

#11



COMPLETED 05/26/06 SH
DRB CASE ACTION LOG (FINAL PLAT)

REVISED 9/28/05

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

DRB Application No.: 06DRB-001001 (FP)
Project Name SAN ISIDRO GARDENS
Agent: Michael Renfro

Project # 1003624
Phone No.: 345-8771

Project Number 1003624

Your request for (SDP for SUB), (SDP for BP), (FINAL PLATS), (MASTER DEVELOP. PLAN), was approved on 5-10-06 by the DRB with delegation of signature(s) to the following departments.
OUTSTANDING SIGNATURES COMMENTS TO BE ADDRESSED

TRANSPORTATION: _____

UTILITIES: _____

CITY ENGINEER / AMAFCA: _____

PARKS / CIP: _____

PLANNING (Last to sign): Record Plat
 AGIS dxg *Dr. Utilities signature*

- 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.

11



DRB CASE ACTION LOG (FINAL PLAT)

REVISED 9/28/05

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Project Name SAN ISIDRO GARDENS
Agent: Michael Renfro

Project # 1003624
Phone No.: 345-8771

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TRANSPORTATION: _____

UTILITIES: _____

CITY ENGINEER / AMAFCA: _____

PARKS / CIP: _____

PLANNING (Last to sign): Record Plat
AGIS dxg dry utilities signature

- Planning must record this plat. Please submit the following items:**
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 - 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.**
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- 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 1003624

DR

3624

DXF Electronic Approval Form

DRB Project Case #: 1003624

Subdivision Name: SAN ISIDRO GARDENS LOTS A,B,C,D

Surveyor: ANTHONY L HARRIS

Contact Person: ANTHONY L HARRIS

Contact Information: 889-8056

DXF Received: 5/25/2006

Hard Copy Received: 5/25/2006

Coordinate System: Ground rotated to NMSP Grid


Approved

05.26.2006
Date

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

AGIS Use Only
Copied fc **3624** to agiscov on **5/26/2006** Contact person notified on **5/26/2006**



**DEVELOPMENT REVIEW BOARD
ACTION SHEET**

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

May 10, 2006 9:00 a.m.

MEMBERS:

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

Wilfred Gallegos, Transportation Development
Brad Bingham, Alternate City Engineer

Roger Green, Utility Development
Christina Sandoval, Parks & Recreation

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

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

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

- A. Call to Order : 9:00 A.M. Adjourned: 10:45 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 # 1000364**
06DRB-00538 Major-Two Year SIA

BRET & DEBRA TABOR request(s) the above action(s) for all or a portion of Lot(s) 1-B-1, Block(s) 1, **CHANSLOR'S REPLAT OF GALLAGHER ADDITION**, zoned C-2, located on CENTRAL NE, between BURMA NE and GLENRIDGE PARK NE containing approximately 1 acre(s). [REF: DRB-97-396] (L-22) **A TWO-YEAR EXTENSION OF THE SIA WAS APPROVED.**

2. **Project # 1000515**
06DRB-00540 Major-Two Year SIA

WESTLAND DEVELOPMENT CO INC request(s) the above action(s) for all or a portion of Tract(s) B, **THE CROSSING**, zoned SU-2, RL-T, located on TIERRA PINTADA ST NW between 98TH STREET NW and LADERA DR NW and containing approximately 50 acre(s). [REF: 04DRB00444] (H-9) **A TWO-YEAR EXTENSION OF THE SIA WAS APPROVED.**

3. **Project # 1002857**
06DRB-00532 Major-Two Year SIA

MARK GOODWIN & ASSOCIATES agent(s) for ANDERSON HILLS LLC request(s) the above action(s) for all or a portion of Tract(s) A-B **HIGHLANDS AT ANDERSON HILLS, UNIT 1**, zoned RLT, located on DENNIS CHAVEZ SW, between 98TH ST SW and 118TH ST SW containing approximately 62 acre(s). [REF: 04DRB-00233, 04DRB-00232, 03DRB-01200, 03DRB-01202, 03DRB-01203, 03DRB-01204, 03DRB-01205] (N-9/P-9) **A ONE-YEAR EXTENSION OF THE SIA WAS APPROVED.**

4. **Project # 1003859**
06DRB-00533 Major-Vacation of Pub
Right-of-Way
06DRB-00534 Major-Vacation of Public
Easements

PRECISION SURVEYS INC agent(s) for SILVERLEAF VENTURES LLC request(s) the above action(s) for all or a portion of Tract(s) 4 & 6, **NORTH ANDALUCIA AT LA LUZ**, zoned SU-1, O-1, C-2, PRD, located on COORS BLVD NW, between MONTANO RD NW and LEARNING RD NW containing approximately 64 acre(s). [REF: 05DRB-00869, 05DRB-01010, 05DRB-00994] [*Deferred from 5/10/06*] (E-12/ F-12) **DEFERRED AT THE AGENT'S REQUEST TO 5/24/06.**

5. **Project # 1002632**
06DRB-00541 Major-Preliminary Plat Approval
06DRB-00542 Minor-Temp Defer SDWK
- TIERRA WEST LLC agent(s) for CAPITAL ALLIANCE INVESTMENTS request(s) the above action(s) for all or a portion of Lot(s) 3-9, 12, 23 & 24 Block(s) 5, Tract(s) A & 5 **SUNDANCE ESTATES, PHASE 1-B, UNIT 1**, zoned R-LT residential zone, located on LYON BLVD NW, between PARADISE BLVD NW and PROPOSED UNSER ALIGNMENT containing approximately 11 acre(s). [REF: 03EPC-00690, 03DRB-01306, 04DRB-00760, 04DRB-00761] *[Deferred from 5/10/06]* (B-11) **DEFERRED AT THE AGENT'S REQUEST TO 5/31/06.**
6. **Project # 1003238**
06DRB-00543 Major-Vacation of Public Easements
06DRB-00432 Minor-Prelim&Final Plat Approval
06DRB-00545 Minor-Vacation of Private Easements
- SURV-TEK INC agent(s) for VANTAGE BUILDERS request(s) the above action(s) for all or a portion of Lot(s) 58-P1, Parcel E, **FLORAL MEADOWS**, zoned R-LT, located on SARITA AVE NW, between MONTOYA NW and MACIEL NW containing approximately 1 acre(s). *[Deferred from 5/10/06]* (H-12) **DEFERRED AT THE AGENT'S REQUEST TO 5/17/06.**
7. **Project # 1003779**
06DRB-00547 Major-Preliminary Plat Approval
06DRB-00548 Major-Vacation of Pub Right-of-Way
06DRB-00549 Minor-Sidewalk Waiver
06DRB-00550 Minor-Temp Defer SDWK
- LARRY READ & ASSOCIATES agent(s) for ADIL RIZVI request(s) the above action(s) for all or a portion of Lot(s) 17 & 18, Block(s) 2, Tract(s) 2, **KUMAIL SUBDIVISION, NORTH ALBUQUERQUE ACRES, UNIT 3**, zoned R-D residential and related uses zone, developing area, located on OAKLAND AVE NE, between WYOMING BLVD NE and LOUISIANA BLVD NE containing approximately 2 acre(s). [REF: 04DRB-01754, 04DRB-01765, 04DRB-01756, 04DRB-01757] (C-19) **WITH THE SIGNING OF THE INFRASTRUCTURE LIST DATED 5/10/06 AND APPROVAL OF THE GRADING PLAN ENGINEER STAMP DATED 1/4/05 THE PRELIMINARY PLAT WAS APPROVED WITH CONDITION OF FINAL PLAT: NEED A RADIUS DEDICATION ON LOT 7P1. THE VACATIONS WERE APPROVED AS SHOWN ON EXHIBIT B IN THE PLANNING FILE. A SIDEWALK VARIANCE FOR WAIVER OF SIDEWALKS WAS APPROVED AS SHOWN ON EXHIBIT C IN THE PLANNING FILE. THE TEMPORARY DEFERRAL OF CONSTRUCTION OF SIDEWALKS ON THE INTERIOR**

STREET WAS APPROVED AS SHOWN ON EXHIBIT C
IN THE PLANNING FILE.

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

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

THERE ARE NO SITE PLANS THIS WEEK...

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

8. **Project # 1004868**
06DRB-00605 Minor-Prelim&Final Plat
Approval

JACK'S HIGH COUNTRY INC agent(s) for ALAN &
DOROTHEA SPAFFORD request(s) the above action(s)
for all or a portion of Lot(s) 7-A, Block(s) 5, **ENCHANTED
MESA SUBDIVISION**, zoned C-1, located on MENAUL
NE, between ZENA LONA NE and HIAWATHA NE
containing approximately 1 acre(s). (H-22) **THE
PRELIMINARY AND FINAL PLAT WAS APPROVED
WITH FINAL SIGN OFF DELEGATED TO PLANNING TO
RECORD.**

9. **Project # 1004530**
06DRB-00607 Major-Final Plat Approval

SURVEYS SOUTHWEST agent(s) for AMERI-
CONTRACTORS, DWAYNE PINO request(s) the above
action(s) for all or a portion of Tract(s) G-2,
ALBUQUERQUE WEST, UNIT 1 (to be known as **LAS
MIRADAS TOWNHOMES**) zoned SU-1 FOR PDA, located
on PARADISE BLVD NW, between MARNA LYNN AVE
NW and DAVENPORT ST NW containing approximately 2
acre(s). [REF: 05DRB-01769, 05DRB-01774, 05DRB-
01773, 05DRB-01772, 05DRB-01770, 05DRB-01771] (C-
12) **THE FINAL PLAT WAS APPROVED WITH FINAL
SIGN OFF DELEGATED TO TRANSPORTATION
DEVELOPMENT FOR MAINTENANCE AND
BENEFICIARIES STATEMENT ON THE PLAT FOR
COMMON ACCESS EASEMENT AND A SIDEWALK
EASEMENT ON MARNA LYNN AND TO PLANNING
FOR NEW MEXICO UTILITIES INC SIGNATURE, DRY
UTILITIES SIGNATURES, AGIS DXF FILE AND TO
RECORD THE PLAT.**

10. **Project # 1004039**
06DRB-00606 Minor-Final Plat Approval

ISAACSON & ARFMAN PA agent(s) for RUTLEDGE INVESTMENT COMPANY request(s) the above action(s) for all or a portion of Tract(s) 8A, HIGH DESERT (to be known as **THE LEGENDS AT HIGH DESERT**) zoned SU-2 HD/C-1, located on ACADEMY BLVD NE, between CORTADERIA ST NE and HIGH DESERT PARK NE containing approximately 8 acre(s). [REF: 05ZHE-00449, 05ZHE-00480, 05DRB-01074, 05DRB-01532, 05DRB-01533, 05DRB-01536] (E-23) **FINAL PLAT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO PLANNING TO RECORD THE PLAT.**

11. **Project # 1003624**
05DRB-01001 Minor-Final Plat Approval

MICHAEL RENFRO request(s) the above action(s) for all or a portion of Tract(s) 22A, 22B, 38A, 38B, MRGCD MAP 34, (to be known as **SAN ISIDRO GARDENS**), zoned RA-2 residential and agricultural zone, located on SAN ISIDRO ST NW, between CANDELARIA RD NW and GRIEGOS RD NW containing approximately 2 acre(s). [*Deferred from 6/22/05*] [*Indef Deferred from 7/13/05 for SIA*] [REF: 04ZHE-01281] (G-13) **FINAL PLAT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO PLANNING FOR AGIS DXF FILE AND TO RECORD THE PLAT.**

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

BOHANNAN HUSTON agent(s) for UNIVERSITY OF NEW MEXICO request(s) the above action(s) for all or a portion of Tract(s) 1E1-A-1 and 1E2-A-1, 1E2-A-2, **UNIVERSITY OF NEW MEXICO, SCIENCE & TECHNOLOGY PARK**, zoned SU-1 PDA, PERMISSIVE USE OF O-1/C-2, IP, located on UNIVERSITY BLVD SE, between AVENIDA CESAR CHAVEZ SE and INTERSTATE 40 SE containing approximately 13 acre(s). [*Deferred from 4/5/06*][*Indef deferred from 4/12/06*] (L-15) **PRELIMINARY AND FINAL PLAT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO PLANNING TO RECORD THE PLAT.**

13. **Project # 1003285**
06DRB-00426 Minor-Prelim&Final Plat
Approval

ALDRICH LAND SURVEYING agent(s) for WESTLAND DEVELOPMENT CO request(s) the above action(s) for all or a portion of Lot(s) 1, 2 & 4, Tract(s) S, Block(s) 13, **SUNDORO SOUTH, UNIT 6**, zoned SU-2/R-LT, located on SILICA AVE NW, between 94TH ST NW and TUMULUS NW containing approximately 2 acre(s). [REF: 05DRB-01296, 05DRB-00106, 05DRB-00107] [Listed as Project #1004797 in error] *[Deferred from 4/12/06]* (J-9) **PRELIMINARY AND FINAL PLAT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO PLANNING TO RECORD THE PLAT.**

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

14. **Project # 1004727**
06DRB-00600 Minor-Sketch Plat or Plan

ELADIO & ETNA CHAVEZ request(s) the above action(s) for all or a portion of Lot(s) 2, **LANDS OF BACA & CHAVEZ**, zoned RA-2 residential and agricultural zone, located on GRIEGOS ST NW, between RIO GRANDE BLVD NW and the GRIEGOS DRAIN containing approximately 1 acre(s). (F-13) **THE ABOVE REQUEST WAS REVIEWED AND COMMENTS WERE GIVEN.**

15. **Project # 1004867**
06DRB-00604 Minor-Sketch Plat or Plan

JR REALTY INC agent(s) for NORTH VALLEY SEVENTH DAY ADVENTIST request(s) the above action(s) for all or a portion of Tract(s) A & A-2-3, **ALBUQUERQUE WEST, UNIT 2**, zoned SU, C-1, located on PASEO DEL NORTE NW, between EAGLE RANCH RD NW and PARADISE RD NW containing approximately 4 acre(s). (C-13) **THE ABOVE REQUEST WAS REVIEWED AND COMMENTS WERE GIVEN.**

16. **Project # 1004866**
06DRB-00592 Minor-Sketch Plat or Plan

PATSY F WELCH request(s) the above action(s) for all or a portion of Tract(s) 3, MRGCD MAP C, **ROBERSON CONSTRUCTION CO., INC.**, zoned SU-2, C-1, located on 12TH ST NW between CANDELARIA NW and GRIEGOS NW containing approximately 1 acre(s). (G-14) **THE ABOVE REQUEST WAS REVIEWED AND COMMENTS WERE GIVEN.**

ADJOURNED: 10:45 A.M.

CITY OF ALBUQUERQUE



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

DEVELOPMENT REVIEW BOARD--SPEED MEMO

DRB CASE NO/PROJECT NO: 1003624

AGENDA ITEM NO: 11

SUBJECT:

Final Plat

ACTION REQUESTED:

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

P.O. Box 1293

ENGINEERING COMMENTS:

No adverse comments.

Albuquerque

New Mexico 87103

RESOLUTION:

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

www.cabq.gov

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

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

FOR:

SIGNED: Bradley L. Bingham
City Engineer/AMAFCA Designee

DATE: May 10, 2006

**CITY OF ALBUQUERQUE
PLANNING DEPARTMENT
May 10, 2006
DRB Comments**

ITEM # 11

PROJECT # 1003624 APPLICATION # 05-01001

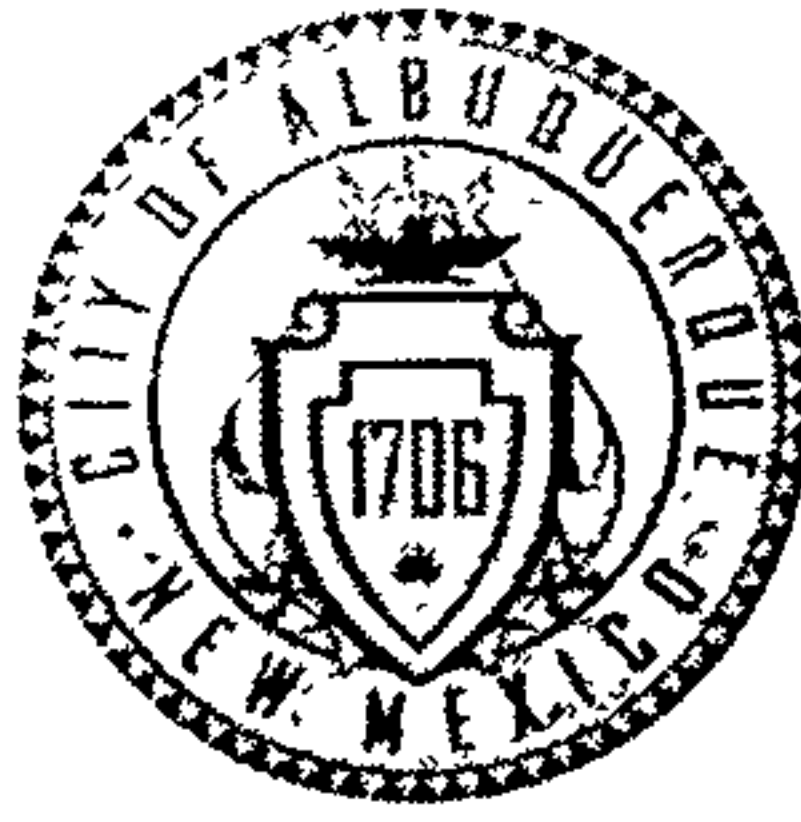
RE: San Isidro Gardens/final plat

No objection to the final plat request.

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



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



**DEVELOPMENT REVIEW BOARD
ACTION SHEET**

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

July 13, 2005 9:00

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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- A. Call to Order 9:00 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 # 1000614**
05DRB-00982 Major-Two Year SIA

TIERRA WEST LLC agent(s) for DEVELOPMENT SERVICES LTD. CO. request(s) the above action(s) for **LA CUEVA OESTE UNIT 2 & 4**, zoned R-D, located on HOLLY AVE NE, between LOUISIANA BLVD NE and SAN PEDRO DR NE containing approximately 37 acre(s). [REF: 04DRB-00913] (C-18) **A TWO-YEAR EXTENSION OF THE SIA WAS APPROVED.**

2. **Project # 1002397**
05DRB-01042 Major-Two Year SIA
- TIERRA WEST LLC agent(s) for SHULL REALTY & WATERS EDGE LLC request(s) the above action(s) for all or a portion of Lot(s) 1-10, **BOSQUE PLAZA**, zoned C-1, located on LA ORILLA RD NW, between COORS BLVD NW and CORRALES DRAIN containing approximately 12 acre(s). [REF: Z-87-56, DRB-87-200, 02DRB-01925, 04DRB-01196] (E-12) **A SIX-MONTH EXTENSION OF THE SIA WAS APPROVED.**
3. **Project # 1004139**
05DRB-00969 Major-Preliminary Plat Approval
- BRASHER & LORENZ agent(s) for STEVE SLICK request(s) the above action(s) for all or a portion of Lot(s) 27, 28, 29, Tract 1, Block(s) 17, **NORTH ALBUQUERQUE ACRES UNIT 3**, zoned R-D, 3DU/ACRE, located on MODESTO AVE NE, between BARSTOW NE and VENTURA NE containing approximately 3 acre(s). [REF: 05DRB-00668] (B-20) **WITH THE SIGNING OF THE INFRASTRUCTURE LIST DATED 7/13/5 AND THE APPROVED GRADING AND DRAINSGE PLAN DATED 6/6/5, THE PRELIMINARY PLAT WAS APPROVED.**
4. **Project # 1002123**
05DRB-00981 Major- Preliminary Plat Approval
- GARCIA/KRAEMER & ASSOCIATES, agent(s) for DEL'S HIDE-A-WAY PARK, PHILIP D. SHEETS, request(s) the above action(s) for all or a portion of Tract(s) B, **DEL'S HIDE-A-WAY**, zoned SU-1 FOR RT, located on SAN CLEMENTE NW between 4th ST NW and 2th ST NW containing approximately 3 acres. [REF: 04 DRB-00532, 00533, 04DRB-00535, 03EPC-01087, 1088] [*Deferred from 6/29/05*] (G-14) **WITH THE SIGNING OF THE INFRASTRUCTURE LIST DATED 7/13/5 AND THE APPROVED GRADING AND DRAINSGE PLAN DATED 2/24/5, THE PRELIMINARY PLAT WAS APPROVED WITH THE FOLLOWING CONDITIONS OF FINAL PLAT: 1) MAINTENANCE AND BENEFICIARY SHOULD BE STATED FOR ALL PRIVATE EASEMENTS; 2) SANITARY SEWER EASEMENTS ADDED TO TRACT D.**

5. **Project # 1000724**
05DRB-00989 Major-Two Year SIA

MARK GOODWIN & ASSOCIATES agent(s) for GSR GROUP, LLC request(s) the above action(s) for all or a portion of Tract(s) A, **RAYO DEL SOL, UNIT 1**, zoned R-LT, located on ARENAL RD SW, between COORS BLVD SW and UNSER BLVD SW containing approximately 9 acre(s). [REF: 02DRB-01268, 0044001098, Z-97-87] (M-10) **A ONE-YEAR EXTENSION OF THE SIA WAS APPROVED.**

6. **Project # 1003520**
04DRB-01567 Major-Preliminary Plat Approval

MARK GOODWIN & ASSOCIATES PA agent(s) for WASHINGTON STREET INVESTORS LLC request(s) the above action(s) for all or a portion of Lot(s) 27 & 28, Block(s) 16, Tract(s) 1, NORTH ALBUQUERQUE ACRES, UNIT 3, (to be known as **BENJAMIN PLACE SUBDIVISION**) zoned R-D, located on GLENDALE AVE NE, between BARSTOW ST NE and VENTURA ST NE containing approximately 2 acre(s). [REF: 04DRB-01568, 01863] (B-20) **THE PRELIMINARY PLAT WAS ORIGINALLY APPROVED 1/12/5. THE APPROVAL WAS APPEALED TO EPC, THEN CITY COUNCIL. CITY COUNCIL REMANDED THE PLAT TO DRB TO RE-EXAMINE THE PERIMETER WALLS' COMPLIANCE WITH SECTION 14-16-3-19. OF THE ZONE CODE. FOLLOWING THE RE-EXAMINATION, DRB RE-APPROVED THE PRELIMINARY PLAT.**

7. **Project # 1002590**
05DRB-00956 Major-Preliminary Plat Approval
05DRB-00957 Minor-Subd Design (DPM) Variance
05DRB-00958 Minor-Sidewalk Waiver
05DRB-00960 Minor-Temp Defer SDWK
05DRB-00540 Minor-SiteDev Plan Subd

MARK GOODWIN & ASSOCIATES agent(s) for MEL FAMIE LLC request(s) the above action(s) for all or a portion of Tract(s) B-2, LANDS OF BRACKSON COURSON, (to be known as **CHAPARRAL COURT**) zoned R-D residential and related uses zone, developing area, located on 64th STREET NW, between MILNE RD NW and TIERRA PRIETA NW containing approximately 4 acre(s). [REF: 05DRB-0206, 05DRB-0540] [Deferred from 4/13/05 & 6/29/05] (F-10) **WITH THE SIGNING OF THE INFRASTRUCTURE LIST DATED 7/13/5 AND THE APPROVAL OF THE GRADING/DRAINAGE PLAN ENGINEER STAMP DATED 6/2/5 THE PRELIMINARY PLAT WAS APPROVED. A SITE DEVELOPMENT PLAN**

FOR SUBDIVISION WAS APPROVED. THE SIDEWALK VARIANCE WAS APPROVED AS SHOWN ON EXHIBIT C FOR WAIVER OF SIDEWALKS. THE TEMPORARY DEFERRAL OF CONSTRUCTION OF SIDEWALKS WAS APPROVED AS SHOWN ON EXHIBIT C IN THE PLANNING FILE. A SUBDIVISION DESIGN VARIANCE FROM MINIMUM DPM DESIGN STANDARDS AS SHOWN ON EXHIBIT C IN THE PLANNING FILE WAS ALSO APPROVED.

8. **Project # 1004272**

05DRB-01039 Minor-Temp Defer SDWK
05DRB-01038 Minor-Sidewalk Waiver
05DRB-01084 Minor-SiteDev Plan Subd
05DRB-01033 Major-Preliminary Plat

ISAACSON & ARFMAN agent(s) for CURB INC request(s) the above action(s) for all or a portion of TRACT(s) 16-D, BULK LAND PLAT for EL RANCHO GRANDE, and TRACT(s) 16-A, 16-B, 16-C, 16-D, 16-E, 16-F, EL RANCHO GRANDE (to be known as **EL RANCHO GRANDE, UNIT 17**) zoned R-D, located on GIBSON BLVD SW, between MESSINA DR SW and DELGADO DR SW containing approximately 3 acre(s). (N-8) **WITH THE SIGNING OF THE INFRASTRUCTURE LIST DATED 7/13/5 AND APPROVAL OF THE GRADING & DRAINAGE PLAN ENGINEER STAMP DATED 6/15/5, THE PRELIMINARY PLAT IS APPROVED WITH THE FOLLOWING CONDITIONS OF FINAL PLAT: 1) BOVINA BE CHANGED TO BOWIE SO THAT IT CONFORMS WITH THE STREET THAT'S SHOWN ON EL RANCHO GRANDE, UNIT 16; 2) UNIT 16 PLAT SHOULD BE RECORDED PRIOR TO UNIT 17. A TEMPORARY DEFERRAL OF CONSTRUCTION OF SIDEWALKS WAS APPROVED AS SHOWN ON EXHIBIT C IN THE PLANNING FILE. SIDEWALK VARIANCE AS SHOWN ON EXHIBIT C FOR WAIVER OF SIDEWALKS WAS APPROVED. THE SUBDIVISION DESIGN VARIANCE FOR MINIMUM DPM DESIGN STANDARDS AS SHOWN ON EXHIBIT C IN THE PLANNING FILE WAS APPROVED. THE SITE PLAN FOR SUBDIVISION WAS APPROVED WITH DELEGATION TO PLANNING FOR WRITTEN COMMENTS IN THE FILE.**

9. **Project # 1000965**
05DRB-01025 Major-Vacation of Public Easements

BOHANNAN HUSTON INC agent(s) for ANDALUCIA DEVELOPMENT CO., INC. request(s) the above action(s) for all or a portion of Tract(s) I, LANDS OF RAY GRAHAM III (to be known as **ANDALUCIA AT LA LUZ**), zoned SU-1, located on COORS BLVD NW, between NAMASTE RD NW and LA BIENVENIDA PL NW containing approximately 85 acre(s). [REF: 05DRB-00124] (F-11) **THE VACATION AS SHOWN ON EXHIBIT B IN THE PLANNING FILE 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.

10. **Project # 1001946**
05DRB-01047 Minor-SiteDev Plan
BldPermit

DEKKER PERICH SABATINI agent(s) for OFFICE DEPOT request(s) the above action(s) for all or a portion of Tract(s) A-1-D, **LOS ANGELES CENTER**, zoned M-1, located on PASEO DEL NORTE NE, between SAN PEDRO NE and INTERSTATE 25 containing approximately 3 acre(s). [REF: DRB-97-224, DRB-97-372; Z-1534] [*Deferred from 6/29/05*] (D-18) **DEFERRED AT THE AGENT'S REQUEST TO JULY 20, 2005.**

11. **PROJECT #1003699**
(DRB-97-165 - V-97-507)
05DRB-00118-SiteDev Plan for Subd

TIERRA WEST DEVELOPMENT MANAGEMENT SERVICES, agents for TIM EICHENBERG, request Vacation (voiding) of Public Power Line Easement, Site Development Plan Final Sign Off (for EPC) plus Sketch Plat Review and Comment for Tracts B and C, Blocks 2 and 7, WELLS SANDIA MANOR, zoned SU-1/PRD (City) and located on Trimble Blvd NE and Camino de la Sierra NE between I-40 and Arcadia Rd NE containing approximately 4.90 acres. [FIRST TIME ON THE AGENDA 5/6/97] [Z-96-25] DEFERRED FROM 5/24/00, DEFERRED AT THE AGENT'S REQUEST FROM 7/26/00 TO 9/13/00 TO WORK WITH STATE HIGHWAY DEPARTMENT WHICH HAS BEEN AN ONGOING PROCESS SINCE 5/6/97] [DEFERRED AT THE AGENT'S REQUEST FROM 9/13/00 TO 9/20/00 TO WORK WITH THE STATE HIGHWAY DEPARTMENT, DEFERRED AT THE APPLICANT'S REQUEST FOR ONE-YEAR FROM

11/8/00 TO 11/7/01] [DEFERRED AT THE AGENT'S REQUEST FOR ONE-YEAR FROM 11/7/01 TO 11/6/02] [DEFERRED AT THE AGENT'S REQUEST FOR ONE-YEAR FROM 11/6/02 TO 11/5/03] [*Deferred from 01/05/05*] **A NEW PROJECT NUMBER WAS ISSUED FOR THIS CASE – PROJECT #1003699] (L-23) THE SITE DEVELOPMENT PLAN FOR SUBDIVISION WAS APPROVED WITH DELEGATION TO PLANNING FOR LANDSCAPE DESIGN STANDARDS AND GARAGE DOOR COLORS TO MATCH HOUSE.**

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

- 12. Project # 1000985**
05DRB-00883 Minor-SiteDev Plan Subd

SMPC ARCHITECTS agent(s) for ASPEN INVESTMENTS request(s) the above action(s) for all or a portion of Lot(s) 1A, Block(s) 12, NORTH ALBUQUERQUE ACRES TRACT A UNIT A, (to be known as **PALOMAS PLAZA**) zoned SU-2/C-1, located on SAN PEDRO NE, between PALOMAS NE and SAN BERNADINO NE containing approximately 3 acre(s). [*Deferred from 6/1/05*] [REF: DRB96-412] (D-18) **THE SITE DEVELOPMENT PLAN WAS APPROVED WITH DELEGATION TO CITY ENGINEER FOR SIA, AND TO UTILITIES FOR FIRE MARSHALL APPROVAL, FLOW CALCULATION FOR FIRE, AND REVISE UTILITY PLAN.**

- 13. Project # 1001182**
05DRB-01069 Major-Final Plat Approval

RIO GRANDE ENGINEERING agent(s) for VISION DEVELOPMENT request(s) the above action(s) for all or a portion of Tract(s) B, **WESTRIDGE MOBILE HOME PARK**, zoned R-D/R-LT, located on BLUEWATER NW, between 98th ST NW and 90th ST NW containing approximately 8 acre(s). (K-9) **THE FINAL PLAT WAS APPROVED WITH DELEGATION TO PARKS FOR OPEN SPACE TABLE AND CASH IN LIEU, AND TO CITY ENGINEER FOR AGIS DXF AND FOR LABELING OF ALL EASEMENTS OF RECORD.**

14. **Project # 1002134**
05DRB-01068 Minor-Final Plat Approval

MARK GOODWIN & ASSOC agent(s) for VISTA DEL NORTE DEV request(s) the above action(s) for TRACT(s) U1, U2, U3, U4, U6, VISTA DEL NORTE, (to be known as **LAS LOMITAS BUSINESS PARK**), zoned SU-1 FOR IP, located on LAS LOMITAS DR NE, between EDITH BLVD NE and JEFFERSON ST NE containing approximately 34 acre(s). (D-16) **THE FINAL PLAT WAS APPROVED WITH DELEGATION TO PLANNING TO RECORD THE PLAT.**

15. **Project # 1003571**
05DRB-01062 Minor-Sidewalk Waiver

MARK GOODWIN & ASSOCIATES agent(s) for CURB INC. request(s) the above action(s) for TRACT(s) 9-B-1, 9-B-2, AND 12-A-2, **EL RANCHO GRANDE UNIT 9B**, zoned R-LT, located South OF BLAKE RD SW, West of AMOLE CHANNEL and containing approximately 36 acre(s). [REF: 05DRB-01002, 04DRB-01518, 04DRB-01519] (N-9) **A SIDEWALK VARIANCE FOR WAIVER OF SIDEWALKS WAS APPROVED AS SHOWN ON EXHIBIT C IN THE PLANNING FILE.**

16. **Project # 1003624**
05DRB-01001 Minor-Prelim&Final Plat Approval

MICHAEL RENFRO request(s) the above action(s) for all or a portion of Tract(s) 22A, 22B, 38A, 38B, MRGCD MAP 34, (to be known as **SAN ISIDRO GARDENS**), zoned RA-2 residential and agricultural zone, located on SAN ISIDRO ST NW, between CANDELARIA RD NW and GRIEGOS RD NW containing approximately 2 acre(s). [Deferred from 6/22/5] [REF: 04ZHE-01281] (G-13) ~~WITH THE~~

~~APPROVAL OF THE INFRASTRUCTURE LIST DATED 7/13/5, THE PRELIMINARY PLAT WAS APPROVED. THE FINAL PLAT WAS INDEFINITELY DEFERRED FOR THE SIA.~~

17. **Project # 1003975**
05DRB-00698 Minor-Prelim&Final Plat
Approval
- WAYJOHN SURVEYING INC agent(s) for COE PROPERTIES INC request(s) the above action(s) for all or a portion of Lot(s) 6, 7, 12, 13, Block(s) 15, MESA GRANDE ADDITION (to be known as **ZUNI TOWNHOMES**), zoned O-R, located on WASHINGTON ST SE, between CENTRAL AVE SE and ZUNI RD SE containing approximately 1 acre(s). *[Deferred from 5/18/5]* [REF: ZA-78-377, Z-72, 05DRB-00301] (K-17) **THE PRELIMINARY PLAT WAS APPROVED. FINAL PLAT WAS APPROVED WITH DELEGATION TO PLANNING TO RECORD THE PLAT.**
18. **Project # 1004011**
05DRB-01071 Minor-Prelim&Final Plat
Approval
- BERGER BRIGGS REAL ESTATE agent(s) for AL'S GAL'S LLC request(s) the above action(s) for all or a portion of Lot(s) 65-A, **PERFECTO ARMIJO & BROTHERS ADDITION**, zoned SU-2/HDA (DNA SECTOR PLAN), located on MARQUETTE AVE NW, between 7th ST NW and 8th ST NW containing approximately 1 acre(s). [REF: 05ZHE-00405] (J-14) **THE FINAL PLAT WAS APPROVED WITH DELEGATION TO PLANNING FOR AGIS DXF FILE AND TO RECORD THE PLAT.**
19. **Project # 1004110**
05DRB-01093 Minor-Prelim&Final Plat
Approval
- ADVANCED ENGINEERING AND CONSULTING, LLC agent(s) for ALEXANDER M. & DANETTE S. GARCIA request(s) the above action(s) for all or a portion of Tract(s) 108-D & 108-C-1-A, **MRGCD MAP NO. 31**, zoned RA-2, located on RIO GRANDE BLVD NW, between ELFEGO RD NW and MANUEL TORRES NW containing approximately 1 acre(s). [REF: 05DRB-00601] (F-13) **THE FINAL PLAT WAS APPROVED WITH DELEGATION TO PLANNING FOR AGIS DXF FILE.**

20. **Project # 1004251**
05DRB-00959 Minor-Prelim&Final Plat
Approval

PRATAP & KANAK YADAV request(s) the above action(s) for all or a portion of Lot(s) 2-6, Block(s) 2, **ZIMMERMAN ADDITION**, zoned C-2, located on CENTRAL AVE SW, between 46th ST SW and 47th ST SW containing approximately 1 acre(s). (K-12) **THE FINAL PLAT WAS APPROVED WITH DELEGATION TO PLANNING FOR AGIS DXF FILE.**

21. **Project # 1004232**
05DRB-01090 Minor-Prelim&Final Plat
Approval

A. MIGUEL TRUJILLO agent(s) for WILLIAM K. WILSON request(s) the above action(s) for all or a portion of Block(s) 13, Tract(s) A, **CLAYTON HEIGHTS**, zoned C-2 community commercial zone, located on GIBSON BLVD. SE, between BUENA VISTA DR. SE and WILMOORE DR. SE containing approximately 2 acre(s). (L-15) **THE FINAL PLAT WAS APPROVED WITH DELEGATION TO PLANNING FOR AGIS DXF FILE.**

22. **Project # 1004289**
05DRB-01073 Minor-Prelim&Final Plat
Approval

WILLIE P. GONZALES request(s) the above action(s) for all or a portion of Lot(s) 4 & 5, Block(s) 5, **JOHN BARON BURG PARK ADDITION**, zoned SR, located on 19th ST NW, between ZEARING AVE NW and ASPEN AVE NW containing approximately 1 acre(s). (H-13) **INDEFINITELY DEFERRED AT THE APPLICANT'S REQUEST.**

23. **Project # 1004290**
05DRB-01075 Minor-Vacation of Private
Easements

MYERS, OLIVER & PRICE agent(s) for FEDEX FREIGHT WEST, INC. request(s) the above action(s) for all or a portion of Lot(s) 263-C, **TOWN OF ATRISCO GRANT UNIT 8**, zoned SU-1 special use zone, located on COORS BLVD NW AND HANOVER RD NW containing approximately 6 acre(s). [REF: DRB-94-264] (H-11) **THE VACATION OF PRIVATE EASEMENT WAS APPROVED AS SHOWN ON EXHIBIT B IN THE PLANNING FILE.**

24. **Project # 1004308**
05DRB-01086 Minor-Prelim&Final Plat
Approval

FRANK L. & EVELYN S. BARELA request(s) the above action(s) for all or a portion of Lot(s) 3, **ATRISCO FOUR- PLEX ADDITION**, zoned R-2, located on ATRISCO DR NW, between ILIFF RD NW and 53rd ST NW containing approximately 1 acre(s). (H-11) **THE PRELIMINARY PLAT WAS APPROVED. THE FINAL PLAT WAS APPROVED WITH DELEGATION TO PLANNING FOR AGIS DXF FILE AND TO RECORD THE PLAT.**

25. **Project # 1004267**
05DRB-01092 Minor-Prelim&Final Plat
Approval

GARY MIRABAL request(s) the above action(s) for all or a portion of Lot(s) 1, **LANDS OF MANUEL & CATHY GONZALES**, zoned RA-2, located West of MONTROYA RD NW and North of MOUNTAIN RD NW containing approximately 2 acre(s). [REF: DRB-97-247; DRB-97-290] (J-12) **WITH THE SIGNING OF THE SIA DATED 7/13/5 AND APPROVAL OF THE GRADING/DRAINAGE PLAN ENGINEER STAMP DATED 7/15/2 THE PRELIMINARY PLAT WAS APPROVED. THE FINAL PLAT WAS INDEFINITELY DEFERRED.**

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

26. **Project # 1004039**
05DRB-01074 Minor-Sketch Plat or Plan

ISAACSON & ARFMAN, P.A. agent(s) for RUTLEDGE INVESTMENT CO request(s) the above action(s) for all or a portion of Tract(s) 8A, HIGH DESERT (to be known as **THE LEGENDS AT HIGH DESERT**), zoned SU2/C1, located on ACADEMY BLVD NE, between CORTADERIA ST NE and HIGH DESERT PARK NE containing approximately 8 acre(s). [REF: 05ZHE-00449, 05ZHE-00480] (E-23) **THE ABOVE REQUEST WAS REVIEWED AND COMMENTS WERE GIVEN.**

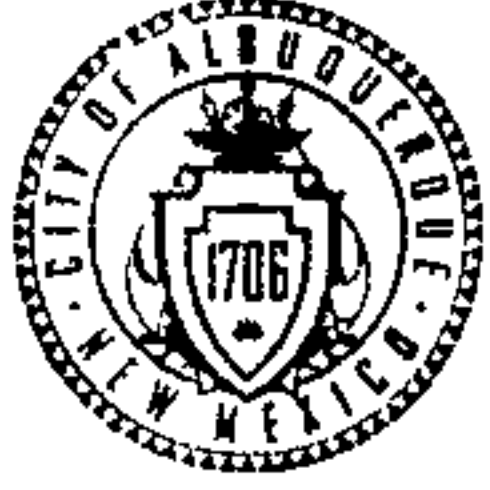
27. **Project # 1004161**
05DRB-01091 Minor-Sketch Plat or Plan

JEFF MORTENSEN & ASSOCIATES, INC. agent(s) for WILLIAM & BENITA BRENNON request(s) the above action(s) for all or a portion of Lot(s) 4 and 5, **RIVERSIDE PLAZA**, zoned SU-1 PRD 8DU/ACRE, located on WINTERHAVEN RD NW, between LA ORILLA RD NW and MONTANO PLAZA DR NW containing approximately 4 acre(s). [REF: 05EPC-00740] (E-12) **THE ABOVE REQUEST WAS REVIEWED AND COMMENTS WERE GIVEN.**

28. Approval of the Development Review Board Minutes for June 29, 2005. **MINUTES WERE APPROVED SUBJECT TO CHANGES BY THE BOARD.**

Other Matters:

ADJOURNED: 12:50 P.M.



#17

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

REVISED 2/5/04

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

DRB Application No.: <u>05DRB-00698</u>	Project # <u>1003975</u>
Project Name: <u>ZUNI TOWNHOMES</u>	
Agent: <u>Wayjohn Surveying, Inc.</u>	Phone No.: <u>255-2052</u>

Your request for (SDP for SUB), (SDP for BP), FINAL PLATS (MASTER DEVELOP. PLAN), was approved on 7/13/05 by the DRB with delegation of signature(s) to the following departments.
OUTSTANDING SIGNATURES COMMENTS TO BE ADDRESSED

TRANSPORTATION: _____

UTILITIES: _____

CITY ENGINEER / AMAFCA: _____

PARKS / CIP: _____

PLANNING (Last to sign): For recording



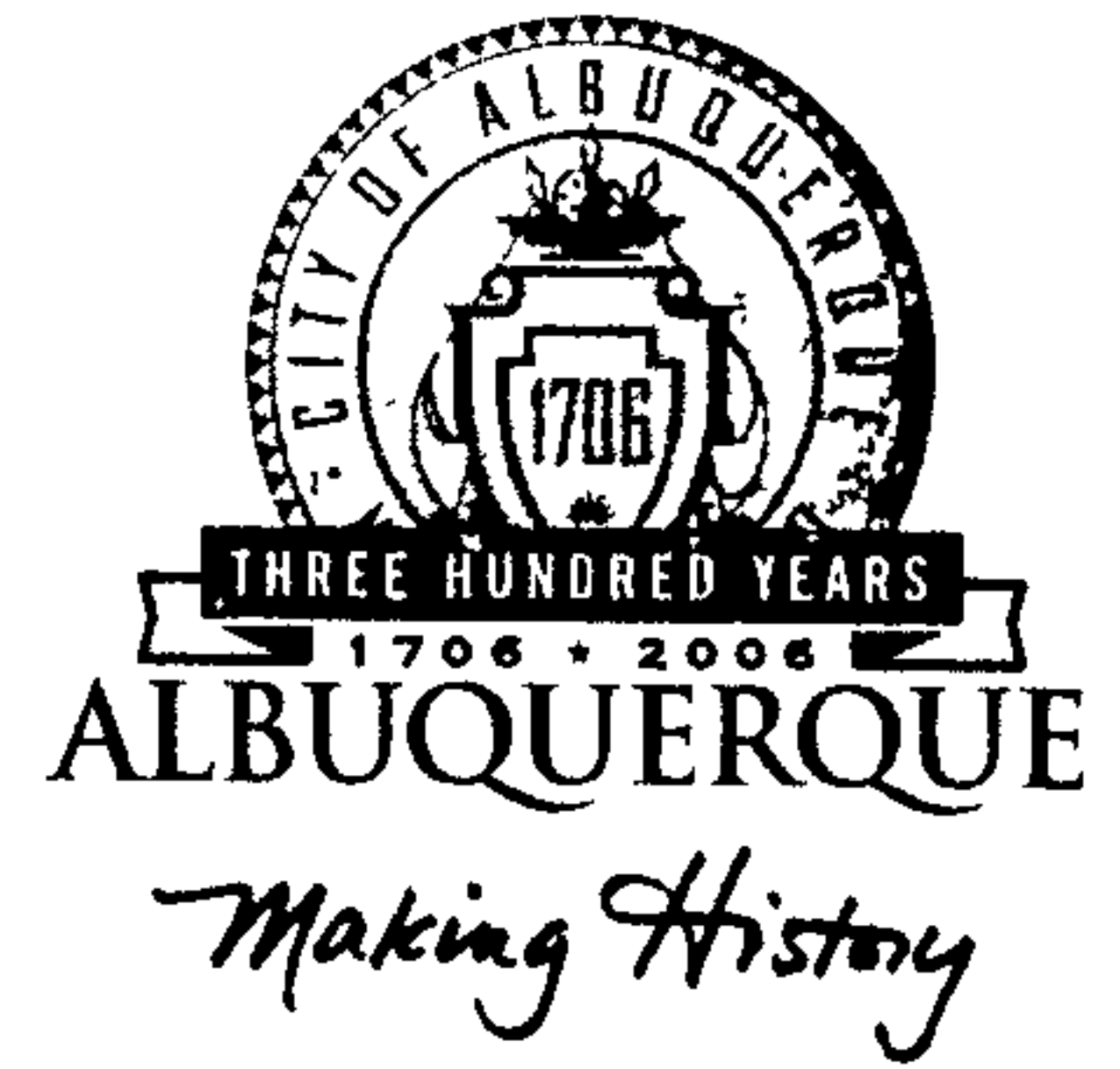
Planning must record this plat. Please submit the following items:

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

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

Project Number

CITY OF ALBUQUERQUE



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

DEVELOPMENT REVIEW BOARD--SPEED MEMO

DRB CASE NO/PROJECT NO: 1003624

AGENDA ITEM NO: 16

SUBJECT:

Final Plat - Deferred for SIA
Preliminary Plat

ACTION REQUESTED:

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

P.O. Box 1293

ENGINEERING COMMENTS:

No adverse comments.

Albuquerque

New Mexico 87103

RESOLUTION:

signed I.L. *F.P indef*
APPROVED ; DENIED ; DEFERRED ; COMMENTS PROVIDED ; WITHDRAWN

www.cabq.gov

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

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

FOR:

SIGNED: Bradley L. Bingham
City Engineer/AMAFCA Designee

DATE: July 13, 2005



**DEVELOPMENT REVIEW BOARD
ACTION SHEET**

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

June 22, 2005

9:00 a.m.

MEMBERS:

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

Wilfred Gallegos, Transportation Development
Brad Bingham, Alternate City Engineer

Roger Green, Utility Development
Christina Sandoval, Parks & Recreation

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

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

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

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

Adjourned: 12:55 P.M.

CASES WHICH REQUIRE PUBLIC NOTIFICATION

MAJOR SUBDIVISIONS, VACATIONS, SIA EXTENSIONS AND SITE DEVELOPMENT PLANS

- 1. **Project # 1000635**
05DRB-00904 Major-One Year SIA

TIERRA WEST LLC agent(s) for DE BARTOLO DEVELOPMENT request(s) the above action(s) for all or a portion of Tract(s) 38-1A1, 38-2A1, 38-2A2 and 38-3A1, **TAYLOR RANCH**, zoned SU-1 FOR C-1, located on MONTANO RD NW, between MONTANO PLAZA DR NW and COORS BYPASS BLVD NW containing approximately 4 acre(s). [REF: 00DRB00878, 02DRB01040, 04DRB01698, 04DRB01764] [Deferred from 6/22/05] (E-12)
DEFERRED AT AGENT'S REQUEST TO 6/29/05.

2. **Project # 1000650**
05DRB-00903 Major-Two Year SIA

TIERRA WEST LLC agent(s) for WAL-MART STORES EAST LP request(s) the above action(s) for all or a portion of Tract(s) 1-A-1, **LANDS OF LAMONICA & WENK**, zoned SU-1, C-1, located on COORS BLVD SW, between RIO BRAVO BLVD SW and LAMONICA RD SW containing approximately 20 acre(s). [REF: 00EPC00905, 00EPC00907, 04DRB00277] (P-10) **A 6-MONTH EXTENSION OF THE SIA WAS APPROVED.**

3. **Project # 1003874**
05DRB-00894 Major-Vacation of Public Easements

ISAACSON & ARFMAN agent(s) for CURB INC request(s) the above action(s) for Tract(s) 16-D, 16-E and 16-F, **EL RANCHO GRANDE, UNIT 16**, zoned R-D, located on GIBSON BLVD SW, between MESSINA DR SW and DELGADO DR SW. [REF: 04DRB00717, 04DRB01892, 05DRB00032, 05DRB00033, 05DRB00034, 05DRB00035, 05DRB00126, 05DRB00199, 05DRB00342] (N-8) **VACATION WAS APPROVED AS SHOWN ON EXHIBIT B IN THE PLANNING FILE.**

4. **Project # 1004223**
05DRB-00884 Major-Vacation of Public Easements
05DRB-00885 Minor-Prelim&Final Plat Approval

SURVEYS SOUTHWEST 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 (to be known as **RENAISSANCE CENTER III, PARCEL D-1**), zoned M-2 & SU-1 1P, located on MONTANO RD NE, between ALEXANDER BLVD NE and DESERT SURF CIRCLE NE containing approximately 9 acre(s). [REF: V-96-84, DRB-96-377] *[Deferred from 6/22/05]* (F-16) **DEFERRED AT THE AGENT'S REQUEST TO 6/29/05.**

5. **Project # 1004228**
05DRB-00888 Major-Vacation of Pub
Right-of-Way

PHILIP TURNER agent(s) for JAMES P GUTHRIE request(s) the above action(s) for all or a portion of Tract(s) 89A2, 89B2, 89B3, 89C3, 89C4 SUNRISE HEIGHTS ADDITION, (to be known as **GUTHRIE COMMERCE PARK**) zoned M-1, located on MONTANO NE and RENAISSANCE NE containing approximately 1 acre(s). (F-15) **VACATION APPROVED AS SHOWN ON EXHIBIT B IN THE PLANNING FILE.**

6. **Project # 1004232**
05DRB-00896 Major-Vacation of
Public Easements

MIGUEL TRUJILLO agent(s) for WILLIAM WILSON request(s) the above action(s) for all or a portion of Block(s) 13, Tract(s) A, **CLAYTON HEIGHTS SUBDIVISION**, zoned C-2 community commercial zone, located on GIBSON BLVD SE, between BUENA VISTA SE and WILMOORE DR SE containing approximately 2 acre(s). [Will be readvertised] (L-15) **INDEFINITELY DEFERRED ON A NO SHOW.**

7. **Project # 1004233**
05DRB-00899 Major-Preliminary Plat
Approval
05DRB-00900 Major-Vacation of
Public Easements
05DRB-00901 Minor-Sidewalk Waiver
05DRB-00902 Minor-Temp Defer
SDWK

BOHANNAN HUSTON INC agent(s) for WESTLAND DEVELOPMENT CO request(s) the above action(s) for all or a portion of Tract(s) I-2, WESTLAND NORTH (to be known as **STORM CLOUD SUBDIVISION**) zoned SU-2, RLT, located on TIERRA PINTADA ST SW, between ARROYO VISTA BLVD SW and LADERA DR SW containing approximately 107 acre(s). [Deferred from 6/22/05] (H-9, J-8, J-9) **DEFERRED AT THE AGENT'S REQUEST TO 6/29/05.**

8. **Project # 1004071**
05DRB-00511 Major-Bulk Land Variance
05DRB-00512 Major-Vacation of Public Easements
05DRB-00513 Minor-Prelim&Final Plat Approval
- JEFF MORTENSEN & ASSOCIATES agent(s) for ALBUQUERQUE PUBLIC SCHOOLS & NEW MEXICO STATE LAND OFFICE, request(s) the above action(s) for **GOVERNMENT LOTS 1-4, SECTION 16, 11N, R2E AND THE SOUTH 1/2 OF THE SOUTH 1/2 OF SECTION 16, 11N, R2E**, zoned RO-20, located on RAINBOW BLVD NW, between COMPASS DR NW and PETROGLYPH NATIONAL MONUMENT containing approximately 289 acre(s). *[Deferred from 4/20/05 & 5/11/05 & 6/1/05]* (C-9) **BULK LAND VARIANCE APPROVED. VACATION WAS APPROVED AS SHOWN ON EXHIBIT B IN THE PLANNING FILE. PRELIMINARY PLAT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO PLANNING FOR 15-DAY APPEAL PERIOD, RECORDING OF PLAT AND AGIS DXF FILE.**
9. **Project # 1004204**
05DRB-00871 Major-Vacation of Public Easements
- PRECISION SURVEYS agent(s) for WESTLAND DEVELOPMENT CO request(s) the above action(s) for all or a portion of Block(s) F, Tract(s) A, **CEDAR RIDGE ESTATES, UNIT 2**, zoned R-1, located on QUAIL BRUSH DR NW and ROSEBUD DR NW. [REF: S-93-23, DRB-96-150] *[Deferred from 6/15/05]*(J-10) **VACATION WAS APPROVED AS SHOWN ON EXHIBIT B IN THE PLANNING FILE.**
- 05DRB-01007 Minor-Prelim&Final Plat Approval
- PRECISION SURVEYS INC agent(s) for WESTLAND DEVELOPMENT CO., INC request(s) the above action(s) for all or a portion of Block(s) F, Tract(s) A, **CEDAR RIDGE ESTATES, UNIT 2**, zoned R-1 residential zone, located on SILKWOOD AVE NW and LOS VOLCANES RD NW and containing approximately 1 acre(s). [REF: S-93-23, DRB-96-150] (J-10) **PRELIMINARY PLAT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO CITY ENGINEER FOR CERTIFICATION OF GRADING PERMIT AND ACCEPTANCE OF STORM DRAIN IN LOS VOLCANES AND PLANNING FOR AGIS DXF FILE AND 15-DAY APPEAL PERIOD.**

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 # 1004266**
05DRB-01017 Minor-SiteDev Plan
BldPermit
- ADVANCED ENGINEERING & CONSULTING agent(s) for MAVERICK DEVELOPMENT INC., RON SPRADLIN request(s) the above action(s) for all or a portion of Lot(s) 29, **ALAMEDA BUSINESS PARK**, zoned SU-2 IP, located on ALAMEDA DR NE, between ALAMEDA PARK DR NE and the AMAFCA NORTH DIVERSION CHANNEL, containing approximately 2 acre(s). [REF: DRB-98-223] [Deferred from 6/22/05] (C-16) **DEFERRED AT THE AGENT'S REQUEST TO 6/29/05.**
- 11. Project # 1000195**
05DRB-01016 Minor-SiteDev Plan
Subd/EPC
05DRB-01018 Minor-SiteDev Plan
BldPermit/EPC
- MARK GOODWIN & ASSOCIATES agent(s) for GRAYBAR ELECTRIC request(s) the above action(s) for all or a portion of Lot(s) A, B, C & D, **GATEWAY INDUSTRIAL PARK ADDITION**, zoned SU-1 PLANNED INDUSTRIAL DEVELOPMENT, located on MENAUL BLVD NE, between NBSR RR AND BROADWAY NE and containing approximately 5 acre(s). [REF: 05EPC00584, 05EPC00583] [Elvira Lopez, EPC Case Planner] (H-14) **SITE PLAN FOR SUBDIVISION WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO PLANNING FOR EPC CASE PLANNER'S INITIALS. SITE PLAN FOR BUILDING PERMIT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO TRANSPORTATION DEVELOPMENT FOR STALL DIMENSIONS AND PLANNING FOR EPC CASE PLANNER'S INITIALS.**
- 05DRB-01014 Minor-Prelim&Final Plat
Approval
05DRB-01015 Minor-Vacation of
Private Easements
- MARK GOODWIN & ASSOCIATES, PA agent(s) for HENSLEY CONSTRUCTION, INC. request(s) the above action(s) for all or a portion of Tract(s) A, B, C & D, **GATEWAY INDUSTRIAL PARK**, (to be known as **GRAYBAR ELECTRIC**) zoned SU-1 PLANNED INDUSTRIAL DEVELOPMENT, located on MENAUL BLVD NE and BROADWAY BLVD NE and containing approximately 5 acre(s). (H-14) **PRELIMINARY**

PLAT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO TRANSPORTATION DEVELOPMENT FOR EASEMENTS. VACATION WAS APPROVED AS SHOWN ON EXHIBIT B IN THE PLANNING FILE.

- 12. Project # 1003859**
05DRB-00994 Minor-SiteDev Plan
Subd/EPC

CONSENSUS PLANNING agent(s) for SILVERLEAF VENTURES LLC request(s) the above action(s) for all or a portion of Tract(s) A & 6B, LANDS OF RAY GRAHAM III, OVENWEST CORPORATION AND CITY OF ALBUQUERQUE, (to be known as **NORTH ANDALUCIA @ LA LUZ**) zoned SU-1, O-1, C-2 and PRD, located on COORS BLVD NW, between MONTANO RD NW and LEARNING RD NW containing approximately 70 acre(s). [REF: 04EPC00855, 02EPC01770, 02EPC01771, 04EPC01845] [**Juanita Garcia, EPC Case Planner**] (E-12/F-12) **SITE PLAN FOR SUBDIVISION WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO TRANSPORTATION DEVELOPMENT FOR MTB APPROVAL, NMDOT APPROVAL AND DMD APPROVAL.**

- 05DRB-01010 Minor-Prelim&Final Plat
Approval

PRECISION SURVEYS INC agent(s) for SILVERLEAF VENTURES LLC request(s) the above action(s) for all or a portion of Tract(s) A & 6B, LANDS OF RAY A GRAHAM, (to be known as **NORTH ANDALUCIA @ LA LUZ**) zoned SU-1, O-1, C-2 and PRD, located on COORS BLVD NW, between MONTANO RD NW and LEARNING RD NW containing approximately 64 acre(s).[REF: [REF: 04EPC00855, 02EPC01770, 02EPC01771, 04EPC01845](E-12/F-12) **WITH THE SIGNING OF THE INFRASTRUCTURE LIST DATED 6/22/05 AND APPROVAL OF THE GRADING PLAN ENGINEER STAMP DATED 3/14/05 THE PRELIMINARY PLAT WAS APPROVED WITH THE FOLLOWING CONDITIONS OF FINAL PLAT: A PUBLIC DRAINAGE EASEMENT IS REQUIRED ON TRACT 9. A WATERLINE MUST BE RELOCATED AND ACCEPTED BY WATER UTILITY DEPARTMENT**

OR HAVE A TEMPORARY EASEMENT IN PLACE FOR THE EXISTING WATER LINE LOCATION. A ROUND-ABOUT DESIGN SHALL BE PROVIDED. STREET INTERSECTION ANGLES MUST BE REEVALUATED. THE FINAL PLAT WAS INDEFINITELY DEFERRED FOR THE SIA.

13. **Project # 1003883**
05DRB-00999 Minor-SiteDev Plan
BldPermit

MULLEN HELLER ARCHITECTURE agent(s) for LANDHLAFORD, LLC request(s) the above action(s) for all or a portion of Lot(s) 9, Tract(s) 9-A-1A-2, **JOURNAL CENTER PHASE 2, UNIT 1**, zoned IP, located on TIBURON ST NE and JEFFERSON ST NE and containing approximately 3 acre(s). (D-17) **SITE PLAN FOR BUILDING PERMIT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO TRANSPORTATION DEVELOPMENT FOR PARKING DIMENSIONS AND PLANNING FOR WRITTEN COMMENTS AND 3 COPIES OF THE SITE PLAN.**

- 05DRB-01000 Minor-Prelim&Final Plat
Approval

MARK GOODWIN & ASSOCIATES, PA agent(s) for LANDHLAFORD, LLC request(s) the above action(s) for all or a portion of Lot(s) 9, Tract(s) 9-A-1A-2, **JOURNAL CENTER PHASE 2, UNIT 1**, (to be known as **JOURNAL CENTER LAW OFFICES**) zoned IP, located on TIBURON ST NE, between JEFFERSON ST NE and containing approximately 3 acre(s). (D-17) **WITH THE SIGNING OF THE INFRASTRUCTURE LIST DATED 6/22/05 THE PRELIMINARY PLAT WAS APPROVED WITH THE CONDITION OF FINAL PLAT: PROVIDE A SIDEWALK EASEMENT FOR THE MEANDERING SIDEWALK. FINAL PLAT WAS INDEFINITELY DEFERRED FOR THE SIA.**

14. **Project # 1003057**
05DRB-00980 Minor-SiteDev Plan
BldPermit

KEN HOVEY, agent(s) for I-40 GATEWAY WEST LLC request(s) the above action(s) for all or a portion of Block(s) 1, Tract(s) A-2-C-1, **CLIFFORD WEST BUSINESS PARK, UNIT 3**, zoned IP industrial park zone, located on UNSER BLVD NW, between LOS VOLCANES NW and SAUL BELL RD NW containing approximately 7 acre(s). [REF: Z-97-11, AA-98-54] [Given Project #1004257 in error.] [Deferred from 6/22/05] (K-9) **DEFERRED AT THE AGENT'S REQUEST TO 6/29/05.**

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

15. **Project # 1003591**
05DRB-00996 Minor-Final Plat
Approval

BOHANNAN HUSTON INC. agent(s) for D.R. HORTON, INC. request(s) the above action(s) for all or a portion of Tract(s) 31A-1-A, **SUNGATE ESTATES SUBDIVISION, UNIT 1**, zoned R-2 FOR R-T & R-LT, located on GIBSON BLVD SW, between BLAKE RD SW and 98TH ST SW containing approximately 46 acre(s). [REF: 04DRB-01185] (N-9) **FINAL PLAT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO PARKS FOR CASH-IN-LIEU AND PLANNING FOR PLAT RECORDING.**

16. **Project # 1003429**
05DRB-00995 Minor-Final Plat
Approval

BOHANNAN HUSTON INC agent(s) for CURB INC. request(s) the above action(s) for all or a portion of Tract(s) 16B and 16C, EL RANCHO GRANDE (to be known as **SIERRA RANCH SUBDIVISION, UNIT 1**) zoned R-LT, R-D, located on GIBSON BLVD SW, and containing approximately 62 acre(s). (N-8) **FINAL PLAT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO PLANNING FOR PLAT RECORDING.**

- 17. **Project # 1003030**
05DRB-00997 Minor-Final Plat
Approval

BOHANNAN HUSTON, INC. agent(s) for CURB INC request(s) the above action(s) for all or a portion of Tract(s) 15, **EL RANCHO GRANDE, UNIT 15**, zoned R-LT, located on GIBSON BLVD SW, between BLAKE RD SW and MESSINA DR SW containing approximately 23 acre(s).[REF: 05DRB00282] (N-8) **FINAL PLAT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO PLANNING FOR PLAT RECORDING.**

- 18. **Project # 1003571**
05DRB-01002 Minor-Final Plat
Approval

MARK GOODWIN & ASSOCIATES, PA agent(s) for CURB INC. request(s) the above action(s) for all or a portion of Tract(s) 9-B-1, 9-B-2 and 12-A-2, ATRISCO GRANT (to be known as **EL RANCHO GRANDE, UNIT 9B**) zoned R-LT residential zone, located south of BLAKE RD NW and west of the AMOLE CHANNEL and containing approximately 35 acre(s). [REF: 04DRB01518] (N-9) **FINAL PLAT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO TRANSPORTATION DEVELOPMENT FOR SIDEWALK WAIVER APPLICATION, TRACT A REFERENCE, AMAFCA LICENSE AGREEMENT FOR WATER AND SEWER LINES AND PLANNING FOR RECORDING OF PLAT.**

- 19. **Project # 1002857**
05DRB-01004 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 Tract(s) A & B, ARROWOOD RANCH DEVELOPMENT, (to be known as **THE HIGHLANDS @ ANDERSON HILLS, UNIT 2**) zoned R-LT residential zone, located on 98TH ST SW north of DENNIS CHAVEZ BLVD SW and containing approximately 34 acre(s).[REF:Z-99-8] (N-9) **FINAL PLAT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO PLANNING FOR PLAT RECORDING. UNIT 2 NEEDS TO BE RECORDED FIRST.**

05DRB-01006 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 Tract(s) A & B, ARROWOOD RANCH DEVELOPMENT, (to be known as **THE HIGHLANDS @ ANDERSON HILLS, UNIT 3**) zoned R-LT residential zone, located on 98TH ST SW north of DENNIS CHAVEZ BLVD SW and containing approximately 34 acre(s). [REF: Z-99-8, SPR-95-22] (N-9) **FINAL PLAT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO PLANNING FOR PLAT RECORDING.**

20. **Project # 1003696**
05DRB-00998 Minor-Prelim&Final Plat
Approval

RIO GRANDE ENGINEERING agent(s) for J D HOME CORPORATION, request(s) the above action(s) for all or a portion of Lot(s) 26 and 27, **TORRENTINO SUBDIVISION**, zoned R-D residential and related uses zone, developing area, located on 97TH ST SW, between TOWER RD SW and SAN YGNACIO RD SW containing approximately 6 acre(s). (L-9) **PRELIMINARY AND FINAL PLAT WERE APPROVED AND SIGNED OFF BY THE BOARD.**

21. ~~Project # 1003624~~
05DRB-01001 Minor-Prelim&Final Plat
Approval

MICHAEL RENFRO, request(s) the above action(s) for all or a portion of Tract(s) 22-A, 22-B, 38-A and 38-B, M.R.G.C.D. MAP #34, (to be known as **SAN ISIDRO GARDENS**) zoned RA-2 residential and agricultural zone, located on SAN ISIDRO ST NW, between CANDELARIA RD NW and GRIEGOS RD NW containing approximately 2 acre(s). [REF: 04ZHE01281] [Deferred from 6/22/05] (G-13) **DEFERRED AT THE AGENT'S REQUEST TO 7/13/05.**

22. **Project # 1004178**
05DRB-01013 Minor-Prelim&Final Plat
Approval

WAYJOHN SURVEYING INC., agent(s) for GREVEY INVESTMENTS, request(s) the above action(s) for all or a portion of Tract(s) D, E, F & G, Block(s) 27, (to be known as **MESA VILLAGE**) zoned C-1, C-2 and O-1, located on EUBANK BLVD NE between LOMAS BLVD NE and WALKER DR NE, containing approximately 5 acre(s). [REF: 05DRB00794] (J-20) **WITH THE SIGNING OF THE INFRASTRUCTURE LIST DATED 6/22/05 THE PRELIMINARY PLAT WAS APPROVED. FINAL PLAT WAS INDEFINITELY DEFERRED FOR THE SIA.**

23. **Project # 1003238**
05DRB-01012 Major-Final Plat
Approval

TIERRA WEST LLC agent(s) for AMC DEVELOPMENT SERVICES request(s) the above action(s) for all or a portion of Lot(s) A, B C, Tract(s) 267, 268-B, 270-A-2, 270-A-1-C, 270-A-1-D, 270-B AND 315-A-1-A-1, M.R.G.C.D. MAP 35 AND LAND OF ALBERT PEREZ, TRACT(S) B1 AND B2, LAND OF MACIEL & TRUJILLO (to be known as **FLORAL MEADOWS SUBDIVISION**) zoned R-LT residential zone, located on INTERSTATE 40 between RIO GRANDE BLVD NW and MONTOYA ST NW containing approximately 8 acre(s). [REF: 04EPC00156, 04EPC00157, 04DRB00661, 04DRB01227] (H-12/H-13) **FINAL PLAT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO UTILITIES DEVELOPMENT FOR EASEMENTS ON PARCELS D & E FOR WATER/SEWER SERVICES (OR SHOW OFFSITE EASEMENTS FOR LOTS NEXT TO PARCEL E) AND TO PLANNING FOR M.R.G.C.D. SIGNATURE AND PLAT RECORDING.**

24. **Project # 1004264**
05DRB-01003 Minor-Prelim&Final Plat
Approval
- ISAACSON & ARFMAN, PA agent(s) for TERRY & SHIRLEY CURRY request(s) the above action(s) for all or a portion of Lot(s) 20, 21 and 22, Block(s) 3, **DEL NORTE ADDITION**, zoned R-1, located on ESPANOLA NE, between COPPER NE and GIRARD NE containing approximately 1 acre(s). (K-19) **PRELIMINARY PLAT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO PLANNING FOR AGIS DXF FILE.**
25. **Project # 1003629**
05DRB-01008 Minor-Prelim&Final Plat
Approval
- ARMIJO SURVEYING agent(s) for DONALD VASQUEZ request(s) the above action(s) for all or a portion of Lot(s) 1, **PARKSITO SUBDIVISION**, zoned R-D, located on 97TH ST SW, between FIRMAN CT SW and SAN YGNACIO RD SW containing approximately 1 acre(s). [REF: DRB-96-529, S-98-83, S-97-55] (L-9) **PRELIMINARY PLAT APPROVED WITH FINAL SIGN OFF DELEGATED TO PLANNING FOR AGIS DXF FILE.**
26. **Project # 1004261**
05DRB-00988 Minor-Prelim&Final Plat
Approval
- SURVEYS SOUTHWEST LTD agent(s) for MATT SMITH request(s) the above action(s) for all or a portion of Tract(s) A, **LANDS OF W. D. KING & C. D. KING**, and Tract(s) 140, **M.R.G.C.D. MAP 38**, zoned SU-2, located on CENTRAL AVE SW, between SAN PASQUALE AVE SW and CHACOMA PL SW containing approximately 1 acre(s). [REF: LUC-9-25, LUC-98-7, LUC-95-31, LUC-94-1] (J-13) **PRELIMINARY PLAT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO TRANSPORTATION DEVELOPMENT FOR DEDICATION ALONG SAN PASQUALE AND PLANNING FOR AGIS DXF FILE.**

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

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

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

28. **Project # 1000696**
05DRB-00977 Minor-Sketch Plat or
Plan

MARK GOODWIN & ASSOCIATES agent(s) for ICDC LLC request(s) the above action(s) for all or a portion of Tract(s) C, LEE'S BOSQUE SUBDIVISION (to be known as **BOSQUECITO SUBDIVISION**) zoned R-D residential and related uses zone, developing area, located on COORS BLVD NW, between EAGLE RANCH RD NW and LA ORILLA RD NW containing approximately 7 acre(s). (D-12) **THE ABOVE REQUEST WAS REVIEWED AND COMMENTS WERE GIVEN.**

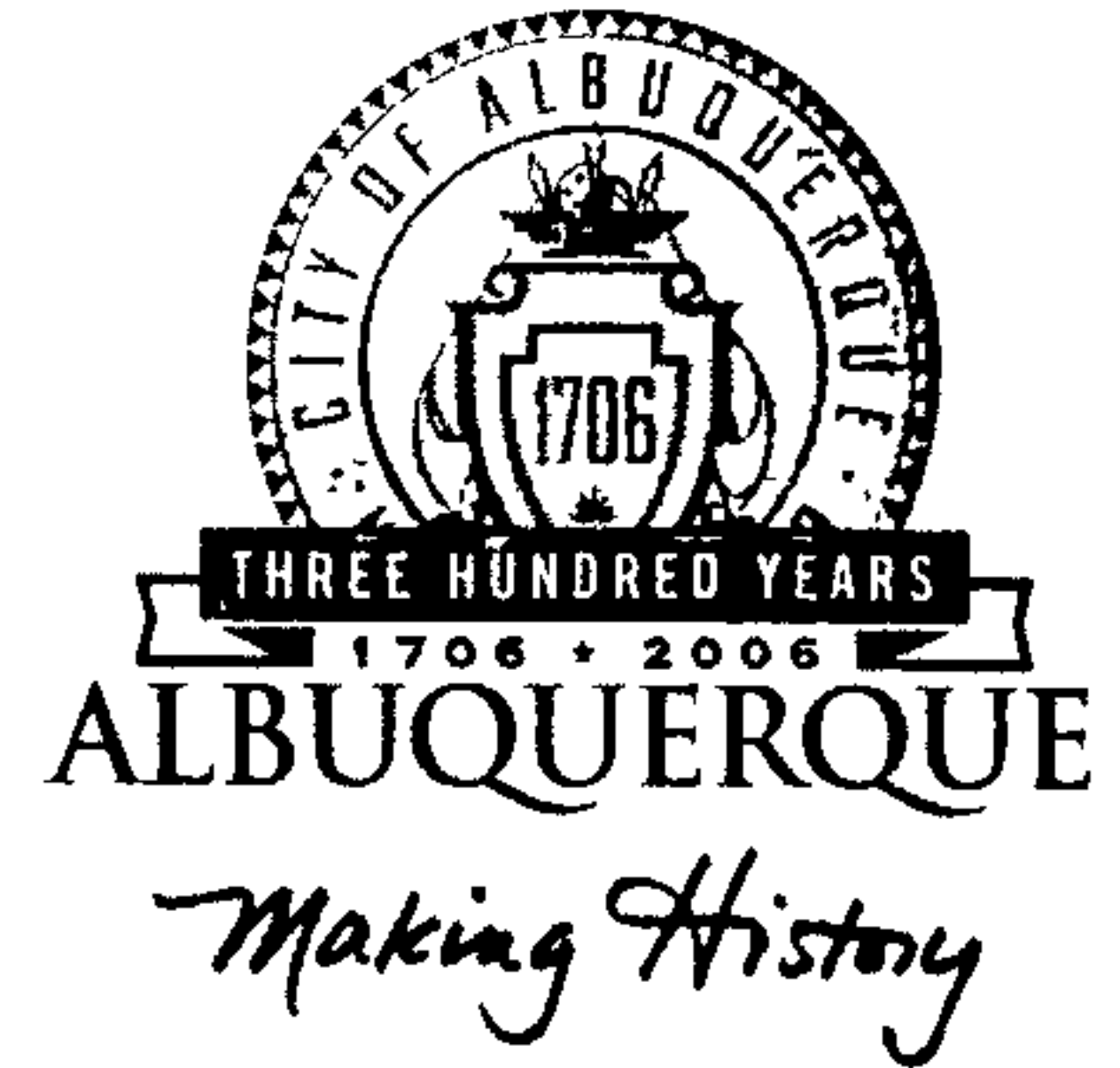
29. **Project # 1004258**
05DRB-00984 Minor-Sketch Plat or
Plan

KIMBERLY A. KIEGEL request(s) the above action(s) for all or a portion of Lot(s) 27 & 28, Block(s) 32, **MONTEREY HILLS ADDITION, UNIT 2**, zoned R-1, located on SAN RAFAEL SE, between GIRARD SE and RICHMOND SE containing approximately 1 acre(s).(L-16) **THE ABOVE REQUEST WAS REVIEWED AND COMMENTS WERE GIVEN.**

30. **Project # 1004232**
05DRB-00991 Minor-Sketch Plat or Plan
- MIGUEL TRUJILLO agent(s) for WILLIAM K WILSON, request(s) the above action(s) for all or a portion of Tract(s) A, Block(s) 13, **CLAYTON HEIGHTS**, zoned C-2, located on GIBSON BLVD SE, between BUENA VISTA SE and WILMOORE DR SE containing approximately 2 acre(s). [Was issued Project #1004262 in error.] (L-15) **THE ABOVE REQUEST WAS REVIEWED AND COMMENTS WERE GIVEN.**
31. **Project # 1004267**
05DRB-01019 Minor-Sketch Plat or Plan
- GARY MIRABAL request(s) the above action(s) for all or a portion of Tract(s) 1, LANDS OF MANUEL GONZALES (to be known as **VILLA PLAZA VIEJA**) zoned RA-2 residential and agricultural zone, located on MOUNTAIN RD NW, between MONTTOYA RD NW and CENTRAL AVE NW containing approximately 2 acre(s). [REF: DRB-97-247] (J-12) **THE ABOVE REQUEST WAS REVIEWED AND COMMENTS WERE GIVEN.**
32. **Project # 1004240**
05DRB-00918 Minor-Sketch Plat or Plan
- SCHARLES WILDER agent(s) for ED GARCIA request(s) the above action(s) for all or a portion of Tract(s) 87A2, 87B1, 87B2, 87B3, 88, 89A, A2 and A1, **MAES-ERNEST**, zoned R-1 residential zone, located on RIO GRANDE BLVD NW, between INDIAN SCHOOL RD NW and MEADOW VIEW RD NW containing approximately 3 acre(s). [*Deferred from 6/15/05*] (H-13) **THE ABOVE REQUEST WAS REVIEWED AND COMMENTS WERE GIVEN.**
33. Approval of the Development Review Board Minutes for June 8, 2005. **DRB MINUTES FOR JUNE 8, 2005 WERE APPROVED.**

ADJOURNED: 12:55 P.M.

CITY OF ALBUQUERQUE



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

DEVELOPMENT REVIEW BOARD--SPEED MEMO

DRB CASE NO/PROJECT NO: 1003624

AGENDA ITEM NO: 21

SUBJECT:

Final Plat
Preliminary Plat

ACTION REQUESTED:

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

P.O. Box 1293

ENGINEERING COMMENTS:

No adverse comments.

Albuquerque

New Mexico 87103

RESOLUTION:

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

www.cabq.gov

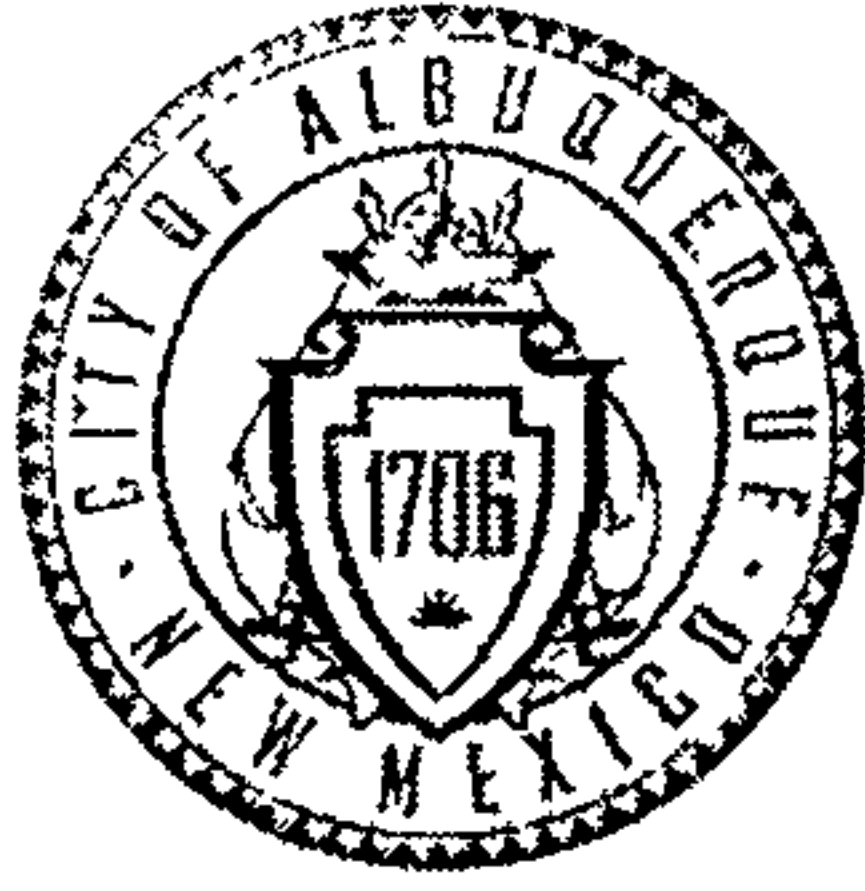
SIGNED-OFF: (SEC-PLN) (SP-SUB) (SP-BP) (FP) BY: (UD) (CE) (TRANS) (PKS) (PLNG)

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

FOR:

SIGNED: Bradley L. Bingham
City Engineer/AMAFCA Designee

DATE: June 22, 2005



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

Development Review Board Comments

Project Number: 1003624
Application Number: 05DRB-01001

DRB Date: 6/22/2005
Item Number: 21

Subdivision: San Isidro Gardens
Tracts 22-A, 22-B, 38-A and 38B, M.R.G.C.D. Map #34

Zoning: RA-2

Zone Page: G-13


New Lots (or units) : 0

Request for:

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

Parks and Recreation Comments:

This development will be subject to Parks, Recreation, Trail and Open Space Impact Fees for each building permit pulled.

Signed: 
Christina Sandoval, (DMD)

Phone: 768-3808

**CITY OF ALBUQUERQUE
PLANNING DEPARTMENT
June 22, 2005
DRB Comments**

AGENDA ITEM # 21

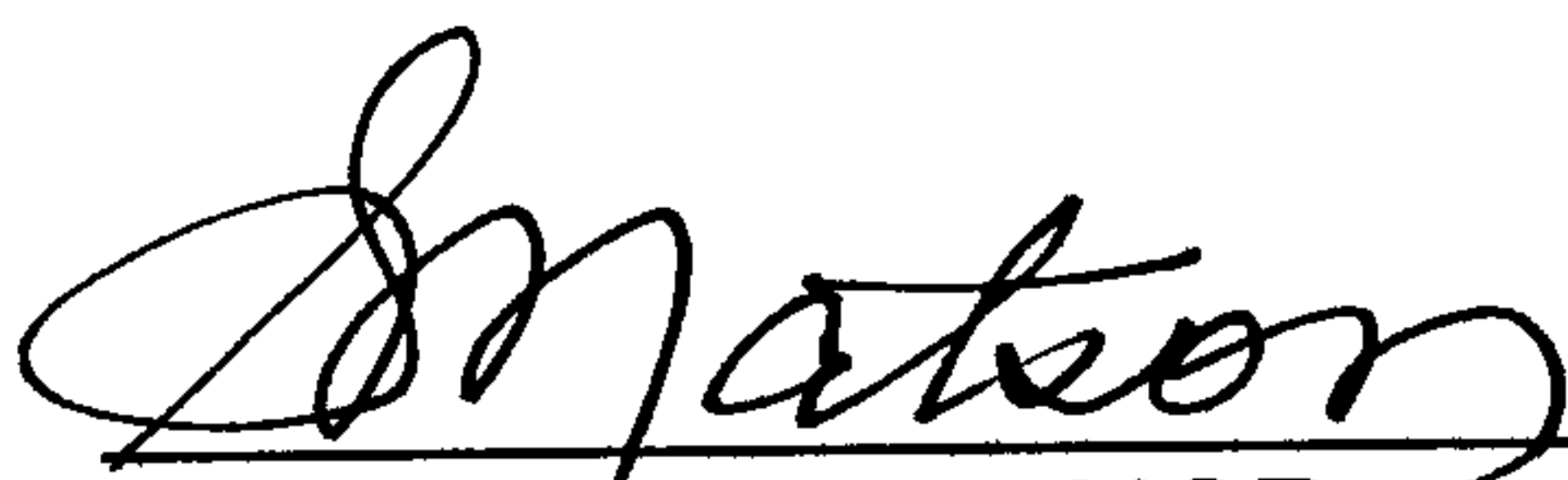
PROJECT # 1003624 APPLICATION # 05-01001

RE: San Isidro Gardens/minor plat

With the ZHE approval of the substandard lot, Planning has no objection to the replat provided the required setbacks for RA2 zoning are met with the replat in reference to the existing house.

AGIS dxf approval is required before Planning signs the plat.

Once approved, Planning will record the plat. Please see Claire, the Administrative Assistant for details. Planning will take delegation for recording.



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

ORIGINAL

INFRASTRUCTURE LIST

EXHIBIT "A"

TO SUBDIVISION IMPROVEMENTS AGREEMENT

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

LOT A, B, C, ADD D SAN ISIDRO GARDENS
PROPOSED NAME OF PLAT AND/OR SITE DEVELOPMENT PLAN

TRACTS 38A, 38B, 22A, 22B MR.G.LD MAP 34
EXISTING LEGAL DESCRIPTION PRIOR TO PLATTING ACTION

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

SIA Sequence #	COA DRC Project #	Size	Type of Improvement	Location	From	To	Private Inspector	City Inspector	City Cnst Engineer
<input type="text"/>	<input type="text"/>	4'	SIDEWALK	SAN ISIDRO	N PL	S PL	1	1	1
<input type="text"/>	<input type="text"/>	24'	D.P.	SAN ISIDRO	EASEMENT		1	1	1
<input type="text"/>	<input type="text"/>	4'	ESTATE CURB	EASEMENT	SOUTH SIDE		1	1	1
<input type="text"/>	<input type="text"/>	2'	ESTATE CURB	EASEMENT	NORTH SIDE		1	1	1
<input type="text"/>	<input type="text"/>	22'	GRAVEL	EASEMENT	SAN ISIDRO @	HAMMERHEAD	1	1	1
<input type="text"/>	<input type="text"/>						1	1	1
<input type="text"/>	<input type="text"/>						1	1	1
<input type="text"/>	<input type="text"/>						1	1	1
<input type="text"/>	<input type="text"/>						1	1	1

Private Inspector, City Inspector, City Cnst Engineer: Presently as part of the close out package submitted to Construction, the Engineer must supply a letter that confirms that all items on the Infrastructure List have been installed to City Standards as part of the project. Creating and revising the letter has proven to be time consuming process which can delay the issuance of a Letter of Completion and Acceptance. A separate column provided on the revised Infrastructure List allows the inspecting engineer of record to initial off and date each line item on the Infrastructure List as being installed under his supervision with a given project. The engineers Certification of Substantial Compliance (Figure 27) can be modified to include a reference to the revised Infrastructure List eliminating the need for a detailed description of the work performed under the project (see attached revised Figure 27). The City Construction Engineer can then use the certification from the inspecting engineer on the Infrastructure List as an attachment to the Letter of Completion. Once forwarded to the City Engineer, a check of the items built with the project against the items contained within an SIA can then readily be made, expediting the issuance of the Letter of Completion and Acceptance and the release of the SIA.

ORIGINAL

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

Size	Type of Improvement	Location	From	To
_____	_____	_____	_____	_____
_____	_____	_____	_____	_____
_____	_____	_____	_____	_____
_____	_____	_____	_____	_____
_____	_____	_____	_____	_____

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

NOTES

1 _____

2 _____

3 _____

AGENT / OWNER

MICHAEL RENERO
NAME (print)

_____ FIRM
Michael Rf 7-5-05
SIGNATURE - date

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

DEVELOPMENT REVIEW BOARD MEMBER APPROVALS

[Signature] 7/13/05
DRB CHAIR - date

Christina Sanborn 7/13/05
PARKS & GENERAL SERVICES - date

[Signature] 7-13-05
TRANSPORTATION DEVELOPMENT - date

_____ AMAFCA - date

[Signature] 7/13/05
UTILITY DEVELOPMENT - date

_____ - date

Bradley L. Bingham 7/13/05
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

<p>SUBDIVISION</p> <p><input type="checkbox"/> Major Subdivision action</p> <p><input checked="" type="checkbox"/> Minor Subdivision action</p> <p><input type="checkbox"/> Vacation</p> <p><input type="checkbox"/> Variance (Non-Zoning)</p> <p>SITE DEVELOPMENT PLAN</p> <p><input type="checkbox"/> for Subdivision Purposes</p> <p><input type="checkbox"/> for Building Permit</p> <p><input type="checkbox"/> IP Master Development Plan</p> <p><input type="checkbox"/> Cert. of Appropriateness (LUCC)</p> <p>STORM DRAINAGE</p> <p><input type="checkbox"/> Storm Drainage Cost Allocation Plan</p>	<p>S</p> <p>V</p> <p>P</p> <p>L</p> <p>D</p>	<p>Z</p> <p>A</p>	<p>ZONING & PLANNING</p> <p><input type="checkbox"/> Annexation</p> <p><input type="checkbox"/> County Submittal</p> <p><input type="checkbox"/> EPC Submittal</p> <p><input type="checkbox"/> Zone Map Amendment (Establish or Change Zoning)</p> <p><input type="checkbox"/> Sector Plan (Phase I, II, III)</p> <p><input type="checkbox"/> Amendment to Sector, Area, Facility or Comprehensive Plan</p> <p><input type="checkbox"/> Text Amendment (Zoning Code/Sub Regs)</p> <p><input type="checkbox"/> Street Name Change (Local & Collector)</p> <p>APPEAL / PROTEST of...</p> <p><input type="checkbox"/> Decision by: DRB, EPC, LUCC, Planning Director or Staff, ZHE, Zoning Board of Appeals</p>
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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: MICHAEL RENFRO PHONE: 345-8771

ADDRESS: 4432 SAN ISIDRO NW FAX: _____

CITY: ALBU STATE NM ZIP 87107 E-MAIL: _____

Proprietary interest in site: OWNER List all owners: MICHAEL + SARAH RENFRO

AGENT (if any): _____ PHONE: _____

ADDRESS: _____ FAX: _____

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

DESCRIPTION OF REQUEST: REPLAT. OF FOUR TRACTS OF M.R.G.C.D MAP 34 INTO 4 LOTS + GRANT EASEMENTS TRK San Isidro Gardens

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

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

Lot or Tract No. TRACTS 22-A, 22-B, 38-A, 38-B Block: MRGCD MAP 34 Unit: 34

Subdiv. / Addn. _____

Current Zoning: RA 2 Proposed zoning: RA 2

Zone Atlas page(s): 913 No. of existing lots: 4 No. of proposed lots: 4

Total area of site (acres): 1.0561 Density if applicable: dwellings per gross acre: _____ dwellings per net acre: _____

Within city limits? Yes. No , but site is within 5 miles of the city limits.) Within 1000FT of a landfill? NO

UPC No. _____ MRGCD Map No. 34

LOCATION OF PROPERTY BY STREETS: On or Near: SAN ISIDRO NW

Between: CANDELARIA and GRIEGOS

CASE HISTORY:

List any current or prior case number that may be relevant to your application (Proj., App., DRB-, AX, Z, V, S, etc.): 04 ZHE-01281

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

SIGNATURE Michael Renfro DATE 6-14-05

(Print) MICHAEL RENFRO Applicant Agent

FOR OFFICIAL USE ONLY

Form revised 4/04

<input type="checkbox"/> INTERNAL ROUTING	Application case numbers	Action	S.F.	Fees
<input checked="" type="checkbox"/> All checklists are complete	<u>05DRB: 01001</u>	<u>PAR</u>	<u>5</u>	\$ <u>425.00</u>
<input checked="" type="checkbox"/> All fees have been collected	_____	<u>CMF</u>	_____	\$ <u>20.00</u>
<input type="checkbox"/> All case #s are assigned	_____	_____	_____	\$ _____
<input type="checkbox"/> AGIS copy has been sent	_____	_____	_____	\$ _____
<input type="checkbox"/> Case history #s are listed	_____	_____	_____	\$ _____
<input type="checkbox"/> Site is within 1000ft of a landfill	_____	_____	_____	\$ _____
<input type="checkbox"/> F.H.D.P. density bonus	_____	_____	_____	\$ _____
<input type="checkbox"/> F.H.D.P. fee rebate	_____	_____	_____	\$ _____
	Hearing date <u>06/22/05</u>			Total \$ <u>445.00</u>

Sandy Handley 06/14/05
Planner signature / date

Project # 1003624

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

SKETCH PLAT REVIEW AND COMMENT

YOUR ATTENDANCE IS REQUIRED.

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

MAJOR SUBDIVISION EXTENSION OF PRELIMINARY PLAT

Your attendance is required.

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

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

MAJOR SUBDIVISION FINAL PLAT APPROVAL

Your attendance is required.

- Proposed Final Plat (folded to fit into an 8.5" by 14" pocket) 6 copies for unadvertised meetings, 4 copies for internal routing.
- Design elevations & cross sections of perimeter walls 3 copies
- Zone Atlas map with the entire property(ies) precisely and clearly outlined and crosshatched (to be photocopied)
- Original Mylar drawing of the proposed plat for internal routing only. Otherwise, bring Mylar to meeting.
- Property owner's and City Surveyor's signatures on the Mylar drawing
- 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.

MICHAEL RENFRO
Applicant name (print)
Michael Renfro
Applicant signature / date
6-14-05

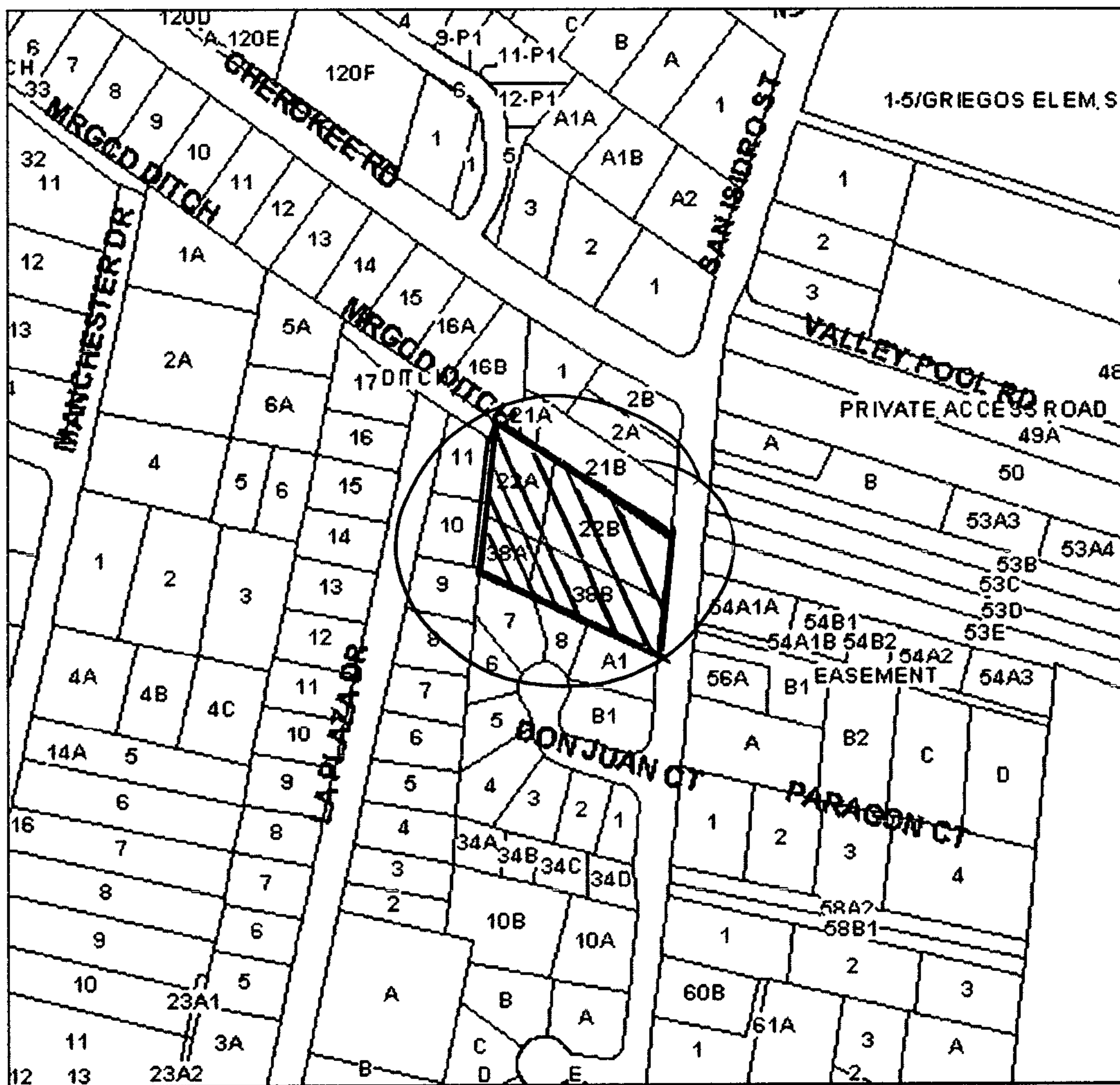


Form revised 8/04 & 1/05

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

Application case numbers
05DRB - -01001

Sandy Handley 06/14/05
Planner signature / date
Project # 1003624



G 13

To DRB

The purpose of this plat is to divide four M.R.G.C.D. tracts into four lots and allow easements as shown. Two of the tracts (38-A and 22-A) presently have no street access. This was approved by the Zoning Hearing Examiner (Special Exception No. 04ZHE-01281, Project No. 1003624) see attached ~~icite~~.

Thank You

Michael Renfro



CITY OF ALBUQUERQUE
OFFICE OF THE ZONING HEARING EXAMINER
NOTIFICATION OF DECISION

MIKE RENFRO request(s) a special exception to Section 14. 16. 2. 5. (D): a VARIANCE of 1,890 square feet to the 10,890 square foot lot size requirement on all or a portion of Tract(s) 22AB&38AB, MRGCD Map 34, zoned RA-2 and located at 3901 SAN ISIDRO ST NW (G-13)

Special Exception No:..... 04ZHE – 01281
Project No:..... 1003624
Hearing Date:..... 11-16-04
Closing of Public Record:..... 11-16-04
Date of Decision: 12-01-04

STATEMENT OF FACTS: The applicant requests a variance of 1,890 square feet to the 10,890 square foot lot size requirement. This matter had been deferred from the September public hearing to allow the applicant and his agent an opportunity to meet with the Los Griegos Neighborhood Association and other interested parties. Doug Crandall represented the applicant, Mike Renfro. Mr. Crandall indicated that his client's initial intent was to construct six homes on these tracts. Subsequent to meeting with the neighborhood association and the surrounding property owners, the applicant has agreed to construct four single-story homes on these tracts. Mr. Crandall stated that the proposed re-platted lots will be approximately 9,000 square feet and will comply with all setbacks as required by the Zoning Ordinance. There is one letter of support for the original request in the file. The yellow sign was posted.

Joan McDougall, President of the Los Griegos Neighborhood Association, testified that the association and surrounding landowners are in support of only four homes on these tracts. She requested that the applicant provide a six-foot high privacy block wall on all three sides of this development and that the access road be in the center of these proposed four lots. Laurie Blackwood, resident of the immediate neighborhood, testified that she would like to see the proposed four lots be approximately a quarter of an acre apiece. There are 4 letters of opposition to the original request in the file.

In rebuttal, Mr. Crandall testified that the proposed four lots would be approximately the same size and that his client has agreed to provide a privacy wall and a centered access road.

Based on all of the testimony and a review of the entire file, it is determined there is substantial evidence to make the following findings and conclusions:

FINDINGS AND CONCLUSIONS: I find that this parcel is exceptional as compared to other parcels in the vicinity and, therefore, it meets the test for the granting of a variance as provided for by Section 14. 16. 4. 2. I further find that, as a result of the exceptional aspect of the property, the regulations produce an unnecessary hardship in that it will

limit the owner's reasonable use of the property and/or deprive the owner of a reasonable return on the property. Furthermore, I find that the particular variance is appropriate to prevent the unnecessary hardship and further find that the variance will differ from development which will be permitted under the existing regular zoning regulations no more than what is necessary to overcome the unnecessary hardship. Finally, the variance will not significantly interfere with the enjoyment of other land in the vicinity and is consistent with the spirit of the Zoning Ordinance, substantial justice and the general public interest.

DECISION: Approved with conditions.

CONDITIONS:

1. The applicant will develop this property with four lots of approximately the same size.
2. The applicant will provide a 6-foot high block privacy wall on the perimeter of this development.
3. The applicant will ensure that the access road within this development will be centered between the proposed four lots.

If you wish to appeal this decision, you may do so by 5:00 p.m., on Thursday, December 16, 2004 in the manner described below:

Appeal is to the Board of Appeals within 15 days of the decision. A filing fee of \$55.00 shall accompany each appeal application, as well as a written explanation outlining the reason for appeal and a copy of the ZHE decision. Appeals are taken at 600 2nd Street, Plaza Del Sol Building, Ground Level, Planning Application Counter located on the west side of the lobby. **Please present this letter of notification when filing an appeal.** When an application is withdrawn, the fee shall not be refunded.

An appeal shall be heard by the Board of Appeals within 45 days of the appeal period and concluded within 75 days of the appeal period. The Planning Division shall give written notice of an appeal, together with a notice of the date, time and place of the hearing to the applicant, a representative of the opponents, if any are known, and the appellant.

Please note that pursuant to Section 14.16.4.4.(B), of the City of Albuquerque Comprehensive Zoning Code, you must demonstrate that you have legal standing to file an appeal as defined.

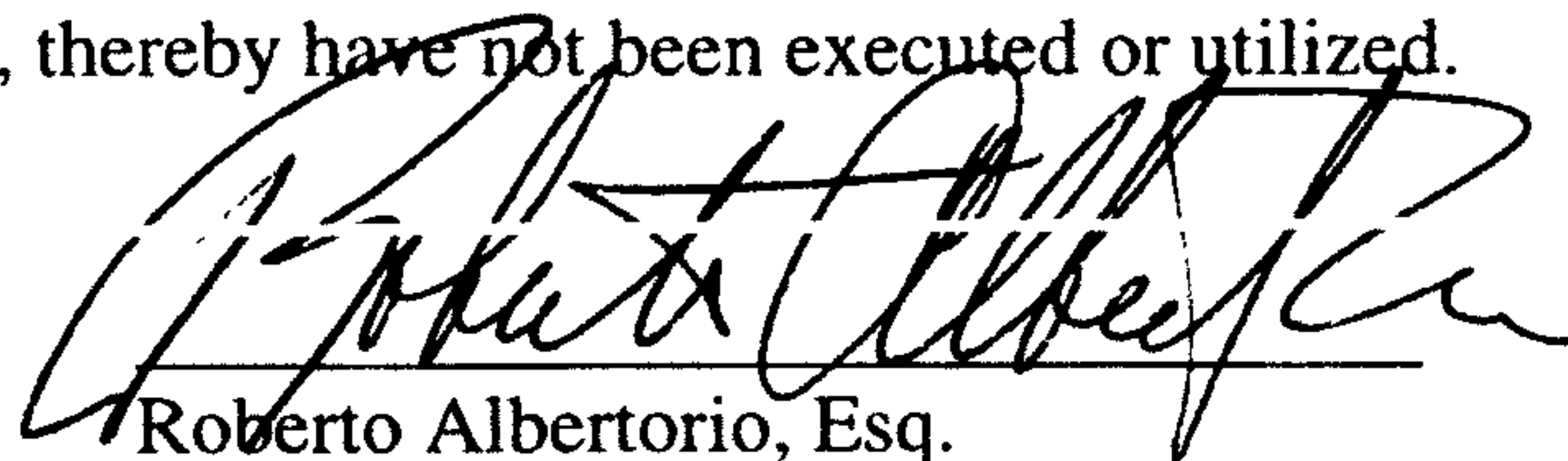
ZHE Decision

04ZHE – 01281 / 1003624

Page 3

You will receive notice if any other person files an appeal. If there is no appeal, you can receive building permits any time after the appeal deadline quoted above, provided all conditions imposed at the time of approval have been met. However, the Zoning Hearing Examiner may allow issuance of building permits if the public hearing produces no objection of any kind to the approval of an application. To receive this approval, the applicant agrees in writing to return the building permit or occupation tax number.

Successful applicants are reminded that other regulations of the City must be complied with, even after approval of a special exception is secured. This decision does not constitute approval of plans for a building permit. If your application is approved, bring this decision with you when you apply for any related building permit or occupation tax number. Approval of a conditional use or a variance application is void after one year from date of approval if the rights and privileges are granted, thereby have not been executed or utilized.



Roberto Albertorio, Esq.
Zoning Hearing Examiner

cc: Zoning Enforcement (?)

ZHE File

Mike Renfro, 1715 Avenida Christo Rey NE, 87107

Doug Crandall, PO Box 16658, 87191

Susan Griego, 3828 San Isidro Ct. NW, 87107

Darcy & Paul Klarer, 3902 C San Isidro Ct. NW, 87107

Joan McDougall, President/LGNA, PO Box 6044, 87197

Nolan Bennett, 1715 Cherokee Rd. NW, 87107

Laurie Blackwood & Kris Roy, 3827 San Isidro St. NW, 87107

Kathleen Saville, 4015 San Isidro NW, 87107

Pauline Sargent, 3821 San Isidro NW, 87107

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

PAID RECEIPT

APPLICANT NAME MICHAEL RENFRO
 AGENT —
 ADDRESS 4432 SAN ISIDRO NW
 PROJECT & APP # 1003624 / 05DRB 01001
 PROJECT NAME SAN ISIDRO GARDENS

\$ 20.00 441032/3424000 Conflict Management Fee
 \$ 425.00 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
 \$ 445.00 TOTAL AMOUNT DUE

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

6/14/2005
 RECEIPT# 00044349
 Account 441006
 Activity 4983000
 Trans Amt \$445.00
 J24 MISC \$20.00

MIKE RENFRO CONSTRUCTION 11-98
 1115 AVENIDA CRISTO REY NW 505-345-8771
 ALBUQUERQUE, NM 87107
 Date 6-14-05

95-219 2888
 1070
 1061328708

2453

Pay to the Order of City of Albuquerque \$ 445.00
Four Hundred forty five & 00/100 Dollars

WELLS FARGO BANK, N.A.
 3801 Fourth Street NW
 Albuquerque, NM 87107
 wells Fargo.com

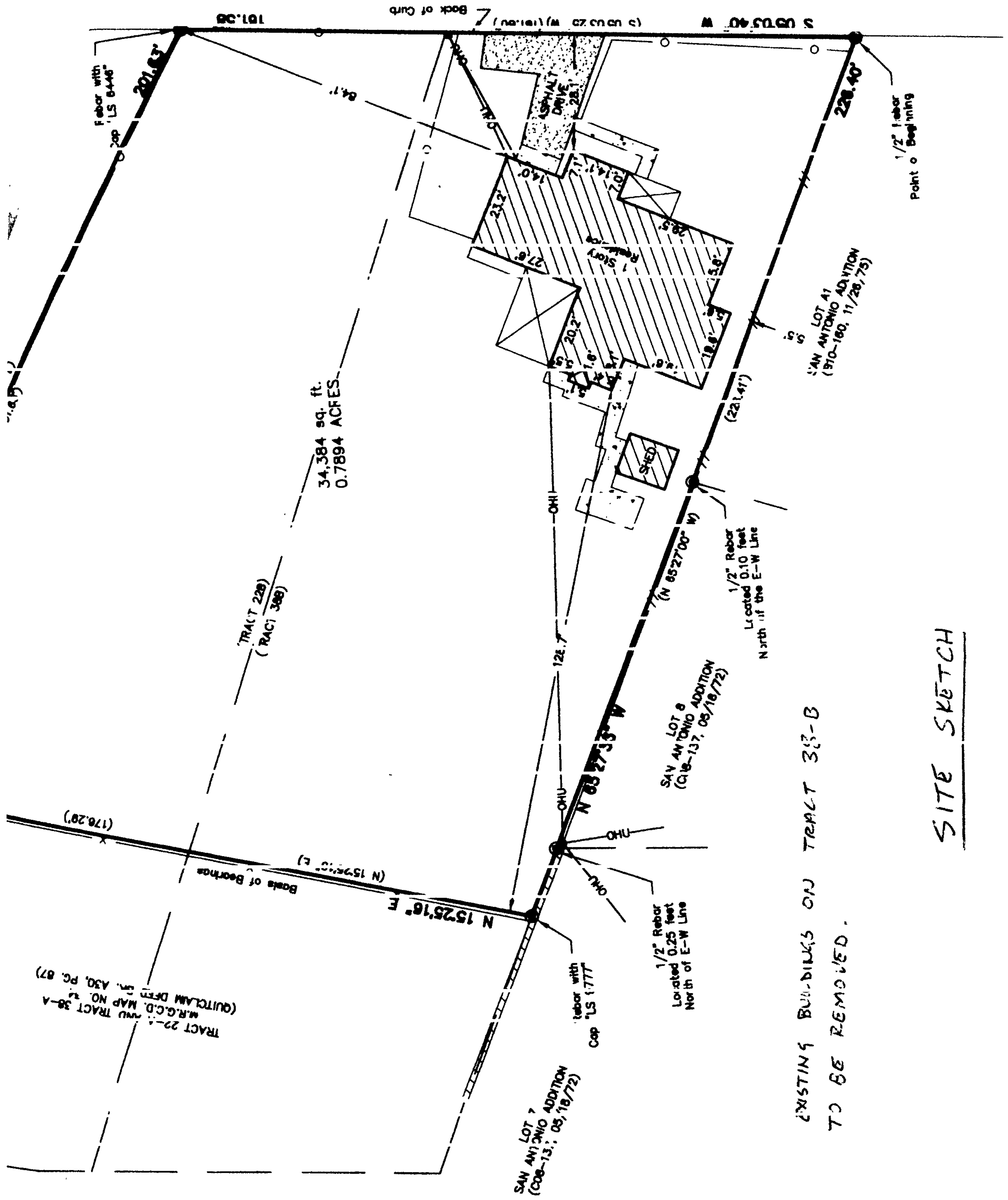
6/14/2005 10:23AM
 RECEIPT# 00044349 WSH 007 TRANS# 0027
 Account 441006 Fund 0110
 Activity 4983000
 Trans Amt \$445.00

LOC: ANNX
 TRSLJS

1070021921061328708 02453

J24 MISC \$425.00
 CK \$445.00
 CHANGE \$0.00

Thank You



SITE SKETCH

EXISTING BUILDINGS ON TRACT 33-B TO BE REMOVED.

TRACT 22-A (QUITCLAIM DEED, M.R.C.D. MAP NO. 24, (178.20'))

19

PROJ 1003624

Mike Bordenave
823 1344
4-5-06 (left message)
Mike

No. of Lots:
Nearest Major Streets
345-8771

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 30 day of April, 2006, by and between the City of Albuquerque, New Mexico ("City"), a municipal corporation, whose address is P. O. Box 1293 (One Civic Plaza), Albuquerque, New Mexico 87103, and MICHAEL A RENFRO AND SARAH A RENFRO HUSBAND & WIFE ("Subdivider"), a [state the type of business entity, for instance, "New Mexico corporation," "general partnership," "joint venture," "individual," etc.:] INDIVIDUAL, whose address is 4432 SAN ISIDRO NW and whose telephone number is 345 8771, 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:] TRACTS 22-A, 22-B, 38A, 38-B & MAP 34 recorded on 4-26-04 in the records of the Bernalillo County Clerk at Book A76, pages 4930 through _____ (the "Subdivision"). The Subdivider certifies that the Subdivision is owned by [state the name of the present real property owner exactly as shown on the real estate document conveying title in the Subdivision to the present owner:] MICHAEL A RENFRO ("Owner").

The Subdivider has submitted and the City has approved a preliminary plat or Site Development Plan identified as SAN ISIDRO GARDENS describing Subdivider's Property.

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

2. Improvements and Construction Deadline. The Subdivider agrees to install and complete the public and/or private improvements described in Exhibit A, the required infrastructure listing ("Improvements"), to the satisfaction of the City, on or before the 15 day of JANUARY, 2007 ("Construction Completion Deadline"), at no cost to the City. The Improvements are shown in greater detail on the Subdivider's proposed and approved plans, which have been filed with the City Engineer and are identified as Project No. 776481.

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



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

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

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

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

<u>Type of Fee</u>	<u>Amount</u>
<u>Engineering Fee</u>	3.25% of Actual Construction Cost
<u>Excavation And Sidewalk Ordinance, Street Restoration Fees</u>	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 HARRIS SURVEYING, and construction surveying of the private Improvements shall be performed by HARRIS 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 JAKE BOEDENAVE, and inspection of the private Improvements shall be performed by JAKE BOEDENAVE, 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 VINEYARD ASS., and field testing of the private Improvements shall be performed by VINEYARD ASS., 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: IRREVOCABLE LETTER OF CREDIT NZ5566888
Amount: \$ 33134.50 Name of Financial Institution or Surety
providing Guaranty: WELLS FARGO BANK
Date City first able to call Guaranty: JANUARY 15 2007
[Construction Completion Deadline]: JANUARY 15 2007
If Guaranty other than a Bond, last day City able to call Guaranty is:
MARCH 15 2007, 2007
Additional information:

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

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



8. Conveyance of Property Rights. When the Improvements are completed, if the City does not own the real property upon or in which the public Improvements are constructed, the Subdivider will convey to the City all real and personal property rights which the City deems reasonably necessary, and all public Improvements, free and clear of all claims, encumbrances and liens before the City will accept the public Improvements. Conveyance may be made by appropriate dedication on the final plat of the Subdivision.

9. Reduction of Financial Guaranty Upon Partial Completion. The Subdivider shall be entitled to a reduction of the Financial Guaranty as a result of completing construction of part of the Improvements if the following conditions are met:

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

B. Non-Loan Reserve Financial Guaranty. If a Financial Guarantee other than a loan reserve letter has been provided, the completed Improvements must be free-standing, functionally independent of any Improvements which have not yet been completed and completed in substantial compliance with the approved construction plans, as determined by City on-site inspection in order to qualify for a Financial Guaranty reduction. If the Improvements which have been completed meet all City requirements, the City Engineer will estimate the cost of completing the remaining Improvements. Thereafter, the subdivider must submit the following documents to the City for review and approval:

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

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

(3) Conveyance of real and personal property rights which meet the requirements of section 8 of this Agreement.

After the City receives and approves the required documents, the City shall issue a Partial Certificate of Completion and Acceptance for the completed public Improvements and a Certificate of Partial Completion for the completed private Improvements.

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



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

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

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

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

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

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

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

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

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

20. Form not Changed. Subdivider agrees that changes to this form are not binding unless initialed by the subdivider and signed by the City's Legal Department on this form.

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



Mary Herrera

Bern. Co. AGRE

R 19.00

2006047667

6435228

Page: 5 of 6

04/04/2006 02:22P

BK-A114 Pg-7512

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

SUBDIVIDER: Michael A. Reif
By [Signature]: [Signature]
Name: MICHAEL A. REIFRO SARAH A. REIFRO
Title: OWNER
Dated: 3-17-06

CITY OF ALBUQUERQUE
[Signature]
City Engineer
Dated: 4-03-06
Uge 3/31/06 3-28-06

SUBDIVIDER'S NOTARY

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

This instrument was acknowledged before me on 17 day of March, 2006 by [name of person:] Mike Reifro & Sarah Reifro, [title or capacity, for instance, "President" or "Owner":] OWNER, [Subdivider:] _____ of _____

[Signature]
My Commission Expires: 2/24/2010



OFFICIAL SEAL
GEORGE WROLSTAD
NOTARY PUBLIC - STATE OF NEW MEXICO
My commission expires: 2/24/2010

CITY'S NOTARY

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

This instrument was acknowledged before me on 3rd day of April, 2006 by Richard Douste, City Engineer of the City of Albuquerque, a municipal corporation, on behalf of said corporation.

My Commission Expires: 11-25-2007

[Signature]
Notary Public

EXHIBIT A AND POWER OF ATTORNEY ATTACHED



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Bk-A114 Pg-7512

ORIGINAL

INFRASTRUCTURE LIST

DRB 1003624

Date Site Plan Approved: NA
Date Preliminary Plat Approved: 7/13/05
Date Preliminary Plat Expires: 7/13/06
DRB Project No.: 1003624
DRB Application No: 05DRB-0100

EXHIBIT "A"

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

LOT A, B, C, AND D SAN ISIDRO GARDENS
PROPOSED NAME OF PLAT AND/OR SITE DEVELOPMENT PLAN

TRACTS 38A, 38B, 22A, 22B M.R.L.C.D MAP 34
EXISTING LEGAL DESCRIPTION PRIOR TO PLATTING ACTION

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

SIA Sequence #	COA DRC Project #	Size	Type of Improvement	Location	From	To	Private Inspector	City Inspector	City Cnst Engineer
		4'	SIDEWALK	SAN ISIDRO	NPL	SPL	/	/	/
		24'	D.P.	SAN ISIDRO	EASEMENT		/	/	/
		4'	ESTATE CURB	EASEMENT	SOUTH SIDE		/	/	/
		2'	ESTATE CURB	EASEMENT	NORTH SIDE		/	/	/
		22'	GRAVEL	EASEMENT	SAN ISIDRO	HAMMERHEAD	/	/	/
							/	/	/
							/	/	/
							/	/	/
							/	/	/
							/	/	/

SIA Sequence #	COA DRC Project #

Size

Type of Improvement

Location

From

To

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

NOTES

1 _____

2 _____

3 _____

AGENT / OWNER

DEVELOPMENT REVIEW BOARD MEMBER APPROVALS

MICHAEL RENO
NAME (print)

[Signature] 7/13/05
DRB CHAIR - date

Christina Samboval 7/13/05
PARKS & GENERAL SERVICES - date

FIRM

[Signature] 7-13-05
TRANSPORTATION DEVELOPMENT - date

AMAFCA - date

Michael Rf 7-5-05
SIGNATURE - date

[Signature] 7/13/05
UTILITY DEVELOPMENT - date

_____ - date

MAXIMUM TIME ALLOWED TO CONSTRUCT
THE IMPROVEMENTS WITHOUT A DRB

Bradley L. Bingham 7/13/05
CITY ENGINEER - date

_____ - date

EXTENSION: _____

DESIGN REVIEW COMMITTEE REVISIONS

REVISION	DATE	DRC CHAIR	USER DEPARTMENT	AGENT / OWNER

Fax:
~~821-9105~~

FINANCIAL GUARANTY AMOUNT

01/19/2006

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

Project Description:

Project ID #: 776481, San Isidro Gardens, Paving Improvements, Phase/U

Requested By: Jake Bordenave, P.E. - Bordenave Designs

Approved estimate amount:		\$18,377.35
Contingency Amount:	20.00%	\$3,675.47
Subtotal:		\$22,052.82
NMGRT	6.75%	\$1,488.57
Subtotal:		\$23,541.39
Engineering Fee	6.60%	\$1,553.73
Testing Fee	6.00%	\$1,412.48
Subtotal:		\$26,507.60
FINANCIAL GUARANTY RATE		1.25
Retainage Amount:		\$0.00
TOTAL FINANCIAL GUARANTY REQUIRED		\$33,134.50

APPROVAL:

DATE:

 1/19/06

Notes: 20% Contingency, project not yet approved



WELLS FARGO BANK, N.A.
TRADE SERVICES DIVISION, NORTHERN CALIFORNIA
ONE FRONT STREET, 21ST FLOOR
SAN FRANCISCO, CALIFORNIA 94111
Contact Phone: 1(800) 798-2815 (Option 1)
Email : sftrade@wellsfargo.com

Irrevocable Letter of Credit

Letter of Credit Number NZS566888
Date: March 14, 2006

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

Attn: Chief Administrative Officer, Planning Dept.

RE: Letter of Credit for Michael A. Renfro and Sarah A. Renfro
City of Albuquerque Project No.: 776481
Project Name: San Isidro Gardens, Paving Improvements, Phase/U

Dear Chief Administrative Officer:

This Letter of Credit is to advise the City of Albuquerque ("City") that, at the request of Michael A. Renfro and Sarah A. Renfro, 4432 San Isidro St. NW, Albuquerque, NM 87107 ("Subdivider") Wells Fargo Bank, N.A., San Francisco, CA. has established an irrevocable Letter of Credit in the sum of Thirty Three Thousand One Hundred Thirty Four and 50/100's United States Dollars (US\$33,134.50) ("Letter of Credit") for the exclusive purpose of providing the financial guarantee, which the City requires Michael A. Renfro and Sarah A. Renfro to provide for the installation of the improvements, which must be constructed at San Isidro Gardens, Project No. 776481, (the "Project"). The amount of the Letter of Credit is 125% of the City's estimated cost of construction of improvements as required by the City's Subdivision Ordinance. The improvements are identified in the agreement between the City of Albuquerque and Subdivider, which was recorded on 4-4-06 in the records of the Clerk of Bernalillo County, New Mexico in Book A114 on pages 7512 to 7512, as amended (the "Agreement").

A draft or drafts for any amount up to, but not in excess of Thirty Three Thousand One Hundred Thirty Four and 50/100's United States Dollars (US\$33,134.50) is available by payment at sight at Wells Fargo Bank, N.A., One Front Street, 21st Floor, San Francisco, CA 94111 if presented on or after March 14, 2006, and on or before March 15, 2007.

When presented for payment, the draft(s) is/are to be accompanied by the City's notarized certificate stating:

- "1) Michael A. Renfro and Sarah A. Renfro have failed to comply with the terms of the Agreement; and
- 2) The undersigned is the Chief Administrative Officer of the City of Albuquerque and is authorized to sign this certification; and
- 3) The amount of the draft(s) does not exceed 125% of the City's estimated cost of completing the improvements specified in the Agreement."

We hereby agree with the drawer of draft(s) drawn under and in compliance with the terms of this credit that such draft will be duly honored upon presentation to the drawee if presented on or after March 14, 2006 and on or before March 15, 2007.

This is an integral part of our Letter of Credit Number NZS566888

Page 2

The draft(s) drawn under this credit must contain the clause: "Drawn under Letter of Credit No. NZS566888 of Wells Fargo Bank, N.A., San Francisco, CA dated March 14, 2006." and the original Letter of Credit must be endorsed on the reverse side with the amount of each draft. This Letter of Credit must accompany each draft and be attached to the draft which exhausts this credit.

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

- 1.) Sixty (60) days after the City accepts the completed improvements specified in the Agreement; or
- 2.) City notification of Michael A. Renfro and Sarah A. Renfro's failure to comply with the terms of the Agreement, and payment by official bank check from Wells Fargo Bank, N.A., San Francisco, to the City of Albuquerque of 125% of the City's estimated costs of completing the improvements specified in the Agreement; or
- 3.) Expiration of the date March 15, 2007; or
- 4.) Written termination of this Letter of Credit by the City of Albuquerque, signed by its Chief Administrative Officer.

This Letter of Credit will terminate at **March 15, 2007, at 5:00 p.m., San Francisco time.**

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

Very truly yours,

WELLS FARGO BANK, N. A.

By: _____

(Authorized Signature)

EISA CHAU

ASSISTANT VICE PRESIDENT