Plan:	
Comp. Plan Amendment	[ ]	Zone Change	[ ]	a) Subdivision	[ ]
		Conditional Use	[ ]	b) Build'g Purposes	[ ]
				c) Amendment	[ ]
				Building Permit	[ ]
				Access Permit	[ ]
				Other	[ ]

PROPOSED DEVELOPMENT:

No construction / development [ ]
New Construction [ ]
Expansion of existing development [ ]

GENERAL DESCRIPTION OF ACTION: [1]

# of units - 14 units

Building Size - _____(sq. ft.)

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

Applicant or Representative William J Krauzer Date 10/7/04

(To be signed upon completion of processing by Traffic Engineer and Environmental Health)

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

Planning Dept., Dev. & Bldg. Services Div., Transportation Dev. Section - 2nd FL. 600 2nd St. NW Plaza del Sol Bldg. 924-3994

THRESHOLDS MET? YES [ ] NO [X] Mitigating reasons for not requiring TIS: Previously studied: [ ]

Notes:

F A TIS IS REQUIRED: A scoping meeting (as outlined in the Development Process Manual) must be held to define the level of analysis needed and the parameters of the study. **Any subsequent changes to the development proposal identified above may require an update or new TIS.**

Tony Tafoya 10-7-04

TRAFFIC ENGINEER DATE

Per letter dated August 7, 2003 from the Director of the Environmental Health Department to the Director of the Planning Department, "all 5 CO monitors within Bernalillo County are yielding 8-hour average CO levels at less than 50% of the Federal CO standard ..." and "based on our review of the available scientific data, we do not foresee a circumstance where preparation of a detailed air quality study for a land use development will be warranted - regardless of the project size, location or traffic generated".

Required TIS **must be completed prior to applying to the EPC.** Arrangements must be made prior to submittal if a variance to this procedure is requested and noted on this form, otherwise the application may not be accepted or deferred if the arrangements are not complied with.

TIS - SUBMITTED ___/___/___ _____ _____

- FINALIZED ___/___/___ TRAFFIC ENGINEER DATE

Project # 1003613

WAREHOUSE MOLDING & DOOR CORP
4402 CANYON COURT NE
ALBUQUERQUE, NM 87113

Project # 1003613

THOMPSON ENGINEERING CONSULTANTS, INC
PO BOX 65760
ALBUQUERQUE, NM 87193

Project # 1003613
RICHARD RIVAS
Vecinos Del Bosque N.A.
1825 MAE SW
ALBUQUERQUE, NM 87105

Project # 1003613
GEORGE MONTOYA
Vecinos Del Bosque N.A.
510 MARICOPA, SW
ALBUQUERQUE, NM 87105

101205728409540337

ROMERO-BARGMAN RUTH E &
1722 SUNSET GARDENS SW
ALBUQUERQUE NM 87105

101205730109140341

PACHECO LIBBY
1718 SUNSET GARDENS RD SW
ALBUQUERQUE NM 87105

101205730809540342

DOMINGUEZ OCTAVIO & CLAUDIA I
3115 MOUNTAIN RD NW
ALBUQUERQUE NM 87104

101205730708840340

OAKWOOD HOMES CORP
1512 4TH ST NW
ALBUQUERQUE NM 87102

101205725809640336

VELARDE SYLVIA J
PO BOX 72002
ALBUQUERQUE, NM 87195

101205725811130606

MOYA JERRY P ETUX
1810 SUNSET GARDENS RD SW
ALBUQUERQUE NM 87105

101205725010830607

GAMBOA SALVADOR C & ELVIRA C
1814 SUNSET GARDEN RD SW
ALBUQUERQUE NM 87105

101205724411030608

CORDOVA DANNY
1818 SUNSET GARDENS RD SW
ALBUQUERQUE NM 87105

101205723411230609

CORDOVA NASARIO ETUX
1820 SUNSET GARDENS RD SW
ALBUQUERQUE NM 87105

101205718708030604

ARCHDIOCESE OF SANTA FE
4000 ST JOSEPH PL NW
ALBUQUERQUE NM 87120

101205725407640325

WAREHOUSE MOULDING & DOOR COR
4402 CANYON CT NE
ALBUQUERQUE NM 87111

101205726208040335

TYRACK DONALD P & CAROL A
1713 POWELL SW
ALBUQUERQUE NM 87105

101205730407540333

GALLEGOS LARRY J
1701 POWELL RD SW
ALBUQUERQUE NM 87105

101205732108840343

GALLEGOS BEN RONALD & ELREENA
13 PRAIRIE HAWK
LOS LUNAS NM 87031

101205730905940329

POWERS LEONA M &
1700 POWELL RD SW
ALBUQUERQUE NM 87105

101205729006440327

PAVIA GUADALUPE & JUANA
2516 WILLIAMS SE
ALBUQUERQUE NM 87102

101205727906640326

LA PROPERTIES INC
2800 SAN JOAQUIN SE
ALBUQUERQUE NM 87106

101205732708740344

ARMIJO BARBARA ETAL
1612 SUNSET GARDENS RD SW
ALBUQUERQUE NM 87105

101205733108640345

ARAGON GABRIEL L & ANNETTE
1606 SUNSET GARDENS SW
ALBUQUERQUE NM 87105

101205734508540347

SCHOFIELD KATHRYN D
1602 SUNSET GARDENS RD SW
ALBUQUERQUE NM 87105

101205726104540323

SANCHEZ PAT ETAL
2800 SAN JOAQUIN SE
ALBUQUERQUE NM 87106

101205719903340322

BORJAS JOSE N & ETELVINIA
2045 FIVE POINTS SW
ALBUQUERQUE NM 87105

101205721803640349

ORTEGA MICHAEL J & YVONNE A
2045 FIVE POINTS RD SW
ALBUQUERQUE NM 87105

101205722503140324

ORTEGA MICHAEL J & YVONNE A
2045 FIVE POINTS RD SW
ALBUQUERQUE NM 87105

101205718401530220

SANCHEZ VICTOR F &
2024 FIVE POINTS RD SW
ALBUQUERQUE NM 87105

101205717902230224

BENNETT MICHAEL J & WENDY L
2150 FIVE POINTS RD SW
ALBUQUERQUE NM 87105

101205720702040301

VIGIL TERESITA & JOHN SANCHEZ
14409 DOMART
NORWALK CA 90650

101205721801940302

FLORES KARLA M & ANGELA K
1757 HOOPER RD SW
ALBUQUERQUE NM 87105

101205722301840303

MARTINEZ JOSEPH A
1767 HOOPER RD SW
ALBUQUERQUE NM 87105

101205725301740308

SALAZAR GLORIA M & ANNA MARIA
1745 HOOPER RD SW
ALBUQUERQUE NM 87105

101205726501740310

MARTINEZ MARDOQUEO & JOSIE
2801 KATHYRN SE
ALBUQUERQUE NM 87106

101205727101640311

LOVATO LEONARDO & CELINA TRUS
1737 HOOPER RD SW
ALBUQUERQUE NM 87105

101205727701540312

GALLEGOS ALEJANDRO L & JULIA
1733 HOOPER RD SW
ALBUQUERQUE NM 87105

101205728301440313

GALLEGOS LUCY
1729 HOOPER RD SW
ALBUQUERQUE NM 87105

101205728901440314

IBARRA LOUELLA & FABIAN
1725 HOOPER RD SW
ALBUQUERQUE NM 87105

101205729501440315

ACOSTA CONCEPTION S
1721 HOOPER RD SW
ALBUQUERQUE NM 87105

101205730001340316

LOVATO ROSE B
1717 HOOPER RD SW
ALBUQUERQUE NM 87102

101205730601340317

BACA ADRIAN BONIFACIO
2842 HERMOSA NE
ALBUQUERQUE NM 87110

101205731501240319

MONTOYA FELICE G A/K/A MONTOY
1709 HOOPER SW
ALBUQUERQUE NM 87105

101205732501140320

BAIN PAUL B & VIRGINIA A
1701 HOOPER RD SW
ALBUQUERQUE NM 87105

101205735900640207

CHAVEZ DAVID L & JOSE R & PEA
3004 DOVER RD SW
ALBUQUERQUE NM 87105

101205734202940251

DUVAL JILL & WILSON E ANN
1598 DENNISON RD SW
ALBUQUERQUE NM 87105

101205734604640401

LUCERO JUAN ETUX
1599 DENNISON RD SW
ALBUQUERQUE NM 87105

101205735106140432

BARRERAS RICHARD ETUX
1584 TRUJILLO RD SW
ALBUQUERQUE NM 87105

101205735607240625

MAESTAS CEASAR & JULIANNE
1589 TRUJILLO RD SW
ALBUQUERQUE NM 87105

101205727712740701

BOARD OF EDUCATION
PO BOX 25704
ALBUQUERQUE, NM 87125

101205726613430920

GRIEGO FRANK R & DOROTHY H
1801 SUNSET GARDEN SW
ALBUQUERQUE NM 87105

101205718404530605

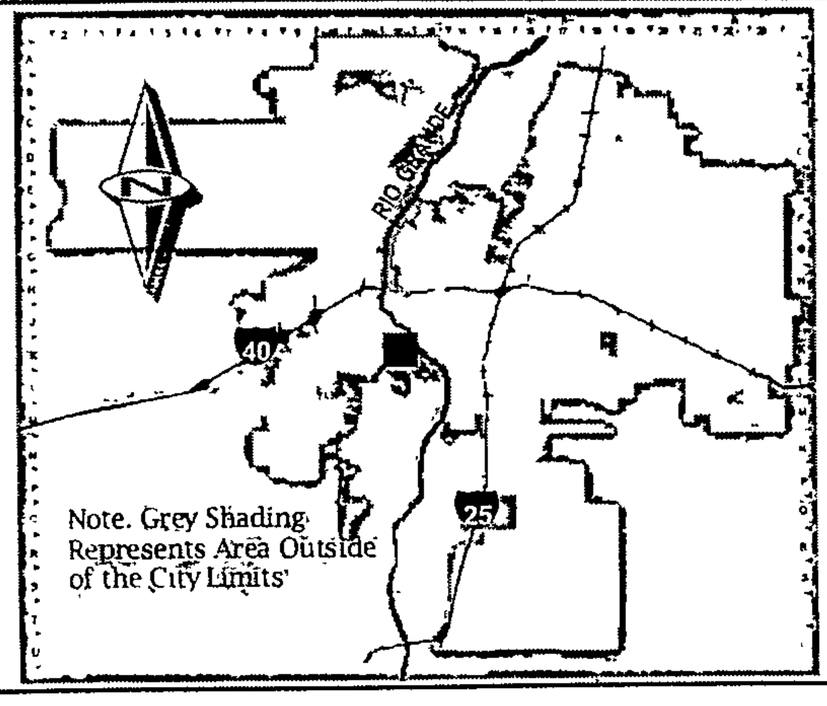
SANTANA VICTORIA M
2105 FIVE POINTS RD SW
ALBUQUERQUE, NM 87105

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

SITE

Albuquarque Geographic Information System

Map amended through: 5/1/2006



Zone Atlas Page:

K-12-Z

Selected Symbols

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

0 — 750 — 1,500 Feet

THOMPSON Engineering Consultants, Inc.

June 9, 2006

Ms. Sheran Matson
Development Services
Planning Department
City of Albuquerque
P.O. Box 1293
Albuquerque, NM 87103

Re: SUBMITTAL OF PRELIMINARY PLAT, VACATION OF EASEMENTS, SITE PLAN FOR SUBDIVISION, SIDEWALK WAIVER, AND SIDEWALK DEFERRAL FOR SUNSET VILLA SUBDIVISION

Dear Ms. Matson:

Enclosed please find an application and all required enclosures for Preliminary Plat, Vacation of Easements, Site Plan for Subdivision, Sidewalk Waiver, and Sidewalk Deferral submittal for the Sunset Villa Subdivision. The proposed gated subdivision will have 76 residential lots and private streets. The property is currently zoned SU-1/PRD.

We are requesting the vacation of two access easements on the property. The first is a 25 foot-wide access easement at the northeast corner of the property to access lots 1, 2, & 3 of Powell Gardens Addition. This easement will no longer be needed for the subdivision. The second access easement is a 10 foot-wide easement at the northwest part of the property to access the triangular portion of Lot 11, Rancho Rico from Sunset Gardens Road. This lot will be accessed from our main access road from Sunset Gardens Road as shown on the Site Plan for Subdivision. The Site Plan for Subdivision was heard at the EPC. The EPC delegated final sign-off to the DRB to ensure that the conditions imposed have been satisfied.

The submittal also includes a request for waiver of sidewalks and deferral of sidewalks within the subdivision. We are requesting a waiver of sidewalks on the west side of Twilight Vista Way at the entrance from Sunset Gardens Road and around the cul-de-sacs in the subdivision. The sidewalk construction deferral will consist of all sidewalks within the subdivision at the front of the lots. The deferral is requested so that the sidewalks are not damaged during the construction of the individual homes.

If you should have any questions, please call me at 271-2199.

Sincerely,

David B. Thompson, P.E.

P.O. Box 65760 • Albuquerque, NM 87193 • (505) 271-2199 • Fax (505) 830-9248

CITY OF ALBUQUERQUE

FYI

ALBUQUERQUE
Making History

NOTIFICATION OF HEARING for the DEVELOPMENT REVIEW BOARD

June 22, 2006

TO: Richard Rivas and George Montoya, Vecinos Del Bosque Neigh. Assoc.

This letter will serve as your notification from the City of Albuquerque, under provisions of 0-92 pertaining to a request for: **Requests the following for approximately fifteen (15) acre(s) – Major Preliminary Plat Approval; Major Vacation of Public Easements; Minor Site Development Plan for Subdivision/EPC; Minor Sidewalk Waiver and Minor Temporary Deferral of Sidewalks for a proposed gated subdivision with seventy-six (76) residential lots and private streets – *"Sunset Villa Subdivision"*.**

Proposed by: **Thompson Engineering and Consulting, Inc. at 271-2199**
Agent for: **Warehouse Molding and Door Corporation**

For property located: **On or near Sunset Gardens Road SW between Atrisco Road SW and Arenal Ditch.**

The case number(s) assigned is: **06DRB- 00854, 00855, 00859, 00856 & 00857, Project # 1003613.**

City Planning accepted application for this request on **June 13, 2006**.

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.*

Please be advised that this application is scheduled for a hearing before the Development Review Board (DRB) at **9 a.m.** on **Wednesday, July 12, 2006** in the **Planning Hearing Room, Lower Level, Plaza Del Sol Building, 600 Second St. NW.**

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 I. Winklepleck

Stephani I. Winklepleck
Neighborhood Program Coordinator
OFFICE OF NEIGHBORHOOD COORDINATION

cc: Claire Senova, DRB Administrative Assistant

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

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, July 12, 2006,** beginning at **9:00 a.m.** for the purpose of considering the following:

Project # 1004355
06DRB-00808 Major-Vacation of Public Easements

WILSON AND COMPANY agent(s) for KB HOMES request(s) the above action(s) for all or a portion of Tract(s) 2, **VISTA VIEJA, UNIT 2,** zoned R-1 residential zone, located on SCENIC RD NW, between 81ST ST NW and ALBERICOQUE PL NW containing approximately 41 acre(s). [REF: 04DRB-01522, 04DRB-01523, 04DRB-01524, PROJECT #1003470] (D-9)

Project # 1003102
06DRB-00832 Major-Preliminary Plat Approval
06DRB-00837 Minor-Sidewalk Waiver
06DRB-00838 Minor-Temp Defer SDWK

ISAACSON & ARFMAN PA agent(s) for INFILL SOLUTIONS request(s) the above action(s) for all or a portion of Lot(s) 12-A, LANDS OF FERRARI-ESQUIBEL-PALMER (to be known as **THE SOFT LOFTS**) zoned SU-1 PRD (22 Du/Acre), located on LAGRIMA DE ORO NE, between JUAN TABO NE and MORRIS ST NE containing approximately 2 acre(s). [REF: 04DRB-00236, 06EPC-00146, 06EPC-00147, 05DRB-00911] (F-21)

Project # 1004184
06DRB-00819 Major-Bulk Land Variance
06DRB-00820 Minor-Prelim&Final Plat Approval

COMMUNITY SCIENCES CORP agent(s) for TOM SALAZAR request(s) the above action(s) for all or a portion of Tract(s) A-1, **LANDS OF SALAZAR FAMILY TRUST ETAL,** zoned RLT AND SU-1 MIXED USE, located on VERMEJO PARK RD SW, between 98TH ST SW and UNSER BLVD SW containing approximately 149 acre(s). [REF: 05DRB-00810, 05DRB-00811] (N-9)

Project # 1004715
06DRB-00813 Major-Preliminary Plat Approval
06DRB-00814 Major-Vacation of Public Easements
06DRB-00815 Minor-Subd Design (DPM) Variance
06DRB-00816 Minor-Sidewalk Waiver
06DRB-00817 Minor-Temp Defer SDWK

MARK GOODWIN & ASSOCIATES PA agent(s) for JTH, LLC request(s) the above action(s) for all or a portion of Lot(s) 6, 7, JUAN TABO HILLS, UNIT 1 (to be known as **JUAN TABO HILLS, UNIT 2**) zoned R-D residential and related uses zone, Developing Area, located on JUAN TABO BLV D SE, between EUBANK BLVD SE and FOUR HILLS RD SE containing approximately 83 acre(s). (M-21, M-22)

SEE PAGE 2 . . .

#5

PUBLIC HEARING--DEVELOPMENT REVIEW BOARD
CITY OF ALBUQUERQUE

PAGE 2

Project # 1003613
06DRB-00854 Major-Preliminary Plat Approval
06DRB-00855 Major-Vacation of Public Easements
06DRB-00859 Minor-SiteDev Plan Subd/EPC
06DRB-00856 Minor-Sidewalk Waiver
06DRB-00857 Minor-Temp Defer SDWK

THOMPSON ENGINEERING CONSULTANTS INC agent(s) for WAREHOUSE MOLDING & DOOR CORP request(s) the above action(s) for all or a portion of Tract(s) 34, MRGCD Map 39, Lot(s) 11, Rancho Rico and Lot(s) 1-4, Powell Gardens Addition (to be known as **SUNSET VILLA ADDITION**) zoned SU-1 for PRD, located on SUNSET GARDENS RD SW between ATRISCO RD SW and ARENAL DITCH, containing approximately 15 acres. (K-12)

Project # 1003247
06DRB-00874 Major-Preliminary Plat Approval
06DRB-00876 Major-Final Plat approval
06DRB-00875 Minor- Minor-Temp Defer SDWK

QUICK DRAW ENGINEERING agent(s) for MARK VALENCIA request(s) the above action(s) for all or a portion of Lot(s) 1 & 2 VALENCIA SUBDIVISION (to be known as **CORONA DEL SOL**) zoned R-2 residential townhomes, located on ALAMOGORDO NW, between ST JOSEPH NW and TUCSON NW containing approximately 1 acre(s). [REF: 04DRB-00190, 05DRB-00498] (G-11)

Project # 1003469
06DRB-00882 Major-Vacation of Public Easements

TERRAMETRICS OF NEW MEXICO agent(s) for JEFFREY & LORRI ZUMWALT AND ED & CHARLENE WHITEHOUSE request(s) the above action(s) for Lot(s) 7A-P1, 8A-P1 & 9A-P1, **OAKLAND HEIGHTS,** zoned R-D (3 Du/Acre) located on OAKLAND AVE NE, between BARSTOW ST NE and VENTURA ST NE containing approximately 1 acre(s). [REF: 04DRB-00891] (C-20)

Project # 1003886
06DRB-00861 Major-Preliminary Plat Approval
06DRB-00862 Major-Vacation of Pub Right-of-Way
06DRB-00864 Major-Vacation of Public Easements
06DRB-00863 Minor-Vacation of Private Easements
06DRB-00867 Minor-Temp Defer SDWK

MARK GOODWIN & ASSOCIATES agent(s) for HOME SITE FIVE request(s) the above action(s) for all or a portion of Tract(s) C & 42, MESA VILLAGE SUBDIVISION (to be known as **SILVER LEAF SUBDIVISION**) zoned R-3, located on LOMAS BLVD NE, between SELLARS DR NE and EASTERDAY NE containing approximately 52 acre(s). [REF: 05DRB-01831] (J-20)

SEE PAGE 3 . . .

PUBLIC HEARING--DEVELOPMENT REVIEW BOARD
CITY OF ALBUQUERQUE

Project # 1004974
06DRB-00884 Major-SiteDev Plan Subd
06DRB-00885 Major-SiteDev Plan Bldg Permit

STUDIO SW ARCHITECTS agent(s) for SAN PEDRO EQUITIES request(s) the above action(s) for all or a portion of Lot(s) 1, 2, 3, 30, 31 and 32, Tract(s) A, Block(s) 34, NORTH ALBUQUERQUE ACRES, zoned SU-2, IP, located on SAN PEDRO NE BETWEEN HOLLY NE AND CARMEL NE containing approximately 5 acres.[REF:AX-84-9,Z-84-41] (C-18)

Project # 1003703
06DRB-00886 Major-Preliminary Plat Approval
06DRB-00887 Major-Vacation of Public Right-of-Way
06DRB-00888 Minor-Temp Defer SDWK

ADIL RIZVI request(s) the above action(s) for all or a portion of Lot(s) 13, 14, 15, 16, 19 & 20, Block(s) 2, Tract(s) 3, Unit(s) 3, NORTH ALBUQUERQUE ACRES, (to be known as **EAGLE'S VIEW ESTATES**, zoned RD, located on VENTURA NE between EAGLE ROCK NE and OAKLAND NE containing approximately 6 acres. [REF: 04DRB-01533] (C-20)

Project # 1004240
06DRB-00890 Major-Preliminary Plat Approval
06DRB-00891 Minor-Sidewalk Waiver
06DRB-00892 Minor-Temp Defer SDWK
06DRB-00893 Minor-Vacation of Private Easements

ADVANCED ENGINEERING & CONSULTING LLC agent(s) for VILLAS LAS MANANITAS DEVELOPMENT LLC request(s) the above action(s) for all or a portion of Tract(s) 87-A-1-B, 87-A-2, 87-B-1, 87-B-2, 87-B-3, 88, 89A, 89-B-1, 89-B-2-A, Lot(s) A-1 and A-2, LANDS OF E. MAS (to be known as **VILLAS LAS MANANITAS SUBDIVISION**, zoned SU-1 FOR C-1 AND R-1, located on INDIAN SCHOOL RD NW between the ALAMEDA DRAIN AND RIO GRANDE BLVD NW containing approximately 5 acres. [REF: 05DRB-00918] (H-13)

Project # 1004932
06DRB-00889 Major-Vacation of Public Right-of-Way

RIMCON INC., WALTER TILLEY agent(s) for ALAN MALOTT request(s) the above action(s) for Lot(s) B, Block(s) 5, **MONTE VISTA ADDITION**, zoned C-1, located on CAMPUS BLVD NE between TULANE DR NE and CARLISLE NE containing approximately 1 acre(s). [REF: 06DRB-00775] (K-16)

Details of the application(s) may be examined at the Planning Department Development Services Center One Stop Shop, Second Floor, Plaza Del Sol Building, 600 2nd St NW, between 8:00 a.m. and 4:30 p.m., Monday through Friday except holidays. INDIVIDUALS WITH DISABILITIES needing special assistance to participate in this hearing should contact Claire Senova, Planning Department, at 924-3946. TTY users may call the New Mexico Relay Network by calling toll-free 1-800-659-8331.

Sheran Matson, AICP, DRB Chair
Development Review Board

TO BE PUBLISHED IN THE ALBUQUERQUE JOURNAL MONDAY, JUNE 26, 2006.

CITY OF ALBUQUERQUE

Planning Department

ALBUQUERQUE NM 87101

RETURN TO SENDER
NOT DELIVERABLE AS ADDRESSED
UNABLE TO FORWARD

UNITED STATES POSTAGE
PITNEY BOWES
$ 00.39⁰
02 1A
0004329277 JUN 23 2006
MAILED FROM ZIP CODE 87102

Return to SENDER
wrong address

~~10[illegible]~~ 08840340

OAKWOOD HOMES CORP
1512 4TH ST NW
ALBUQUERQUE NM 87102

BC: [illegible]

P O Box 1293 Albuquerque New Mexico 87103

Current DRC
Project Number:____

Figure 12

INFRASTRUCTURE LIST
(Rev. 9-20-05)

Date Submitted: 9-27-06
Date Site Plan Approved: 9-27-06
Date Preliminary Plat Approved: 9-27-06
Date Preliminary Plat Expires: 9-27-07
DRB Project No.: 1003613
DRB Application No.: 06-00854

ORIGINAL

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

SUNSET VILLA SUBDIVISION
PROPOSED NAME OF PLAT AND/OR SITE DEVELOPMENT PLAN

LOTS 1,2 & 3, POWELL ADD.; SUNSET VILLA ADD.; TRACT 34, MRGCD MAP 39
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. The 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 the approval by the DRC Chair, the User Department and agent/owner. If such approvals are obtained, these revisions to the listing will be incorporated administratively. In addition, any unforeseen items which arise during construction which are necessary to complete the project and which normally are the Subdivider's responsibility will be required as a condition of project acceptance and close out by the City.

Financially Guaranteed DRC #	Constructed Under DRC #	Size	Type of Improvement	Location	From	To	Construction Certification: Private Inspector	Construction Certification: Private P. E.	Construction Certification: City Cnst Engineer
		Paving							
		28' wide	Residential Paving w/curb and gutter, 6' sidewalk east side*	Twilight Vista Lane	Sunset Gardens Road	~~140~~ 183' Feet South △1	/	/	/
		2-20' Wide w/8 foot median	Residential Paving w/curb and gutter both sides, median curb and gutter, 6' sidewalk east side*	Twilight Vista Lane	~~140~~ 183' Feet South △1	~~Lot 47~~ 233' South △1	/	/	/

ORIGINAL

Financially Guaranteed DRC #	Constructed Under DRC #	Size	Type of Improvement	Location	From	To	Construction Certification: Private Inspector	Construction Certification: Private P. E.	Construction Certification: City Cnst Engineer
		Paving Cont.							
		28' wide	Residential Paving w/curb and gutter, 6' sidewalk east side*	Twilight Vista Lane	233'± South of ~~Lot 47~~	Garden Way	/	/	/
		~~28~~ 26' wide	Residential Paving w/curb And gutter, 4' sidewalk both sides*	Garden Patch Lane	Garden Way	End of Cul-de-Sac	/	/	/
		28' wide	Residential Paving w/curb And gutter, 4' sidewalk both sides*	Garden Way	Whitten Trail	End of. Cul-de-Sac	/	/	/
		26' wide	Residential Paving w/curb And gutter, 4' sidewalk east side*	Garden Way Stub	Garden Way	Lot ~~54~~ 53	/	/	/
		26' wide	Residential Paving w/curb And gutter, 4' sidewalk both sides*	Tyrack Lane	Garden Way	End of Cul-de-Sac	/	/	/
		28' wide	Residential Paving w/curb And gutter, 4' sidewalk both sides*	Whitten Trail	Garden Way	Lot 1	/	/	/
		28' wide	Residential Paving w/curb And gutter, 6' sidewalk west side*	Whitten Trail	Lot 1	Powell Road	/	/	/
							/	/	/
							/	/	/

ORIGINAL

Financially Guaranteed DRC #	Constructed Under DRC #	Size	Type of Improvement	Location	From	To	Construction Certification: Private Inspector	Private P.E.	City Cnst Engineer
		Utilities							
		6”	Water Line	Twilight Vista Lane	Sunset Gardens Road	Garden Way	/	/	/
		4”	Water Line	Garden Patch Lane	Garden Way	End of Cul-de-Sac	/	/	/
		6”	Water Line	Garden Way	Whittten Trail	End of. Cul-de-Sac	/	/	/
		4”	Water Line	Tyrack Lane	Garden Way	End of Cul-de-Sac	/	/	/
		6”	Water Line	Whitten Trail	Garden Way	Powell Road	/	/	/
		8”	Sanitary Sewer Line	Twilight Vista Lane	Garden Way	Lot 47	/	/	/
		8”	Sanitary Sewer Line	Garden Patch Lane	Garden Way	End of Cul-de-Sac	/	/	/
		8”	Sanitary Sewer Line	Garden Way	Whitten Trail	End of. Existing SAS	/	/	/
		8”	Sanitary Sewer Line	Tyrack Lane	Garden Way	End of Cul-de-Sac	/	/	/
		8”	Sanitary Sewer Line	Whitten Trail	Garden Way	Powell Road	/	/	/

ORIGINAL

Financially Guaranteed DRC #	Constructed Under DRC #	Size	Type of Improvement	Location	From	To	Construction Certification: Private Inspector	Construction Certification: Private P.E.	Construction Certification: City Cnst Engineer
		Drainage							
		18" ~~24"~~	RCP	Whitten Trail	Garden Way	Lot P-3 ~~Lot 5~~	/	/	/
		24"	RCP	Garden Way	Whitten Trail	Lot 11	/	/	/
		30"	RCP	Garden Way	Lot 11	Lot 21	/	/	/
		36"	RCP	Garden Way	Lot 21	Twilight Vista Lane	/	/	/
		24"	RCP	Garden Way	Twilight Vista Lane	Lot 40	/	/	/
		42"	RCP	Twilight Vista Lane	Garden Way	Lot 50	/	/	/
		24"	RCP	Twilight Vista Lane	Lot 50	Lot 49	/	/	/
		48"	RCP	Tract B	Twilight Vista Lane	Bottom of Pond	/	/	/
		2.654 Acre-Feet	Retention Pond W/ Agr-to Cov.	Tract B			/	/	/

ORIGINAL

NOTES

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

1) Paving Items include *Residential sidewalks to be deferred and signage per DRC
2) Grading and Drainage Certification is required prior to release of Financial Guarantees
3) Waterlines include valves, fittings and services
4) Storm Drain includes catch basins, connector pipes, manholes and outlet structures
5) Sanitary Sewer Lines include manholes and services
6) Perimeter walls per DRB approved perimeter wall design
7) Wall certification from registered engineer required prior to release of financial guarantees

AGENT/OWNER

David B. Thompson
NAME (print)

Thompson Engineering Consultants, Inc.
FIRM

SIGNATURE — Date: 9-27-06

DEVELOPMENT REVIEW BOARD MEMBER APPROVALS

Andrew Garcia — 9/27/06
DRB CHAIR — Date

Christina Sandoval — 9/27/06
PARKS & GENERAL SERVICES — Date

9-27-06
TRANSPORTATION DEVELOPMENT — Date

AMAFCA — Date

Roger A. Green — 9/27/06
UTILITY DEVELOPMENT — Date

Date

Bradley L. Bingham — 9/27/06
CITY ENGINEER — Date

Date

DESIGN REVIEW COMMITTEE REVISIONS

REVISION	DATE	DRC CHAIR	USER DEPARTMENT	AGENT/OWNER
1	6-26-07			

#10

Claire

Current DRC
Project Number:____

Figure 12

INFRASTRUCTURE LIST
(Rev. 9-20-05)

Date Submitted: 9-27-06
Date Site Plan Approved: 9-27-06
Date Preliminary Plat Approved: 9-27-06
Date Preliminary Plat Expires: 9-27-07
DRB Project No.: 1003613
DRB Application No.: 06-00854

ORIGINAL

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

SUNSET VILLA SUBDIVISION
PROPOSED NAME OF PLAT AND/OR SITE DEVELOPMENT PLAN

LOTS 1,2 & 3, POWELL ADD.; SUNSET VILLA ADD.; TRACT 34, MRGCD MAP 39
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. The 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 the approval by the DRC Chair, the User Department and agent/owner. If such approvals are obtained, these revisions to the listing will be incorporated administratively. In addition, any unforeseen items which arise during construction which are necessary to complete the project and which normally are the Subdivider's responsibility will be required as a condition of project acceptance and close out by the City.

Financially Guaranteed DRC #	Constructed Under DRC #	Size	Type of Improvement	Location	From	To	Construction Certification		
							Private		City Cnst
							Inspector	P. E.	Engineer
		Paving							
		28' wide	Residential Paving w/curb and gutter, 6' sidewalk east side*	Twilight Vista Lane	Sunset Gardens Road	140 Feet South	/	/	/
		2-20' Wide w/8 foot median	Residential Paving w/curb and gutter both sides, median curb and gutter, 6' sidewalk east side*	Twilight Vista Lane	140 Feet South	Lot 47	/	/	/

ORIGINAL

Financially Guaranteed DRC #	Constructed Under DRC #	Size	Type of Improvement	Location	From	To	Construction Certification: Private Inspector	Private P. E.	City Cnst Engineer
		Paving Cont.							
		28' wide	Residential Paving w/curb and gutter, 6' sidewalk east side*	Twilight Vista Lane	Lot 47	Garden Way	/	/	/
		28' wide	Residential Paving w/curb And gutter, 4' sidewalk both sides*	Garden Patch Lane	Garden Way	End of Cul-de-Sac	/	/	/
		28' wide	Residential Paving w/curb And gutter, 4' sidewalk both sides*	Garden Way	Whitten Trail	End of. Cul-de-Sac	/	/	/
		26' wide	Residential Paving w/curb And gutter, 4' sidewalk east side*	Garden Way Stub	Garden Way	Lot 54	/	/	/
		26' wide	Residential Paving w/curb And gutter, 4' sidewalk both sides*	Tyrack Lane	Garden Way	End of Cul-de-Sac	/	/	/
		28' wide	Residential Paving w/curb And gutter, 4' sidewalk both sides*	Whitten Trail	Garden Way	Lot 1	/	/	/
		28' wide	Residential Paving w/curb And gutter, 6' sidewalk west side*	Whitten Trail	Lot 1	Powell Road	/	/	/
							/	/	/
							/	/	/

ORIGINAL

Financially Guaranteed DRC #	Constructed Under DRC #	Size	Type of Improvement	Location	From	To	Construction Certification Private Inspector	Private P.E.	City Cnst Engineer
		Utilities							
		6”	Water Line	Twilight Vista Lane	Sunset Gardens Road	Garden Way	/	/	/
		4”	Water Line	Garden Patch Lane	Garden Way	End of Cul-de-Sac	/	/	/
		6”	Water Line	Garden Way	Whittten Trail	End of. Cul-de-Sac	/	/	/
		4”	Water Line	Tyrack Lane	Garden Way	End of Cul-de-Sac	/	/	/
		6”	Water Line	Whitten Trail	Garden Way	Powell Road	/	/	/
		8”	Sanitary Sewer Line	Twilight Vista Lane	Garden Way	Lot 47	/	/	/
		8”	Sanitary Sewer Line	Garden Patch Lane	Garden Way	End of Cul-de-Sac	/	/	/
		8”	Sanitary Sewer Line	Garden Way	Whitten Trail	End of. Existing SAS	/	/	/
		8”	Sanitary Sewer Line	Tyrack Lane	Garden Way	End of Cul-de-Sac	/	/	/
		8”	Sanitary Sewer Line	Whitten Trail	Garden Way	Powell Road	/	/	/

ORIGINAL

Financially Guaranteed DRC #	Constructed Under DRC #	Size	Type of Improvement	Location	From	To	Construction Certification: Private Inspector	Construction Certification: Private P.E.	Construction Certification: City Cnst Engineer
		Drainage							
		24"	RCP	Whitten Trail	Garden Way	Lot P-3 ~~Lot 5~~	/	/	/
		24"	RCP	Garden Way	Whitten Trail	Lot 11	/	/	/
		30"	RCP	Garden Way	Lot 11	Lot 21	/	/	/
		36"	RCP	Garden Way	Lot 21	Twilight Vista Lane	/	/	/
		24"	RCP	Garden Way	Twilight Vista Lane	Lot 40	/	/	/
		42"	RCP	Twilight Vista Lane	Garden Way	Lot 50	/	/	/
		24"	RCP	Twilight Vista Lane	Lot 50	Lot 49	/	/	/
		48"	RCP	Tract B	Twilight Vista Lane	Bottom of Pond	/	/	/
		2.654 Acre-Feet	Retention Pond w/ Agr-tech Cov.	Tract B			/	/	/

ORIGINAL

NOTES

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

1) Paving Items include *Residential sidewalks to be deferred and signage per DRC
2) Grading and Drainage Certification is required prior to release of Financial Guarantees
3) Waterlines include valves, fittings and services
4) Storm Drain includes catch basins, connector pipes, manholes and outlet structures
5) Sanitary Sewer Lines include manholes and services
6) Perimeter walls per DRB approved perimeter wall design
7) Wall certification from registered engineer required prior to release of financial guarantees

AGENT/OWNER

DEVELOPMENT REVIEW BOARD MEMBER APPROVALS

David B. Thompson
NAME (print)

Andrew Bynes - 9/27/06
DRB CHAIR Date

Christina Sandoval 9/27/06
PARKS & GENERAL SERVICES Date

Thompson Engineering Consultants, Inc.
FIRM

9-27-06
TRANSPORTATION DEVELOPMENT Date

AMAFCA Date

9-27-06
SIGNATURE Date

Roger Green 9/27/06
UTILITY DEVELOPMENT Date

Date

Bradley L. Bingham 9/27/06
CITY ENGINEER Date

Date

DESIGN REVIEW COMMITTEE REVISIONS

REVISION	DATE	DRC CHAIR	USER DEPARTMENT	AGENT/OWNER

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

PAID RECEIPT

APPLICANT NAME Warehouse Marketing

AGENT Dave Thompson

ADDRESS

PROJECT & APP # 1003613

PROJECT NAME Sunset Villa Subd.

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

$ 110 00 **441006/4983000 DRB Actions** Deferral fee

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

$ _____ **441018/4971000 Public Notification**

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

$ 110 00 **TOTAL AMOUNT DUE**

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

Counterreceipt.doc 6/21/04

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

9/18/2006 2:34PM LOC: ANNX
RECEIPT# 00068597 US# 007 TRANS# 0026
Account 441006 Fund 0110
Activity 4983000 TRSURS
Trans Amt $110.00
J24 Misc

$110.00

CK $110.00
CHANGE $0.00

Thank You

County of Bernalillo
State of New Mexico

BOARD OF COUNTY COMMISSIONERS
ALAN B. ARMIJO, CHAIR
DISTRICT 1
TERESA L. CÓRDOVA, VICE-CHAIR
DISTRICT 2
DEANNA ARCHULETA-LOESER, MEMBER
DISTRICT 3
E. TIM CUMMINS, MEMBER
DISTRICT 4
MICHAEL BRASHER, MEMBER
DISTRICT 5

THADDEUS LUCERO, COUNTY MANAGER

PUBLIC WORKS
2400 BROADWAY, SE
ALBUQUERQUE, NEW MEXICO 87102
(505) 848-1500 • FAX (505) 848-1510

MARK J. CARRILLO, ASSESSOR
MARY HERRERA, CLERK
MERRI RUDD, PROBATE JUDGE
DARREN P. WHITE, SHERIFF
PATRICK PADILLA, TREASURER

Post-it® Fax Note 7671	Date 9/27/06	# of pages ▶ 2
To David Thompson	From Frank Williams	
Co./Dept.	Co.	
Phone #	Phone #	
Fax # 830-9248	Fax #	

September 26, 2006

Mr. Wilfred Gallegos,
Planning Department
600 Second Street, NW
Albuquerque, NM 87103

Re: **COA Project #: 1003613, Sunset Villa Addition**

Mr. Gallegos,

Bernalillo County Public Works Division (BCPWD) appreciates the opportunity to comment on the proposed Sunset Villa development. The proposed subdivision has immediate access off Powell Road, SW and Sunset Gardens Road, SW, with both roads under the jurisdiction of the City of Albuquerque within the immediate vicinity of the proposed subdivision. Thus, BCPWD is not requiring any additional improvements to these roads in the immediate vicinity of the proposed subdivision.

However, while the 71 lots of Sunset Villa do not meet the City of Albuquerque threshold to require a Traffic Impact Study (TIS), BCPWD is requesting that one be conducted for this site. The intensity of the land use is higher than planned when the property was within Bernalillo County. The road infrastructure was designed on the basis of higher density and lower trip generation and while the development is within the City, traffic will impact both the City and County.

BCPWD is interested in the impact of the proposed development on Sunset Gardens Road. Specifically, the TIS should address the impact of the development on the intersection of Sunset Road and Sunset Gardens Road, and the intersection of Foothill Road, Atrisco Drive and Sunset Gardens Road. Bernalillo County maintains Sunset Road, Sunset Gardens Road (281' east of Fuentes Road), and Foothills Road at the intersection of Atrisco and Sunset Gardens. In this instance, it is BCPWD's request that the lower threshold County standard for a traffic study be applied. Thank you for your consideration.

If you have you have any questions, you may contact me at 848-1532.

Sincerely,

Kevin B. Grovet
Development Engineer

cc: David P. Albright, Traffic Planner
David B. Thompson, Thomson Engineering Consultants

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

PAID RECEIPT

APPLICANT NAME Warehouse Moulding

AGENT Dave Thompson

ADDRESS _____

PROJECT & APP # 1003613

PROJECT NAME Sunset Villa Subd

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

$ 110.00 441006/4983000 **DRB Actions** Deferral fee

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

$ _____ 441018/4971000 **Public Notification**

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

$ 110.00 **TOTAL AMOUNT DUE**

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

THOMPSON ENGINEERING CONSULTANTS, INC.
505-271-2199
P.O. BOX 65760
ALBUQUERQUE, NM 87193

1317

DUPLICATE 54/1070

DATE 9/26/06

PAY TO THE ORDER OF City of Albuquerque

One Hundred Ten + NO/100 DOLLARS

$ 110.00

Security Features Included. Details on Back.

NEWMEXICO BANK & TRUST
P.O. Box 1048
Albuquerque, NM 87103
505-830-8100

FOR _____

City of Albuquerque
Treasury Division
9/26/2006 11:54AM LOC: ANNX
RECEIPT# 00065071 WS# 0009 TRANS# 0017
Account 441006 Fund 0110
Activity 4983000 TRSLJS
Trans Amt $110.00
024 Misc $110.00
CK $110.00
CHANGE $0.00
Thank You

⑈001317⑈ ⑆107006541⑆ 614 408 3⑈

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

TRANSMISSION OK

TX/RX NO	0465
CONNECTION TEL	9p8309248
SUBADDRESS	
CONNECTION ID	
ST. TIME	06/27 15:38
USAGE T	00'52
PGS.	2
RESULT	OK

DEVELOPMENT REVIEW BOARD
FAX FORM

TO: THOMPSON ENGINEERING CONSULTANTS INC 830-9248

FAX NUMBER: 896-6112 **# PAGES** 2

SENT BY: Sheran Matson, DRB Chair **DATE:** 06/27/06

PHONE NUMBER: 924-3880 **FAX #** 924-3864

PROJECT NO: 100361.3 **APPLICATION NO:**

06 DRB-00854
06 DRB-00855
06 DRB-00859
06 DRB-00856
06 DRB-00857

****

SUNSET VILLA ADDITION

DEVELOPMENT REVIEW BOARD
FAX FORM

TO: THOMPSON ENGINEERING CONSULTANTS INC
830-9248

FAX NUMBER: ~~896-6112~~ **# PAGES** 2

SENT BY: Sheran Matson, DRB Chair **DATE:** 06/27/06

PHONE NUMBER: 924-3880 **FAX #** 924-3864

06 DRB-00854
06 DRB-00855
06 DRB-00859
06 DRB-00856
06 DRB-00857

PROJECT NO: 100361.3 **APPLICATION NO:** _____

****

SUNSET VILLA ADDITION

occurring after October 31, 2006, are subject to the provisions of City Council Resolution R-06-74. The complete resolution is available on the City website: www.cabq.gov/citycouncil.

Project # 1003613
06DRB-00854 Major-Preliminary Plat Approval
06DRB-00855 Major-Vacation of Public Easements
06DRB-00859 Minor-SiteDev Plan Subd/EPC
06DRB-00856 Minor-Sidewalk Waiver
06DRB-00857 Minor-Temp Defer SDWK

THOMPSON ENGINEERING CONSULTANTS INC agent(s) for WAREHOUSE MOLDING & DOOR CORP request(s) the above action(s) for all or a portion of Tract(s) 34, MRGCD Map 39, Lot(s) 11, Rancho Rico and Lot(s) 1-4, Powell Gardens Addition (to be known as **SUNSET VILLA ADDITION**) zoned SU-1 for PRD, located on SUNSET GARDENS RD SW between ATRISCO RD SW and ARENAL DITCH, containing approximately 15 acres. (K-12)

There are corrections that need to be made to the perimeter wall design on the SPS. Even though EPC approved the SPS with wall problems, DRB is requiring minor changes to bring the design into compliance with the Zone Code.

The plat & site plan also do not agree. The lot numbers do not match, the Tract letters do not match, the Powell Addition lots that are part of the plat are not included as part of the SPS. This last comment may be a serious problem. It needs discussion with the case planner.

No objection to the requested vacations and sidewalk actions.

Be aware that preliminary plat and final plat approvals occurring after October 31, 2006, are subject to the provisions of City Council Resolution R-06-74. The complete resolution is available on the City website: www.cabq.gov/citycouncil.

Project # 1003247
06DRB-00874 Major-Preliminary Plat Approval
06DRB-00876 Major-Final Plat approval
06DRB-00875 Minor- Minor-Temp Defer SDWK

QUICK DRAW ENGINEERING agent(s) for MARK VALENCIA request(s) the above action(s) for all or a portion of Lot(s) 1 & 2 VALENCIA SUBDIVISION (to be known as **CORONA DEL SOL**) zoned R-2 residential townhomes, located on ALAMOGORDO NW, between ST JOSEPH NW and TUCSON NW containing approximately 1 acre(s). [REF: 04DRB-00190, 05DRB-00498] (G-11)

This preliminary plat was previously approved in 4/05 and expird in 4/06. This appears to be a second submittal of the same previously approved preliminary plat.

The lot size exceeds R2 requirements for townhomes.

Current DRC
Project Number:

ORIGINAL

Figure 12

INFRASTRUCTURE LIST
(Rev. 9-20-05)

Date Submitted: 6-9-06
Date Site Plan Approved:
Date Preliminary Plat Approved:
Date Preliminary Plat Expires:
DRB Project No.: 1003613
DRB Application No.:

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

SUNSET VILLA SUBDIVISION
PROPOSED NAME OF PLAT AND/OR SITE DEVELOPMENT PLAN

LOTS 1,2 & 3, POWELL ADD.; SUNSET VILLA ADD.; TRACT 34, MRGCD MAP 39
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. The 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 the approval by the DRC Chair, the User Department and agent/owner. If such approvals are obtained, these revisions to the listing will be incorporated administratively. In addition, any unforeseen items which arise during construction which are necessary to complete the project and which normally are the Subdivider's responsibility will be required as a condition of project acceptance and close out by the City.

Financially Guaranteed DRC #	Constructed Under DRC #	Size	Type of Improvement	Location	From	To	Construction Certification: Private Inspector	Private P. E.	City Cnst Engineer
		Paving							
		28' wide	Residential Paving w/curb and gutter, 4' sidewalk both sides*	Twilight Vista Way	Sunset Gardens Road	End of Cul-de-Sac	/	/	/
		28' wide	Residential Paving w/curb And gutter, 4' sidewalk both sides*	Garden Patch Lane	Twilight Vista Way	End of Cul-de-Sac	/	/	/
		28' wide	Residential Paving w/curb And gutter, 4' sidewalk both sides*	Garden Way	Dawn Vista Trail	End of. Cul-de-Sac	/	/	/

Financially Guaranteed DRC #	Constructed Under DRC #	Size	Type of Improvement	Location	From	To	Construction Certification Private Inspector	Private P. E.	City Cnst Engineer
		Paving Cont.							
		26' wide	Residential Paving w/curb And gutter, 4' sidewalk both sides*	Tyrick Lane	Garden Way	End of Cul-de-Sac	/	/	/
		28' wide	Residential Paving w/curb And gutter, 4' sidewalk both sides*	Dawn Vista Trail	Garden Way	Powell Road	/	/	/
		Utilities							
		6"	Water Line	Twilight Vista Way	Sunset Gardens Road	End of Cul-de-Sac	/	/	/
		6"	Water Line	Garden Patch Lane	Twilight Vista Way	End of Cul-de-Sac	/	/	/
		6"	Water Line	Garden Way	Dawn Vista Trail	End of. Cul-de-Sac	/	/	/
		6"	Water Line	Tyrick Lane	Garden Way	End of Cul-de-Sac	/	/	/
		6"	Water Line	Dawn Vista Trail	Garden Way	Powell Road	/	/	/
		8"	Sanitary Sewer Line	Twilight Vista Way	Sunset Gardens Road	End of Cul-de-Sac	/	/	/
		8"	Sanitary Sewer Line	Garden Patch Lane	Twilight Vista Way	End of Cul-de-Sac	/	/	/
		8"	Sanitary Sewer Line	Garden Way	Dawn Vista Trail	End of. Existing SAS	/	/	/

Financially Guaranteed DRC #	Constructed Under DRC #	Size	Type of Improvement	Location	From	To	Construction Certification Private Inspector	Private P.E.	City Cnst Engineer
		Utilities Cont.							
		8”	Sanitary Sewer Line	Tyrick Lane	Garden Way	End of Cul-de-Sac	/	/	/
		8”	Sanitary Sewer Line	Dawn Vista Trail	Garden Way	Powell Road	/	/	/
		Drainage							
			Retention Pond	Entrance Twilight Vista Way			/	/	/
			Retention Pond	West End of Twilight Vista Way			/	/	/
			Retention Pond	West End of Garden Way			/	/	/
			Retention Pond	South End of Garden Patch Lane			/	/	/
			Retention Pond	East End of Garden Way			/	/	/
			Retention Pond	North End of Dawn Vista Trail			/	/	/

NOTES

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

1) Paving Items include *Residential sidewalks to be deferred
2) Grading and Drainage Certification is required prior to release of Financial Guarantees
3) Waterlines include valves, fittings and services
4) Storm Drain includes catch basins, connector pipes, manholes and outlet structures
5) Sanitary Sewer Lines include manholes and services
6) Perimeter walls per DRB approved perimeter wall design
7) Wall certification from registered engineer required prior to release of financial guarantees

AGENT/OWNER

DEVELOPMENT REVIEW BOARD MEMBER APPROVALS

David B. Thompson
NAME (print)

DRB CHAIR Date

PARKS & GENERAL SERVICES Date

Thompson Engineering Consultants, Inc.
FIRM

TRANSPORTATION DEVELOPMENT Date

AMAFCA Date

6-13-06
SIGNATURE Date

UTILITY DEVELOPMENT Date

Date

CITY ENGINEER Date

Date

DESIGN REVIEW COMMITTEE REVISIONS

REVISION	DATE	DRC CHAIR	USER DEPARTMENT	AGENT/OWNER

City of Albuquerque

DEVELOPMENT/ PLAN REVIEW APPLICATION

Supplemental form

SUBDIVISION — **S**

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

SITE DEVELOPMENT PLAN — **P**

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

STORM DRAINAGE — **D**

- ____ Storm Drainage Cost Allocation Plan

Z **ZONING & PLANNING** — **L**

- ____ 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)

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: Warehouse Molding & Door Corp PHONE: 271-1030
ADDRESS: 4402 Canyon Court NE FAX:
CITY: Albuquerque STATE NM ZIP 87113 E-MAIL:
Proprietary interest in site: Owner List **all** owners: Midge Christie
AGENT (if any): Thompson Engineering Consultants, Inc PHONE: 271-2199
ADDRESS: P.O. Box 65760 FAX: 830-9248
CITY: Albuquerque STATE NM ZIP 87193 E-MAIL: teenm@yahoo.com

DESCRIPTION OF REQUEST: Preliminary Plat Review, Vacation of Easements, Site Plan for Subdivision, Sidewalk Waiver, & Sidewalk deferral

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

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

Lot or Tract No. Tract 34; Lot 11; Lots 1-4; Block: Unit:
Subdiv. / Addn. MRGCD Map 39; Rancho Rico; Powell Gardens Addition; Sunset Villa ~~Addition~~
Current Zoning: SU-1 for PRD Proposed zoning:
Zone Atlas page(s): K-12 No. of **existing** lots: 7 No. of **proposed** lots: 77
Total area of site (acres): 14.71 Density if applicable: dwellings per gross acre: 5.2 dwellings per net acre: 5.4
Within city limits? X Yes. No___, but site is within 5 miles of the city limits.) Within 1000FT of a landfill? NO
UPC No. 101205726104540323, 101205725407/A0325, 101205728409540337, 101205733006340332, 101205731906540330, 101205730905940329 MRGCD Map No.
LOCATION OF PROPERTY BY STREETS: On or Near: Sunset Gardens Road SW
Between: Atrisco Road SW and Sunset Road SW

CASE HISTORY: Carmen Marrone EPC Case Numbers
List **any** current or prior case number that may be relevant to your application (Proj., App., DRB-, AX_,Z_, V_, S_, etc.): 1003281, 1003613

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

SIGNATURE David B. Thompson DATE ~~6-9-06~~ 6-13-06
(Print) David B. Thompson ___ Applicant X Agent

FOR OFFICIAL USE ONLY Form revised 4/04

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

Application case numbers		Action	S.F.	Fees
06DRB -	- 00854	PP	S(2)	$ 1910.00
06DRB -	00855	VPE	V	$ 90.00
06DRB -	00856	SW	V	$ 0.00
06DRB	00857	TDS	V	$ 0.00
06DRB	00859	SPR	P(3)	$ 0.00
		EXT		$ 20.00
		ADV		Total 75.00
				$ 2095.00

Hearing date JULY 12, 2006

Sandy Handley 06/13/06 **Project #** 1003613

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.

David B. Thompson
Applicant name (print)

6-13-06
Applicant signature / date

Form revised 11/04 and **JUNE 05**

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

Application case numbers
06DRB - _____ - 00854
_____ - _____ - _____
_____ - _____ - _____

Sandy Handley 06/13/06
Planner signature / date

Project # 1003613

FORM P(3): SITE PLAN REVIEW - D.R.B. MEETING (UNADVERTISED)

❑ **SKETCH PLAN REVIEW AND COMMENT**

__ Scaled site sketch and related drawings showing proposed land use including structures, parking, Bldg. setbacks, adjacent rights-of-way and street improvements, etc. (folded to fit into an 8.5" by 14" pocket) **6** copies.
__ Zone Atlas map with the entire property(ies) precisely and clearly outlined and crosshatched (to be photocopied)
__ Letter briefly describing, explaining, and justifying the request
__ Any original and/or related file numbers are listed on the cover application

Meetings are approximately 8 DAYS after the Tuesday noon filing deadline. **Your attendance is required.**

❑ **SITE DEVELOPMENT PLAN FOR SUBDIVISION**

__ Scaled site plan and related drawings (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
__ Letter of authorization from the property owner if application is submitted by an agent
__ Copy of the document delegating approval authority to the DRB
__ Completed Site Plan for Subdivision Checklist
__ Infrastructure List, if relevant to the site plan
__ Fee (see schedule)
__ Any original and/or related file numbers are listed on the cover application

Meetings are approximately 8 DAYS after the Tuesday noon filing deadline. **Bring the original Mylar** to the meeting for sign-off. **Your attendance is required.**

❑ **SITE DEVELOPMENT PLAN FOR BUILDING PERMIT**

__ Site plan and related drawings (folded to fit into an 8.5" by 14" pocket) **6** copies.
__ Site Plan for Subdivision, if applicable, previously approved or simultaneously submitted. **6** copies.
__ Solid Waste Management Department signature on Site Plan
__ Zone Atlas map with the entire property(ies) precisely and clearly outlined and crosshatched (to be photocopied)
__ Letter briefly describing, explaining, and justifying the request
__ Letter of authorization from the property owner if application is submitted by an agent
__ Copy of the document delegating approval authority to the DRB
__ Infrastructure List, if relevant to the site plan
__ Completed Site Plan for Building Permit Checklist
__ Copy of Site Plan with Fire Marshal's stamp
__ Fee (see schedule)
__ Any original and/or related file numbers are listed on the cover application

Meetings are approximately 8 DAYS after the Tuesday noon filing deadline. **Bring the original Mylar** to the meeting for sign-off. **Your attendance is required.**

❑ **AMENDED SITE DEVELOPMENT PLAN FOR SUBDIVISION**

❑ **AMENDED SITE DEVELOPMENT PLAN FOR BUILDING PERMIT**

__ Proposed amended Site Plan (folded to fit into an 8.5" by 14" pocket) **6** copies.
__ DRB signed Site Plan being amended (folded to fit into an 8.5" by 14" pocket) Copies as needed above
__ Zone Atlas map with the entire property(ies) precisely and clearly outlined and crosshatched (to be photocopied)
__ Letter briefly describing, explaining, and justifying the request
__ Letter of authorization from the property owner if application is submitted by an agent
__ Infrastructure List, if relevant to the site plan
__ Completed Site Plan for Building Permit Checklist (not required for amendment of SDP for Subdivision)
__ Fee (see schedule)
__ Any original and/or related file numbers are listed on the cover application

Meetings are approximately 8 DAYS after the Tuesday noon filing deadline. **Bring the original Mylar** to the meeting for sign-off. **Your attendance is required.**

☒ **D.R.B. FINAL SIGN-OFF FOR E.P.C. APPROVED S.D.P. for SUBDIVISION**

❑ **D.R.B. FINAL SIGN-OFF FOR E.P.C. APPROVED S.D.P. for BUILDING PERMIT**

✓ Site plan and related drawings (folded to fit into an 8.5" by 14" pocket) **6** copies.
✓ Approved Grading and Drainage Plan (folded to fit into an 8.5" by 14" pocket) **6** copies.
N/A Solid Waste Management Department signature on Site Plan (not required for SDP for Subdivision)
__ Zone Atlas map with the entire property(ies) precisely and clearly outlined and crosshatched (to be photocopied)
✓ Letter carefully explaining how each EPC condition has been met **and** a copy of the EPC Notification of Decision
✓ Infrastructure List, if relevant to the site plan
N/A Copy of Site Plan with Fire Marshal's stamp (not required for SDP for Subdivision)
__ Any original and/or related file numbers are listed on the cover application

Meetings are approximately 8 DAYS after the Tuesday noon filing deadline. **Bring the original Mylar** to the meeting for sign-off. **Your attendance is required.**

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

David B Thompson
Applicant name (print)

6-13-06
Applicant signature / date

Form revised **JUNE 2005**

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

Application case numbers
06DRB - _____ - 00859
_____ - _____ - _____
_____ - _____ - _____

Sandy Handley D6/13/06
Planner signature / date

Project # 100.3613

FORM V: SUBDIVISION VARIANCES & VACATIONS

☐ **BULK LAND VARIANCE** **(Public Hearing Case)**

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

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

☐ **VACATION OF PUBLIC RIGHT-OF-WAY**

☒ **VACATION OF PUBLIC EASEMENT**

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

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

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

☐ **SIDEWALK DESIGN VARIANCE**

☒ **SIDEWALK WAIVER**

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

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

☒ **TEMPORARY DEFERRAL OF SIDEWALK CONSTRUCTION**

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

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

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

☐ **VACATION OF PRIVATE EASEMENT**

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

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

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

David B. Thompson
Applicant name (print)

Applicant signature / date 6-13-06

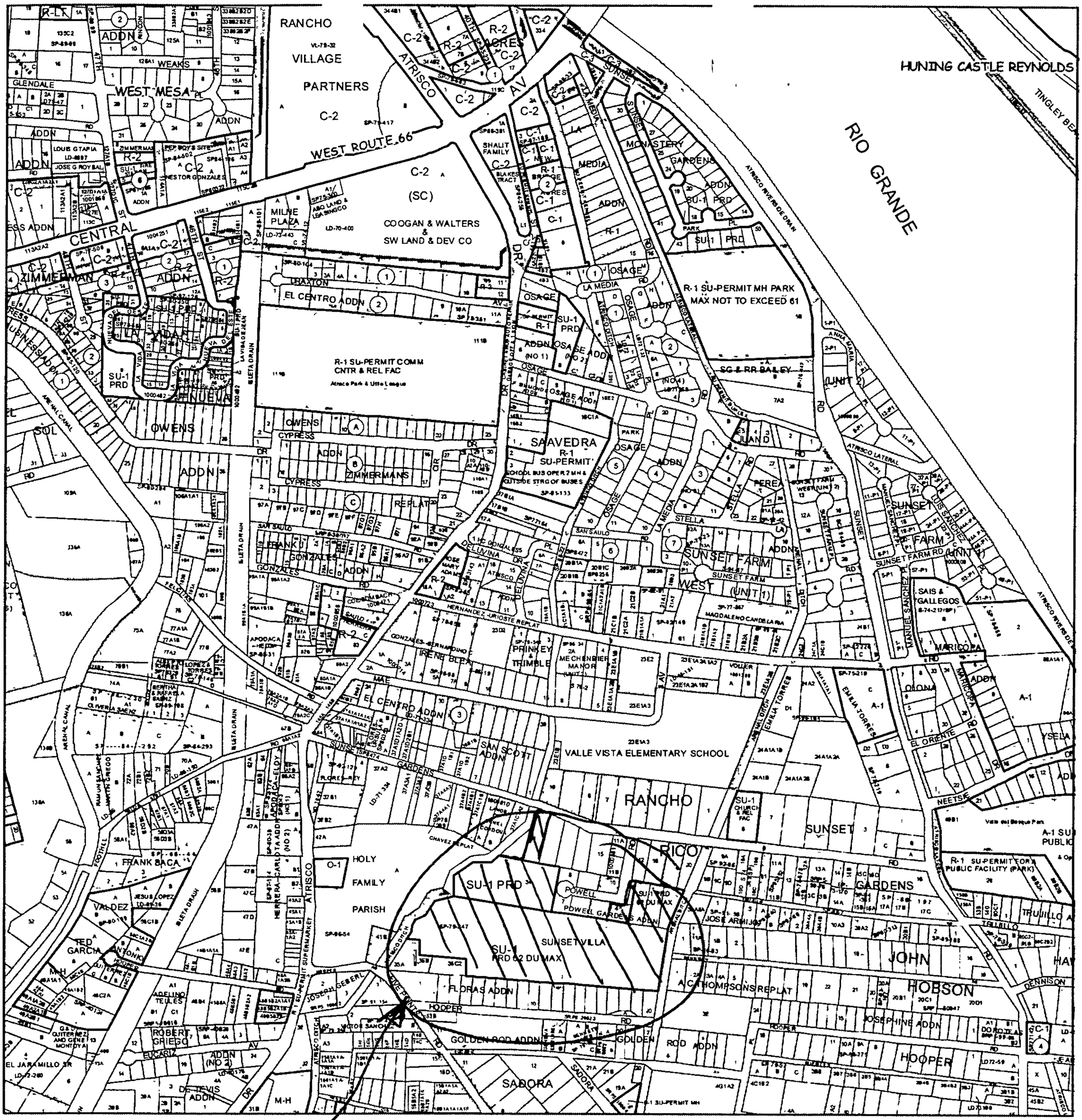
Form revised April 2003

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

Application case numbers
06DRB-_____-00855
06DRB-_____-00856
06DRB-_____-00857

Sandy Handley 06/13/06
Planner signature / date

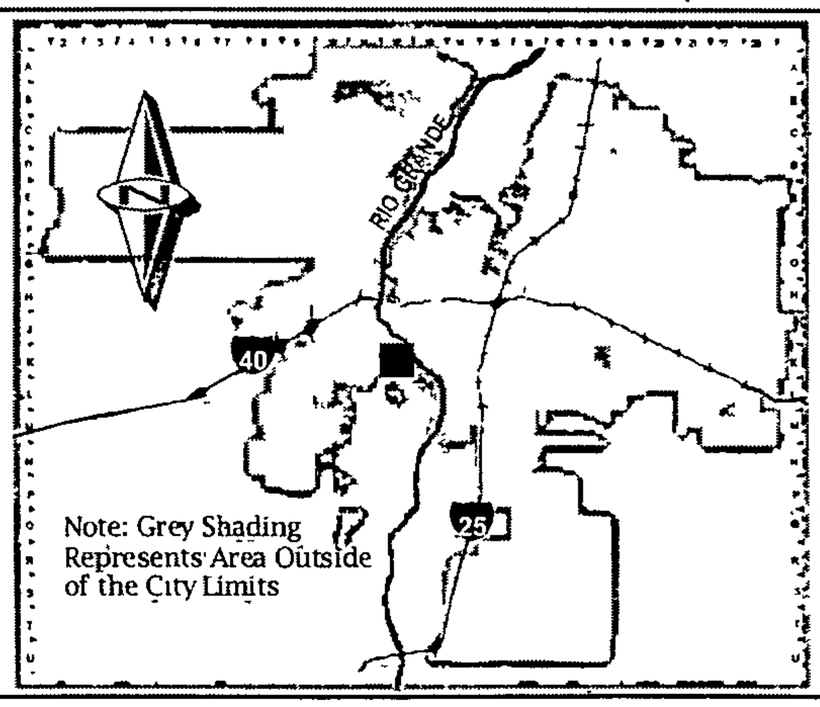
Project # 100.3613



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

Albuquerque Geographic Information System

Map amended through: 5/1/2006



Zone Atlas Page:

K-12-Z

Selected Symbols

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

0 — 750 — 1,500 Feet

THOMPSON Engineering Consultants, Inc.

June 9, 2006

Ms. Sheran Matson
Development Services
Planning Department
City of Albuquerque
P.O. Box 1293
Albuquerque, NM 87103

Re: SUBMITTAL OF PRELIMINARY PLAT, VACATION OF EASEMENTS, SITE PLAN FOR SUBDIVISION, SIDEWALK WAIVER, AND SIDEWALK DEFERRAL FOR SUNSET VILLA SUBDIVISION

Dear Ms. Matson:

Enclosed please find an application and all required enclosures for Preliminary Plat, Vacation of Easements, Site Plan for Subdivision, Sidewalk Waiver, and Sidewalk Deferral submittal for the Sunset Villa Subdivision. The proposed gated subdivision will have 76 residential lots and private streets. The property is currently zoned SU-1/PRD.

We are requesting the vacation of two access easements on the property. The first is a 25 foot-wide access easement at the northeast corner of the property to access lots 1, 2, & 3 of Powell Gardens Addition. This easement will no longer be needed for the subdivision. The second access easement is a 10 foot-wide easement at the northwest part of the property to access the triangular portion of Lot 11, Rancho Rico from Sunset Gardens Road. This lot will be accessed from our main access road from Sunset Gardens Road as shown on the Site Plan for Subdivision. The Site Plan for Subdivision was heard at the EPC. The EPC delegated final sign-off to the DRB to ensure that the conditions imposed have been satisfied.

The submittal also includes a request for waiver of sidewalks and deferral of sidewalks within the subdivision. We are requesting a waiver of sidewalks on the west side of Twilight Vista Way at the entrance from Sunset Gardens Road and around the cul-de-sacs in the subdivision. The sidewalk construction deferral will consist of all sidewalks within the subdivision at the front of the lots. The deferral is requested so that the sidewalks are not damaged during the construction of the individual homes.

If you should have any questions, please call me at 271-2199.

Sincerely,

David B. Thompson, P.E.

P.O. Box 65760 • Albuquerque, NM 87193 • (505) 271-2199 • Fax (505) 830-9248

GARCIA/KRAEMER&ASSOCIATES

Wells Fargo Bank Building
200 Lomas N.W., Suite 1111
Albuquerque, NM 87102
(505) 242 5566
Fax (505) 242 9028

June 8, 2006

Sheran Matson, Chair
DRB City of Albuquerque

Re: Project# 1003281, 04EPC-01220
Project# 1003613 , 04EPC-01554
combined EPC conditions of approval

Dear Ms Matson,

The purpose of this letter is to detail compliance with the conditions of approval imposed by the EPC in the above referenced cases. The first project/case number references the site development plan for subdivision for a 12 acre parcel zoned SU-1 PRD, 62 dwelling units maximum approved by the EPC on September 16, 2004. The second references phase 2 which was approved by the EPC on November 18, 2004 for a 3 acre parcel zoned Special Use for PRD (14 units) which became effective upon annexation.

The site plan for subdivision submitted herewith covers both of the subject parcels and Lot 11 Rancho Rico Subdivision zoned R-1, included herewith since it is being used as access to the development from Sunset Gardens Road SW. Although not required by the conditions of approval, Dave Thompson and I met with Carmen Marrone, the staff planner on both of these cases and went through the conditions point by point, making suggested changes to insure compliance with the latter and intent of the respective conditions.

<u>04EPC-01220 Conditions:</u>
<u>Condition 1</u> is met by this submittal.
<u>Condition 2</u> The second access, which serves as the primary gated access to Sunset Villa has been provided by the acquisition of Tract 34, MRGCD Map#39 and Lot 11, Rancho Rico Subdivision. This access is included in the site plan for subdivision.
<u>Conditions 3, 4, 9 and 10</u> are met on the site plan for subdivision.
<u>Conditions 5, 6, 7, and 8</u> are met by revisions to the Design Guidelines on Sheet 2 of the Site Plan for Subdivision.
<u>Condition 11</u> is met by the submittal of a preliminary plat request and related infrastructure list.

04EPC-01554 Conditions:
Condition 1 is met by this submittal.
Conditions 2, 3, 4, 5, 6, 7, and 9 are met on the site plan for subdivision.
Condition 8 is met by the submittal of a preliminary plat request and related infrastructure list, with the exception of the required pre-annexation agreement. The necessity for that agreement was eliminated by the adoption of the Impact fee ordinances by the City of Albuquerque, which will be imposed upon the construction of residences on the lots included herein.

We understand that this application should receive a new project number to eliminate confusion that may result from having two separate project numbers.

Thank you for your consideration. Please contact me or Dave Thompson with any questions that may arise.

Sincerely,

William L Kraemer

City of Albuquerque
Planning Department
Development Review Division
P.O. Box 1293
Albuquerque, New Mexico 87103

Date: November 19, 2004

OFFICIAL NOTIFICATION OF DECISION

FILE: **Project # 1003613***
04EPC-01551 Annexation
04EPC-01553 Zone Map Amendment
04EPC-01554 EPC Site Development Plan-Subdivision

Warehouse Molding & Door Corp.
4402 Canyon Ct. NE
Albuq. NM 87111

LEGAL DESCRIPTION: for all or a portion of Tract 34, **MRGCD Map #39**, zoned County A-1, and a portion of Lot 11, Rancho Rico Subdivision, located on POWELL RD SW, between SUNSET GARDENS SW and HOOPER RD SW, containing approximately 3 acres. (K-12) Carmen Marrone, Staff Planner

On November 18, 2004 the Environmental Planning Commission voted to recommend approval to the City Council of Project 1003613/ 04EPC 01551, a request for annexation of Tract 34, MRGCD Map 39, based on the following Findings:

FINDINGS:

1. This is a request for annexation of Tract 34, MRGCD Map 39, located off of Sunset Gardens Road between Powell Road and Atrisco Drive SW and containing 2.44 acres. The site is currently undeveloped and proposed to be developed with 14 single-family homes as part of Phase 2, Sunset Villa Subdivision.

2. The Board of County Commissioners approved annexation of Tract 34 into the City of Albuquerque on September 28, 2004.

3. The subject site is located in the Established Urban Area of the *Comprehensive Plan* with a goal to create a quality urban environment within the metropolitan area. The request for annexation furthers Policy 5a for Established Urban Areas by allowing residential development that will result in an overall gross density up to 5 dwelling units per acre. The request also furthers Policy 5e by proposing new growth in an area that is contiguous to existing public facilities and services.

4. The applicant has addressed the annexation policies of *Resolution-54-1990* to support the request for annexation as follows:
   Section 1: The subject site is located within the Established Urban Area of the *Comprehensive Plan*, which makes it suitable for annexation.
   Section 1b: The applicant has agreed in writing to provide off-site improvements as outlined in the pre-annexation agreement, including improvements to Lot 11, Rancho Rico Subdivision which will serve as the main gateway to the proposed subdivision.
   Section 1c: Basic utilities and facilities are already in place.
   Section 1d: The subject site is contiguous to the City limits to the north, south, and east.
   Section 1e: The subject site will be accessed from Sunset Gardens Road via Lot 11, Rancho Rico Subdivision as shown on the Site Plan for Subdivision that accompanies this request.
   Section 1f: Tract 34 is essentially an island of County land surrounded by land in the City limits. Annexation of this County island will make boundaries more reasonable so that providers of public services can determine jurisdictional boundaries more easily.
   Section 1g: The boundaries of the subject site are established along platted lines.

5. On October 4, 2004, per Resolution 04-127, the City Council declared a moratorium on the approval of annexations in the City unless the applicant and the City reach an agreement for the provision of certain infrastructure improvements. A Pre-annexation Agreement for the provision of certain infrastructure improvements accompanies the subject request for annexation. On November 15, 2004, the City Council passed Impact Fees Ordinance pursuant to the NM Development Fees Act of 1993. The City Council may want to consider adjusting the off site contributions and any other fees in the Pre-Annexation Agreement to be in accordance with those proposed with the new impact fees.

6. There is no known neighborhood opposition to this request.

On November 18, 2004 the Environmental Planning Commission voted to recommend approval to the City Council of Project 1003613/04EPC 01553, a request for establishment of SU-1 PRD zoning for Tract 34, MRGCD Map 39, based on the following Findings:

FINDINGS:

1. This is a request for establishment of SU-1 PRD zoning on Tract 34, Map 39, in conjunction with a request for annexation. The site is located off of Sunset Gardens Road between Powell Road and Atrisco Drive SW and contains approximately 2.44 acres.

2. The proposed zoning requires an associated site plan for subdivision in order to get approval of the zoning. The associated site plan for subdivision proposes 14 single-family homes on Tract 34 as part of Phase 2, Sunset Villa Subdivision.

3. The EPC recently approved a zone change to SU-1 PRD for Phase 1 of Sunset Villa Subdivision, immediately south of the subject site, in conjunction with a site plan for subdivision for 62 single-family homes.

4. The subject site is located in the Established Urban Area of the *Comprehensive Plan* with a goal to create a quality urban environment within the metropolitan area. The request for SU-1 PRD zoning furthers the following Comprehensive Plan policies for Established Urban Areas:
   - Policy 5a: The request will allow residential development to occur at an overall gross density of 5.6 dwelling units per acre (2.5 acres/14 du's proposed).
   - Policy 5d: The proposed zoning will respect existing neighborhood values, natural environmental conditions and carrying capacities because it is compatible with the surrounding R-1 zoning and will not overburden the existing natural or built environment. Furthermore, the proposed SU-1 PRD zoning for Phase 2, Sunset Villa Subdivision is consistent with the zoning in Phase 1, Sunset Villa Subdivision, which was not opposed by the surrounding neighborhoods.
   - Policy 5l: The proposed SU-1 designation requires site plan review and approval by the EPC that will ensure quality and innovation in design that is appropriate to the area.

5. The subject site falls within "Residential Area 5" per the *Southwest Area Plan* (SWAP), which allows up to 9 du/net acre when City sewer and water is available (p.75, SWAP). The proposed zoning, which is tied to an associated site plan for subdivision indicating 14 dwelling units on 2.5 acres, is in compliance with Zoning and Land Use Policy 26 of the SWAP by proposing a net density of 7 du/acre.

6. The proposed zoning is supported by Zoning and Land Use Policy 25 of the SWAP because the proposed zoning is compatible with the surrounding residential zoning and the SU-1 designation, which requires EPC site plan review, will provide stability to the surrounding residential areas through established design controls.

7. There is no known neighborhood opposition to this request.

On November 18, 2004 the Environmental Planning Commission voted to recommend approval to the City Council of Project 1003613/ APPROVAL of 04EPC 01554, a request for site plan for subdivision for Tract 34, Map 39 and Lot 11, Rancho Rico Subdivision, based on the following Findings and subject to the following Conditions:

FINDINGS:

1. This is a request for a site plan for subdivision for Tract 34, Map 39, and Lot 11, Rancho Rico Subdivision, located off of Sunset Gardens Road between Powell Road and Atrisco Drive SW and containing approximately 3 acres.

2. The site plan for subdivision is identified as Phase 2 of the Sunset Villa Subdivision and proposes 14 single-family homes on Tract 34, Map 39 and an access road on Lot 11, Rancho Rico Subdivision. A site plan for subdivision for Phase 1 was recently approved by the EPC *(04EPC 01220)* on September 16, 2004 with certain conditions.

3. The current Phase 2 submittal addresses Phase 1 Conditions of Approval 2-8. The remaining conditions of approval for Phase 1 will also apply to Phase 2.

4. The site plan for subdivision is tied to the request for SU-1 PRD zoning which the City Council has final authority to approve. The EPC approval of the site plan, therefore, is contingent on City Council approval of SU-1 PRD zoning for the site.

5. The site plan for subdivision contains a set of Design Guidelines to help bring about residential development that is compatible with adjacent properties and neighborhoods.

6. Per the SU-1 PRD zone, "individual site plans for building permit may be submitted for building permit approval unless the Planning Commission specified additional review."

7. The site plan for subdivision contains enough details to satisfy the EPC; therefore, the site plans for building permits will not require EPC review and are delegated to the DRB.

8. There is no known neighborhood opposition to this request.

CONDITIONS:

1. The EPC delegates final sign-off authority of this site development plan to the Development Review Board (DRB). The DRB is responsible for ensuring that all EPC Conditions have been satisfied and that other applicable City requirements have been met. A letter shall accompany the submittal, specifying all modifications that have been made to the site plan since the EPC hearing, including how the site plan has been modified to meet each of the EPC conditions. Unauthorized changes to this site plan, including before or after DRB final sign-off, may result in forfeiture of approvals.

2. Amend Sheet 3 to correctly reflect the proposed 30' driveway to the southwest portion of lot 11, Rancho Rico Subdivision.

3. The site plan needs to show all walls, proposed and existing, and the heights of these walls.

4. The site plan should indicate the drainage ponds on Lot 11 and how the trees and landscaping will be accommodated.

5. The site plan should indicate what type of groundcover will be used in the areas between the trees on Lot 11.

6. The site plan should include a plant list indicating the types of trees and plants proposed on the site.

7. Indicate the location of the proposed sign on the site plan. This sign shall be a maximum of 6 feet in height and shall not exceed 20 square feet in size and shall comply with the signage regulations of Section 14-16-3-5.B.4.g of the Zoning Code.

8. CONDITIONS FROM CITY ENGINEER, MUNICIPAL DEVELOPMENT, PUBLIC WORKS, WATER AUTHORITY and NMDOT:
   a. Pre-annexation agreement required, per City of Albuquerque R-54-1990 and R-04-127, to address Transportation, Utility and Hydrology Development (City Engineer/Planning Department) related issues.
   b. The Developer is responsible for permanent improvements to the transportation facilities adjacent to the proposed site development plan for subdivision. Those improvements will include any additional right-of-way requirements, paving, curb and gutter, sidewalk and ADA accessible ramps that have not already been provided for. All public infrastructure constructed within public right-of-way or public easements shall be to City Standards. Those Standards will include but are not limited to sidewalks (std. dwg. 2430), driveways (std. dwg. 2425), private entrances (std. dwg. 2426) and wheel chair ramps (std. dwg. 2441).
   c. All required infrastructure will be built by the developer as part of the subdivision process.
   d. Provide cross access between tracts (if applicable).

9. The design guidelines for phase I, Sunset Villa Subdivision shall be consistent with the design guidelines for Phase II, Sunset Villa Subdivision and vice versa.

IF YOU WISH TO APPEAL/PROTEST THIS DECISION, YOU MUST DO SO BY **DECEMBER 3, 2004** IN THE MANNER DESCRIBED BELOW. A NON-REFUNDABLE FILING FEE WILL BE CALCULATED AT THE LAND DEVELOPMENT COORDINATION COUNTER AND IS REQUIRED AT THE TIME THE APPEAL IS FILED. IT I S NOT POSSIBLE TO APPEAL EPC RECOMMENDATIONS TO CITY COUNCIL; RATHER, A FORMAL PROTEST OF THE EPC's RECOMMENDATION CAN BE FILED WITHIN THE 15 DAY PERIOD FOLLOWING THE EPC's DECISION.

Appeal to the City Council: Persons aggrieved with any determination of the Environmental Planning Commission acting under this ordinance and who have legal standing as defined in Section 14-16-4-4.B.2 of the City of Albuquerque Comprehensive Zoning Code may file an appeal to the City Council by submitting written application on the Planning Department form to the Planning Department within 15 days of the Planning Commission's decision. The date the determination in question is issued is not included in the 15-day period for filing an appeal, and 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. The City Council may decline to hear the appeal if it finds that all City plans, policies and ordinances have been properly followed. If they decide that all City plans, policies and ordinances have not been properly followed, they shall hear the appeal. Such appeal, if heard, shall be heard within 45 days of its filing.

YOU WILL RECEIVE NOTIFICATION IF ANY PERSON FILES AN APPEAL. IF THERE IS NO APPEAL, YOU CAN RECEIVE BUILDING PERMITS AT ANY TIME AFTER THE APPEAL DEADLINE QUOTED ABOVE, PROVIDED ALL CONDITIONS IMPOSED AT THE TIME OF APPROVAL HAVE BEEN MET. SUCCESSFUL APPLICANTS ARE REMINDED THAT OTHER REGULATIONS OF THE CITY MUST BE COMPLIED WITH, EVEN AFTER APPROVAL OF THE REFERENCED APPLICATION(S).

Successful applicants should be aware of the termination provisions for Site Development Plans specified in Section 14-16-3-11 of the Comprehensive Zoning Code. Generally plan approval is terminated 7 years after approval by the EPC

Sincerely,

For Richard Dineen
Planning Director

RD/CM/ac

cc: Garcia/Kraemer & Assoc., 200 Lomas Blvd. NW, #1111, Albuq. NM 87102
Richard Rivas, Vecinos del Bosque NA, 1825 Mae SW, Albuq. NM 87105
George Montoya, Vecinos del Bosque, 510 Maricopa SW, Albuq. NM 87105

237 8422

City of Albuquerque
Planning Department
Development Review Division
P.O. Box 1293
Albuquerque, New Mexico 87103

Date: September 17, 2004

OFFICIAL NOTIFICATION OF DECISION

FILE: **Project # 1003281 ***
04EPC-00297 Zone Map Amendment
04EPC-01220 EPC Site Development Plan-
Amendment to Subdivision

Sunset Villa Land Inc. & Joe Hahn
9724 Guadalupe NW
Albuq. NM 87114

LEGAL DESCRIPTION: for all or a portion of Lot(s) 1, 2, 3, **Powell Addition & Sunset Villa Addition,** a zone map amendment from SU-1 R-1 Permissive 55 DU max to SU-1 for PRD, 62 d.u. max. located on POWELL SW, between SUNSET RD. SW and ATRISCO SW, containing approximately 12 acre(s). (K-12) Carmen Marrone, Staff Planner

On September 16, 2004 the Environmental Planning Commission voted to approve Project 1003281/ 04EPC 00297, a request for a zone map amendment from SU-1 for R-1 Permissive Uses, 55 du max. to SU-1 PRD, 62 du max., for Sunset Villa Addition and Lots 1-3, Powell Gardens Addition, based on the following Findings:

FINDINGS:

1. This is a request for a zone map amendment from SU-1 for R-1 Permissive Uses, 55 du max. to SU-1 PRD, 62 du max. for approximately 11.6 acres located on Powell Road SW, south of Sunset Gardens Road and east of Atrisco Drive. The proposed zoning will result in a residential density of 5.3 du/gross acre.

2. The applicant has recently gained control of two tracts north of the subject site, Tract 34, MRGCD Map 39 and Tract 11, Rancho Rico Addition which will enable the site to have a second access from Sunset Gardens Road. Tract 34 is currently in the County and zoned R-1. The applicant has submitted a request to the County for annexation of Tract 34 which will be considered by the Board of County Commissioners on October 12, 2004.

4. The subject site is designated Established Urban per the *Comprehensive Plan* which makes it suitable for urban development provided the development respects existing neighborhood values and carrying capacities. The requested zoning is consistent with Policy 5a that recommends an overall gross density up to 5 du/acre. The proposed zone will respect neighborhood values by proposing a density that is compatible with surrounding development and will respect the carrying capacities of the existing infrastructure (Policy 5d).

5. The subject site is within "Residential Area 5" as designated by the *Southwest Area Plan* Densities Map, page 74, which allows up to 9 du/net acre when City sewer and water is available. The proposed zoning will allow up to 7.3 du/net acre. This is within the recommended net density per Policy 26 of the *Southwest Area Plan.*

6. The proposed zoning is compatible with surrounding R-1 zoning and will help stabilize residential zoning and land use in the surrounding area as recommended in Policy 25 of the *Southwest Area Plan.*

7. The applicant has demonstrated that the existing zoning is inappropriate because the provision of a second access onto the site changes the development potential of the site and constitutes a "changed condition" *(Section 1D, R-270-1980).*

8. The proposed zone change will not jeopardize the health, safety or general welfare of the community nor will it jeopardize the stability of land use and zoning in the surrounding area *(Section 1A and 1B, R-270-1980).*

9. The proposed zone is a spot zone, however, per Section 1-I (1) *R-270-1980*, a spot zone may be approved if the zone change will clearly facilitate realization of the *Comprehensive Plan* and any other applicable City Plans. The proposed zoning (SU-1 PRD) will help implement applicable policies of the *Comprehensive Plan* and the *Southwest Area Plan* by providing infill development at an appropriate density and requiring site plan review by the EPC to ensure that the historical development patterns and cultural values of the South Valley are preserved.

10. There is no known opposition to the request.

On September 16, 2004 the Environmental Planning Commission voted to approve Project 1003281/ 04EPC 01220, a request for a Site Plan for Subdivision for Sunset Villa Addition and Lots 1-3, Powell Gardens Addition, based on the following Findings and subject to the following Conditions:

FINDINGS:

1. This is a request for a Site Plan for Subdivision for approximately 11.6 acres located on Powell Road SW, south of Sunset Gardens Road and east of Atrisco Drive.

2. The applicant proposes to develop 62 single family homes in the first phase of development at a density of 5.3 du/gross acre. Phase 2 will include an additional 14 single family homes and a second access onto the site.

3. The applicant has recently gained control of two tracts north of the subject site, Tract 34, MRGCD Map 39 and Tract 11, Rancho Rico Addition, which will enable the site to have a second access from Sunset Gardens Road. Tract 34 is currently in the County and zoned R-1. The applicant has submitted a request to the County for annexation of Tract 34 which will be considered by the Board of County Commissioners on October 12, 2004.

4. Should the request for annexation of Tract 34 be denied by the County Commission, the applicant will still provide a secondary access from Sunset Gardens Road.

5. The site plan for subdivision is consistent with Policy 5a for Established Urban Areas of the *Comprehensive Plan* that recommends an overall gross density up to 5 du/acre. The proposed development is also supported by Policy 5d of the *Comprehensive Plan* by proposing a density that is compatible with surrounding development and will respect the carrying capacities of the existing infrastructure.

6. The subject site is within "Residential Area 5" as designated by the *Southwest Area Plan* Densities Map, page 74, which allows up to 9 du/net acre. The proposed zoning will allow up to 7.3 du/net acre. This is within the recommended net density per Policy 26 of the *Southwest Area Plan*.

7. SU-1 PRD zoning requires EPC approval of a Site Development Plan for Subdivision per §14-16-1-5(B) of the Zoning Code including specific design requirements that demonstrate how the proposed development is compatible with adjacent properties, neighborhoods and communities. (§14-16-2-22.B.24.c)

8. The site plan for subdivision indicates a monotonous streetscape with uniform setbacks, minimal landscaping, and concrete driveways in the front yard. This is not compatible with the surrounding community and does not promote the historical character of the South Valley as recommended in the *Southwest Area Plan* and the SU-1 PRD zone.

9. With a few adjustments, the site plan will be more compatible with the surrounding community and will satisfy the design requirements of the SU-1 PRD zone.

10. Per the SU-1 PRD zone, "individual site plans for building permit may be submitted for building permit approval unless the Planning Commission specifies additional review".

11. There is no known opposition to the request.

CONDITIONS:

1. The EPC delegates final sign-off authority of this site development plan to the Development Review Board (DRB). The DRB is responsible for ensuring that all EPC Conditions have been satisfied and that other applicable City requirements have been met. A letter shall accompany the submittal, specifying all modifications that have been made to the site plan since the EPC hearing, including how the site plan has been modified to meet each of the EPC conditions. Unauthorized changes to this site plan, including before or after DRB final sign-off, may result in forfeiture of approvals.

2. The applicant is required to provide a secondary access from Sunset Gardens Road as shown on the site plan.

3. Sunset Gardens should be labelled "Road" instead of "Place.

4. Indicate the location of the gates on the site plan. Also, provide a detail drawing of the gates on the plan.

5. Vary the front yard setbacks between 10' minimum and 15' maximum.

6. At least 50% of the homes shall include a porch/portal or courtyard at the front of the house.

7. Amend the language on Sheet 2 under "Architectural Design Standards" to read, "The dwellings will have a variety of flat, shed or pitched roofs..."

8. A minimum of 75% of the landscape area in the front yard shall be covered with living, vegetative materials, calculated from the mature spread of the plants.

9. Identify the type of trees, plants, and seed that will be used on the drainage ponds.

10. Indicate the location of the proposed sign on the site plan. This sign shall be a maximum of 6 feet in height and shall not exceed 20 square feet in size and shall comply with the signage regulations of Section 14-16-3-5.B.4.g of the Zoning Code.

11. RECOMMENDED CONDITIONS FROM CITY ENGINEER, MUNICIPAL DEVELOPMENT, PUBLIC WORKS and NMDOT:
    a. All the requirements of previous actions taken by the EPC and the DRB must be completed and /or provided for.

b. The Developer is responsible for permanent improvements to the transportation facilities adjacent to the proposed site development plan for building permit. Those improvements will include any additional right-of-way requirements, paving, curb and gutter, sidewalk and ADA accessible ramps that have not already been provided for. All public infrastructure constructed within public right-of-way or public easements shall be to City Standards. Those Standards will include but are not limited to sidewalks (std. dwg. 2430), driveways (std. dwg. 2425), private entrances (std. dwg. 2426) and wheel chair ramps (std. dwg. 2441).
c. Provide cross access agreement between tracts.
d. Site plan shall comply and be designed per DPM Standards.
e. A concurrent platting action is required at DRB.

IF YOU WISH TO APPEAL/PROTEST THIS DECISION, YOU MUST DO SO BY **OCTOBER 1, 2004** IN THE MANNER DESCRIBED BELOW. A NON-REFUNDABLE FILING FEE WILL BE CALCULATED AT THE LAND DEVELOPMENT COORDINATION COUNTER AND IS REQUIRED AT THE TIME THE APPEAL IS FILED. IT I S NOT POSSIBLE TO APPEAL EPC RECOMMENDATIONS TO CITY COUNCIL; RATHER, A FORMAL PROTEST OF THE EPC's RECOMMENDATION CAN BE FILED WITHIN THE 15 DAY PERIOD FOLLOWING THE EPC's DECISION.

Appeal to the City Council: Persons aggrieved with any determination of the Environmental Planning Commission, acting under this ordinance and who have legal standing as defined in Section 14-16-4-4.B.2 of the City of Albuquerque Comprehensive Zoning Code may file an appeal to the City Council by submitting written application on the Planning Department form to the Planning Department within 15 days of the Planning Commission's decision. The date the determination in question is issued is not included in the 15-day period for filing an appeal, and 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. The City Council may decline to hear the appeal if it finds that all City plans, policies and ordinances have been properly followed. If they decide that all City plans, policies and ordinances have not been properly followed, they shall hear the appeal. Such appeal, if heard, shall be heard within 45 days of its filing.

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Successful applicants should be aware of the termination provisions for Site Development Plans specified in Section 14-16-3-11 of the Comprehensive Zoning Code. Generally plan approval is terminated 7 years after approval by the EPC

Sincerely,

for Richard Dineen
Planning Director

RD//ac

cc: Garcia/Kraemer & Assoc., 200 Lomas NW, Suite 1111, Albuq. NM 87103
Richard Rivas, Vecinos del Bosque NA, 1825 Mae SW, Albuq. NM 87105
George Montoya, Vecinos del Bosque NA, 510 Maricopa SW, Albuq. NM 87105

CITY OF ALBUQUERQUE

TRAFFIC IMPACT STUDY (TIS) / ENVIRONMENTAL HEALTH INFORMATION FORM

APPLICANT: WAREHOUSE MINI-S. NO **Date of request:** 10/7/04 **Zone atlas page(s):** K-12

CURRENT:

Zoning County A-1

Parcel Size (acres / sq.ft.) 2.44 acres

Legal Description -

Lot or Tract # 34 Block #

Subdivision Name MRGCD 39

REQUESTED CITY ACTION(S): SU-1 PRD 14 UNITS

Annexation	[X]	Sector Plan	[ ]	Site Development Plan:	
Comp. Plan Amendment	[ ]	Zone Change	[ ]	a) Subdivision	[ ]
		Conditional Use	[ ]	b) Build'g Purposes	[ ]
				c) Amendment	[ ]
				Building Permit	[ ]
				Access Permit	[ ]
				Other	[ ]

PROPOSED DEVELOPMENT:

No construction / development	[ ]
New Construction	[ ]
Expansion of existing development	[ ]

GENERAL DESCRIPTION OF ACTION: [1]

# of units - 14 units

Building Size - _____(sq. ft.)

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

Applicant or Representative William J Krauzer Date 10/7/04

(To be signed upon completion of processing by Traffic Engineer and Environmental Health)

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

Planning Dept., Dev. & Bldg. Services Div., Transportation Dev. Section - 2nd FL. 600 2nd St. NW Plaza del Sol Bldg. 924-3994

THRESHOLDS MET? YES [ ] NO [X] Mitigating reasons for not requiring TIS: Previously studied: [ ]

Notes:

IF A TIS IS REQUIRED: A scoping meeting (as outlined in the Development Process Manual) must be held to define the level of analysis needed and the parameters of the study. **Any subsequent changes to the development proposal identified above may require an update or new TIS.**

TRAFFIC ENGINEER 10-7-04 DATE

Per letter dated August 7, 2003 from the Director of the Environmental Health Department to the Director of the Planning Department, "all 5 CO monitors within Bernalillo County are yielding 8-hour average CO levels at less than 50% of the Federal CO standard ..." and "based on our review of the available scientific data, we do not foresee a circumstance where preparation of a detailed air quality study for a land use development will be warranted - regardless of the project size, location or traffic generated".

Required TIS **must be completed prior to applying to the EPC.** Arrangements must be made prior to submittal if a variance to this procedure is requested and noted on this form, otherwise the application may not be accepted or deferred if the arrangements are not complied with.

TIS - SUBMITTED ___/___/___

- FINALIZED ___/___/___

TRAFFIC ENGINEER _____ DATE _____

ALBUQUERQUE
Making History

City of Albuquerque

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

Date: May 31, 2006

TO CONTACT NAME: David Thompson
COMPANY/AGENCY: Thompson Engineering Consultants Inc
ADDRESS/ZIP: PO Box 65760 87193
PHONE/FAX #: 271-2199 / 830-9248

Thank you for your inquiry of 5-31-06 (date) requesting the names of **Recognized Neighborhood Associations** who would be affected under the provisions of O-92 by your proposed project at Lots 1, 2 & 3, Powell Addition, Sunset Villa Located on Sunset Gardens Rd SW between Atrisco Rd SW & Sunset Rd SW.
zone map page(s) K-12.

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

Vecinos Del Bosque
Neighborhood Association
Contacts: Richard Rivas
1825 Mae SW 87105
831-6246 (H) 968-3444 (W)
George Montoya
510 Maricopa SW 87105
242-3917 (H) 269-1321 (W)

Neighborhood Association
Contacts:

See reverse side for additional Neighborhood Association Information: YES { } NO {X}

Please note that according to O-92 you are required to notify each of these contact persons by ***CERTIFIED MAIL. RETURN RECEIPT REQUESTED. BEFORE*** the Planning Department will accept your application filing. ***IMPORTANT! FAILURE OF ADEQUATE NOTIFICATION MAY RESULT IN YOUR APPLICATION HEARING BEING DEFERRED FOR 30 DAYS.*** If you have any questions about the information provided, please contact our office at (505) 924-3914 or by fax at 924-3913.

Sincerely,

Dalaina L Carmona
OFFICE OF NEIGHBORHOOD COORDINATION

planning.recognized.na.form(10/14/04)

Attention: Both contacts per neighborhood association need to be notified.

7003 2260 0005 8331 0754

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ALBUQUERQUE, NM 87105

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Certified Fee	2.40
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Restricted Delivery Fee (Endorsement Required)	
Total Postage & Fees	$ 4.04

UNIT ID: 0118
JUN 2006
Postmark Here
JUN 09 2006
Clerk: KHRWSR
06/09/06
USPS

Sent To: Mr. George Montoya
Street, Apt. No., or PO Box No.: 510 Maricopa SW
City, State, ZIP+4: Albuquerque, NM 87105

PS Form 3800, June 2002 — See Reverse for Instructions

7003 2260 0005 8331 0763

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ALBUQUERQUE, NM 87105

Postage	$ 0.39
Certified Fee	2.40
Return Receipt Fee (Endorsement Required)	1.85
Restricted Delivery Fee (Endorsement Required)	
Total Postage & Fees	$ 4.64

UNIT ID: 0118
JUN 2006
Postmark Here
JUN 09 2006
Clerk: KHRWSR
06/09/06
USPS

Sent To: Mr. Richard Rivas
Street, Apt. No., or PO Box No.: 1825 Mae SW
City, State, ZIP+4: Albuquerque, NM 87105

PS Form 3800, June 2002 — See Reverse for Instructions

THOMPSON Engineering Consultants, Inc.

June 8, 2006

Mr. George Montoya
Vecinos del Bosque Neighborhood Association
510 Maricopa SW
Albuquerque, NM 87105

RE: SUNSET VILLA SUBDIVISION PRELIMINARY PLAT AND VACATION OF ACCESS EASEMENTS REVIEW

Dear Mr. Montoya:

We are writing to you on behalf of our client, Warehouse Molding and Door Corporation. Our client seeks to develop a 76 lot subdivision and vacate two private access easements. The location of the site is between Atrisco Road and Sunset Road just south of Sunset Gardens Road (please refer to enclosed vicinity map). The subdivision is scheduled to be heard before the City of Albuquerque Development Review Board on Wednesday, July 12, 2006.

If you should have any questions please call me at 271-2199.

Sincerely,

David B. Thompson, PE

P.O. Box 65760 • Albuquerque, NM 87193 • (505) 271-2199 • Fax (505) 830-9248

THOMPSON Engineering Consultants, Inc.

June 8, 2006

Mr. Richard Rivas
Vecinos del Bosque Neighborhood Association
1825 Mae SW
Albuquerque, NM 87105

RE: SUNSET VILLA SUBDIVISION PRELIMINARY PLAT AND VACATION OF ACCESS EASEMENTS REVIEW

Dear Mr. Rivas:

We are writing to you on behalf of our client, Warehouse Molding and Door Corporation. Our client seeks to develop a 76 lot subdivision and vacate two private access easements. The location of the site is between Atrisco Road and Sunset Road just south of Sunset Gardens Road (please refer to enclosed vicinity map). The subdivision is scheduled to be heard before the City of Albuquerque Development Review Board on Wednesday, July 12, 2006.

If you should have any questions please call me at 271-2199.

Sincerely,

David B. Thompson, PE

P.O. Box 65760 • Albuquerque, NM 87193 • (505) 271-2199 • Fax (505) 830-9248

FORM DRWS: DRAINAGE REPORT / WATER & SEWER AVAILABILITY

THIS FORM IS REQUIRED WITH THE DEVELOPMENT REVIEW BOARD APPLICATION FOR MAJOR SUBDIVISIONS AND SITE DEVELOPMENT PLANS.

PROJECT NAME Sunset Villa Subdivision

AGIS MAP # K-12

LEGAL DESCRIPTION Tract 34, MRGCD Map #39; Lots 1, 2 & 3, Powell Addition; Sunset Villa Addition

____ **DRAINAGE REPORT**

A drainage report, as per the Drainage Ordinance, was submitted to the City of Albuquerque Public Works Department, Hydrology Division (2nd floor Plaza del Sol) on 1-13-06 [date].

Applicant / Agent — 5-24-06 Date

Hydrology Division Representative — 5/24/06 Date

____ **WATER AND SEWER AVAILABILITY STATEMENT**

A Water and Sewer Availability Statement for this project was requested from the City of Albuquerque Utilities Development Division (2nd floor Plaza del Sol) on 7-21-05 [date].

Applicant / Agent — 7-21-05 Date

Utilities Division Representative — 5/24/06 Date

DRB#____-____

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

PAID RECEIPT

APPLICANT NAME WAREHOUSE MOLDING & DOOR CORP

AGENT THOMPSON ENGINEERING CONSULTANTS INC

ADDRESS PO BOX 65760

PROJECT & APP # 1004968/06DRB00854, 00855, 00856, 00857, 00839

PROJECT NAME SUNSET VILLA & POWELL GARDENS ADDITION

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

$ 2000.00 441006/4983000 **DRB Actions**

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

$ 75.00 441018/4971000 **Public Notification**

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

$ 2095.00 **TOTAL AMOUNT DUE**

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

THOMPSON ENGINEERING CONSULTANTS, INC.
505-271-2199
P.O. BOX 65760
ALBUQUERQUE, NM 87193

1254
95-654/1070

DATE 6-13-06

PAY TO THE ORDER OF City of Albuquerque $ 2,095.00

Two Thousand Ninety Five + NO/100 DOLLARS

NEWMEXICO BANK & TRUST
P.O. Box 1048
Albuquerque, NM 87103
505-830-8100

FOR Sunset Villa Preliminary Plat Fee

⑈001254⑈ ⑆107006541⑆ 614 408 3⑈

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 JUNE 27TH, 2006 To JULY 12TH, 2006

5. REMOVAL

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

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

[signature] 6-13-06

(Applicant or Agent) (Date)

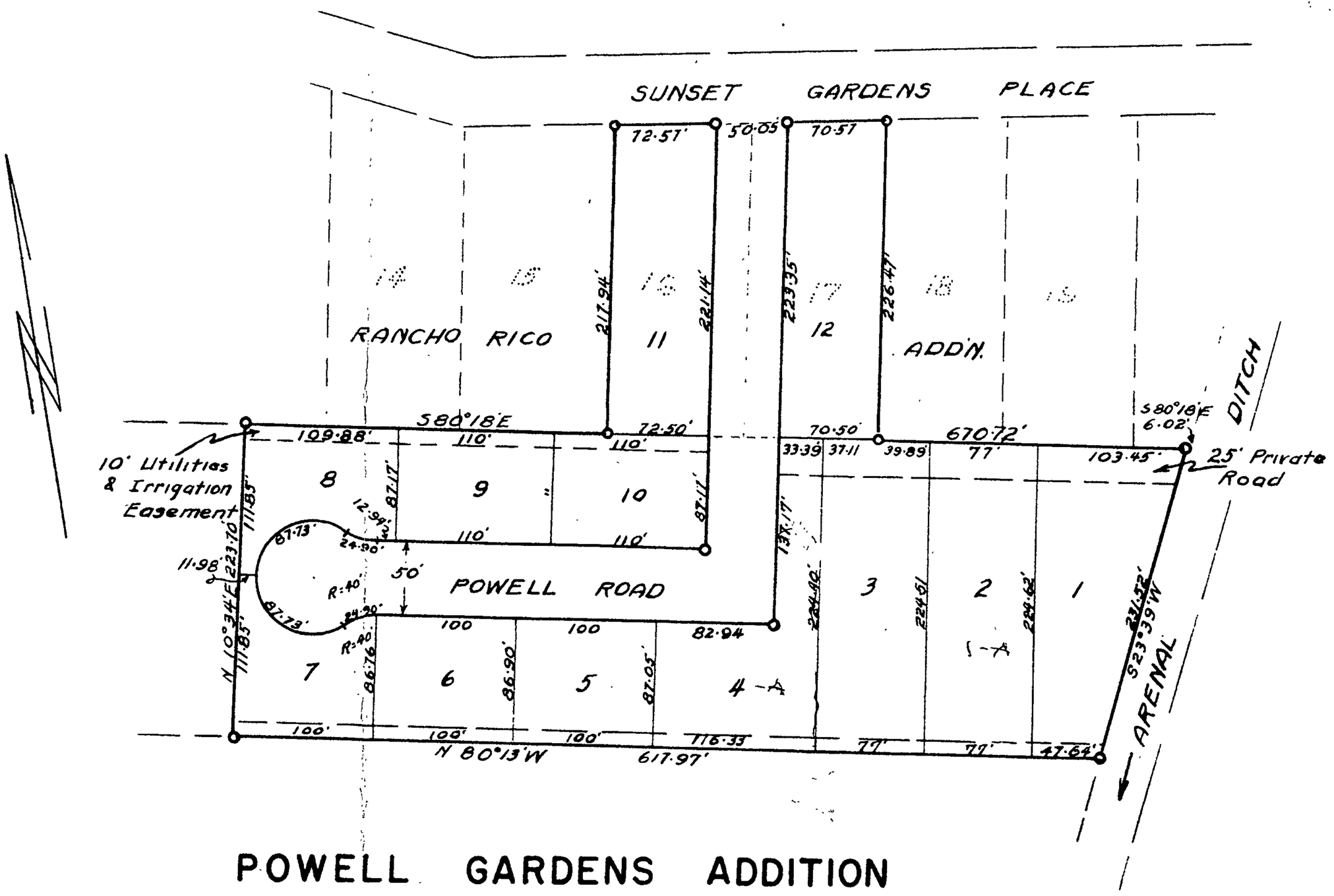
I issued 2 signs for this application, 06/13/06 Sandy Handley

(Date) (Staff Member)

DRB PROJECT NUMBER: 1004968

Rev. 1/11/05

B-131



POWELL GARDENS ADDITION

AN ADDITION TO THE CITY OF

ALBUQUERQUE, NEW MEXICO

SCALE 1" = 100' NOVEMBER, 1948.

The above and foregoing subdivision of a certain tract of land situate in Section 24, T 10 N, R 2 E, NMPM, Bernalillo County, New Mexico, being bounded on the north by the Rancho Rico Addition, on the east by the west line of the Arenal Ditch, on the south by land of Epifanio Jurule, and on the west by land of W. T. Heel, being identified as tract 33 on MRGCD Property Map No. 39, and being more particularly described by metes and bounds as follows; Beginning at a point, corner No. 1, the northeast corner of said tract, from which corner the southeast corner of the Rancho Rico Addition bears S 80°18' E a distance of 6.02 feet, thence S 23°39' W a distance of 231.52 feet, thence N 80°13' W a distance of 617.97 feet, thence N 10°34' E a distance of 223.70 feet, thence S 80°18' E a distance of 670.72 feet to the point of beginning together with the replat of Lots 16 and 17 of the Rancho Rico Addition is with the free consent and in accordance with the desires of the undersigned owners and proprietors thereof.

Iola Powell
Iola Powell

W. M. Powell
W. M. Powell

STATE OF NEW MEXICO)
COUNTY OF BERNALILLO) ss

On this 29 day of November, 1948, before me, a notary public in and for said county personally appeared W. M. Powell and Iola Powell, his wife, to me known to be certain of the persons described in and who executed the above and foregoing instrument, and acknowledged that they executed the same as their free act and deed.

IN WITNESS WHEREOF, I have hereunto set my hand and seal this 29 day of November, 1948

My commission expires May 28, 1951

Lorene T. Vaught
Notary Public

I, A. A. Beyer, County Surveyor of Bernalillo County, New Mexico, do hereby certify that I have examined the above subdivision of Powell Gardens Addition and approved the same this 13th day of Dec. 1948

A. A. Beyer
County Surveyor

I, May Hepburn, County Clerk of Bernalillo County, New Mexico, do hereby certify that the foregoing plat was approved and accepted for filing by the Board of County Commissioners of said county at its meeting of Dec. 13, 1948.

May Hepburn
County Clerk

I, Ida V. Malone, City Clerk of the City of Albuquerque, New Mexico, do hereby certify that the above subdivision of Powell Gardens Addition was approved by the City Commission of said city at its meeting of February 1st, 1949

Ida V. Malone
City Clerk

State of New Mexico }
County of Bernalillo } ss
This instrument was filed for record

1:25 FEB 16 1949
At o'clock p.m. Recorded in Vol.
Records of said County Folio
Ramona Montoya, Clerk & Recorder
Deputy

SURVEY & PLAT R. S. HARRIS

B-131

623

#14

E A S E M E N T

Indenture made this 23 day of November, 1951, between Ely Ellis Savage and Melvin L. Savage, Grantors, and the City of Albuquerque, [illegible], Grantee.

WHEREAS the Grantors are owners in fee simple of the following described property:

Lot Eleven (11) of the Rancho Rico Addition as the same is shown and designated on the map of said subdivision filed in the office of the County Clerk of Bernalillo County, New Mexico, on November 4, 1941, excepting however a portion of said lot which is described as follows:

Beginning for a tie at S¼ Corner Section 24, T.10 N., R. 2 E., N.M.P.M. as shown on Bernalillo County Survey Sheet No. 1; Thence on a bearing of N.41°05' W. for a distance of 823.50' to a point, said point being Corner 1 of this survey: Thence on a bearing of N.48°32' E. for a distance of 258.67' to Corner 2; Thence on a bearing of S.16°37' E. for a distance of [illegible].97' to Corner 3; Thence on a bearing of N.80°18' W. for a distance of 137.76' to Corner 1, and point of beginning. Tract contains 0.3186 acres more or less.

ADJ. N 41 49 26

WHEREAS the Grantee is desirous of obtaining an easement over said property for the purpose of constructing and maintaining pipelines and power lines and obtaining access to a water well [illegible] thereon, purchased by Grantee from the Grantors;

WHEREAS the Grantors have agreed in consideration [illegible] One dollar ($1.00) and other good and valuable consideration [illegible] to Grantee an easement to terminate at any time Grantee [illegible] for a period of seven years.

NOW, THEREFORE, in consideration of the sum of One Dollar [illegible] and other good and valuable consideration, [illegible] the Grantee, its heirs and assigns full and free right [illegible]

Indenture made this [redacted] day of November, 1951, between Phyllis A. Savage and Melvin L. Savage, Grantors, and the City of Albuquerque, New Mexico, Grantee.

WHEREAS the Grantors are owners in fee simple of the following described property:

> Lot Eleven (11) of the Rancho Rico Addition as the same is shown and designated on the map of said Subdivision filed in the office of the County Clerk of Bernalillo County, New Mexico, on November 4, 1941, excepting however a portion of said lot which is described as follows:
>
> Beginning for a tie at S¼ Corner Section 24, T.10 N, R. 2 E., N.M.P.M. as shown on Bernalillo County Survey Sheet No. 1; Thence on a bearing of N.14° 05' W. for a distance of 823.50' to a point, said point being Corner 1 of this survey; Thence on a bearing of N.48°32' E. for a distance of 258.67' to Corner 2; Thence on a bearing of S.16°37'W. for a distance of 298.97' to Corner 3; Thence on a bearing of N.80°18' W. for a distance of 137.76' to Corner 1, and point of beginning. Tract contains 0.3186 acres more or less.

WHEREAS the Grantee is desirous of obtaining an easement over said property for the purpose of constructing and maintaining pipelines and power lines and obtaining access to a water well site on property heretofore purchased by Grantee from the Grantors;

WHEREAS the Grantors have agreed in consideration of the sum of One dollar ($1.00) and other good and valuable consideration to grant to Grantee an Easement to terminate at any time its use is discontinued for a period of seven years.

NOW, THEREFORE, in consideration of the sum of One dollar ($1.00) and other good and valuable consideration, the receipt of which is hereby acknowledged, the Grantors do hereby grant unto the Grantee, its heirs and assigns full and free right and authority

and build access roads
[illegible] maintain pipelines and power lines, upon the following
described property:

Beginning at a point on East line of Lot 11 and the [illegible]
addition as described above, said point being 1.79'
South of Corner 4 of said tract of land and designated
Corner "A" of this survey.
Thence on a bearing of S.72°29' W. for a distance of [illegible]'
to Corner "B".
Thence on a bearing of N.17°[illegible]E. for a distance of .7'
to Corner "C", which is on the South boundary line of
said Garber Road.
Thence on a bearing of N.66°13'E. for a distance of [illegible]'
to Corner "D" which is on the East boundary of the [illegible]
Ditch.
Thence on a bearing of S.16°3[illegible]E. for a distance of 11.'
to Corner "A" and point of beginning.
Containing within said boundaries 0.025 acres more or less.

Phyllis C. Savage
Melvin L. Savage

STATE OF [illegible]
COUNTY OF [illegible] ss.

On this 23 day of November, 1951, before me personally
appeared Melvin L. Savage and Phyllis C. Savage, his wife, to me
known to be the persons described in and who executed the foregoing
instrument, and acknowledged that they executed the same as their
free act and deed.

[illegible] and for said County and State.

S. D. Whitehouse
Notary Public.

My commission expires:

9/18/52

c nstruct and maintain pipelines and power lines upon the following and build access roads

described property:

Beginning at a point on East line of Lot 11 Rancho Rico Addition as described above, said point being 19.75' South of Corner 2 of said tract of land and designated as Corner "A" of this survey.
Thence on a bearing of S.73°23' E. for a distance of 2[illegible]' to Corner "B".
Thence on a bearing of N.16°37' E. for a distance of 166.74' to Corner "C", which is on the South boundary line of Sunset Garden Road.
Thence on a bearing of N.66°13'W. for a distance of [illegible]' to Corner "D" which is on the East boundary of the Arisco Ditch.
Thence on a bearing of S.16°37'W. for a distance of 116.60' to Corner "A" and point of beginning.
Said easement containes 0.025 acres more or less.

Grantor

Grantor

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

On this 21 day of December, 1951, before me personally appeared Alvin L. Savage and Phyllis S. Savage, his wife, to me known to be the persons described in and who executed the foregoing instrument and acknowledged that they executed the same as their free act and deed.

Witness my hand and seal the day and year last above written.

J. P. Matthews
Notary Public

My commission expires:

9/18/52

construct and maintain pipelines and power lines upon the following and build access roads described property:

Beginning at a point on East line of Lot 11 Rancho Rico Addition as described above, said point being 19.75' South of Corner 2 of said tract of land and designated as Corner "1" of this survey.
Thence on a bearing of S.73°23' E. for a distance of 10' to Corner "B".
Thence on a bearing of N.16°37'E. for a distance of 108.74' to Corner "C", which is on the South boundary line of Sunset Garden Road.
Thence on a bearing of N.66°13'W. for a distance of 10.06' to Corner "D" which is on the East boundary of the Atrisco Ditch.
Thence on a bearing of S.16°37'W. for a distance of 110.00' to Corner "1" and point of beginning.
Said easement containes 0.025 acres more or less.

[redacted]

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

On this [redacted] day of [redacted], 1951, before me personally appeared Alvin L. Sav[illegible] and [redacted], his wife, to me known to be the persons described in and who executed the foregoing instrument and acknowledged that they executed the same as their free act and deed.

Witness my hand and seal the day and year last above written.

[redacted]
Notary Public

My commission expires:

9/14/[redacted]

State of New Mexico }
County of Bernalillo } ss
This instrument was filed for record on

8:39 NOV 30 1951

At [illegible] Recorded in Vol. 191
of [illegible] Folio 523

Ramona [illegible] Clerk & Recorder
[illegible] Deputy Clerk

11-30-51

SUNSET GARDENS ROAD SW
50' R.O.W.

10' ACCESS EASEMENT TO BE VACATED

10' X 110' CITY WELL ACCESS EASEMENT

PORTION 11

ATRISCO DITCH

10' IRRIGATION DITCH EASEMENT

RANCHO RICO
filed November 4, 1941
Vol. D, folio 73

12 13 14 15 16

RANCHO RICO
filed November 4, 1941
Vol. D, folio 73

17 18 19 20

TR. 34
M.R.G.C.D. MAP NO. 39
– UNRECORDED PARCEL –

POWELL GARDENS ADDITION
filed February 16, 1949
Vol. B, folio 131

8 9 10

POWELL ROAD SW
50' R.O.W.

7 6 5 4

25' PRIVATE ACCESS EASEMENT

25' ACCESS EASEMENT TO BE VACATED

10' P.U.E.

640870.04 s.f.
14.7123 Ac.

25' WATER, SEWER AND PUBLIC UTILITIES EASEMENT

10' UTILITIES AND IRRIGATION ESMT.

ARENAL DITCH

SUNSET VILLA
filed March 29, 1979
Vol. D9 folio 90

TR. 35A

M.R.G.C.D. MAP NO. 39
– UNRECORDED PARCELS –
TR. 35C2

1 2 3 4 5 6 7 8 9 10 11 12 13 14 15 16 17 18 19 20

FLORA'S ADDITION
filed October 17, 1949
Vol. B, folio 166

EXHIBIT B
Date 07/12/06

GRAPHIC SCALE
(IN FEET)
1 inch = 60 ft.

N
A

AS BUILT INFORMATION
CONTRACTOR
WORK STAKED BY — DATE
AS-BUILTING BY — DATE
ACCEPTANCE BY — DATE
FIELD VERIFICATION BY — DATE
DRAWINGS CORRECTED BY — DATE
MICRO-FILM INFORMATION
RECORDED BY — DATE
NO.

BENCH MARK

SURVEY INFORMATION
FIELD NOTES
NO. | BY | DATE

ENGINEER'S SEAL

REMARKS | BY | NO. | DATE

DESIGN
DESIGNED BY — DATE
DRAWN BY — DATE
CHECKED BY — DATE

Thompson Engineering Consultants, Inc.
tecnm@yahoo.com
P.O. BOX 65760 ALBUQUERQUE, NM 87193
PHONE: (505) 271-2199
FAX: (505) 830-9246

CITY OF ALBUQUERQUE
PUBLIC WORKS DEPARTMENT
TRANSPORTATION DEVELOPMENT

SUNSET VILLA
VACATION EXHIBIT

DESIGN REVIEW COMMITTEE	CITY ENGINEER APPROVAL		MO./DAY/YR.	MO./DAY/YR.

City Project No. ____ | Zone Map No. K-12-Z | Sheet 1 Of 1

Z:\projects\lindborg-hahn\SUNSET-VILLA\BASE\revised\PLANSET\VACATIONS.dwg 6/8/2006 2:44:20 PM MST

SUNSET GARDENS ROAD SW
80' R.O.W.

ASPHALT PATH

A-T-R-I-S-C-O—D-I-T-C-H

TWILIGHT VISTA LANE

RANCHO RICO

LOT 11 | LOT 12 | LOT 13 | LOT 14 | LOT 15 | LOT 16 | LOT 17 | LOT 18 | LOT 19 | LOT 20

POWELL GARDENS ADDITION

LOT 7 | LOT 8 | LOT 9 | LOT 10

POWELL ROAD SW
80' R.O.W.

LOT 4 | LOT 5 | LOT 6

P-1 P-2 P-3 P-4 P-5 P-6 P-7 P-8 P-9 P-10 P-11 P-12 P-13 P-14 P-15 P-16 P-17 P-18 P-19 P-20 P-21 P-22 P-23 P-24 P-25 P-26 P-27 P-28 P-29 P-30 P-31 P-32 P-33 P-34 P-35 P-36 P-37 P-38 P-39 P-40 P-41 P-42 P-43 P-44 P-45 P-46 P-47 P-48 P-49 P-50 P-51 P-52 P-53 P-54 P-55 P-56 P-57 P-58 P-59 P-60 P-61 P-62 P-63 P-64 P-65 P-66 P-67 P-68 P-69 P-70 P-71

GARDEN WAY

GARDEN PATCH LN

TYRACK LANE

WHITTEN TRAIL

GARDEN WAY

TR 35A

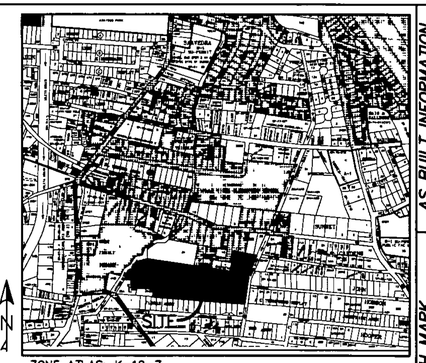
MRGCD MAP NO 39

TR 35C2

LOT 1 | LOT 2 | LOT 3 | LOT 4 | LOT 5 | LOT 6 | LOT 7 | LOT 8 | LOT 9 | LOT 10 | LOT 11 | LOT 12 | LOT 13 | LOT 14 | LOT 15 | LOT 16 | LOT 17 | LOT 18 | LOT 19 | LOT 20

FLORA'S ADDITION

ARENAL DITCH



ZONE ATLAS: K-12-Z

LEGEND

PROPOSED 4' SIDEWALK
DEFERRED 4' SIDEWALK
WAIVED 4' SIDEWALK

N

SCALE: 1"=60'

EXHIBIT C
Date 9/27/06

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tecnm@yahoo.com
P.O. BOX 65760
ALBUQUERQUE, NM 87193
PHONE: (505) 271-2199
FAX: (505) 830-8246

AS BUILT INFORMATION
CONTRACTOR
WORK STAKED BY — DATE
FIELD INSPECTION BY — DATE
ACCEPTANCE BY — DATE
FIELD VERIFICATION BY — DATE
DRAWINGS CORRECTED BY — DATE
MICRO-FILM INFORMATION
RECORDED BY — DATE
NO

BENCH MARK

SURVEY INFORMATION
FIELD NOTES

NO.	BY	DATE

ENGINEER'S SEAL

NO.	DATE	REMARKS	BY

DESIGN
DESIGNED BY DBT — DATE:
DRAWN BY DEM — DATE:
CHECKED BY DBT — DATE:

CITY OF ALBUQUERQUE
PUBLIC WORKS DEPARTMENT
TRANSPORTATION DEVELOPMENT

SUNSET VILLA
SIDEWALK EXHIBIT

DESIGN REVIEW COMMITTEE	CITY ENGINEER APPROVAL		MO./DAY/YR.	MO./DAY/YR.

City Project No.	Zone Map No.	Sheet	Of
XXXX.XX	K-12-Z	1	1

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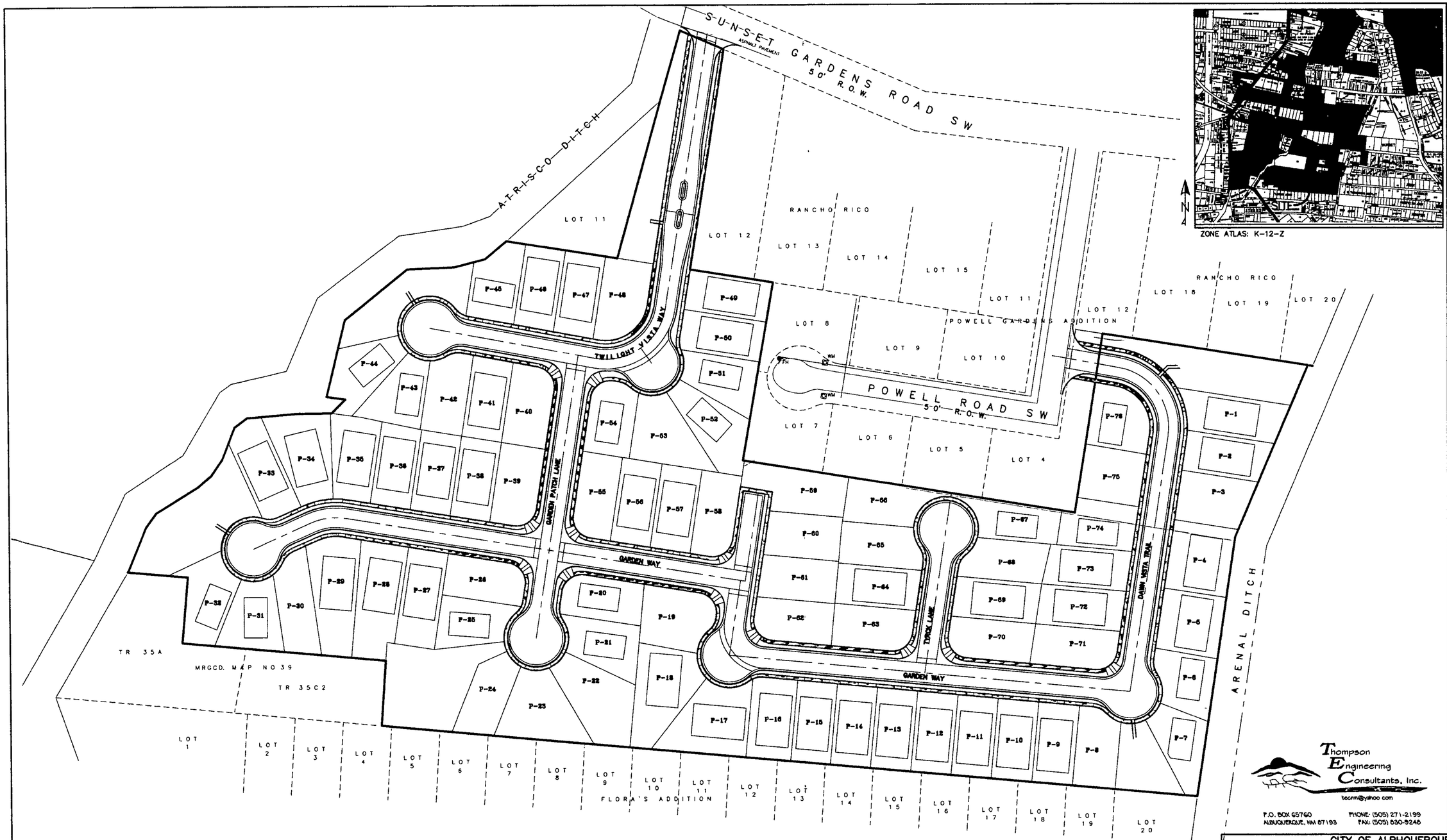

LEGEND

- PROPOSED 4' SIDEWALK
- DEFERRED 4' SIDEWALK
- WAVERED 4' SIDEWALK

EXHIBIT C

Date 07/12/06

SCALE: 1"=60'

AS BUILT INFORMATION
CONTRACTOR
WORK STARTED BY
INSPECTOR'S ACCEPTANCE BY
VERIFICATION BY
DRAWINGS CORRECTED BY
MICRO-FILM INFORMATION
RECORDED BY
NO

BENCH MARK

SURVEY INFORMATION
FIELD NOTES BY
NO. DATE

ENGINEER'S SEAL

Thompson Engineering Consultants, Inc.
tecnm@yahoo.com
P.O. BOX 65760 ALBUQUERQUE, NM 87193
PHONE: (505) 271-2199 FAX: (505) 830-9246

NO. DATE REMARKS BY

DESIGN
DESIGNED BY DBT DATE :
DRAWN BY DEM DATE :
CHECKED BY DBT DATE :

CITY OF ALBUQUERQUE
PUBLIC WORKS DEPARTMENT
TRANSPORTATION DEVELOPMENT

SUNSET VILLA
SIDEWALK EXHIBIT

DESIGN REVIEW COMMITTEE	CITY ENGINEER APPROVAL		MO./DAY/YR.	MO./DAY/YR.

City Project No.	Zone Map No.	Sheet	Of
XXXX.XX	K-12-Z	1	1

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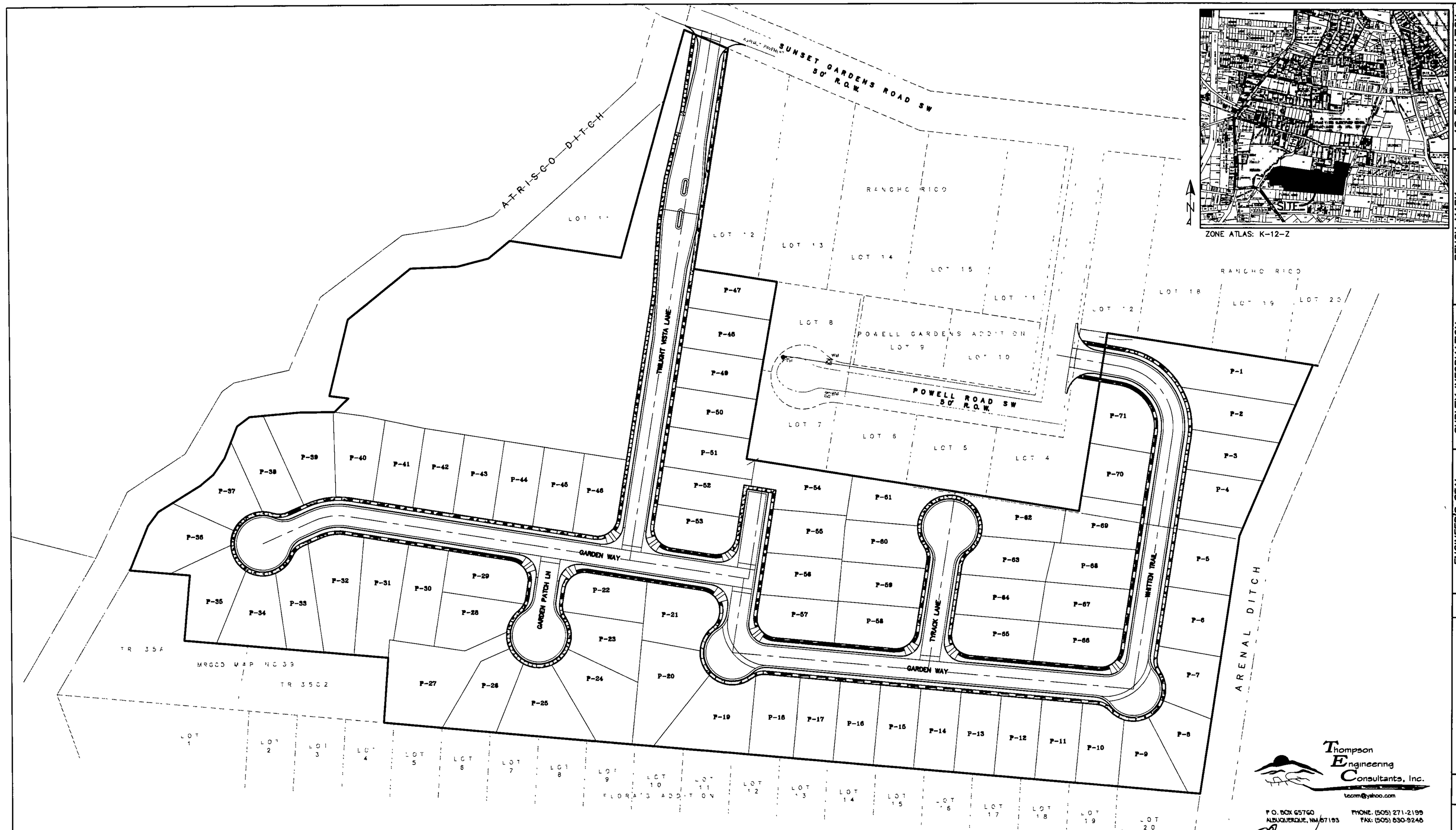

ZONE ATLAS: K-12-Z

LEGEND

- PROPOSED 4' SIDEWALK
- DEFERRED 4' SIDEWALK
- WAIVED 4' SIDEWALK

SCALE: 1"=60'

Sidewalk
EXHIBIT C
Date 9/20/06
Revised

AS BUILT INFORMATION
CONTRACTOR
WORK STAKED BY / DATE
INSPECTED BY / ACCEPTANCE BY / DATE
FIELD LOCATION BY / DATE
DRAWINGS CORRECTED BY / DATE
MICRO-FILM INFORMATION
RECORDED BY / DATE
NO

BENCH MARK

SURVEY INFORMATION
FIELD NOTES

NO.	BY	DATE

ENGINEER'S SEAL

NO.	DATE	REMARKS	BY

DESIGN
DESIGNED BY DBT — DATE :
DRAWN BY DEM — DATE :
CHECKED BY DBT — DATE :

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CITY OF ALBUQUERQUE
PUBLIC WORKS DEPARTMENT
TRANSPORTATION DEVELOPMENT

SUNSET VILLA
SIDEWALK EXHIBIT

DESIGN REVIEW COMMITTEE	CITY ENGINEER APPROVAL		MO./DAY/YR.	MO./DAY/YR.

City Project No.	Zone Map No.	Sheet	Of
XXXX.XX	K-12-Z	1	1

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ZONE ATLAS: K-12-Z

LEGEND

- PROPOSED PERIMETER WALL (dashed)
- PROPOSED DECORATIVE WALL (solid)

SCALE: 1"=60'

AS BUILT INFORMATION	
CONTRACTOR	
WORK STAKED BY	DATE
INSPECTOR'S ACCEPTANCE BY	DATE
FIELD VERIFICATION BY	DATE
DRAWINGS CORRECTED BY	DATE
MICRO-FILM INFORMATION	
RECORDED BY	DATE
NO	

BENCH MARK

SURVEY INFORMATION		
FIELD NOTES		
NO.	BY	DATE

ENGINEER'S SEAL

NO.	DATE	REMARKS	BY

DESIGN	
DESIGNED BY DBT	DATE :
DRAWN BY DEM	DATE :
CHECKED BY DBT	DATE :

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CITY OF ALBUQUERQUE
PUBLIC WORKS DEPARTMENT
TRANSPORTATION DEVELOPMENT

SUNSET VILLA
WALL EXHIBIT

DESIGN REVIEW COMMITTEE	CITY ENGINEER APPROVAL	MO./DAY/YR.	MO./DAY/YR.

City Project No. XXXX.XX	Zone Map No. K-12-Z	Sheet 1	Of 2

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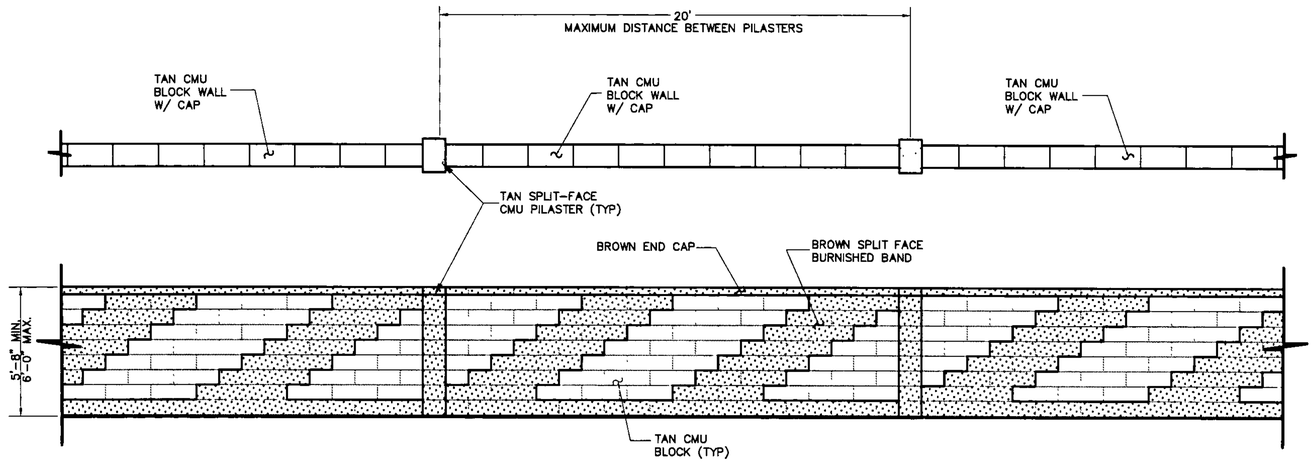

DECORATIVE WALL DETAIL

NTS

NOTES:

1. CONTRACTOR TO PROVIDE ENGINEERING DESIGN FOR REINFORCED WALL & WALL FOOTING BASED ON THE SITE GEOTECHNICAL REPORT.
2. MAXIMUM RETAINED HEIGHT FOR PERIMETER WALL IS 1'-6".

SURVEY INFORMATION
FIELD NOTES

NO.	BY	DATE

BENCH MARK

AS BUILT INFORMATION
CONTRACTOR

WORK STAKED BY	DATE
INSPECTION & ACCEPTANCE BY	DATE
FIELD VERIFICATION BY	DATE
DRAWINGS CORRECTED BY	DATE

MICRO-FILM INFORMATION
RECORDED BY DATE
NO

ENGINEER'S SEAL

NO.	DATE	REMARKS	BY

DESIGN
DESIGNED BY DBT DATE :
DRAWN BY DEM DATE :
CHECKED BY DBT DATE :

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PHONE: (505) 271-2199
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CITY OF ALBUQUERQUE
PUBLIC WORKS DEPARTMENT
TRANSPORTATION DEVELOPMENT

SUNSET VILLA
WALL EXHIBIT DETAIL

DESIGN REVIEW COMMITTEE	CITY ENGINEER APPROVAL		MO./DAY/YR.	MO./DAY/YR.

City Project No.	Zone Map No.	Sheet	Of
XXXX.XX	K-12-Z	2	2

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SUNSET GARDENS ROAD SW
50' R.O.W.

A-I-S-C-O---D-I-T-C-H

6' Sidewalk

TWILIGHT VISTA LANE

RANCHO R CO

LOT 11 | LOT 12 | LOT 13 | LOT 14 | LOT 15 | LOT 16 | LOT 17 | LOT 18 | LOT 19 | LOT 20

POWELL GARDENS ADDITION

LOT 7 | LOT 8 | LOT 9 | LOT 10

POWELL ROAD SW
50' R.O.W.

LOT 1 | LOT 2 | LOT 3 | LOT 4 | LOT 5 | LOT 6

FLORA'S ADDITION

LOT 1 | LOT 2 | LOT 3 | LOT 4 | LOT 5 | LOT 6 | LOT 7 | LOT 8 | LOT 9 | LOT 10 | LOT 11 | LOT 12 | LOT 13 | LOT 14 | LOT 15 | LOT 16 | LOT 17 | LOT 18 | LOT 19 | LOT 20

P-1 P-2 P-3 P-4 P-5 P-6 P-7 P-8 P-9 P-10 P-11 P-12 P-13 P-14 P-15 P-16 P-17 P-18 P-19 P-20 P-21 P-22 P-23 P-24 P-25 P-26 P-27 P-28 P-29 P-30 P-31 P-32 P-33 P-34 P-35 P-36 P-37 P-38 P-39 P-40 P-41 P-42 P-43 P-44 P-45 P-46 P-47 P-48 P-49 P-50 P-51 P-52 P-53 P-54 P-55 P-56 P-57 P-58 P-59 P-60 P-61 P-62 P-63 P-64 P-65 P-66 P-67 P-68 P-69 P-70 P-71

GARDEN WAY

GARDEN PATCH LN

TRACK LANE

WATTEN TRAIL

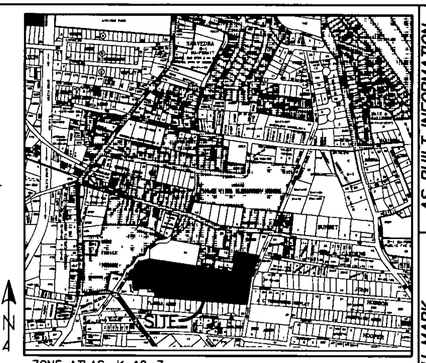
GARDEN WAY

TR J5A

MRGCD MAP NO 39

TR J5C2

ARENAL DITCH



ZONE ATLAS: K-12-Z

LEGEND

PROPOSED 4' SIDEWALK

DEFERRED 4' SIDEWALK

WAIVED 4' SIDEWALK

N

SCALE: 1"=60'

AS BUILT INFORMATION

CONTRACTOR

	DATE
WORK STAKED BY	
INSPECTOR'S ACCEPTANCE BY	DATE
FIELD VERIFICATION BY	DATE
DRAWING CORRECTED BY	DATE

MICRO-FILM INFORMATION

RECORDED BY DATE

NO

BENCH MARK

SURVEY INFORMATION

FIELD NOTES

NO.	BY	DATE

ENGINEER'S SEAL

NO.	DATE	REMARKS	BY

DESIGN

DESIGNED BY DBT DATE :

DRAWN BY DEM DATE :

CHECKED BY DBT DATE :

Thompson Engineering Consultants, Inc.
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CITY OF ALBUQUERQUE
PUBLIC WORKS DEPARTMENT
TRANSPORTATION DEVELOPMENT

SUNSET VILLA
SIDEWALK EXHIBIT

DESIGN REVIEW COMMITTEE	CITY ENGINEER APPROVAL		MO./DAY/YR.	MO./DAY/YR.

City Project No.	Zone Map No.	Sheet	Of
XXXX.XX	K-12-Z	1	1

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