



OFFICIAL NOTICE OF DECISION

CITY OF ALBUQUERQUE
PLANNING DEPARTMENT
DEVELOPMENT REVIEW BOARD

February 18, 2009

1. Project# 1003713
09DRB-70022 MAJOR - 1 YEAR EXTENSION OF SUBDIVISION
IMPROVEMENTS AGREEMENT

ISAACSON AND ARFMAN PA agent(s) for FAMILY HOUSING DEVELOPMENT CORPORATION request(s) the referenced/ above action(s) for Tract A1, **BELL TRADING POST LOFTS** zoned SU-2/ SU-1 FOR RESIDENTIAL, located on the northeast corner of LAGUNA RD NW and CENTRAL AVE NW containing approximately 1.0 acre(s). (J-13)

At the February 18, 2009, Development Review Board meeting, the one year extension of the Subdivision Improvements Agreement was approved.

If you wish to appeal this decision, you must do so by March 5, 2009, in the manner described below.

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

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

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


Jack Cloud, AICP, DRB Chair

Cc: Isaacson & Arfman, PA – Amy Niese, PE – Albuquerque, NM 87108
Cc: Family Housing Development Corp. – P.O. Box 91525 – Albuquerque, NM 87199
Cc: Robert Betio – 1424 Roma – Albuquerque, NM 87104



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

Notice is hereby given that the Development Review Board, City of Albuquerque, will hold a public hearing in the **Plaza del Sol Hearing Room, Basement, Plaza del Sol Building, 600 2nd St NW**, on **Wednesday, February 18, 2009** beginning at **9:00 a.m.** for the purpose of considering the following:

Project# 1000376

09DRB-70030 MAJOR - 1 YEAR
EXTENSION OF SUBDIVISION
IMPROVEMENTS AGREEMENT

TIERRA WEST LLC agent(s) for CAPITAL ALLIANCE INVESTMENTS request(s) the referenced/ above action(s) for **PARADISE SKIES Unit(s) 1 & 2**, zoned R-T, located on BANDELIER DR NW between MCMAHON BLVD NW and UNSER BLVD NW containing approximately 23.2 acre(s). (A-11)

Project# 1003713

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Project# 1004974

09DRB-70031 MAJOR - 2 YEAR
EXTENSION OF SUBDIVISION
IMPROVEMENTS AGREEMENT

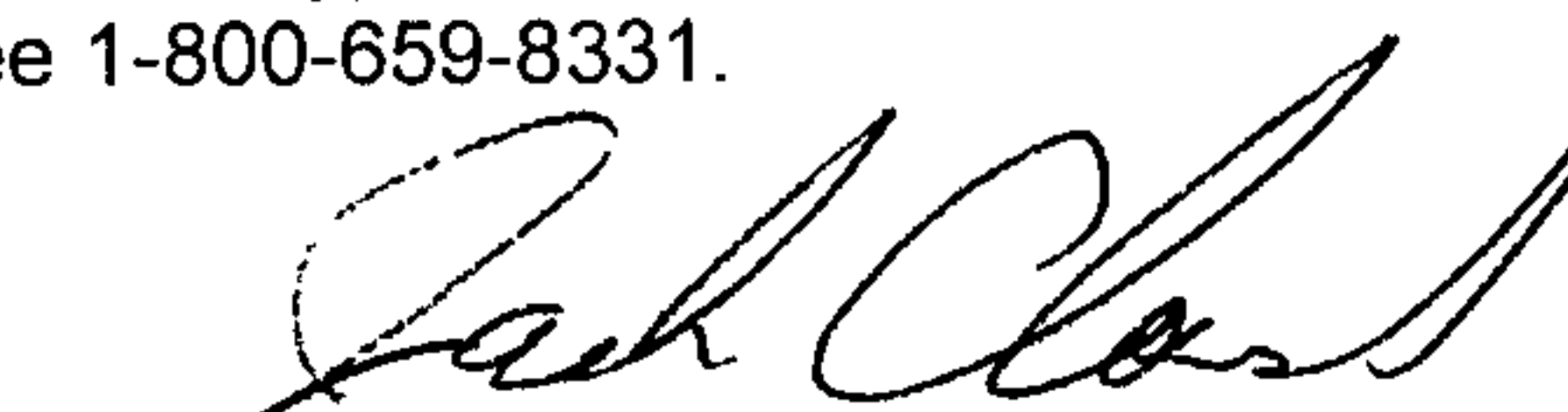
JOSHUA J SKARSGARD, ESQ. agent(s) for PASEO NUEVO, LTD. CO. request(s) the referenced/ above action(s) for Tracts A - C, **PASEO NUEVO SUBDIVISION** zoned SU-2/ IP, located on the northeast corner SAN PEDRO DR NE AND HOLLY AVE NE containing approximately 6.0 acre(s). (C-18)

Project# 1001970

09DRB-70025 VACATION OF PUBLIC
DRAINAGE EASEMENT
09DRB-70026 MINOR - TEMPORARY
DEFERRAL/ SIDEWALK CONSTRUCT
09DRB-70027 MAJOR - PRELIMINARY
PLAT APPROVAL
09DRB-70028 MINOR - SIDEWALK
WAIVER FOR NO FRONTAGE

THOMPSON ENGINEERING CONSULTANTS, INC agent(s) for VIRGIL GIL, INC request(s) the referenced/ above action(s) for all or a portion of Tract(s) F, **COLEGE PARK WEST** zoned R-LT, located on the south side of ST JOSEPH'S AVE NW between UNSER BLVD NW and 80th ST NW containing approximately 2.7 acre(s). (G-10)

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

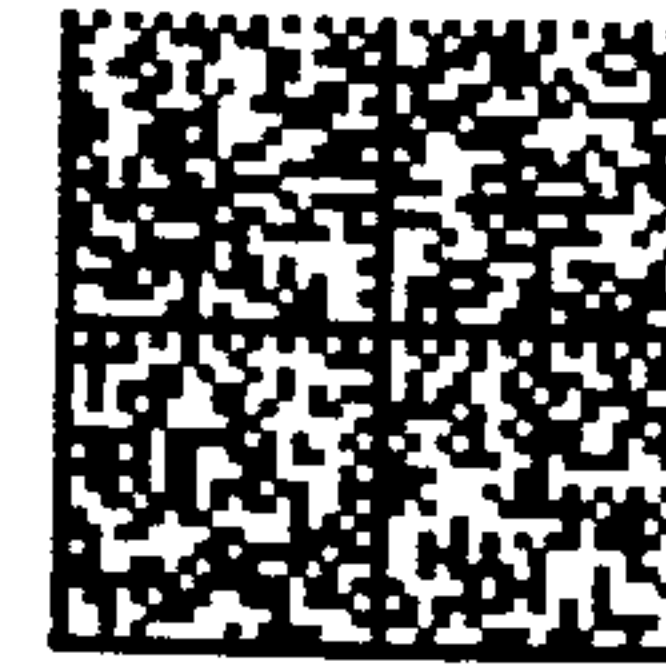

Jack Cloud, AICP, DRB Chair
Development Review Board

TO BE PUBLISHED IN THE ALBUQUERQUE JOURNAL MONDAY, FEBRUARY 2, 2009.

CITY OF ALBUQUERQUE



Planning Department



02 1M \$ 00.42⁰
0004261639 FEB 03 2009
MAILED FROM ZIP CODE 87102

OR CURRENT RESIDENT
101305834712742404
VALUE PLUS PROPERTIES LLC
6100 4TH ST NW 445
ALBUQUERQUE, NM 87107

DRB

NIXIE 871 CC 1 84 02/15/09

RETURN TO SENDER
NOT DELIVERABLE AS ADDRESSED
UNABLE TO FORWARD

BC: 87103129393 *0969-04841-03-39

871078710312939



P O Box 1293 Albuquerque New Mexico 87103



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CITY OF ALBUQUERQUE**

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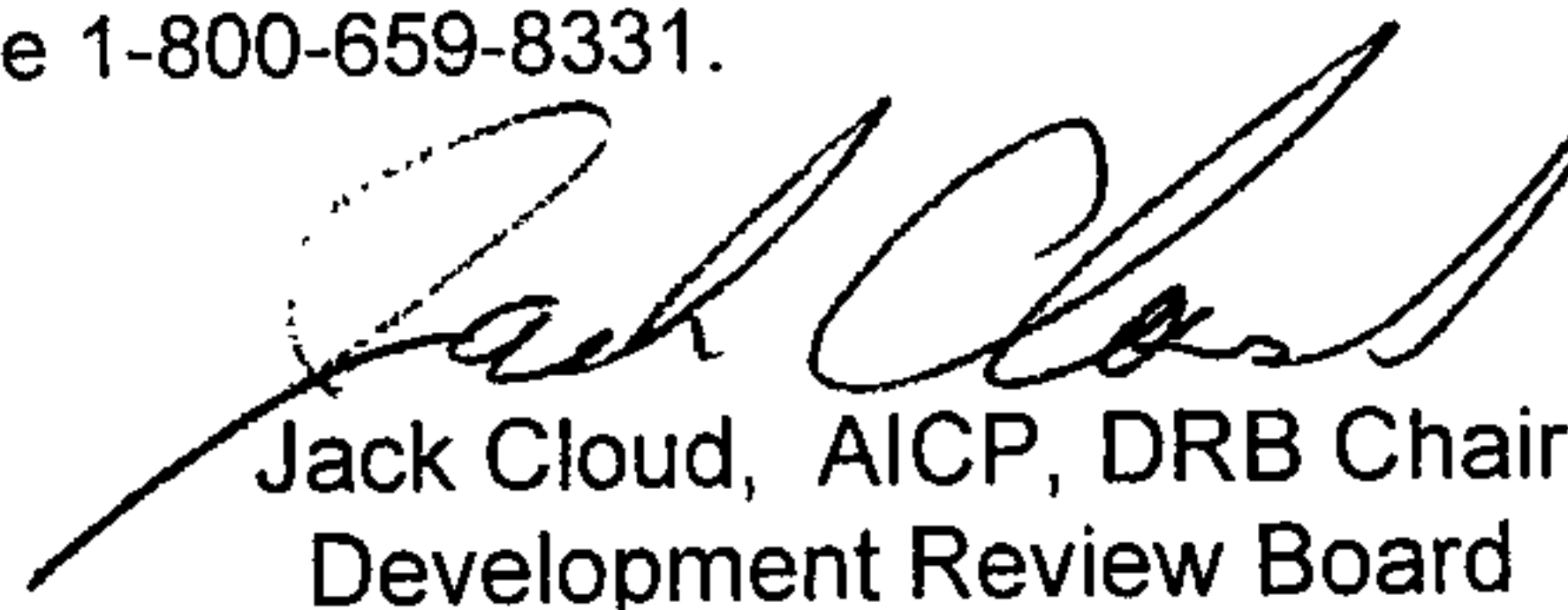
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PLAT APPROVAL
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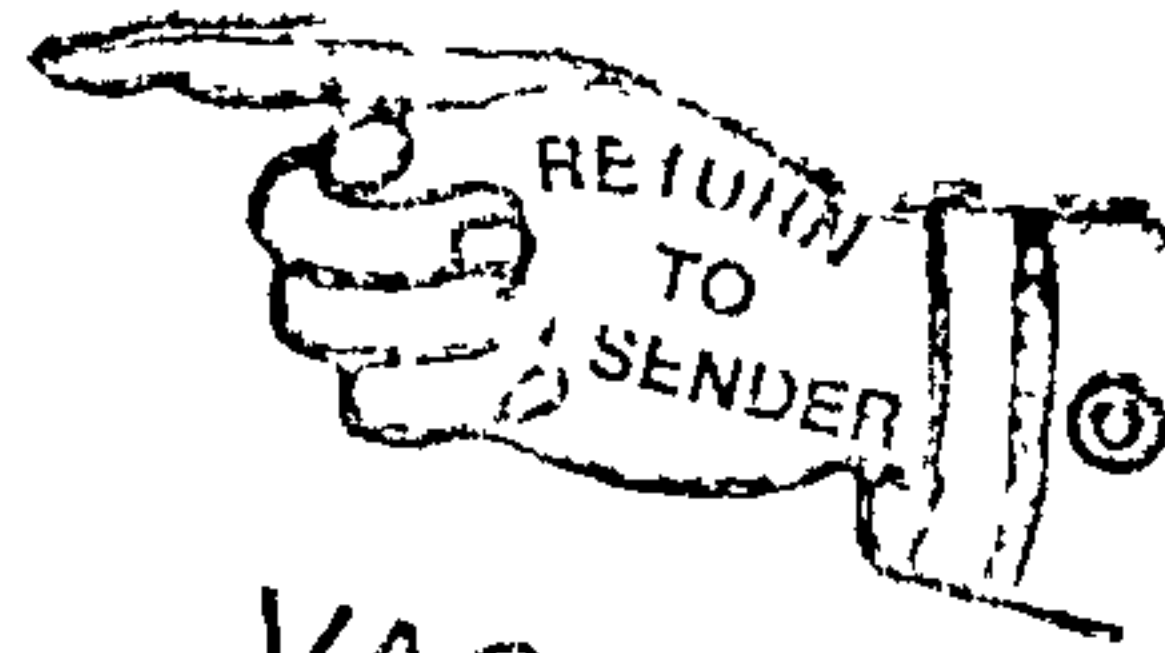

Jack Cloud, AICP, DRB Chair
Development Review Board

TO BE PUBLISHED IN THE ALBUQUERQUE JOURNAL MONDAY, FEBRUARY 2, 2009.

CITY OF ALBUQUERQUE



Planning Department

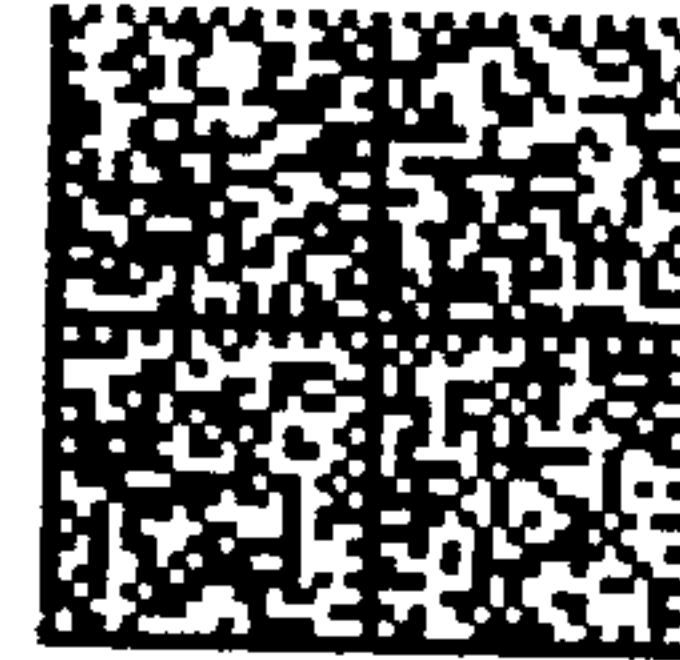


VACANT

OR CURRENT RESIDENT
101305826710530935
BOYDEN GEORGE M & DONA L
105 LAGUNA BLVD NW
ALBUQUERQUE, NM 87104

VAC

DRF

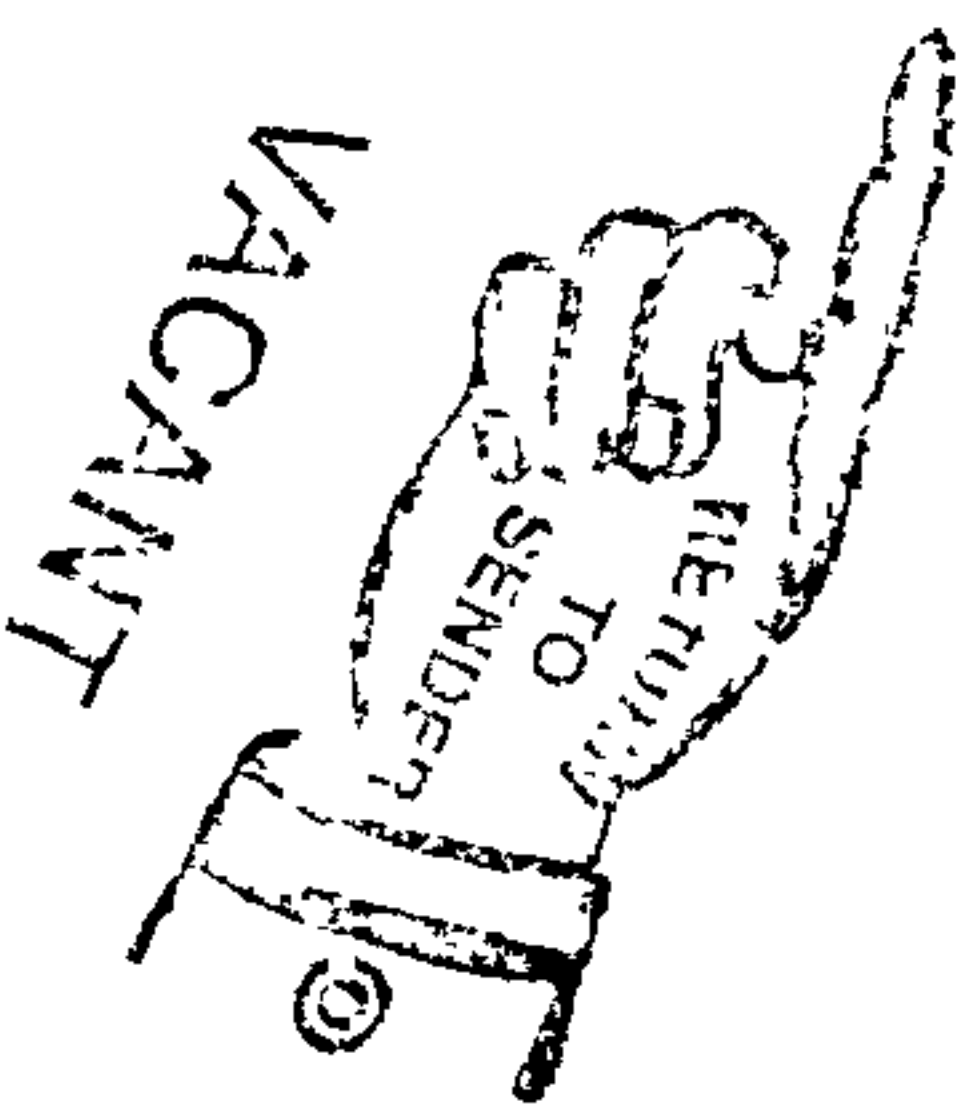


02 1M \$ 00.42⁰
0004261639 FEB 03 2009
MAILED FROM ZIP CODE 8710

VAC



P O Box 1293 Albuquerque New Mexico 87103



CITY OF ALBUQUERQUE
2009 MAR 19 P 1:22

ROIBAL
LAW FIRM, P.A.

EDWARD J. ROIBAL
ATTORNEY AND COUNSELOR AT LAW
Board Recognized Specialist in Real Estate Law

201 Third Street NW Suite 1180
Albuquerque, NM 87102-3381

505-247-4404
Fax 505-247-4512

March 19, 2009
VIA FACSIMILE

Kevin J. Curran, Esq.
City of Albuquerque Legal Department
P.O. Box 2248
Albuquerque, New Mexico 87103-2248

DRB #

1003713

**RE: 1424 Roma Avenue N.W.
Albuquerque, New Mexico 87104**

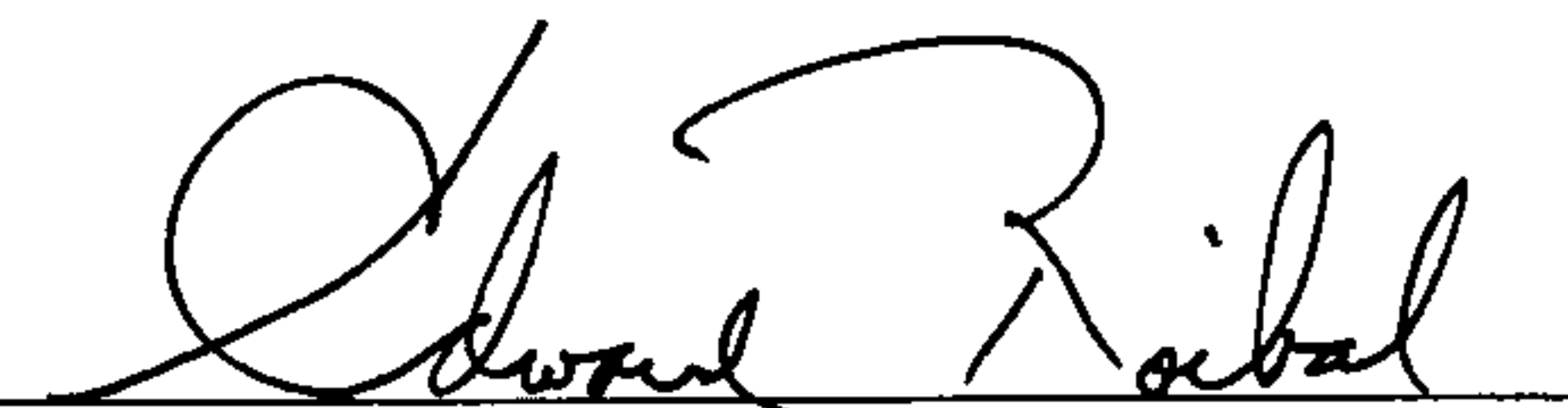
Dear Mr. Curran:

This letter is a request for information regarding the DRB for the Bell Trading Post. In particular, I am interested to see if any requirements involved 15th Street south of Roma.

I trust the foregoing is sufficient, but if you have any questions, please feel free to call.

Sincerely,

ROIBAL LAW FIRM, P.A.

By: 
Edward J. Roibal, Esq.

EJR/ro

cc: Robert Bello

Roibal Law Firm, P.A.
201 3rd Street NW Suite 1180
Albuquerque, NM 87102



Kevin J Curran Esq
City of Albuquerque Legal Department
PO Box 2248
Albuquerque New Mexico 87103-2248

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

Meeting Date: February 18, 2009
Zone Atlas Page: J-13
Notification Radius: 100 Ft.

Project# 1003713
App# 09DRB-70022

Cross Reference and Location: LAGUNA RD NW BETWEEN CENTRAL AVE NW
AND 15TH ST NW

Applicant: FAMILY HOUSING DEVELOPMENT CORPORATION
PO BOX 91525
ALBUQUERQUE, NM 87199

Agent: AMY L.D. NIESE PE
ISAACSON & ARFMAN PA
128 MONROE ST
ALBUQUERQUE, NM 87108

Special Instructions:

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

Date Mailed: JANUARY 30, 2009
Signature: ERIN TREMLIN



Supplemental form

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

Professional/Agent (if any): AMY L. D. NIESE, PE, ISAAC SUNT MCFMAN, PA PHONE: 268-8828
 ADDRESS 128 MONROE ST, ALB, NM 87108 FAX: 268-2632
 CITY: _____ STATE _____ ZIP _____ E-MAIL: amy@calcivil.com

APPLICANT: FAMILY HOUSING DEVELOPMENT CORPORATION PHONE: 550-6784
 ADDRESS RD BOX 91525 FAX: 873-9637
 CITY: ALB STATE NM ZIP 87199 E-MAIL: fhdc@earthlink.com

Proprietary interest in site: OWNER List all owners: RICK DAVIS

DESCRIPTION OF REQUEST: BELL TRADING POST LOFTS: SIA EXTENSION

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

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

Lot or Tract No TRACT A1, BELL TRADING POST LOFTS Block: _____ Unit: _____
 Subdiv/Addn/TBKA: ↑
 Existing Zoning SU-2, SU-1 FOR RES 24 UNITS MAX w/ C1 Proposed zoning: SAME
 Zone Atlas page(s): J-13 UPC Code: 101305830910841313 MRGCD Map No NA

CASE HISTORY:

List any current or prior case number that may be relevant to your application (Proj., App, DRB-, AX, Z, V, S, etc.): 2-85-9
1003713, 05 DRB-00148, 05-DRB-00147, 05 DRB-00149, 07 DRB-00289

CASE INFORMATION:

Within city limits? Yes Within 1000FT of a landfill? NO
 No. of existing lots: 1 No. of proposed lots: 1 Total area of site (acres): 1.03
 LOCATION OF PROPERTY BY STREETS: On or Near: LASUNA RD NW
 Between: CENTRAL AVE NW and 15th ST NW

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

SIGNATURE [Signature] DATE 1/15/09
 (Print) AMY L. D. NIESE, PE Applicant Agent

FOR OFFICIAL USE ONLY

Form revised 4/07

<input type="checkbox"/> INTERNAL ROUTING	Application case numbers <u>09DRB-70022</u>	Action <u>SIA</u> <u>ADU</u> <u>CMF</u>	S.F.	Fees
<input type="checkbox"/> All checklists are complete				<u>5(2)</u> \$ <u>50.00</u>
<input checked="" type="checkbox"/> All fees have been collected				\$ <u>75.00</u>
<input checked="" type="checkbox"/> All case #s are assigned				\$ <u>20.00</u>
<input checked="" type="checkbox"/> AGIS copy has been sent				\$ _____
<input checked="" type="checkbox"/> Case history #s are listed				\$ _____
<input checked="" type="checkbox"/> Site is within 1000ft of a landfill				\$ _____
<input type="checkbox"/> F.H.D.P. density bonus				Total
<input type="checkbox"/> F.H.D.P. fee rebate				<u>\$ 145.00</u>

Hearing date 02/18/09

Sandy [Signature] 01/21/09
Planner signature / date

Project # 1003713

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

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

MAJOR SUBDIVISION PRELIMINARY PLAT APPROVAL (DRB13)

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

Preliminary plat approval expires after one year.

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

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

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

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

Amended preliminary plat approval expires after one year.

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

MAJOR SUBDIVISION IMPROVEMENTS AGREEMENT (DRB09)

(Temporary sidewalk deferral extension use FORM-V)

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

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

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

AMY L. D. NIESE PE
 Applicant name (print)
[Signature] 1/15/09
 Applicant signature / date



Form revised October 2007

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

Application case numbers
09DRB-10022

Sandy Hardley 01/21/09
 Planner signature / date
 Project # 1003713

REC	UPC	OWNER	OWNADD	OWNCITY	OWNSTATE	OWNZIPCODE	PROPCLAS	TAXDIST	LEGALDESC	ACRES	OBJECTID
1	10130 58301 12731 104	NIETO PETE A & H ELEN F	416 61ST ST SW	ALBUQUERQUE	NM	87121	R	A1AM	MAP 38 TRACT 101	0.20165068	196060
2	10130 58325 14242 314	CHACKO MATHEW & MERCY SEQUEIRA	2179 LA MIEL WA Y	CAMPBELL	CA	95008	R	A1AM	LT 17A BLK 13 PEREA ADDN A REPL OF LTS 17 18 19 & 20 BLK 13PEREA ADDN CONT 6,874 SQ FT M/L	0.14583812	195369
3	10130 58324 13742 304	TWIGNATION LLC	614 SOLA NO DR S E	ALBUQUERQUE	NM	87108	R	A1AM	LT 20A BLK 13 PEREA ADDN A REPL OF LTS 17 18 19 & 20 BLK 13PEREA ADDN CONT 7,327 SQ FT M/L	0.16943415	194335
4	10130 58317 13542 301	CITY OF ALBUQUERQUE	PO BOX 1293	ALBUQUERQUE	NM	87103	R	A1AM	LT 7-A REPLAT FOR LOTS 7-A THRU 9-A BELL TRADING POST HOMESCONT .0824 AC	0.08304618	190503
5	10130 58344 14042 414	GOMEZ ROBERTO	316 15TH ST NW	ALBUQUERQUE	NM	87104	R	A1AM	* 005 018PEREA ADDN & L6	0.15230516	198912
6	10130 58321 13442 302	CITY OF ALBUQUERQUE	PO BOX 1293	ALBUQUERQUE	NM	87103	R	A1AM	LT 8-A REPLAT FOR LOTS 7-A THRU 9-A BELL TRADING POST HOMESCONT .0780 AC	0.07943478	190502
7	10130 58291 11931 128	INDIAN SILVER CRAFTS INC	1601 CEN TRAL AV E NW	ALBUQUERQUE	NM	87104	C	A1AM	MAP 38 TRACT 103	0.14124527	190444
8	10130 58285 12731 106	VIGIL GILBERT J & NANCY C & ERNEST & MARGARITA ARCHIBEQUE	7401 GE NE AVE NE	ALBUQUERQUE	NM	87109	R	A1AM	MAP 38 TR 105 B 2 CONTS 0.17 AC	0.19158698	190259
9	10130 58325 13342 303	CITY OF ALBUQUERQUE	PO BOX 1293	ALBUQUERQUE	NM	87103	R	A1AM	LT 9-A REPLAT FOR LOTS 7-A THRU 9-A BELL TRADING POST HOMESCONT .0781 AC	0.07988744	189629
10	10130 58329 13242 307	CITY OF ALBUQUERQUE	PO BOX 1293	ALBUQUERQUE	NM	87103	R	A1AM	LT 10 PLAT FOR BELL TRADING POST HOMES (BEING A REPLAT OFFPEREA ADDITION BLK 13 LOTS 4 THRU 7, 9 THRU 12, 21 THRU 24)CONT .0829 AC	0.0861776	189628
11	10130 58292 13531 129	VIGIL GILBERT J & NANCY C & ERNEST & MARGARITA ARCHIBEQUE	7401 GE NE AVE NE	ALBUQUERQUE	NM	87109	V	A1AM	MAP 38 TR 105 B 1 CONTS 0.11 AC	0.14675065	189332
12	10130 58319 09941 315	G L INVESTMENT CO	317 6TH ST NW	ALBUQUERQUE	NM	87102	V	A1AM	* 001 WEST END ADD	0.33629404	202430
1	10130	GXL INV CO INC E	317 6TH	ALB	NM	871	C	A	TR 93 MAP 38	0.4	20

3	58323 09541 316	TAL	ST NW	UQ UER QU E		02		1 A M		19 54 46 6	24 37
1 4	10130 58354 11141 308	SENECHAL JOSEP H L	225 14TH ST NW	ALB UQ UER QU E	NM	871 20	R	A 1 A M	* 001 017LEMBKES REPLAT & E30 FT N 50FT L 4	0.1 95 69 17 2	20 24 40
1 5	10130 58291 11431 101	INDIAN SILVER CR AFTS INC	1601 CEN TRAL AV E NW	ALB UQ UER QU E	NM	871 04	C	A 1 A M	MAP 38 TR 96B T10N 3E SEC 18	0.0 65 53 33 1	18 88 05
1 6	10130 58339 12942 402	BRUSUELAS RICH ARD & PATRICIA K % SCOTT JESSE	1415 RO MA NW	ALB UQ UER QU E	NM	871 04	R	A 1 A M	* B 018PEREA ADD REPL	0.0 87 86 45 4	18 84 75
1 7	10130 58336 13042 401	SMITH ALLEN R & SUSAN K CO- TRUSTEES SMITH RVLT	1012 PAR KLAND P L SE	ALB UQ UER QU E	NM	871 08	R	A 1 A M	* A 018PEREA ADD REPL	0.0 81 89 61 7	18 84 72
1 8	10130 58288 12331 127	DELAJOKEY LLC	2609 CAN DELARIA RD NW	ALB UQ UER QU E	NM	871 07	C	A 1 A M	MAP 38 TRACT 104	0.1 68 58 20 2	18 84 65
1 9	10130 58344 11041 309	BLACKWELL GREG	1418 RO MA NW	ALB UQ UER QU E	NM	871 04	R	A 1 A M	* 004 LEMBKES SUB W 10FT OF N 50 L 4 & ALL OF LOTS 5 & 6	0.2 45 12 96 8	18 84 42
2 0	10130 58334 11241 311	CROMEANS JACQ UELINE L	1424 RO MA AVE NW	ALB UQ UER QU E	NM	871 02	R	A 1 A M	* 008 017LEMBKES SUB REPLAT PEREA ADD	0.0 90 70 32	18 82 10
2 1	10130 58296 11631 102	BENOIT STEVEN W & CRESPI TED L	1608 PAR K AVE S W	ALB UQ UER QU E	NM	871 04	R	A 1 A M	MAP 38 TR 96 A	0.0 66 59 38 6	19 71 72
2 2	10130 58271 10830 936	HUETER PATRICIA H	103 LAG UNA SW	ALB UQ UER QU E	NM	871 04	R	A 1 A M	* 5 LAGUNA SUBD A SUBD IN SEC 18 T10N R3 E	0.1 39 81 04 5	19 84 66
2 3	10130 58307 14042 311	ISENGARD CHRIS S	208 16TH ST NW	ALB UQ UER QU E	NM	871 04	R	A 1 A M	* 008 013PEREA ADDN	0.0 77 81 36 6	19 89 11
2 4	10130 58351 09641 305	ABDALLA EMMA L OU	211 14TH ST NW	ALB UQ UER QU E	NM	871 04	R	A 1 A M	LOT 13 14 15 & N 1/2 LOT 16 BLK 17 LAND OF ROSE L HUNT (OF LOT 13 THRU 19 BLK 17 PE REA ADD) CONT 13050 SQUARE FT MORE OR LESS	0.2 93 96 84 3	19 37 44
2 5	10130 58352 10241 306	DECKER TODD	219 14TH ST NW	ALB UQ UER QU E	NM	871 04	R	A 1 A M	* 003 017LEMBKES SUB PEREA ADD	0.1 65 07 98 9	19 24 24
2 6	10130 58337 11141	RADOSEVICH ELIZ ABETH K & JASON R GREENLEE	1420 RO MA AVE NW	ALB UQ UER	NM	871 04	R	A 1 A	*00070017LEMBKES REPLAT	0.1 00 53	20 06 69

	310			QUE				M			281	
27	10130 58343 13642 415	TAYLOR RONALD E ETUX	312 15TH ST NW	ALB UQ UER QUE	NM	871 04	R	A 1 A M	* 007 018PEREA ADDN & L8		0.1 59 26 16 8	20 08 53
28	10130 58352 12942 405	KELEHER DAVID L & SANAME R	1407 RO MA AVE NW	ALB UQ UER QUE	NM	871 04	R	A 1 A M	* 013 018PEREA ADDN & W17FT L14		0.1 39 99 04 1	20 11 24
29	10130 58319 09941 315	G L INVESTMENT CO	317 6TH ST NW	ALB UQ UER QUE	NM	871 02	V	A 1 A M	* 001 WEST END ADD		0.3 36 29 40 4	20 24 30
30	10130 58323 09541 316	GXL INV CO INC E TAL	317 6TH ST NW	ALB UQ UER QUE	NM	871 02	C	A 1 A M	TR 93 MAP 38		0.4 19 54 46 6	20 24 37
31	10130 58354 11141 308	SENECHAL JOSEP H L	225 14TH ST NW	ALB UQ UER QUE	NM	871 20	R	A 1 A M	* 001 017LEMBKES REPLAT & E30 FT N 50FT L 4		0.1 95 69 17 2	20 24 40
32	10130 58307 13642 315	CITY OF ALBUQUE RQUE	PO BOX 1293	ALB UQ UER QUE	NM	871 03	V	A 1 A M	LT 5 PLAT FOR BELL TRADING POST HOMES (BEING A REPLAT OFPEREA ADDITION BLK 13 LOTS 4 THRU 7, 9 THRU 12, 21 THRU 24)CONT .0932 AC		0.0 93 56 96 3	20 35 75
33	10130 58307 13742 313	CITY OF ALBUQUE RQUE	PO BOX 1293	ALB UQ UER QUE	NM	871 03	V	A 1 A M	LT 4 PLAT FOR BELL TRADING POST HOMES (BEING A REPLAT OFPEREA ADDITION BLK 13 LOTS 4 THRU 7, 9 THRU 12, 21 THRU 24)CONT .1060 AC		0.1 06 30 94 2	20 35 76
34	10130 58308 14342 312	GOUVEIA LUCY	212 16TH ST NW	ALB UQ UER QUE	NM	871 04	R	A 1 A M	LT 3 PLAT FOR BELL TRADING POST HOMES (BEING A REPLAT OFPEREA ADDITION BLK 13 LOTS 4 THRU 7, 9 THRU 12, 21 THRU 24)CONT .1109 AC		0.1 01 74 30 1	20 35 77
35	10130 58267 10530 935	BOYDEN GEORGE M & DONA L	105 LAG UNA BLV D NW	ALB UQ UER QUE	NM	871 04	R	A 1 A M	* 4 LAGUNA SUBD A SUBD IN SEC 18 T10N R3 E		0.1 50 00 69 2	20 55 54
36	10130 58343 12842 403	AVILA REDUCINDA B	1411 RO MA AVE NW	ALB UQ UER QUE	NM	871 04	R	A 1 A M	* C 018PEREA ADD REPL		0.0 89 16 69 5	20 57 17
37	10130 58347 12742 404	VALUE PLUS PRO PERTIES LLC	6100 4TH ST NW 4 45	ALB UQ UER QUE	NM	871 07	R	A 1 A M	* D 018PEREA ADD REPL		0.0 77 23 85 1	20 57 22
38	10130 58353 10741 307	ROSALES JANET	223 14TH ST NW	ALB UQ UER QUE	NM	871 04	R	A 1 A M	* 002 017LEMBKES REPLAT & S 50 FT L4		0.1 11 67 75 8	20 67 42
39	10130 58274 11230 937	CHAPMAN HOWAR D L & BEVERLY W	101 LAG UNA BLV D SW	ALB UQ UER QUE	NM	871 04	R	A 1 A M	* 6 LAGUNA SUBD A SUBD IN SEC 18 T10N R3 E		0.1 55 14 09 3	20 83 52

40	10130 58296 12931 105	GARCIA LUPE M & NIETO HELEN F G ARCIA RODOLFO M	115 1/2 L AGUNA N W	ALB UQ UER QUE	NM	871 04	R	A 1 A M	MAP 38 TRACT 102	0.1 11 04 20 07	20 83 66
41	10130 58304 11331 103	BENOIT STEVEN W	1608 PAR K AVE S W	ALB UQ UER QUE	NM	871 04	R	A 1 A M	MAP 38 TRACT 95 A	0.0 73 70 12 3	20 88 29
42	10130 58300 07240 704	HUNING CASTLE A PARTMENTS LLC % THOMAS F KELE HER	PO BOX AA	ALB UQ UER QUE	NM	871 03	R	A 1 A M	LOT 1-A BLOCK 1 PLAT OF LOT 1- A, BLOCK 1 HUNING CASTLE ADDN BEING A R EPLAT OF LOTS 1, 8, 9, AND THE NORTHEAST ERLY 20' OF LOT 10, BLOCK 1 HUNING CASTL E ADDITION CONT 2.6982 AC	2.5 52 61 39 9	20 96 42
43	10130 58334 07741 318	CIBOLA ENERGY C ORPORATION	PO BOX 1668	ALB UQ UER QUE	NM	871 03	C	A 1 A M	*21A 17 LANDS OF ROSE L HUNT (OF LOTS 13 THRU 19 BLK 17 PEREA ADD) & TRACTS 345 346-A & 346- B MRGCD MAP #38 CONT 0.74 AC MORE OR L ESS	0.6 75 66 59 2	20 96 53
44	10130 58320 09941 314	BLAUGRUND LEE S	PO BOX 3685	ALB UQ UER QUE	NM	871 90	R	A 1 A M	LT 2-A PLAT OF LOTS 2-A & 3- A WEST END ADDN BEING A REPLAT OF LTS 2 & 3 CONT .2932 AC +/-	0.2 90 96 28 2	24 24 80
45	10130 58309 10841 313	FAMILY HOUSING DEVELOPMENT C ORPORATION	8220 LOU ISIANA B LVD NE S UITE B	ALB UQ UER QUE	NM	871 13	C	A 1 A M	TR A-1 REPLAT FOR TRACT A- 1 BELL TRADING POST LOFTS CONT 1.0336 A C	1.0 35 59 41 5	24 24 81

OR CURRENT RESIDENT
101305835109641305
ABDALLA EMMA LOU
211 14TH ST NW
ALBUQUERQUE, NM 87104

OR CURRENT RESIDENT
101305834411041309
BLACKWELL GREG
1418 ROMA NW
ALBUQUERQUE, NM 87104

OR CURRENT RESIDENT
101305833912942402
BRUSUELAS RICHARD & PATRICIA K
% SCOTT JESSE
1415 ROMA NW
ALBUQUERQUE, NM 87104

OR CURRENT RESIDENT
101305833407741318
CIBOLA ENERGY CORPORATION
PO BOX 1668
ALBUQUERQUE, NM 87103

OR CURRENT RESIDENT
101305828812331127
DELAJOKEY LLC
2609 CANDELARIA RD NW
ALBUQUERQUE, NM 87107

OR CURRENT RESIDENT
101305829612931105
GARCIA LUPE M & NIETO HELEN F
GARCIA RODOLFO M
115 1/2 LAGUNA NW
ALBUQUERQUE, NM 87104

OR CURRENT RESIDENT
101305832309541316
GXL INV CO INC ETAL
317 6TH ST NW
ALBUQUERQUE, NM 87102

OR CURRENT RESIDENT
101305829111931128
INDIAN SILVER CRAFTS INC
1601 CENTRAL AVE NW
ALBUQUERQUE, NM 87104

OR CURRENT RESIDENT
101305835212942405
KELEHER DAVID L & SANAME R
1407 ROMA AVE NW
ALBUQUERQUE, NM 87104

OR CURRENT RESIDENT
101305835310741307
ROSALES JANET
223 14TH ST NW
ALBUQUERQUE, NM 87104

OR CURRENT RESIDENT
101305834312842403
AVILA REDUCINDA B
1411 ROMA AVE NW
ALBUQUERQUE, NM 87104

OR CURRENT RESIDENT
101305832009941314
BLAUGRUND LEE S
PO BOX 3685
ALBUQUERQUE, NM 87190

OR CURRENT RESIDENT
101305832514242314
CHACKO MATHEW & MERCY
SEQUEIRA
2179 LA MIEL WAY
CAMPBELL, CA 95008

OR CURRENT RESIDENT
101305833411241311
CROMEANS JACQUELINE L
1424 ROMA AVE NW
ALBUQUERQUE, NM 87102

OR CURRENT RESIDENT
101305830910841313
FAMILY HOUSING DEVELOPMENT
CORPORATION
8220 LOUISIANA BLVD NE SUITE B
ALBUQUERQUE, NM 87113

OR CURRENT RESIDENT
101305834414042414
GOMEZ ROBERTO
316 15TH ST NW
ALBUQUERQUE, NM 87104

OR CURRENT RESIDENT
101305827110830936
HUETER PATRICIA H
103 LAGUNA SW
ALBUQUERQUE, NM 87104

OR CURRENT RESIDENT
101305829111431101
INDIAN SILVER CRAFTS INC
1601 CENTRAL AVE NW
ALBUQUERQUE, NM 87104

OR CURRENT RESIDENT
101305830112731104
NIETO PETE A & HELEN F
416 61ST ST SW
ALBUQUERQUE, NM 87121

OR CURRENT RESIDENT
101305835411141308
SENECHAL JOSEPH L
225 14TH ST NW
ALBUQUERQUE, NM 87120

OR CURRENT RESIDENT
101305830411331103
BENOIT STEVEN W
1608 PARK AVE SW
ALBUQUERQUE, NM 87104

OR CURRENT RESIDENT
101305826710530935
BOYDEN GEORGE M & DONA L
105 LAGUNA BLVD NW
ALBUQUERQUE, NM 87104

OR CURRENT RESIDENT
101305827411230937
CHAPMAN HOWARD L & BEVERLY W
101 LAGUNA BLVD SW
ALBUQUERQUE, NM 87104

OR CURRENT RESIDENT
101305835210241306
DECKER TODD
219 14TH ST NW
ALBUQUERQUE, NM 87104

OR CURRENT RESIDENT
101305831909941315
G L INVESTMENT CO
317 6TH ST NW
ALBUQUERQUE, NM 87102

OR CURRENT RESIDENT
101305830814342312
GOUVEIA LUCY
212 16TH ST NW
ALBUQUERQUE, NM 87104

OR CURRENT RESIDENT
101305830007240704
HUNING CASTLE APARTMENTS LLC
% THOMAS F KELEHER
PO BOX AA
ALBUQUERQUE, NM 87103

OR CURRENT RESIDENT
101305830714042311
ISENGARD CHRIS S
208 16TH ST NW
ALBUQUERQUE, NM 87104

OR CURRENT RESIDENT
101305833711141310
RADOSEVICH ELIZABETH K & JASON
R GREENLEE
1420 ROMA AVE NW
ALBUQUERQUE, NM 87104

OR CURRENT RESIDENT
101305833613042401
SMITH ALLEN R & SUSAN K CO-
TRUSTEES SMITH RVLT
1012 PARKLAND PL SE
ALBUQUERQUE, NM 87108

OR CURRENT RESIDENT
101305834313642415
TAYLOR RONALD E ETUX
312 15TH ST NW
ALBUQUERQUE, NM 87104

OR CURRENT RESIDENT
101305832413742304
TWIGNATION LLC
614 SOLANO DR SE
ALBUQUERQUE, NM 87108

OR CURRENT RESIDENT
101305834712742404
VALUE PLUS PROPERTIES LLC
6100 4TH ST NW 445
ALBUQUERQUE, NM 87107

OR CURRENT RESIDENT
101305828512731106
VIGIL GILBERT J & NANCY C &
ERNEST & MARGARITA ARCHIBEQUE
7401 GENE AVE NE
ALBUQUERQUE, NM 87109

Project# 1003713
AMY LD NIESE PR
Isaacson & Arfman PA
128 MONROE ST
ALBUQUERQUE, NM 87108

Project# 1003713
FAMILY HOUSING DEVELOPMENT
CORP.
PO BOX 91525
ALBUQUERQUE, NM 87199

Project# 1003713
GEORGE KRAEHE
939 11TH ST NW
ALBUQUERQUE, NM 87102

Project# 1003713
ROBERT BELLO
1424 ROMA NW
ALBUQUERQUE, NM 87104

Project# 1003713
AB POTTER
1705 CHACOMA PL SW
ALBUQUERQUE, NM 87104

Project# 1003713
REX THROCKMORTON
201 LAGUNA SW
ALBUQUERQUE, NM 87104



City of Albuquerque

P.O. Box 1293, Albuquerque, NM 87103

January 16, 2009

Ruth Lozano
Isaacson and Arfman, P.A.
128 Monroe St. NE/87108
Phone: 268-8828/Fax: 268-2632

Dear Ruth:

Thank you for your inquiry of January 16, 2009 requesting the names of **ALL Neighborhood and/or Homeowner Associations** who would be affected under the provisions of O-92 by your proposed project at **(DRB SUBMITTAL) - TRACT A-1, BELL TRADING POST LOFTS, LOCATED ON LAGUNA BOULEVARD NW BETWEEN CENTRAL AVENUE NW AND ROMA AVENUE NW** zone map J-13.

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

DOWNTOWN N.A. (DNA) "R"

George Kraehe, 932 11th St. NW/87102 247-0854 (h) 288-9880 (c)
Robert Bello, 1424 Roma NW/87104 280-3774 (h)

HUNING CASTLE N.A. (HCS) "R"

Ab Potter, 1705 Chacoma Pl. SW/87104 298-1534 (h)
Rex Throckmorton, 201 Laguna SW/87104 244-9066 (h)

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

Sincerely,

Stephani J. Winklepleck

Neighborhood Liaison
OFFICE OF NEIGHBORHOOD COORDINATION
Planning Department

planningrnaform(11/2007)

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

LETTERS MUST BE SENT TO BOTH CONTACTS OF EACH NEIGHBORHOOD AND/OR HOMEOWNER ASSOCIATION.

NOTES

- 1 Sidewalks to be deferred where noted.
- 2 Residential lighting per DPM
- 3 Grading and Drainage Certification required per DPM (prior to release of financial guarantees) to include private retaining walls as defined on the approved grading plan.
- 4 All water to include fire hydrants, valves, and appurtenances per DPM.
5. Perimeter walls per DRB approved perimeter wall design.

AGENT/OWNER

Amy L D Niese, PE
NAME (print)

Isaacson & Artman, P.A.
FIRM

[Signature]
SIGNATURE - date 2/18/05

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

DEVELOPMENT REVIEW BOARD MEMBER APPROVALS

[Signature] 2/23/05
DRB CHAIR - date

[Signature] 2-27-05
TRANSPORTATION DEVELOPMENT - date

[Signature] 2/23/05
UTILITY DEVELOPMENT - date

[Signature] 2/23/05
CITY ENGINEER - date

[Signature] 2/23/05
PARKS & GENERAL SERVICES - date

AMAFCA - date

_____ - date

_____ - date


DESIGN REVIEW COMMITTEE REVISIONS

REVISION	DATE	DRC CHAIR	USER DEPARTMENT	AGENT/OWNER

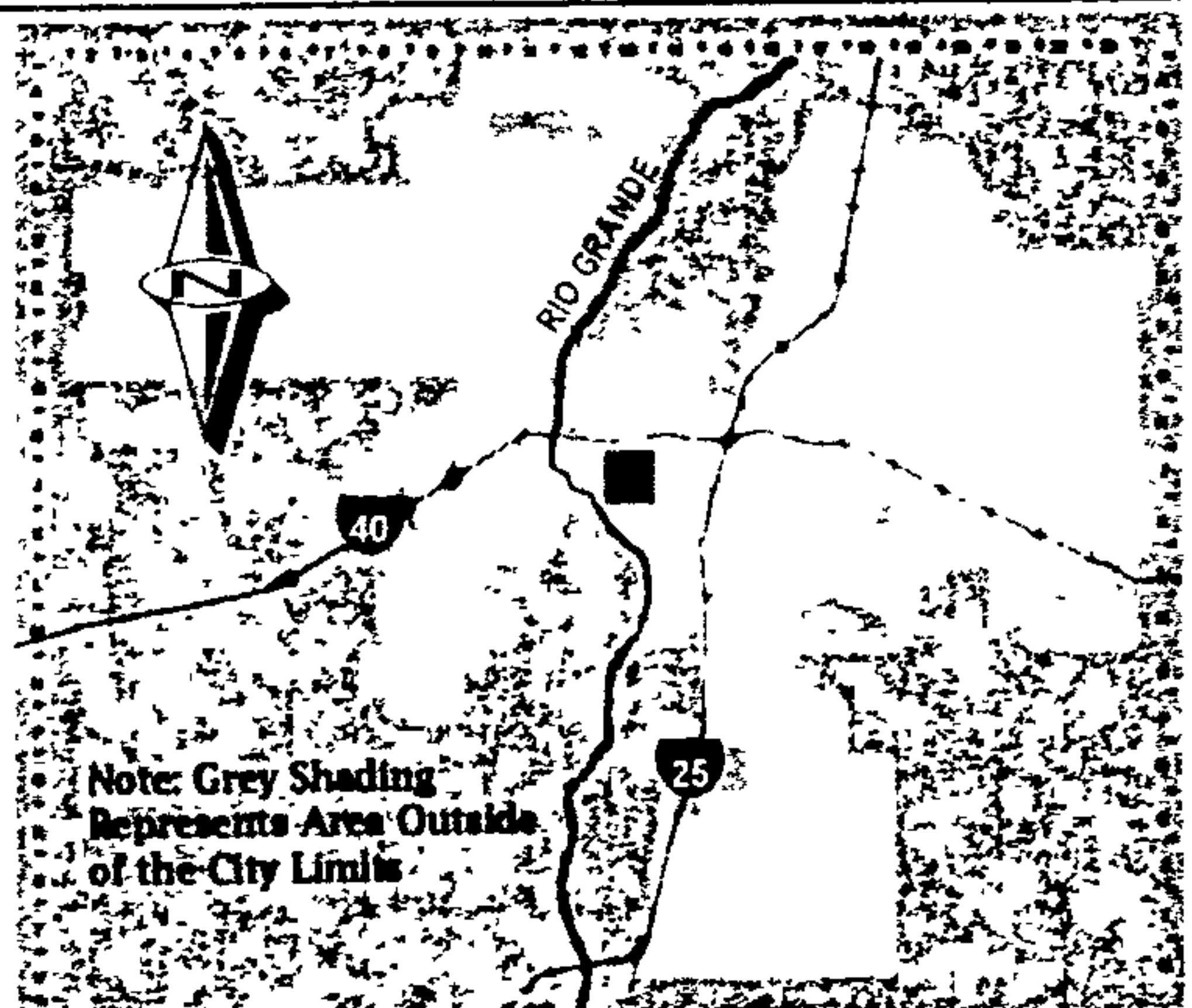




For more current information and more details visit: <http://www.cabq.gov/gis>



Map amended through: 6/13/2008



Note: Grey Shading Represents Area Outside of the City Limits

Zone Atlas Page:
J-13-Z

Selected Symbols

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

0 750 1,500 Feet



ISAACSON & ARFMAN, P.A.

Consulting Engineering Associates

*Thomas O. Isaacson, PE & LS • Fred C. Arfman, PE
Scott M. McGee, PE*

January 15, 2009

Mr. Jack Cloud
DRB Chair
City of Albuquerque
P.O. Box 1293
Albuquerque, NM 87102

RE: Bell Trading Post Lofts
DRB # 1003713

Dear Mr. Cloud:

Isaacson & Arfman, P.A., as agent for the Family Housing Development Corporation, is submitting a request for a second SIA extension. The original SIA agreement was dated April 26, 2005. The first SIA extension was dated April 3, 2007 with a construction completion deadline of February 23, 2009.

The work is generally completed except for punch list items which include a valley gutter replacement. We do not believe the work and the closeout package submittal can be completed by February 23rd. We request a one year extension.

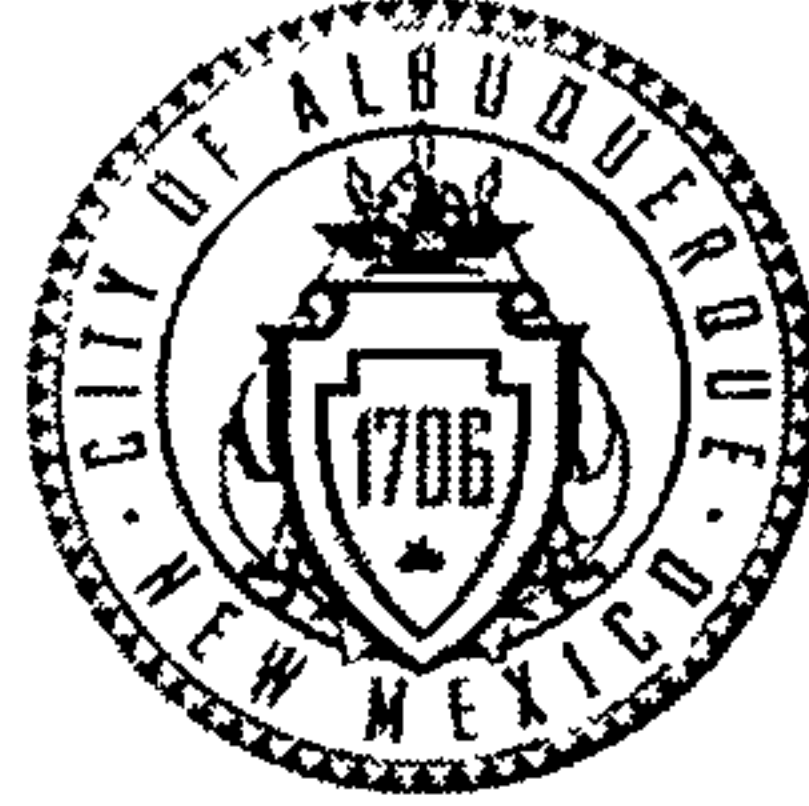
If you have any questions regarding this submittal, please call me at 268-8828.

Sincerely,

ISAACSON & ARFMAN

Amy L. D. Niese, PE

1304\correspondence\out\drb-s7



DEVELOPMENT REVIEW BOARD
Action Sheet

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

February 18, 2009 9:00 AM
MEMBERS:

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

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

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

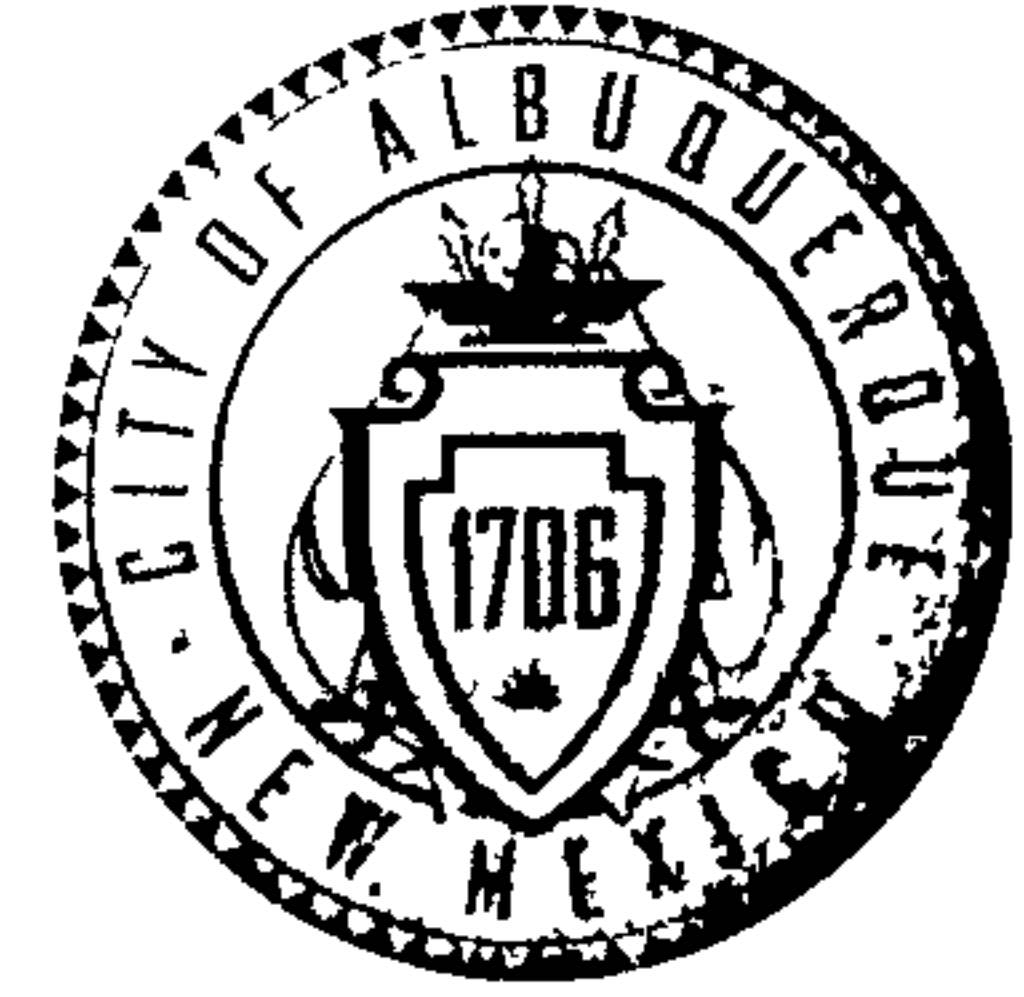
CASES WHICH REQUIRE PUBLIC NOTIFICATION

MAJOR SUBDIVISIONS, VACATIONS, SIA EXTENSIONS AND SITE DEVELOPMENT PLANS

- 1. Project# 1001970**
09DRB-70025 VACATION OF PUBLIC DRAINAGE EASEMENT
09DRB-70026 MINOR - TEMPORARY DEFERRAL/ SIDEWALK CONSTRUCT
09DRB-70027 MAJOR - PRELIMINARY PLAT APPROVAL
09DRB-70028 MINOR - SIDEWALK WAIVER FOR NO FRONTAGE

THOMPSON ENGINEERING CONSULTANTS, INC agent(s) for VIRGIL GIL, INC request(s) the referenced/ above action(s) for all or a portion of Tract(s) F, **COLEGE PARK WEST** zoned R-LT, located on the south side of ST JOSEPH'S AVE NW between UNSER BLVD NW and 80th ST NW containing approximately 2.7 acre(s). (G-10) **DEFERRED TO 2/25/09 AT THE AGENT'S REQUEST.**
- 2. ~~Project# 1003713~~**
09DRB-70022 MAJOR - 1 YEAR EXTENSION OF SUBDIVISION IMPROVEMENTS AGREEMENT

ISAACSON AND ARFMAN PA agent(s) for FAMILY HOUSING DEVELOPMENT CORPORATION request(s) the referenced/ above action(s) for Tract A1, **BELL TRADING POST LOFTS** zoned SU-2/ SU-1 FOR RESIDENTIAL, located on the northeast corner of LAGUNA RD NW and CENTRAL AVE NW containing approximately 1.0 acre(s). (J-13) **THE ONE YEAR EXTENSION OF THE SUBDIVISION IMPROVEMENT AGREEMENT (SIA) WAS APPROVED.**



**CITY OF ALBUQUERQUE
PLANNING DEPARTMENT
HYDROLOGY DEVELOPMENT SECTION**

DEVELOPMENT REVIEW BOARD MEMO

DRB CASE NO/PROJECT NO: 1003713

AGENDA ITEM NO: 2

SUBJECT:

ENGINEERING COMMENTS:

1 Year Extension of SIA

No objection

RESOLUTION:

APPROVED ____; DENIED ____; COMMENTS PROVIDED ____; WITHDRAWN ____
DEFERRED TO: _____

PO Box 1293

SIGNED: (UD) (CE) (TRANS) (PKS) (PLNG)

COMMENTS:

Albuquerque

NM 87103

www.cabq.gov



SIGNED:

Curtis Cherne
City Engineer Designee
924-3695

DATE: 2-18-09

PLANNING DEPARTMENT
DEVELOPMENT AND BUILDING SERVICES
TRANSPORTATION SECTION

DEVELOPMENT REVIEW BOARD – SPEED MEMO

DRB CASE NO: 1003713

AGENDA ITEM NO: 2

SUBJECT:

SIA EXTENSION – 1 YEAR

ENGINEERING COMMENTS:

No adverse comments.

RESOLUTION:

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

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

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

SIGNED:

Kristal D. Metro
Transportation Development

505-924-3991

DATE: FEBRUARY 18, 2009

DRB PUBLIC HEARING SIGN IN SHEETS

PROJECT #: 1003713 AGENDA# 2 DATE: 2/18/09

1. Name: ROBERT BEZLO Address: 1424 ROMA Zip: 87104
2. Name: _____ Address: _____ Zip: _____
3. Name: _____ Address: _____ Zip: _____
4. Name: _____ Address: _____ Zip: _____
5. Name: _____ Address: _____ Zip: _____
6. Name: _____ Address: _____ Zip: _____
7. Name: _____ Address: _____ Zip: _____
8. Name: _____ Address: _____ Zip: _____
9. Name: _____ Address: _____ Zip: _____
10. Name: _____ Address: _____ Zip: _____
11. Name: _____ Address: _____ Zip: _____
12. Name: _____ Address: _____ Zip: _____
13. Name: _____ Address: _____ Zip: _____
14. Name: _____ Address: _____ Zip: _____
15. Name: _____ Address: _____ Zip: _____
16. Name: _____ Address: _____ Zip: _____
17. Name: _____ Address: _____ Zip: _____



CITY OF ALBUQUERQUE
 PLANNING DEPARTMENT
 DEVELOPMENT REVIEW BOARD

February 18, 2009

Project# 1003713
 09DRB-70022 MAJOR - 1 YEAR EXTENSION OF SUBDIVISION
 IMPROVEMENTS AGREEMENT

ISAACSON AND ARFMAN PA agent(s) for FAMILY HOUSING DEVELOPMENT CORPORATION request(s) the referenced/ above action(s) for Tract A1, **BELL TRADING POST LOFTS** zoned SU-2/ SU-1 FOR RESIDENTIAL, located on the northeast corner of LAGUNA RD NW and CENTRAL AVE NW containing approximately 1.0 acre(s). (J-13)

AMAFCA
 No comments.

COG
 Central Av has been identified in the AMPA Regional ITS Architecture as an ITS Corridor. Please contact DMD at 291-6220 for further detail about scheduled implementation.

 The functional classification of Central Av is that of urban principal arterial.

TRANSIT

Adjacent and nearby routes	Route 766, Rapid Ride and Route #66, Central pass the site.
Adjacent bus stops	Bus stop, for Route 66, near the site approximately 30 feet south of the Laguna/Central intersection on Central. The bus stop provides services for westbound users.
Site plan requirements	None.
Large site TDM suggestions	None.
Other information	None.

ZONING ENFORCEMENT
 No comments.

NEIGHBORHOOD COORDINATION
 Downtown NA (R)
 Huning Castle NA (R)

APS
 corner of Laguna Rd NW and Central Ave NW. The owner of the above property requests a 1 Year Extension of Subdivision Improvements Agreement for a development that consists of approximately 20 multi-family units. This will impact Lew Wallace Elementary School, Washington Middle School, and Albuquerque High School. Lew Wallace Elementary School is nearing capacity; Washington Middle School and Albuquerque High School have excess capacity.

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

		Day		
373	Lew Wallace	278	285	7
465	Washington	554	763	209
590	Albuquerque	1,792	2,100	308
Residential Units: 20				
Est. Elementary School Students: 6				
Est. Middle School Students: 3				
Est. High School Students: 3				
Est. Total # of Students from Project: 12				
*The estimated number of students from the proposed project is based on an average student generation rate for the entire APS district.				
POLICE DEPARTMENT No comments.				
FIRE DEPARTMENT No comments.				
PNM ELECTRIC & GAS No comments.				
COMCAST No comments.				
QWEST No comments.				
ENVIRONMENTAL HEALTH No comments.				
M.R.G.C.D No comments.				
OPEN SPACE DIVISION No comments.				
CITY ENGINEER No objection				
TRANSPORTATION DEVELOPMENT No adverse comments.				
PARKS AND RECREATION No objection.				
ABCWUA				
PLANNING DEPARTMENT Refer to comments from affected agencies and any public hearing comments regarding proposed extension.				

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

Cc: Amy L.D. Niese, PE – Isaacson & Arfman, PA – 128 Monroe St. – Albuquerque, NM 87108
Cc: Family Housing Development Corp. – P.O. Box 91525 – Albuquerque, NM 87199

#10



Completed 06/28/07 SH
DRB CASE ACTION LOG

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. 07-70964 Project # 1003713
Project Name: Bell Landing, 3rd Flr
Agent: Isaacson & Orfanos Phone No.: 268-9828

Your request for (SDP for SUB), (SDP for BP), (FINAL PLATS), (MASTER DEVELOP. PLAN), was approved on 6/27/07 by the DRB with delegation of signature(s) to the following departments.
OUTSTANDING SIGNATURES COMMENTS TO BE ADDRESSED

Project Number 1003713

TRANSPORTATION: _____

UTILITIES: _____

CITY ENGINEER / AMAFCA: _____

PARKS / CIP: _____

PLANNING (Last to sign): Richardson

- 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.**



#10

DRB CASE ACTION LOG

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.

Project Number

1003713

DRB Application No. 07-70064 Project # 1003713
 Project Name: Pell Building Court
 Agent: Isaacson & O'Connell Phone No.: 268-8828

Your request for (SDP for SUB), (SDP for BP), (FINAL PLATS), (MASTER DEVELOP. PLAN), was approved on 6/27/07 by the DRB with delegation of signature(s) to the following departments.

OUTSTANDING SIGNATURES COMMENTS TO BE ADDRESSED

- TRANSPORTATION: _____
- _____
- _____
- _____
- _____
- UTILITIES: _____
- _____
- _____
- _____
- CITY ENGINEER / AMAFCA: _____
- _____
- _____
- _____
- PARKS / CIP: _____
- _____
- _____
- _____
- PLANNING (Last to sign): Record
- _____
- _____
- _____

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



**DEVELOPMENT REVIEW BOARD
ACTION SHEET**

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

June 27, 2007

9:00 AM

MEMBERS:

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

Wilfred Gallegos, Transportation Development
Brad Bingham, Alternate City Engineer

Roger Green, ABCWUA
Christina Sandoval, Parks & Recreation

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

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

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

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

Adjourned: 12:00 P.M.

CASES WHICH REQUIRE PUBLIC NOTIFICATION

MAJOR SUBDIVISIONS, VACATIONS, SIA EXTENSIONS AND SITE DEVELOPMENT PLANS

- 1. **Project# 1002134**
07DRB-70029 MAJOR - 2YR SUBD IMP
AGMT (2YR SIA)

MARK GOODWIN AND ASSOCIATES PA agent(s) for VISTA DEL NORTE DEVELOPMENT, LLC request(s) the above action(s) for all or a portion of Tract(s) U1, U2, U3, U4 & U6, **VISTA DEL NORTE**, zoned SU-1 FOR IP USES, located on LAS LOMITAS DR NE BETWEEN EL PUEBLO NE AND VISTA DEL NORTE DR NE containing approximately 33.4552 acre(s). (D-16) **TWO-YEAR SIA WAS APPROVED.**

2. **Project# 1006516**
07DRB-70030 BULK LAND VARIANCE
07DRB-70031 MAJOR - PRELIMINARY
PLAT APPROVAL
07DRB-70034 VACATION OF PUBLIC
EASEMENT
07DRB-70032 MINOR - TEMP DEFR
SWDK CONST
07DRB-70033 SIDEWALK WAIVER
07DRB-70085 MINOR-PRELIM&FINAL
PLAT APPROVAL

BOHANNAN HUSTON INC agent(s) for MESA DEL SOL, LLC request(s) the above action(s) for all or a portion of Tract(s) 4A, **MESA DEL SOL**, zoned SU-2/PC, located on UNIVERSITY BLVD SE BETWEEN SOLAR MESA AVE. SE AND BOBBY FOSTER SE containing approximately 114.7792 acre(s). [Deferred from 06/27/07] (R-15, R-16, S-15 & S-16) **DEFERRED AT THE AGENT'S REQUEST TO 07/25/07.**

3. **Project # 1002371**
07DRB-00577 Major-Vacation of Public
Easements
07DRB-00576 Minor-Prelim&Final Plat
Approval

TIERRA WEST LLC agent(s) for HOFFMANTOWN WEST CHURCH request(s) the above action(s) for all or any portion of Tract(s) 1-A-1, Block(s) 15, ALBAN HILLS (to be known as **HOFFMANTOWN WEST CHURCH**) zoned SU-1 for R-2 with church related uses, located on LA ORILLA RD NW between COORS BLVD NW and the CORRALES DRAIN containing approximately 17 acre(s). [REF: 02DRB01824, 03DRB02150, 05DRB00560, 03DRB02085, 03DRB02086, 03EPC01285, 07DRB00286] [Deferred from 5/30/07 & 06/06/07, 6/13/07 & 06/27/07] (D-12) **DEFERRED AT THE AGENT'S REQUEST TO 07/11/07.**

4. **Project # 1002962**
07DRB-00613 Major-SiteDev Plan Subd
07DRB-00615 Major-SiteDev Plan
BldPermit

BOHANNAN HUSTON INC agent(s) for CANTATA AT THE TRAILS INC request(s) the above action(s) for Tract 5 and a portion of Tract 4 OS, THE TRAILS, UNIT 2, (to be known as **CANTATA AT THE TRAILS**) zoned SU-2 UR located on OAKRIDGE ST NW between WOODMONT AVE NW and UNIVERSE NW containing approximately 25 acre(s). [REF: 04DRB-01322] [Deferred from 06/06/07 & 06/20/07] (C-9) **THE SITE PLAN FOR SUBDIVISION WAS APPROVED. WITH THE SIGNING OF THE INFRASTRUCTURE LIST DATED 06/27/07 AND APPROVAL OF THE GRADING PLAN ENGINEER STAMP DATED 06/07/07, THE SITE PLAN FOR BUILDING PERMIT WAS APPROVED WITH WITH FINAL SIGN OFF DELEGATED TO THE CITY ENGINEER FOR THE SIA AND TO PLANNING FOR 3 COPIES, A 15 DAY APPEAL PERIOD AND THE PLAT .**

SITE DEVELOPMENT PLANS (E FINAL SIGN-OFF) AMENDED PLAT 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.

5. **Project# 1005354**
07DRB-70078 EPC APPROVED SDP
FOR SUBDIVISION
- DEKKER/PERICH/SABATINI agent(s) for SAWMILL VILLAGE LLC request(s) the above action(s) for all or a portion of Lot(s) B-2-A, **DUKE CITY LUMBER ADDITION** and Tract(s) 2D, **ARBOLERA DE VIDA**, zoned S-2/S-1 FOR PRD & MICROBREWERY, located on BELLAMAH NW BETWEEN ASPEN NW AND 19TH ST NW containing approximately 9.97 acre(s). [*Deferred from 06/27/07*] [**Carol Toffaleti, EPC Case Planner**] (J-13) **INDEFINITELY DEFERRED AT THE AGENT'S REQUEST.**
- 07DRB-70071 MINOR - PRELIMINARY/
FINAL PLAT APPROVAL
- BOHANNAN HUSTON INC agent(s) for SAWMILL COMMUNITY LAND TRUST request(s) the above action(s) for all or a portion of Lot(s) B-2-A, **DUKE CITY LUMBER ADDITION** (to be known as **SAWMILL VILLAGE**) zoned SU-2/S-1 FOR PRD & MICROBREWERY, located on BELLAMAH AVE NW BETWEEN ASPEN NW AND 19TH ST NW containing approximately 7.4628 acre(s). [REF: 07DRB-00499, 00500] [*Indef deferred from 06/27/07*] (J-13) **INDEFINITELY DEFERRED AT THE AGENT'S REQUEST.**
6. **Project# 1006573**
07DRB-70081 MINOR - SDP FOR
BUILDING PERMIT
07DRB-70080 MINOR - PRELIMINARY/
FINAL PLAT APPROVAL
- LARRY READ AND ASSOCIATES agent(s) for DESERT HILLS JEHOVAH'S WITNESSES request(s) the above action(s) for all or a portion of Lot(s) 12 & 21, Block(s) 29, Tract(s) A, **UNIT B, NORTH ALBUQUERQUE ACRES**, zoned SU-2 IP, located on ALAMEDA AVE NE BETWEEN SAN PEDRO NE AND LOUISIANA NE containing approximately 1.78 acre(s). [*Indef deferred from 06/27/07*] (C-18) **INDEFINITELY DEFERRED AT THE AGENT'S REQUEST.**
7. **Project# 1004000**
07DRB-70027 MINOR - SDP FOR
BUILDING PERMIT
- NCA ARCHITECTS PA agent(s) for NORTH VALLEY SEVENTH DAY ADVENTIST CHURCH request(s) the above action(s) for all or a portion of Tract(s) A-1, **EAGLE RANCH SUBDIVISION, WEST UNIT 2**, zoned SU-1 PDA TO INCLUDE C-3 USES, located on PARADISE BLVD NW BETWEEN EAGLE RANCH NW AND COORS NW containing approximately 3.48 acre(s). [*Indef deferred on 6/13/07*] (C-13) **WITH THE SIGNING OF THE INFRASTRUCTURE LIST DATED 06/27/07, THE SITE PLAN FOR BUILDING PERMIT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO THE CITY ENGINEER FOR THE SIA AND TO PLANNING FOR 3 COPIES.**

8. **Project# 1005482**
07DRB-70059 EPC APPROVED SDP
FOR BUILD PERMIT
- DESIGN PLUS LLC agent(s) for STONEBRIDGE INVESTMENT GROUP request(s) the above action(s) for all or a portion of Tract(s) 2 & 3, **MIRA MESA ESTATES**, zoned C-2 SC, located on HANOVER RD NW BETWEEN 64th ST NW AND 68th ST NW containing approximately 5 acre(s). **[Anna Di Mambro, EPC Case Planner] [Deferred from 6/20/07] (J-10) THE SITE PLAN FOR BUILDING PERMIT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO PLANNING FOR 3 COPIES.**
9. **Project# 1003364**
07DRB-70003 EPC APPROVED SDP
FOR BUILD PERMIT
- TAFAZZUL HUSSAIN agent(s) for PHILLIP LINDBORG request(s) the above action(s) for all or a portion of Lot(s) 1-A-1-A1, Block(s) 10, Tract(s) 2, **NORTH ALBUQUERQUE ACRES, UNIT 3**, zoned SU-2 MIXED USE, located on HOLLY AVE NE BETWEEN LOUISIANA NE AND WYOMING NE containing approximately 1 acre(s). **[Anna DiMambro, EPC Case Planner] [Indef deferred from 5/30/07] [Defer from 06/20/07] (C-19) WITH THE SIGNING OF THE INFRASTRUCTURE LIST DATED 06/27/07, THE SITE PLAN FOR BUILDING PERMIT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO THE CITY ENGINEER FOR THE SIA AND TO PLANNING FOR THE PLAT AND 3 COPIES.**

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

10. **Project# 1003713**
07DRB-70064 MINOR - PRELIMINARY/
FINAL PLAT APPROVAL
- ISAACSON AND ARFMAN PA agent(s) for FAMILY HOUSING DEVELOPMENT CORPORATION request(s) the above action(s) for all or a portion of Tract(s) A, BELL TRADING POSTS LOFTS, (to be known as **TRACT A-1, BELL TRADING POSTS LOFTS**) zoned SU-2, S-1 for RES 24 UNITS MAX WITH C-1, located on LAGUNA RD NW between CENTRAL AVE NW and 15TH ST NW containing approximately 1.03 acre(s). **(J-13) THE PRELIMINARY AND FINAL PLAT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO PLANNING TO RECORD.**
11. **Project# 1004986**
07DRB-70060 SIDEWALK WAIVER
- STEPHEN & PATRICIA DWYER request(s) the above action(s) for all or a portion of Lot(s) 2, Tract(s) 2, **FOUR HILLS VILLAGE INSTALLMENT 11-A**, zoned R-1, located on STAGECOACH RD SE between PEDREGOSO SE and LA CABRA DR SE containing approximately .9439 acre(s). **(M-23) A SIDEWALK VARIANCE FOR WAIVER OF THE SIDEWALK WAS APPROVED AS SHOWN ON EXHIBIT C IN THE PLANNING FILE.**

12. **Project# 1003779**
07DRB-70072 MAJOR - FINAL PLAT
APPROVAL

ADIL RIZVI request(s) the above action(s) for all or a portion of Lot(s) 17 & 18, Block(s) 2, **UNIT 3, KUMAIL SUBDIVISION**, zoned RD, located on OAKLAND AVE between BLVD NE and LOUISIANA BLVD NE containing approximately 2.0 acre(s) (C-19) **THE FINAL PLAT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO TRANSPORTATION DEVELOPMENT FOR A 30-FEET RADIUS ON LOT 7-P1, STREET CROSS SECTION, A WATERLINE EASEMENT ON LOT 7-P1 AND TO PLANNING TO SIGN AND RECORD THE PLAT ON OR AFTER 06/29/07.**

13. **Project# 1000149**
07DRB-70067 MINOR - PRELIMINARY/
FINAL PLAT APPROVAL

SURVEYS SOUTHWEST LTD agent(s) for BT PARTNERS request(s) the above action(s) for all or a portion of Lot(s) 7 & 8, **UNIT 2, DAVIDSON ADDITION**, together with Tract 83-B, Map 33, zoned RC, located on CANDELARIA RD NW between 4TH ST NW and 2ND ST NW containing approximately .4894 acre(s) (G-14) **THE FINAL PLAT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO TRANSPORTATION DEVELOPMENT FOR FACE OF CURB TO PROPERTY LINE AND SIDEWALK WIDTH AND TO PLANNING FOR A RECORDED COPY OF THE PLAT.**

14. **Project# 1001235**
07DRB-70076 MINOR - PRELIMINARY/
FINAL PLAT APPROVAL

SURVEYS SOUTHWEST LTD agent(s) for TURNER BRANCH request(s) the above action(s) for all or a portion of Lot(s) 13 & 14, Block(s) 6, Tract(s) 11, Map 35, EDWARD KROGH ADDITION (to be known as **LANDS OF BRANCH**) zoned R-1, located on RIO GRANDE BLVD NW between KROGH CT NW and EL NIDO CT NW containing approximately 1.0769 acre(s). (H-13) **WITH THE SIGNING OF THE INFRASTRUCTURE LIST DATED 06/27/07 AND APPROVAL OF THE GRADING PLAN ENGINEER STAMP DATED 05/24/07, THE PRELIMINARY PLAT WAS APPROVED AND DELEGATED TO PLANNING FOR A COPY OF THE RECORDED PLAT. THE FINAL PLAT WAS DEFERRED FOR THE SIA.**

15. **Project# 1006564**
07DRB-70074 MINOR - PRELIMINARY/
FINAL PLAT APPROVAL
- SURVEYS SOUTHWEST LTD agent(s) for ORLOE HANSON request(s) the above action(s) for all or a portion of Tract(s) 1-B & 1-C, **HERRERA SUBDIVISION**, zoned O-1 & R-1, located on SAN ANDRES AVE NW between 4TH ST NW and DELAMAR AVE NW containing approximately .3552 acre(s). (F-14) **THE PRELIMINARY AND FINAL PLAT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO TRANSPORTATION DEVELOPMENT FOR DEDICATION OF SIDEWALKS AND TO PLANNING FOR A COPY OF THE RECORDED PLAT.**
16. **Project# 1003674**
07DRB-70075 MINOR - PRELIMINARY/
FINAL PLAT APPROVAL
- TERRAMETRICS OF NEW MEXICO agent(s) for LLAVE DEVELOPMENT INC request(s) the above action(s) for all or a portion of Tract(s) A, RICH COURT SUBDIVISION (to be known as **Lot(s) 7, 8, & 9 and Tract(s) A-1, RICH COURT SUBDIVISION**) zoned R-D 3DU/A, located on ALAMEDA AVE NE between BARSTOW ST NE and VENTURA ST NE containing approximately 1.0376 acre(s). [Deferred from 06/27/07] (C-20) **DEFERRED AT THE BOARD'S REQUEST TO 09/05/07.**
17. **Project# 1006566**
07DRB-70077 MINOR - PRELIMINARY/
FINAL PLAT APPROVAL
- TERRAMETRICS OF NEW MEXICO agent(s) for ZIA TRUST INC request(s) the above action(s) for all or a portion of Lot(s) 1 & 2, Block(s) 106 A, **BRENTWOOD HILLS**, zoned C-1, located on CANDELARIA RD NE between JUAN TABO NE and CHELWOOD PARK NE containing approximately .3369 acre(s). (H-22) **THE PRELIMINARY AND FINAL PLAT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO PLANNING TO RECORD THE PLAT.**
18. **Project# 1006561**
07DRB-70070 MINOR - PRELIMINARY/
FINAL PLAT APPROVAL
- WAYJOHN SURVEYING INC agent(s) for ANASAZI DOWNTOWN LLC request(s) the above action(s) for all or a portion of Lot(s) 10, 11 & 12, Block(s) 19, **NEW MEXICO TOWN COMPANY'S ORIGINAL TOWNSITE**, zoned SU-3, located on CENTRAL AVE SW between 5TH ST SW and 6TH ST SW containing approximately .2445 acre(s). (K-14) **THE PRELIMINARY AND FINAL PLAT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO PLANNING TO RECORD THE PLAT.**

19. **Project# 1004919**
07DRB-70073 MINOR - PRELIMINARY/
FINAL PLAT APPROVAL

WAYJOHN SURVEYING INC agent(s) for DAVID MURPHY request(s) the above action(s) for all or a portion of Tract(s) 127-B, 128-B, 129-B-2, 129-B-1, 131 & 131-A (to be known as **NORTH 2ND STREET BUSINESS CENTER**) zoned M-1, located on 2nd ST NW between MONTANO NW and GRIEGOS NW containing approximately 6.1315 acre(s). [Deferred from 06/27/07] [REF: 06DRB-00747] (F-15) **DEFERRED AT THE AGENT'S REQUEST TO 07/11/07.**

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

20. **Project# 1006553**
07DRB-70066 SKETCH PLAT REVIEW
AND COMMENT

SURVEYS SOUTHWEST LTD agent(s) for CAROL LOVATO request(s) the above action(s) for all or a portion of Lot(s) 8, Block(s) 7, **GARDNER ADDITION**, zoned R-1, located on JUPITER RD NW BETWEEN GRIEGOS RD NW AND CANDELARIA RD NW containing approximately .153 acre(s). (G-14) **THE ABOVE REQUEST WAS REVIEWED AND COMMENTS WERE GIVEN.**

21. **Project# 1006551**
07DRB-70065 SKETCH PLAT REVIEW
AND COMMENT

MARK A LUCERO & MARY JO LUCERO request(s) the above action(s) for all or a portion of Tract(s) 1, **LAND OF MANUEL G. JARAMILLO** zoned RA-2, located on LOS LUCEROS RD NW BETWEEN ZICKERT RD NW AND DURANES NW containing approximately .57 acre(s). (H-12) **THE ABOVE REQUEST WAS REVIEWED AND COMMENTS WERE GIVEN.**

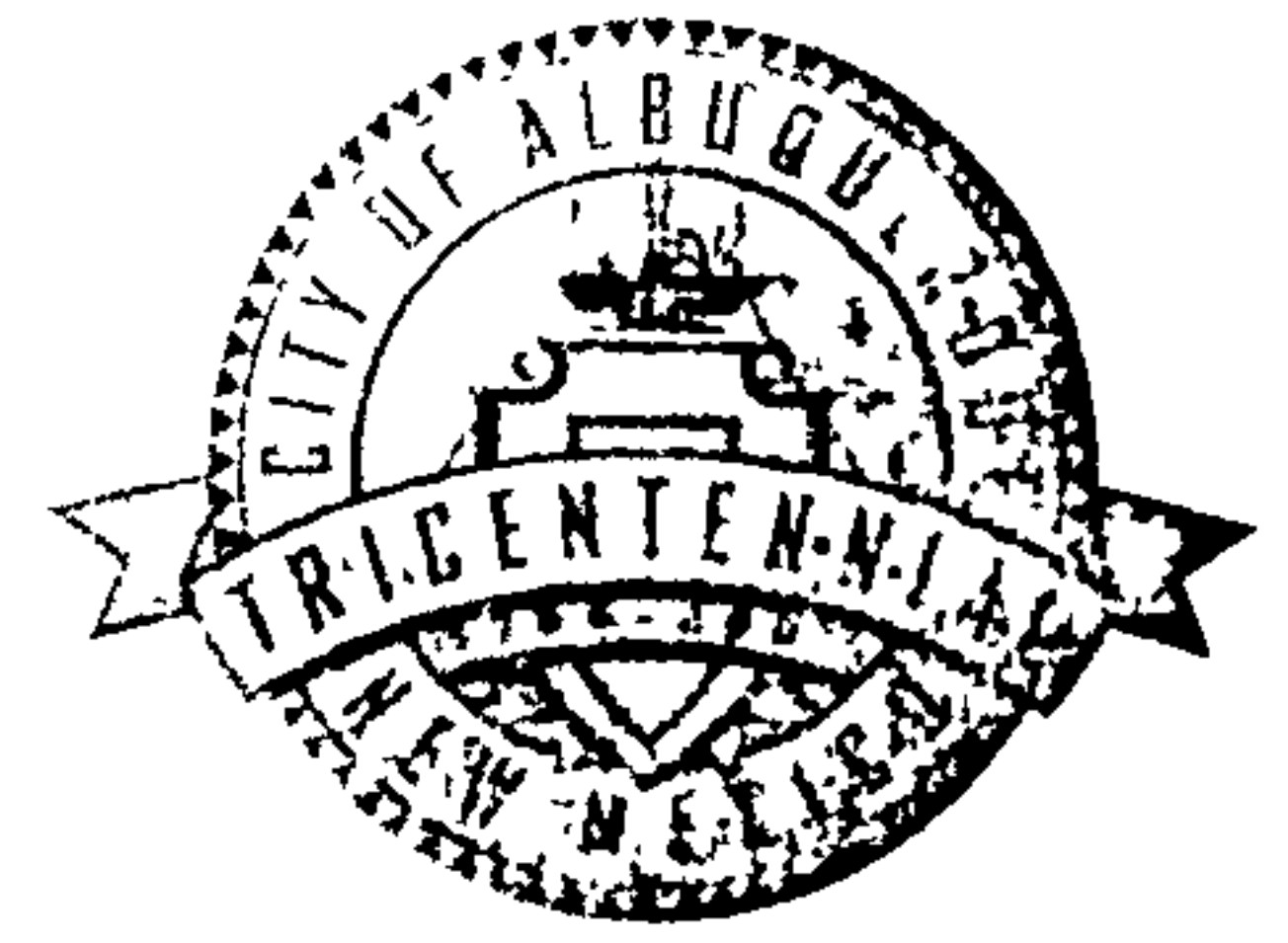
22. **Project# 1006571**
07DRB-70079 SKETCH PLAT REVIEW
AND COMMENT

JAY CRAMER agent(s) for KATHLEEN JIO request(s) the above action(s) for all or a portion of Tract(s) 309-B-2, zoned RA-2, located on MOUNTAIN RD NW BETWEEN MONTOYA NW AND LULAC AVE NW containing approximately .552 acre(s). (J-12) **THE ABOVE REQUEST WAS REVIEWED AND COMMENTS WERE GIVEN.**

23. Approval of the Development Review Board Minutes for June 20, 2007. **THE DEVELOPMENT REVIEW BOARD MINUTES FOR JUNE 20, 2007 WERE APPROVED BY THE BOARD.**

ADJOURNED: 12:00 A.M.

CITY OF ALBUQUERQUE



**CITY OF ALBUQUERQUE
PUBLIC WORKS DEPARTMENT
DEVELOPMENT SERVICE
HYDROLOGY DEVELOPMENT SECTION**

DEVELOPMENT REVIEW BOARD--SPEED MEMO

DRB CASE NO/PROJECT NO: 1003713

AGENDA ITEM NO: 10

SUBJECT:

Final Plat
Preliminary Plat

ACTION REQUESTED:

P.O. Box 1293
REV/CMT:() APP:(x) SIGN-OFF:() EXTN:() AMEND:()

ENGINEERING COMMENTS:

Albuquerque

No adverse comments.

New Mexico 87103

RESOLUTION:

www.cabq.gov

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

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

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

FOR:

SIGNED: Bradley L. Bingham
City Engineer/AMAFCA Designee
924-3986

DATE: June 27, 2007

**CITY OF ALBUQUERQUE
PLANNING DEPARTMENT
June 27, 2007
DRB Comments**

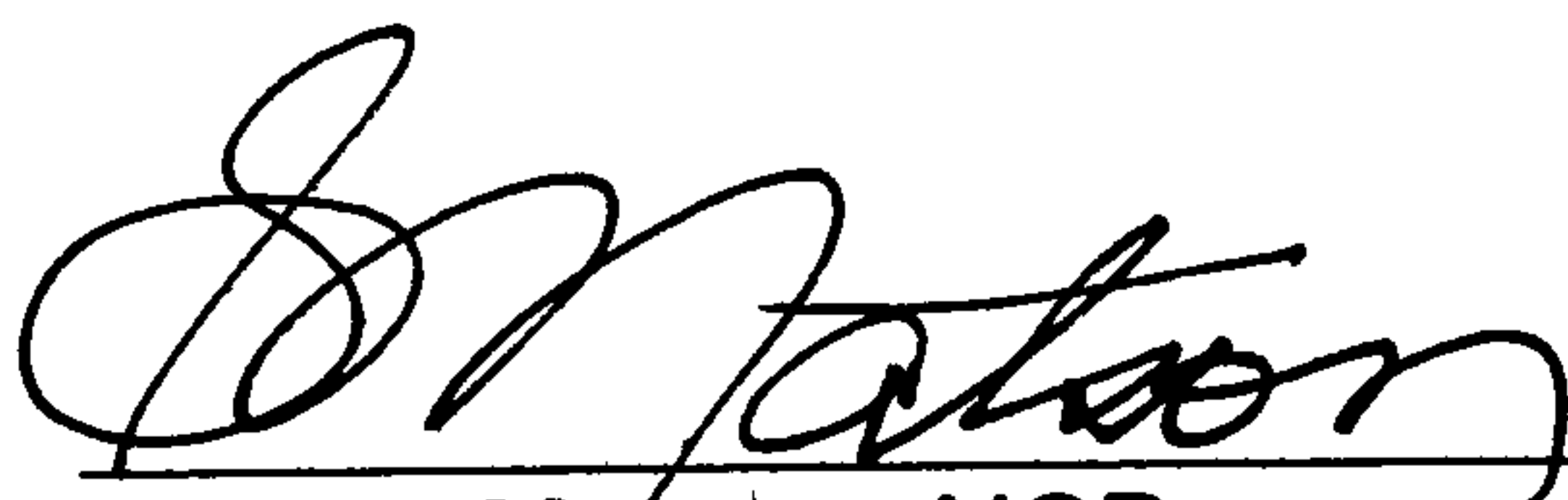
ITEM #10

PROJECT #: 1003713 APPLICATION #: 07-70064

RE: Tract A-1, Bell Trading Posts Lofts/p&f

No objection to the replat.

Planning will record the plat.



Sheran Matson, AICP

DRB Chair

924-3880 smatson@cabq.gov



DRB CASE ACTION LOG (PREL & FINAL)

REVISED 9/28/05

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

DRB Application No.: 07DRB-00289 (P&F)
Project Name BELL TRADING POSTS LOFTS
Agent: ISAACSON & ARFMAN

Project # 1003713
Phone No.: 268-8828

Your request for (SDP for SUB), (SDP for BP), (FINAL PLATS), (MASTER DEVELOP. PLAN), was approved on 3/21/07 by the DRB with delegation of signature(s) to the following departments.
OUTSTANDING SIGNATURES COMMENTS TO BE ADDRESSED

- TRANSPORTATION: _____
- _____
- _____
- _____
- _____
- UTILITIES: _____
- _____
- _____
- _____
- CITY ENGINEER / AMAFOA: _____
- _____
- _____
- PARKS / CIP: _____
- _____
- _____
- PLANNING (Last to sign): Record
- AGIS dx
- Owner of Lot 2A signs the plat

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

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

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

Project Number 1003713

3713

DXF Electronic Approval Form

DRB Project Case #: 1003713

Subdivision Name: BELL TRADING POST LOFTS TRACT A1

Surveyor: TIMOTHY ALDRICH

Contact Person: JUSTIN THOR SIMENSON

Contact Information: 268-8826

DXF Received: 4/11/2007

Hard Copy Received: 4/11/2007

Coordinate System: NMSP Grid (NAD 27)


Approved

4.11.2007
Date

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

AGIS Use Only
Copied fc 3713 to agiscov on 4/18/2007 Contact person notified on 4/18/2007



**DEVELOPMENT REVIEW BOARD
ACTION SHEET**

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

March 21, 2007

9:00 a.m.

MEMBERS:

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

Wilfred Gallegos, Transportation Development
Brad Bingham, Alternate City Engineer

Roger Green, Utility Development
Christina Sandoval, Parks & Recreation

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

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

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

- A. Call to Order: 9:00 A.M. Adjourned: 10:25 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 # 1004075**
06DRB-01537 Major-Vacation of Pub Right-of-Way
06DRB-01539 Minor-Vacation of Private Easements

BOHANNAN HUSTON INC agent(s) for MESA DEL SOL LLC request(s) the above action(s) for all or a portion of Tract(s) 4A, 4B, 4C and 1 through 15, **MESA DEL SOL**, zoned SU-2 PLANNED COMMUNITY, located on INTERSTATE 25 SW, between BROADWAY BLVD SW and LOS PICAROS RD SW containing approximately 2,294 acre(s). [REF: 06DRB-00744] [Deferred from 11/15/06,12/13/06, 1/3/07,1/17/07, 2/7/07, 2/28/07 & 3/21/07]. (R-16, Q-16, R-15, R-17, S-14, S-16, S-17, T-16) **DEFERRED AT THE AGENT'S REQUEST TO 4-11-07.**

2. **Project # 1002739**
06DRB-01621 Major-Vacation of Public Easements
06DRB-01622 Major-Vacation of Pub Right-of-Way
06DRB-01623 Minor-Final Plat Approval

MARK GOODWIN & ASSOCIATES agent(s) for KB HOME NEW MEXICO INC request(s) the above action(s) for **ANDERSON HEIGHTS, UNIT 5A**, zoned RD/RLT, located on 118TH ST SW, between DENNIS CHAVES BLVD SW and COLOBEL AVE SW containing approximately 41 acre(s). [REF: 06DRB-01431] [Deferred from 12/6/06,12/13/06 & 12/20/06] [Deferred from 1/3/07,1/10/07,1/17/07,1/24/07, 1/31/07, 2/7/07, 2/21/07, 3/07/07 & 03/21/07] (P-8) **DEFERRED AT THE BOARD'S REQUEST TO 4-4-07.**

3. **Project # 1002330**
07DRB-00195 Major-Two Year SIA

ADVANCED ENGINEERING & CONSULTING LLC agent(s) for JENNIFER LIN request(s) the above action(s) for all or a portion of Tract(s) G-2-A & G-2-B, **MONTGOMERY COMPLEX**, zoned SU-1 FOR C-2 USES, located on MONTGOMERY BLVD NE, between CARLISLE BLVD NE and I-25 containing approximately 5 acre(s). [REF: 03DRB-00401, 03DRB-00402, 03DRB-00347][Deferred from 3/14/07] (F-16) **A ONE-YEAR SIA WAS APPROVED.**

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

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

4. Project # 1004976

06DRB-01548 Minor-SiteDev Plan
Subd/EPC
06DRB-01549 Minor-SiteDev Plan
BldPermit/EPC

H BARKER ARCHITECTS agent(s) for CALABACILLAS GROUP request(s) the above action(s) for all or a portion of Lot(s) A-1, B-1, C-1 & C-2, **BLACK ARROYO DAM**, zoned C-2, located on GOLF COURSE RD NW, between BENTON AVE NW and WESTSIDE BLVD NW containing approximately 12 acre(s). [REF: 06EPC-00424, 06EPC-00425] [Catalina Lehner, EPC Case Planner] [Deferred from 11/1/06 & Indef deferred 11/8/06 & Indef deferred 12/13/06] [Deferred from 3/21/07] (A-12) **DEFERRED AT THE AGENT'S REQUEST TO 3-28-07.**

07DRB-00303 Minor-Prelim&Final Plat
Approval
07DRB-00304 Minor-Vacation of Private
Easements

FORSTBAUER SURVEYING LLC agent(s) for CALABACILLAS GROUP request(s) the above action(s) for Tract(s) A-1, B-1, C-1, **BLACK ARROYO DAM**, zoned C-2 (SC) located on GOLF COURSE RD NW between WESTSIDE BLVD NW and DRIFTWOOD AVE NW containing approximately 13 acre(s). [REF: 06DRB-00044] [Deferred from 3/21/07] (A-12) **DEFERRED AT THE AGENT'S REQUEST TO 3-28-07.**

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

5. Project # 1004073

07DRB-00275 Minor-Subd Design (DPM)
Variance

MARK GOODWIN & ASSOCIATES PA agent(s) for JTH LLC request(s) the above action(s) for all or any portion of Lot(s) 1, 2 and 15-18, Block(s) 21, **JUAN TABO HILLS, UNIT 1**, zoned R-D residential and related uses zone, developing area located on KELSO CT SE and EASY GOER RD SE, containing approximately 2 acre(s). [REF: 05DRB01854] [Deferred from 3/14/07] (M-21) **A SUBDIVISION DESIGN VARIANCE FROM MINIMUM DPM DESIGN STANDARDS WAS APPROVED AS SHOWN ON EXHIBIT D IN THE PLANNING FILE.**

6. **Project # 1005302**
07DRB-00333 Minor-Prelim&Final Plat
Approval

SURVEYS SOUTHWEST LTD agent(s) for WILLIAM DORN request(s) the above action(s) for all or any portion of Lot(s) 7, Block(s) 26, **EASTERN ADDITION**, zoned SU-2 LCR located on LEWIS SE between EDITH ST SE and WALTER ST SE containing approximately 1 acre(s). (L-14) **PRELIMINARY AND FINAL PLAT WAS APPROVED WITH FINAL SIGN-OFF DELEGATED TO UTILITIES DEVELOPMENT FOR PRIVATE SANITARY SEWER LINE EASEMENT AND APPROPRIATE LANGUAGE.**

7. ~~Project # 1003713~~
07DRB-00289 Minor-Prelim&Final Plat
Approval

ISAACSON & ARFMAN agent(s) for FAMILY HOUSING DEVELOPMENT CORPORATION request(s) the above action(s) for all or any portion of Tract(s) A, **BELL TRADING POSTS LOFTS**, zoned SU-2, SU-1 for residential 24 units max with C-1 and located on LAGUNA RD NW between CENTRAL AVE NW and ROMA AVE NW containing approximately 1 acre(s). [REF: 05DRB-00148] (J-13) **PRELIMINARY AND FINAL PLAT WAS APPROVED WITH FINAL SIGN-OFF DELEGATED TO PLANNING FOR AGIS DXF FILE, TO RECORD THE PLAT AND THE OWNER OF LOT 2-A TO SIGN THE PLAT.**

8. **Project # 1002345**
07DRB-00232 Minor-Prelim&Final Plat
Approval

LAND DEVELOPMENT CONSULTANTS LLC agent(s) for KARSTEN HOMES request(s) the above action(s) for all or any portion of Lot(s) 3 & 8, **BROADWAY INDUSTRIAL CENTER, UNITS 1 & 3**, zoned SU-2/HM located on KARSTEN CT SE between WOODWARD RD SE and SAN JOSE AVE SE containing approximately 18 acre(s). [REF: S-97-76] [Deferred from 3/07/07 & 03/14/07] (M-15) **WITH THE SIGNING OF THE INFRASTRUCTURE LIST DATED 3/21/07 THE PRELIMINARY PLAT WAS APPROVED WITH THE FOLLOWING CONDITIONS: THE PLAT SHOULD CONTAIN PRIVATE DRAINAGE EASEMENTS WITH MAINTENANCE AND BENEFICIARIES CALLED OUT. SHOW THE EXISTING NMDOT DRAINAGE EASEMENTS. ALBUQUERQUE ENVIRONMENTAL HEALTH DEPARTMENT'S SIGNATURE IS REQUIRED. THE FINAL PLAT WAS INDEFINITELY DEFERRED FOR THE SIA.**

NO ACTION IS TAKEN ON THESE CASES:

APPLICANT - AGENT IS REQUIRED TO BE AT THE MEETING

9. **Project # 1003128**
07DRB-00278 Minor-Sketch Plat or Plan

JOSH SKARSGARD agent(s) for BANDELIER EQUITIES LTD CO request(s) the above action(s) for all or any portion of Lot(s) 1-5, Block(s) 11, **NORTH ALBUQUERQUE ACRES, UNIT A**, zoned R-D located on SAN PEDRO DR NE , between PASEO DEL NORTE NE and PALOMAS AVE NE containing approximately 6 acre(s). [REF: 05DRB01424] [Deferred from 03/14/07] (D-18) **THE ABOVE REQUEST WAS REVIEWED AND COMMENTS WERE GIVEN.**

10. **Project # 1005417**
07DRB-00280 Minor-Sketch Plat or Plan

KEVIN SMITH request(s) the above action(s) for North 38 feet of Lots 10, 11 & 12 and the North 38 feet of the West 15 feet of Lot 9, Block G and the Southerly 54 feet of the Northerly 92 feet of Lots 9, 10 & 12 and the East 10 feet of the North 38 feet of Lot 9, Block G, **ATLANTIC AND PACIFIC ADDITION**, zoned SU-2/RG located on 3RD ST NW between STOVER SW and HAZELDINE SW containing approximately 1 acre(s). (K-14) **THE ABOVE REQUEST WAS REVIEWED AND COMMENTS WERE GIVEN.**

11. **Project # 1005442**
07DRB-00330 Minor-Sketch Plat or Plan

RIVERA INVESTMENTS INC request(s) the above action(s) for all or any portion of Lot(s) 12, Block(s) 28, **UNIVERSITY HEIGHTS SUBDIVISION**, zoned SU-2 DR located on CENTRAL AVE SE between VASSAR SE and GARFIELD SE containing approximately 1 acre(s). (K-16) **THE ABOVE REQUEST WAS REVIEWED AND COMMENTS WERE GIVEN.**

12. **Project # 1005443**
07DRB-00331 Minor-Sketch Plat or Plan

RIVERA INVESTMENTS INC. request(s) the above action(s) for all or any portion of Lot(s) 17 & 18, Block(s) 23, **UNIVERSITY HEIGHTS SUBDIVISION**, zoned SU-2 DR located on CENTRAL AVE SE between VASSAR SE and LEAD SE containing approximately 1 acre(s). (K-16) **THE ABOVE REQUEST WAS REVIEWED AND COMMENTS WERE GIVEN.**

13. Approval of the Development Review Board Minutes for March 14, 2007. **THE DRB MINUTES FOR MARCH 14, 2007 WERE APPROVED BY THE BOARD.**

ADJOURNED: 10:25 A.M.

CITY OF ALBUQUERQUE



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

DEVELOPMENT REVIEW BOARD – SPEED MEMO

DRB CASE NO/PROJECT NO: 1003713

AGENDA ITEM NO: 7

SUBJECT:

Final Plat
Preliminary Plat

ACTION REQUESTED:

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

ENGINEERING COMMENTS:

P.O. Box 1293

No adverse comments.

Albuquerque

New Mexico 87103

www.cabq.gov

RESOLUTION:

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

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

SIGNED: Bradley L. Bingham
City Engineer / AMAFCA Designee

DATE: MARCH 21, 2007

**CITY OF ALBUQUERQUE
PLANNING DEPARTMENT
March 21, 2007
DRB Comments**

ITEM # 7

PROJECT # 1003713

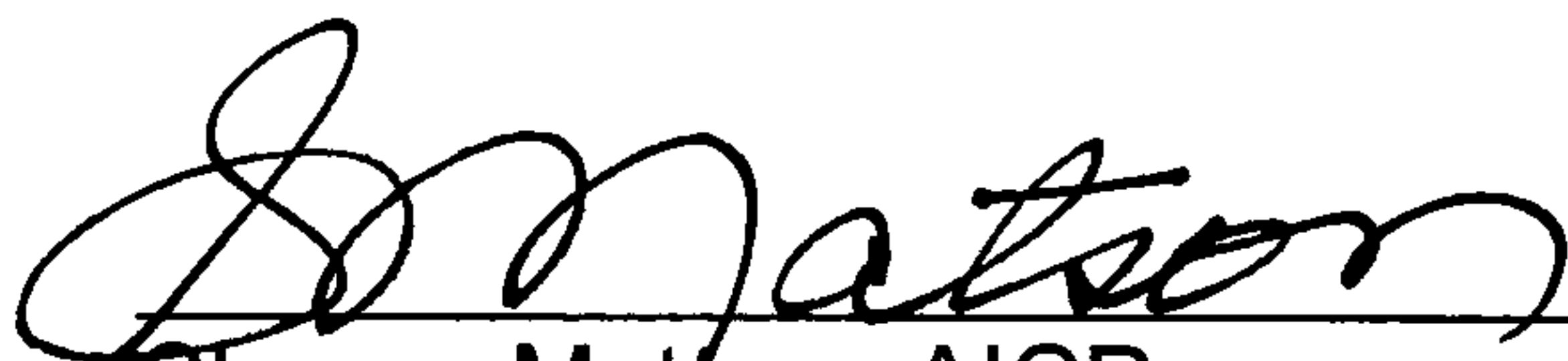
APPLICATION # 07-00289

RE: Bell Trading Post Lofts/minor plat

No objection to the requested replat.

AGIS dxf?

Planning will record the plat.



Sheran Matson, AICP

DRB Chair

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



OFFICIAL NOTICE OF DECISION

CITY OF ALBUQUERQUE
PLANNING DEPARTMENT
DEVELOPMENT REVIEW BOARD

March 7, 2007

1. **Project # 1003713**
07DRB-00143 Major-Two Year SIA

ISAACSON & ARFMAN agent(s) for FAMILY HOUSING CORPORATION request(s) the above action(s) for all or a portion of Tract(s) A, **BELL TRADING POST LOFTS**, zoned SU-2 SU-1 FOR RES W/C-1, located on CENTRAL AVE SW, between LAGUNA RD SW and 15TH SW containing approximately 1 acre(s). [REF: Z-85-9, 05DRB-00149, 05DRB-00147] (J-13)

At the March 7, 2007, Development Review Board meeting, a two-year extension of the Subdivision Improvements Agreement was approved.

If you wish to appeal this decision, you must do so by March 22, 2007, in the manner described below.

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

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

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

Sheran Matson, AICP, DRB Chair

Cc: Isaacson & Arfman PA, 128 Monroe St NE, 87108
Family Housing Corporation, P.O. Box 91525, 87199
Marilyn Maldonado, Planning Department, 4th Floor, Plaza del Sol Bldg.
File

DRB PUBLIC HEARING SIGN IN SHEETS

CASE NUMBER: 1003713 AGENDA#: 1 DATE: 3/7/07

1. Name: AMY NIESE ^{FTA} Address: 128 MOUROS Zip: 87108
2. Name: _____ Address: _____ Zip: _____
3. Name: _____ Address: _____ Zip: _____
4. Name: _____ Address: _____ Zip: _____
5. Name: _____ Address: _____ Zip: _____
6. Name: _____ Address: _____ Zip: _____
7. Name: _____ Address: _____ Zip: _____
8. Name: _____ Address: _____ Zip: _____
9. Name: _____ Address: _____ Zip: _____
10. Name: _____ Address: _____ Zip: _____
11. Name: _____ Address: _____ Zip: _____
12. Name: _____ Address: _____ Zip: _____
13. Name: _____ Address: _____ Zip: _____
14. Name: _____ Address: _____ Zip: _____

CITY OF ALBUQUERQUE



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

DEVELOPMENT REVIEW BOARD – SPEED MEMO

DRB CASE NO/PROJECT NO: 1003713

AGENDA ITEM NO: 1

SUBJECT:

Two Year SIA

ACTION REQUESTED:

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

ENGINEERING COMMENTS:

No adverse comments.

P.O. Box 1293

Albuquerque

New Mexico 87103

www.cabq.gov

RESOLUTION: 2 yr

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

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

SIGNED: Bradley L. Bingham
City Engineer / AMAFCA Designee

DATE: MARCH 7, 2007



CITY OF ALBUQUERQUE
PLANNING DEPARTMENT
DEVELOPMENT REVIEW BOARD

March 7, 2007

Project # 1003713
07DRB-00143 Major-Two Year SIA

ISAACSON & ARFMAN agent(s) for FAMILY HOUSING CORPORATION request(s) the above action(s) for all or a portion of Tract(s) A, **BELL TRADING POST LOFTS**, zoned SU-2 SU-1 FOR RES W/C-1, located on CENTRAL AVE NW, between LAGUNA RD NW and 15TH NW containing approximately 1 acre(s). [REF: Z-85-9, 05DRB-00149, 05DRB-00147] (J-13)

AMAFCA	No adverse comments.
COG	No adverse comments.
Transit	No comments received.
Zoning Enforcement	No adverse comments.
Neighborhood Coordination	
Letter(s) sent to Downtown NA (R) and Huning Castle NA (R).	
APS	Tract A, Bell Trading Post Lofts , located on Central Ave SW between Laguna Rd SW and 15 th St SW, will consist of approximately 20 lofts. The planned development is assigned to Lew Wallace Elementary School, Washington Middle School, and Albuquerque High School. Lew Wallace is nearing capacity, and Washington Middle School and Albuquerque High School have excess capacity.
Police Department	No crime prevention or CPTED comments at this time.
Fire Department	No adverse comments.
PNM Electric & Gas	No adverse comments.
Comcast	No comments received.
QWEST	No comments received.
Environmental Health	No comments received.
M.R.G.C.D.	No comments received.

Open Space Division

Open Space has no adverse comments.

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

Transportation Development

No objection to the request.

Parks & Recreation

No objection.

Utilities Development

No objection to Extension request.

Planning Department

No objection to the SIA extension request. Defer to Transportation.

Impact Fee Administrator

No comments regarding the SIA extension.

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

Cc: Isaacson & Arfman PA, 128 Monroe St NE, 87108

Family Housing Corporation, P.O. Box 91525, 87199



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

Notice is hereby given that the Development Review Board, City of Albuquerque, will hold a public hearing in the **Plaza del Sol Hearing Room, Basement, Plaza del Sol Building, 600 2nd St NW**, on **Wednesday, March 7, 2007**, beginning at **9:00 a.m.** for the purpose of considering the following:

~~Project # 1003713~~

07DRB-00143 Major-Two Year SIA

ISAACSON & ARFMAN agent(s) for FAMILY HOUSING CORPORATION request(s) the above action(s) for all or a portion of Tract(s) A, **BELL TRADING POST LOFTS**, zoned SU-2 SU-1 FOR RES W/C-1, located on CENTRAL AVE SW, between LAGUNA RD SW and 15TH SW containing approximately 1 acre(s). [REF: Z-85-9, 05DRB-00149, 05DRB-00147] (J-13)

Project # 1004246

07DRB-00144 Major-SiteDev Plan
BldPermit

TIERRA WEST LLC agent(s) for KOZANI LLC request(s) the above action(s) for Lot(s) 7-10 and 23-26, NORTH ALBUQUERQUE ACRES, UNIT B (to be known as **HOLLY PLAZA**) zoned SU-2 FOR IP, located on PASEO DEL NORTE NE, between SAN PEDRO DR NE and LOUISIANA BLVD NE containing approximately 5 acre(s). (C-18)

Project # 1005346

07DRB-00134 Major-Vacation of Public
Easements

SURV-TEK INC agent(s) for ALBUQUERQUE 50 LLC request(s) the above action(s) for all or a portion of Tract(s) D-2, **AEROSPACE TECHNOLOGY PARK**, zoned SU-1 AIRPORT, located WEST OF PASEO DEL VULCAN NW, between I-40 and CITY OF RIO RANCHO containing approximately 50 acre(s). (F-6)

Details of the application(s) may be examined at the Planning Department Development Services Center One Stop Shop, Second Floor, Plaza Del Sol Building, 600 2nd St NW, between 8:00 a.m. and 4:30 p.m., Monday through Friday except holidays. INDIVIDUALS WITH DISABILITIES needing special assistance to participate in this hearing should contact Claire Senova, Planning Department, at 924-3946. TTY users may call the New Mexico Relay Network by calling toll-free 1-800-659-8331.

Sheran Matsor, AICP, DRB Chair
Development Review Board

TO BE PUBLISHED IN THE ALBUQUERQUE JOURNAL MONDAY, FEBRUARY 19, 2007.

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

Meeting Date: March 7, 2007
Zone Atlas Page: J-13
Notification Radius: 100 Ft.

**Project# 1003713
App#07DRB-00143**

**Cross Reference and Location: 1503 CENTRAL AVE SW BETWEEN LAGUNA
RD SW AND 15TH ST SW**

Applicant: FAMILY HOUSING CORPORATION
PO BOX 91525
ALBUQUERQUE, NM 87199

Agent: AMY NIESE
ISAACSON & ARFMAN
128 MONROE ST
ALBUQUERQUE, NM 87108

Special Instructions:

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

Date Mailed: FEBRUARY 16, 2007
Signature: ERIN TREMLIN



SUBDIVISION

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

SITE DEVELOPMENT PLAN

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

STORM DRAINAGE

- Storm Drainage Cost Allocation Plan

Supplemental form

S Z ZONING & PLANNING

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

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

APPLICANT INFORMATION:

NAME: FAMILY HOUSING CORPORATION PHONE: 550-6784
 ADDRESS: PO BOX 91525 FAX: _____
 CITY: ALB STATE NM ZIP 87199 E-MAIL: fhdc@earthlink.net
 Proprietary interest in site: _____ List all owners: _____
 AGENT (if any): AMY NIESE, PE ISAACSON + ARFMAN PHONE: 268-8828
 ADDRESS: 128 MONROE ST FAX: 268-2632
 CITY: ALB STATE NM ZIP 87108 E-MAIL: amy@iacivil.com

DESCRIPTION OF REQUEST: BELL TRADING POST LOFTS: SIA EXTENSION

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. A Block: _____ Unit: _____
 Subdiv. / Addn. BELL TRADING POST LOFTS
 Current Zoning: SU-2, SU-1 FOR RESID w/ C-1 Proposed zoning: SU-2, SU-1 FOR RESIDENTIAL w/ C-1
 Zone Atlas page(s): J-13 No. of existing lots: 1 No. of proposed lots: 1
 Total area of site (acres): 1.09 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. 101505729732511002, 101305831010941313 MRGCD Map No. NA
 LOCATION OF PROPERTY BY STREETS: On or Near: 1503 CENTRAL AVE SW
 Between: LAGUNA RD SW and 15th ST SW

3E HISTORY:

List any current or prior case number that may be relevant to your application (Proj., App., DRB-, AX, Z, V, S, etc.): 1003713
05-DRB-00148; 05DRB-00147; 05DRB-00149; Z-85-9; Z-68-134

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

SIGNATURE: Amy L. D. Niese, PE DATE: 2/9/07
 (Print) _____ Applicant Agent

OFFICIAL USE ONLY

Form revised 4/04

INTERNAL ROUTING

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

Application case numbers

07DRB-00143

Action

SIA

S.F.

52

Fees

\$ 50.00

AVD

5

\$ 75.00

CMF

\$ 20.00

\$

\$

Total

\$ 145.00

Hearing date 3-7-07

Project # 1003713

Planner signature / date

[Signature]

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

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

MAJOR SUBDIVISION PRELIMINARY PLAT APPROVAL

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

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

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

- Proposed Amended Preliminary Plat, and/or Infrastructure List, and/or Grading Plan (folded to fit into an 8 5" by 14" pocket) 24 copies
 - Original Preliminary Plat, and/or Infrastructure List, and/or Grading Plan (folded to fit into an 8 5" by 14" pocket)
 - Zone Atlas map with the entire property(ies) precisely and clearly outlined and crosshatched (to be photocopied)
 - Letter briefly describing, explaining, and justifying the request
 - Property owner's and City Surveyor's signature on the proposed amended plat, if the preliminary plat is being amended
 - Office of Community & Neighborhood Coordination inquiry response, notifying letter, certified mail receipts
 - Sign Posting Agreement
 - Any original and/or related file numbers are listed on the cover application
- Amended preliminary plat approval expires after one year.
DRB Public hearings are approximately ONE MONTH after the filing deadline. Your attendance is required.

MAJOR SUBDIVISION EXTENSION OF SUBDIVISION IMPROVEMENTS AGREEMENT

(Temporary sidewalk deferral uses FORM-V)

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

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

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

Amy Niese Applicant name (print)
Ruth Lopez Applicant signature / date
 for Amy Niese



Form revised JUNE 2005

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

Application case numbers
07DRB - - 00143

Joseph M. Lopez 2-9-07
 Planner signature / date
 Project # 1003713

Rec	UPC CODE	OWNER	OWNER ADDRESS	OWNER CITY	OWNER STATE	OWNER ZIP CODE	PROPERTY CLASS	TAX DISTRICT	LEGAL
1	10130 58310 10941 313	FAMILY HOUSING DEVELOPMENT CORPORATION	8220 LOUISIANA BLVD NE SUITE B	ALBUQUERQUE	NM	87113	C	A1AM	TR A FINAL PLAT FOR TR A BELL TRADING POST LOTS (BEING A REPLAT OF BLOCK 19 LOTS 1 THRU 6 TOGETHER WITH WEST END ADDITION LOTS 3A, 4 & 5) CONT 1.0155 AC
2	10130 58329 09041 317	G & L INV CO INC	317 6TH ST NW	ALBUQUERQUE	NM	87102	C	A1AM	TR 92 MAP 38
3	10130 58291 11931 128	INDIAN SILVER CRAFTS INC	1601 CENTRAL AVE NW	ALBUQUERQUE	NM	87104	C	A1AM	MAP 38 TRACT 103
4	10130 58320 12942 301	FAMILY HOUSING DEVEL CORP	8220 LOUISIANA BLVD NE SUITE B	ALBUQUERQUE	NM	87113	V	A1AM	* 024 013PEREA ADDN
5	10130 58336 13042 401	SMITH ALLEN R & SUSAN K CO-TRUSTEES SMITH RVLT	1012 PARKLAND PL SE	ALBUQUERQUE	NM	87108	R	A1AM	* A 018PEREA ADD REPL
6	10130 58339 12942 402	BRUSUELAS RICHARD & PATRICIA K % SCOTT JESSE	1415 ROMA NE	ALBUQUERQUE	NM	87104	R	A1AM	* B 018PEREA ADD REPL
7	10130 58301 12731 104	NIETO PETE A & HELEN F	416 61ST ST SW	ALBUQUERQUE	NM	87121	R	A1AM	MAP 38 TRACT 101
8	10130 58334 11241 311	CROMEANS JACQUELINE L	1424 ROMA AVE NW	ALBUQUERQUE	NM	87102	R	A1AM	* 008 017LEMBKES SUB REPLAT PEREA ADD
9	10130 58337 11141 310	DZUR STEPHANIE L & ROBERT S	1420 ROMA AVE NW	ALBUQUERQUE	NM	87104	R	A1AM	*00070017LEMBKES REPLAT
10	10130 58291 11431 101	INDIAN SILVER CRAFTS INC	1601 CENTRAL AVE NW	ALBUQUERQUE	NM	87104	C	A1AM	MAP 38 TR 96B T10N 3E SEC 18
11	10130 58296 11631 102	BENOIT STEVEN W & CRESPIENTE DL	1608 PARK AVE SW	ALBUQUERQUE	NM	87104	R	A1AM	MAP 38 TR 96 A
12	10130 58320 13242 302	FAMILY HOUSING DEVEL CORP	8220 LOUISIANA BLVD NE SUITE B	ALBUQUERQUE	NM	87113	V	A1AM	* 022 013PEREA ADD LOTS 22X23
13	10130 58311 13442 313	FAMILY HOUSING DEVEL CORP	8220 LOUISIANA BLVD NE SUITE B	ALBUQUERQUE	NM	87113	V	A1AM	013PEREA ADDN E 25FT L9 THRU 12
14	10130 58319 09941 315	G L INVESTMENT CO	317 6TH ST NW	ALBUQUERQUE	NM	87102	V	A1AM	* 001 WEST END ADD

15	10130 58323 09541 316	GXL INV CO INC E TAL	317 6TH ST NW	ALB UQU ERQ UE	N M	87 10 2	C	A1 A M	TR 93 MAP 38
16	10130 58304 11331 103	CRESPIN TED L & BENOIT STEVEN W	1608 PAR K AVE SW	ALB UQU ERQ UE	N M	87 10 4	R	A1 A M	MAP 38 TRACT 95 A
17	10130 58306 13542 312	FAMILY HOUSING DEVEL CORP	8220 LOU ISIANA BL VD NE SUI TE B	ALB UQU ERQ UE	N M	87 11 3	V	A1 A M	W'LY PORTION LTS 9 THRU 12 BLK 13 PEREA ADD'N C ONT. 0.1296 AC.
18	10130 58321 10041 314	BLAUGRUND LEE S	PO BOX 36 85	ALB UQU ERQ UE	N M	87 19 0	R	A1 A M	LOT 2-A PLAT OF LOT 2-A & LOT 3- A WEST END ADD'N BEING A REP L OF LT 2 & L T 3
19	10130 58300 07240 704	HUNING CASTLE APARTMENTS LL C % THOMAS F K ELEHER	PO BOX A A	ALB UQU ERQ UE	N M	87 10 31 62 6	R	A1 A M	LOT 1-A BLOCK 1 PLAT OF LOT 1- A, BLOCK 1 HUNING CASTLE ADDN BEING A REPLAT OF LOTS 1, 8, 9, AND THE NORTHEASTERLY 20' OF L OT 10, BLOCK 1 HUNING CASTLE ADDITION CONT 2.6 982 AC

Or Current Resident
BENOIT STEVEN W & CRESPIAN TED L
1608 PARK AVE SW
ALBUQUERQUE, NM 87104 1026

Or Current Resident
BLAUGRUND LEE S
PO BOX 3685
ALBUQUERQUE, NM 87190

Or Current Resident
BRUSUELAS RICHARD & PATRICIA K
SCOTT JESSE
1415 ROMA NE
ALBUQUERQUE, NM 87104

Or Current Resident
CRESPIAN TED L & BENOIT STEVEN W
1608 PARK AVE SW
ALBUQUERQUE, NM 87104

Or Current Resident
CROMEANS JACQUELINE L
1424 ROMA AVE NW
ALBUQUERQUE, NM 87102

Or Current Resident
DZUR STEPHANIE L & ROBERT S
1420 ROMA AVE NW
ALBUQUERQUE, NM 87104

Or Current Resident
FAMILY HOUSING DEVEL CORP
8220 LOUISIANA BLVD NE SUITE B
ALBUQUERQUE, NM 87113

Or Current Resident
FAMILY HOUSING DEVELOPMENT
CORPORATION
8220 LOUISIANA BLVD NE SUITE B
ALBUQUERQUE, NM 87113

Or Current Resident
G L INVESTMENT CO
317 6TH ST NW
ALBUQUERQUE, NM 87102

Or Current Resident
HUNING CASTLE APARTMENTS LLC
THOMAS F KELEHER
PO BOX AA
ALBUQUERQUE, NM 87103 1626

Or Current Resident
INDIAN SILVER CRAFTS INC
1601 CENTRAL AVE NW
ALBUQUERQUE, NM 87104

Or Current Resident
NIETO PETE A & HELEN F
416 61ST ST SW
ALBUQUERQUE, NM 87121

Or Current Resident
SMITH ALLEN R & SUSAN K CO-
TRUSTEES SMITH RVLT
1012 PARKLAND PL SE
ALBUQUERQUE, NM 87108

Project# 1003713
FAMILY HOUSING CORP.
P.O. BOX 91525
ALBUQUERQUE, NM 87199

Project# 1003713
AMY NIESE
PE Isaacson & Arfman
128 MONROE ST
ALBUQUERQUE, NM87108

Project# 1003713
JENNIFER DE GARMO
Downtown N.A.
1021 FORRESTER ST NW
ALBUQUERQUE, NM 87102

Project# 1003713
STEVE MORROW
Downtown N.A.
405 LUNA BLVD. NW
ALBUQUERQUE, NM 87102

Project# 1003713
TODD HUNTER
Huning Castle N.A.
1612 SAN CRISTOBAL RD SW
ALBUQUERQUE, NM 87104

Project# 1003713
LYNN HIGHTOWER
Huning Castle N.A.
1711 LOS ALAMOS SW
ALBUQUERQUE, NM 87104

Or Current Resident

Or Current Resident

Or Current Resident

Or Current Resident

Or Current Resident

Or Current Resident

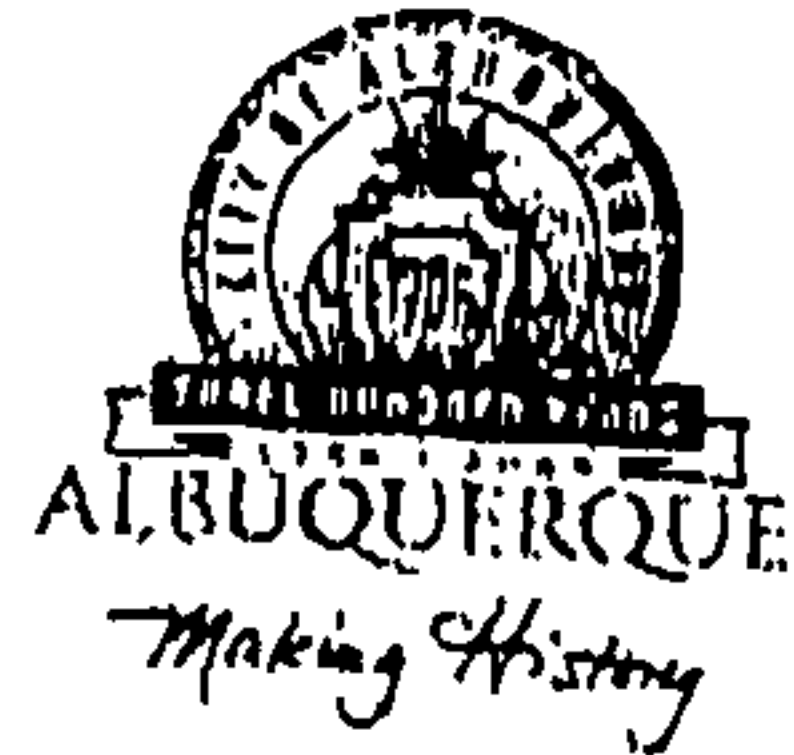
Or Current Resident

Or Current Resident

Or Current Resident

Or Current Resident

Or Current Resident



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

February 7, 2007

Ruth Lozano
Isaacson and Arfman, P.A.
128 Monroe St. NE/87108
Phone: 268-8828/Fax: 268-2632

Dear Ruth:

Thank you for your inquiry of February 7, 2007 requesting the names of Recognized Neighborhood Associations who would be affected under the provisions of O-92 by your proposed project at **TRACT A, BELL TRADING POST LOFTS, LOCATED ON CENTRAL AVENUE NW BETWEEN LAGUNA BOULEVARD NW AND 15TH STREET NW** zone map J-13.

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

DOWNTOWN N.A. (DNA) "R"

Jennifer de Garmo
1021 Forrester St. NW/87102 224-9393 (h)
Steve Morrow
405 Luna Blvd. NW/87102 440-8470 (h)

HUNING CASTLE N.A. (HCS) "R"

*Todd Hunter
1612 San Cristobal Rd. SW/87104 242-0275 (h) 284-1882 (w)
Lynn Hightower
1711 Los Alamos SW/87104 247-3009 (h)

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

Sincerely,

Stephani J. Winklepleck

Neighborhood Program Coordinator
OFFICE OF NEIGHBORHOOD COORDINATION
Planning Department

planningrnaform(07/11/06)

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

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

NOTES

1. Sidewalks to be deferred where noted.
2. Residential lighting per DPM
3. Grading and Drainage Certification required per DPM (prior to release of financial guarantees) to include private retaining walls as defined on the approved grading plan.
4. All water to include fire hydrants, valves, and appurtenances per DPM.
5. Perimeter walls per DRB approved perimeter wall design.

AGENT/OWNER

Amy L D Niese, PE
NAME (print)

Isaacson & Artman, P A.
FIRM

Amy L D Niese 2/18/05
SIGNATURE - date

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

DEVELOPMENT REVIEW BOARD MEMBER APPROVALS

[Signature] 2/23/05
DRB CHAIR - date

Christina Sandoval 2/23/05
PARKS & GENERAL SERVICES - date

[Signature] 2-23-05
TRANSPORTATION DEVELOPMENT - date

AMAFCA - date

[Signature] 2/23/05
UTILITY DEVELOPMENT - date


- date

Bradley L. Bingham 2/23/05
CITY ENGINEER - date

- date

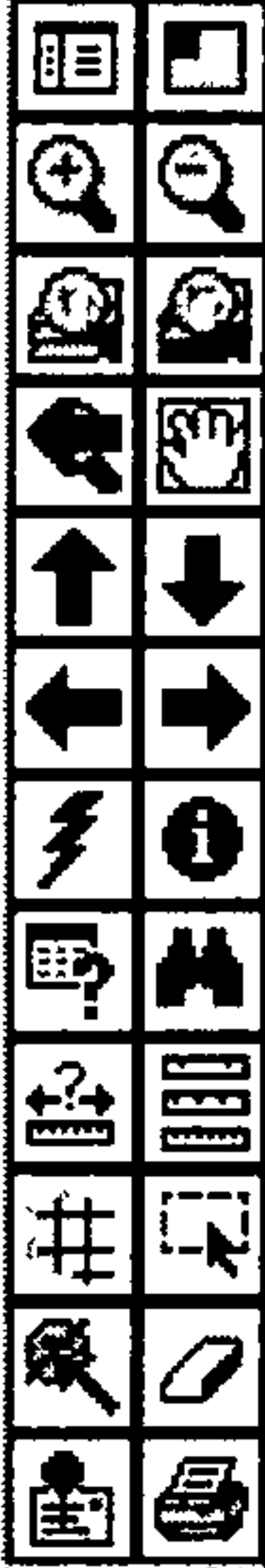
DESIGN REVIEW COMMITTEE REVISIONS

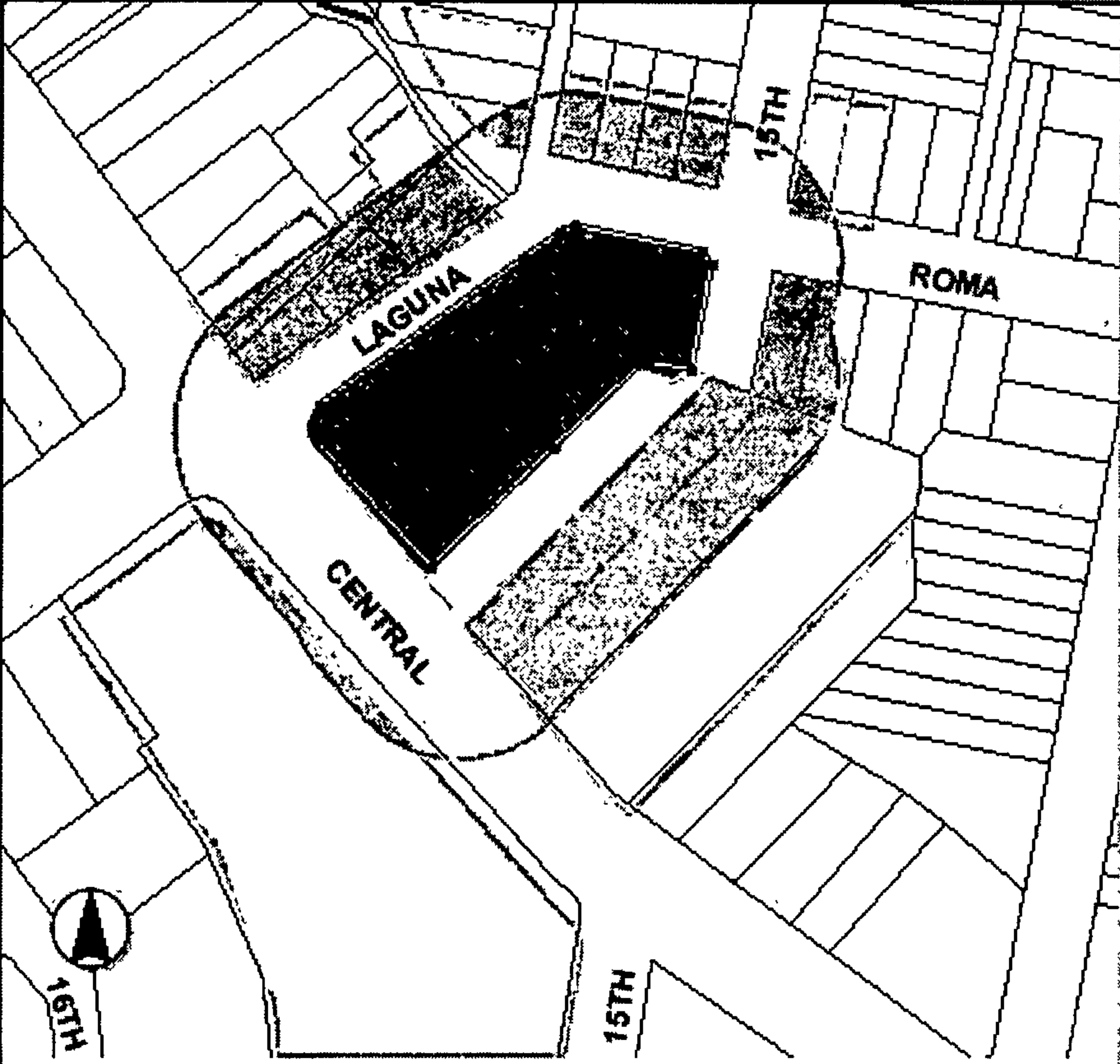
REVISION	DATE	DRC CHAIR	USER DEPARTMENT	AGENT/OWNER



CITY OF ALBUQUERQUE
www.cabq.gov

ALBUQUERQUE GIS DATA WEBSITE





LAYERS

- STREETS
- BASEMAP
- PARCELS
- LOT NUMBERS
- METRO ADDRESS
- ZONING
- OWNERSHIP
- 2FT CONTOUR
- ADDRESS POINTS
- LANDUSE
- INFRASTRUCTURE
- TRANSIT/SUNTRAN
- BOUNDARIES
- MUNICIPAL LIMITS
- ZONE GRID
- NEIGHBORHOODS
- METRO DEV AREA
- DASZ
- POLICE BEATS
- COUNCIL
- PARKS
- PETROGLYPH MNT
- BOSQUE SECTORS
- OPENSOURCE
- COMP PLAN
- AREA PLANS
- SECTOR PLANS
- SENATE DISTRICT
- REP. DISTRICTS
- PLANNING AREAS
- HISTORIC ZONES
- CORRIDORS
- ZIPCODES
- POVERTY POCKET
- SITES
- ENVIRONMENT
- APS
- TRAFFIC ENG.
- AIR PHOTO
 - 2004 AIR PHOTO
 - 2002 AIR PHOTO
 - 1999 AIR PHOTO

Refresh Map

Auto Refresh

Help:
Closed group, click to open

OWNERSHIP		
Rec	UPC CODE	OWNER
1	101305831010941313	FAMILY HOUSING DEVELOPMENT CORPORATION
2	101305832909041317	G & L INV CO INC
3	101305820141034128	INDIAN SILVER CRAFTS INC

Pan
SEARCH
REFRESH
HELP
INDEX PAGE

[CONTACT](#)



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

AGIS
Albuquerque Geographic Information System

Map amended through: 9/5/2006

Note: Grey Shading Represents Area Outside of the City Limits

Zone Atlas Page:
J-13-Z

Selected Symbols

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

0 750 1,500
Feet



ISAACSON & ARFMAN, P.A.

Consulting Engineering Associates

*Thomas O. Isaacson, PE & LS • Fred C. Arfman, PE
Scott M. McGee, PE*

February 9, 2007

Ms. Sheran Matson
DRB Chair
City of Albuquerque
P.O. Box 1293
Albuquerque, NM 87102

RE: SIA Extension for Bell Trading Post Lofts

Dear Ms. Matson:

Isaacson & Arfman, P.A., as agent for the Family Housing Development Corporation, is submitting a request for Extension of the SIA for the Bell Trading Post Lofts.

Construction for the renovation of the Bell Trading Post is underway, but it is not complete. The public water line has been installed, but the parking lot has not been paved. We do not want to install new sidewalks or paving surrounding the building until the work on the building is complete. Your approval of this extension would be appreciated.

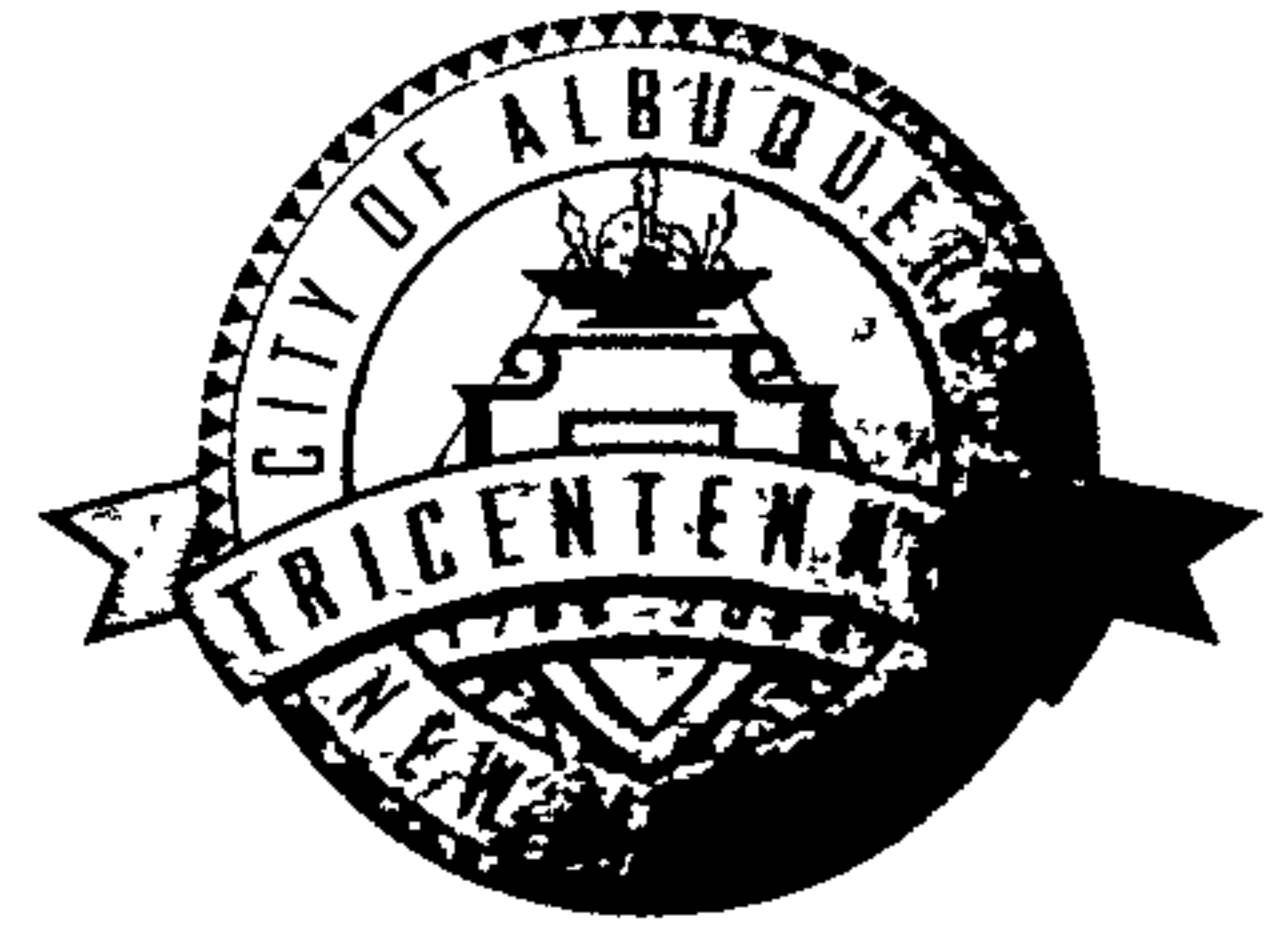
If you have any questions regarding this submittal, please call me at 268-8828.

Sincerely,

ISAACSON & ARFMAN

Amy L. D. Niese, PE

1304\correspondence\out\drb-s4



FYI

NOTIFICATION OF HEARING for the DEVELOPMENT REVIEW BOARD

February 15, 2007

TO: Larry Jennifer deGarmo and Steve Morrow, Downtown Neigh. Assoc.
Todd Hunter and Lynn Hightower, Huning Castle Neigh. Assoc.

This letter will serve as your notification from the City of Albuquerque, under provisions of 0-92 pertaining to a request for: **Approximately one (1) acre(s) - Major Two-Year Subdivision Improvement Agreement for the Bell Trading Post Lofts.**

Proposed by: Isaacson and Arfman, P.A. at 505-268-8828

Agent for: Family Housing Corporation

For property located: On or near Central Avenue NW between Laguna Road NW and 15th Street NW.

P.O. Box 1293

The case number(s) assigned is: 07DRB-00143, Project # 1003713.

Albuquerque

City Planning accepted application for this request on **February 9, 2007.**

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

New Mexico 87103

Please be advised that this application is scheduled for a hearing before the Development Review Board (DRB) at **9 a.m. on Wednesday, March 7, 2007** in the **Planning Hearing Room, Room 160, Plaza Del Sol Building, 600 Second St. NW.**

www.cabq.gov

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

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

Sincerely,

Stephani J. Winklepleck

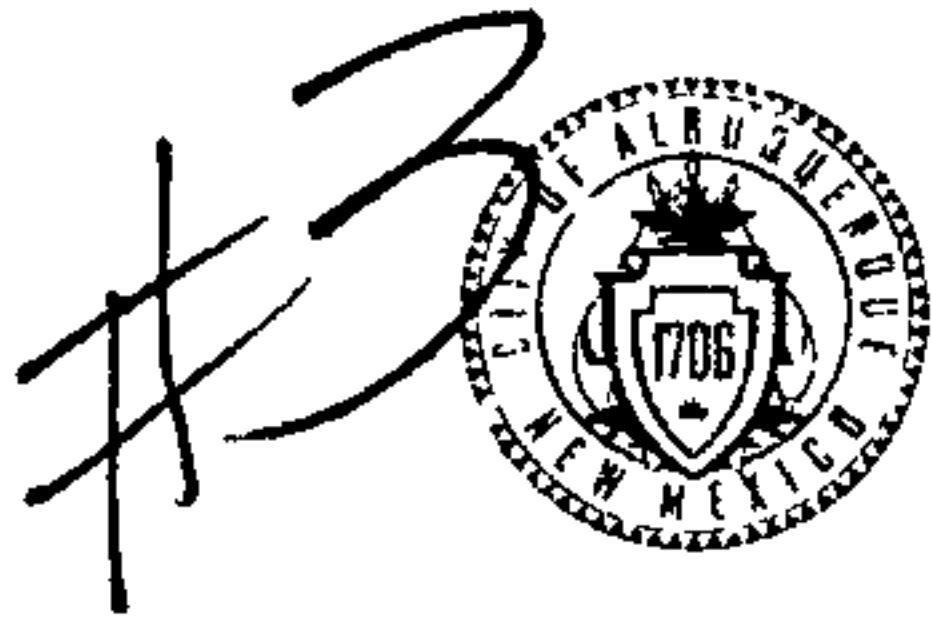
Stephani I. Winklepleck

Neighborhood Program Coordinator

OFFICE OF NEIGHBORHOOD COORDINATION

PLANNING DEPARTMENT

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



COMPLETED 10/18/05 st
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.: **05DRB-00303 (SBP)**

Project # **1003713**

Project Name: **BELL TRADING POST**

Agent: Family Housing Devel. Corp.

Phone No.: 873-9638

Your request for (SDP for SUB), (SDP for BP), (FINAL PLATS), (MASTER DEVELOP. PLAN), was approved on 2/23/05 by the DRB with delegation of signature(s) to the following departments.

OUTSTANDING SIGNATURES COMMENTS TO BE ADDRESSED

TRANSPORTATION: _____

UTILITIES: _____

CITY ENGINEER / AMAFCA: SIA or btb

PARKS / CIP: _____

PLANNING (Last to sign): Sign back here
10/18/05

- Planning must record this plat. Please submit the following items:**
 - The original plat and a mylar copy for the County Clerk.
 - Tax certificate from the County Treasurer.
 - Recording fee (checks payable to the County Clerk). RECORDED DATE: _____
 - Tax printout from the County Assessor.

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

Project Number

1003713

#2



Complete

Ag

10/13/05

DRB CASE ACTION LOG

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. 05DRB00148
Project Name: Bill Trading Park
Agent: Samuel Hausman

Project # 1003713
Phone No.: 268-8828

Project Number

1003713

Your request for (SDP for SUB), (SDP for BP), (FINAL PLATS), (MASTER DEVELOP. PLAN), was approved on 10/12/05 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): _____

- 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.**

#2



DRB CASE ACTION LOG

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. 05DRB00118 Project # 1003713
 Project Name Bell Trading Co. et al
 Agent: James Hausing, Esq. Phone No.: 268-8828

Project Number

1003713

Your request for (SDP for SUB), (SDP for BP), (FINAL PLATS), (MASTER DEVELOP. PLAN), was approved on 10/12/05 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): _____

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

3713

DXF Electronic Approval Form

DRB Project Case #: 1003713

Subdivision Name: BELL TRADING POST LOFTS TRACT A

Surveyor: TIMOTHY ALDRICH

Contact Person: JUSTIN THOR SIMENSON

Contact Information: 268-8828

DXF Received: 10/12/2005

Hard Copy Received: 10/12/2005

Coordinate System: NMSP Grid (NAD 27)


Approved

10-12-2005
Date

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

AGIS Use Only
Copied fc 3713 to agiscov on 10/12/2005 Contact person notified on 10/12/2005



**DEVELOPMENT REVIEW BOARD
ACTION SHEET**

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

October 12, 2005

9:00 a.m.

MEMBERS:

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

Wilfred Gallegos, Transportation Development
Brad Bingham, Alternate City Engineer

Roger Green, Utility Development
Christina Sandoval, Parks & Recreation

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

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

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

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

Adjourned: 11:57 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 # 1002201**
05DRB-01471 Major-Two Year SIA

TIERRA WEST LLC agent(s) for OMEGA AUTOMOTIVE REAL ESTATE LTD request(s) the above action(s) for all or a portion of Lot(s) 14-A & 21-A Block(s) 10, **NORTH ALBUQUERQUE ACRES, TRACT A, UNIT B**, zoned SU-2 IP WITH CONDITIONAL USES, located on PAN AMERICAN FREEWAY NE, between EAGLE ROCK NE and OAKLAND NE containing approximately 6 acre(s). [REF: 02DRB-01367, 03DRB-01382] (C-18) **A 6-MONTH EXTENSION OF THE SIA WAS APPROVED.**

2. **Project # 1003573**
05DRB-01379 Major-Amended Grading
Plan Approval

RIO GRANDE ENGINEERING agent(s) for ERIMY PROPERTIES LTD request(s) the above action(s) for all or a portion of Lot(s) 28, 29 and 30, Block(s) 2, Tract(s) 3, NORTH ALBUQUERQUE ACRES, UNIT 3 (to be known as **OAKLAND NORTH**) zoned R-D residential and related uses zone, developing area, located on OAKLAND AVE NE, between VENTURA BLVD NE and BARSTOW BLVD NE containing approximately 3 acre(s). [REF:04DRB01138, 04DRB01417,05DRB00481][*Deferred from 9/28/05 & 10/5/05*] (C-20) **WITHDRAWN AT THE AGENT'S REQUEST.**

3. **Project # 1004428**
05DRB-01460 Major-Bulk Land Variance
05DRB-01461 Minor-Prelim&Final Plat
Approval

MARK GOODWIN & ASSOCIATES PA agent(s) for ALBUQUERQUE RIO BRAVO PARTNERS LLC request(s) the above action(s) for all or a portion of Tract(s) RR-3, **WESTLAND SOUTH**, zoned SF RLT, located on DENNIS CHAVEZ BLVD SW, between COORS BLVD SW and 118TH ST SW containing approximately 99 acre(s). [REF: 1003530, 04EPC01029, 04EPC01030, 04EPC01274] (P-9) **THE BULK LAND VARIANCE WAS APPROVED. THE PRELIMINARY AND FINAL PLAT WAS APPROVED WITH FINAL PLAT SIGN OFF DELEGATED TO PLANNING FOR NOTICE OF SUBDIVISION PLAT CONDITIONS, THE 15-DAY APPEAL PERIOD AND AGIS DXF FILE.**

4. **Project # 1004272**
05DRB-01447 Major-Vacation of Public
Easements

ISAACSON & ARFMAN agent(s) for CURB INC request(s) the above action(s) for all or a portion of Tract(s) 16D, A PORTION OF TRACT 16D OF BULK LAND TRACT FOR EL RANCHO GRANDE and Tract(s) 16-A, 16-B, 16-C, 16-D, 16-E & 16-F, (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). [REF: 05DRB-01033, 05DRB-01038, 05DRB-01039, 05DRB-01084](N-8) **THE VACATION WAS APPROVED AS SHOWN ON EXHIBIT B IN THE PLANNING FILE.**

5. **Project # 1001788**
05DRB-01455 Major-Vacation of Public Easements
05DRB-01456 Minor-Prelim&Final Plat Approval

DAVID OR EVELYN MARTINEZ agent(s) for DR LAURA NATHANSON request(s) the above action(s) for Lot(s) 6-A & 6-B, **QUARTER HORSE ACRES SUBDIVISION**, zoned R-1, located on SPUR CT NW, between GABALDON NW and MONTOYA NW containing approximately 1 acre(s). [REF: 02DRB00384, 02DRB00875] (H-12) **THE VACATION WAS APPROVED AS SHOWN ON EXHIBIT B IN THE PLANNING FILE. THE PRELIMINARY AND FINAL PLAT WAS APPROVED WITH FINAL PLAT SIGN OFF DELEGATED TO TRANSPORTATION DEVELOPMENT FOR CROSS ACCESS EASEMENT WITH MAINTENANCE AND BENEFICIARIES BETWEEN LOTS 5A & 6A1 AND PLANNING FOR THE 15-DAY APPEAL PERIOD, AGIS DXF FILE AND TO RECORD THE PLAT.**

6. **Project # 1001081**
05DRB-01173 Major-Vacation of Pub Right-of-Way

TIERRA WEST agent(s) for HOME DEPOT U.S.A. INC request(s) the above action(s) for all or a portion of Lot(s) 23, **SNOW HEIGHTS ADDITION**, zoned C-2 (SC) community commercial zone, located on SNOW HEIGHTS CIRCLE NE, between MENAUL BLVD NE and SNOW HEIGHTS BLVD NE. [Deferred from 8/10/05 & 8/24/05 & 9/14/05 & 10/5/05] (H-20) **THE VACATION WAS APPROVED AS SHOWN ON EXHIBIT B IN THE PLANNING FILE WITH ADDITIONAL CONDITIONS: THE EXISTING 14-INCH WATER LINE BE RELOCATED OR A PUBLIC WATERLINE EASEMENT MUST BE RETAINED. TURN BAYS SHALL BE PROVIDED PER THE TIS AND ALL ADJACENT OWNERS AGREE ON ACCESS.**

7. **Project #1002535**
05DRB-01269 Major-Vacation of Public Easements
05DRB-01270 Minor-Prelim&Final Plat Approval

SURVEYS SOUTHWEST LTD agent(s) for CHRONIS DEVELOPMENT LIMITED request(s) the above action(s) for Lot(s) 32, 33, 34, 35 and 38, West 35-feet OF Lot(s) 37; together with Lot(s) 36-A, **HUBBELL HEIGHTS ADDITION & TRACT 64, UNIT 6, TOWN OF ATRISCO GRANT**, (to be known as **HUBBELL HEIGHTS ADDITION**) zoned C-2 & O-1 & R-1, located on 65TH ST SW, between CENTRAL SW and CHURCHILL SW containing approximately 6 acre(s). [REF:1003709, Z-1211] [Deferred from 8/31/05 &

9/21/05] (K-10) THE VACATION ACTION WAS WITHDRAWN ON 9/29/05. WITH THE SIGNING OF THE INFRASTRUCTURE LIST DATED 10/12/05 THE PRELIMINARY PLAT WAS APPROVED WITH CONDITION: DEDICATION ON THE EXTERIOR STREETS MATCH THE SITE PLAN AND CROSS ACCESS SHALL BE PER THE EPC CONDITIONS. THE FINAL PLAT WAS INDEFINITELY DEFERRED FOR THE SIA.

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

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

8. **Project # 1000551**
05DRB-01544 Minor-SiteDev Plan
BldPermit/EPC

DAC ENTERPRISE INC agent(s) for MOHAMED KASSAM request(s) the above action(s) for all or a portion of Tract(s) A2A & A2B, PARK SQUARE ADDITION, (to be known as **UPTOWN HOTEL**) zoned SU-3, located on AMERICAS PARKWAY NE, between I-40 and INDIAN SCHOOL RD NE containing approximately 4 acre(s). [REF: Z-95-70, DRB-98-176, 04EPC-00690] [**Carmen Marrone, EPC Case Planner**] [*Deferred from 10/12/05*] (J-18) **DEFERRED AT THE AGENT'S REQUEST TO 10/26/05.**

9. **Project # 1003709**
05DRB-01546 Minor-SiteDev Plan
Subd/EPC
05DRB-01547 Minor-SiteDev Plan
BldPermit/EPC

GEORGE RAINHART ARCHITECT & ASSOCIATES. agent(s) for TASSO, ANNA & CHRISTOPHER CHRONIS request(s) the above action(s) for all or a portion of Tract(s) 64, **TOWN OF ATRISCO GRANT, UNIT 6**, zoned O-1, located on COORS BLYD SW, between 65TH ST SW and BATAAN DR SW containing approximately 5 acre(s). [REF: 04EPC-01545, 04EPC-01546, 04EPC-01547, 04EPC01785] [**Makita Hill, EPC Case Planner**] (K-11) **THE SITE PLAN FOR SUBDIVISION WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO PLANNING**

WITH CONDITION: A COPY OF THE CITY COUNCIL APPROVAL AMENDING THE WESTSIDE STRATEGIC PLAN BE PROVIDED. THE SITE PLAN FOR BUILDING PERMIT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO PLANNING WITH CONDITION: A COPY OF THE CITY COUNCIL APPROVAL AMENDING THE WESTSIDE STRATEGIC PLAN BE PROVIDED.

- 10. Project # 1003530**
05DRB-01552 Minor-SiteDev Plan
Subd/EPC

MARK GOODWIN & ASSOCIATES PA agent(s) for ALBUQUERQUE RIO BRAVO PARTNERS LLC request(s) the above action(s) for all or a portion of Tract(s) RR-3, CEJA VISTA COMMERCIAL CENTER (also known as **ANDERSON HILLS SOUTH**) TOWN OF ATRISCO GRANT SEC9T9NR2E, zoned SU-2 FOR C-1, located on DENNIS CHAVIS BLVD SW, between 98TH ST SW and UNSER BLVD SW containing approximately 7 acre(s). [REF:04EPC01029, 04EPC01030, 04EPC01274] [Russell Brito for Elvira Lopez, EPC Case Planner] (P-9) **SITE PLAN FOR SUBDIVISION WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO PLANNING FOR RUSSELL BRITO'S INITIALS AND EPC LANGUAGE.**

- 11. Project # 1003747**
05DRB-01550 Minor-SiteDev Plan
Subd/EPC
05DRB-01551 Minor-SiteDev Plan
BldPermit/EPC

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, 4 & 5, WYOMING MALL (to be known as **WALMART**) zoned C-2 (SC), located on WYOMING BLVD NE, between MENAUL BLVD NE and NORTHEASTERN ST NE containing approximately 31 acre(s). [REF: ZA-99-017, ZA-79-214, ZA-78-225, ZA-84-226, ZA-78-143, ZA-14-95,, DRB-97-319, 05EPC-00024, 05EPC-00025] [Carmen Marrone, EPC Case Planner] [Deferred from 10/12/05] (H-20) **DEFERRED AT THE AGENT'S REQUEST TO 10/26/05.**

12. **Project # 1003983**
05DRB-01482 Minor-SiteDev Plan
BldPermit

MULLEN HELLER ARCHITECTURE agent(s) for TIMOTHY WEAKS request(s) the above action(s) for all or a portion of Lot(s) 1, RICHFIELD PARK SUBDIVISION (to be known as **DWIGHT'S GLASS AND GLAZING**) zoned IP, located on ALAMEDA BLVD NE, between WASHINGTON ST NE and JEFFERSON ST NE containing approximately 2 acre(s). [REF: 05DRB-00344] *[Deferref from 9/28/05 & 10/5/05]* (C-17) **THE SITE PLAN FOR BUILDING PERMIT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO TRANSPORTATION DEVELOPMENT FOR NMDOT APPROVAL FOR ALAMEDA ACCESS AND CROSS LOT ACCESS WITH NORTH PARCEL FOR ENTRANCE ON WASHINGTON AND PLANNING FOR ENVIRONMENTAL HEALTH'S SIGNATURE AND 3 COPIES OF THE SITE PLAN.**

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

13. **Project # 1000195**
05DRB-01545 Minor-Prelim&Final Plat
Approval

SURVEYS SOUTHWEST LTD agent(s) for DAWN MATSON, ASSOCIATE BUILDERS & CONTRACTORS request(s) the above action(s) for all or a portion of Tract(s) L & M, **GATEWAY INDUSTRIAL PARK**, zoned SU-1 special use zone, located on BROADWAY BLVD NE, between CLAREMONT AVE NE and MENAUL BLVD NE containing approximately 3 acre(s). [05DRB01356, 013A57, 01358 & 01359] (H-15) **PRELIMINARY AND FINAL PLAT APPROVED WITH FINAL PLAT SIGN OFF DELEGATED TO PLANNING FOR AN AA TO THE SITE PLAN FOR SUBDIVISION.**

14. **Project # 1004461**
05DRB-01519 Minor-Prelim&Final Plat
Approval

SURVEYS SOUTHWEST LTD agent(s) for PAUL LUCERO request(s) the above action(s) for all or a portion of Tract(s) 21-A-2 & 22-A-2, M.R.G.C.D. MAP 35 (to be known as **LANDS OF PAUL LUCERO**, zoned RA-2 residential and agricultural zone, located on LOS ANAYAS RD NW, between BEACH RD NW and LOS LUCEROS RD NW containing approximately 0.6703 acres. [REF: ZA-88-75] (H-12) **THE PRELIMINARY AND FINAL PLAT WAS APPROVED WITH FINAL PLAT SIGN OFF DELEGATED TO TRANSPORTATION DEVELOPMENT FOR ESTATE CURBS AND WIDTH OF PAVEMENT.**

15. **Project # 1004468**
05DRB-01553 Minor-Prelim&Final Plat
Approval

SURVEYS SOUTHWEST agent(s) for SEAN GILLIGAN request(s) the above action(s) for all or a portion of Lot(s) 77 & 78, Block(s) 7, TOGETHER WITH EAST 0.5 OF Lot(s) 76, **PERFECTO ARMIJO & BROTHERS ADDITION**, zoned SU-2, located on ROMA AVE NW, between 8TH ST NW and MARQUETTE AVE NW containing approximately 1 acre(s). [REF: ZA-92-175, Z-1601] [*Deferred from 10/12/05*] (J-14) **DEFERRED AT THE AGENT'S REQUEST TO 10/19/05.**

16. **Project # 1003591**
05DRB-01548 Minor-Final Plat Approval

BOHANNAN HUSTON INC agent(s) for D.R. HORTON HOMES request(s) the above action(s) for **SUN GATE ESTATES, UNIT 2**, zoned R-2 FOR R-T & RLT, located on MESA ARENOSO DR SW, between 98TH ST SW and OPEN RANGE AVE SW containing approximately 17 acre(s). [REF: 04DRB01185] (N-9) **THE FINAL PLAT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO PARKS FOR PARK DEDICATION FEE AND PLANNING TO RECORD.**

17. **Project # 1002321**
05DRB-01549 Minor-Prelim&Final Plat
Approval

BOHANNAN HUSTON INC agent(s) for MASTHEAD ROAD LAND PARTNERS LLC request(s) the above action(s) for all or a portion of Lot(s) 11A & 11B, **JOURNAL CENTER, PHASE 2, UNIT 2**, zoned IP industrial park zone, located on RUTLEDGE RD NE, between MASTHEAD ST NE and WASHINGTON ST NE containing approximately 11 acre(s). [*Deferred from 10/12/05*] (D-17) **DEFERRED AT THE AGENT'S REQUEST TO 10/19/05.**

18. **Project # 1002584**
05DRB-01554 Minor-Prelim&Final Plat
Approval

WILSON & CO agent(s) for LOVELACE SANDIA DBA WEST MESA MEDICAL CENTER request(s) the above action(s) for all or a portion of Tract(s) 1A1 & 1A3 PARADISE HEIGHTS, UNIT 1, **ST JOSEPH WEST MESA HOSPITAL**, zoned SU-1 special use zone, located on GOLF COURSE RD NW between GOLF COURSE RD NW AND MCMAHON BLVD NW containing approximately 6 acre(s). [REF: 05DRB00168] [*Deferred from 10/12/05*] (A-12) **DEFERRED AT THE AGENT'S REQUEST TO 10/19/05.**

19. **Project # 1002885**
05DRB-01522 Minor-Prelim&Final Plat
Approval

JEFF MORTENSEN & ASSOCIATES agent(s) for LA SIERRA CONSTRUCTION CO & AMAFCA request(s) the above action(s) for all or a portion of Tract(s) 35A, 35B & Parcel D, **OCOTILLO SUBDIVISION**, zoned R-D, located on SAND VERBENA TRAIL NE, between EUBANK BLVD NE and HOLBROOK ST NE containing approximately 1 acre(s). [REF: 05-DRB-00631, 05DRB-00633] (C-21) **PRELIMINARY AND FINAL PLAT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO CITY ENGINEER FOR DEDICATION OF PARCEL TO AMAFCA AND PLANNING FOR AGIS DXF APPROVAL AND PROPERTY MANAGEMENT'S SIGNATURE.**

20. **Project # 1002819**
05DRB-01506 Minor-Prelim&Final Plat
Approval

TIM ALDRICH agent(s) for CURB INC request(s) the above action(s) for all or a portion of Tract(s) E-6-A, **ALBUQUERQUE SOUTH UNIT 3**, zoned SU-1, R-2, R-T, located on 98TH STREET SW, between GIBSON BLVD SW and BLAKE RD SW containing approximately 31 acre(s). [REF: 03DRB-01183, 06DRB-01180] [*Deferred from 10/5/05 & 10/12/05*] (N-9) **DEFERRED AT THE AGENT'S REQUEST TO 10/19/05.**

21. **Project # 1003713**
05DRB-00148 Minor- Final Plat Approval

FAMILY HOUSING DEVELOPMENT CORPORATION agent(s) for CITY OF ALBUQUERQUE METROPOLITAN REDEVELOPMENT AGENCY request(s) the above action(s) for all or a portion of Lot(s) 1-7, Block(s) 19, PEREA ADDITION, AND LOTS 3A, 4 & 5, WEST END ADDITION (to be known as **BELL TRADING POST LOFTS, TRACT A**), zoned SU-2, SU-1, located on CENTRAL AVE NW, between LAGUNA RD NW and 15TH ST NW containing approximately 1 acre(s). [REF: Z-85-9, Z-68-134] [*Final Plat Indef Deferred from 2/23/05 for SIA*] (J-13) **FINAL PLAT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO PLANNING FOR THE AGIS DXF FILE.**

22. **Project # 1000965**
05DRB-01382 Minor-Final Plat Approval

BOHANNAN HUSTON INC agent(s) for ANDALUCIA DEVELOPMENT CO., INC., request(s) the above action(s) for all or a portion of Tract(s) B & 2 LANDS OF RAY GRAHAM III, **VALLE PARAISO SUBDIVISION AT ANDALUCIA AT LA LUZ**, zoned SU-1 special use zone, located on COORS BLVD NW, between NAMASTE RD NW and LA BIENVENIDA PL NW containing approximately 33 acre(s). [REF: 04EPC00857] [*Deferred from 9/7/05 & 9/14/05 & 9/21/05 & 9/28/05*] (F-11) **THE FINAL PLAT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO UTILITIES DEVELOPMENT WITH CONDITIONS: FOR REVIEW OF 60-FOOT EASEMENTS AND CONDITIONS OF KEVIN CURRAN AND TO PLANNING TO RECORD THE PLAT.**

23. Project # 1003859
05DRB-01010 Minor-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 & 01771, 04EPC01845] [*Indef deferred on 6/22/05 for SIA*] (E-12/F-12) **THE FINAL PLAT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO UTILITIES DEVELOPMENT FOR FINALIZING OF WATER LINE EASEMENT AND PLANNING FOR AGIS DXF FILE AND ADJOINING DRAINAGE EASEMENT.**

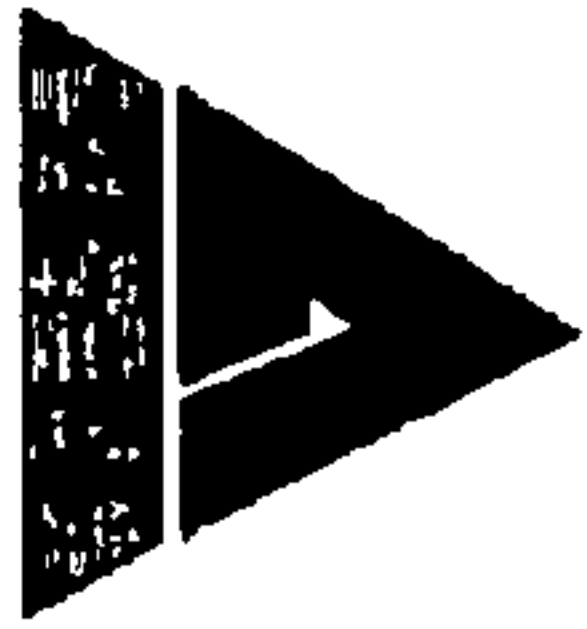
24. Project # 1003128
05DRB-01424 Minor-Prelim&Final Plat Approval

CONSENSUS PLANNING agent(s) for BANDALIER EQUITIES LTD CO request(s) the above action(s) for all or a portion of Lot(s) 1-5, Block(s) 11, Tract(s) 5, **NORTH ALBUQUERQUE ACRES, UNIT A**, zoned R-D residential and related uses zone, developing area, located on PASEO DEL NORTE NE, between SAN PEDRO DR NE and LOUISIANA BLVD NE containing approximately 4 acre(s). [*Deferred from 9/21/05 & 9/28/05 & 10/5/05*] (D-18) **PRELIMINARY AND FINAL PLAT WAS APPROVED WITH FINAL PLAT SIGN OFF DELEGATED TO TRANSPORTATION DEVELOPMENT TO TIE STORM DRAIN EASEMENT TO PROPERTY, ULTIMATE CROSS SECTION OF SAN PEDRO TO VERIFY RIGHT-OF-WAY DEDICATION AND TO PLANNING FOR AGIS DXF FILE.**

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

25. **Project # 1001235**
05DRB-01539 Minor-Sketch Plat or Plan
- SURVEYS SOUTHWEST LTD agent(s) for TURNER BRANCH & MARGARET MOSES request(s) the above action(s) for all or a portion of Lot(s) 13 & 14, Block(s) 6, Tract(s) 11, EDWARD KROGH ADDITION (to be known as **LANDS OF BRANCH**) zoned R-1 residential zone, located on RIO GRANDE BLVD NW, between KROGH CT NW and containing approximately 2 acre(s). [REF: 01EPC00639, 01EPC00640] (H-13) **THE ABOVE REQUEST WAS REVIEWED AND COMMENTS WERE GIVEN.**
26. **Project # 1004465**
05DRB-01541 Minor-Sketch Plat or Plan
- GARCIA/KRAEMER & ASSOCIATES agent(s) for AMY HENKEL request(s) the above action(s) for all or a portion of Lot(s) 9, **MAJOR ACRES**, zoned R-1, located on MAJOR AVE NW, between 12TH ST NW and 10TH ST NW containing approximately 1 acre(s). (G-14) **THE ABOVE REQUEST WAS REVIEWED AND COMMENTS WERE GIVEN.**
27. Approval of the Development Review Board Minutes for September 28, 2005. **THE DRB MINUTES FOR SEPTEMBER 28, 2005 WERE APPROVED BY THE BOARD.**

ADJOURNED: 11:57 A.M.



PROJECT MEMORANDUM

10/03/05

TO: Claire Senova, DRB Administrative Assistant

Via FAX 924-3864

FROM: Fred C. Arfman, Isaacson & Arfman, P.A.

REF: Tract A, Bell Trading Post Lofts
DRB Project No. 1003713
05DRB-00148

I&A PROJ NO: 1304

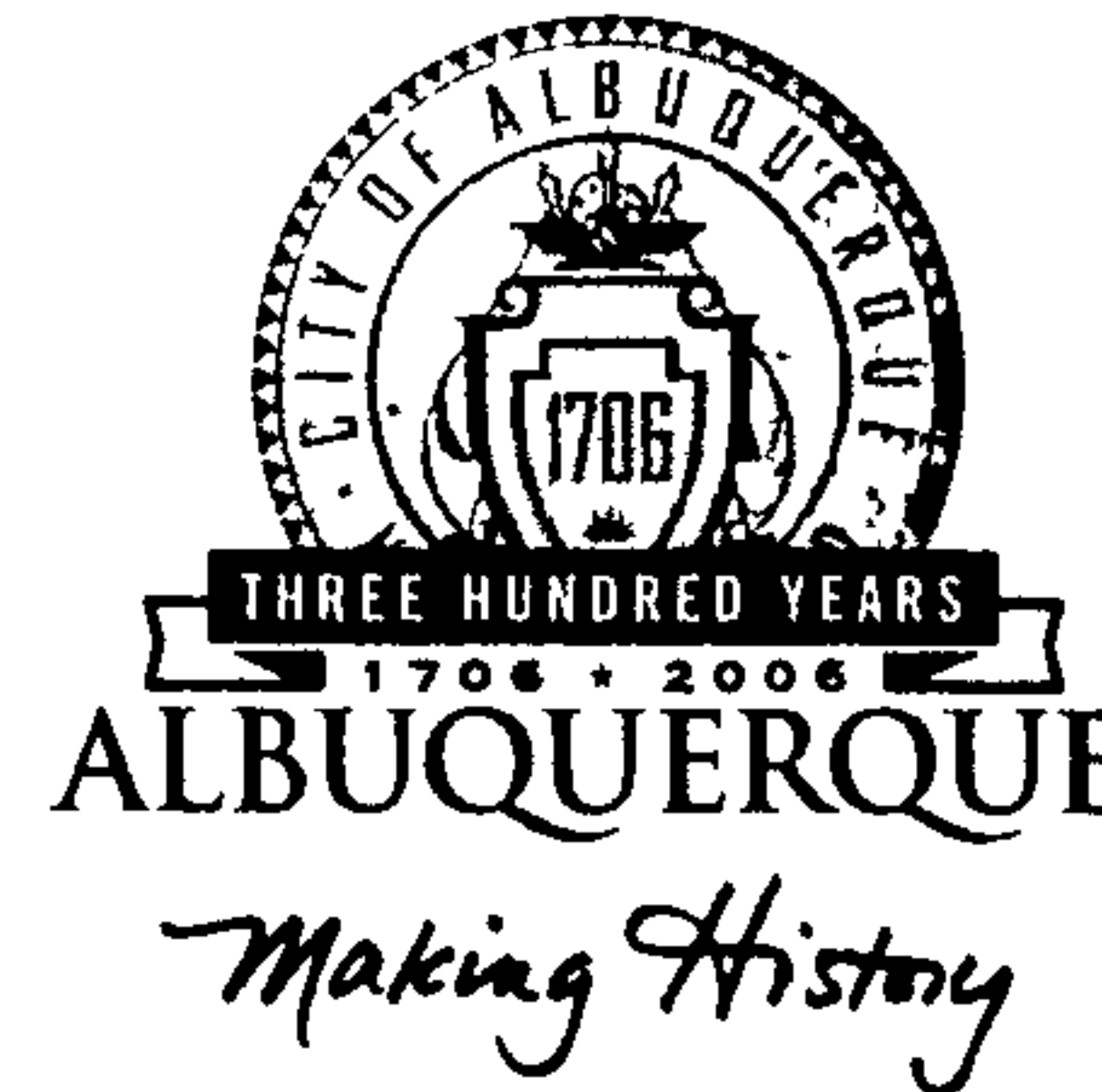
SUBJ: DRB Agenda

Please schedule the above referenced deferred project for the October 12, 2005 DRB meeting.

END.

10/12 \$50⁰⁰

CITY OF ALBUQUERQUE



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

DEVELOPMENT REVIEW BOARD--SPEED MEMO

DRB CASE NO/PROJECT NO: 1003713

AGENDA ITEM NO: 21

SUBJECT:

Final Plat

ACTION REQUESTED:

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

ENGINEERING COMMENTS:

P.O. Box 1293

No adverse comments.

Albuquerque

RESOLUTION:

New Mexico 87103

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: October 12, 2005



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.: **05DRB-00303 (SBP)**

Project # **1003713**

Project Name: **BELL TRADING POST**

Agent: Family Housing Devel. Corp.

Phone No.: 873-9638

Your request for (SDP for SUB), (SDP for BP), (FINAL PLATS), (MASTER DEVELOP. PLAN), was approved on 2/23/05 by the DRB with delegation of signature(s) to the following departments.

OUTSTANDING SIGNATURES COMMENTS TO BE ADDRESSED

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

- UTILITIES: _____
- _____
- _____
- _____

- CITY ENGINEER / AMAFCA: SIA
- _____
- _____
- _____

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

- PLANNING (Last to sign): Steph Loney
- _____
- _____
- _____

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

Project Number

1003713



OFFICIAL NOTICE OF DECISION

CITY OF ALBUQUERQUE
PLANNING DEPARTMENT
DEVELOPMENT REVIEW BOARD

February 23, 2005

3. Project # 1003713

05DRB-00147 Major-Vacation of Pub Right-of-Way
05DRB-00148 Minor-Prelim&Final Plat Approval
05DRB-00149 Minor-Sidewalk Variance

FAMILY HOUSING DEVELOPMENT CORPORATION agent(s) for CITY OF ALBUQUERQUE METROPOLITAN REDEVELOPMENT AGENCY request(s) the above action(s) for all or a portion of Lot(s) 1-7, Block(s) 19, PEREA ADDITION, AND LOTS 3A, 4 & 5, WEST END ADDITION (to be known as **BELL TRADING POST LOFTS, TRACT A**), zoned SU-2, SU-1, located on CENTRAL AVE NW, between LAGUNA RD NW and 15TH ST NW containing approximately 1 acre(s). [REF: Z-85-9, Z-68-134] (J-13)

At the February 23, 2005, Development Review Board meeting, the vacation was approved as shown on Exhibit B in the Planning file, subject to these findings and conditions:

FINDINGS:

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

CONDITIONS:

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

With the signing of the infrastructure list dated 2/23/05 the preliminary plat was approved. The final plat was indefinitely deferred for the SIA. A sidewalk design variance was approved as shown on Exhibit C in the Planning file.



**OFFICIAL NOTICE OF DECISION
PAGE 2**

05DRB-00303 Minor-SiteDev Plan BldPermit

FAMILY HOUSING DEVELOPMENT CORPORATION agent(s) for CITY OF ALBUQUERQUE METROPOLITAN REDEVELOPMENT AGENCY request(s) the above action(s) for all or a portion of Lot(s) 1-7, Block(s) 19, PEREA ADDITION, AND LOTS 3A, 4 & 5, WEST END ADDITION (to be known as **BELL TRADING POST LOFTS, TRACT A**), zoned SU-2, SU-1, located on CENTRAL AVE NW, between LAGUNA RD NW and 15TH ST NW containing approximately 1 acre(s). [REF: Z-85-9, Z-68-134] [**RUSSELL BRITO, EPC CASE PLANNER FOR MARY PISCITELLI**] (J-13)

The site plan for building permit was approved with final sign off delegated to City Engineer for SIA and Planning for minor corrections.

If you wish to appeal this decision, you must do so by March 10, 2005, in the manner described below.

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

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

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

Sheran Matson, AICP, DRB Chair

Cc: City of Albuquerque, Metropolitan Redevelopment Agency, P.O. Box 1293,
87103

Isaacson & Arfman PA, 128 Monroe St NE, 87108

Family Housing Development Corp., P.O. Box 91525, 87199

Richard Brusuelas, 1008 Manzano Ct NE, 87102

Paul Matteucci, 317 6th St NW, 87102

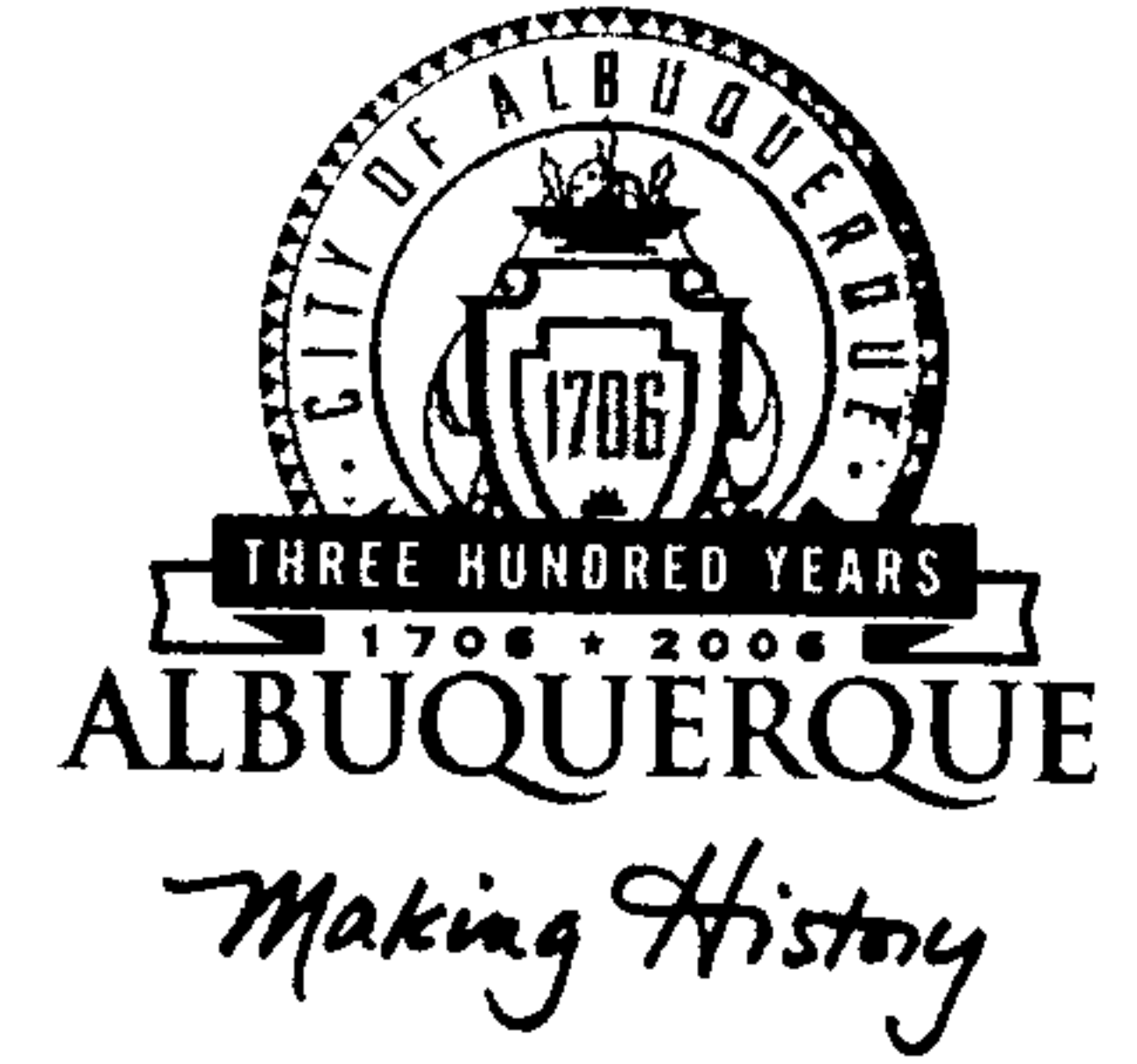
James Sutton, 216 San Pasquale NW, 87104

Scott Howell, Property Management, Legal Dept./4th Flr, City/County Bldg

Marilyn Maldonado, Planning Department, 4th Floor, Plaza del Sol Bldg.

File

CITY OF ALBUQUERQUE



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

DEVELOPMENT REVIEW BOARD--SPEED MEMO

DRB CASE NO/PROJECT NO: 1003713

AGENDA ITEM NO: 3

SUBJECT:

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

ACTION REQUESTED:

P.O. Box 1293

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

ENGINEERING COMMENTS:

Albuquerque

The Hydrology Section has no objection to the vacation or sidewalk request.
An executed Subdivision Improvements Agreement with financial guarantees is required for Final Plat sign-off.
No adverse comments on Site Plan.

New Mexico 87103

RESOLUTION:

www.cabq.gov

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

F.P. indef

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

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

FOR:

SIGNED: Bradley L. Bingham
City Engineer/AMAFCA Designee

DATE: February 23, 2005

DRB PUBLIC HEARING SIGN IN SHEETS

CASE NUMBER: 1003713 AGENDA#: 3 DATE: 2.23.05
BRUSUELAS

✓ 1. Name: Richard BRUSUELAS Address: 1008 MANZANA CT NW Zip: 87102

✓ 2. Name: PAUL MATTEUCCI Address: 317 6th S.W. Zip: 87102

3. Name: Agent Address: _____ Zip: _____

✓ 4. Name: JAMES SUTTON Address: 216 SAN PASCUAL^{NW} Zip: 87104

5. Name: _____ Address: _____ Zip: _____

6. Name: _____ Address: _____ Zip: _____

7. Name: _____ Address: _____ Zip: _____

8. Name: _____ Address: _____ Zip: _____

9. Name: _____ Address: _____ Zip: _____

10. Name: _____ Address: _____ Zip: _____

11. Name: _____ Address: _____ Zip: _____

12. Name: _____ Address: _____ Zip: _____

13. Name: _____ Address: _____ Zip: _____

14. Name: _____ Address: _____ Zip: _____

MEMO

Date: 22 February 2005
To: Sheran Matson, DRB Chair
From: Russell Brito, Senior Planner *RB*
RE: Project # 1003714: 05DRB-00303 (04EPC-01557)

#3

Site Plan

The submitted site development plan for building permit does not include the correct signature block as required by the DRB.

The submittal appears to meet and/or soon will meet the EPC conditions of approval. Please ensure that the following "in-process" issues are addressed prior to final sign-off:

- ✓ 2. Approval of a vacation of portions of right-of-way will be required to accommodate walled patios for the units adjacent to Roma and 15th Street.
- ✓ 3. Replatting of the site to one site shall be initiated by the applicant as a concurrent action to the DRB final sign off application.
- ✓ 5. Revisions of the site plan will be required to show the gated entry/egress. Further discussion with Transportation Development might be required. EPC delegates the final approval of the entry/egress configuration to the DRB for final sign-off.
- ✓ 6. Revision of the site plan will be necessary to delineate the area for commercial activity. This revision is delegated to the DRB for final approval.
- ✓ 7. Conditions of Approval from City Engineer, Public Works, DMD, etc.
- ✓ 8. Transit requests a shelter for the #66 stop in front of the site. The Huning Castle development across the street constructed a shelter for the eastbound #66. A shelter for the westbound #66 would complement that shelter, and both are located approximately half-way between Rapid Ride stations which are about 1 mile apart (one at Rio Grande, the next downtown at 6th St).



CITY OF ALBUQUERQUE
PLANNING DEPARTMENT
DEVELOPMENT REVIEW BOARD

February 23, 2005

Project # 1003713

05DRB-00147 Major-Vacation of Pub Right-of-Way

05DRB-00148 Minor-Prelim&Final Plat Approval

05DRB-00149 Minor-Sidewalk Variance

FAMILY HOUSING DEVELOPMENT CORPORATION agent(s) for CITY OF ALBUQUERQUE METROPOLITAN REDEVELOPMENT AGENCY request(s) the above action(s) for all or a portion of Lot(s) 1-7, Block(s) 19, PEREA ADDITION, AND LOTS 3A, 4 & 5, WEST END ADDITION (to be known as **BELL TRADING POST LOFTS, TRACT A**), zoned SU-2, SU-1, located on CENTRAL AVE NW, between LAGUNA RD NW and 15TH ST NW containing approximately 1 acre(s). [REF: Z-85-9, Z-68-134] (J-13)

AMAFCA

No adverse comments.

COG

No adverse comments.

Transit

No objection to the requests. Transit is working with the applicant on siting and installing a bus shelter on Central Avenue, as reflected in the EPC conditions

Zoning Enforcement

✓ An approved site development plan will be required for development with the establishment of the zoning of SU-2 SU-1 for residential use 24 units maximum with C-1.

Neighborhood Coordination

Letters sent to Downtown NA (R), Huning Castle NA (R) and Reynolds Addition NA (R).

APS

No comments received.

Police Department

A review of the following DRB case(s) indicates the following problems or crimes may occur or that the following concerns may need to be evaluated or addressed on this site or in this area. These comments do not indicate that a thorough CPTED evaluation has been done, or that other criminal activities may not occur. Traffic Volume- high traffic area, Burglaries- residential, Transients- high transient area.

Fire Department

No adverse comments.

PNM Electric & Gas

PNM **Will Not** vacate unless developer pays to relocate existing facilities within the proposed vacation area.

Comcast No comments received.

QWEST No comments received.

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

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

Open Space Division No adverse comments.

City Engineer No objection to the vacation request or sidewalk variance. An executed SIA with financial guarantees is required for Final plat approval.

Transportation Development

Need sketch showing where the proposed property line is in relation to the existing curb. The meeting with Ms. Weber regarding the 7' sidewalk was a compromise due to the new wall being proposed at the property line, planter areas and possible parking. Because of the infrastructure list, only the preliminary plat can be approved. Were there any conditions of EPC that need to be addressed?

Parks & Recreation

No park dedication requirement because site is in the Central Urban Comprehensive Plan Area.

The park development requirement will be met via the payment of a fee prior to issuance of building permit for each new dwelling unit. Defer to Transportation regarding the vacation of ROW and sidewalk variance.

Utilities Development

No objection to Vacation request. Need a Utility Plan to support infrastructure list. No new connections to Central lines are permitted. No objection to Sidewalk Variance.

✓ Planning Department

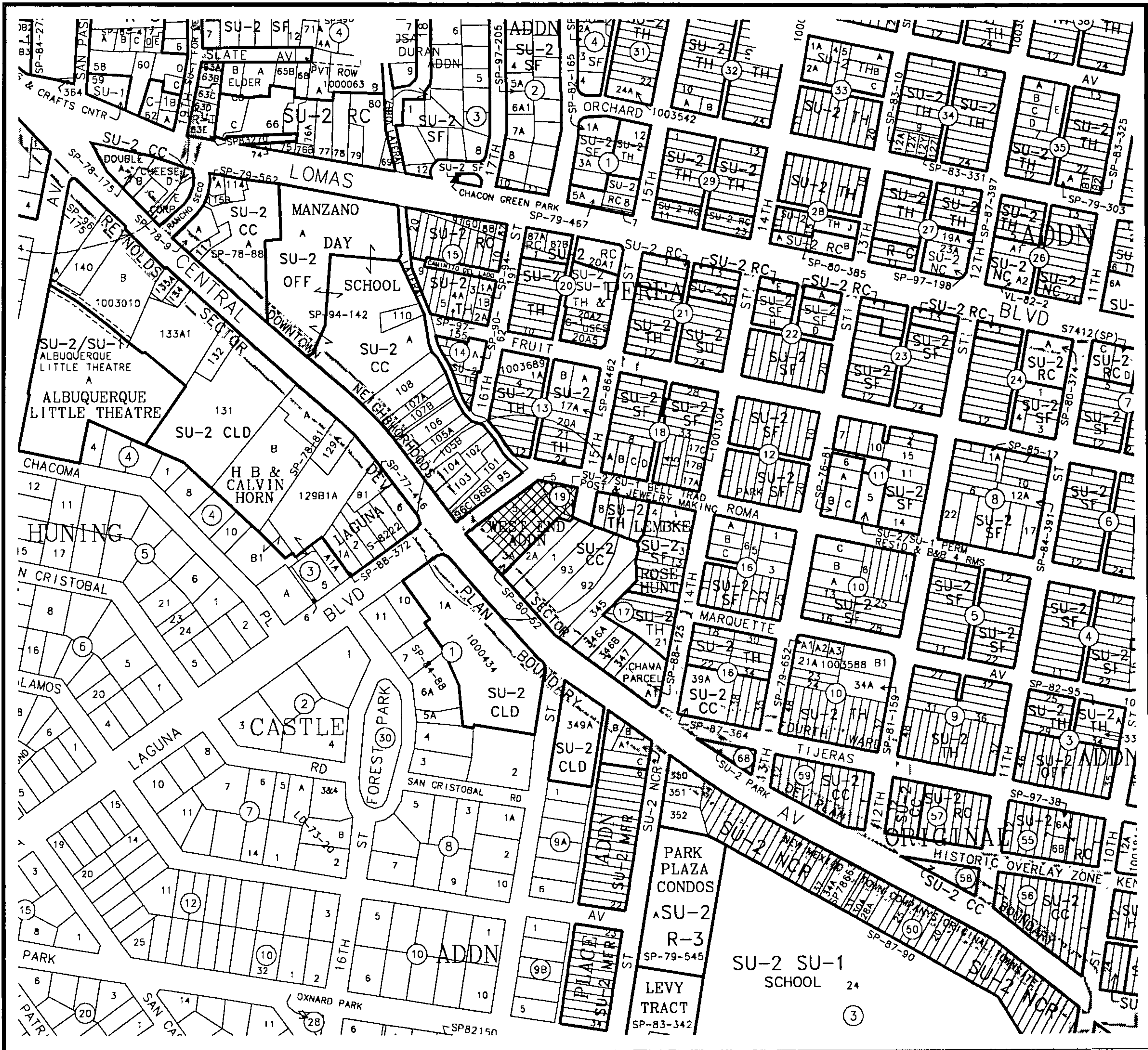
No objections to this request. What is the reason for the sidewalk variance request?

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

cc: City of Albuquerque, Metropolitan Redevelopment Agency, P.O. Box 1293, 87103

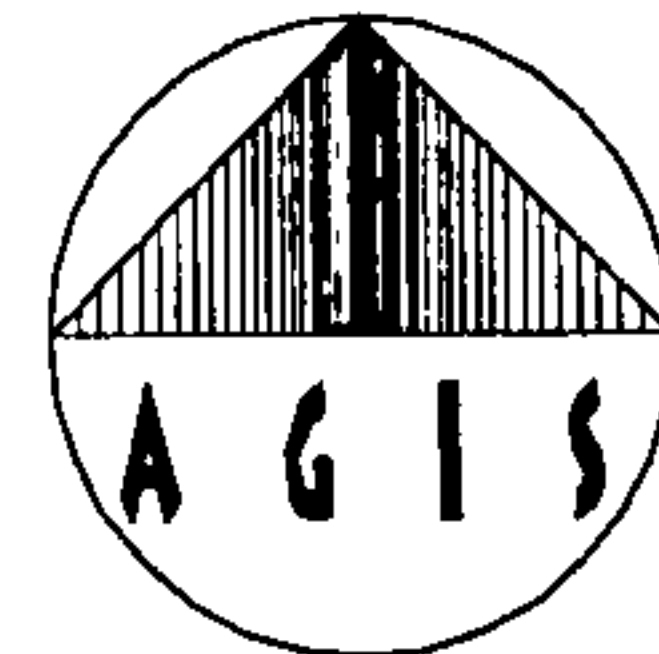
Isaacson & Arfman PA, 128 Monroe St NE, 87108

Family Housing Development Corp., P.O. Box 91525, 87199



Note: Shaded area indicates County Not to Scale

ZONING MAP



Scale 1" = 432'

PROJECT NO.
1003713

HEARING DATE
2-23-05

MAP NO.
J-13

ADDITIONAL CASE NUMBER(S)
05DRB-00147
05DRB-00148
05DRB-00149



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

Notice is hereby given that the Development Review Board, City of Albuquerque, will hold a public hearing in the **Plaza del Sol Hearing Room, Basement, Plaza del Sol Building, 600 2nd St NW, on Wednesday, February 23, 2005**, beginning at **9:00 a.m.** for the purpose of considering the following:

Project # 1001085

05DRB-00133 Major-Vacation of Public Easements

ANTHONY E. DECK request(s) the above action(s) for all or a portion of Lot(s) 16 and 17, Block(s) B, Unit(s) 1, **ROSEWOOD SUBDIVISION**, zoned R-D, located on BLOSSOMWOOD PL NW between HANOVER NW and I-40 NW containing approximately 1 acre(s). [REF: 03DRB00372, 01DRB00261] (J-10)

Project # 1003905

05DRB-00134 Major-Vacation of Public Easements

ANTHONY E. DECK request(s) the above action(s) for all or a portion of Lot(s) 31 and 32, Block(s) B, Unit(s) 1, **SANDALWOOD SUBDIVISION**, zoned R-D, located on ALLWOOD NW NW, between HANOVER NW and I-40 NW containing approximately 1 acre(s). [REF: DRB-95-287, SV-96-55, S-96-6] (J-9)

Project # 1003713

05DRB-00147 Major-Vacation of Pub Right-of-Way
05DRB-00148 Minor-Prelim&Final Plat Approval
05DRB-00149 Minor-Sidewalk Variance

FAMILY HOUSING DEVELOPMENT CORPORATION agent(s) for CITY OF ALBUQUERQUE METROPOLITAN REDEVELOPMENT AGENCY request(s) the above action(s) for all or a portion of Lot(s) 1-7, Block(s) 19, PEREA ADDITION, AND LOTS 3A, 4 & 5, WEST END ADDITION (to be known as **BELL TRADING POST LOFTS, TRACT A**), zoned SU-2, SU-1, located on CENTRAL AVE NW, between LAGUNA RD NW and 15TH ST NW containing approximately 1 acre(s). [REF: Z-85-9, Z-68-134] (J-13)

Project # 1003703

05DRB-00150 Major-Preliminary Plat Approval
05DRB-00151 Major-Vacation of Pub Right-of-Way
05DRB-00153 Minor-Temp Defer SDWK

THE GROUP agent(s) for ADIL RIZVI request(s) the above action(s) for all or a portion of Lot(s) 13, 14, 15, 16, 19 and 20, Block(s) 2, Tract(s) 3, Unit(s) 3 **NOR ESTE, NORTH ALBUQUERQUE ACRES**, (to be known as **EAGLE'S VIEW ESTATES**) zoned R-D, located on VENTURA NE, between EAGLE ROCK NE and OAKLAND NE containing approximately 2 acre(s). [REF: 04DRB-01533] (C-20)

Project # 1001031

05DRB-00140 Major-Vacation of Public Easements

BOHANNAN HUSTON agent(s) for BUILD NEW MEXICO request(s) the above action(s) for all or a portion of Tract(s) F, **SANDIA SCIENCE AND TECHNOLOGY PARK**, zoned IP, located on INNOVATION PARKWAY SE, between RESEARCH RD SE and GIBSON AVE SE containing approximately 10 acre(s). [REF: 01DRB00788, 03DRB01848] (M-21)

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


Sheran Matson, AICP, DRB Chair
Development Review Board

TO BE PUBLISHED IN THE ALBUQUERQUE JOURNAL MONDAY, FEBRUARY 7, 2005.

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

Meeting Date: FEBRUARY 23, 2005
Zone Atlas Page: J-13-Z
Notification Radius: 100 Ft.

Project# 1003713
App# 05DRB-00147
App# 05DRB-00148
App# 05DRB-00149

Cross Reference and Location:

Applicant: COA – METROPOLITAN REDEVELOPMENT AGENCY
Address: PO BOX 1293
ALBUQUERQUE NM 87103

Agent: AMY NIESE, FAMILY HOUSING DEVELOPMENT CORP.
Address: PO BOX 91525
ALBUQUERQUE NM 87199

Special Instructions:

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

Date Mailed: FEBRUARY 4, 2005

Signature: KYLE TSETHLIKAI 

PROPERTY OWNERSHIP / LEGAL LIST

App# _____
 Proj# _____

Date: _____

Page 1 Of 1

Zone Atlas Page	Zone Atlas #	Grid Location	Parcel Sequence	Name & Address
J-13	1013058	314-105	413-13	✓ COA 1013058
		304-109	12	✓ COA 320-132 423 02 ✓ COA
		321-100	14	✓ 321-135 03 ✓ COA
		319-099	15	✓ mp 343-136 424 15 ✓
		323-095	16	✓ mp 336-130 01 ✓
		329-090	17	✓ mp 339-129 02 ✓
		334-112	11	✓ 343-128 03 ✓
		337-111	10	✓ 347-127 04 ✓
		344-110	09	✓ 300-072 407 04 ✓
		288-123	311-27	✓ 274-112 309 37 ✓
		291-119	28	✓ mp 271-108 36 ✓
		301-127	04	✓ 267-105 35 ✓
		291-114	01	✓ mp
		296-116	02	✓
		304-113	03	✓
		296-129	05	✓
		300-135	423-12	✓ COA
		311-134	13	✓ COA
		320-129	01	✓ COA



<mainframe@coa1mp3.cabq.gov>

02/02/2005 03:37 PM

To:
cc:
cc:
Subject:

1 RECORDS WITH LABELS PAGE
1
01013058 *** THIS UPC CODE HAS NO MASTER RECORD ON FILE
0101305831410541313 LEGAL: LOT 3-A PLAT OF LTS 2-A & 3-A WEST END ADDN
(BEING LAND USE:
PROPERTY ADDR: 00000 CENTRAL
OWNER NAME: CITY OF ALBUQUERQUE
OWNER ADDR: PO BOX 1293
ALBUQUERQUE NM 87103
0101305830410941312 LEGAL: 5 WE ST E ND ADDN
LAND USE:
PROPERTY ADDR: 00000 LAGUNA
OWNER NAME: CITY OF ALBUQUERUE
OWNER ADDR: PO BOX 1293
ALBUQUERQUE NM 87103
0101305832110041314 LEGAL: LOT 2-A PLAT OF LOT 2-A & LOT 3-A WEST END
ADD'N B LAND USE:
PROPERTY ADDR: 00000 CENTRAL
OWNER NAME: SUTTON JAMES
OWNER ADDR: 09312 MONTGOMERY BL NE
ALBUQUERQUE NM 87111
0101305831909941315 LEGAL: 001 WEST END ADD
LAND USE:
PROPERTY ADDR: 00000 CENTRAL
OWNER NAME: G L INVESTMENT CO
OWNER ADDR: 00317 6TH ST NW
ALBUQUERQUE NM 87102
0101305832309541316 LEGAL: TR 9 3 MA P 38
LAND USE:
PROPERTY ADDR: 00000 CENTRAL
OWNER NAME: GXL INV CO INC ETAL
OWNER ADDR: 00317 6TH ST NW
ALBUQUERQUE NM 87102
0101305832909041317 LEGAL: TR 9 2 MA P 38
LAND USE:
PROPERTY ADDR: 00000 CENTRAL
OWNER NAME: G & L INV CO INC
OWNER ADDR: 00317 6TH ST NW
ALBUQUERQUE NM 87102
0101305833411241311 LEGAL: 008 017L EMBKES SUB REPLAT PEREA ADD
LAND USE:
PROPERTY ADDR: 00000 ROMA
OWNER NAME: FINCHER KELLEY D
OWNER ADDR: 01424 ROMA AV NW
ALBUQUERQUE NM 87102
0101305833711141310 LEGAL: 0007 0017 LEMBKES REPLAT
LAND USE:
PROPERTY ADDR: 00000 ROMA
OWNER NAME: BRADY MICHAEL J
OWNER ADDR: 01420 ROMA AV NW
ALBUQUERQUE NM 87104

PAGE 2

0101305834411041309 LOTS 5 LAND USE:	LEGAL: 004 LEMB KES SUB W 10FT OF N 50 L 4 & ALL OF		
	PROPERTY ADDR: 00000 ROMA		
	OWNER NAME: BLACKWELL GREG		
	OWNER ADDR: 01418 ROMA		NW
ALBUQUERQUE NM 0101305828812331127 LAND USE:	87104 LEGAL: MAP 38 T RACT 104		
	PROPERTY ADDR: 00000 CENTRAL		
	OWNER NAME: DICKINSON GEORGE DOUGLAS		
	OWNER ADDR: 09706 CLAREMONT		AV NE
ALBUQUERQUE NM 0101305829111931128 LAND USE:	87112 LEGAL: MAP 38 T RACT 103		
	PROPERTY ADDR: 00000 CENTRAL		
	OWNER NAME: INDIAN SILVER CRAFTS INC		
	OWNER ADDR: 01601 CENTRAL		AV NW
ALBUQUERQUE NM 0101305830112731104 LAND USE:	87104 LEGAL: MAP 38 T RACT 101		
	PROPERTY ADDR: 00000 LAGUNA		
	OWNER NAME: NIETO PETE A & HELEN F		
	OWNER ADDR: 00416 61ST		ST SW
ALBUQUERQUE NM 0101305829111431101 LAND USE:	87121 LEGAL: MAP 38 T R 96B T10N 3E SEC 18		
	PROPERTY ADDR: 00000 CENTRAL		
	OWNER NAME: INDIAN SILVER CRAFTS INC		
	OWNER ADDR: 01601 CENTRAL		AV NW
ALBUQUERQUE NM 0101305829611631102 LAND USE:	87104 LEGAL: MAP 38 T R 96 A		
	PROPERTY ADDR: 00000 LAGUNA		
	OWNER NAME: BENOIT STEVEN W &		
	OWNER ADDR: 00609 11TH		ST NW
ALBUQUERQUE NM 0101305830411331103 LAND USE:	87102 LEGAL: MAP 38 T RACT 95 A		
	PROPERTY ADDR: 00000 LAGUNA		
	OWNER NAME: CRESPIAN TED L &		
	OWNER ADDR: 00609 11TH		ST NW
ALBUQUERQUE NM 0101305829612931105 LAND USE:	87102 LEGAL: MAP 38 T RACT 102		
	PROPERTY ADDR: 00000 LAGUNA		
	OWNER NAME: GARCIA LUPE M & NIETO HELEN F		
	OWNER ADDR: 00115 LAGUNA		NW
ALBUQUERQUE NM 0101305830613542312 LAND USE:	87104 LEGAL: W'LY POR TION LTS 9 THRU 12 BLK 13 PEREA ADD'N		
	PROPERTY ADDR: 00000 ROMA		
	OWNER NAME: CITY OF ALBUQUERQUE		
	OWNER ADDR: PO BOX 1293		
ALBUQUERQUE NM	87103		

0101305831113442313	LEGAL: 013P EREA ADDN E 25FT L9 THRU 12	
LAND USE:	PROPERTY ADDR: 00000 ROMA	
	OWNER NAME: CITY OF ALBUQUERQUE	
	OWNER ADDR: PO BOX 1293	
ALBUQUERQUE NM	87103	
0101305832012942301	LEGAL: 024 013P EREA ADDN	
LAND USE:	PROPERTY ADDR: 00000 ROMA	
	OWNER NAME: CITY OF ALBUQUERQUE	
	OWNER ADDR: PO BOX 1293	
ALBUQUERQUE NM	87103	
0101305832013242302	LEGAL: 022 013P EREA ADD LOTS 22X23	
LAND USE:	PROPERTY ADDR: 00000 15TH	
	OWNER NAME: CITY OF ALBUQUERQUE	
	OWNER ADDR: PO BOX 1293	
ALBUQUERQUE NM	87103	
0101305832113542303	LEGAL: 021 013P EREA ADDN	
LAND USE:	PROPERTY ADDR: 00000 15TH	
	OWNER NAME: CITY OF ALBUQUERQUE	
	OWNER ADDR: PO BOX 1293	
ALBUQUERQUE NM	87103	
0101305834313642415	LEGAL: 007 018P EREA ADDN & L8	
LAND USE:	PROPERTY ADDR: 00000 15TH	
	OWNER NAME: TAYLOR RONALD E ETUX	
	OWNER ADDR: 00312 15TH	ST NW
ALBUQUERQUE NM	87104	
010130583613042401	LEGAL: A 01 8PER EA ADD REPL	
LAND USE:	PROPERTY ADDR: 00000 ROMA	
	OWNER NAME: SMITH ALLEN R & SUSAN K	
	OWNER ADDR: 01012 PARKLAND	PL SE
ALBUQUERQUE NM	87108	
0101305833912942402	LEGAL: B 01 8PER EA ADD REPL	
LAND USE:	PROPERTY ADDR: 00000 ROMA	
	OWNER NAME: BRUSUELAS RICHARD & PATRICIA K	
	OWNER ADDR: 01008 MANZANO	CT NW
ALBUQUERQUE NM	87102	
0101305834312842403	LEGAL: C 01 8PER EA ADD REPL	
LAND USE:	PROPERTY ADDR: 00000 ROMA	
	OWNER NAME: AVILA REDUCINDA B	
	OWNER ADDR: 01411 ROMA	AV NW
ALBUQUERQUE NM	87104	
0101305834712742404	LEGAL: D 01 8PER EA ADD REPL	
LAND USE:	PROPERTY ADDR: 00000 ROMA	
	OWNER NAME: MCKINNEY CATHERINE RENEE	
	OWNER ADDR: 01409 ROMA	AV NW
ALBUQUERQUE NM	87104	

PAGE 4

0101305830007240704 CA LAND USE: LEGAL: LOT 1-A BLOCK 1 PLAT OF LOT 1-A, BLOCK 1 HUNING

PROPERTY ADDR: 00000 CENTRAL
OWNER NAME: HUNING CASTLE APARTMENTS LLC %
OWNER ADDR: PO BOX AA

ALBUQUERQUE NM 87103

0101305827411230937 LAND USE: LEGAL: 6 LA GUNA SUBD A SUBD IN SEC 18 T10N R3E

PROPERTY ADDR: 00000 LAGUNA
OWNER NAME: KATZ K KIANNE
OWNER ADDR: 00101 LAGUNA BL SW

ALBUQUERQUE NM 87104

0101305827110830936 LAND USE: LEGAL: 5 LA GUNA SUBD A SUBD IN SEC 18 T10N R3E

PROPERTY ADDR: 00000 LAGUNA
OWNER NAME: HUETER PATRICIA H
OWNER ADDR: 00103 LAGUNA SW

ALBUQUERQUE NM 87104

0101305826710530935 LAND USE: LEGAL: 4 LA GUNA SUBD A SUBD IN SEC 18 T10N R3E

PROPERTY ADDR: 00000 N/A
OWNER NAME: BOYDEN GEORGE M & DONA L
OWNER ADDR: 00105 LAGUNA BL NW

ALBUQUERQUE NM 87104

QUIT

"Attachment A"

Ruth Lozano, Isaacson and Arfman, P.A.
Zone Map: J-13

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

DOWNTOWN N.A. (R)

***Greg Blackwell**

1418 Roma Ave. NW/87102 242-0862 (h)

Ford Davis

415 Marble NW/87102 301-0835 (h)

HUNING CASTLE N.A. (R)

***Gaelle McConnell**

1613 Los Alamos SW/87104 243-9177 (h)

Jason Gomez

314 16th St. SW/87104 249-2028 (h) 244-0667 (w)

RAYNOLDS ADDITION N.A. (R)

***Barbara Grothus**

905 Silver SW/87102 842-8305 (h)

Debbie Foster

P.O. Box 7112/87194-7112 243-4865 (h)

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



ISAACSON & ARFMAN, P.A.

Consulting Engineering Associates

Thomas O. Isaacson, PE & LS • Fred C. Arfman, PE
Scott M. McGee, PE

January 26, 2005

CERTIFIED MAIL - 7002 0860 0003 3155 8899

Mr. Greg Blackwell
Downtown Neighborhood Association
1418 Roma Ave. NW
Albuquerque, NM 87102

**RE: Tract A, Bell Trading Post Lofts
(Present Legal: Lots 1 thru 7, Block 19, Perea Addition &
Lots 3A, 4, & 5, West End Addition)**

Dear Mr. Blackwell:

As the consulting engineers for the above referenced site (see attached zone map), we are writing this letter to inform the Downtown Neighborhood Association that a request for approval of preliminary and final plat for a minor subdivision vacation of public right-of-way, dedication of public right-of-way, and granting public utility easement will be submitted to the City of Albuquerque Development Review Board this week.

Please feel free to call our office at 268-8828 if additional information is desired on this action.

Very truly yours,
ISAACSON & ARFMAN, P.A.

Amy L.D. Niese, PE

ALDN/rtl

Attachment

7002 0860 0003 3155 8899

U.S. Postal Service		CERTIFIED MAIL RECEIPT	
(Domestic Mail Only; No Insurance Coverage Provided)			
ALBUQUERQUE, NM 87102			
Postage	\$	0.37	
Certified Fee		2.30	
Return Receipt Fee (Endorsement Required)		1.75	
Restricted Delivery Fee (Endorsement Required)			
Total Postage & Fees	\$	4.42	
Sent To	Greg Blackwell Downtown N.A.		
Street, Apt. No.; or PO Box No.	1418 Roma Ave. NW		
City, State, ZIP+ 4	Albuquerque, NM 87102		
PS Form 3800, April 2002		See Reverse for Instructions	

INTER-OFFICE MAIL

Metropolitan Redevelopment Agency
600 2nd St. NW, Ste# 500
Albuquerque NM 87103

FORD DAVIS
Downtown Neigh. Assoc.
415 MARBLE NW
ALBUQUERQUE NM 87102

BARBARA GROTHUS
Raynolds Addition Neigh. Assoc.
905 SILVER AVE SW
ALBUQUERQUE NM 87102

101305832909041317

G & L INV CO INC
317 6TH ST NW
ALBUQUERQUE NM 87102

101305834411041309

BLACKWELL GREG
1418 ROMA NW
ALBUQUERQUE NM 87104

101305830112731104

NIETO PETE A & HELEN F
416 61ST ST SW
ALBUQUERQUE NM 87121

101305829612931105

GARCIA LUPE M & NIETO HELEN F
115 LAGUNA NW
ALBUQUERQUE NM 87104

101305833912942402

BRUSUELAS RICHARD & PATRICIA
1008 MANZANO CT NW
ALBUQUERQUE NM 87102

101305830007240704

HUNING CASTLE APARTMENTS LLC
PO BOX AA
ALBUQUERQUE NM 87103

101305826710530935

BOYDEN GEORGE M & DONA L
105 LAGUNA BL NW
ALBUQUERQUE NM 87104

Project# 1003713

FAMILY HOUSING DEVELOP. CORP.
ATTN: AMY NIESE
PO BOX 91525
ALBUQUERQUE NM 87199

GAELE McCONNELL
Huning Castle Neigh. Assoc.
1613 LOS ALAMOS SW
ALBUQUERQUE NM 87104

DEBBIE FOSTER
Raynolds Addition Neigh. Assoc.
PO BOX 7112
ALBUQUERQUE NM 87194-7112

101305833411241311

FINCHER KELLEY D
1424 ROMA AV NW
ALBUQUERQUE NM 87102

101305828812331127

DICKINSON GEORGE DOUGLAS
9706 CLAREMONT AV NE
ALBUQUERQUE NM 87112

101305829611631102

BENOIT STEVEN W &
609 11TH ST NW
ALBUQUERQUE NM 87102

101305834313642415

TAYLOR RONALD E ETUX
312 15TH ST NW
ALBUQUERQUE NM 87104

101305834312842403

AVILA REDUCINDA B
1411 ROMA AV NW
ALBUQUERQUE NM 87104

101305827411230937

KATZ K KIANNE
101 LAGUNA BL SW
ALBUQUERQUE NM 87104

GREG BLACKWELL
Downtown Neigh. Assoc.
1418 ROMA AVE NW
ALBUQUERQUE NM 87102

JASON GOMEZ
Huning Castle Neigh. Assoc.
314 16TH ST. NW
ALBUQUERQUE NM 87104

101305832110041314

SUTTON JAMES
9312 MONTGOMERY BL NE
ALBUQUERQUE NM 87111

101305833711141310

BRADY MICHAEL J
1420 ROMA AV NW
ALBUQUERQUE NM 87104

101305829111931128

INDIAN SILVER CRAFTS INC
1601 CENTRAL AV NW
ALBUQUERQUE NM 87104

101305830411331103

CRESPIN TED L &
609 11TH ST NW
ALBUQUERQUE NM 87102

101305833613042401

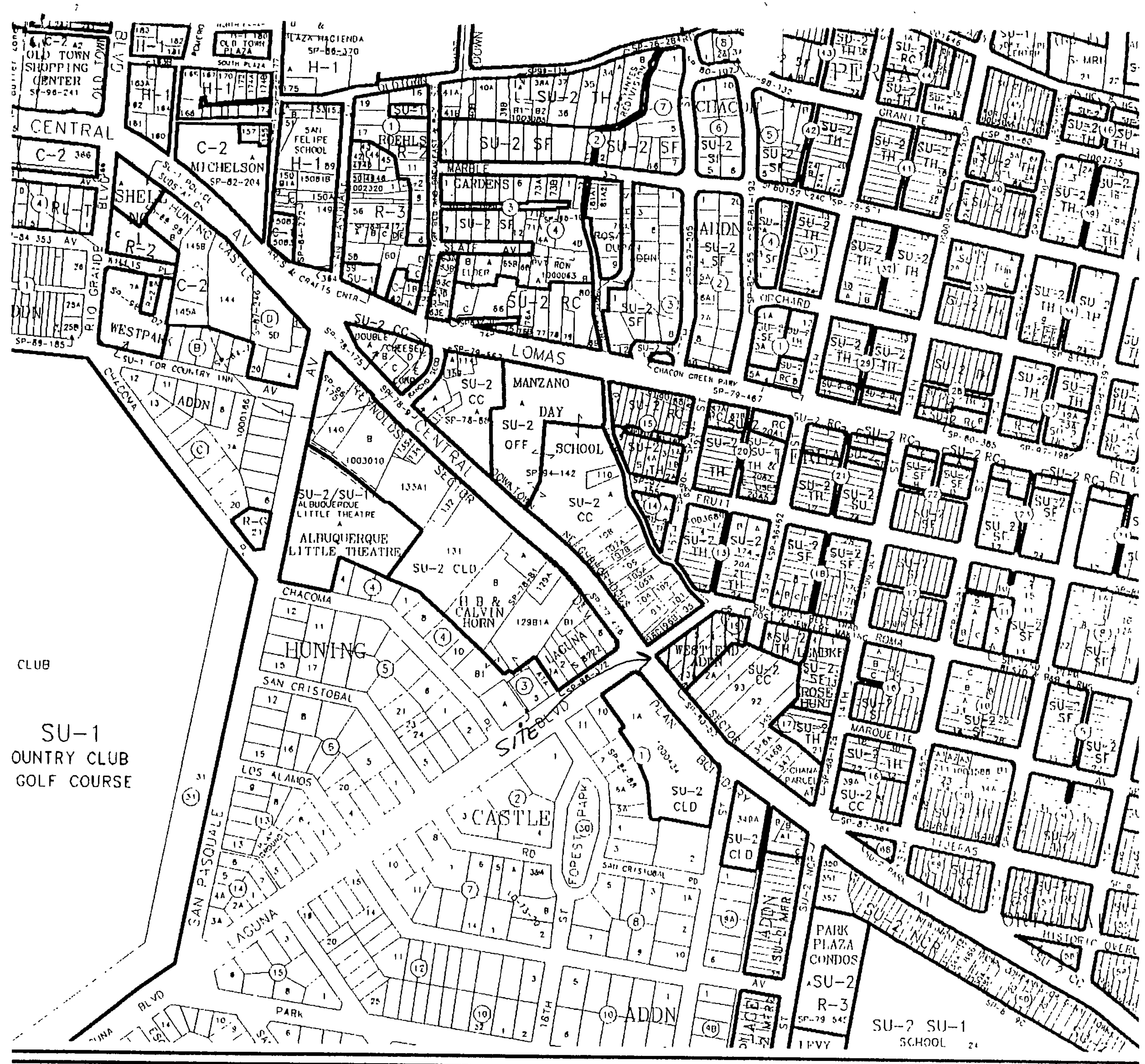
SMITH ALLEN R & SUSAN K
1012 PARKLAND PL SE
ALBUQUERQUE NM 87108

101305834712742404

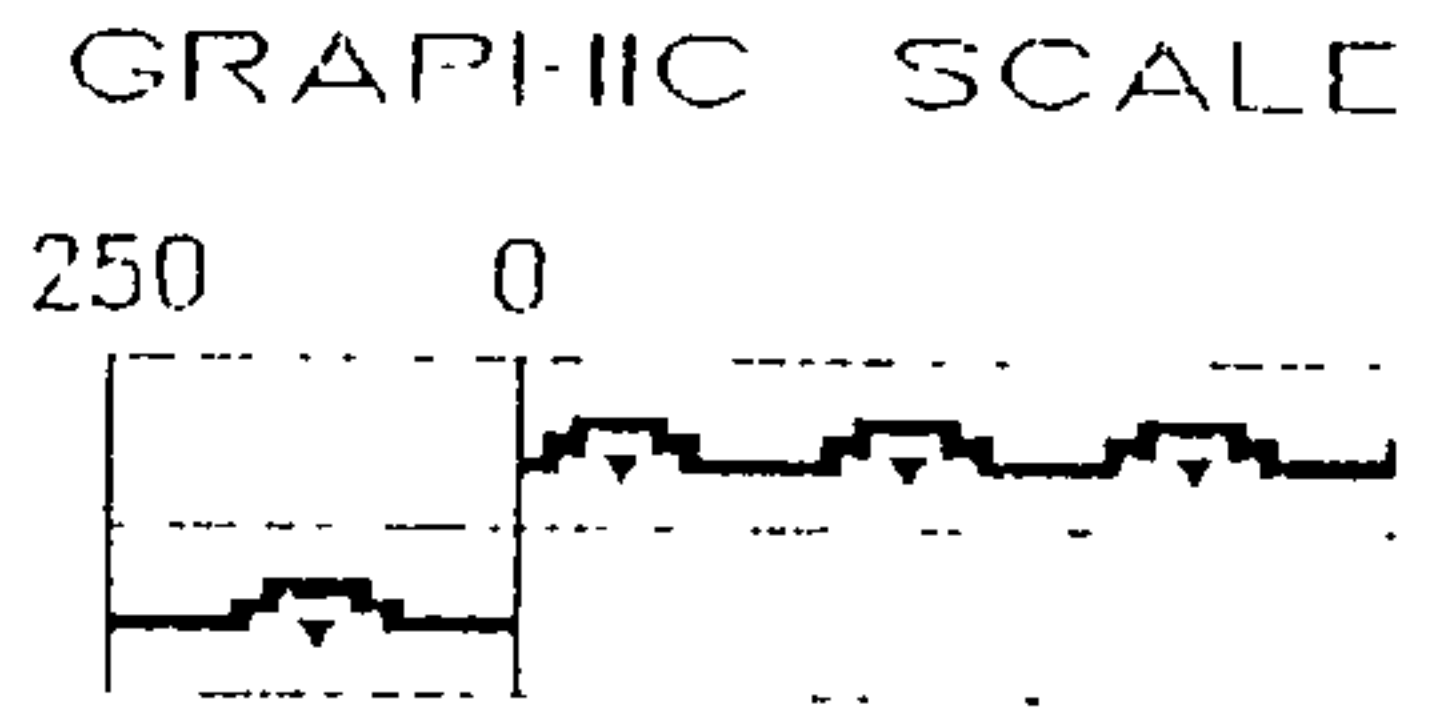
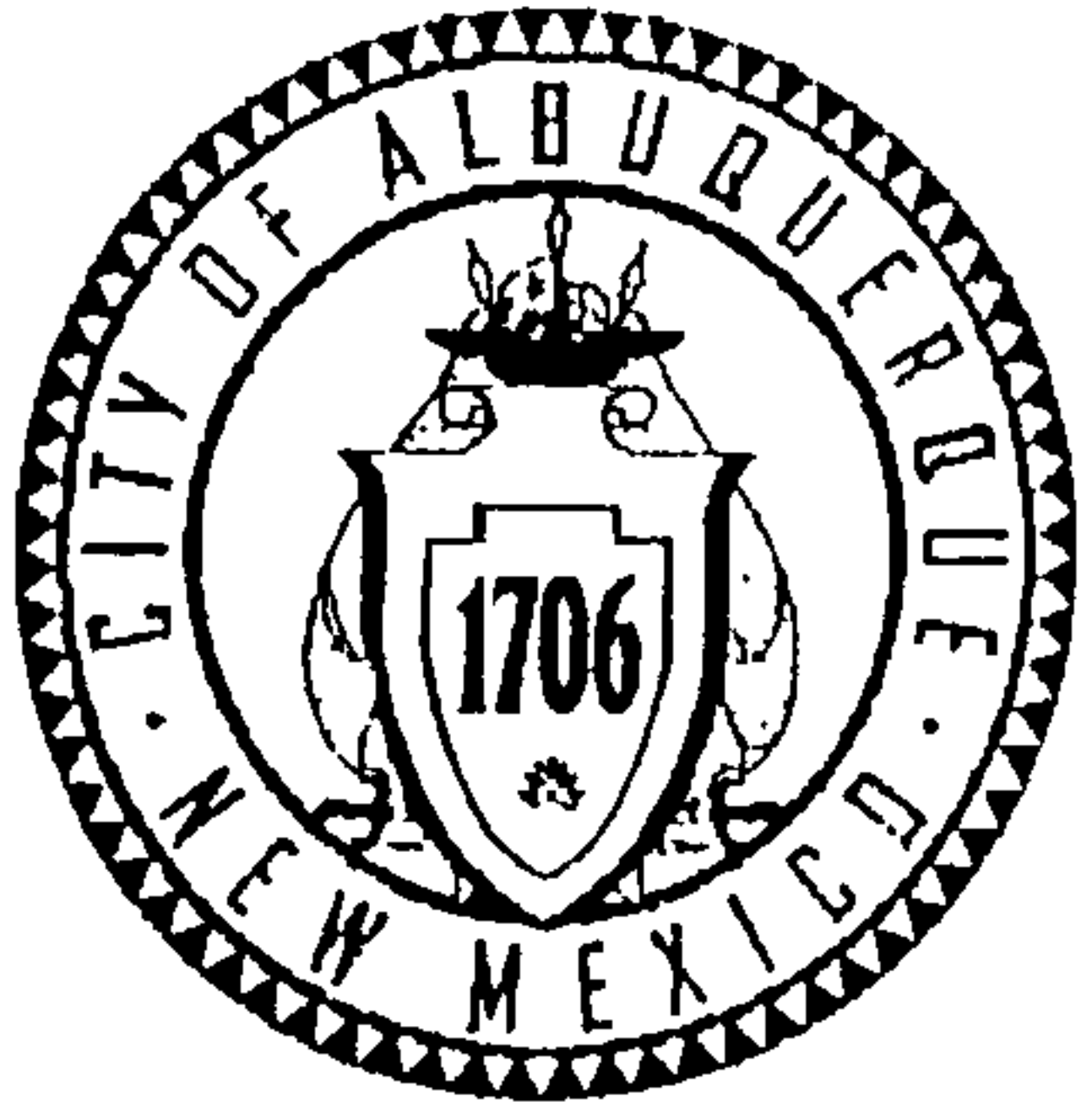
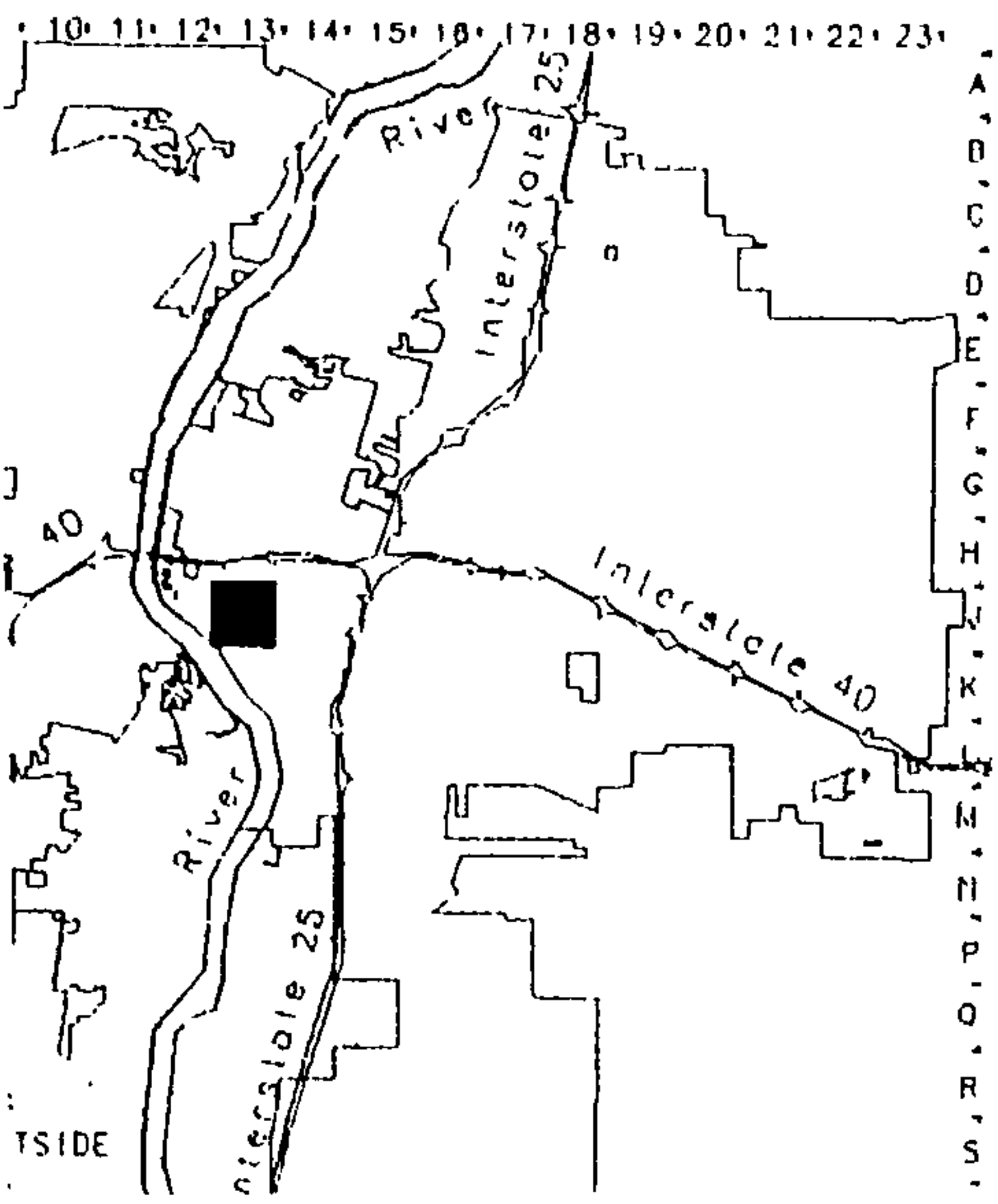
MCKINNEY CATHERINE RENEE
1409 ROMA AV NW
ALBUQUERQUE NM 87104

101305827110830936

HUETER PATRICIA H
103 LAGUNA SW
ALBUQUERQUE NM 87104



SU-1
COUNTRY CLUB
GOLF COURSE



Zone Atlas

Abuquerque **G**eographic **I**nformation **S**ystem
PLANNING DEPARTMENT

(C) Copyright 2004

J-13



ISAACSON & ARFMAN, P.A.

Consulting Engineering Associates

*Thomas O. Isaacson, PE & LS • Fred C. Arfman, PE
Scott M. McGee, PE*

January 28, 2005

Ms. Sheran Matson
DRB Chair
City of Albuquerque
P.O. Box 1293
Albuquerque, NM 87102

Phil J. Jeral RHL
RE: ~~DRB Sketch Plat~~ Submittal for Bell Trading Post Homes

Dear Ms. Matson:

Isaacson & Arfman, P.A., as agents for the Family Housing Development Corporation, is submitting a request for Preliminary /Final Plat approval for a Minor Subdivision, Vacation of Public ROW, and Sidewalk Design Variance. Nine existing lots will be combined into 1 new lot in the downtown area at the corner of Central Avenue and Laguna Road.

The project already went through EPC for Site Plan for Building Permit. The proposed zoning is SU-1, SU-2 for Residential, 24 Units Maximum with C-1. A Perimeter Wall submittal is also enclosed for your review.

An infrastructure list is enclosed. In talking with Jeremy Hoover with the City, the existing 3 inch meter can be reconfigured into a 2 inch meter. Although the City GIS system does not show any waterline in Laguna, according to as-builts from City Project 5110.92, there is a stub that was intended to be used for a fire hydrant. Please see the enclosed as-built.

Lori Weber with Family Housing Development met with Wilfred Gallegos. He requested 7 foot sidewalk along Roma Avenue. A Sidewalk Design Variance is being requested for this. It seems the requirement for the sidewalk should only be 4 feet per typical DPM standards. We would like to put in a 6 foot sidewalk.

Concerning Hydrology, the architect is adding gutters and roof drains to the building so that storm drainage does not go to the east (even though that is the historical path).



Lofts

Lofts Gallery

Virtual Tour

~~#102 - \$167,000~~ SOLD

~~#103 - \$159,000~~ SOLD

~~#104 - \$159,000~~ SOLD

~~#105 - \$130,000~~ SOLD

~~#106 - \$179,000~~ SOLD

~~#107 - \$125,000~~ SOLD

~~#108 - \$185,000~~ SOLD

~~#109 - \$155,000~~ SOLD

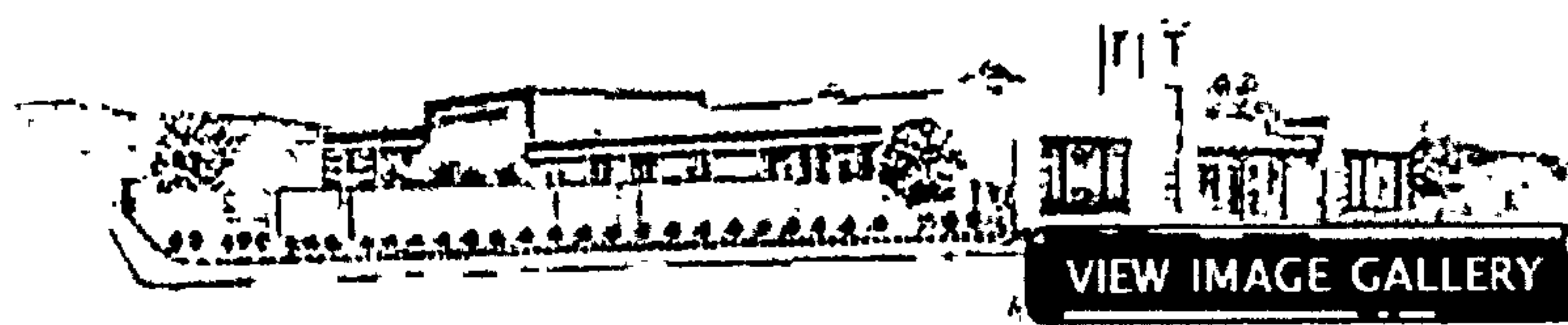
#110 - \$150,000

#111 - \$165,000

#201 - \$150,000

#202 - \$160,000

Modern Lofts with Style



The Bell Trading Post Lofts are designed to rigorous standards of both quality and style, ensuring the comfort you need to live, work, and play as a 21st-century New Mexican. The project includes 15 unique residential lofts all designed with a contemporary urban feel. Four lofts are currently available at prices ranging from \$125,000 to \$165,000. With FHDC's Soft Second Financing, your mortgage could be as low as \$75,000, depending on your income.

The lofts feature architectural elements via exposed trusses, beams, exposed brick, and walls of windows. Additionally included are abundant hardwood maple cabinetry, birch interior solid core doors, upgraded stainless steel kitchen appliances and washer/dryer. The Bell Trading Post Lofts offers secured entry and parking with one covered parking space for each loft. FHDC will offer soft second loans to qualified first time home buyers on the balance of the lofts for sale.

Take a tour of our offerings to see how we are committed to excellence in every area of our developments.

Documents and Disclosures

- [Declaration](#)
- [Articles](#)
- [Bylaws](#)
- [Rules and Regs](#)
- [Disclosure Statement](#)
- [Purchase Agreement](#)
- [Soft Second Disclosure](#)

[Home](#) | [Lofts](#) | [FHDC's Mission](#) | [Financing](#) | [Map / Contact](#)

[Home](#) | [Lofts](#) | [FHDC's Mission](#) | [Financing](#) | [Map / Contact](#)

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

01/21/2009 Issued By: PLNSDH

Permit Number: 2009 070 022

Category Code 910

Application Number: 09DRB-70022, Major - 2yr Subd Imp Agmt Ext (2yr Sia)

Address:

Location Description: LAGUNA RD NW BETWEEN CENTRAL AVE NW AND 15TH ST NW

Project Number: 1003713

Applicant
 Family Housing Development Corporation

 Po Box 91525
 Albuquerque NM 87199
 550-6784

Agent / Contact
 Isaacson And Arfman Pa
 Amy L D Niese Pe
 128 Monroe St Ne
 Albuquerque NM 87108

 iamengrs@swcp.com

Application Fees

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

City Of Albuquerque
 Treasury Division

1/21/2009 3:00PM LOC: ANNX
 WSH 007 TRANS# 0047
 RECEIPT# 00109660-00109660
 PERMIT# 2009070022 TRSLJS
 Trans Amt \$145.00
 APN Fee \$75.00
 Conflict Manag. Fee \$20.00
 DRB Actions \$50.00
 CK \$145.00
 CHANGE \$0.00

Thank You



Supplemental form

SUBDIVISION

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

SITE DEVELOPMENT PLAN

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

STORM DRAINAGE

- Storm Drainage Cost Allocation Plan

S Z ZONING & PLANNING

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

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

APPLICANT INFORMATION:

Professional/Agent (if any): AMY L. D. NIESE, PE, ISAACSON + NEWMAN, PA PHONE: 268-8828
 ADDRESS: 128 MONROE ST, ALB, NM 87108 FAX: 268-2632
 CITY: _____ STATE _____ ZIP _____ E-MAIL: amy@iacivil.com

APPLICANT: FAMILY HOUSING DEVELOPMENT CORPORATION PHONE: 550-6784
 ADDRESS: PO BOX 91525 FAX: 873-9637
 CITY: ALB STATE NM ZIP 87199 E-MAIL: fhdc@earthlink.com
 Proprietary interest in site: OWNER List all owners: RICK DAVIS

DESCRIPTION OF REQUEST: BELL TRADING POST LOFTS: SIA EXTENSION

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

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

Lot or Tract No. TRACT A1, BELL TRADING POST LOFTS Block: _____ Unit: _____
 Subdiv/Addn/TBKA: ↑
 Existing Zoning: SU-2, SU-1 FOR RES 24 UNITS MAX w/ CI Proposed zoning: SAME
 Zone Atlas page(s): J-13 UPC Code: 101305830910841313 MRGCD Map No NA

CASE HISTORY:

List any current or prior case number that may be relevant to your application (Proj., App., DRB-, AX, Z, V, S, etc.): 2-85-9
1003713, 05 DRB-00148, 05-DRB-00147, 05 DRB-00149, 07 DRB-00289

CASE INFORMATION:

Within city limits? Yes Within 1000FT of a landfill? NO
 No. of existing lots: 1 No. of proposed lots: 1 Total area of site (acres): 1.03
 LOCATION OF PROPERTY BY STREETS: On or Near: LAGUNA RD NW
 Between: CENTRAL AVE NW and 15th ST NW

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

SIGNATURE [Signature] DATE 1/15/09
 (Print) AMY L. D. NIESE, PE Applicant: Agent:

FOR OFFICIAL USE ONLY

Form revised 4/07

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

Application case numbers	Action	S.F.	Fees
<u>09DRB-700ZZ</u>	<u>SIA</u>	<u>5(2)</u>	<u>\$ 50.00</u>
_____	<u>ADU</u>	_____	<u>\$ 75.00</u>
_____	<u>CMF</u>	_____	<u>\$ 20.00</u>
_____	_____	_____	\$ _____
_____	_____	_____	\$ _____

Hearing date 02/18/09

Total
\$ 145.00

Bandy Handley 01/21/09
 Planner signature / date

Project # 1003713

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

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

MAJOR SUBDIVISION PRELIMINARY PLAT APPROVAL (DRB13)

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

Preliminary plat approval expires after one year.

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

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

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

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

Amended preliminary plat approval expires after one year.

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

MAJOR SUBDIVISION IMPROVEMENTS AGREEMENT (DRB09)

(Temporary sidewalk deferral extension use FORM-V)

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

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

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

AMY L. D. NIESE PE
Applicant name (print)
[Signature] 1/15/09
Applicant signature / date



Form revised October 2007

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

Application case numbers
09DRB - 10022

Sandy Hadley 01/21/09
Planner signature / date
Project # 1003713



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

AGIS
Albuquerque Geographic Information System

Map amended through: 6/13/2008

Note: Grey Shading Represents Area Outside of the City Limits

Zone Atlas Page:
J-13-Z

Selected Symbols

0 750 1,500 Feet



ISAACSON & ARFMAN, P.A.

Consulting Engineering Associates

*Thomas O. Isaacson, PE & LS • Fred C. Arfman, PE
Scott M. McGee, PE*

January 15, 2009

Mr. Jack Cloud
DRB Chair
City of Albuquerque
P.O. Box 1293
Albuquerque, NM 87102

RE: Bell Trading Post Lofts
DRB # 1003713

Dear Mr. Cloud:

Isaacson & Arfman, P.A., as agent for the Family Housing Development Corporation, is submitting a request for a second SIA extension. The original SIA agreement was dated April 26, 2005. The first SIA extension was dated April 3, 2007 with a construction completion deadline of February 23, 2009.

The work is generally completed except for punch list items which include a valley gutter replacement. We do not believe the work and the closeout package submittal can be completed by February 23rd. We request a one year extension.

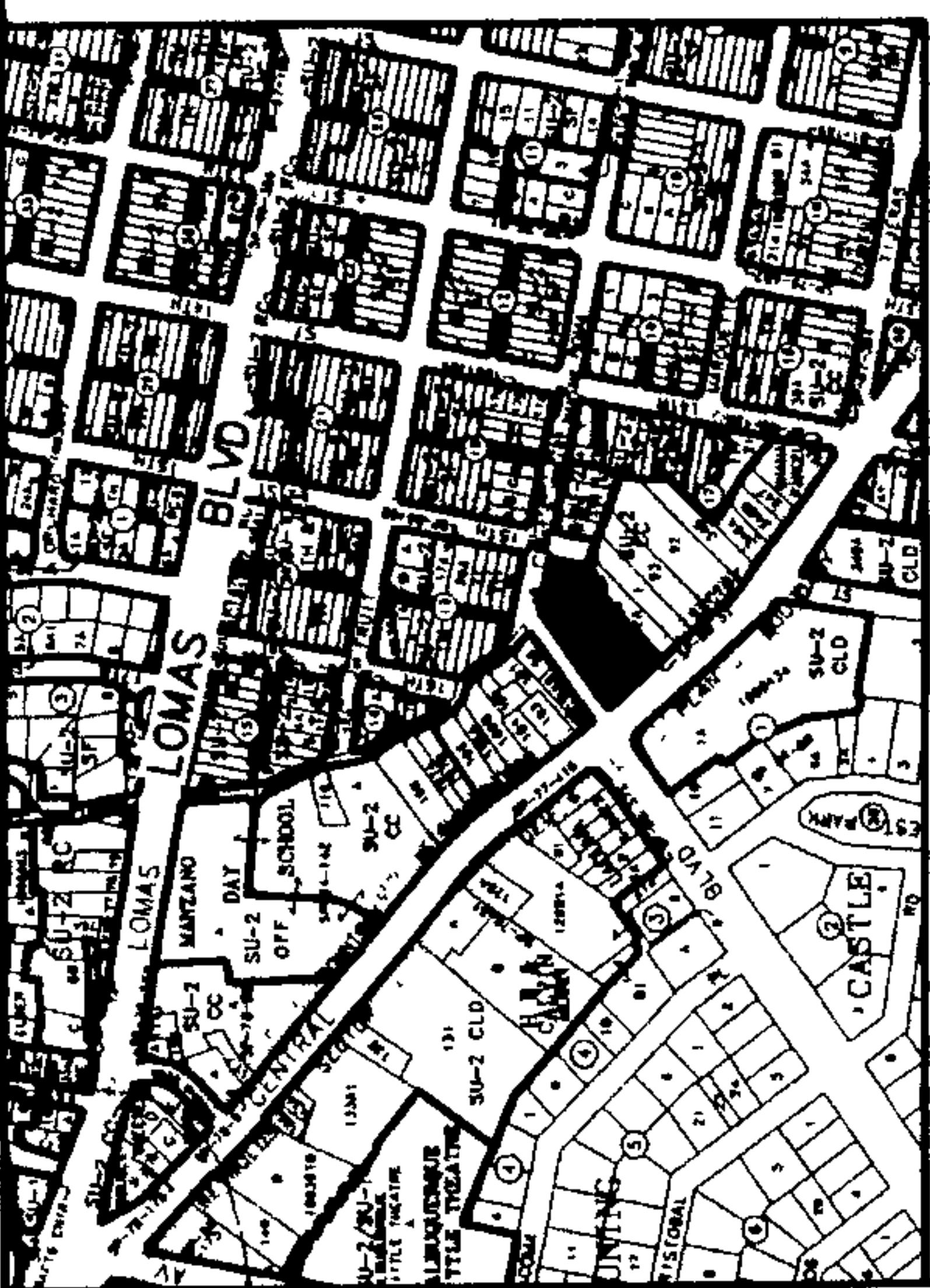
If you have any questions regarding this submittal, please call me at 268-8828.

Sincerely,

ISAACSON & ARFMAN

Amy L. D. Niese, PE

1304\correspondence\out\drb-s7



LOCATION MAP 1" = 750'

PURPOSE OF PLAT

- To correct lots and distances as shown herein.
- To locate lot lines as shown herein.
- To grant easements as shown herein.

SUBMISSION DATA

- Project No.: _____
- Application No.: _____
- Zona Atlas Index No.: 4-15-2
- Total Number of Existing Lots: 0
- Total Number of Existing Tracts: 1
- Total Number of Lots created: 0
- Total Number of Tracts created: 1
- Gross Subdivision Acreage: 1.0336

NOTES

- Bearings are New Mexico State Plane Old Bearings (Central Zone).
- Distances are ground distances.
- Bearings and distances in parentheses are reserved.
- Scale of boundary is from the plat of record entitled "BELL TRADING POST LOFTS, TRACT A" (10-15-05, GSC-338)
- WARRANTY DEED (03-21-00, D118A-081)
- "BEST END ADDITION," (03-06-1913, B-16)
- "BEST END ADDITION," (02-08-80, C18-88)
- Field Survey performed January, 2002.
- This Report: None provided.
- Address of Property: 1603 Central Avenue.
- City of Albuquerque, New Mexico Zone: SU-2, SJ-1 for residential, 24 units max with C-1.
- Utility Council Location System Log No. 200453313

FREE CONSENT AND DEDICATION

The subdivision herein described is with the free consent and in accordance with the desires of the undersigned owner(s) and/or proprietor(s) thereof and said owner(s) and/or proprietor(s) do hereby consent to the correction of lot distances and creation of Tract A-1 as shown herein. Said owner(s) and/or proprietor(s) do hereby grant easements as shown herein. Said owner(s) and/or proprietor(s) do hereby warrant to all the foregoing and do hereby certify that this subdivision is their free act and deed. Said owner(s) warrants that (he/she) holds complete and irrevocable title in fee simple to the land subdivided.

Owner(s): FAMILY HOUSING DEVELOPMENT CORPORATION
 ROCKY E. DAVIS, PRESIDENT; FAMILY HOUSING DEVELOPMENT CORP. Date: 4/23/07

STATE OF NEW MEXICO)
 BERNALILLO COUNTY) SS
 On this 23rd day of April, 2007, this instrument was acknowledged by
 ROCKY E. DAVIS, PRESIDENT OF FAMILY HOUSING DEVELOPMENT CORPORATION
 [Signature] April 23, 2007
 Notary Public

DESCRIPTION

A tract of land situated within the Town of Albuquerque Grant, Projected Section 18, Township 10 North, Range 3 East, New Mexico Principal Meridian, City of Albuquerque, Bernalillo County, New Mexico being all of TRACT A, BELL TRADING POST as the same is shown and designated on said plat filed for record in the office of the County Clerk of Bernalillo County, New Mexico on October 13, 2005 in Book 2005C, Page 339 together with a WARRANTY DEED filed on March 21, 1980, Book D118A, Page 981 and being more particularly described as follows:

BEGINNING at the northeast corner of the herein described tract from whence the Albuquerque Central Survey Monument "12-J15" bears N 34°45'13" E, 860.83 feet;
 THENCE S 37°23'44" E, 12.97 feet to a point;
 THENCE S 11°02'52" W, 86.53 feet to a point;
 THENCE N 67°20'35" E, 4.86 feet to a point;
 THENCE S 72°28'47" E, 18.98 feet to a point;
 THENCE S 45°28'27" W, 24.57 feet to a point;
 THENCE N 70°08'38" W, 55.72 feet to a point;
 THENCE S 45°25'17" W, 231.44 feet to the southeast corner;
 THENCE N 41°34'30" W, 134.19 feet to a point of curvature;
 THENCE 41.81 feet along a curve to right, whose radius is 25.00 feet through a central angle of 85°49'20" and whose chord bears S 06°20'10" W, 37.11 feet to a point of tangency;
 THENCE N 54°14'50" E, 236.28 feet to a point;
 THENCE N 65°08'37" E, 10.92 feet to a point;
 THENCE S 78°56'35" E, 108.10 feet to the point of beginning and containing 1.0336 acres more or less

PUBLIC UTILITY EASEMENTS

PUBLIC UTILITY EASEMENTS SHOWN ON THIS PLAT ARE GRANTED FOR THE COMMON AND JOINT USE OF:

- THE PUBLIC SERVICE CO. OF NM--ELECTRIC SERVICES DIVISION FOR THE INSTALLATION, MAINTENANCE AND SERVICE OF UNDERGROUND/OVERHEAD ELECTRICAL LINES, COMMUNICATION LINES, TRANSFORMERS, AND ANY OTHER EQUIPMENT, FIXTURES, STRUCTURES, AND RELATED FACILITIES REASONABLY NECESSARY TO PROVIDE ELECTRICAL SERVICE.
- QUEST FOR THE INSTALLATION, MAINTENANCE AND SERVICE OF ALL BURIED COMMUNICATION LINES AND OTHER RELATED EQUIPMENT AND FACILITIES REASONABLY NECESSARY TO PROVIDE COMMUNICATION SERVICES, INCLUDING BUT NOT LIMITED TO ABOVE GROUND PEDESTALS AND CLOSURES.
- COMCAST FOR THE INSTALLATION, MAINTENANCE, AND SERVICE OF SUCH LINES, CABLE, AND OTHER RELATED EQUIPMENT AND FACILITIES REASONABLY NECESSARY TO PROVIDE CABLE TV SERVICE.
- THE PUBLIC SERVICE CO. OF NM--GAS SERVICES DIVISION FOR THE INSTALLATION, MAINTENANCE, AND SERVICE OF SUCH DISTRIBUTION AND SERVICE LINES AND FACILITIES REASONABLY NECESSARY TO PROVIDE GAS SERVICE.

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

In approving this plat, PNM Electric Services and Gas Services (PNM) did not conduct a Title Search of the properties shown herein. Consequently, PNM does not warrant nor release any easement or easement rights to which it may be entitled.

OFFICIAL SEAL
 Rachel M. Martinez
 NOTARY PUBLIC
 STATE OF NEW MEXICO
 My Commission Expires: 12/31/2008

THAT I, ROCKY E. DAVIS, PRESIDENT OF FAMILY HOUSING DEVELOPMENT CORPORATION, DO HEREBY CERTIFY THAT THIS INSTRUMENT WAS FILED FOR RECORD IN THE OFFICE OF THE COUNTY CLERK OF BERNALILLO COUNTY, NEW MEXICO, ON THIS 23rd DAY OF APRIL, 2007.

REPLAT FOR
 TRACT A-1
 BELL TRADING POST LOFTS
 WITHIN THE
 TOWN OF ALBUQUERQUE GRANT
 PROJECTED SECTION 18
 TOWNSHIP 10 NORTH, RANGE 3 EAST, NMMP
 CITY OF ALBUQUERQUE
 BERNALILLO COUNTY, NEW MEXICO
 APRIL, 2007

PROJECT NUMBER: 10037113
 Application Number: 0108-30064

PLAT APPROVAL

Utility Approvals:

- PNM Electric Services Division Date: 6-15-07
- PNM Gas Services Division Date: 6-15-07
- City Surveyor: [Signature] Date: 6-13-07
- Real Property Division: [Signature] Date: 6-27-07
- Environmental Health Department: [Signature] Date: 6-27-07
- Traffic Engineering, Transportation Division: [Signature] Date: 6-27-07
- Albuquerque Bernalillo County Water Utility Department: [Signature] Date: 6-27-07
- Parks and Recreation Department: [Signature] Date: 6/27/07
- AMAFCA: [Signature] Date: 6/27/07
- City Engineer: [Signature] Date: 6/27/07
- DRB Chairperson, Planning Department: [Signature] Date: 6/27/07

SURVEYOR'S CERTIFICATION

I, Timothy Aldrich, a duly qualified Registered Professional Land Surveyor under the laws of the State of New Mexico, do hereby certify that this plat and description were prepared by me or under my supervision, shows all easements as shown on the plat of record or made known to me by the owners and/or proprietors of the subdivision shown herein, utility companies and other parties expressing an interest and meets the minimum requirements for monumentation surveys of the Albuquerque Subdivision Ordinance, which meets the Minimum Standards for Land Surveying in the State of New Mexico, and I am duly licensed in my knowledge.

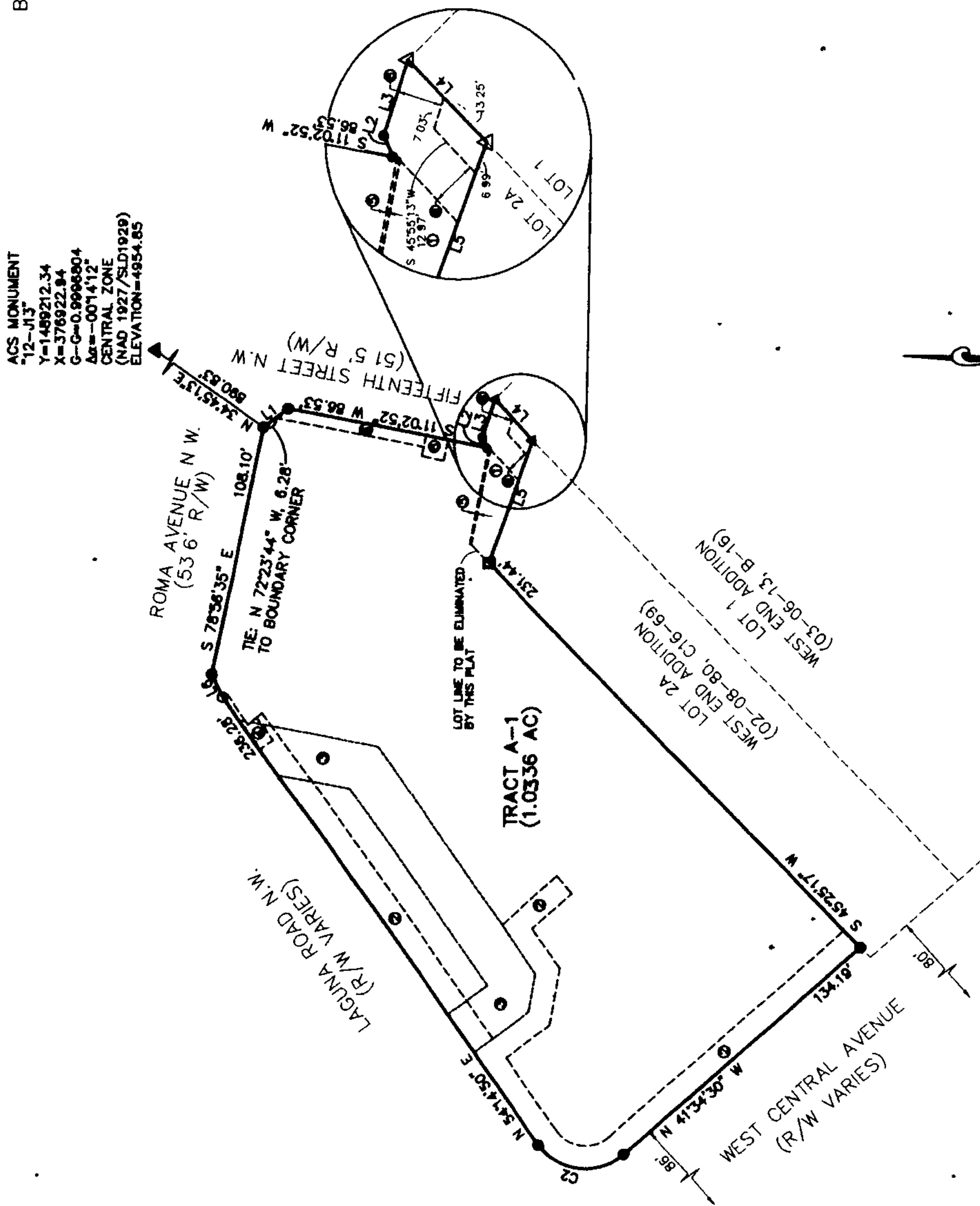


Drawn By:	ECM	Date:	03-15-02
Checked By:	TA	Drawing Name:	97107PL3.DWG
Job No.:	87-107	Sheet:	1 of 2

P.O. BOX 30701, ALBU., N.M. 87190
 505-884-1990

REPLAT FOR
TRACT A-1,
BELL TRADING POST LOFTS
 WITHIN THE
 TOWN OF ALBUQUERQUE GRANT
 PROJECTED SECTION 18
 TOWNSHIP 10 NORTH, RANGE 3 EAST, NMPM
 CITY OF ALBUQUERQUE
 BERNALILLO COUNTY, NEW MEXICO
 APRIL, 2007

Doc# 2007064228
 Part 1 of 2
 ALBUQUERQUE, N.M. 87102
 BERNALILLO COUNTY



ACS MONUMENT
 "12-J13"
 Y=1489212.34
 X=3776922.84
 G-C=0.9996904
 Az=0014'12"
 CENTRAL ZONE
 (NAD 1927/SLD1929)
 ELEVATION=4954.65

- EASEMENTS**
- ① EXISTING LIMITED SERVICE EASEMENT (02-06-80, C16-69)
 - ② EXISTING 10' P.U.E. (10-13-05, 05C-339)
 - ③ EXISTING 20' PUBLIC WATERLINE EASEMENT (10-13-05, 05C-339)
 - ④ EXISTING 7x12 PUBLIC ACCESS EASEMENT (10-13-05, 05C-339)
 - ⑤ EXISTING P.U.E. (10-13-05, 05C-339)
 - ⑥ 5' P.U.E. TO BE GRANTED BY THIS PLAT
 - ⑦ NOT USED
 - ⑧ 10' P.U.E. TO BE GRANTED BY THIS PLAT

- PROPERTY CORNERS**
- FOUND 5/8" REBAR WITH CAP "ALS LS 7719" (TYP.)
 - FOUND CHISLED "+" IN CONC (TYP.)
 - ▲ FOUND 5/8" REBAR WITH ALUM. CAP "LS 7476" (TYP.)
 - FOUND 3/8" REBAR



P.O. BOX 30701, ALBU., N.M. 87190
 505-884-1990

NUMBER	DIRECTION	DISTANCE
L1	S 37°23'44" E	12.96'
L2	N 67°20'35" E	4.86'
L3	S 72°29'47" E	16.98'
L4	S 45°29'27" W	24.37'
L5	N 70°08'38" W	55.72'
L6	N 65°09'37" E	10.92'

BOUNDARY CURVE TABLE				
CURVE	RADIUS	LENGTH TANGENT	CHORD BEARING	DELTA
C2	25.00	41.61	27.68 37.11 S 08°20'10" W	95°48'20"

Drawn By:	ECM	Date:	03-15-02
Checked By:	TA	Drawing Name:	97107PL3.DWG
Job No.:	97-107	Sheet:	2 of 2

1300

FIGURE 18

FIRST EXTENSION AGREEMENT
Procedure "B"
PROJECT NO. 758381
BELL TRADING POST LOFTS

This Agreement made this 3rd day of April, 2007, by and between the City of Albuquerque, New Mexico, a municipal corporation ("City") and (name of developer/subdivider:) Family Housing Development Corporation ("Developer"), whose address is P.O. Box 91525, Albuquerque, NM 87199 and whose telephone number is 550-6784 is made in Albuquerque, New Mexico and is entered into as of the date of final execution of this Agreement.

WHEREAS, the City and the Developer entered into an Agreement on the 26th day of April, 2005, which was recorded in the office of the Clerk of Bernalillo County, New Mexico on April 28, 2005, at Book Misc. A95, pages 8856 through -----, ("Earlier Agreement"), by which the Developer agreed to complete the construction of certain infrastructure improvements on or before the 23rd day of February, 2007; and

~~WHEREAS, the Earlier Agreement was amended by an Extension Agreement dated ----- recorded -----, in Book Misc. -----, pages ----- through -----, Records of Bernalillo County, New Mexico, extending the construction deadline to -----, and~~

WHEREAS, it appears that the Developer will be unable to complete construction of the improvements by the deadline specified in the Agreement; and

WHEREAS, the City is willing to grant Developer an extension of time in which to complete construction of all or part of the improvements, provided the Developer posts an acceptable financial guaranty, as required by the City's Subdivision Ordinance and the Development Process Manual; and

WHEREAS, the Developer is able to provide the required financial guaranty;

NOW THEREFORE in consideration of the above and the mutual promises contained herein, the parties agree:

1. The required completion date for construction of the improvements, as set forth in the attached Exhibit A, is extended (Complete either A or B:)

A. for all improvements, the 23rd day of February, 2009.

B. on portions of the improvements as follows:
IMPROVEMENTS COMPLETION DATE

<u>IMPROVEMENTS</u>	<u>COMPLETION DATE</u>
<u>-----</u>	<u>-----</u>
<u>-----</u>	<u>-----</u>
<u>-----</u>	<u>-----</u>



2007050508
8833455
Page: 1 of 3
04/04/2007 02:12P
Bk-A135 Pg-489

Maddie Toulouse Bern. Co. AGRE R 13.00

2. With this Extension Agreement, Developer has provided the City with the following financial guaranty:

Amendment No. 1

Type of Financial Guaranty: Letter of Credit #300212

Amount: \$36,780.08 Name of Financial Institution or Surety

providing Guaranty: Charter Bank

Date City first able to call Guaranty (Construction Completion Deadline): February 23, 2009

If Guaranty other than a Bond, last day City able to call Guaranty is: April 23, 2009

Additional information: _____

3. The parties agree that all terms and conditions of the Earlier Agreement not in conflict with this Extension Agreement shall remain valid, in force, and binding upon the parties. By executing this Agreement, the parties only intention is to extend the construction completion deadline established in the Earlier Agreement and establish a revised financial guaranty for the benefit of the City.

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

DEVELOPER: Family Housing Development Corporation

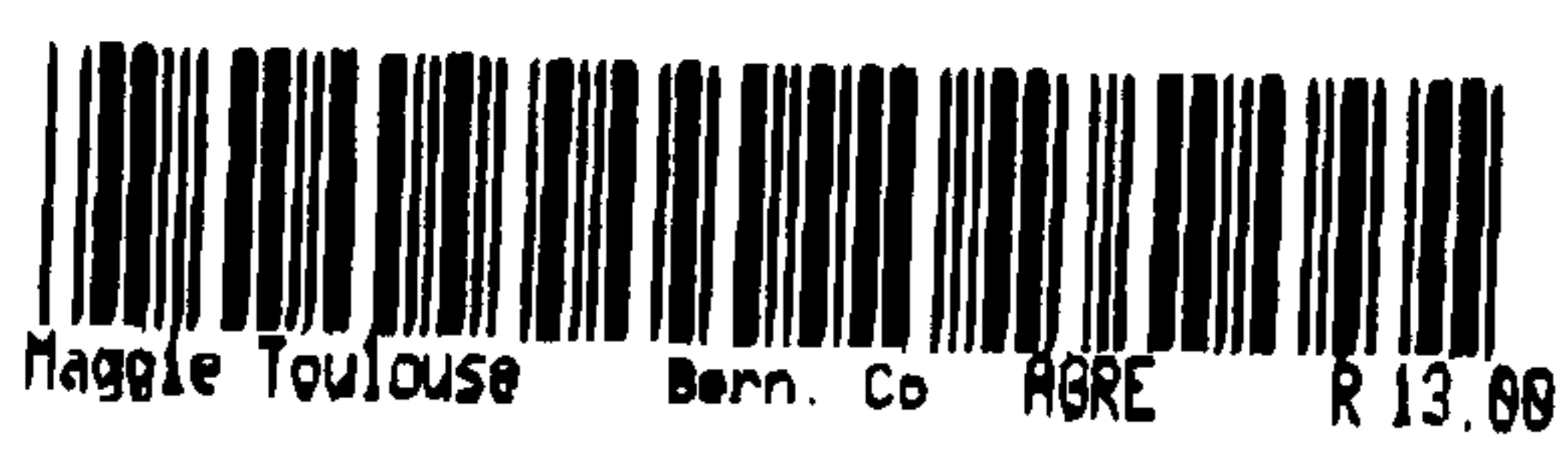
CITY OF ALBUQUERQUE:

By (Signature): [Signature]
Name: Ricky E. Davis
Title: President
Dated: 3/2/07

[Signature]
City Engineer
Dated: 4-03-07

3/3/07

3-29-07



2007050308
8833455
Page: 2 of 3
04/04/2007 02:12P
Bk-A135 Pg-409

DEVELOPER'S NOTARY

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

This instrument was acknowledged before me on 9th day of March, 2007 by (name of person:) Ricky E. Davis, (title or capacity, for instance, "President" or "Owner") President of (Developer:) Family Housing Development Corporation

Rachael M. Martinez
Notary Public

My Commission Expires:

April 18, 2007

CITY'S NOTARY

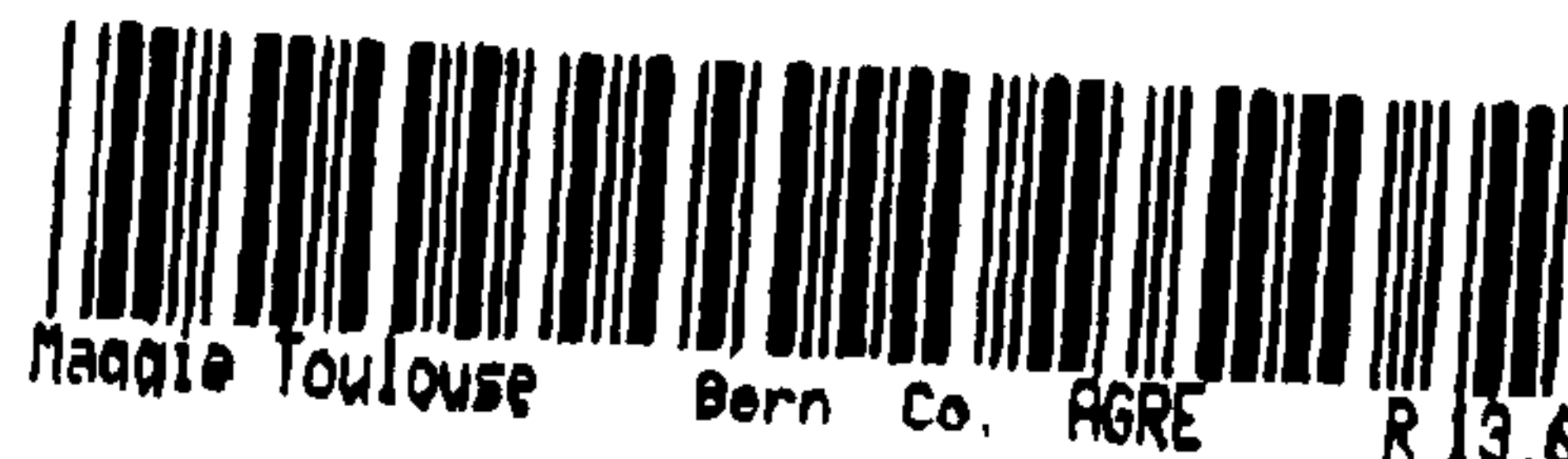
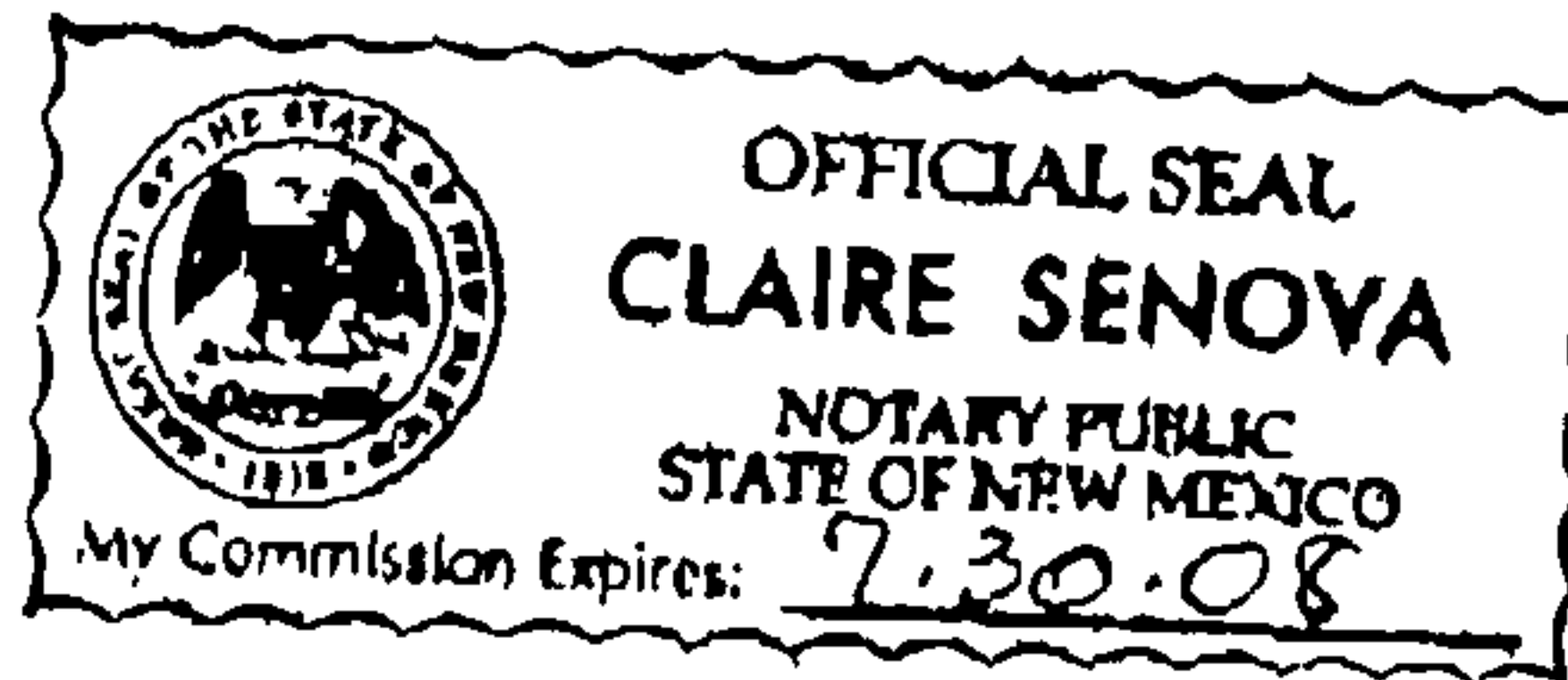
STATE OF NEW MEXICO)
) ss.
COUNTY OF BERNALILLO)

This instrument was acknowledged before me on 3 day of April, 2007 by Richard Duarte, City Engineer of the City of Albuquerque, a municipal corporation, on behalf of said corporation.

Claire Senova
Notary Public

My Commission Expires:

7.30.2008



2007050508
8833475
Page: 3 of 3
04/04/2007 02:12P
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AMENDMENT NO. 1
LETTER OF CREDIT #300212
Dated April 26, 2005

March 9, 2007

Dr. Bruce Perlman, PhD
Chief Administrative Officer
City of Albuquerque
PO Box 1293
Albuquerque, NM 87103

<p>Re: Letter of Credit for: City of Albuquerque Project Name:</p>	<p>The Family Housing Development Corporation Project No.: 758381 Bell Trading Post Lofts</p>
--	---

Dear Mr. Perlman:

We hereby amend the referenced Letter of Credit in the following manner:

- The expiration date shall be extended to April 23, 2009.

All other terms and conditions of the Letter of Credit shall remain unchanged.

Sincerely,

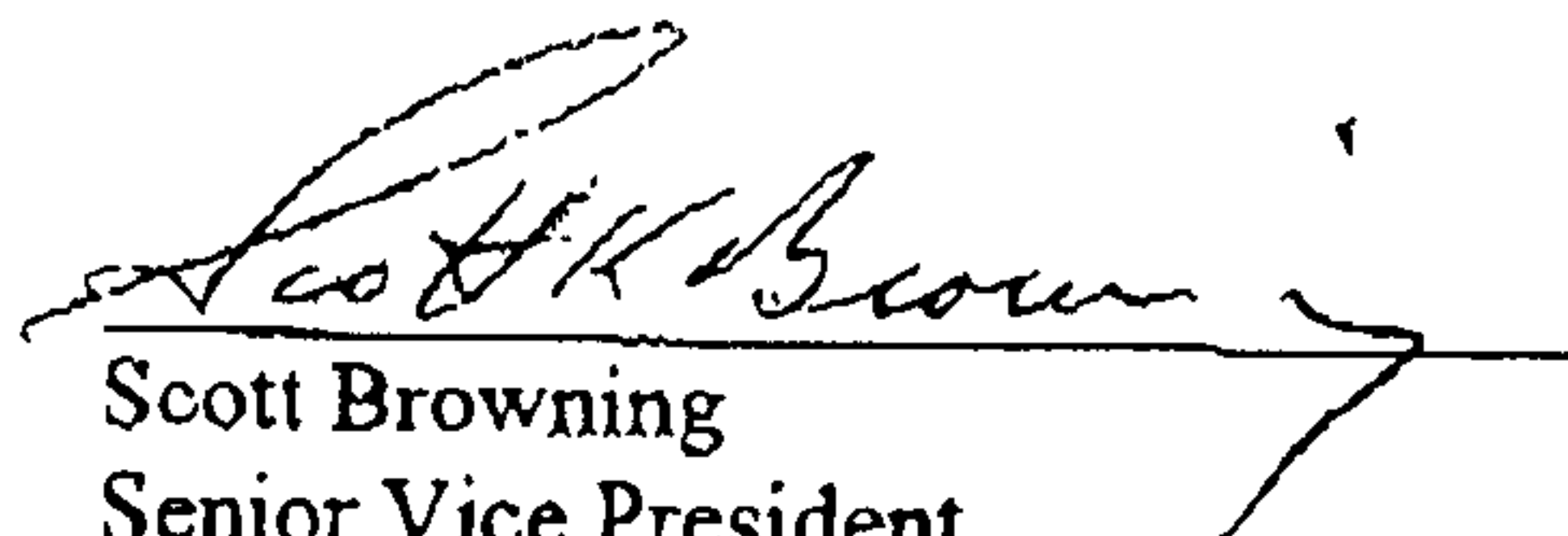

Scott Browning
Senior Vice President
Manager, Construction Loan Department
Charter Bank

EXHIBIT 1A 9

**OFFICIAL NOTICE OF DECISION**

CITY OF ALBUQUERQUE
PLANNING DEPARTMENT
DEVELOPMENT REVIEW BOARD

March 7, 2007

1. Project # 1003713
07DRB-00143 Major-Two Year SIA

ISAACSON & ARFMAN agent(s) for FAMILY HOUSING CORPORATION request(s) the above action(s) for all or a portion of Tract(s) A, **BELL TRADING POST LOFTS**, zoned SU-2 SU-1 FOR RES W/C-1, located on CENTRAL AVE SW, between LAGUNA RD SW and 15TH SW containing approximately 1 acre(s). [REF: Z-85-9, 05DRB-00149, 05DRB-00147] (J-13)

At the March 7, 2007, Development Review Board meeting, a two-year extension of the Subdivision Improvements Agreement was approved.

If you wish to appeal this decision, you must do so by March 22, 2007, in the manner described below.

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

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

A handwritten signature in cursive script, appearing to read "Sheran Matson".

Sheran Matson, AICP, DRB Chair

Cc: Isaacson & Arfman PA, 128 Monroe St NE, 87108
Family Housing Corporation, P.O. Box 91525, 87199
Marilyn Maldonado, Planning Department, 4th Floor, Plaza del Sol Bldg.
File

Clay Neiss
Isaacson, Arthur
248-8828
5/3/05

No. of Lots: 1
Nearest Major Streets
Central Ave., Laguna Rd., Roma Ave.

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 26th day of April, 2005, by and between the City of Albuquerque, New Mexico ("City"), a municipal corporation, whose address is P. O. Box 1293 (One Civic Plaza), Albuquerque, New Mexico 87103, and Family Housing Development Corporation ("Subdivider"), a [state the type of business entity, for instance, "New Mexico corporation," "general partnership," "joint venture," "individual," etc.:] New Mexico corporation, whose address is P.O. Box 91525, ABQ, NM 87199 and whose telephone number is 550-6784, is made in Albuquerque, New Mexico, and is entered into as of the date of final execution of this Agreement.

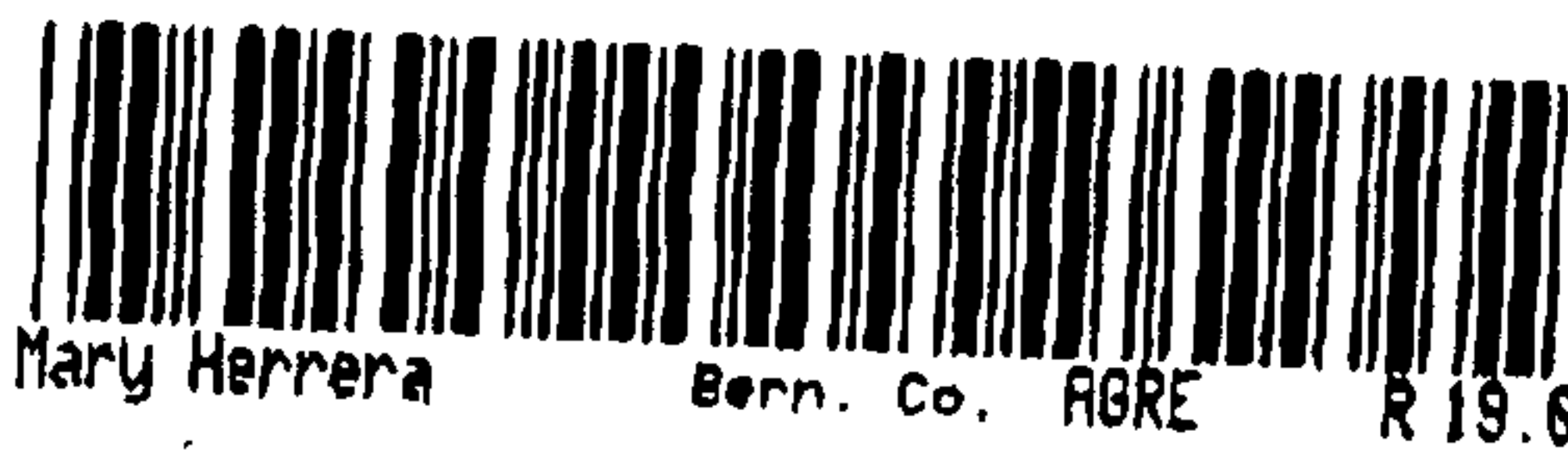
1. Recital. The Subdivider is developing certain lands within the City of Albuquerque, Bernalillo County, New Mexico, known as [existing legal description:] Lots 1-7, Block 19, Perea Addition and Lots 3A, 4,*, recorded on 5/1/1891 ** in the records of the Bernalillo County Clerk at Book C2-43 ***, pages 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:] City of Albuquerque ("Owner"). * & 5, West End Addition
3/6/1913; 2/8/1980 *B-16; C16-69

The Subdivider has submitted and the City has approved a preliminary plat or Site Development Plan identified as Bell Trading Post Lofts, Tract A describing Subdivider's Property.

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

2. Improvements and Construction Deadline. The Subdivider agrees to install and complete the public and/or private improvements described Exhibit A, the required infrastructure listing ("Improvements"), to the satisfaction of the City, on or before the 23rd day of February, 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. 75-8381

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



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

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

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

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

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

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

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

A. Construction Surveying. Construction surveying for the construction of the public Improvements shall be performed by Aldrich Land Surveying, and construction surveying of the private Improvements shall be performed by _____. 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 Isaacson & Arfman, P.A., and inspection of the private Improvements shall be performed by Isaacson & Arfman, P.A., both New Mexico Registered Professional Engineers. If the inspection is performed by an entity other than the City, the City may monitor the inspection and the Subdivider



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

C. Field Testing. Field testing of the construction of the public Improvements shall be performed by Vinyard & Associates, and field testing of the private Improvements shall be performed by VINYARD + ASSOC, both certified testing laboratories under the supervision of a New Mexico Registered Professional Engineer, in accordance with the current City of Albuquerque Standard Specifications for Public Works Construction. If any field testing is performed by an entity other than the City, the City may monitor the field testing and the Subdivider shall ensure that the field testing entity provides all field testing results, reports and related data to the City which the City requires for review. The Subdivider shall pay the City a reasonable fee for any field testing performed by the City.

D. Additional Testing. The City retains the right to perform all additional testing which the City Engineer deems is necessary or advisable, and the Subdivider shall pay the City a reasonable fee therefor.

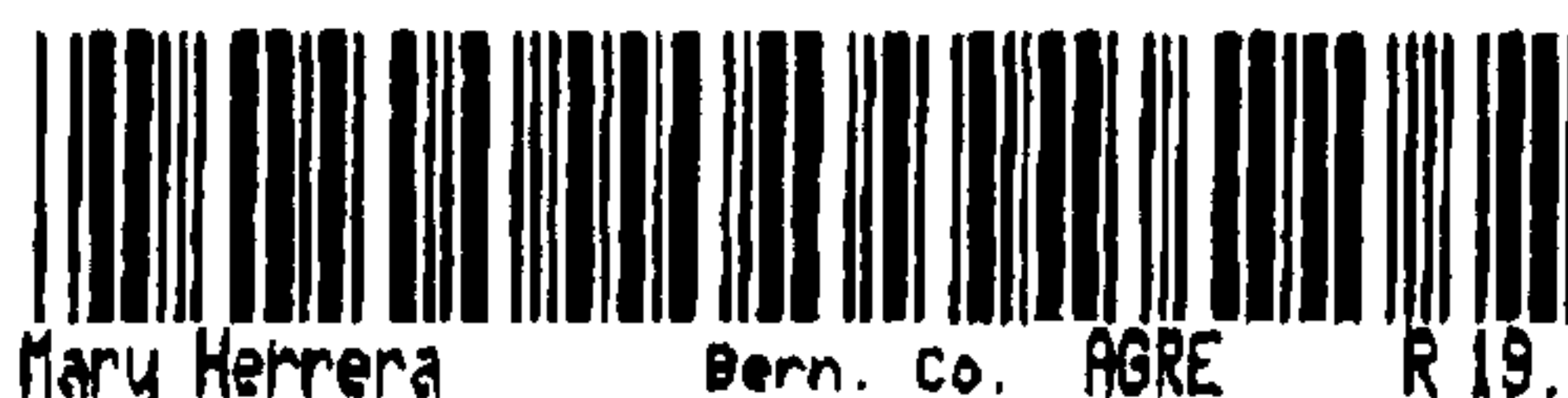
5. Financial Guaranty. If final plat approval is not requested prior to construction of the Subdivision, a financial guaranty is not required. If final plat approval is requested, the Subdivider must provide the City with a financial guaranty in an amount of not less than 125% of the estimated cost of constructing the Improvements, as approved by the City Engineer. The financial guaranty must be irrevocable and may be in the form of a letter of credit, escrow deposit or loan reserve letter issued by a Federally Insured Financial Institution; a bond issued by a surety qualified to do business in New Mexico; or other pledge of liquid assets which meets all City requirements. The City must be able to call the financial guaranty at any time within the sixty (60) days immediately following the Construction Completion Deadline.

To meet the Subdivision Ordinance requirements, the Subdivider has acquired or is able to acquire the following "Financial Guaranty:"

Type of Financial Guaranty: Letter of Credit # 300212
Amount: \$36,780.08 Name of Financial Institution or Surety
Date City first able to call Guaranty: Charter Bank
(Construction Completion Deadline): February 23, 2007
If Guaranty other than a Bond, last day City able to call Guaranty is:
April 23, 2007
Additional information: _____

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

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



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

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

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

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

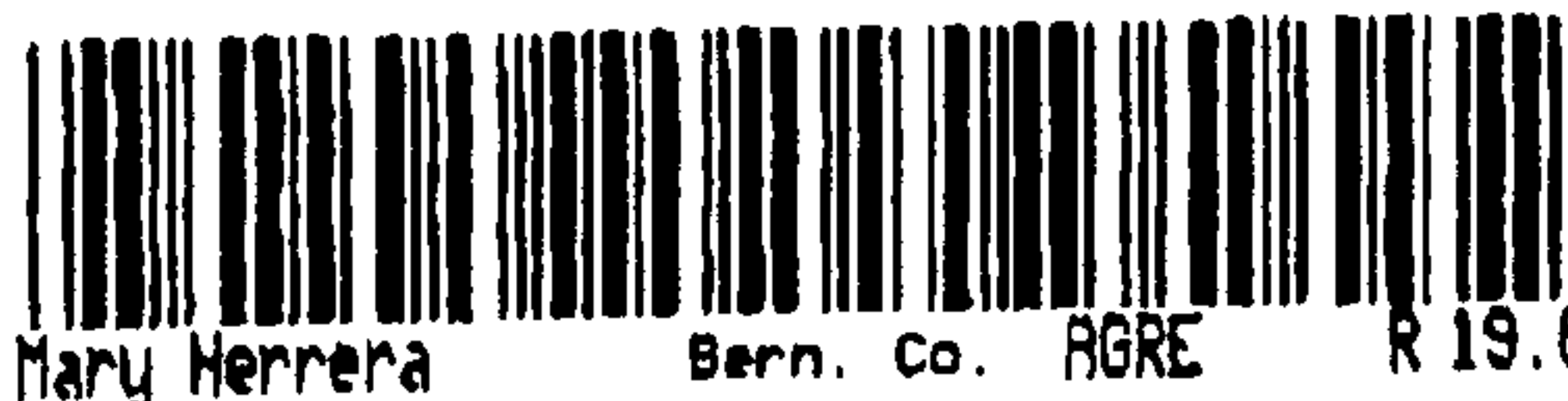
(1) A revised Financial Guaranty in an amount of not less than 125% of the cost of completing the remaining Improvements, as estimated by the City;

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

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

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

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



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

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

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

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

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

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

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

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

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

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

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



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

SUBDIVIDER: Development Corporation

By (Signature): [Signature]
Name: Ricky E. Davis
Title: President
Dated: 3/22/05

CITY OF ALBUQUERQUE
[Signature]
City Engineer
Dated: 4-26-05

9/15/05 KR 4/25/05

SUBDIVIDER'S NOTARY

STATE OF NEW MEXICO
COUNTY OF BERNALILLO) ss.

This instrument was acknowledged before me on 22nd day of MARCH, 2005 by [name of person:] Ricky E. Davis, [title or capacity, for instance, "President" or "Owner":] President, (Subdivider:) Family Housing Development Corporation of



Rachel M. Martinez
NOTARY PUBLIC
STATE OF NEW MEXICO

[Signature]
Notary Public

My Commission Expires: April 18, 2005

My Commission Expires: 4-18-2005

CITY'S NOTARY

STATE OF NEW MEXICO)
COUNTY OF BERNALILLO) ss.

This instrument was acknowledged before me on 26th day of April, 2005 by Richard Bourto, City Engineer of the City of Albuquerque, a municipal corporation, on behalf of said corporation.

[Signature]
Notary Public

My Commission Expires: 11-25-2007

EXHIBIT A AND POWER OF ATTORNEY ATTACHED



Mary Herrera

Bern. Co. AGRE

R 19.00

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6255088
Page: 6 of 6
04/28/2005 03:35P
BK-A95 Pg-8856

Current DRC
Project Number _____

FIGURE 12

INFRASTRUCTURE LIST

EXHIBIT "A"

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

ORIGINAL

Date Submitted February 18, 2005
Date Site Plan Approved 2/23/05
Date Preliminary Plat Approved 2/23/05
Date Preliminary Plat Expires 2/28/06
DRB Project No 1003713
DRB Application No 05-00303
05-00178

TRACT A, BELL TRADING POST LOFTS

PROPOSED NAME OF PLAT & Site Plan for B.P.

LOTS 1-7, BLOCK 19, PEREA ADDITION TOGETHER WITH LOTS 3A, 4, & 5, WEST END ADDITION

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 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 Unser 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 Const Engineer
		6'	<u>PAVING</u> Sidewalk (south side)	Roma Avenue	Laguna Road	15th Street	/	/	/
			Remove Drivepads	Laguna Road	Exist Drive Pad Locations		/	/	/
			STD C&G	Laguna Road	Exist Drive Pad Locations		/	/	/
		2 - 20'	Wide Driveways	Laguna Road	At Entrance	At Exit	/	/	/
		6'	Sidewalk (east side)	Laguna Road	Roma Avenue	Central Avenue	/	/	/
		6"	<u>UTILITIES</u> SAS Service	Laguna Road	Laguna Road	ROW Line	/	/	/
			Replace Exist 3" w/2" Water Service <u>BOX ONLY</u>	Water Meter	Central Avenue	ROW Line	/	/	/
		1	Hydrant	Laguna Road			/	/	/
		6"	Fireline	Roma Avenue	Roma Avenue	Building	/	/	/
							/	/	/

NOTES

1. Sidewalks to be deferred where noted.
2. Residential lighting per DPM
3. Grading and Drainage Certification required per DPM (prior to release of financial guarantees) to include private retaining walls as defined on the approved grading plan
4. All water to include fire hydrants, valves, and appurtenances per DPM.
5. Perimeter walls per DRB approved perimeter wall design.

AGENT/OWNER

Amy L D Niese, PE
NAME (print)

Isaacson & Arfman, P.A.
FIRM

[Signature]
SIGNATURE - date 2/18/05

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

DEVELOPMENT REVIEW BOARD MEMBER APPROVALS

[Signature] 2/23/05
DRB CHAIR - date

Christina Sandoval 2/23/05
PARKS & GENERAL SERVICES - date

[Signature] 2-27-05
TRANSPORTATION DEVELOPMENT - date

AMAFCA - date

[Signature] 2/23/05
UTILITY DEVELOPMENT - date

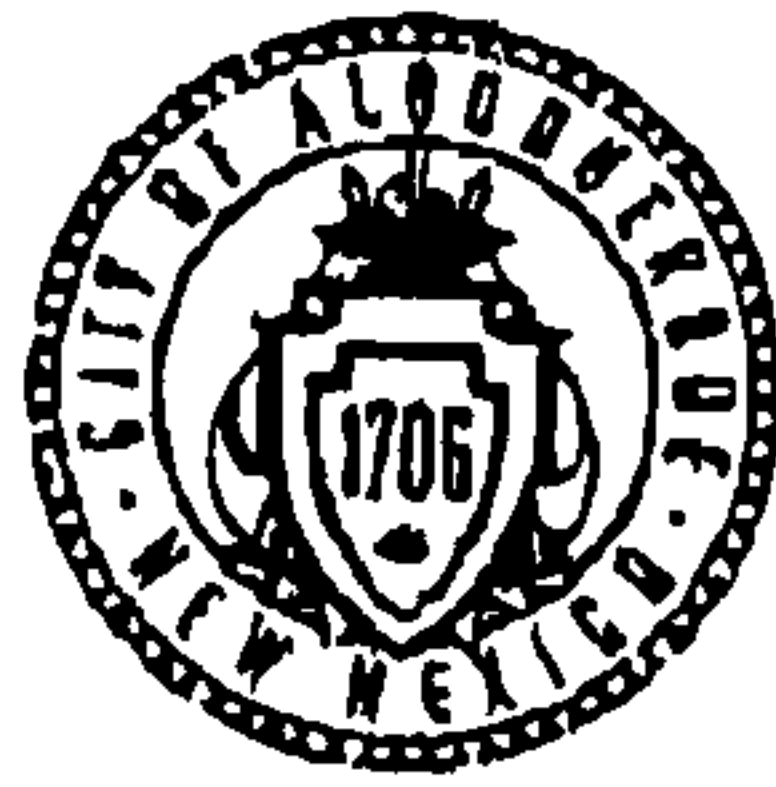
_____ - date

Bradley L. Bingham 2/23/05
CITY ENGINEER - date

_____ - date

DESIGN REVIEW COMMITTEE REVISIONS

REVISION	DATE	DRC CHAIR	USER DEPARTMENT	AGENT/OWNER



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

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

January 16, 2009

Ruth Lozano
Isaacson and Arfman, P.A.
128 Monroe St. NE/87108
Phone: 268-8828/Fax: 268-2632

Dear Ruth:

Thank you for your inquiry of January 16, 2009 requesting the names of **ALL Neighborhood and/or Homeowner Associations** who would be affected under the provisions of O-92 by your proposed project at **(DRB SUBMITTAL) - TRACT A-1, BELL TRADING POST LOFTS, LOCATED ON LAGUNA BOULEVARD NW BETWEEN CENTRAL AVENUE NW AND ROMA AVENUE NW** zone map J-13.

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

DOWNTOWN N.A. (DNA) "R"

George Kraehe, 932 11th St. NW/87102 247-0854 (h) 288-9880 (c)
Robert Bello, 1424 Roma NW/87104 280-3774 (h)

HUNING CASTLE N.A. (HCS) "R"

Ab Potter, 1705 Chacoma Pl. SW/87104 298-1534 (h)
Rex Throckmorton, 201 Laguna SW/87104 244-9066 (h)

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

Sincerely,

Stephani J. Winklepleck

Neighborhood Liaison
OFFICE OF NEIGHBORHOOD COORDINATION
Planning Department

planningrnaform(11/2007)

**LETTERS MUST BE SENT TO BOTH
CONTACTS OF EACH
NEIGHBORHOOD AND/OR HOMEOWNER
ASSOCIATION.**



ISAACSON & ARFMAN, P.A.

Consulting Engineering Associates

*Thomas O. Isaacson, PE & LS • Fred C. Arfman, PE
Scott M. McGee, PE*

January 16, 2009

CERTIFIED MAIL – 7005 1160 0001 1329 7658

Mr. George Kraehe
Downtown Neighborhood Association
932 11th Street NW
Albuquerque, NM 87102

**RE: Tract A-1, Bell Trading Post Lofts
COA Project No. 1003713**

Dear Mr. Kraehe:

As the consulting engineers for the above referenced site (see attached zone map), we are writing this letter to inform the Downtown Neighborhood Association that a request for approval of a Subdivision Improvements Agreement 2nd extension will be submitted to the City of Albuquerque Development Review Board.

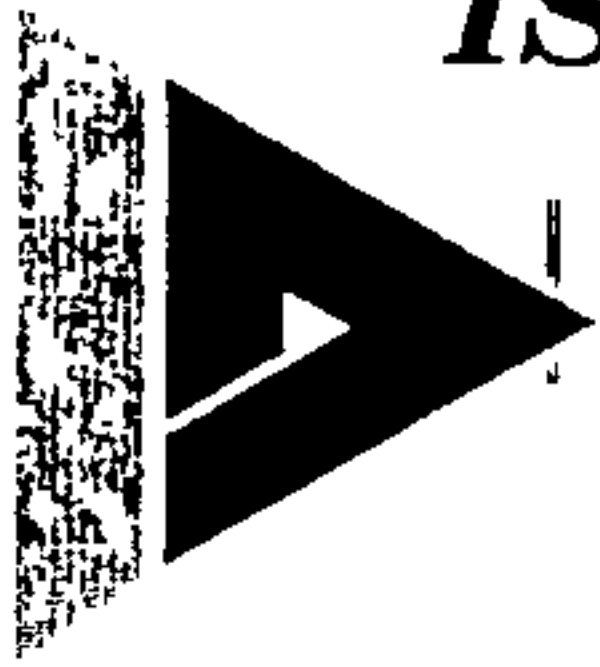
Please feel free to call our office at 268-8828 if additional information is desired on this action.

Very truly yours,
ISAACSON & ARFMAN, P.A.

for Amy L.D. Niese, PE
ALDN/rtl
Attachment

7005 1160 0001 1329 7658

U.S. Postal Service™	
CERTIFIED MAIL™ RECEIPT	
<i>(Domestic Mail Only; No Insurance Coverage Provided)</i>	
For delivery information visit our website at www.usps.com	
OFFICIAL USE	
Postage	\$ 40.42
Certified Fee	\$ 5.73
Return Receipt Fee (Endorsement Required)	\$ 0.00
Restricted Delivery Fee (Endorsement Required)	\$ 0.00
Total Postage & Fees	\$ 46.15
Sent To	George Kraehe
Street, Apt. or PO Box	Downtown Neighborhood Assoc. 932 11th Street NW
City, State	Albuquerque, NM 87102
PS Form 3800, June 2002 See Reverse for Instructions	



ISAACSON & ARFMAN, P.A.

Consulting Engineering Associates

*Thomas O. Isaacson, PE & LS • Fred C. Arfman, PE
Scott M. McGee, PE*

January 16, 2009

CERTIFIED MAIL – 7005 1160 0001 1329 7665

Mr. Robert Bello
Downtown Neighborhood Association
1424 Roma NW
Albuquerque, NM 87104

**RE: Tract A-1, Bell Trading Post Lofts
COA Project No. 1003713**

Dear Mr. Bello:

As the consulting engineers for the above referenced site (see attached zone map), we are writing this letter to inform the Downtown Neighborhood Association that a request for approval of a Subdivision Improvements Agreement 2nd extension will be submitted to the City of Albuquerque Development Review Board.

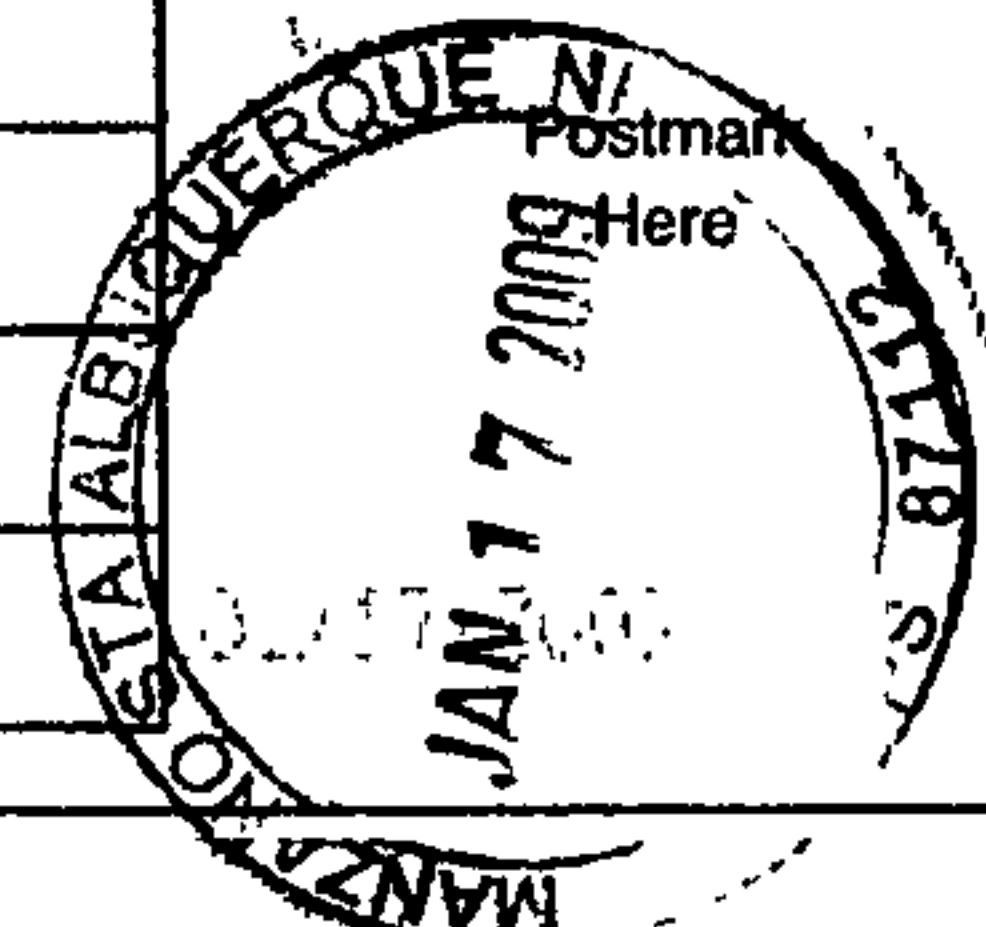
Please feel free to call our office at 268-8828 if additional information is desired on this action.

Very truly yours,
ISAACSON & ARFMAN, P.A.

for Amy L.D. Niese, PE
ALDN/rtl
Attachment

7005 1160 0001 1329 7665

U.S. Postal Service™	
CERTIFIED MAIL™ RECEIPT	
<i>(Domestic Mail Only; No Insurance Coverage Provided)</i>	
For delivery information visit our website at www.usps.com	
OFFICIAL USE	
Postage	\$ 12.46
Certified Fee	15.00
Return Receipt Fee (Endorsement Required)	12.00
Restricted Delivery Fee (Endorsement Required)	15.00
Total Postage & Fees	\$ 54.46
Sent To	Robert Bello
Street, Apt. No., or PO Box No.	Downtown Neighborhood Assoc. 1424 Roma NW
City, State, ZIP+4	Albuquerque, NM 87104
PS Form 3800, June 2002 See Reverse for Instructions	





ISAACSON & ARFMAN, P.A.

Consulting Engineering Associates

*Thomas O. Isaacson, PE & LS • Fred C. Arfman, PE
Scott M. McGee, PE*

January 16, 2009

CERTIFIED MAIL – 7005 1160 0001 1329 7689

Mr. Ab Potter
Huning Castle Neighborhood Association
1705 Chacoma Place SW
Albuquerque, NM 87104

**RE: Tract A-1, Bell Trading Post Lofts
COA Project No. 1003713**

Dear Mr. Potter:

As the consulting engineers for the above referenced site (see attached zone map), we are writing this letter to inform the Huning Castle Neighborhood Association that a request for approval of a Subdivision Improvements Agreement 2nd extension will be submitted to the City of Albuquerque Development Review Board.

Please feel free to call our office at 268-8828 if additional information is desired on this action.

Very truly yours,
ISAACSON & ARFMAN, P.A.

for Amy L.D. Niese, PE
ALDN/rtl
Attachment

7005 1160 0001 1329 7689

U.S. Postal Service™		
CERTIFIED MAIL™ RECEIPT		
<i>(Domestic Mail Only; No Insurance Coverage Provided)</i>		
For delivery information visit our website at www.usps.com		
OFFICIAL USE		
Postage	\$ 10.40	0112
Certified Fee	\$2.00	
Return Receipt Fee (Endorsement Required)	\$2.50	
Restricted Delivery Fee (Endorsement Required)	\$0.00	
Total Postage & Fees	\$ 15.90	
Sent To	Ab Potter	
Street, Apt. No.; or PO Box No.	Huning Castle N. A.	
City, State, ZIP+4	1705 Chacoma Place SW Albuquerque, NM 87104	
PS Form 3800, June 2002		
See Reverse for Instructions		



ISAACSON & ARFMAN, P.A.

Consulting Engineering Associates

Thomas O. Isaacson, PE & LS • Fred C. Arfman, PE
Scott M. McGee, PE

January 16, 2009

CERTIFIED MAIL – 7005 1160 0001 1329 7672

Mr. Rex Throckmorton
Huning Castle Neighborhood Association
201 Laguna Blvd. SW
Albuquerque, NM 87104

**RE: Tract A-1, Bell Trading Post Lofts
COA Project No. 1003713**

Dear Mr. Throckmorton:

As the consulting engineers for the above referenced site (see attached zone map), we are writing this letter to inform the Huning Castle Neighborhood Association that a request for approval of a Subdivision Improvements Agreement 2nd extension will be submitted to the City of Albuquerque Development Review Board.

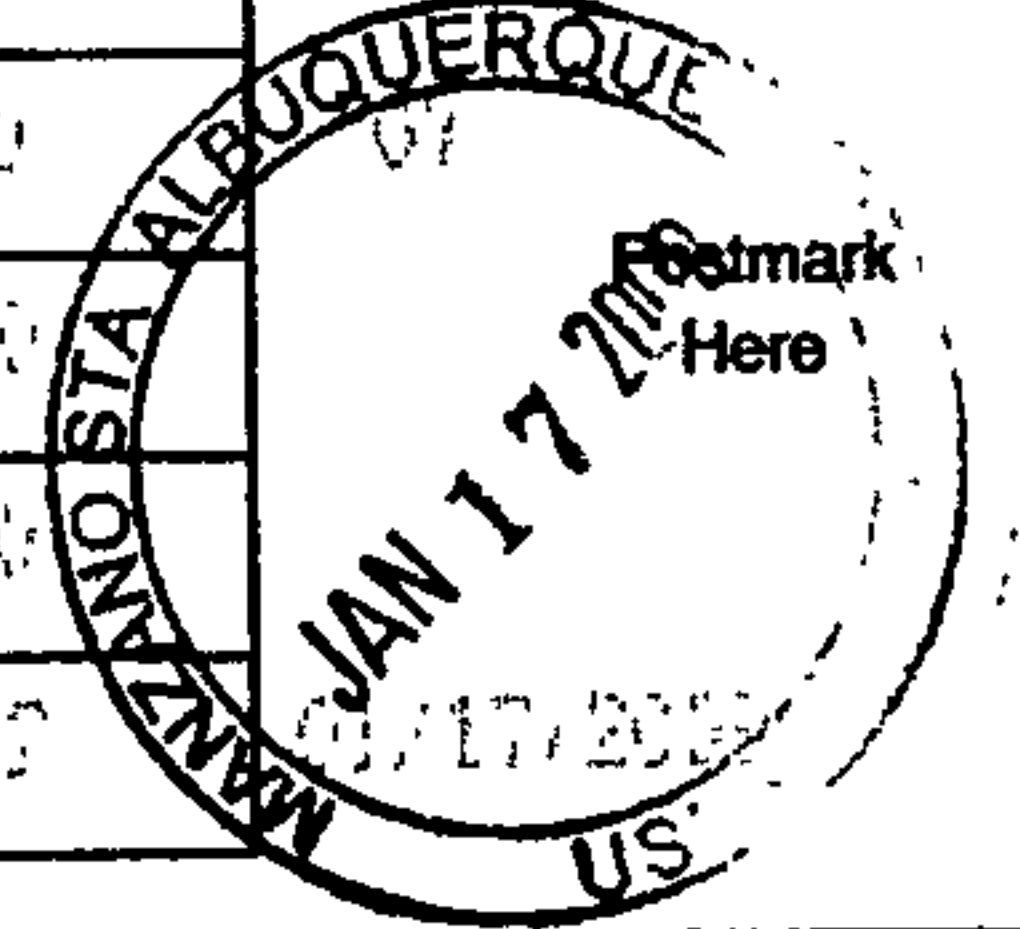
Please feel free to call our office at 268-8828 if additional information is desired on this action.

Very truly yours,
ISAACSON & ARFMAN, P.A.

for Amy L.D. Niese, PE
ALDN/rtl
Attachment

7005 1160 0001 1329 7672

U.S. Postal Service™							
CERTIFIED MAIL™ RECEIPT							
<i>(Domestic Mail Only; No Insurance Coverage Provided)</i>							
For delivery information visit our website at www.usps.com ®							
OFFICIAL USE							
Postage	\$ 10.92						
Certified Fee	\$2.70						
Return Receipt Fee (Endorsement Required)	\$2.00						
Restricted Delivery Fee (Endorsement Required)	\$0.00						
Total Postage & Fees	\$15.62						
<table border="1"> <tr> <td>Sent To</td> <td>Rex Throckmorton</td> </tr> <tr> <td>Street, Apt. No., or PO Box No.</td> <td>Huning Castle N. A.</td> </tr> <tr> <td>City, State, ZIP+4</td> <td>201 Laguna Blvd. SW Albuquerque, NM 87104</td> </tr> </table>		Sent To	Rex Throckmorton	Street, Apt. No., or PO Box No.	Huning Castle N. A.	City, State, ZIP+4	201 Laguna Blvd. SW Albuquerque, NM 87104
Sent To	Rex Throckmorton						
Street, Apt. No., or PO Box No.	Huning Castle N. A.						
City, State, ZIP+4	201 Laguna Blvd. SW Albuquerque, NM 87104						
PS Form 3800, June 2002							
See Reverse for Instructions							



SIGN POSTING AGREEMENT

REQUIREMENTS

POSTING SIGNS ANNOUNCING PUBLIC HEARINGS

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

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

1. LOCATION

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

2. NUMBER

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

3. PHYSICAL POSTING

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

4. TIME

Signs must be posted from FEB 3, 2009 To FEB. 18, 2009

5. REMOVAL

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

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

Ruth Lozano 1/21/09
(Applicant or Agent) (Date)
for Isaacson + Artman, P.A.

I issued 3 signs for this application, 01/21/09 Sandy Handley
(Date) (Staff Member)

DRB PROJECT NUMBER: 1003713

Current DRC
Project Number _____

FIGURE 12

Date Submitted. February 18, 2005
 Date Site Plan Approved. 2/23/05
 Date Preliminary Plat Approved. 2/23/05
 Date Preliminary Plat Expires. 2/23/06
 DRB Project No. 1003713
 DRB Application No. 05-00303
 05-00148

ORIGINAL

INFRASTRUCTURE LIST

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

TRACT A, BELL TRADING POST LOFTS

PROPOSED NAME OF PLAT *to Site Plan for B.P.*

LOTS 1-7, BLOCK 19, PEREA ADDITION TOGETHER WITH LOTS 3A, 4, & 5, WEST END ADDITION

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 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 Unser 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 Const Engineer
		6'	<u>PAVING</u> Sidewalk (south side)	Roma Avenue	Laguna Road	15th Street	/	/	/
			Remove Drivepads	Laguna Road	Exist Drive Pad Locations		/	/	/
			STD C&G	Laguna Road	Exist Drive Pad Locations		/	/	/
		2 - 20'	Wide Driveways	Laguna Road	At Entrance	At Exit	/	/	/
		6'	Sidewalk (east side)	Laguna Road	Roma Avenue	Central Avenue	/	/	/
		6"	<u>UTILITIES</u> SAS Service	Laguna Road	Laguna Road	ROW Line	/	/	/
			Replace Exist 3" w/2" Water Service <i>BOX ONLY</i>	Water Meter	Central Avenue	ROW Line	/	/	/
		1	Hydrant	Laguna Road			/	/	/
		6"	Fireline	Roma Avenue	Roma Avenue	Building	/	/	/
							/	/	/

NOTES

- 1 Sidewalks to be deferred where noted.
- 2 Residential lighting per DPM
- 3 Grading and Drainage Certification required per DPM (prior to release of financial guarantees) to include private retaining walls as defined on the approved grading plan
- 4 All water to include fire hydrants, valves, and appurtenances per DPM.
5. Perimeter walls per DRB approved perimeter wall design.

AGENT/OWNER	DEVELOPMENT REVIEW BOARD MEMBER APPROVALS		
Amy L D Niese, PE NAME (print)	<i>[Signature]</i> DRB CHAIR - date 2/23/05	<i>Christina Sandorval</i> PARKS & GENERAL SERVICES - date 2/23/05	
Isaacson & Arfman, P.A. FIRM	<i>[Signature]</i> TRANSPORTATION DEVELOPMENT - date 2-23-05	AMAFCA - date	
<i>[Signature]</i> SIGNATURE - date 2/18/05	<i>Roger Green</i> UTILITY DEVELOPMENT - date 2/23/05	- date	
MAXIMUM TIME ALLOWED TO CONSTRUCT THE IMPROVEMENTS WITHOUT A DRB EXTENSION _____	<i>Bradley L. Bingham</i> CITY ENGINEER - date 2/23/05	- date	

DESIGN REVIEW COMMITTEE REVISIONS

REVISION	DATE	DRC CHAIR	USER DEPARTMENT	AGENT/OWNER



Supplemental form

SUBDIVISION

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

SITE DEVELOPMENT PLAN

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

STORM DRAINAGE

- Storm Drainage Cost Allocation Plan

S Z ZONING & PLANNING

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

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

APPLICANT INFORMATION:

Professional/Agent (if any): AMY L. D. NIESE, PE, ISAACSON ARFMAN PA PHONE: 268-8828
 ADDRESS: 128 MONROE FAX: 268-2632
 CITY: ALB STATE NM ZIP 87108 E-MAIL: amyn@iacivil.com

APPLICANT: FAMILY HOUSING DEVELOPMENT CORPORATION PHONE: 550-6784
 ADDRESS: PO BOX 91525 FAX: 505-773-9637
 CITY: ALB STATE NM ZIP 87199 E-MAIL: fhdcc@earthlink.net
 Proprietary interest in site: OWNER List all owners: RICK DAVIS

DESCRIPTION OF REQUEST: BELL TRADING POST LOFTS: AMENDED PRELIMINARY PLAT

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

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

Lot or Tract No. TRACT A, BELL TRADING POST LOFTS Block: _____ Unit: _____
 Subdiv/Addr/TBKA: (TBKA Tract A-1, Bell Trading Post Lofts)
 Existing Zoning: SU-2, SU-1 FOR RES 24 UNITS Proposed zoning: SAME
 Zone Atlas page(s): J-13 UPC Code: 101305831010941313 MRGCD Map No N4

CASE HISTORY:

List any current or prior case number that may be relevant to your application (Proj., App., DRB-, AX_Z_, V_, S_, etc.): Z-85-9
1003713, 05 DRB-00148, 05-DRB-00147, 05 DRB-00149, 07 DRB-00289

CASE INFORMATION:

Within city limits? Yes Within 1000FT of a landfill? NO
 No. of existing lots: 1 No. of proposed lots: 1 Total area of site (acres): 1.03

LOCATION OF PROPERTY BY STREETS: On or Near: LAGUNA RD NW
 Between: CENTRAL AVE NW and 15th ST NW

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

SIGNATURE [Signature] DATE 6/14/07
 (Print) AMY L. D. NIESE, PE Applicant: Agent:

FOR OFFICIAL USE ONLY

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

Application case numbers	S.F.	Fees
<u>07 DRB-70064</u>	<u>5(3)</u>	<u>\$ 50.⁰⁰</u>
_____	_____	<u>\$ 20.⁰⁰</u>
_____	_____	\$ _____
_____	_____	\$ _____
_____	_____	\$ _____

(PLF) Action
~~PLF~~
 CWF

Form revised 4/07

Hearing date June 27, 2007

Project # 1003713

Andrew G... 6/15/07
 Planner signature / date

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

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

- MAJOR SUBDIVISION EXTENSION OF PRELIMINARY PLAT** **Your attendance is required.**
- Preliminary Plat reduced to 8.5" x 11"
 - Zone Atlas map with the entire property(ies) precisely and clearly outlined and crosshatched (to be photocopied)
 - Letter briefly describing, explaining, and justifying the request
 - Copy of previous D.R.B. approved infrastructure list
 - Copy of the LATEST Official D.R.B. Notice of approval for Preliminary Plat Extension request
 - Any original and/or related file numbers are listed on the cover application
- Extensions are not reviewed through internal routing.**
Extension of preliminary plat approval expires after one year.

- MAJOR SUBDIVISION FINAL PLAT APPROVAL** **Your attendance is required.**
- Proposed Final Plat (folded to fit into an 8.5" by 14" pocket) 6 copies for unadvertised meetings
 - Signed & recorded Final Pre-Development Facilities Fee Agreement for **Residential** development only
 - Design elevations & cross sections of perimeter walls 3 copies
 - Zone Atlas map with the entire property(ies) 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.
 - Signed & recorded Final Pre-Development Facilities Fee Agreement for **Residential** development only
 - 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)** *submitted*
- 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.

AMY L. D. NIESE, PE
Applicant name (print)

[Signature] 6/14/07
Applicant signature / date



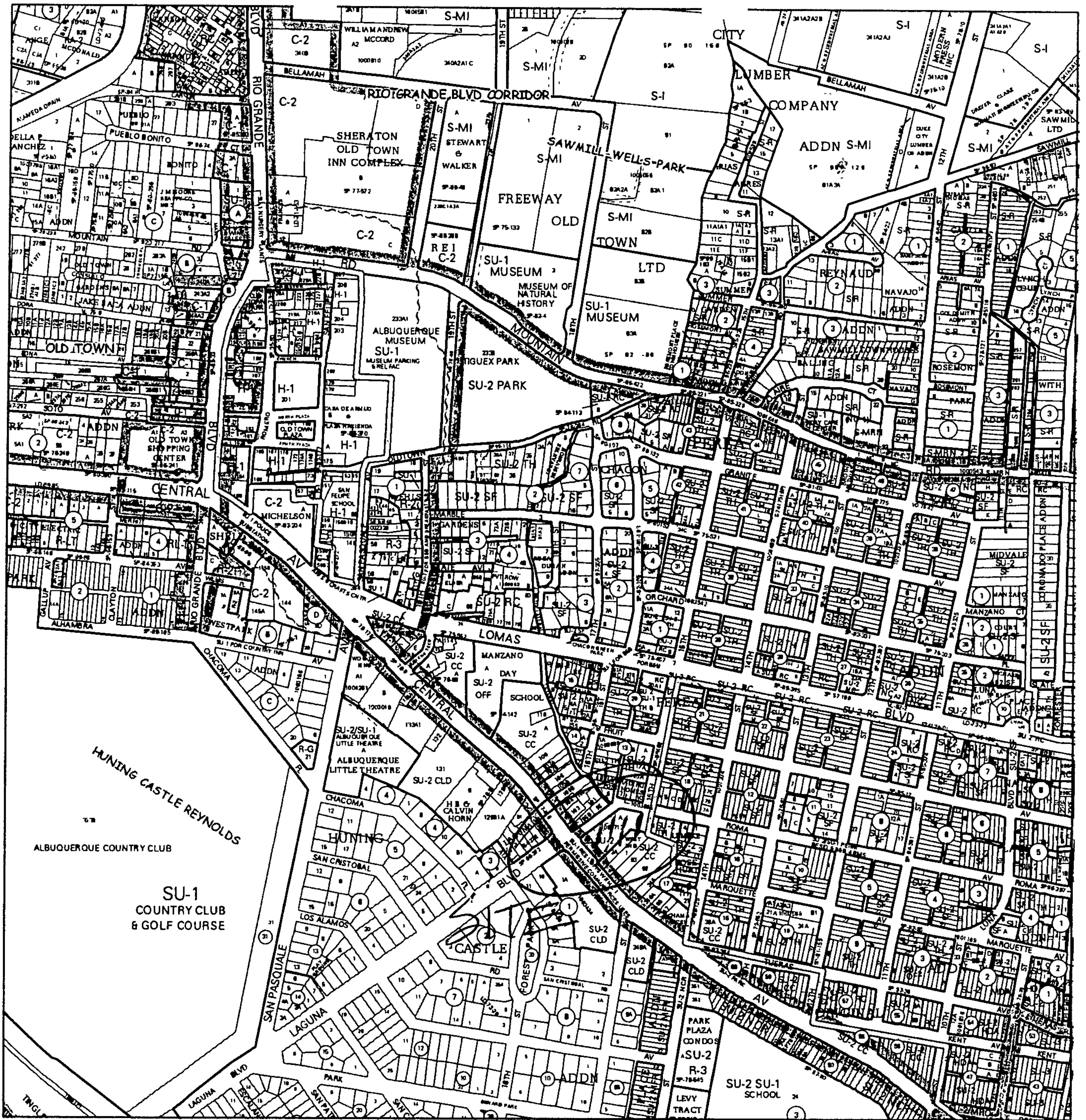
Form revised 8/04, 1/05, 10/05 & NOV 06

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


Application case numbers
07DRB - 70064

[Signature] 6/15/07
Planner signature / date

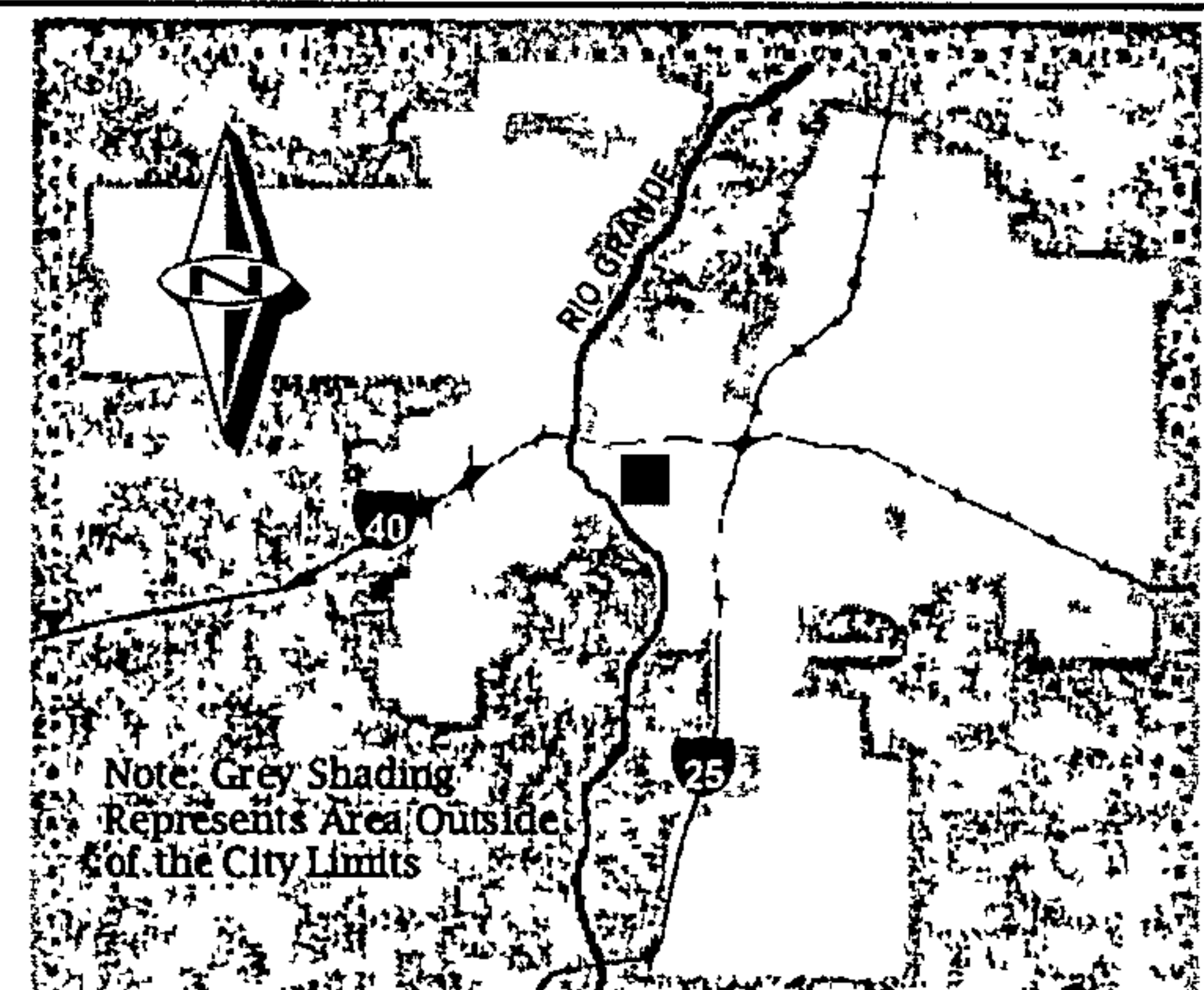
Project # 1003713



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



Map amended through: 6/21/2006



Note: Grey Shading Represents Area Outside of the City Limits

Zone Atlas Page:
J-13-Z

Selected Symbols

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

0 750 1,500
Feet



ISAACSON & ARFMAN, P.A.

Consulting Engineering Associates

*Thomas O. Isaacson, PE & LS • Fred C. Arfman, PE
Scott M. McGee, PE*

June 14, 2007

Ms. Sheran Matson
DRB Chair
City of Albuquerque
P.O. Box 1293
Albuquerque, NM 87102

RE: Amended Preliminary Plat for Bell Trading Post Lofts Replat
DRB # 1003713

Dear Ms. Matson:

Isaacson & Arfman, P.A., as agents for the Family Housing Development Corporation, is submitting a request for Amended Preliminary Plat approval. We are withdrawing our previous request dated April 18, 2007 which is attached.

This property already received Final Plat approval under DRB #1003713, 05DRB-00148. All infrastructure work is being done under the work order DRC #758381. As a result, an additional Infrastructure List is not included with this submittal.

A Grading and Drainage Plan was approved with the previous platting action. Since the additional area is so small, there is no need for an additional Grading and Drainage Plan.

If you have any questions regarding this submittal, please call me at 268-8828.

Sincerely,

ISAACSON & ARFMAN

Amy L. D. Niese, PE

1304\correspondence\out\drb-s6



ISAACSON & ARFMAN, P.A.

Consulting Engineering Associates

*Thomas O. Isaacson, PE & LS • Fred C. Arfman, PE
Scott M. McGee, PE*

April 18, 2007

Ms. Sheran Matson
DRB Chair
City of Albuquerque
P.O. Box 1293
Albuquerque, NM 87102

WITHDRAW

RE: Preliminary/Final Plat Resubmittal for Bell Trading Post Lofts Replat
DRB # 1003713

Dear Ms. Matson:

Isaacson & Arfman, P.A., as agents for the Family Housing Development Corporation, is resubmitting a request for Minor Subdivision Preliminary/Final Plat approval.

We have all the signatures on the plat except for the Planning Department's. Enclosed are 6 copies of the revised plat. The access easement was removed. As a result, the owner of Lot 2A does not need to sign the plat. The removal of the easement was discussed with and accepted by Kevin Curran and Wilfred Gallegos. The electronic file has also been submitted to AGIS.

If you have any questions regarding this submittal, please call me at 268-8828.

Sincerely,

ISAACSON & ARFMAN

Amy L. D. Niese, PE

1304\correspondence\out\drb-s5


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

06/15/2007 Issued By: PLNABG

Permit Number: 2007 070 064 **Category Code 0910**

Application Number: 07DRB-70064, Amendment To Preliminary Plat

Address:

Location Description: LAGUNA RD NW BETWEEN CENTRAL AVE NW AND 15TH ST NW

Project Number: 1003713

Applicant
Family Housing Development Corporation

P.O. Box 91525
Albuquerque, NM 87108
550-8784

Agent / Contact
Isaacson And Arfman Pa
Jenny Donart
128 Monroe St Ne
Albuquerque, NM 87108

iamengrs@swcp.com

Application Fees

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

6/15/2007 9:47AM LOC: ANNX
 RECEIPT# 00078108 WSH 006 TRANS# 0012
 Account 441006 Fund 0110
 Activity 4983000 TRSCCS
 Trans Amt \$70.00
 J24 Misc \$50.00
 CK \$70.00
 CHANGE \$0.00

City Of Albuquerque
Treasury Division

Thank You

City Of Albuquerque
Treasury Division

6/15/2007 9:47AM LOC: ANNX
 RECEIPT# 00078107 WSH 006 TRANS# 0012
 Account 441032 Fund 0110
 Activity 3424000 TRSCCS
 Trans Amt \$70.00
 J24 Misc \$20.00

Thank You

City of Albuquerque



DEVELOPMENT/ PLAN REVIEW APPLICATION

Supplemental form

SUBDIVISION

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

SITE DEVELOPMENT PLAN

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

STORM DRAINAGE

- Storm Drainage Cost Allocation Plan

S Z ZONING & PLANNING

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

L A APPEAL / PROTEST of...

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

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

APPLICANT INFORMATION:

NAME: FAMILY HOUSING DEVELOPMENT CORPORATION PHONE: 550-6784
 ADDRESS: PO BOX 91525 FAX: 873-9637
 CITY: ALBUQUERQUE STATE NM ZIP 87199 E-MAIL: fhdc@earthlink.net
 Proprietary interest in site: OWNER List all owners: RICK DAVIS
 AGENT (if any): AMY L. D. NIESE, PE ISAACSON + ARFMAN PHONE: 268-8828
 ADDRESS: 128 MONROE ST NE FAX: 268-2632
 CITY: ALBUQUERQUE STATE NM ZIP 87109 E-MAIL: amyn@iacivil.com

DESCRIPTION OF REQUEST: BELL TRADING POST LOFTS REPEAT: MINOR SUBDIVISION FINAL PLAT APPROVAL

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

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

Lot or Tract No. TRACT A, BELL TRADING POST LOFTS Block: _____ Unit: _____
 Subdiv. / Addn. Bell Trading Post Lofts
 Current Zoning: SU-2, SU-1 FOR RES. 24 UNITS Proposed zoning: SAME
 Zone Atlas page(s): J-13 No. of existing lots: 1 No. of proposed lots: 1
 Total area of site (acres): 1.03 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. 101305831010941313 MRGCD Map No. _____

LOCATION OF PROPERTY BY STREETS: On or Near: LASUNA ROAD NW
 Between: CENTRAL AVE NW and ROMA AVE NW

SE HISTORY:

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

1003713, 05 DRB-00148

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

SIGNATURE [Signature] DATE 3/8/07
 (Print) AMY L. D. NIESE, PE Applicant Agent

FOR OFFICIAL USE ONLY

Form revised 4/04

INTERNAL ROUTING	Application case numbers	Action	S.F.	Fees
<input checked="" type="checkbox"/> All checklists are complete	<u>07 DRB-00289</u>	<u>PEF</u>	<u>5(3)</u>	<u>\$ 215.00</u>
<input checked="" type="checkbox"/> All fees have been collected	_____	<u>CME</u>	_____	<u>\$ 20.00</u>
<input checked="" type="checkbox"/> All case #s are assigned	_____	<u>ADR</u>	_____	\$ _____
<input checked="" type="checkbox"/> GIS copy has been sent	_____	_____	_____	\$ _____
<input checked="" type="checkbox"/> Case history #s are listed	_____	_____	_____	\$ _____
<input checked="" type="checkbox"/> Site is within 1000ft of a landfill	_____	_____	_____	\$ _____
<input checked="" type="checkbox"/> F.H.D.P. density bonus	_____	_____	_____	\$ _____
<input checked="" type="checkbox"/> F.H.D.P. fee rebate	_____	_____	_____	\$ _____
Hearing date <u>March 21, 2007</u>				Total
Date <u>3/8/07</u>				<u>\$ 235.00</u>

[Signature]
 Planner signature / date

3/8/07
 Planner signature / date

Project # 1003713

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

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

- MAJOR SUBDIVISION EXTENSION OF PRELIMINARY PLAT** **Your attendance is required.**
- ___ Preliminary Plat reduced to 8.5" x 11"
 - ___ Zone Atlas map with the entire property(ies) precisely and clearly outlined and crosshatched (to be photocopied)
 - ___ Letter briefly describing, explaining, and justifying the request
 - ___ Copy of previous D.R.B. approved infrastructure list
 - ___ Copy of the LATEST Official D.R.B. Notice of approval for Preliminary Plat Extension request
 - ___ Any original and/or related file numbers are listed on the cover application
- Extensions are not reviewed through internal routing.**
Extension of preliminary plat approval expires after one year.

- MAJOR SUBDIVISION FINAL PLAT APPROVAL** **Your attendance is required.**
- ___ Proposed Final Plat (folded to fit into an 8.5" by 14" pocket) **6** copies for unadvertised meetings
 - ___ Signed & recorded Final Pre-Development Facilities Fee Agreement for **Residential** development only
 - ___ Design elevations & cross sections of perimeter walls **3 copies**
 - ___ Zone Atlas map with the entire property(ies) 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.
 - NA Signed & recorded Final Pre-Development Facilities Fee Agreement for **Residential** development only *SEE LETTER*
 - ✓ Site sketch with measurements showing structures, parking, Bldg. setbacks, adjacent rights-of-way and street improvements, etcetera, if there is any existing land use (folded to fit into an 8.5" by 14" pocket) **6** copies.
 - ✓ Zone Atlas map with the entire property(ies) precisely and clearly outlined and crosshatched (to be photocopied)
 - ✓ Letter briefly describing, explaining, and justifying the request
 - ✓ Original Mylar drawing of the proposed plat for internal routing only. Otherwise, bring Mylar to meeting.
 - ✓ Property owner's and City Surveyor's signatures on the Mylar drawing
 - NA Landfill disclosure and EHD signature line on the Mylar drawing if property is within a landfill buffer
 - ✓ Fee (see schedule)
 - ✓ Any original and/or related file numbers are listed on the cover application
 - NA Infrastructure list if required (verify with DRB Engineer) **NO INTERNAL ROUTING** *SEE LETTER*
- DXF FILE AND HARD COPY OF FINAL PLAT DATA FOR AGIS IS REQUIRED. LATER**

- 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.

AMY L. D. NIESE PE
Applicant name (print)

[Signature] 3/8/07
Applicant signature / date



- Checklists complete
 - Fees collected
 - Case #s assigned
 - Related #s listed
- Application case numbers
07 DRB - -00289

Form revised 8/04, 1/05, 10/05 & NOV 06

Andrew Garcia 3/8/07
Planner signature / date

Project # 1003713



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

AGIS
Albuquerque Geographic Information System

Map amended through: 6/21/2006

Note: Grey Shading Represents Area Outside of the City Limits

Zone Atlas Page:
J-13-Z

Selected Symbols

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

0 750 1,500 Feet



ISAACSON & ARFMAN, P.A.

Consulting Engineering Associates

*Thomas O. Isaacson, PE & LS • Fred C. Arfman, PE
Scott M. McGee, PE*

March 8, 2007

Ms. Sheran Matson
DRB Chair
City of Albuquerque
P.O. Box 1293
Albuquerque, NM 87102

RE: Final Plat Submittal for Bell Trading Post Lofts Replat

Dear Ms. Matson:

Isaacson & Arfman, P.A., as agents for the Family Housing Development Corporation, is submitting a request for Minor Subdivision Final Plat approval.

This property already received Final Plat approval under DRB #1003713, 05DRB-00148. The site was also issued a work order under DRC #758381. The Second Judicial District Court issued a Stipulated Judgement for Condemnation for a portion of the adjoining property which is enclosed. In addition, a Warranty Deed was recorded last year for this property which is also enclosed. We are proposing a Replat to add the condemned property to our property.

A Grading and Drainage Plan was approved with the previous platting action. This is included for your reference. Since the additional area is so small, there is no need for an additional Grading and Drainage Plan.

All infrastructure work is being done under the work order mentioned previously. As a result, an additional Infrastructure List is not included with this submittal.

A Pre-Development Facilities Fee Agreement for APS is not included with this submittal since a housing unit will not be built on this additional piece of property. This was discussed with Brad Winter of APS on January 5, 2007. The Agreement pertains to fees for new residences only.

If you have any questions regarding this submittal, please call me at 268-8828.

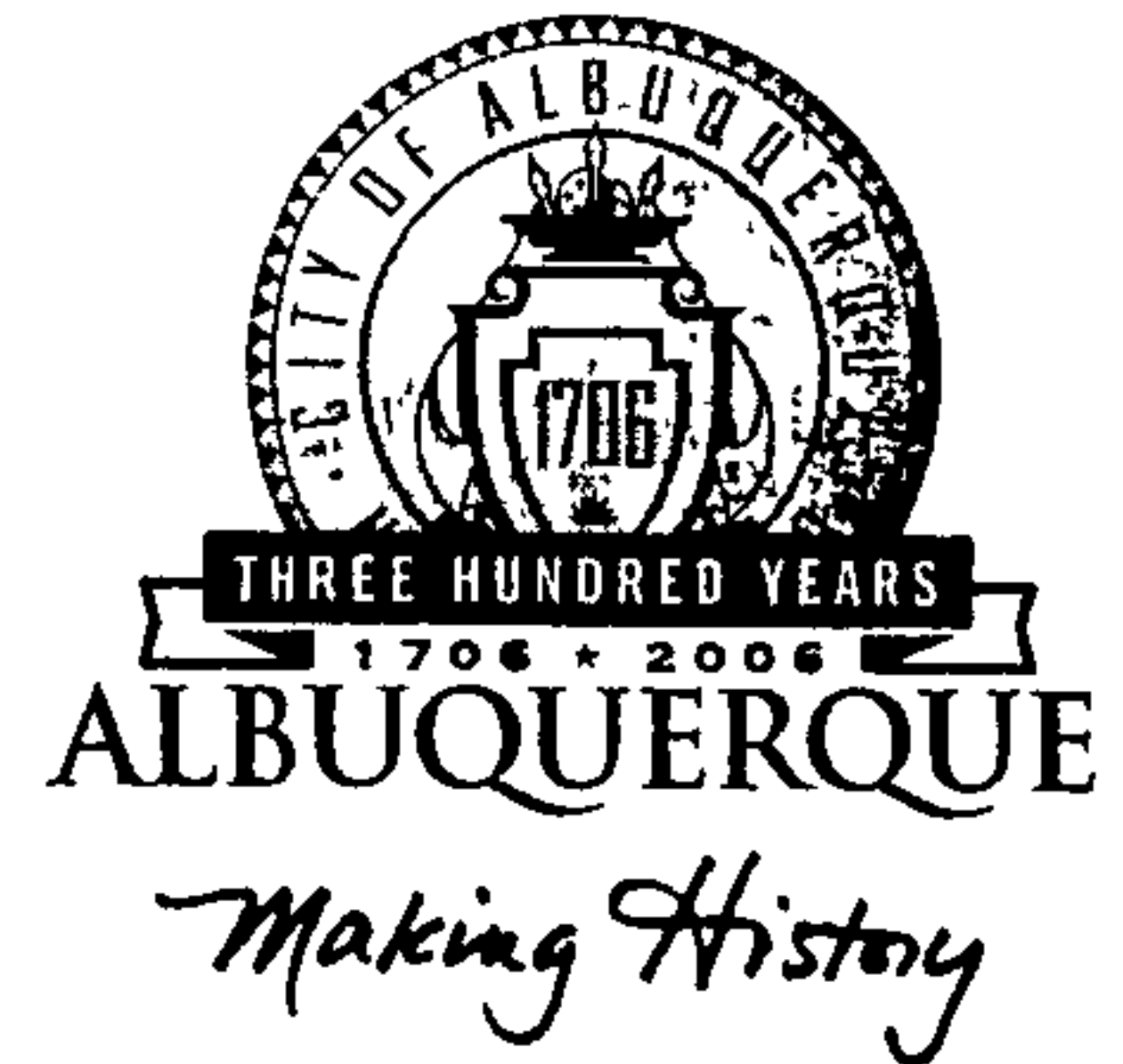
Sincerely,

ISAACSON & ARFMAN

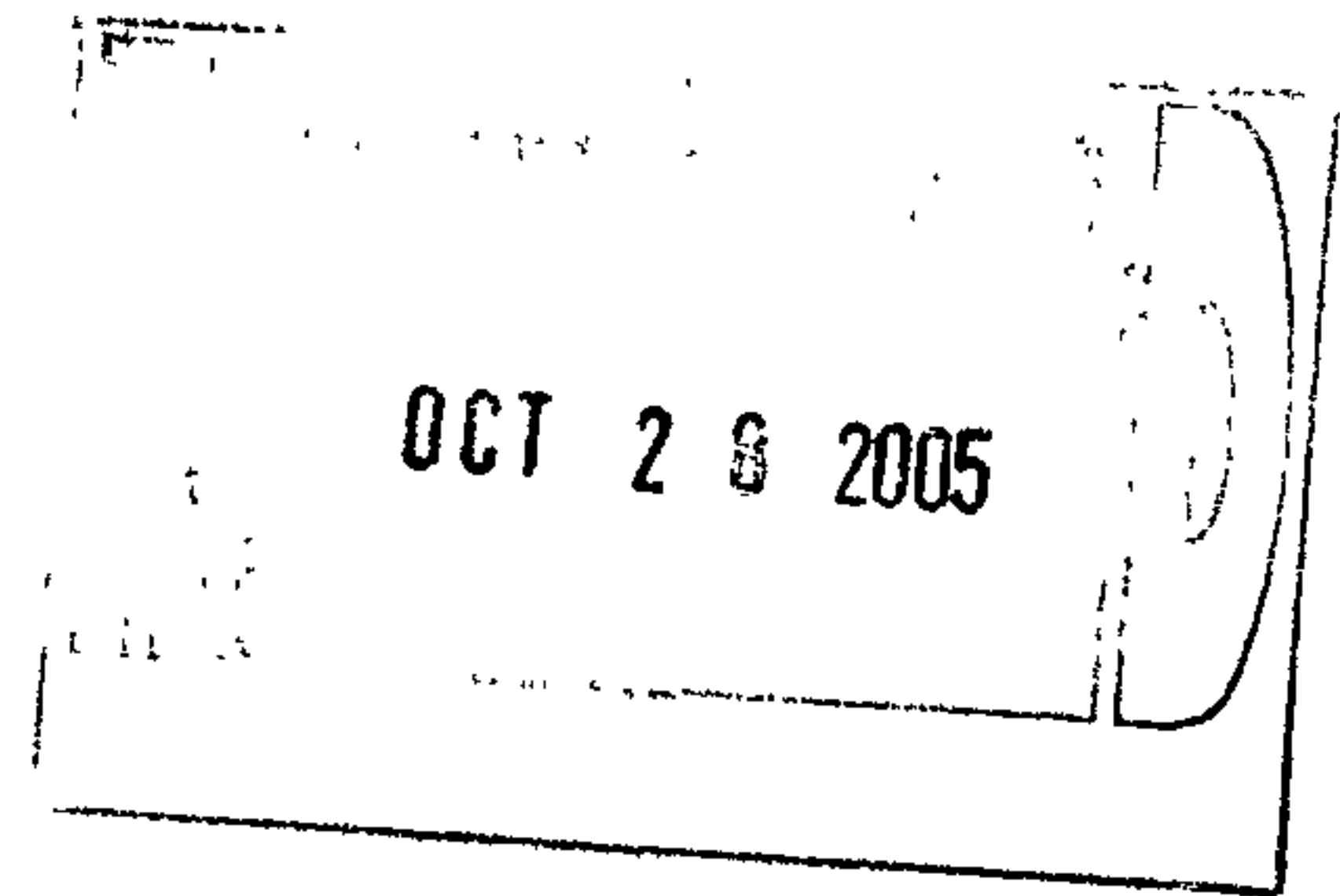
Amy L. D. Niese, PE

1304\correspondence\out\drb-s3

CITY OF ALBUQUERQUE



October 26, 2005
Genevieve L. Donhart, PE
Isaacson & Arfman, PA.
128 Monroe St NE
Albuquerque, NM 87108



**Re: Bell Trading Post Lofts, Central & Laguna NW
Grading and Drainage Plan
Engineer's Stamp dated 10-20-05 (J13/D82)**

Dear Ms. Donhart,

Based upon the information provided in your submittal dated 10-20-05, the above
P.O. Box 129 referenced site is approved for Building Permit, Grading Permit and SO19 Permit.

Please attach a copy of this approved plan to the construction sets prior to sign-off by
Hydrology.
Albuquerque

A separate permit is required for construction within City R/W. A copy of this approval
letter must be on hand when applying for this permit.
New Mexico 87103

Also, prior to Certificate of Occupancy release, Engineer Certification per the DPM
checklist will be required.

www.cabq.gov
If you have any questions, you can contact me at 924-3986

Sincerely,

Rudy E. Rael Associate Engineer
Planning Department.
Development and Building Services

C: Matt Cline, Storm Drain Maintenance
Liz Sanchez, Excavation and Barricading
file

SPECIAL WARRANTY DEED

THE CITY OF ALBUQUERQUE, NEW MEXICO, a municipal corporation, for consideration paid, grants to FAMILY HOUSING DEVELOPMENT CORPORATION, a New Mexico nonprofit corporation, whose address is 8220 Louisiana Blvd. NE, Suite B, Albuquerque, New Mexico 87113, the real estate in Bernalillo County, New Mexico described on Exhibit A attached hereto;

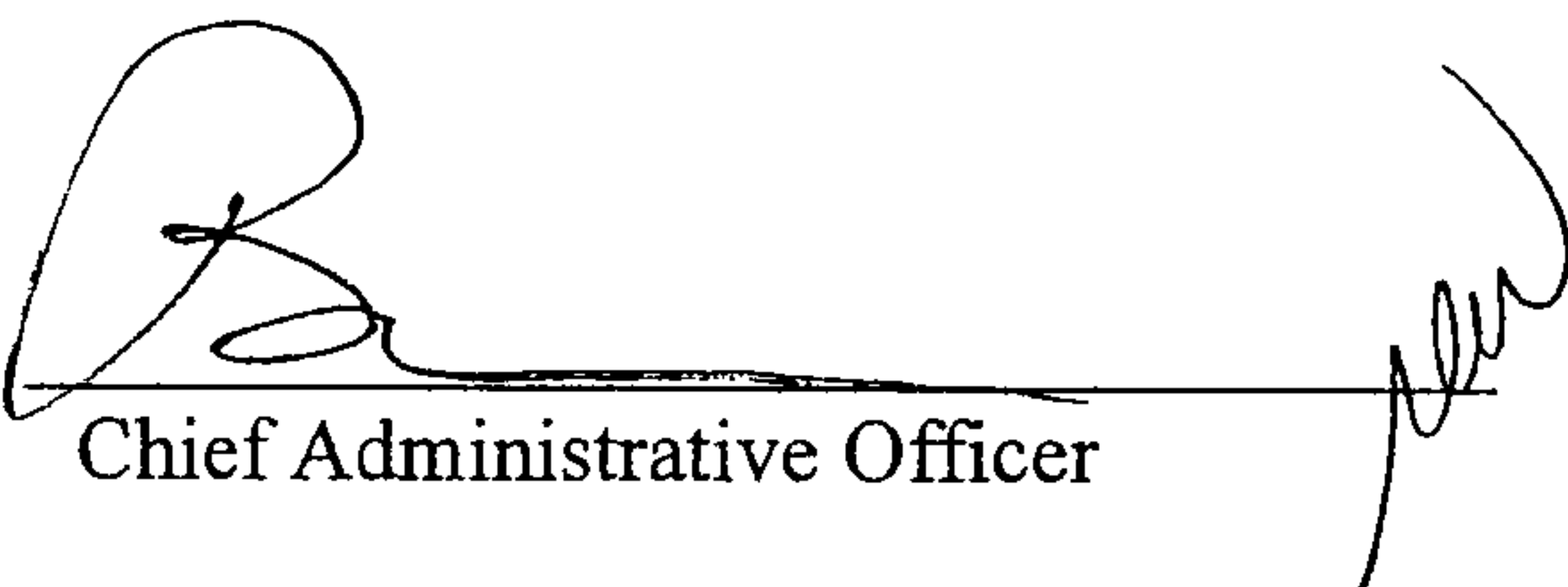
SUBJECT TO:

1. Taxes for the year 2006 and subsequent years.
2. Easements, covenants and restrictions shown on Map of said Perea Addition filed in the office of the Probate Clerk and Ex-Officio Recorder of Bernalillo County, New Mexico, on May 1st, 1891

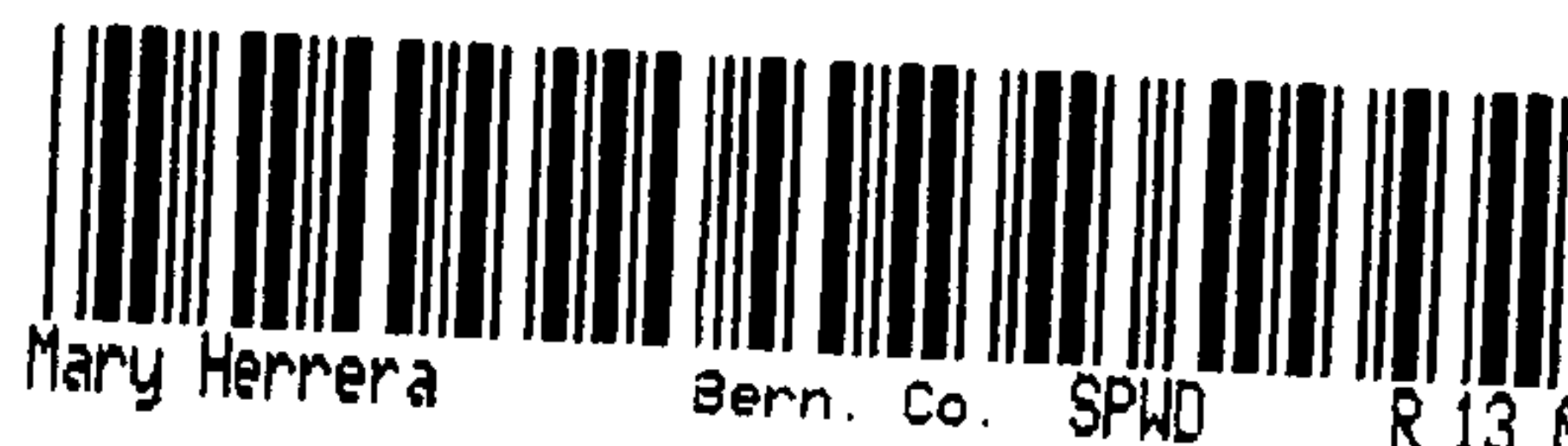
With special warranty covenants.

WITNESS its hand this 27th day of November, 2006.

CITY OF ALBUQUERQUE

By 
Chief Administrative Officer

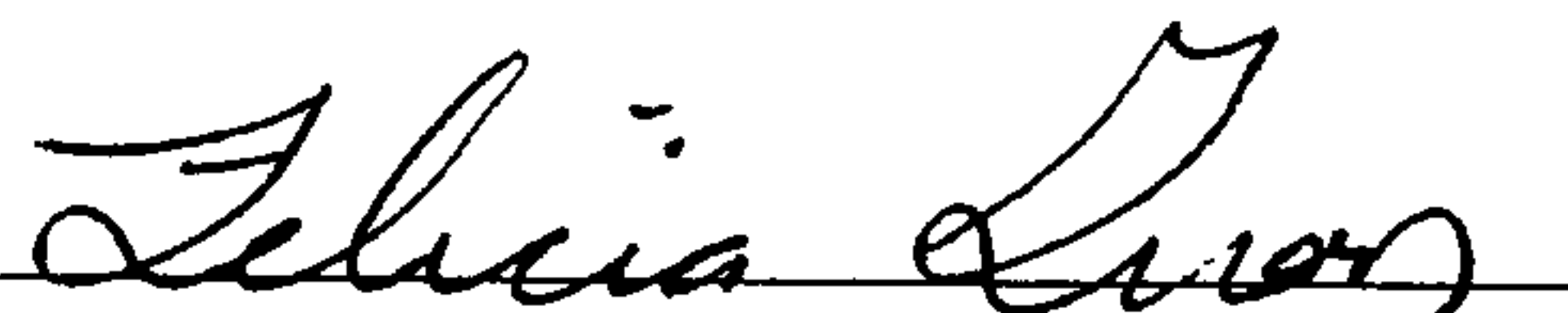
Date: November 27th, 2006



2006180973
6568537
Page: 1 of 3
12/01/2006 01:03P
Bk-A128 Pg-475

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

This instrument was acknowledged before me on November 29, 2006, by Bruce J. Perlman, Ph.D., Chief Administrative Officer for the City of Albuquerque, a New Mexico municipal corporation.


Notary Public

My Commission Expires:

1-27-2010

\\Fam_hsg\Bell TP\Misc_docs\Spec war deed – Tract 2 (portion of A-1).doc


Mary Herrera Bern. Co. SPWD R 13.00 2006180973
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Page: 2 of 3
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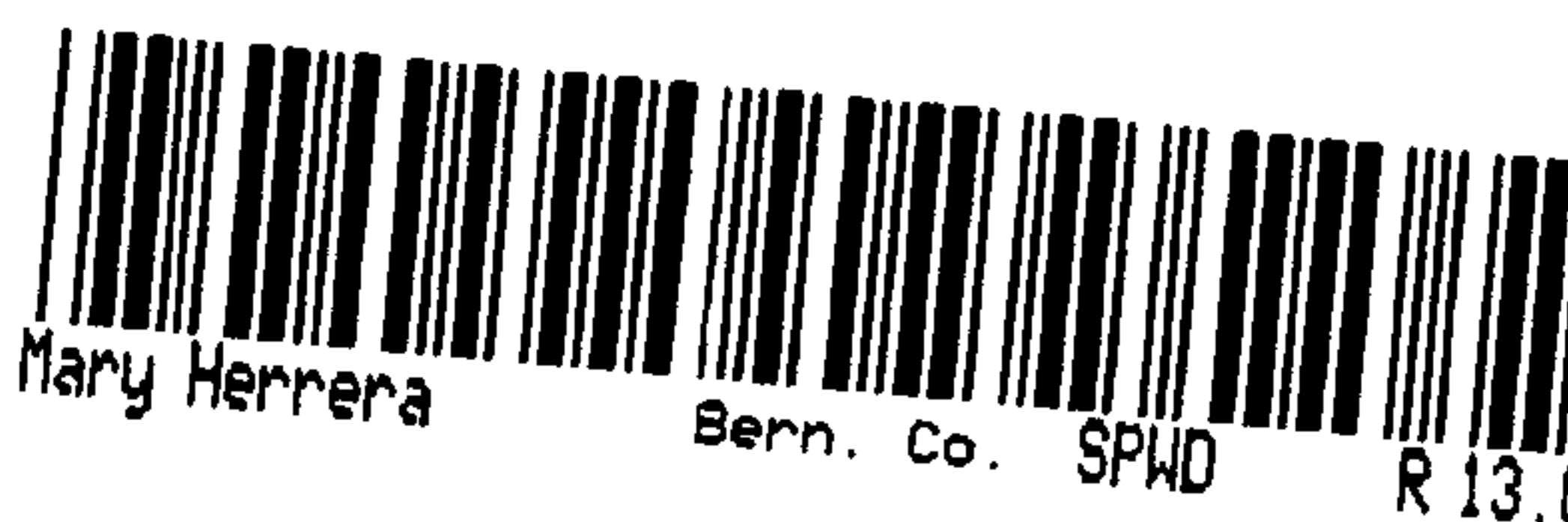
EXHIBIT A

Land Description

A tract of land situate within the Town of Albuquerque Grant, projected Section 18, Township 10 North, Range 3 East, New Mexico Principal Meridian, City of Albuquerque, Bernalillo County, New Mexico being all of that certain tract of land described in WARRANTY DEED recorded on March 21, 1980, Book D116A, Page 981, real estate records of Bernalillo County, New Mexico; and being more particularly described by metes and bounds as follows:

BEGINNING at a point of the herein described tract whence the Albuquerque Control Survey Monument "12-J13" bears N 31°49'02" E, 971.21 feet;
THENCE S 72°29'47" E, 16.98 feet to the northeast corner;
THENCE S 45°29'27" W, 24.57 feet to the southeast corner;
THENCE N 70°06'38" W, 55.72 feet to the southwest corner;
THENCE N 45°25'17" E, 10.92 feet to the northwest corner;
THENCE S 79°11'19" E, 41.87 feet to the northwest corner;
THENCE N 11°02'52" E, 1.72 feet to a point;
THENCE N 67°20'35" E, 4.86 feet to the point of beginning;

and containing 0.0203 acres more or less.



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6568537
Page: 3 of 3
12/01/2006 01:03P
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Return To: 1008742 - VIVIAN
FIDELITY NATIONAL TITLE INSURANCE CO.

SECOND JUDICIAL DISTRICT COURT
COUNTY OF BERNALILLO
STATE OF NEW MEXICO

NO. CV-2002 01887

CITY OF ALBUQUERQUE,
a municipal corporation,

Petitioner,

vs.

JACK T. MICHELSON a/k/a J.T. MICHELSON, a/k/a
JACK THADEUS MICHELSON; JACQUELYN M. MICHELSON
a/k/a JACQUELYN MADELINE MICHELSON a/k/a JACQUELYN
MICHELSON BERGER; DOUGLAS J. MICHELSON a/k/a DOUGLAS
JEROME MICHELSON a/k/a D.J. MICHELSON; W.J. MICHELSON;
INTERNAL REVENUE SERVICE; PETE A. NIETO and HELEN F. NIETO;
MIDDLE RIO GRANDE CONSERVANCY DISTRICT, a subdivision
of the State of New Mexico; COUNTY OF BERNALILLO;
TAXATION AND REVENUE DEPARTMENT FOR THE STATE OF
NEW MEXICO AND ANY AND ALL UNKNOWN CLAIMANTS
OF THE PROPERTY INVOLVED.

Defendants.

STIPULATED JUDGMENT FOR CONDEMNATION

THIS CAUSE coming before the Court, Petitioner, CITY OF ALBUQUERQUE
appearing by Robert Waldman, Assistant City Attorney; the Defendants Jack T.
Michelson and Jacquelyn M. Michelson appearing through Ross Perkal, Esq.;
Defendant Bernalillo County appears through David Chacon, Assistant County Attorney;
Defendant New Mexico Taxation, appearing through Lewis J. Terr, Assistant Attorney
General, and having filed a Disclaimer in this case; Defendant Middle Rio Grande
Conservancy District, appearing through Charles T. Duman, Esq. And Cynthia A.
Loehr, Esq.; the Defendants Douglas J. Michelson, W. T. Michelson, Pete A. Nieto and

ENDORSED
FILED IN MY OFFICE THIS
AUG 05 2002
CITY OF ALBUQUERQUE
SECOND JUDICIAL DISTRICT COURT

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Page 1 of 14
08/09/2002 02:38P
R 35.00 BK-R39 Pg-9752
Mary Herrera Bern. Co. JUD

Helen F. Nieto having been served or by publication and having failed to enter an appearance, answer or otherwise plead and therefore being wholly in default, and Defendants "ANY AND ALL UNKNOWN OWNERS OR CLAIMANTS IN INTEREST", having failed to enter an appearance, answer or otherwise plead and being wholly in default, and the Appearing Parties having stipulated that this cause may be settled by entering Judgment for an award to the Defendants and City of Albuquerque the total amount of Four Hundred Seventy Six Thousand Eight Hundred Dollars (\$476,800.00), which sum having been deposited with the Clerk of the District Court in conformance with statutory requirements and said amount accruing interest from the date of deposit until paid.

THE COURT FINDS THAT:

1. It has jurisdiction over all the parties and over the subject matter of this action.
2. The laws of the State of New Mexico have been fully complied with herein.
3. Judgment should be entered in favor of the Petitioner condemning and appropriating to the Petitioner the property described in the Complaint filed herein as Fee Simple takings for the uses and purposes set out in the Complaint filed herein.
4. Judgment should be entered on the stipulation of the parties for the division of the condemnation proceeds as follows:
 1. To the County of Bernalillo:
 - a) in the amount of \$20,683.88 for payment in full of all ad valorem taxes due through year 2001,




 Mary Herrera Bernalillo Co 06 R 35.89
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 Page 2 of 14
 08/08/2002 02:32P
 Bk-R39 Pg-9752

b) anticipated ad valorem tax assessment for year 2002 in the amount of \$9,345.73.

2. To the City of Albuquerque:

a) The amount of \$6,367.82 in full satisfaction the City of Albuquerque's water and sewer liens against the subject property.

b) The amount of \$2,694.90 in full satisfaction of the City of Albuquerque's weed and litter liens against the subject property.

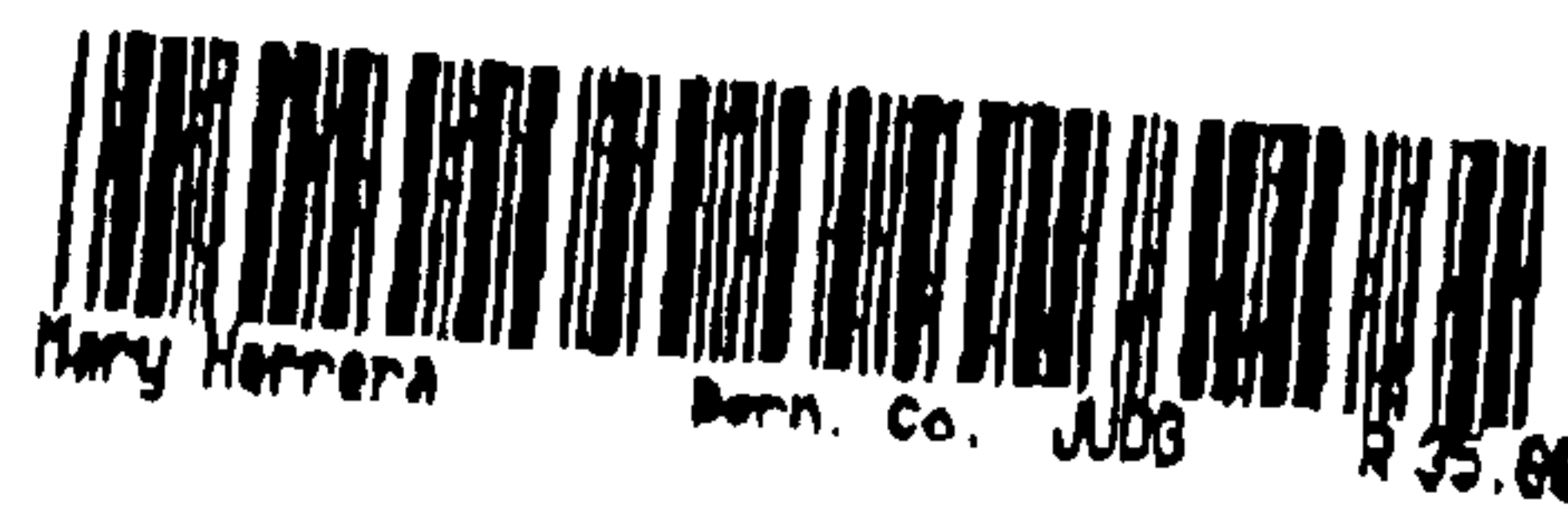
3. The appearing parties have agreed that the sum of \$27,788.97 be paid from the condemnation proceeds directly to Karen Cook of Property Solutions for her services for listing and attempting to sell the subject property which payment shall be in full satisfaction of any claim for real estate commissions.

4. The amount of the condemnation proceeds referred to in Paragraph 8 below, less the amounts to be paid out to clear existing liens upon the property shall be known as the "remaining proceeds".

5. The Defendant Douglas J. Michelson is in default. The Defendant Douglas J. Michelson is the owner of a one-third undivided interest in the subject property. The share of Douglas J. Michelson consisting of one-third of the remaining proceeds shall be paid to the Internal Revenue Service on behalf of Douglas J. Michelson.

6. One-third of the remaining proceeds shall be paid to Jack T. Michelson.

7. One-third of the remaining proceeds shall be paid to Jacqueline M. Michelson.



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Page 3 of 14
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jk-R38 Pg-8752

6. The claim of the Middle Rio Grande Conservancy District is included in the ad valorem tax claim of Bernalillo County, and will be paid by Bernalillo County as part of the County's normal distribution procedure for taxes collected.

7. The Defendant State of New Mexico Taxation and Revenue Department, by their filing of a Disclaimer, and the Defendants Pete A. Nieto and Helen F. Nieto, W. J. Michelson, and the Defendants herein under the style of "ALL UNKNOWN OWNERS OR CLAIMANTS OF THE PROPERTY INVOLVED", by their failure to file an entry of appearance, answer, or otherwise plead, have no interest in the premises condemned herein and thus are not entitled to any portion of the award granted herein.

8. Petitioner has deposited with the Clerk of this Court for the use of the Defendants the sum of Four Hundred Seventy Six Thousand Eight Hundred Dollars (\$476,800.00), which amounts shall be the entire amount of the Judgment, payable by Petitioner, in favor of the Defendants appearing herein. Additionally, the Clerk of the District Court shall pay to said Defendants the interest accrued on the deposit of Four Hundred Seventy Six Eight Hundred (\$476,800.00) while on deposit in the Clerk's interest-bearing account.

9. The amount of Judgment for the Defendants appearing herein represents just and complete compensation for all taking by Petitioner of the property described herein, for the property rights impaired and damaged, and including also, all damage to any and all remaining lands and property rights of the Defendants from any acts or failures to act on the part of Petitioner in connection with the condemnation of the above described property.



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Bk-R38 Pg-9752

style of "ALL UNKNOWN OWNERS OR CLAIMANTS OF THE PROPERTY INVOLVED", having failed to enter an appearance, answer or otherwise plead are in default, and have no interest in the premises condemned herein and each of the Defendants is barred and estopped forever from claiming any portion of the real estate condemned herein or any portion of the award granted herein other than as specifically designated to him in this Judgment.

IT IS FURTHER ORDERED, ADJUDGED AND DECREED that no Defendant, or any successor or assign of any Defendant shall have an easement or right other than as a member of the general public, of access, light, air or view over, from or to the lands condemned herein and described above.

IT IS FURTHER ORDERED, ADJUDGED AND DECREED that the Clerk of the District Court is hereby directed to pay the sum of Four Hundred Seventy Six Thousand Eight Hundred Dollars Dollars (\$476,800.00), plus all accrued interest, to City and the Defendants as follows:

1. To the County of Bernalillo:
 - a) the amount of \$20,683.81 for payment in full of all ad valorem taxes due through year 2001,
 - b) the anticipated ad valorem tax assessment for year 2002 in the amount of \$9,345.73.
2. To the City of Albuquerque
 - a) The amount of \$6,367.82 in full satisfaction the City of Albuquerque's water and sewer liens against the subject property.

Mary Herrera
 Bernalillo Co. JUDGE R 35.00
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 08 8 of 14
 BK 1/2002 02:32P
 18 Pg 0752

SUBMITTED BY:

Robert Waldman
 Robert Waldman
 Attorney for Petitioner
 Assistant City Attorney
 P.O. Box 2248
 Albuquerque, NM 87103
 (505) 768-4500

APPROVED:

Telephonic approval - 7/31/02
 Manuel Lucero
 Assistant United States Attorney
 P.O. Box 607
 Albuquerque, NM 87103
 (505) 346-7274

APPROVED:

See attached for approval
 Ross B. Perkal
 Attorneys for Defendants Jack T. Michelson
 and Jacquelyn M. Michelson
 P.O. Box 25687
 Albuquerque, NM 87125
 (505) 842-1950

APPROVED:

Telephonic approval - 7/31/02
 David Chacon
 Assistant Bernardo County Attorney
 520 Lomas NW 4th Floor
 Albuquerque, NM 87102
 (505) 314-0180

APPROVED:

Telephonic approval - 7/31/02
 Charles T. DuMars
 Cynthia A. Loehr
 Attorneys for the MRGCD
 201 Third St. NW Suite 1370
 Albuquerque, NM 87102
 (505) 346-0998

Pubprop/share/michelsons/9pp/dg



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 Page 8 of 14
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07/30/02 14:50 FAX 5052474499

MILLER LAW FIRM

002

JUL -30' 02 (TUE) 14:16 REAL PROPERTY

TEL: 5 768 3817

P. 010

SUBMITTED BY:

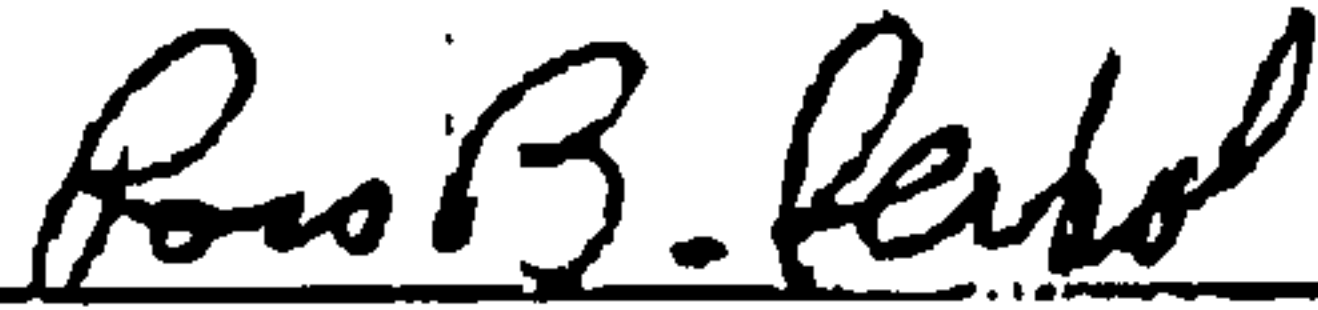
APPROVED:

Robert Waldman
Attorney for Petitioner
Assistant City Attorney
P.O. Box 2248
Albuquerque, NM 87103
(505) 788-4600

Manuel Lucero
Assistant United States Attorney
P.O. Box 607
Albuquerque, NM 87103
(505) 348-7274

APPROVED:

APPROVED:



Ross B. Perkal
Attorneys for Defendants Jack T. Michelson
and Jacquelyn M. Michelson
P.O. Box 25887
Albuquerque, NM 87125
(506) 842-1950

David Chacon
Assistant Bernalillo County Attorney
520 Lomas NW - 11th Floor
Albuquerque, NM 87102
(505) 314-0180

APPROVED:

Charles T. DuMars
Cynthia A. Lochr
Attorneys for the MRGCD
201 Third St. NW Suite 1370
Albuquerque, NM 87102
(505) 348-0988

Public Information System/8/17/06



Mary Herrera Bern. Co. JUL 31 9

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EXHIBIT "A"

★ ✓ Lots numbered Four (4), Five (5), Six (6), and Seven (7) in Block numbered Thirteen (13) of the Perea Addition to the City of Albuquerque, New Mexico, as the same are shown and designated on the Map of said Addition filed in the office of the Probate Clerk and Ex-Officio Recorder of Bernalillo County, New Mexico on May 1st, 1891;

and

★ ✓ Lots numbered Nine (9), Ten (10) Eleven (11), and Twelve (12) in Block numbered Thirteen (13) of the Perea Addition to the City of Albuquerque, New Mexico, as the same are shown and designated on the Map of said Addition filed in the office of the Probate Clerk and Ex-Officio Recorder of Bernalillo County, New Mexico, on May 1st 1891;

and

★ ✓ Lots numbered Twenty-One (21), Twenty-Two (22), Twenty-Three (23) and Twenty-Four (24) in Block numbered Thirteen (13) of the Perea Addition of the City of Albuquerque, New Mexico, as the same are show and designated on the Map of said Addition, filed in the office of the Probate Clerk and Ex-Officio Recorder of Bernalillo County, New Mexico, on May 1st, 1891;

and

★ ✓ Portions of Lots numbered One (1), Two, (2), Three (3), Four (4), Five (5), Six (6), and Seven (7) on Block numbered Nineteen (19) of the Perea Addition of the City of Albuquerque, New Mexico, as the same are shown and designated on the map of said Addition, filed in the office of the Probate Clerk and Ex-Officio Recorder of Bernalillo County, New Mexico, on May 1st, 1891;

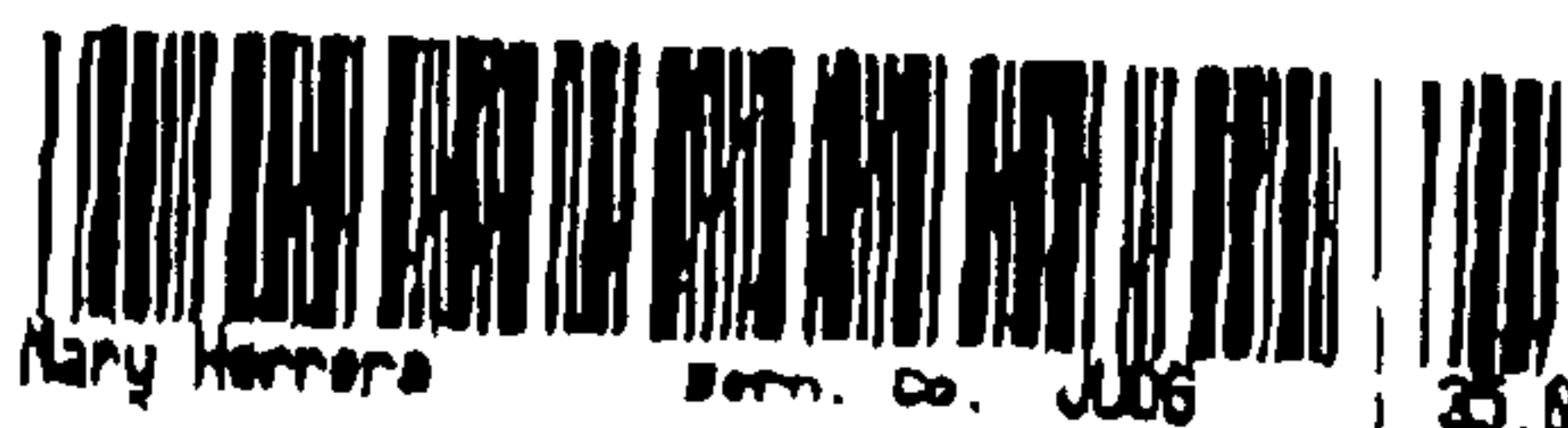
and

★ ✓ Lot numbered Three-A (3A) of the Plat of West End Addition, a Replat of Lot 2 and Lot 3 of the West End Addition to the City of Albuquerque, New Mexico, as the same is shown and designated on the replat thereof filed in the office of the County Clerk of Bernalillo County, New Mexico, on February 8, 1980, in Plat Book C16, page 69;

and

★ ✓ Lots numbers Four (4) and Five (5) of the West End Addition to the City of Albuquerque, New Mexico, as the same are shown and designated on the Map of said Addition, filed in the office of the County Clerk of Bernalillo County, New Mexico, on March 6, 1913, in Plat Book B, page 16;

and



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 Page: 10 of 14
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 Bk-A39 Pg-9732



a portion of an abandoned acequia,

and

The Northerly portion of Lot 2 as the same is shown and designated on the a Plat of West End Addition, filed in the office of the County Clerk of Bernalillo County, New Mexico, March 6, 1913, said Northerly portion being described as follows:

BEGINNING for a tie at the Southwest corner of said Lot 2 and running Northerly along the Westerly boundary thereof, a distance of 237 feet to the Southwest corner of the parcel herein described,



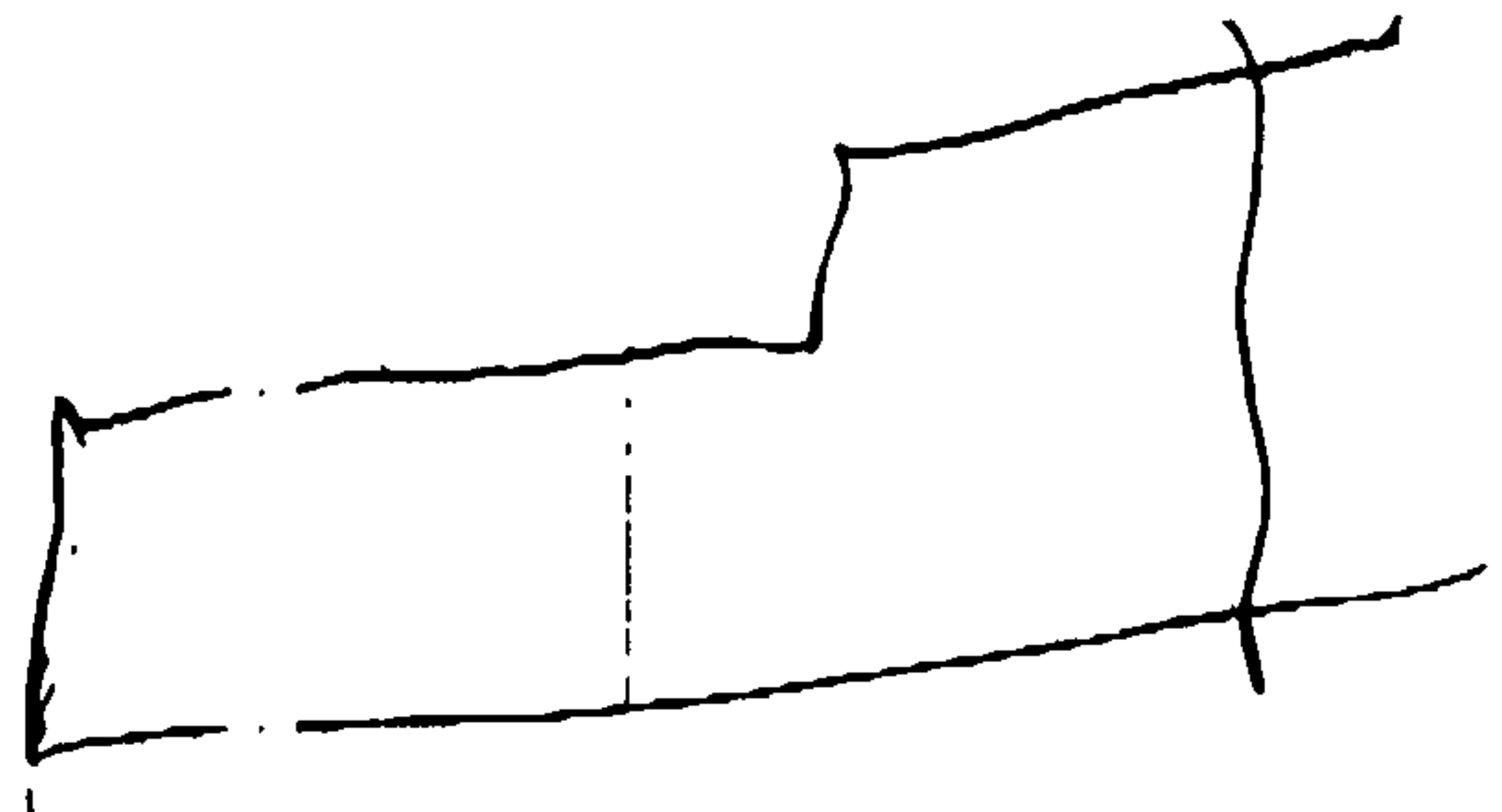
Thence continuing along said Westerly boundary a distance of 22 feet to the Northwest corner of the parcel herein described which is the Northwest corner of said Lot 2.

Thence Northeasterly along the Northeasterly boundary of said Lot 2 to the Northeast corner thereof,

Thence Southerly along the Easterly boundary of said Lot 2, a distance of 24.6 feet to the Southeast corner of the parcel herein described,

Thence in a straight line to the Southwest and beginning corner of the parcel herein described,

THESE PROPERTIES BEING MORE FULLY DESCRIBED ON THE FOLLOWING CONTINUATION ATTACHMENT



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Page 1 of 14
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DESCRIPTION (1)

A certain tract of land situate within the exterior boundary of the Town of Albuquerque Land Grant in projected Section 18, Township 16 North, Range 3 East, New Mexico Principal Meridian, being an addition to the City of Albuquerque, Bernalillo County, New Mexico and comprised of the following parcels:

Portions of Lots One (1), Two (2), Three (3), Four (4), Five (5) and Six (6), in Block numbered Nineteen (19), of the PEREA ADDITION to the City of Albuquerque, New Mexico, as the same is shown and designated on the Map of said Addition, filed in the Office of the Probate Clerk and Ex-Officio Recorder of Bernalillo County, New Mexico on May 1, 1921 in Volume C-2, folio 13.

together with

Lot numbered Three-A (3A) of the Plot of WEST END ADDITION, a replat of Lot 2 and Lot 3, of the West End Addition to the City of Albuquerque, New Mexico, as the same is shown and designated on the replat thereof, filed in the Office of the County Clerk of Bernalillo County, New Mexico on February 8, 1940 in Volume C-15, folio 59.

together with

lots numbered Four (4) and Five (5) of the WEST END ADDITION to the City of Albuquerque, New Mexico, as the same is shown and designated on the Map of said Addition, filed in the Office of the County Clerk of Bernalillo County, New Mexico, on March 16, 1913 in Volume 0, folio 16.

together with

A portion of an Acequia, now abandoned, bounded on the north by Block 19, the Perea Addition, and bounded on the south by Lots 2-A, 3-A, 4 and 5, of the West End Addition.

and

A portion of an Acequia, now abandoned, bounded on the east by Lot 3, of the West End Addition and bounded on the west by Laguna Road NW.

Said tract now being surveyed, monumented and platted in accordance with the Standards for Land Surveys of the State of New Mexico and described hereon by New Mexico Coordinate System grid bearings and ground distances, NAD 1983, Central Zone, as follows:

Starting at the Albuquerque Control Survey monument "11-J13", in City of Albuquerque SURVEY MONUMENTS, page C-784, Edition 7, survey monument "ROAT TUIT", transmitting mark in place, SURVEY MONUMENTS, page K-13, Edition 1, bears N 56° 04' 41" E; THENCE,

S 44° 39' 10" E, 1700.15' feet to the POINT OF BEGINNING, a chiseled "x" set on the sidewalk by this survey at the intersection of the easterly line of Laguna West Central Avenue, being the southwest corner of Lot 5, Block 19, the PEREA ADDITION, THENCE,

N 54° 15' 00" E, 177.20' feet along the easterly line of Laguna Road NW and a portion of an Acequia, now abandoned, to a corner of a building; THENCE, continuing along said building line,

N 54° 15' 00" E, 92.81' feet along the line common to said building and the easterly line of Laguna Road NW to the northwest corner of the tract herein described, being the intersection of the easterly line of Laguna Road NW and the southerly line of Roma Avenue NW, a chiseled "x" set on the sidewalk by this survey; THENCE,

S 78° 30' 00" E, 118.21' feet along the southerly line of Roma Avenue NW to the northeast corner of Block 19, the PEREA ADDITION, a chiseled "x" set on the sidewalk by this survey at the intersection of the southerly line of Roma Avenue NW and the westerly line of Fifteenth Street NW; THENCE,

S 11° 03' 00" W, 74.45' feet along the westerly line of Fifteenth Street to its terminus at a capped rebar embossed "PLS 7476" and set by this survey at a corner common to the terminus of Fifteenth Street and Lots 2-A and 3-A, WEST END ADDITION; THENCE,

S 72° 30' 00" E, 12.67' feet to a capped rebar embossed "PLS 7476" and set by this survey at a corner common to the terminus of Fifteenth Street and Lots 2-A and 3-A, WEST END ADDITION; THENCE,

S 47° 31' 30" W, 0.00' feet: Along the line common to Lots 2-A and 3-A, WEST END ADDITION, to a capped rebar embossed "PLS 7476" and set by this survey; THENCE,

N 19° 10' 00" W, 19.00' feet along the line common to Lots 2-A and 3-A, WEST END ADDITION, to a chiseled "x" set by this survey on a concrete loading slab; THENCE,

S 45° 26' 00" W, 248.00' feet to the southeast corner of the tract herein described, a (No. 3) rebar recovered by this survey at the corner common to Lots 2-A and 3-A, WEST END ADDITION and the northerly line of West Central Avenue; THENCE,

N 41° 42' 00" W, 143.70' feet along the northerly line of West Central Avenue to the point of beginning of the tract herein described, containing a total of 20.0000 acres, more or less.

PEREA
LOTS 1, 2, 3, 4, 5 & 6
WEST END

3A
WEST END

4 & 5
WEST END

ACEQUIA

ACEQUIA

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Page: 12 of 14
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BK-458 Pg-9702
R 35.00
Mary Herrera
Exam. Co. JUS

PENEA LOTS 4, 5, 6 & 7
BLK 13

DESCRIPTION (2)

A certain tract of land situate within the exterior boundary of the Town of Albuquerque and Grant in projected Section 10, Township 10 North, Range 3 East, New Mexico Principal Meridian, Bernalillo County, New Mexico and comprised of the following parcels:

Lots numbered four (4), five (5), six (6) and seven (7) in Block numbered Thirteen (13), of the PENEA ADDITION to the City of Albuquerque, New Mexico, as the same is shown and designated on the Map of said Addition, filed in the Office of the Probate Clerk and Ex-officio Recorder of Bernalillo County, New Mexico on May 1, 1971 in Volume C-2, folio 43.

Said tract now being surveyed, monumented and placed in accordance with the Standard for Land Surveys of the State of New Mexico and described hereon by New Mexico Coordinate System grid bearings and ground distances, NAD 1927, Canceled as follows:

Starting at the Albuquerque Control Survey monument in City of Albuquerque SURVEY MONUMENTS, page C-754, Survey azimuth monument "KQAT TWT", transmitting magnetic declination 1, bearing N 56° 01' 41" E, thence,

S 81° 21' 39" E, 1494.64' feet to the POINT OF BEGINNING, the northwesterly corner of the tract herein described, being the northwesterly corner of Lot 4, Block 13, PENEA ADDITION, a capped rebar embossed "PLS 7476" and set by this survey on the easterly line of Sixteenth Street NW; THENCE,

S 78° 56' 00" E, 142.00' feet to the northwesterly corner of Lot 4, Block 13, PENEA ADDITION, a capped rebar embossed "PLS 7476" and set by this survey on the westerly line of a 16' Alley; THENCE,

S 11° 05' 00" W, 100.00' feet along the westerly line of Lot 7, Block 13, PENEA ADDITION, a capped rebar embossed "PLS 7476" and set by this survey to the southeasterly corner of the tract herein described; THENCE,

N 70° 33' 00" W, 112.00' feet to the southwesterly corner of Lot 7, Block 13, PENEA ADDITION, a capped rebar embossed "PLS 7476" and set by this survey on the easterly line of Sixteenth Street NW; THENCE,

N 11° 05' 00" E, 100.00' feet along the easterly line of Sixteenth Street NW to the point of beginning of the tract herein described, containing a total of 0.3260 acres more or less.



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PENEA
LOTS 9, 10, 11 & 12
BLK 13

DESCRIPTION (3)

A certain tract of land situated within the ex-certo Grant in projected Section 18, Township 19 North, Bernalillo County, New Mexico and comprised of the

lots numbered nine (9), ten (10), eleven (11) and twelve (12) of the PEREA ADDITION to the City of Albuquerque, designated on the Map of said Addition, filed in the Recorder of Bernalillo County, New Mexico on May 1

Said Tract, now being surveyed, monumented and plat Land Surveys of the State of New Mexico and described by bearings and ground distances, NAD 1927, Cont

Starting at the Albuquerque Control Survey monument in City of Albuquerque SURVEY MONUMENTS, page C-75 Survey Azimuth monument "KCAT TTT", transmitting SURVEY MONUMENTS, page E-13, Edition 1, bears N 56

S 56° 51' 43" E, 1536.18' feet to the POINT OF BEGINNING, herein described, being the northwesterly corner of rebar embossed "PLS 7476" and set by this survey

S 78° 25' 00" E, 142.00' feet to the northeasterly corner capped rebar embossed "PLS 7476" and set by this survey

S 11° 05' 00" W, 100.00' feet along the westerly line of the northerly line of Roma Avenue NW, being the PEREA ADDITION, a capped rebar embossed "PLS 7476" corner of the tract herein described; THENCE,

N 70° 55' 00" W, 62.00' feet along the northerly line to the southwesterly corner of Lot 12, Block 13, PEREA ADDITION, and set by this survey along the northerly line of

N 33° 12' 30" W, 214.56' feet along the northerly line of rebar embossed "PLS 7476" and set by this survey

N 11° 05' 00" E, 18.00' feet along the easterly line of beginning of the tract herein described, containing

boundary of the Town of Albuquerque Land Grant, Page 3 East, New Mexico Principal Meridian, following parcels:

lots numbered nine (9), ten (10), eleven (11) and twelve (12) in Block numbered Thirteen (13) in New Mexico, as the same is shown and recorded in the Office of the Probate Clerk and Ex-officio, 1991, in Volume C-1, folio 43.

and in accordance with the Standards for Land Surveys of the State of New Mexico Coordinate System 1 Zone, as follows:

"13-713", an alloy cap in concrete as shown in Edition 7, whence the National Geodetic Survey monument is in place, as shown in City of Albuquerque, Edition 1, bears N 04° 41' E; THENCE,

to the northwesterly corner of the tract herein described, Lot 9, Block 13, PEREA ADDITION, and capped rebar embossed "PLS 7476" and set by this survey

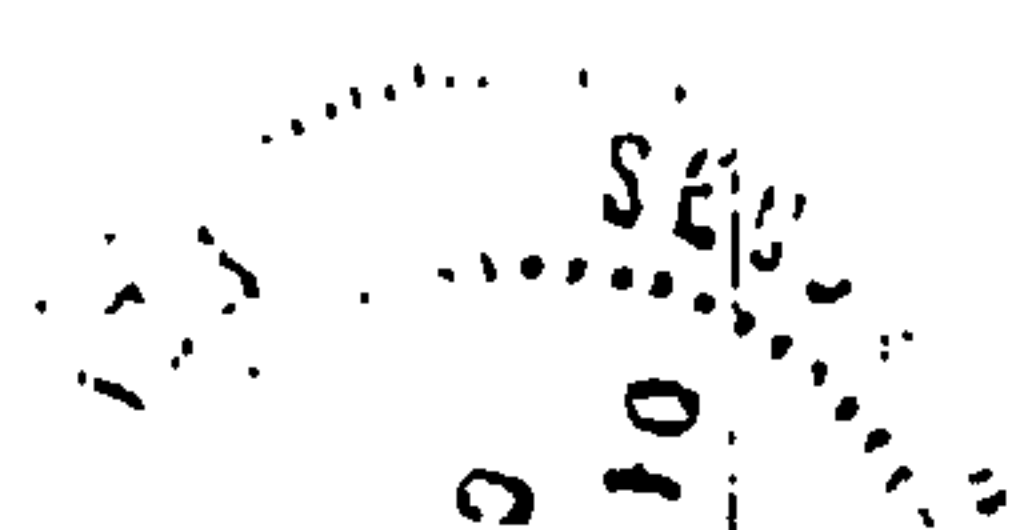
corner of Lot 9, Block 13, PEREA ADDITION, and set by this survey on the westerly line of a 16' Alley

of said alley to a point of intersection with the southeasterly corner of Lot 12, Block 13, PEREA ADDITION, and set by this survey at the southeasterly

line of the extension of Roma Avenue NW to the PEREA ADDITION, a capped rebar embossed "PLS 7476" in Acquia, now abandoned; THENCE,

along the northerly line of said abandoned acequia to a capped rebar embossed "PLS 7476" and set by this survey at the terminus of Sixteenth Street NW;

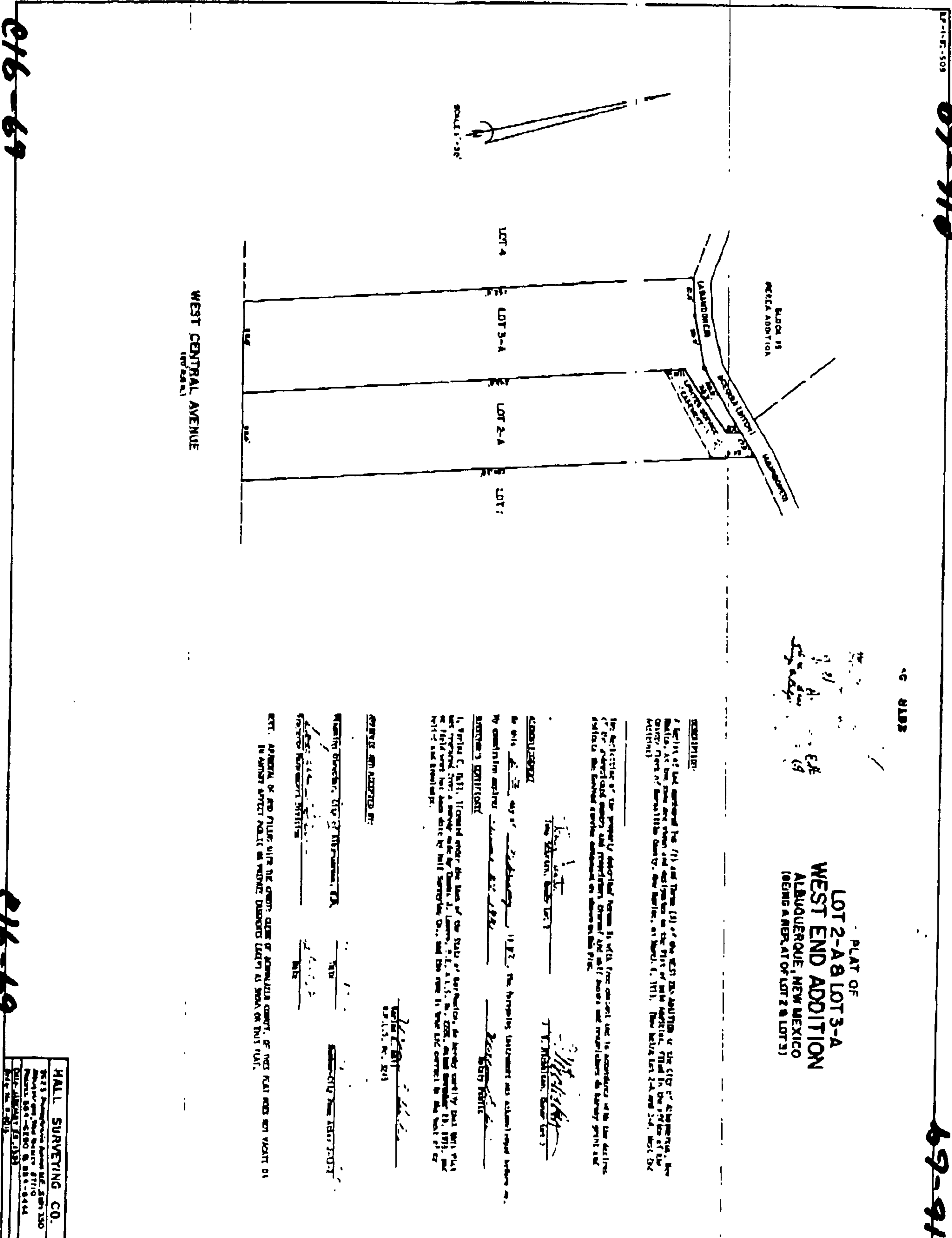
of Sixteenth Street NW to the point of beginning of the tract herein described, containing a total of 0.2507 acres more or less.



CERTIFIED AS A TRUE AND CORRECT COPY OF THE ORIGINAL FILED IN MY OFFICE. BENIGNA G. ARMijo, CLERK of the District Court. By: [Signature] Deputy 8/15/02



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08/08/2002 02:32P
BX-838 Pg-8752



AC PLATS

11/21/06
 A. J. ...
 ...

PLAT OF
 LOT 2-A & LOT 3-A
 WEST END ADDITION
 ALBUQUERQUE, NEW MEXICO
 (BEING A PART OF LOT 2 & LOT 3)

DESCRIPTION:
 A portion of the property described herein in ...
 ...

The ...
 ...

ACCOMPLISHED:
 by ...
 ...

...
 ...

APPROVED AND ACCEPTED BY:
 Planning Director, City of Albuquerque, N.M. ...
 ...

HALL SURVEYING CO.
 3525 ...
 ...

69-69

69-69

69-912

Record in First American Title Ins. Co. of 28415.00
WARRANTY DEED

RD 17550

WARRANTY DEED

ANTHONY O. SCARTON and JUDITH K. SCARTON, his wife, and

981

OLIVER SCARTON and FLACIDA PECEY SCARTON, his wife
J. T. NICHOLSON, a single man; W. J. NICHOLSON, a single man;
and JACQUELYN NICHOLSON-BERGER, a married woman, as her sole
separate property, to an undivided one-third interest each

where address is

the address described real estate is Bernalillo

The Northerly portion of Lot 2 as the same is shown and designated on the Plat of WEST END ADDITION, filed in the office of the County Clerk of Bernalillo County, New Mexico, March 6, 1913, said Northerly portion being described as follows:

BEGINNING for a tie at the Southwest corner of said Lot 2 and running Northerly along the Westerly boundary thereof, a distance of 237 feet to the Southwest corner of the parcel herein described.

Thence CONTINUING along said Westerly boundary a distance of 22 feet to the Northwest corner of the parcel herein described which is the Northwest corner of said Lot 2.

Thence Northeasterly along the Northeasterly boundary of said Lot 2 to the Northeast corner thereof.

Thence Southerly along the Easterly boundary of said Lot 2, a distance of 24.6 feet to the Southeasterly corner of the parcel herein described.

Thence in a straight line to the Southwest and beginning corner of the parcel herein described.

empty therefrom

WITNESSES: 20th day of December 1978

Anthony O. Scarton (Sgd) *Judith K. Scarton* (Sgd)
ANTHONY O. SCARTON JUDITH K. SCARTON

Oliver Scarton (Sgd) *Flacida Pecey Scarton* (Sgd)
OLIVER SCARTON FLACIDA PECEY SCARTON

ACKNOWLEDGMENT FOR NATURAL PERSONS

STATE OF NEW MEXICO

BERNALILLO

COUNTY OF

20th December 78

The foregoing instrument was acknowledged before me by Anthony O. Scarton, Judith K. Scarton, Oliver Scarton and Flacida Pecey Scarton

My commission expires: 5-10-83

ACKNOWLEDGMENT FOR CORPORATION

STATE OF NEW MEXICO

COUNTY OF

The foregoing instrument was acknowledged before me by

by

(Name of Officer)

(Name of Corporation)

My commission expires:

STATE OF NEW MEXICO
COUNTY OF BERNALILLO
FILED FOR RECORD
Mar 21 9 09 PM '78
Bill A. G. 981
TERRY C. CULP
CO. CLERK & RECORDER
DEPUTY

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

PAID RECEIPT

APPLICANT NAME Family Housing Development Corporation
 AGENT Isaacson + Arfman
 ADDRESS 128 Monroe St
 PROJECT & APP # 1003713 / 07 DRB-00289
 PROJECT NAME Bell Trading Post

\$ 20.⁰⁰ 441032/3424000 Conflict Management Fee
 \$ 215.⁰⁰ 441006/4983000 DRB Actions
 \$ _____ 441006/4971000 EPC/AA/LUCC Actions & All Appeals
 \$ _____ 441018/4971000 Public Notification
 \$ _____ 441006/4983000 DRAINAGE PLAN REVIEW OR TRAFFIC IMPACT STUDY***
 () Major/Minor Subdivision () Site Development Plan () Bldg Permit
 () Letter of Map Revision () Conditional Letter of Map Revision
 () Traffic Impact Study
 \$ 235.⁰⁰ TOTAL AMOUNT DUE

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

3/8/2007 2:20PM LOC: ANNX
 RECEIPT# 00072311 WSH# 008 TRANS# 0020
 Account 441032 Fund 0110
 Activity 3424000 TRSLJS
 Trans Amt \$235.00
 J24 Misc \$0.00
 Counter Receipt.doc

*****DUPLICATE*****
 City of Albuquerque
 Treasury Division
 6/21/04

*****DUPLICATE*****
 City Of Albuquerque
 Treasury Division

3/8/2007 2:20PM LOC: ANNX
 RECEIPT# 00072312 WSH# 008 TRANS# 0020
 Account 441006 Fund 0110
 Activity 4983000 TRSLJS
 Trans Amt \$235.00
 J24 Misc \$215.00
 VI \$235.00
 CHANGE \$0.00

Thank You



SUBDIVISION

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

SITE DEVELOPMENT PLAN

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

STORM DRAINAGE

- Storm Drainage Cost Allocation Plan

Supplemental form

S Z ZONING & PLANNING

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

L A APPEAL / PROTEST of...

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

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

APPLICANT INFORMATION:

NAME: FAMILY HOUSING CORPORATION PHONE: 550-6784
 ADDRESS: PO BOX 91525 FAX: _____
 CITY: ALB STATE NM ZIP 87199 E-MAIL: fhdc@earthlink.net
 Proprietary interest in site: _____ List all owners: _____
 AGENT (if any): AMY NIESE, PE ISAACSON + ARFMAN PHONE: 268-8828
 ADDRESS: 128 MONROE ST FAX: 268-2632
 CITY: ALB STATE NM ZIP 87108 E-MAIL: amy@iacivil.com

DESCRIPTION OF REQUEST: BELL TRADING POST LOFTS: SIA EXTENSION

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. A Block: _____ Unit: _____
 Subdiv. / Addn. BELL TRADING POST LOFTS
 Current Zoning: SU-2, SU-1 FOR RESID w/ C-1 Proposed zoning: SU-2, SU-1 FOR RESIDENTIAL w/ C-1
 Zone Atlas page(s): J-13 No. of existing lots: 1 No. of proposed lots: 1
 Total area of site (acres): 1.09 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. 101505729732511002, 101305831010941313 MRGCD Map No. NA
 LOCATION OF PROPERTY BY STREETS: On or Near: 1503 CENTRAL AVE SW
 Between: LAGUNA RD SW and 15th ST SW

SE HISTORY:

List any current or prior case number that may be relevant to your application (Proj., App., DRB-, AX-, Z-, V-, S-, etc.): 1003713
05-DRB-00148; 05DRB-00147; 05DRB-00149; 2-85-9; 2-68-134

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

SIGNATURE Amy L. D. Niese, PE DATE 2/9/07
 (Print) _____ Applicant Agent

FOR OFFICIAL USE ONLY

Form revised 4/04

	Application case numbers	Action	S.F.	Fees
<input type="checkbox"/> INTERNAL ROUTING				
<input checked="" type="checkbox"/> All checklists are complete	<u>07DRB-00143</u>	<u>SIA</u>	<u>52</u>	<u>\$ 50.00</u>
<input checked="" type="checkbox"/> All fees have been collected		<u>AVD</u>	<u>5</u>	<u>\$ 75.00</u>
<input checked="" type="checkbox"/> All case #s are assigned		<u>CME</u>		<u>\$ 20.00</u>
<input checked="" type="checkbox"/> GIS 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>3-7-07</u>			Total <u>\$ 145.00</u>

Joshua M. Rose
 Planner signature / date

Project # 1003713

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

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

MAJOR SUBDIVISION PRELIMINARY PLAT APPROVAL

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

MAJOR SUBDIVISION AMENDMENT TO PRELIMINARY PLAT (with significant changes)

MAJOR SUBDIVISION AMENDMENT TO INFRASTRUCTURE LIST (with significant changes)

MAJOR SUBDIVISION AMENDMENT TO GRADING PLAN (with significant changes)

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

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

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

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

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

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

Amy Niese Applicant name (print)
Ruth Lopez Applicant signature / date
for Amy Niese 2/9/07



Form revised JUNE 2005

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

Application case numbers
07DRB - - 00143

Joseph M. Rosa 2-9-07
Planner signature / date
Project # 1003713



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

AGIS
Albuquerque Geographic Information System

Map amended through: 9/5/2006

Note: Grey Shading Represents Area Outside of the City Limits

Zone Atlas Page:
J-13-Z

Selected Symbols

0 750 1,500 Feet



ISAACSON & ARFMAN, P.A.

Consulting Engineering Associates

*Thomas O. Isaacson, PE & LS • Fred C. Arfman, PE
Scott M. McGee, PE*

February 9, 2007

Ms. Sheran Matson
DRB Chair
City of Albuquerque
P.O. Box 1293
Albuquerque, NM 87102

RE: SIA Extension for Bell Trading Post Lofts

Dear Ms. Matson:

Isaacson & Arfman, P.A., as agent for the Family Housing Development Corporation, is submitting a request for Extension of the SIA for the Bell Trading Post Lofts.

Construction for the renovation of the Bell Trading Post is underway, but it is not complete. The public water line has been installed, but the parking lot has not been paved. We do not want to install new sidewalks or paving surrounding the building until the work on the building is complete. Your approval of this extension would be appreciated.

If you have any questions regarding this submittal, please call me at 268-8828.

Sincerely,

ISAACSON & ARFMAN

Amy L. D. Niese, PE

1304\correspondence\out\drb-s4



OFFICIAL NOTICE OF DECISION

CITY OF ALBUQUERQUE
PLANNING DEPARTMENT
DEVELOPMENT REVIEW BOARD

February 23, 2005

3. Project # 1003713

05DRB-00147 Major-Vacation of Pub Right-of-Way
05DRB-00148 Minor-Prelim&Final Plat Approval
05DRB-00149 Minor-Sidewalk Variance

FAMILY HOUSING DEVELOPMENT CORPORATION agent(s) for CITY OF ALBUQUERQUE METROPOLITAN REDEVELOPMENT AGENCY request(s) the above action(s) for all or a portion of Lot(s) 1-7, Block(s) 19, PEREA ADDITION, AND LOTS 3A, 4 & 5, WEST END ADDITION (to be known as **BELL TRADING POST LOFTS, TRACT A**), zoned SU-2, SU-1, located on CENTRAL AVE NW, between LAGUNA RD NW and 15TH ST NW containing approximately 1 acre(s). [REF: Z-85-9, Z-68-134] (J-13)

At the February 23, 2005, Development Review Board meeting, the vacation was approved as shown on Exhibit B in the Planning file, subject to these findings and conditions:

FINDINGS:

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

CONDITIONS:

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

With the signing of the infrastructure list dated 2/23/05 the preliminary plat was approved. The final plat was indefinitely deferred for the SIA. A sidewalk design variance was approved as shown on Exhibit C in the Planning file.



OFFICIAL NOTICE OF DECISION
PAGE 2

05DRB-00303 Minor-SiteDev Plan BldPermit

FAMILY HOUSING DEVELOPMENT CORPORATION agent(s) for CITY OF ALBUQUERQUE METROPOLITAN REDEVELOPMENT AGENCY request(s) the above action(s) for all or a portion of Lot(s) 1-7, Block(s) 19, PEREA ADDITION, AND LOTS 3A, 4 & 5, WEST END ADDITION (to be known as **BELL TRADING POST LOFTS, TRACT A**), zoned SU-2, SU-1, located on CENTRAL AVE NW, between LAGUNA RD NW and 15TH ST NW containing approximately 1 acre(s). [REF: Z-85-9, Z-68-134] [**RUSSELL BRITO, EPC CASE PLANNER FOR MARY PISCITELLI**] (J-13)

The site plan for building permit was approved with final sign off delegated to City Engineer for SIA and Planning for minor corrections.

If you wish to appeal this decision, you must do so by March 10, 2005, in the manner described below.

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

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

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

Sheran Matson, AICP, DRB Chair

Cc: City of Albuquerque, Metropolitan Redevelopment Agency, P.O. Box 1293, 87103

Isaacson & Arfman PA, 128 Monroe St NE, 87108

Family Housing Development Corp., P.O. Box 91525, 87199

Richard Brusuelas, 1008 Manzano Ct NE, 87102

Paul Matteucci, 317 6th St NW, 87102

James Sutton, 216 San Pasquale NW, 87104

Scott Howell, Property Management, Legal Dept./4th Flr, City/County Bldg

Marilyn Maldonado, Planning Department, 4th Floor, Plaza del Sol Bldg.

File

Umy Neiss
Isaacson, Arfman &
268-8828
5/3/05

No. of Lots: 1
Nearest Major Streets
Central Ave., Laguna Rd., Roma Ave.

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 26th day of April, 2005, by and between the City of Albuquerque, New Mexico ("City"), a municipal corporation, whose address is P. O. Box 1293 (One Civic Plaza), Albuquerque, New Mexico 87103, and Family Housing Development Corporation ("Subdivider"), a [state the type of business entity, for instance, "New Mexico corporation," "general partnership," "joint venture," "individual," etc.:] New Mexico corporation, whose address is P.O. Box 91525, ABQ, NM 87199 and whose telephone number is 550-6784, is made in Albuquerque, New Mexico, and is entered into as of the date of final execution of this Agreement.

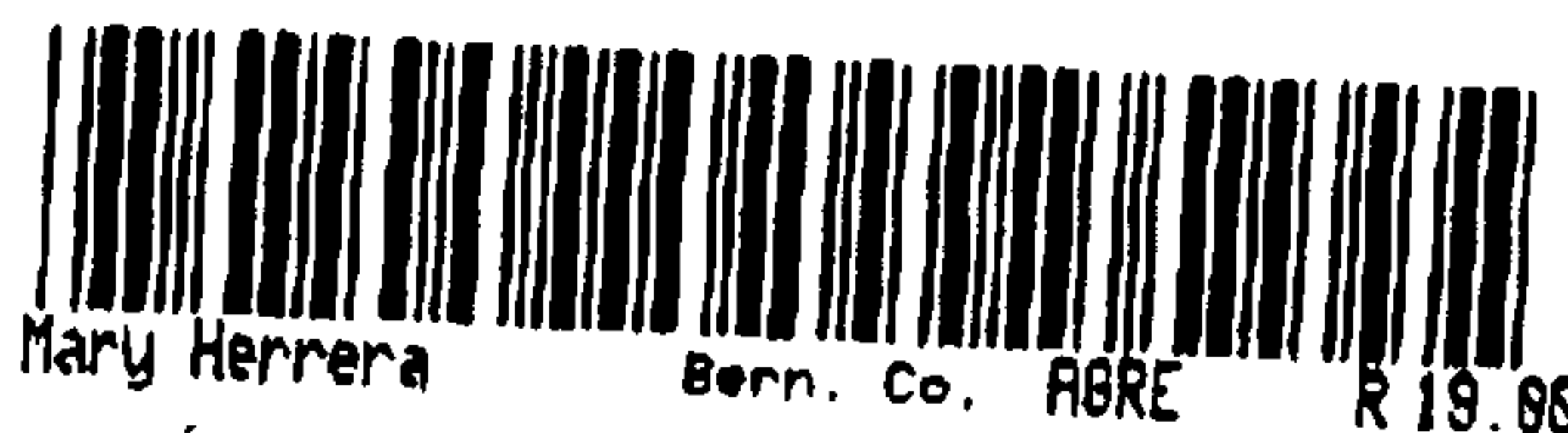
1. Recital. The Subdivider is developing certain lands within the City of Albuquerque, Bernalillo County, New Mexico, known as [existing legal description:] Lots 1-7, Block 19, Perea Addition and Lots 3A, 4,*, recorded on 5/1/1891 ** in the records of the Bernalillo County Clerk at Book C2-43 ***, pages 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:] City of Albuquerque ("Owner"). * & 5, West End Addition

3/6/1913; 2/8/1980 *B-16; C16-69
The Subdivider has submitted and the City has approved a preliminary plat or Site Development Plan identified as Bell Trading Post Lofts, Tract A describing Subdivider's Property.

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

2. Improvements and Construction Deadline. The Subdivider agrees to install and complete the public and/or private improvements described Exhibit A, the required infrastructure listing ("Improvements"), to the satisfaction of the City, on or before the 23rd day of February, 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. 75-8381.

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



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

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

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

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

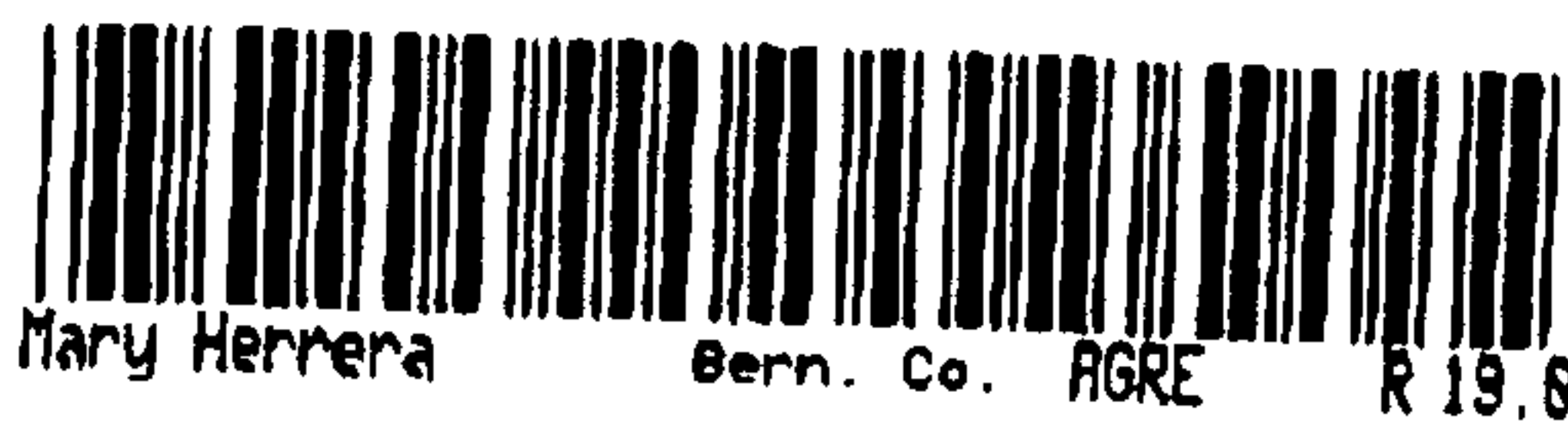
<u>Type of Fee</u>	<u>Amount</u>
<u>Engineering Fee</u>	<u>3.25% of actual construction cost</u>
<u>Excavation And Sidewalk Ordinance, Street Restoration Fees</u>	<u>As required per City-approved estimate. (Figure 7)</u>

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

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

A. Construction Surveying. Construction surveying for the construction of the public Improvements shall be performed by Aldrich Land Surveying, and construction surveying of the private Improvements shall be performed by 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 Isaacson & Arfman, P.A., and inspection of the private Improvements shall be performed by Isaacson & Arfman, P.A., both New Mexico Registered Professional Engineers. If the inspection is performed by an entity other than the City, the City may monitor the inspection and the Subdivider



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

C. Field Testing. Field testing of the construction of the public Improvements shall be performed by Vinyard & Associates, and field testing of the private Improvements shall be performed by VINYARD + ASSOC, both certified testing laboratories under the supervision of a New Mexico Registered Professional Engineer, in accordance with the current City of Albuquerque Standard Specifications for Public Works Construction. If any field testing is performed by an entity other than the City, the City may monitor the field testing and the Subdivider shall ensure that the field testing entity provides all field testing results, reports and related data to the City which the City requires for review. The Subdivider shall pay the City a reasonable fee for any field testing performed by the City.

D. Additional Testing. The City retains the right to perform all additional testing which the City Engineer deems is necessary or advisable, and the Subdivider shall pay the City a reasonable fee therefor.

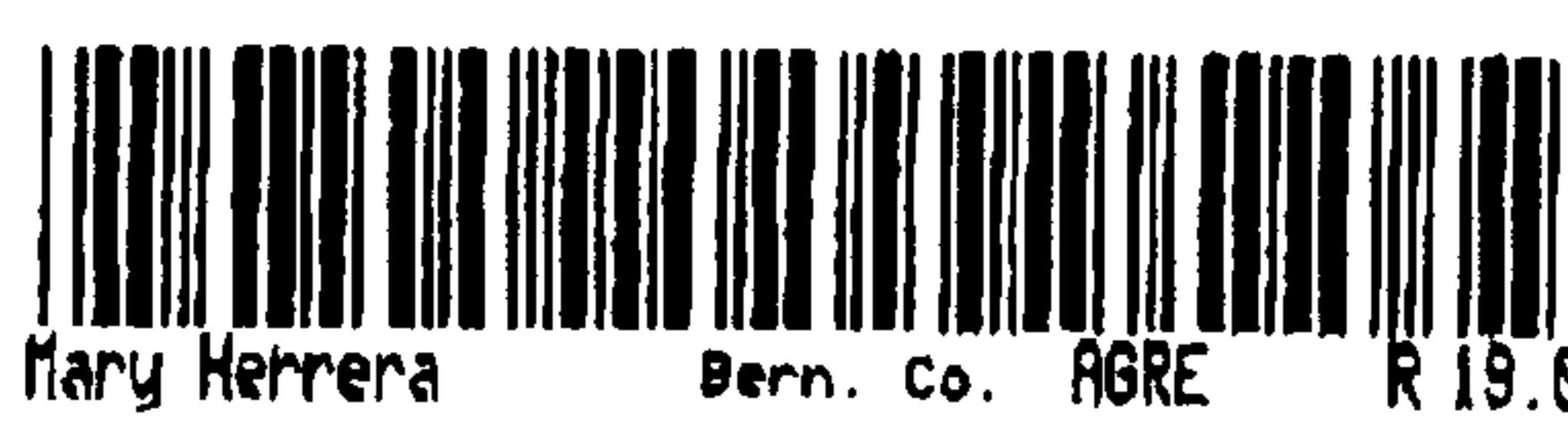
5. Financial Guaranty. If final plat approval is not requested prior to construction of the Subdivision, a financial guaranty is not required. If final plat approval is requested, the Subdivider must provide the City with a financial guaranty in an amount of not less than 125% of the estimated cost of constructing the Improvements, as approved by the City Engineer. The financial guaranty must be irrevocable and may be in the form of a letter of credit, escrow deposit or loan reserve letter issued by a Federally Insured Financial Institution; a bond issued by a surety qualified to do business in New Mexico; or other pledge of liquid assets which meets all City requirements. The City must be able to call the financial guaranty at any time within the sixty (60) days immediately following the Construction Completion Deadline.

To meet the Subdivision Ordinance requirements, the Subdivider has acquired or is able to acquire the following "Financial Guaranty:"

Type of Financial Guaranty: Letter of Credit # 300212
Amount: \$36,780.08 Name of Financial Institution or Surety: Charter Bank
Date City first able to call Guaranty: February 23, 2007
[Construction Completion Deadline]: February 23, 2007
If Guaranty other than a Bond, last day City able to call Guaranty is: April 23, 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.



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

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

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

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

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

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

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

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

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



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

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

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

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

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

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

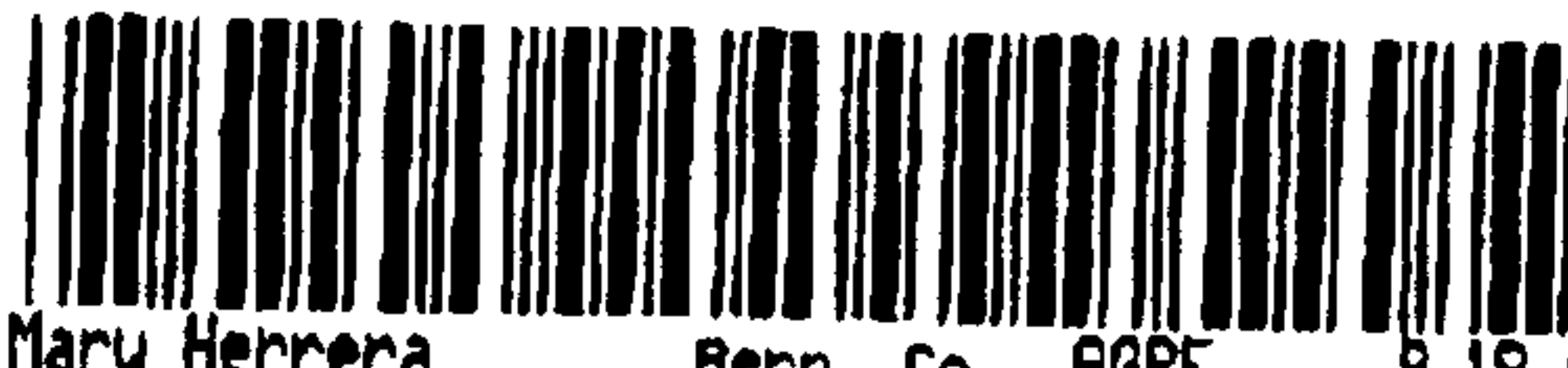
17. Changes to Agreement. Changes to this Agreement are not binding unless made in writing, signed by both parties.

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

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

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

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



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

SUBDIVIDER: Development Corporation

By (Signature): [Signature]
Name: Ricky E. Davis
Title: President
Dated: 3/22/05

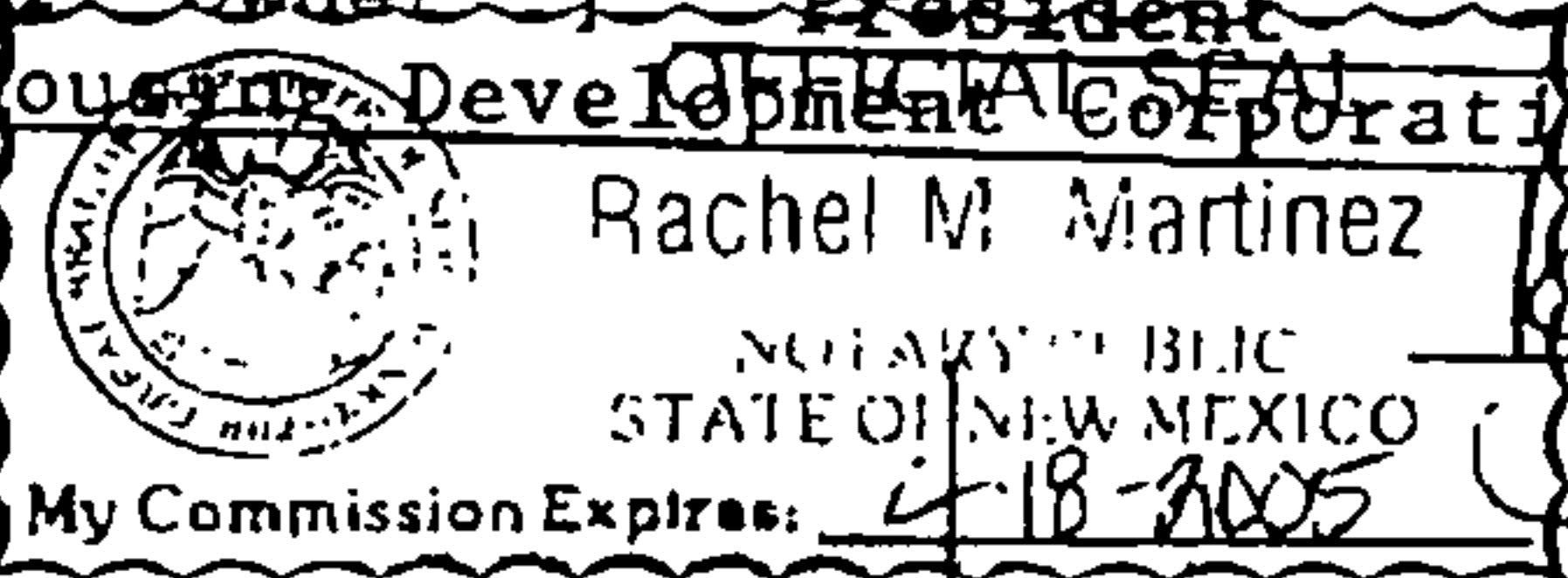
CITY OF ALBUQUERQUE
[Signature]
City Engineer
Dated: 4-26-05

9/15/05 KR 4/25/05

SUBDIVIDER'S NOTARY

STATE OF NEW MEXICO
COUNTY OF BERNALILLO) ss.

This instrument was acknowledged before me on 22nd day of MARCH, 2005 by [name of person:] Ricky E. Davis, [title or capacity, for instance, "President" or "Owner":] President, (Subdivider:) Family Housing Development Corporation of



[Signature]
Notary Public

My Commission Expires: April 18, 2005

CITY'S NOTARY

STATE OF NEW MEXICO)
COUNTY OF BERNALILLO) ss.

This instrument was acknowledged before me on 26th day of April, 2005 by Richard Bourto, City Engineer of the City of Albuquerque, a municipal corporation, on behalf of said corporation.

[Signature]
Notary Public

My Commission Expires: 11-25-2007

EXHIBIT A AND POWER OF ATTORNEY ATTACHED



Mary Herrera

Bern. Co. AGRE

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Page: 6 of 6
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March 24 2005

IRREVOCABLE LETTER OF CREDIT NO. 300212

AMOUNT: \$36,780.08

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

Re: Letter of Credit for **Family Housing Development Corporation**
City of Albuquerque Project No. 758381
Project Name: **Bell Trading Post Lofts, Tract A Subdivision Improvement**

Dear Mr. Lewis:

This is to advise the City of Albuquerque, New Mexico ("City") that, at the request of **Family Housing Development Corporation**, Charter Bank in Albuquerque, New Mexico, has established an Irrevocable Letter Of Credit in the sum of **Thirty Six Thousand Seven Hundred Eighty Dollars and 08/100 (\$36,780.08)** ("Letter of Credit") for the exclusive purpose of providing the financial guarantee which the City requires **Family Housing Development Corporation**, ("Developer") to provide for the installation of the improvements which must be constructed at **Bell Trading Post Lofts, Tract A, City Project No. 758381** ("Project"), **Subdivision Improvement**. 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 _____, 20____ in the records of the Clerk of **Bernalillo County**, New Mexico in Book Misc. _____, at pages _____, as amended ("Agreement").

A Draft or Drafts for any amount up to but not in excess of **Thirty Six Thousand Seven Hundred Eighty Dollars and 08/100 (\$36,780.08)** is/are available at sight at Charter Bank, 4400 Osuna NE, Albuquerque, New Mexico 87109 between **February 23, 2007**, and **April 23, 2007**. When presented for negotiation, the Draft(s) is/are to be accompanied by the City's notarized certification stating:

- a) **Family Housing Development Corporation**, has failed to comply with the terms of the Agreement;
- b) the undersigned is the Chief Administrative Officer of the City of Albuquerque and is authorized to sign this certification; and c) the amount of the Draft does not exceed 125% of the City's estimated cost of completing the improvements specified in the Agreement.

We hereby agree with the drawer of Draft(s) drawn under and in compliance with the terms of this credit that such Draft(s) will be duly honored upon presentation to the drawee if negotiated between **February 23, 2007** and **April 23, 2007**.

Family Housing Development Corporation
Letter of Credit No. 300212
Page 2

The Draft(s) drawn under this credit must contain the Clause: "Drawn under Letter of Credit and Agreement No. 300212 of Charter Bank, 4400 Osuna NE, Albuquerque, New Mexico 87109, dated **March 24, 2005**, and the original Letter of Credit must be endorsed on the reverse side with the amount of each draft. This Letter of Credit must accompany each draft and be attached to the draft which exhausts this credit.

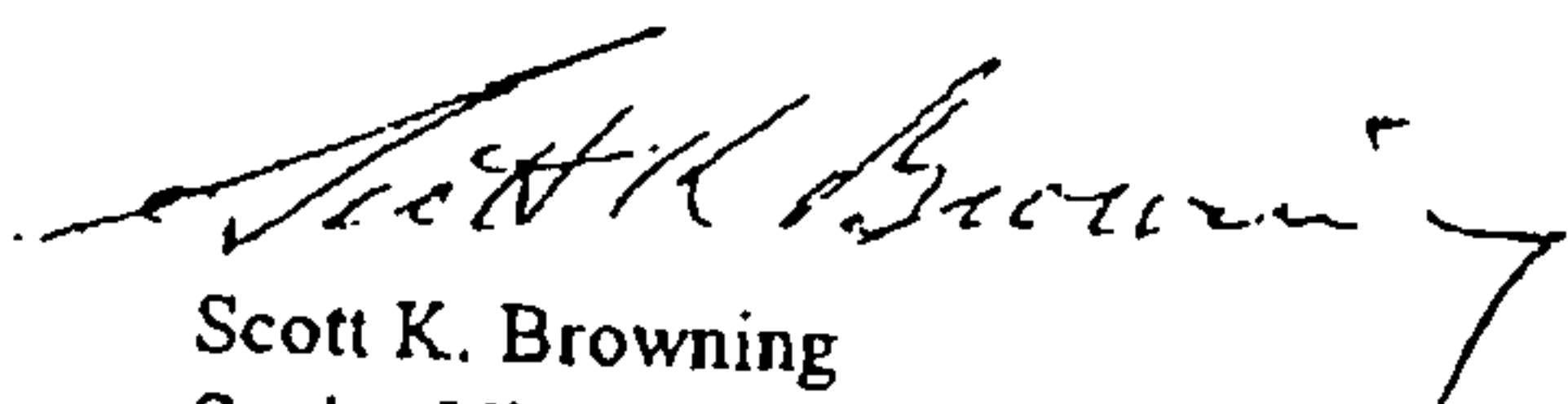
This Letter of Credit for the benefit of the City of Albuquerque shall be irrevocable until:

1. Sixty (60) days after the City accepts the completed improvements specified in the Agreement; or
2. City notification of the failure by **Family Housing Development Corporation** to comply with the terms of the Agreement, and payment by Certified check from Charter Bank, to the City of Albuquerque of 125% of the City estimated costs of completing the improvements specified in the Agreement; or
3. Expiration of the Date, **April 23, 2007**.
4. Written termination of this Letter of Credit by the City of Albuquerque, signed by its Chief Administrative Officer.

This Letter of Credit will terminate at 2:00 o'clock p.m., New Mexico time, **April 23, 2007**.

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

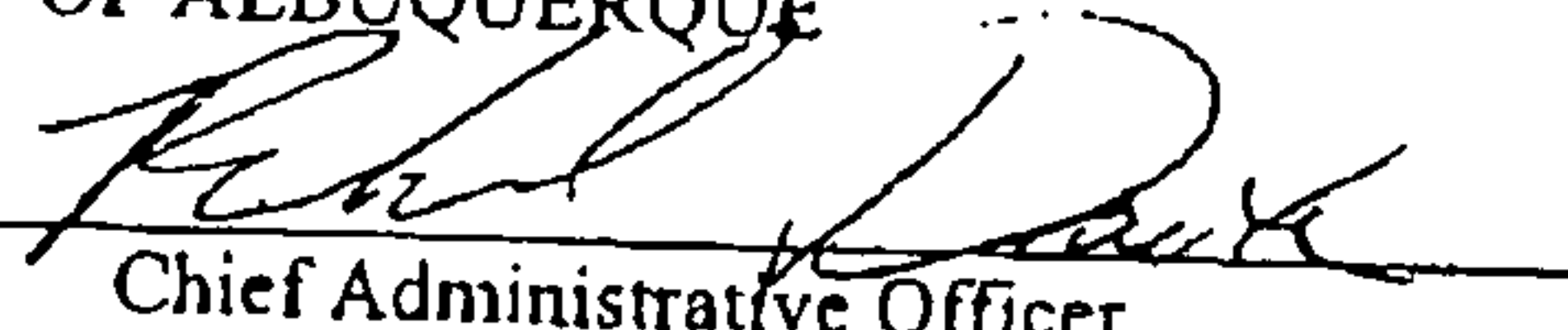
Sincerely,



Scott K. Browning
Senior Vice President
Construction Loan Department
Charter Bank

ACCEPTED:

CITY OF ALBUQUERQUE

BY: 
Chief Administrative Officer 4/15/07

DATED: 4-26-05

4/25/05

Current DRC
Project Number _____

FIGURE 12

Date Submitted February 18, 2005
 Date Site Plan Approved 2/23/05
 Date Preliminary Plat Approved 2/23/05
 Date Preliminary Plat Expires 2/25/06
 DRB Project No 1003713
 DRB Application No 05-00303
 05-00148

ORIGINAL

INFRASTRUCTURE LIST

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

TRACT A, BELL TRADING POST LOFTS

PROPOSED NAME OF PLAT *to Site Plan for B.P.*

LOTS 1-7, BLOCK 19, PEREA ADDITION TOGETHER WITH LOTS 3A, 4, & 5, WEST END ADDITION

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 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 RC Chair, the Unser 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 Const Engineer
		6'	<u>PAVING</u> Sidewalk (south side)	Roma Avenue	Laguna Road	15th Street	/	/	/
			Remove Drivepads	Laguna Road	Exist Drive Pad Locations		/	/	/
			STD C&G	Laguna Road	Exist Drive Pad Locations		/	/	/
		2 - 20'	Wide Driveways	Laguna Road	At Entrance	At Exit	/	/	/
		6'	Sidewalk (east side)	Laguna Road	Roma Avenue	Central Avenue	/	/	/
		6"	<u>UTILITIES</u> SAS Service	Laguna Road	Laguna Road	ROW Line	/	/	/
			Replace Exist 3" w/2" Water Service <i>BOX ONLY</i>	Water Meter	Central Avenue	ROW Line	/	/	/
		1	Hydrant	Laguna Road			/	/	/
		6"	Fireline	Roma Avenue	Roma Avenue	Building	/	/	/
							/	/	/

NOTES

1. Sidewalks to be deferred where noted.
2. Residential lighting per DPM
3. Grading and Drainage Certification required per DPM (prior to release of financial guarantees) to include private retaining walls as defined on the approved grading plan
4. All water to include fire hydrants, valves, and appurtenances per DPM
5. Perimeter walls per DRB approved perimeter wall design.

AGENT/OWNER

ly L D Niese, PE
NAME (print)

Tracson & Arfman, P A
FIRM

[Signature]
SIGNATURE - date 2/18/05

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

DEVELOPMENT REVIEW BOARD MEMBER APPROVALS

[Signature] 2/23/05
DRB CHAIR - date

Christina Sandoval 2/23/05
PARKS & GENERAL SERVICES - date

[Signature] 2-23-05
TRANSPORTATION DEVELOPMENT - date

AMAFCA - date

[Signature] 2/23/05
UTILITY DEVELOPMENT - date

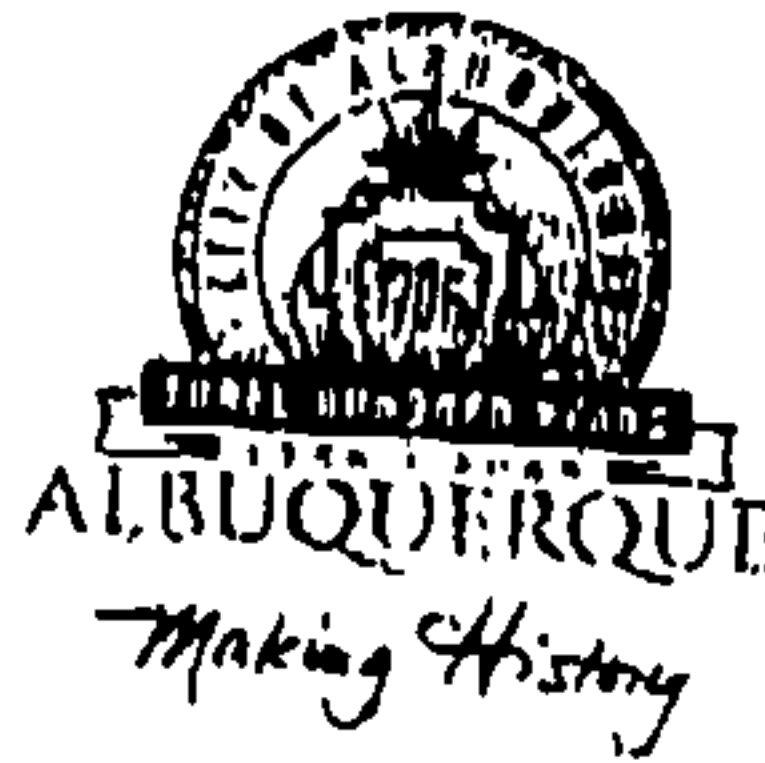
_____ - date

Bradley L. Bingham 2/23/05
CITY ENGINEER - date

_____ - date

DESIGN REVIEW COMMITTEE REVISIONS

REVISION	DATE	DRC CHAIR	USER DEPARTMENT	AGENT/OWNER



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

February 7, 2007

Ruth Lozano
Isaacson and Arfman, P.A.
128 Monroe St. NE/87108
Phone: 268-8828/Fax: 268-2632

Dear Ruth:

Thank you for your inquiry of February 7, 2007 requesting the names of Recognized Neighborhood Associations who would be affected under the provisions of O-92 by your proposed project at **TRACT A, BELL TRADING POST LOFTS, LOCATED ON CENTRAL AVENUE NW BETWEEN LAGUNA BOULEVARD NW AND 15TH STREET NW** zone map J-13.

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

DOWNTOWN N.A. (DNA) "R"

Jennifer de Garmo
1021 Forrester St. NW/87102 224-9393 (h)
Steve Morrow
405 Luna Blvd. NW/87102 440-8470 (h)

HUNING CASTLE N.A. (HCS) "R"

*Todd Hunter
1612 San Cristobal Rd. SW/87104 242-0275 (h) 284-1882 (w)
Lynn Hightower
1711 Los Alamos SW/87104 247-3009 (h)

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

Sincerely,

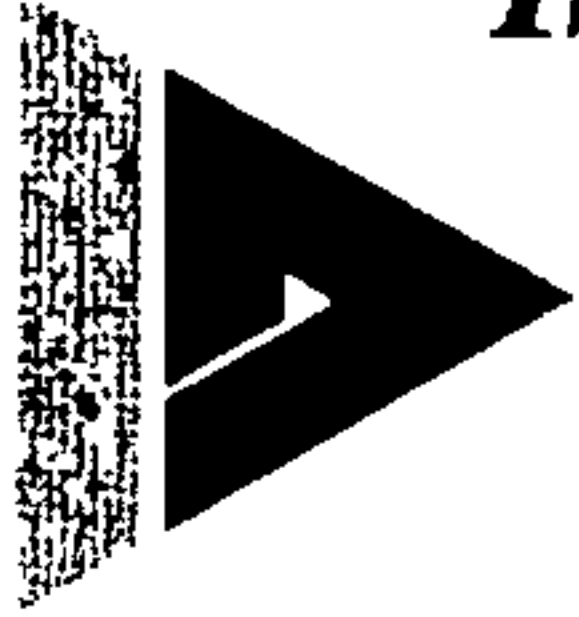
Stephani J. Winklepleck

Neighborhood Program Coordinator
OFFICE OF NEIGHBORHOOD COORDINATION
Planning Department

planningrnaform(07/11/06)

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

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



ISAACSON & ARFMAN, P.A.

Consulting Engineering Associates

*Thomas O. Isaacson, PE & LS • Fred C. Arfman, PE
Scott M. McGee, PE*

February 7, 2007

CERTIFIED MAIL – 7005 1160 0001 1329 6842

Ms. Jennifer de Garmo
Downtown Neighborhood Association
1021 Forrester Street NW
Albuquerque, NM 87102

RE: Tract A, Bell Trading Post Lofts

Dear Ms. Garmo:

As the consulting engineers for the above referenced site (see attached zone map), we are writing this letter to inform the Downtown Neighborhood Association that a request for approval of a Subdivision Improvements Agreement extension will be submitted to the City of Albuquerque Development Review Board this week.

Please feel free to call our office at 268-8828 if additional information is desired on this action.

Very truly yours,
ISAACSON & ARFMAN, P.A.

Amy L.D. Niese, PE

ALDN/rtl

Attachment

7005 1160 0001 1329 6842

7005 1160 0001 1329 6842

U.S. Postal Service™		
CERTIFIED MAIL™ RECEIPT		
<i>(Domestic Mail Only; No Insurance Coverage Provided)</i>		
For delivery information visit our website at www.usps.com		
ALBUQUERQUE NM 87102 OFFICIAL USE		
Postage	\$ 0.39	0108
Certified Fee	\$2.40	22
Return Receipt Fee (Endorsement Required)	\$1.85	Postmark Here
Restricted Delivery Fee (Endorsement Required)	\$0.00	
Total Postage & Fees	\$ 4.64	02/07/2007
Sent To	Jennifer de Garmo Downtown N.A.	
Street, Apt. No.; or PO Box No.	1021 Forrester Street NW	
City, State, ZIP+4	Albuquerque, NM 87102	
PS Form 3800, June 2002		See Reverse for Instructions



ISAACSON & ARFMAN, P.A.

Consulting Engineering Associates

*Thomas O. Isaacson, PE & LS • Fred C. Arfman, PE
Scott M. McGee, PE*

February 7, 2007

CERTIFIED MAIL – 7005 1160 0001 1329 6859

Mr. Steve Morrow
Downtown Neighborhood Association
405 Luna Blvd. NW
Albuquerque, NM 87102

RE: Tract A, Bell Trading Post Lofts

Dear Mr. Morrow:

As the consulting engineers for the above referenced site (see attached zone map), we are writing this letter to inform the Downtown Neighborhood Association that a request for approval of a Subdivision Improvements Agreement extension will be submitted to the City of Albuquerque Development Review Board this week.

Please feel free to call our office at 268-8828 if additional information is desired on this action.

Very truly yours,
ISAACSON & ARFMAN, P.A.

Amy L.D. Niese, PE

ALDN/rtl

Attachment

7005 1160 0001 1329 6859

6599 62ET 1329 7000 09TT 5002

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

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

OFFICIAL USE
ALBUQUERQUE NM 87102

Postage	\$ 0.39	0108
Certified Fee	\$2.40	22
Return Receipt Fee (Endorsement Required)	\$1.85	Postmark Here
Restricted Delivery Fee (Endorsement Required)	\$0.00	
Total Postage & Fees	\$ 4.64	02/07/2007

Sent To Steve Morrow
Downtown N.A.

Street, Apt. No.;
or PO Box No. 405 Luna Blvd. NW

City, State, ZIP+4 Albuquerque, NM 87102

PS Form 3800, June 2002 See Reverse for Instructions



ISAACSON & ARFMAN, P.A.

Consulting Engineering Associates

*Thomas O. Isaacson, PE & LS • Fred C. Arfman, PE
Scott M. McGee, PE*

February 7, 2007

CERTIFIED MAIL – 7005 1160 0001 1329 6866

Mr. Todd Hunter
Huning Castle Neighborhood Association
1612 San Cristobal Road SW
Albuquerque, NM 87104

RE: Tract A, Bell Trading Post Lofts

Dear Mr. Hunter:

As the consulting engineers for the above referenced site (see attached zone map), we are writing this letter to inform the Huning Castle Neighborhood Association that a request for approval of a Subdivision Improvements Agreement extension will be submitted to the City of Albuquerque Development Review Board this week.

Please feel free to call our office at 268-8828 if additional information is desired on this action.

Very truly yours,

ISAACSON & ARFMAN, P.A.

Amy L.D. Niese, PE

ALDN/rtl

Attachment

7005 1160 0001 1329 6866

7005 1160 0001 1329 6866

U.S. Postal Service™		
CERTIFIED MAIL™ RECEIPT		
<i>(Domestic Mail Only; No Insurance Coverage Provided)</i>		
For delivery information visit our website at www.usps.com		
ALBUQUERQUE, NM 87104 OFFICIAL USE		
Postage	\$ 0.39	0108
Certified Fee	\$2.40	22
Return Receipt Fee (Endorsement Required)	\$1.85	Postmark Here
Restricted Delivery Fee (Endorsement Required)	\$0.00	
Total Postage & Fees	\$ 4.64	02/07/2007
Sent To	Todd Hunter Huning Castle N.A.	
Street, Apt. No.; or PO Box No.	1612 San Cristobal Road SW	
City, State, ZIP+4	Albuquerque, NM 87104	
PS Form 3800, June 2002		See Reverse for Instructions



ISAACSON & ARFMAN, P.A.

Consulting Engineering Associates

*Thomas O. Isaacson, PE & LS • Fred C. Arfman, PE
Scott M. McGee, PE*

February 7, 2007

CERTIFIED MAIL – 7005 1160 0001 1329 6873

Ms. Lynn Hightower
Huning Castle Neighborhood Association
1711 Los Alamos SW
Albuquerque, NM 87104

RE: Tract A, Bell Trading Post Lofts

Dear Ms. Hightower:

As the consulting engineers for the above referenced site (see attached zone map), we are writing this letter to inform the Huning Castle Neighborhood Association that a request for approval of a Subdivision Improvements Agreement extension will be submitted to the City of Albuquerque Development Review Board this week.

Please feel free to call our office at 268-8828 if additional information is desired on this action.

Very truly yours,
ISAACSON & ARFMAN, P.A.

Amy L.D. Niese, PE

ALDN/rtl

Attachment

7005 1160 0001 1329 6873

U.S. Postal Service™		
CERTIFIED MAIL™ RECEIPT		
<i>(Domestic Mail Only; No Insurance Coverage Provided)</i>		
For delivery information visit our website at www.usps.com		
OFFICIAL USE		
Postage	\$ 0.39	0108
Certified Fee	\$2.40	22
Return Receipt Fee (Endorsement Required)	\$1.85	Postmark Here
Restricted Delivery Fee (Endorsement Required)	\$0.00	
Total Postage & Fees	\$ 4.64	02/07/2007
Sent To	Lynn Hightower Huning Castle N.A.	
Street, Apt. No., or PO Box No.	1711 Los Alamos SW	
City, State, ZIP+4	Albuquerque, NM 87104	
PS Form 3800, June 2002		See Reverse for Instructions

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

PAID RECEIPT

APPLICANT NAME Family Housing Corp.
 AGENT Isaacson and Arfman P.A.
 ADDRESS 128 Monroe St. N.E.
 PROJECT & APP # 10037.13
 PROJECT NAME Bell Trading Post Lofts

\$ 20.00 441032/3424000 Conflict Management Fee
 \$ 50.00 441006/4983000 DRB Actions
 \$ _____ 441006/4971000 EPC/AA/LUCC Actions & All Appeals
 \$ 75.00 441018/4971000 Public Notification
 \$ _____ 441006/4983000 DRAINAGE PLAN REVIEW OR TRAFFIC IMPACT STUDY***
 () Major/Minor Subdivision () Site Development Plan () Bldg Permit
 () Letter of Map Revision () Conditional Letter of Map Revision
 () Traffic Impact Study
 \$ 145.00 TOTAL AMOUNT DUE

City Of Albuquerque
Treasury Division

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

2/9/2007 2:24PM LOC: ANNX
 RECEIPT# 00072862 WS# 006 TRANS# 0024
 Account 441018 Fund 0110
 Activity 4971000 TRSCCS
 Trans Amt \$145.00
 J24 Misc \$75.00
 CK \$70.00
 CH \$75.00
 CHANGE \$0.00

Thank You

City Of Albuquerque
Treasury Division

2/9/2007 2:24PM LOC: ANNX
 RECEIPT# 00072863 WS# 006 TRANS# 0024
 Account 441006 Fund 0110
 Counterreceipt.doc 6/21/04
 ACTIVITY 4983000 TRSCCS
 Trans Amt \$145.00
 J24 Misc \$50.00

Thank You

City Of Albuquerque
Treasury Division

2/9/2007 2:23PM LOC: ANNX
 RECEIPT# 00072862 WS# 006 TRANS# 0024
 Account 441032 Fund 0110
 Activity 3424000 TRSCCS
 Trans Amt \$145.00
 J24 Misc \$20.00

Thank You

SIGN POSTING AGREEMENT

REQUIREMENTS

POSTING SIGNS ANNOUNCING PUBLIC HEARINGS

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

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

1. LOCATION

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

2. NUMBER

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

3. PHYSICAL POSTING

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

4. TIME

Signs must be posted from 2-20-07 To 3-7-07

5. REMOVAL

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

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

Ruth Lopez 2/9/07
(Applicant or Agent) (Date)

I issued 2 signs for this application, 2/9/07 [Signature]
(Date) (Staff Member)

DRB PROJECT NUMBER: 1003713

#21

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

PAID RECEIPT

DUPLICATE
City Of Albuquerque
Treasury Division

10/10/2005 10:49AM LOC: ANN
X RECEIPT# 00050774 US# 007 TRANSH 0017
Account 441006 Fund 0110 TRSKAL
Activity 4983000
Trans Amt \$50.00
J24 Misc

\$50.00

CK
CHANGE

APPLICANT NAME

AGENT

ADDRESS

PROJECT & APP #

PROJECT NAME

ISAACSON & ARFMAN
1003713

\$ 441032/3424000 Conflict Management Fee

\$ 50.00 441006/4983000 DRB Actions DEFERRAL

\$ 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

\$ 50.00 TOTAL AMOUNT DUE

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

ISAACSON AND ARFMAN P A
128 MONROE ST NE
ALBUQUERQUE, NM 87108-1247
268-8828

16751
95-219/1070 176
1350743997

DATE 10/5/05

PAY TO THE ORDER OF City of Albuquerque \$ 50.00
Fifty + 00/100 DOLLARS

WELLS FARGO
Wells Fargo Bank, N.A. #1003713
New Mexico
wellsfargo.com

DRB I+A
FOR deferral fee 1304

Count

Signature: Scott M. McFee

00016751 1070021921 1350743997

ORIGINAL

INFRASTRUCTURE LIST

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

TRACT A, BELL TRADING POST LOFTS

PROPOSED NAME OF PLAT **Site Plan for B.P.**

LOTS 1-7, BLOCK 19, PEREA ADDITION TOGETHER WITH LOTS 3A, 4, & 5, WEST END ADDITION
 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 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 Unser 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 Const Engineer
		6'	<u>PAVING</u> Sidewalk (south side)	Roma Avenue	Laguna Road	15th Street	/	/	/
			Remove Drivepads	Laguna Road	Exist Drive Pad Locations		/	/	/
			STD C&G	Laguna Road	Exist Drive Pad Locations		/	/	/
		2 - 20'	Wide Driveways	Laguna Road	At Entrance	At Exit	/	/	/
		6'	Sidewalk (east side)	Laguna Road	Roma Avenue	Central Avenue	/	/	/
		6"	<u>UTILITIES</u> SAS Service	Laguna Road	Laguna Road	ROW Line	/	/	/
			Replace Exist 3" w/2" Water Service BOX ONLY	Water Meter	Central Avenue	ROW Line	/	/	/
		1	Hydrant	Laguna Road			/	/	/
		6"	Fireline	Roma Avenue	Roma Avenue	Building	/	/	/
							/	/	/

NOTES

1. Sidewalks to be deferred where noted.
2. Residential lighting per DPM.
3. Grading and Drainage Certification required per DPM (prior to release of financial guarantees) to include private retaining walls as defined on the approved grading plan.
4. All water to include fire hydrants, valves, and appurtenances per DPM.
5. Perimeter walls per DRB approved perimeter wall design.

AGENT/OWNER

^my L D. Niese, PE
NAME (print)

Isaacson & Arfman, P.A.
FIRM

[Signature]
SIGNATURE - date 2/18/05

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

DEVELOPMENT REVIEW BOARD MEMBER APPROVALS

[Signature] 2/23/05
DRB CHAIR - date

Christina Sandoval 2/23/05
PARKS & GENERAL SERVICES - date

[Signature] 2-23-05
TRANSPORTATION DEVELOPMENT - date

[Signature] 2/23/05
UTILITY DEVELOPMENT - date

Bradley L. Bingham 2/23/05
CITY ENGINEER - date

AMAFCA - date

- date

- date

DESIGN REVIEW COMMITTEE REVISIONS

REVISION	DATE	DRC CHAIR	USER DEPARTMENT	AGENT/OWNER



PLANNING DEPARTMENT
Richard Dineen, Director

ALBUQUERQUE DEVELOPMENT SERVICES
600 2nd NW, Suite 550
Albuquerque, New Mexico 87102
(505) 924-3470
FAX (505) 924-3482

October 21, 2004

Mr. Richard Dineen, Planning Director
City of Albuquerque
City Planning
PO Box 1293
Albuquerque, NM 87103

Mr. Dineen,

This letter grants authority to Family Housing Development Corporation, to act as agent for the City in handling matters that pertain to zoning, platting, and building permits for the redevelopment of the Bell Trading Post Property platted as **Parcel One**; encompassing lots 4 through 7, lots 9 through 12, and lots 21 through 24 of Block number 13 of the Perea Addition, an addition to the City of Albuquerque projected Section 18, T 10 N, R 3 E, NMPM Town of Albuquerque Land Grant, Bernalillo County, New Mexico, and

Parcel Two; encompassing a portion of an abandoned and obliterated acequia, portions of Lots 1 through 6, Block 19, Perea Addition, a portion of lot 2A, easement, lots 3A, 4, & 5 West End Addition, additions to the City of Albuquerque projected Section 18, T 10 N, R 3 E, NMPM Town of Albuquerque Land Grant, Bernalillo County, New Mexico.

The City of Albuquerque (Metropolitan Redevelopment Agency) is the owner of the above described property.

A handwritten signature in black ink that reads "Kim Calander".

Kim Calander
Redevelopment Project Manager,
Metropolitan Redevelopment Agency

Current DRC
Project Number _____

FIGURE 12

Date Submitted January 28, 2005

ORIGINAL

INFRASTRUCTURE LIST

Date Site Plan Approved _____
Date Preliminary Plat Approved _____
Date Preliminary Plat Expires _____
DRB Project No 1003713
DRB Application No _____

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

TRACT A, BELL TRADING POST LOFTS

PROPOSED NAME OF PLAT

LOTS 1-7, BLOCK 19, PEREA ADDITION TOGETHER WITH LOTS 3A, 4, & 5, WEST END ADDITION
EXISTING LEGAL DESCRIPTION PRIOR TO PLATTING ACTION

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		2 - 20'	Wide Driveways	Laguna Road	At Entrance	At Exit	/	/	/
		6'	Sidewalk	Laguna Road	Roma Avenue	Central Avenue	/	/	/
		6"	<u>UTILITIES</u> SAS Service	Laguna Road	Laguna Road	ROW Line	/	/	/
			Replace Exist 3" w/2" Water Service	Water Meter	Central Avenue	ROW Line	/	/	/
		1	Hydrant	Laguna Road	Laguna Road		/	/	/
							/	/	/
							/	/	/

NOTES

- 1 Sidewalks to be deferred where noted
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- 4 All water to include fire hydrants, valves, and appurtenances per DPM.
- 5 Perimeter walls per DRB approved perimeter wall design.

AGENT/OWNER	DEVELOPMENT REVIEW BOARD MEMBER APPROVALS		
<p>my L D. Niese, PE NAME (print)</p> <p>Isaacson & Arfman, P.A. FIRM</p> <p><i>L D Niese</i> SIGNATURE - date 1/26/05</p> <p>MAXIMUM TIME ALLOWED TO CONSTRUCT THE IMPROVEMENTS WITHOUT A DRB EXTENSION _____</p>	<p>_____ DRB CHAIR - date</p> <p>_____ TRANSPORTATION DEVELOPMENT - date</p> <p>_____ UTILITY DEVELOPMENT - date</p> <p>_____ CITY ENGINEER - date</p>	<p>_____ PARKS & GENERAL SERVICES - date</p> <p>_____ AMAFCA - date</p> <p>_____ - date</p> <p>_____ - date</p>	

DESIGN REVIEW COMMITTEE REVISIONS

REVISION	DATE	DRC CHAIR	USER DEPARTMENT	AGENT/OWNER



Supplemental form **S**

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

SITE DEVELOPMENT PLAN **P**

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

Supplemental form **Z**

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

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

- Decision by DRB, EPC, LUCC, Planning Director or Staff, ZIE, Zoning Board of Appeals

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

APPLICANT INFORMATION:

NAME: CITY OF ALB, METROPOLITAN REDEVELOPMENT AGENCY PHONE: 924-3479
 ADDRESS: PO BOX 1293 FAX: _____
 CITY: ALBUQUERQUE STATE: NM ZIP: 87103 E-MAIL: _____

Proprietary interest in site: OWNER List all owners: _____

AGENT (if any): AMY NIESE, I+A; FAMILY HOUSING DEVEL. CORP. PHONE: 873-9638
 ADDRESS: PO BOX 91525 FAX: 873-9637
 CITY: ALB STATE: NM ZIP: 87199 E-MAIL: fhdc@earthlink.net

DESCRIPTION OF REQUEST: TRACT A, BELL TRADING POST LOTS = MINOR SUBDIVISION, VACATION OF PUBLIC ROW, SIDEWALK DESIGN VARIANCE, PRELIMINARY/FINAL PLAT APPROVAL

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

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

Lot or Tract No. ① LOTS 1-7 ② LOTS 3A, 4+5 Block ① 19 Unit _____

Subdiv. / Addn. ① PEREA ADDITION ② WEST END ADDITION

Current Zoning: SU-2, SU-1 BELL TRADING POST + JEWELRY Proposed zoning: SU-2, SU-1 FOR RESID, 24 UNITS MAX w/ C-1

Zone Atlas page(s): J-13 No. of existing lots: 9 No. of proposed lots: 1

Total area of site (acres): 1.01 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 100FT of a landfill? NO

UPC No. 101305831410541313, 101305830410941312 MRGCD Map No. NA

LOCATION OF PROPERTY BY STREETS: On or Near: 1503 CENTRAL AVE

Between: LAGUNA RD and 15th ST

CASE HISTORY:

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

1-85-9, 2-68-134, 1003713

Check-off if project was previously reviewed by Sketch Plat/Plan LI, or Pre-application Review Team Date of review: EPC 11/18/04

SIGNATURE: [Signature] DATE: 1/28/05

(Print) AMY L. D. NIESE, PE Applicant Agent

FOR OFFICIAL USE ONLY

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

Application case numbers

OSDRB - 7 - 00147
 OSDRB - 00148
 OSDRB - 00149

Action
VRW
PJE
SV

S.F.

Fees

\$ 695.00
 \$ 215.00
 \$ 0.00
 \$ 20.00
 \$ 74.00
 Total \$ _____

Hearing date 2.23.05

[Signature]
 Planner signature / date

Project # 1003713

No. of projects
 2005-2006

FORM V: SUBDIVISION VARIANCES & VACATIONS

BULK LAND VARIANCE

(Public Hearing Case)

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

VACATION OF PUBLIC RIGHT-OF-WAY

VACATION OF PUBLIC EASEMENT

- The complete document which created the public easement (folded to fit into an 8.5" by 14" pocket) 24 copies. (Not required for dedicated and City owned public right-of-way.)
 - Drawing showing the easement or right-of-way to be vacated, its relation to existing streets, etc. (folded to fit into an 8.5" by 14" pocket) 24 copies
 - Zone Atlas map with the entire property(ies) precisely and clearly outlined and crosshatched (to be photocopied)
 - Letter briefly describing, explaining, and justifying the request
 - Office of Community & Neighborhood Coordination inquiry response, notifying letter, certified mail receipts
 - Sign Posting Agreement
 - Fee (see schedule)
 - Any original and/or related file numbers are listed on the cover application
- Unless the vacation is shown on a DRB approved plat recorded by the County Clerk within one year, it will expire. DRB Public hearings are approximately ONE MONTH after the filing deadline. **Your attendance is required.**

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

SIDEWALK DESIGN VARIANCE

SIDEWALK WAIVER

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

TEMPORARY DEFERRAL OF SIDEWALK CONSTRUCTION

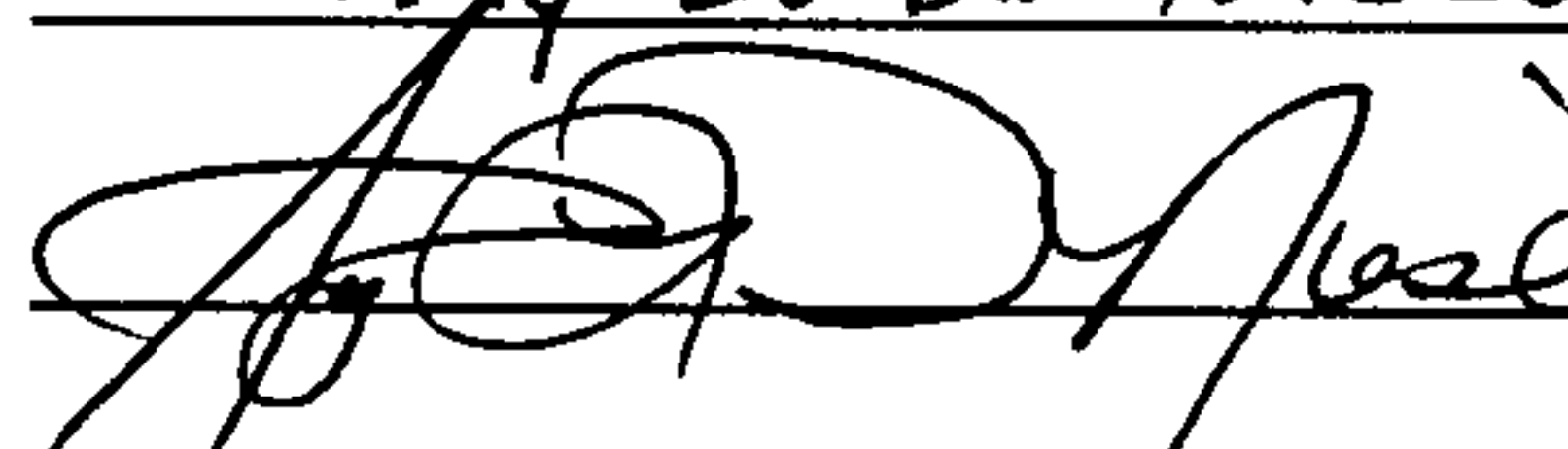
EXTENSION OF THE SIA FOR TEMPORARY DEFERRAL OF SIDEWALK CONSTRUCTION

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

VACATION OF PRIVATE EASEMENT

- The complete document which created the private easement (folded to fit into an 8.5" by 14" pocket) 6 copies for unadvertised meetings. These actions are not approved through internal routing.
 - Scale drawing showing the easement to be vacated, its relation to existing streets, etc. (folded to fit into an 8.5" by 14" pocket) 6 copies
 - Zone Atlas map with the entire property(ies) precisely and clearly outlined and crosshatched (to be photocopied)
 - Letter briefly describing, explaining, and justifying the vacation
 - Letter of authorization from the grantors and the beneficiaries
 - Fee (see schedule)
 - Any original and/or related file numbers are listed on the cover application
- Unless the vacation is shown on a DRB approved plat recorded by the County Clerk within one year, it will expire. DRB meetings are approximately 8 DAYS after the Tuesday noon filing deadline. **Your attendance is required.**

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

AMY L. D. NIESE, PE
 Applicant name (print)

 Applicant signature / date
 1/28/05



Form revised April 2003

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

Application case numbers
 OS DRB- - 00147
 OS DRB- - 00148
 OS DRB- - 00149

A. Garcia 1/28/05
 Planner signature / date
 Project # 1003713

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

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

- MAJOR SUBDIVISION EXTENSION OF PRELIMINARY PLAT** **Your attendance is required.**
- Preliminary Plat reduced to 8.5" x 11"
 - Zone Atlas map with the entire property(ies) precisely and clearly outlined and crosshatched (to be photocopied)
 - Letter briefly describing, explaining, and justifying the request
 - Copy of previous D.R.B. approved infrastructure list
 - Copy of the LATEST Official D.R.B. Notice of approval for Preliminary Plat Extension request
 - Any original and/or related file numbers are listed on the cover application
- Extensions are not reviewed through internal routing.**
Extension of preliminary plat approval expires after one year.

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

- MINOR SUBDIVISION PRELIMINARY / FINAL PLAT APPROVAL** **Your attendance is required.**
- Proposed Preliminary / Final Plat (folded to fit into an 8.5" by 14" pocket) 6 copies for unadvertised meetings, 4 copies for internal routing.
 - 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. LABEL**

- 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.

AMY L. D. NIESE, PE
Applicant name (print)

[Signature] 1/28/05
Applicant signature / date

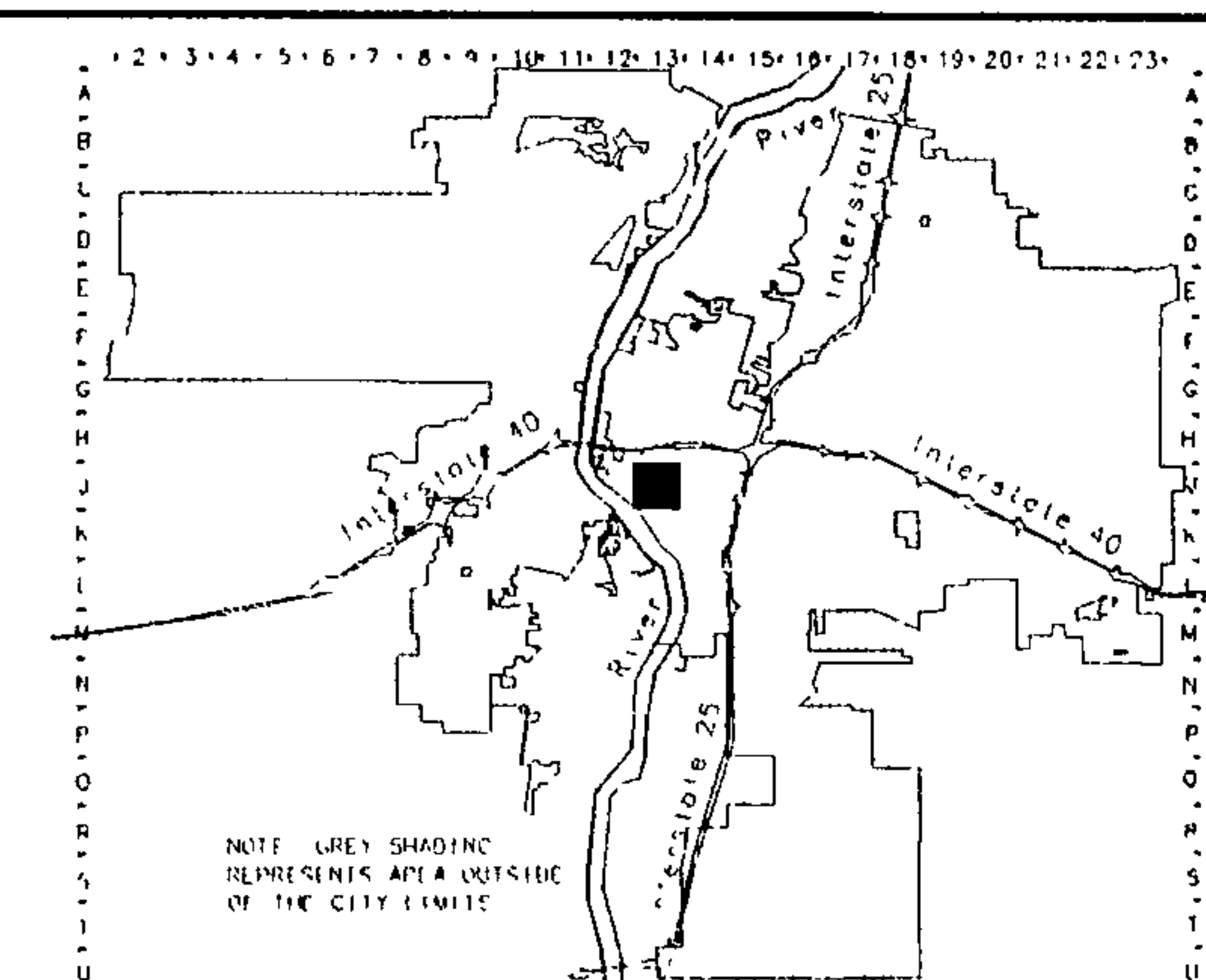


Form revised 3/03, 8/03 and 11/03

- Checklists complete
 - Fees collected
 - Case #s assigned
 - Related #s listed
- Application case numbers
05DRB - - 00148

[Signature] 1/28/05
Planner signature / date

Project # 1003713



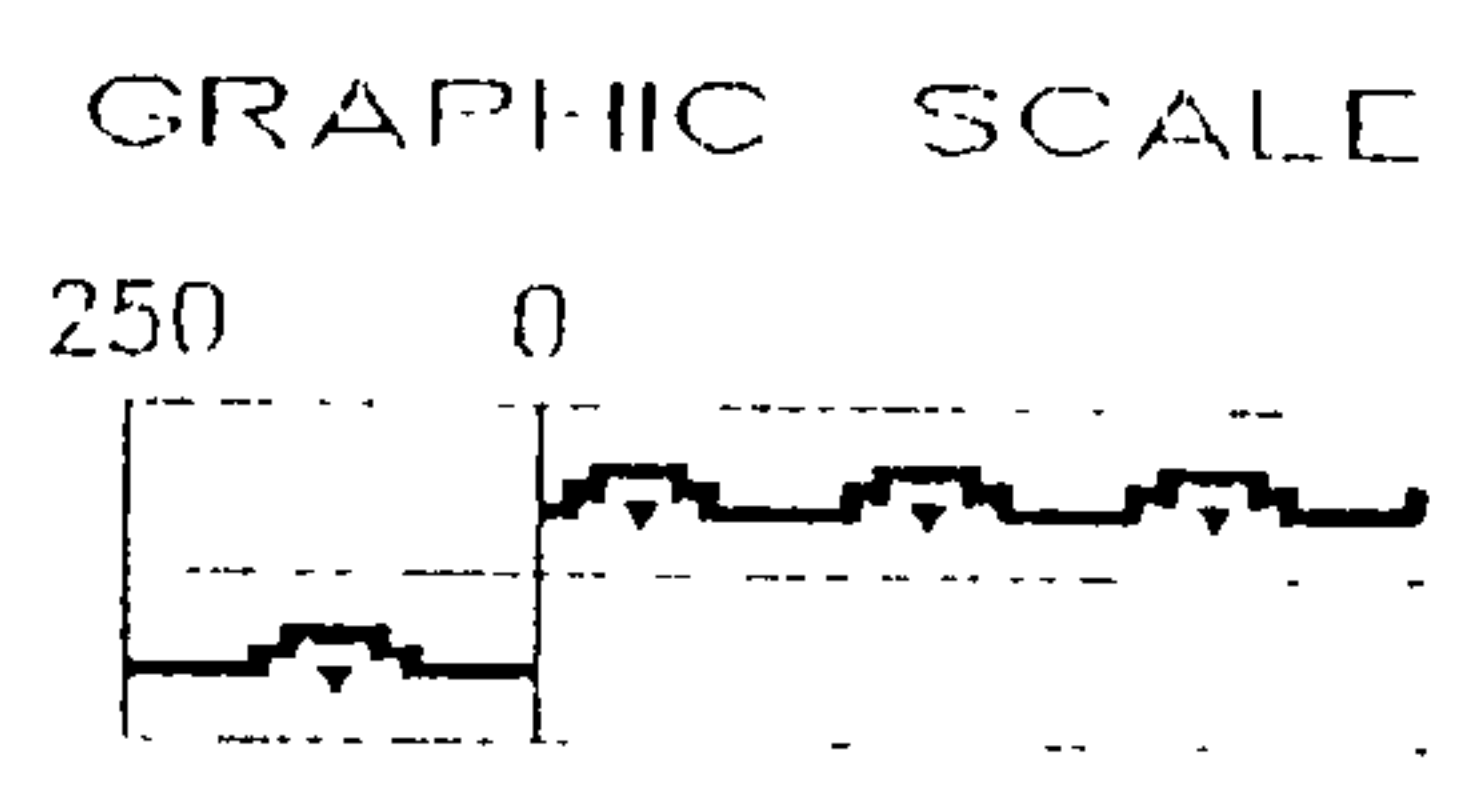
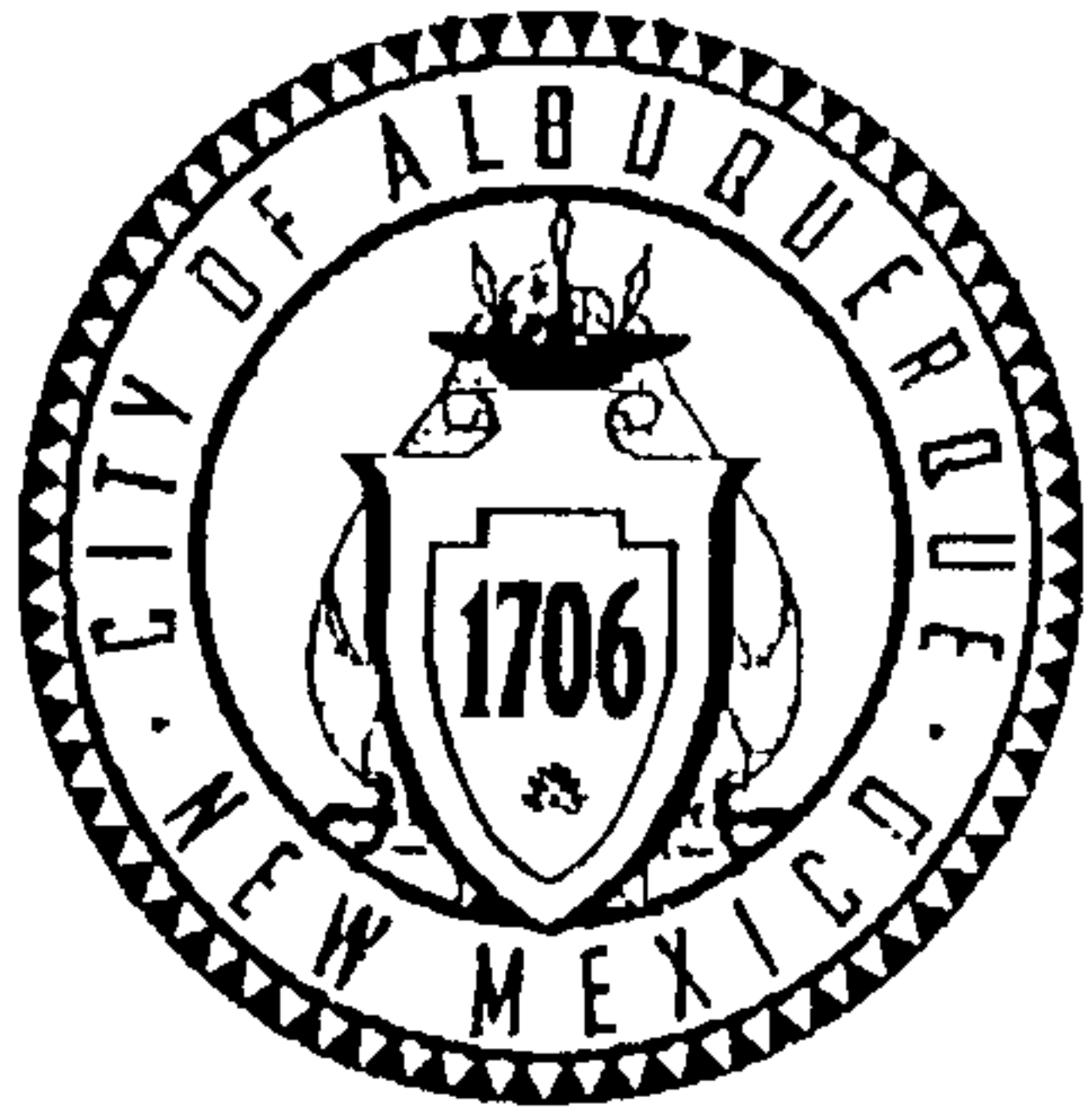
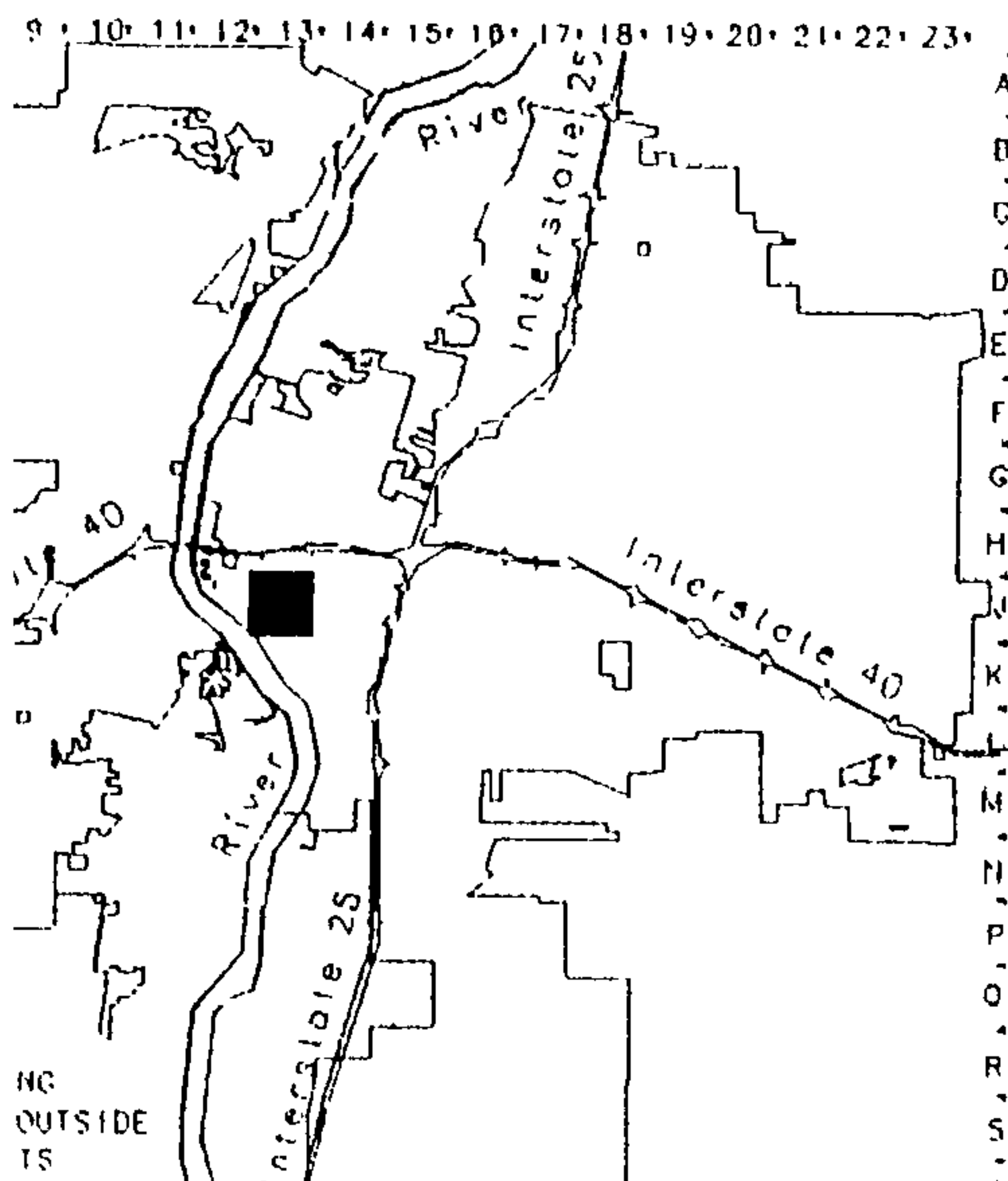
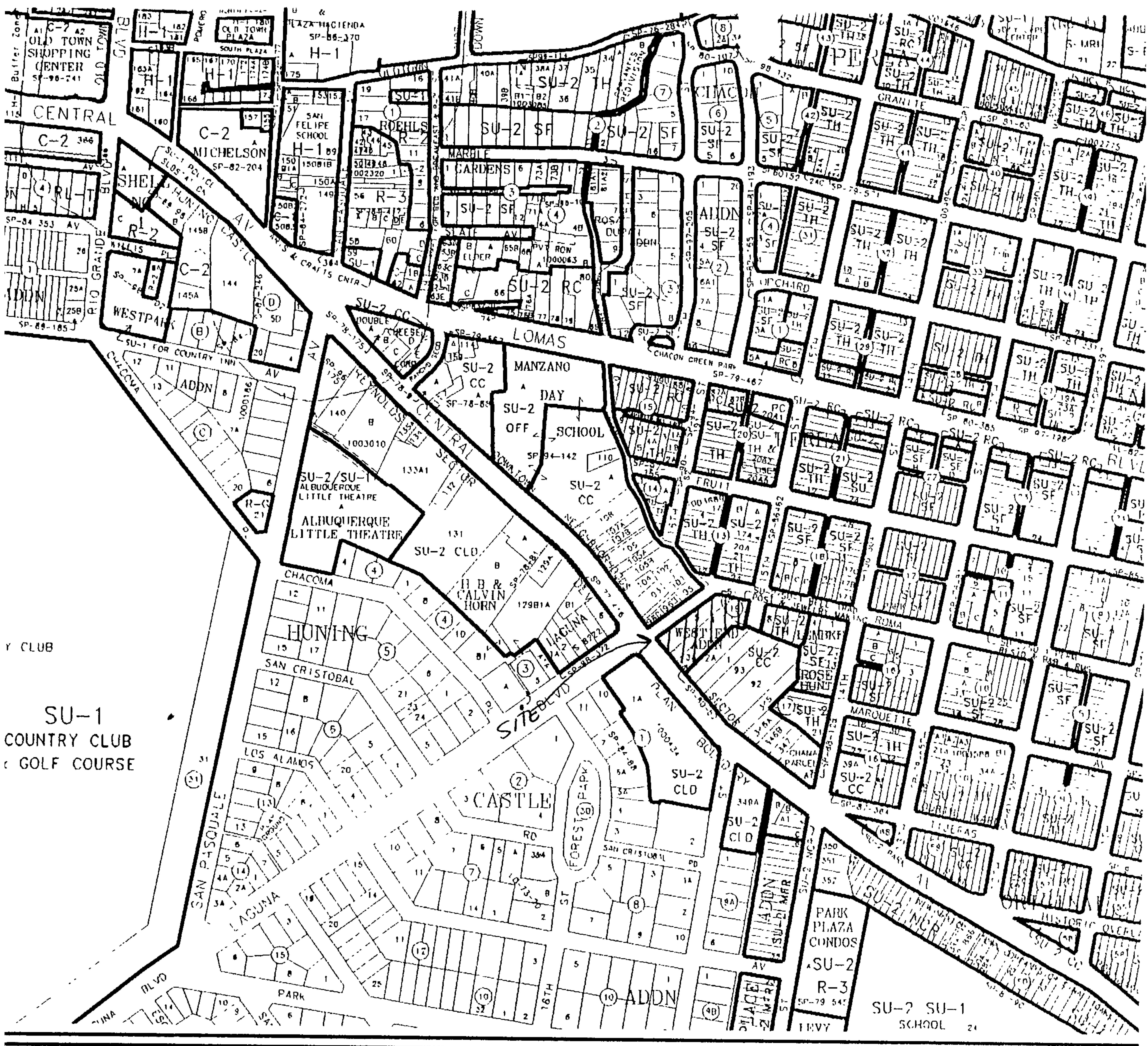
Zone Atlas Page

J-13-Z

Map Amended through December 03, 2004

Albuquerque **G**eographic **I**nformation **S**ystem
PLANNING DEPARTMENT

© Copyright 2004



Zone Atlas

Abuquerque **G**eographic **I**nformation **S**ystem
PLANNING DEPARTMENT

© Copyright 2004

J-13

Map Approved through...



ISAACSON & ARFMAN, P.A.

Consulting Engineering Associates

*Thomas O. Isaacson, PE & LS • Fred C. Arfman, PE
Scott M. McGee, PE*

January 28, 2005

Ms. Sheran Matson
DRB Chair
City of Albuquerque
P.O. Box 1293
Albuquerque, NM 87102

Phil J. Arfman RA
RE: ~~DRB Sketch Plat~~ Submittal for Bell Trading Post Homes

Dear Ms. Matson:

Isaacson & Arfman, P.A., as agents for the Family Housing Development Corporation, is submitting a request for Preliminary /Final Plat approval for a Minor Subdivision, Vacation of Public ROW, and Sidewalk Design Variance. Nine existing lots will be combined into 1 new lot in the downtown area at the corner of Central Avenue and Laguna Road.

The project already went through EPC for Site Plan for Building Permit. The proposed zoning is SU-1, SU-2 for Residential, 24 Units Maximum with C-1. A Perimeter Wall submittal is also enclosed for your review.

An infrastructure list is enclosed. In talking with Jeremy Hoover with the City, the existing 3 inch meter can be reconfigured into a 2 inch meter. Although the City GIS system does not show any waterline in Laguna, according to as-builts from City Project 5110.92, there is a stub that was intended to be used for a fire hydrant. Please see the enclosed as-built.

Lori Weber with Family Housing Development met with Wilfred Gallegos. He requested 7 foot sidewalk along Roma Avenue. A Sidewalk Design Variance is being requested for this. It seems the requirement for the sidewalk should only be 4 feet per typical DPM standards. We would like to put in a 6 foot sidewalk.

Concerning Hydrology, the architect is adding gutters and roof drains to the building so that storm drainage does not go to the east (even though that is the historical path).

If you have any questions regarding this submittal, please call me at 268-8828.

Sincerely,

Isaacson & Arfman

A handwritten signature in black ink, appearing to read "A. D. Niese". The signature is fluid and cursive, with the first letters of the first and last names being capitalized and prominent.

Amy L. D. Niese, PE



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

January 24, 2005

Ruth Lozano
Isaacson and Arfman, P.A.
128 Monroe St. NE/87108
Phone: 268-8828/Fax: 268-2632

Dear Ruth:

Thank you for your inquiry of January 24, 2005 requesting the names of Recognized Neighborhood Associations who would be affected under the provisions of O-92 by your proposed project at **LOTS 1-7, PEREA ADDITION AND LOTS 3A, 4 & 5, BLOCK 19, WEST END ADDITION LOCATED NEAR LAGUNA BOULEVARD NW BETWEEN ROMA AVENUE NW AND CENTRAL AVENUE NW zone map J-13.**

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

SEE "ATTACHMENT A" FOR NEIGHBORHOOD INFORMATION.

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

Sincerely,

Stephani I. Winklepleck

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

planningrnaform(10/08/04)

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

"Attachment A"

Ruth Lozano, Isaacson and Arfman, P.A.
Zone Map: J-13

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

DOWNTOWN N.A. (R)

***Greg Blackwell**

1418 Roma Ave. NW/87102 242-0862 (h)

Ford Davis

415 Marble NW/87102 301-0835 (h)

HUNING CASTLE N.A. (R)

***Gaelle McConnell**

1613 Los Alamos SW/87104 243-9177 (h)

Jason Gomez

314 16th St. SW/87104 249-2028 (h) 244-0667 (w)

RAYNOLDS ADDITION N.A. (R)

***Barbara Grothus**

905 Silver SW/87102 842-8305 (h)

Debbie Foster

P.O. Box 7112/87194-7112 243-4865 (h)

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



ISAACSON & ARFMAN, P.A.

Consulting Engineering Associates

Thomas O. Isaacson, PE & LS • Fred C. Arfman, PE
Scott M. McGee, PE

January 26, 2005

CERTIFIED MAIL - 7002 0860 0003 3155 8899

Mr. Greg Blackwell
Downtown Neighborhood Association
1418 Roma Ave. NW
Albuquerque, NM 87102

**RE: Tract A, Bell Trading Post Lofts
(Present Legal: Lots 1 thru 7, Block 19, Perea Addition &
Lots 3A, 4, & 5, West End Addition)**

Dear Mr. Blackwell:

As the consulting engineers for the above referenced site (see attached zone map), we are writing this letter to inform the Downtown Neighborhood Association that a request for approval of preliminary and final plat for a minor subdivision vacation of public right-of-way, dedication of public right-of-way, and granting public utility easement will be submitted to the City of Albuquerque Development Review Board this week.

Please feel free to call our office at 268-8828 if additional information is desired on this action.

Very truly yours,

ISAACSON & ARFMAN, P.A.

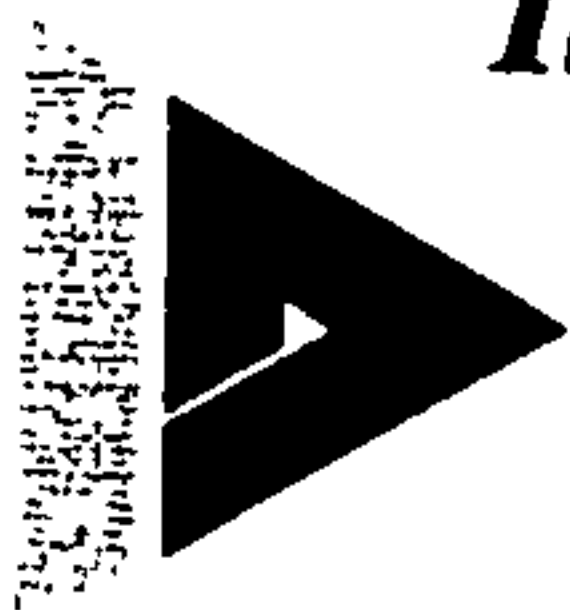
Amy L.D. Niese, PE

ALDN/rtl

Attachment

7002 0860 0003 3155 8899

U.S. Postal Service CERTIFIED MAIL RECEIPT (Domestic Mail Only; No Insurance Coverage Provided)	
ALBUQUERQUE, NM 87102 A L U S E	
Postage	\$ 0.37
Certified Fee	2.30
Return Receipt Fee (Endorsement Required)	1.75
Restricted Delivery Fee (Endorsement Required)	4.42
Total Postage & Fees	\$ 8.84
Sent To Greg Blackwell Downtown N.A. Street, Apt. No.; or PO Box No. 1418 Roma Ave. NW City, State, ZIP+ 4 Albuquerque, NM 87102	
PS Form 3800, April 2002 See Reverse for Instructions	



ISAACSON & ARFMAN, P.A.

Consulting Engineering Associates

Thomas O. Isaacson, PE & LS • Fred C. Arfman, PE
Scott M. McGee, PE

January 26, 2005

CERTIFIED MAIL - 7002 0860 0003 3155 8905

Mr. Ford Davis
Downtown Neighborhood Association
415 Marble NW
Albuquerque, NM 87102

**RE: Tract A, Bell Trading Post Lofts
(Present Legal: Lots 1 thru 7, Perea Addition &
Lots 3A, 4, & 5, Block 19, West End Addition)**

Dear Mr. Davis:

As the consulting engineers for the above referenced site (see attached zone map), we are writing this letter to inform the Downtown Neighborhood Association that a request for approval of preliminary and final plat for a minor subdivision vacation of public right-of-way, dedication of public right-of-way, and granting public utility easement will be submitted to the City of Albuquerque Development Review Board this week.

Please feel free to call our office at 268-8828 if additional information is desired on this action.

Very truly yours,

ISAACSON & ARFMAN, P.A.

Amy L.D. Niese, PE

ALDN/rtl

Attachment

7002 0860 0003 3155 8905

U.S. Postal Service CERTIFIED MAIL RECEIPT (Domestic Mail Only; No Insurance Coverage Provided)	
ALBUQUERQUE NM 87102 AL U S E	
Postage	\$ 0.37
Certified Fee	2.30
Return Receipt Fee (Endorsement Required)	1.75
Restricted Delivery Fee (Endorsement Required)	4.42
Total Postage & Fees	\$ 8.84
UNIT ID: 0108	
Postmark: KYD5C	
Sent To: Ford Davis Davis Downtown N.A.	
Street, Apt. No.; or PO Box No. 415 Marble NW	
City, State, ZIP+4 Albuquerque, NM 87102	
PS Form 3800, April 2002 See Reverse for Instructions	



ISAACSON & ARFMAN, P.A.

Consulting Engineering Associates

*Thomas O. Isaacson, PE & LS • Fred C. Arfman, PE
Scott M. McGee, PE*

January 26, 2005

CERTIFIED MAIL – 7002 0860 0003 3155 8912

Ms. Gaelle McConnell
Huning Castle Neighborhood Association
1613 Los Alamos SW
Albuquerque, NM 87104

**RE: Tract A, Bell Trading Post Lofts
(Present Legal: Lots 1 thru 7, Perea Addition &
Lots 3A, 4, & 5, Block 19, West End Addition)**

Dear Ms. McConnell:

As the consulting engineers for the above referenced site (see attached zone map), we are writing this letter to inform the Huning Castle Neighborhood Association that a request for approval of preliminary and final plat for a minor subdivision vacation of public right-of-way, dedication of public right-of-way, and granting public utility easement will be submitted to the City of Albuquerque Development Review Board this week.

Please feel free to call our office at 268-8828 if additional information is desired on this action.

Very truly yours,

ISAACSON & ARFMAN, P.A.

Amy L.D. Niese, PE

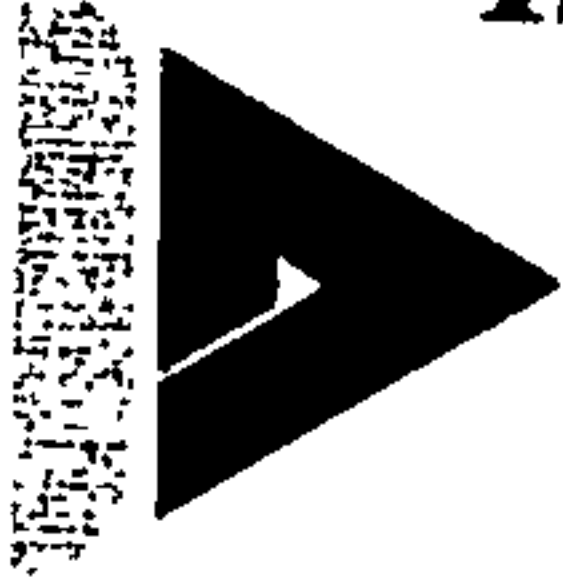
ALDN/rtl

Attachment

7002 0860 0003 3155 8912

7002 0860 0003 3155 8912

U.S. Postal Service CERTIFIED MAIL RECEIPT (Domestic Mail Only; No Insurance Coverage Provided)	
ALBUQUERQUE NM 87104 A L L S E	
Postage	\$ 0.37
Certified Fee	2.30
Return Receipt Fee (Endorsement Required)	1.75
Restricted Delivery Fee (Endorsement Required)	4.42
Total Postage & Fees	\$ 8.84
Sent To Gaelle McConnell Huning Castle N.A.	
Street, Apt. No.; or PO Box No. 1613 Los Alamos SW	
City, State, ZIP+ 4 Albuquerque, NM 87104	
PS Form 3800, April 2002 See Reverse for Instructions	



ISAACSON & ARFMAN, P.A.

Consulting Engineering Associates

*Thomas O. Isaacson, PE & LS • Fred C. Arfman, PE
Scott M. McGee, PE*

January 26, 2005

CERTIFIED MAIL - 7002 0860 0003 3155 8929

Mr. Jason Gomez
Huning Castle Neighborhood Association
314 16th Street SW
Albuquerque, NM 87104

**RE: Tract A, Bell Trading Post Lofts
(Present Legal: Lots 1 thru 7, Perea Addition &
Lots 3A, 4, & 5, Block 19, West End Addition)**

Dear Mr. Gomez:

As the consulting engineers for the above referenced site (see attached zone map), we are writing this letter to inform the Huning Castle Neighborhood Association that a request for approval of preliminary and final plat for a minor subdivision vacation of public right-of-way, dedication of public right-of-way, and granting public utility easement will be submitted to the City of Albuquerque Development Review Board this week.

Please feel free to call our office at 268-8828 if additional information is desired on this action.

Very truly yours,
ISAACSON & ARFMAN, P.A.

Amy L.D. Niese, PE

ALDN/rtl

Attachment

7002 0860 0003 3155 8929

7002 0860 0003 3155 8929

U.S. Postal Service	
CERTIFIED MAIL RECEIPT	
<i>(Domestic Mail Only; No Insurance Coverage Provided)</i>	
ALBUQUERQUE, NM 87104 A L U S E	
Postage	\$ 0.37
Certified Fee	2.30
Return Receipt Fee (Endorsement Required)	1.75
Restricted Delivery Fee (Endorsement Required)	4.42
Total Postage & Fees	\$ 8.84
Sent To	Jason Gomez Huning Castle N.A.
Street, Apt. No.; or PO Box No.	314 16th Street SW
City, State, ZIP+ 4	Albuquerque, NM 87104
PS Form 3800, April 2002 See Reverse for Instructions	



ISAACSON & ARFMAN, P.A.

Consulting Engineering Associates

*Thomas O. Isaacson, PE & LS • Fred C. Arfman, PE
Scott M. McGee, PE*

January 26, 2005

CERTIFIED MAIL – 7002 0860 0003 3155 8936

Ms. Barbara Grothus
Raynolds Addition Neighborhood Association
905 Silver SW
Albuquerque, NM 87102

**RE: Tract A, Bell Trading Post Lofts
(Present Legal: Lots 1 thru 7, Perea Addition &
Lots 3A, 4, & 5, Block 19, West End Addition)**

Dear Ms. Grothus:

As the consulting engineers for the above referenced site (see attached zone map), we are writing this letter to inform the Raynolds Addition Neighborhood Association that a request for approval of preliminary and final plat for a minor subdivision vacation of public right-of-way, dedication of public right-of-way, and granting public utility easement will be submitted to the City of Albuquerque Development Review Board this week.

Please feel free to call our office at 268-8828 if additional information is desired on this action.

Very truly yours,

ISAACSON & ARFMAN, P.A.

Amy L.D. Niese, PE

ALDN/rtl

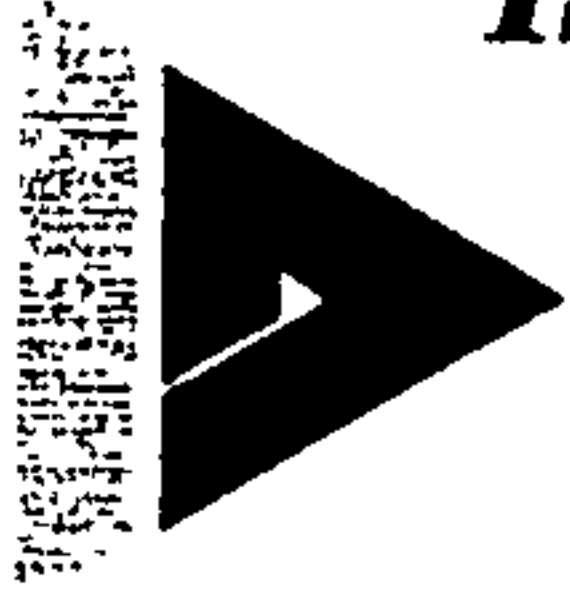
Attachment

7002 0860 0003 3155 8936

9E68 8936
5STE
E000 0990 2002

U.S. Postal Service CERTIFIED MAIL RECEIPT (Domestic Mail Only; No Insurance Coverage Provided)	
ALBUQUERQUE NM 87102	
Postage	\$ 0.37
Certified Fee	2.30
Return Receipt Fee (Endorsement Required)	1.75
Restricted Delivery Fee (Endorsement Required)	4.42
Total Postage & Fees	\$ 8.84
Sent To Barbara Grothus Raynolds Addition N.A. Street, Apt. No.; or PO Box No. 905 Silver SW City, State, ZIP+ 4 Albuquerque, NM 87102	
PS Form 3800, April 2002 See Reverse for Instructions	

UNIT ID: 0108
ALBUQUERQUE HIGHLAND STA
Postmark: 1/26/05
Clerk: KYD50



ISAACSON & ARFMAN, P.A.

Consulting Engineering Associates

*Thomas O. Isaacson, PE & LS • Fred C. Arfman, PE
Scott M. McGee, PE*

January 26, 2005

CERTIFIED MAIL – 7002 0860 0003 3155 8943

Ms. Debbie Foster
Raynolds Addition Neighborhood Association
P.O. Box 7112
Albuquerque, NM 87194-7112

**RE: Tract A, Bell Trading Post Lofts
(Present Legal: Lots 1 thru 7, Perea Addition &
Lots 3A, 4, & 5, Block 19, West End Addition)**

Dear Ms. Foster:

As the consulting engineers for the above referenced site (see attached zone map), we are writing this letter to inform the Raynolds Addition Neighborhood Association that a request for approval of preliminary and final plat for a minor subdivision vacation of public right-of-way, dedication of public right-of-way, and granting public utility easement will be submitted to the City of Albuquerque Development Review Board this week.

Please feel free to call our office at 268-8828 if additional information is desired on this action.

Very truly yours,
ISAACSON & ARFMAN, P.A.

Amy L.D. Niese, PE
ALDN/rtl
Attachment

7002 0860 0003 3155 8943

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

ALBUQUERQUE, NM 87194 ALUISE

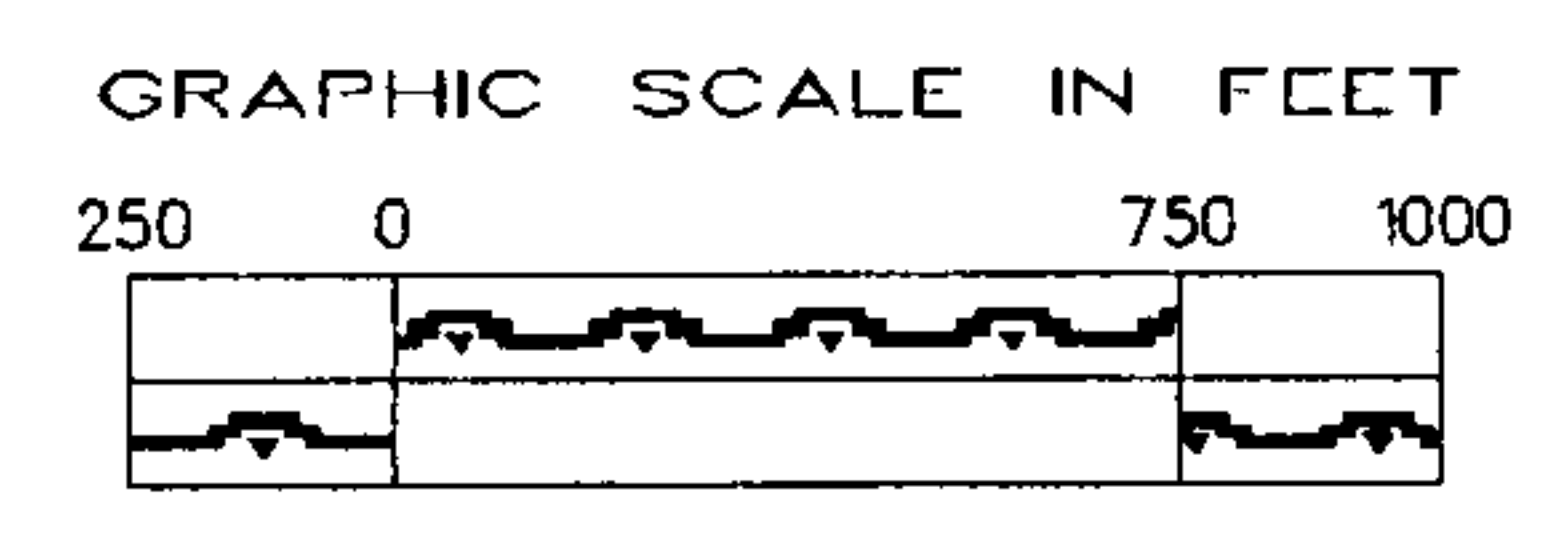
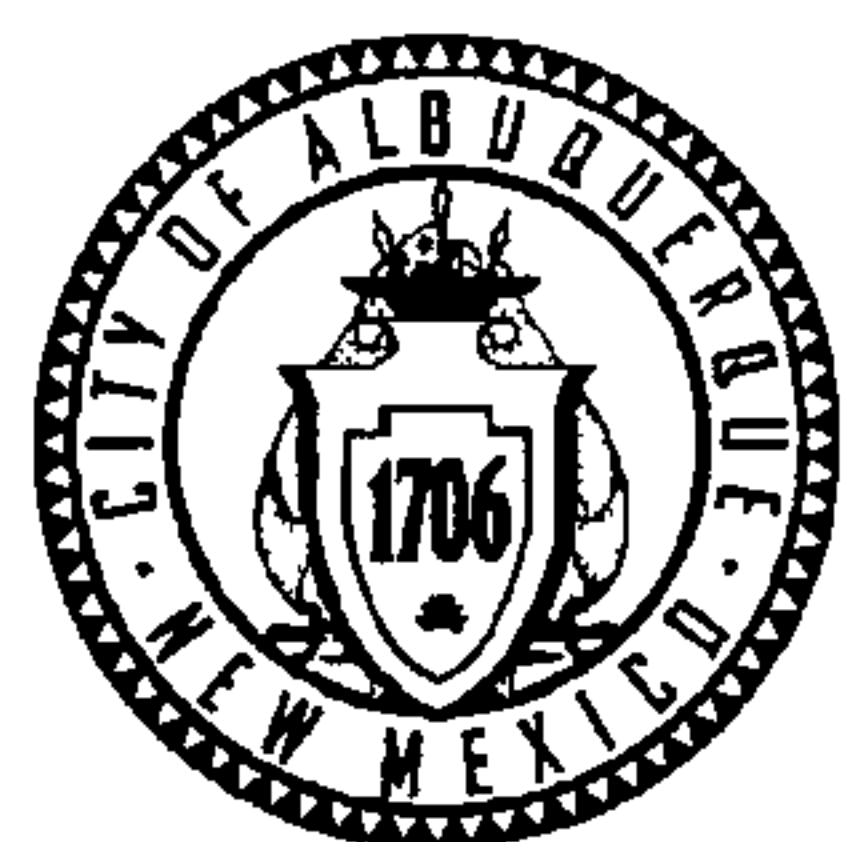
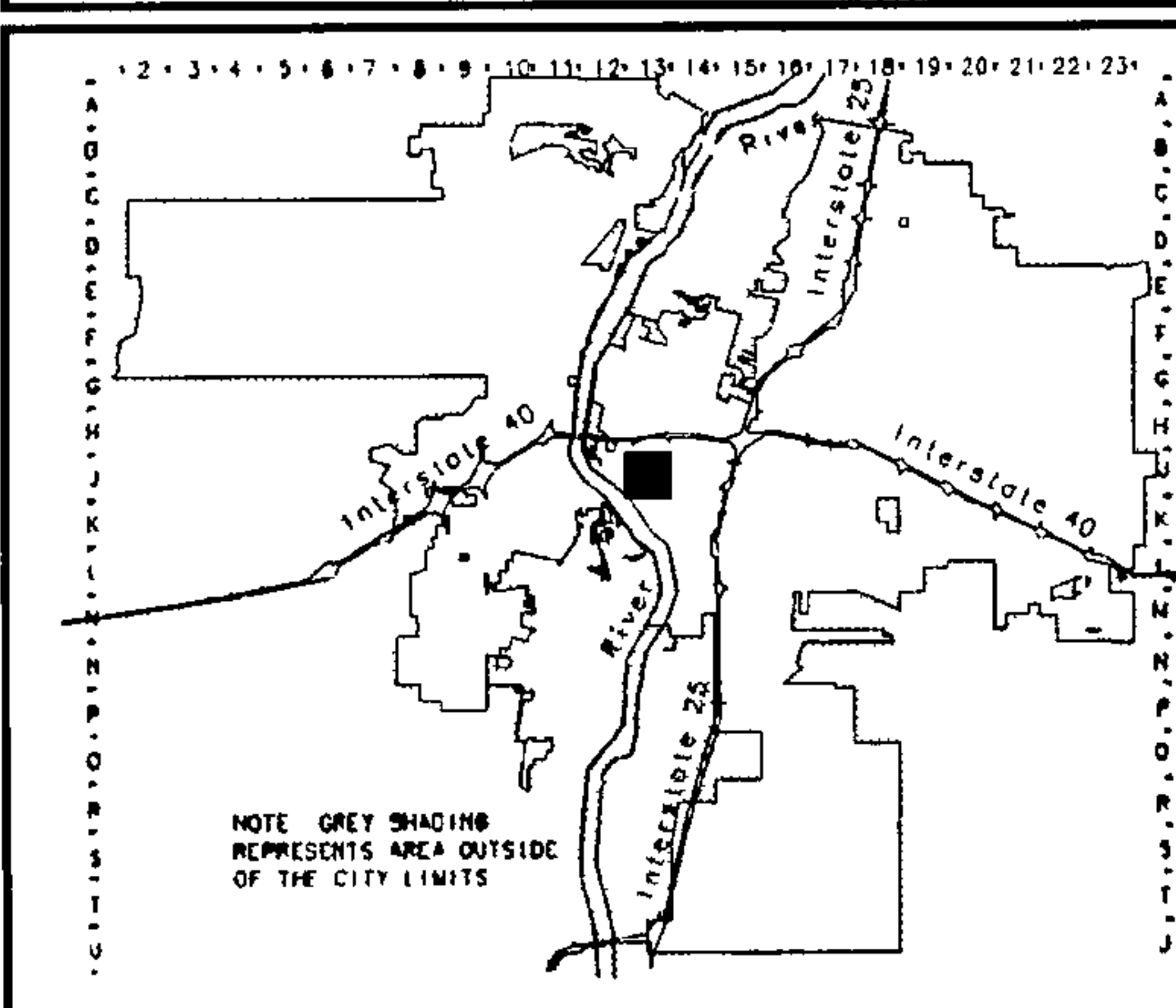
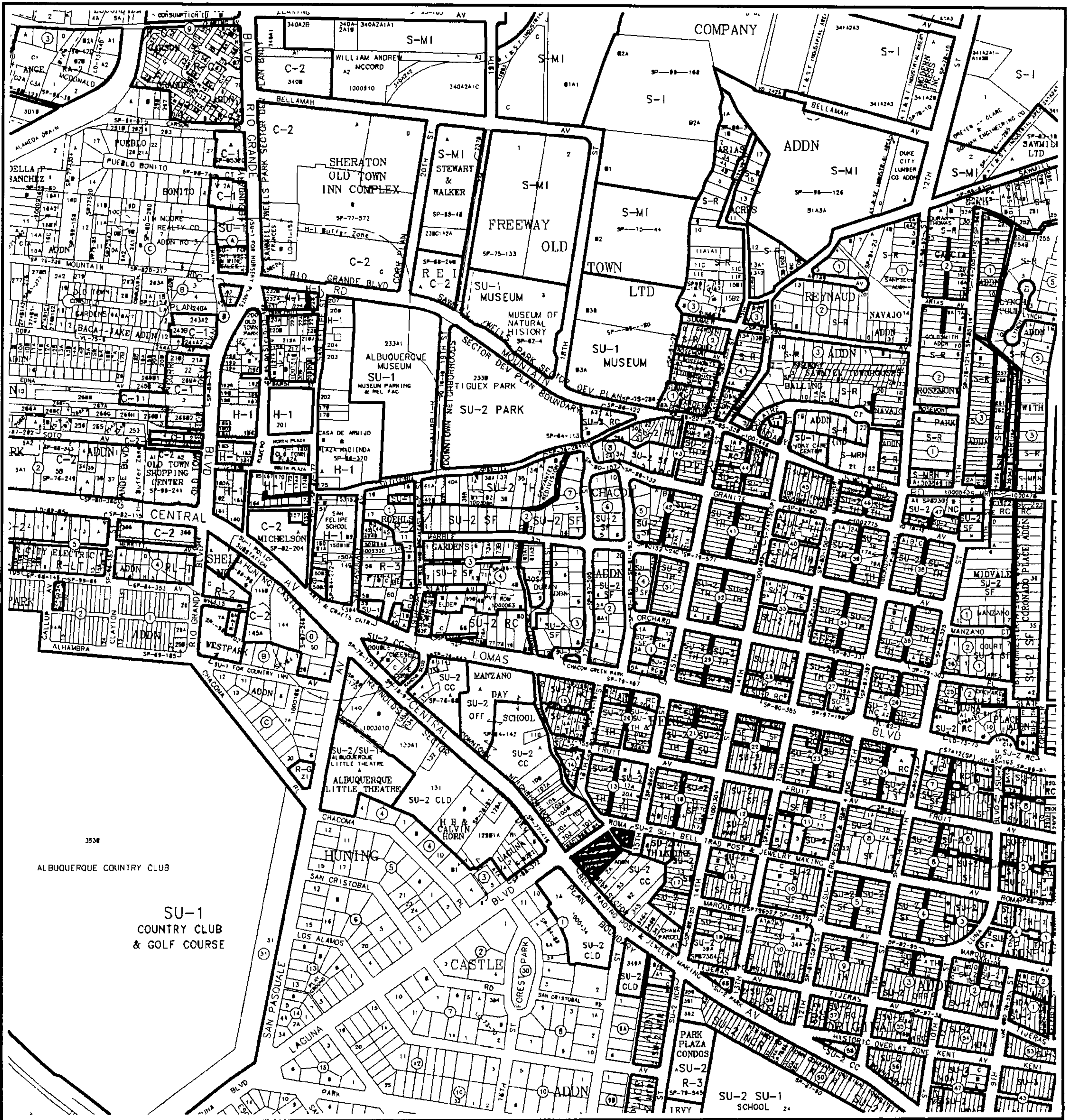
Postage	\$ 0.37	UNIT ID: 0108
Certified Fee	2.30	
Return Receipt Fee (Endorsement Required)	1.75	
Restricted Delivery Fee (Endorsement Required)	4.42	
Total Postage & Fees	\$ 4.42	

Sent To Debbie Foster
Raynolds Addition N.A.

Street, Apt. No.; or PO Box No. P.O. Box 7112

City, State, ZIP+ 4 Albuquerque, NM 87194-7112

PS Form 3800, April 2002 See Reverse for Instructions



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

Zone Atlas Page
J-13-Z
Map Amended through September 01, 2004

SIGN POSTING AGREEMENT

REQUIREMENTS

POSTING SIGNS ANNOUNCING PUBLIC HEARINGS

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

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

1. LOCATION

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

2. NUMBER

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

3. PHYSICAL POSTING

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

4. TIME

Signs must be posted from 2-8-05 To 2-23-05

5. REMOVAL

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

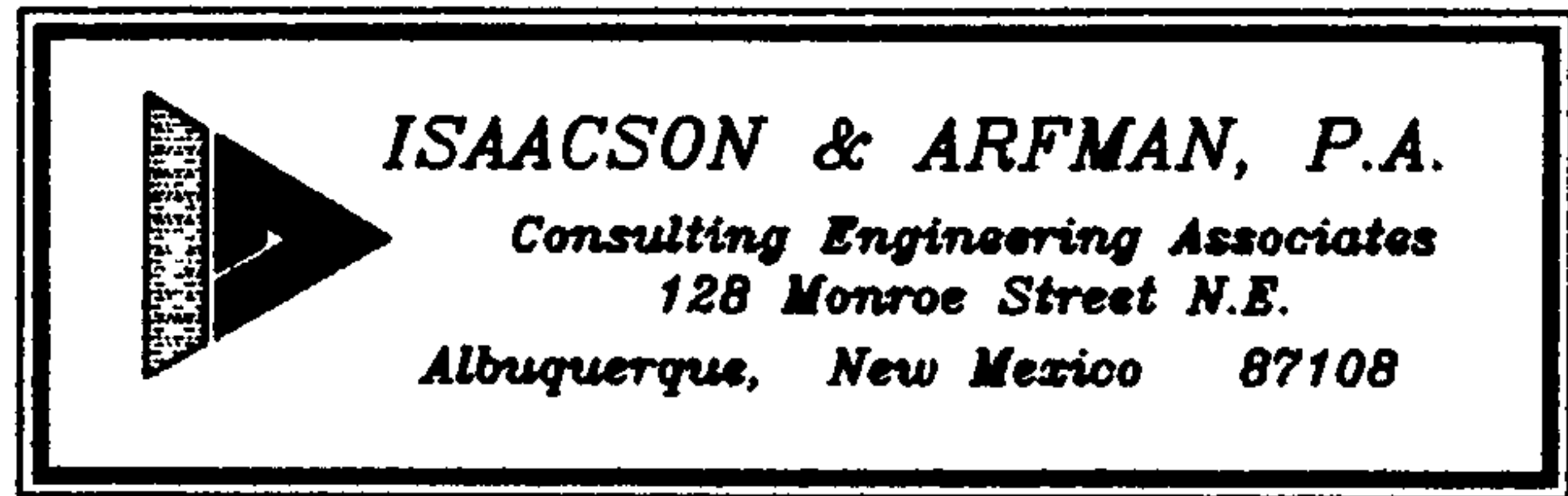
I have read this sheet and discussed it with the Development Services Front Counter Staff. I understand (A) my obligation to keep the sign(s) posted for (15) days and (B) where the sign(s) are to be located. I am being given a copy of this sheet.

Ruth Lozano 1/28/05
(Applicant or Agent) (Date)
For Isaacson & Artman, P.A.

I issued 3 signs for this application, 1/28/05, A Garcia
(Date) (Staff Member)

DRB PROJECT NUMBER: 1003713

Letter of Transmittal



To: Claire Senova Date: 10/5/05
DRB Admin Assistant Job No. 1304

Attn: DRB # 1003713
Reference: Tract A, Bell Trading Post Lofts

We transmit to you 2 copy(ies) of the following:

- | | | | |
|--------------------------|--------------|--------------------------|----------------|
| <input type="checkbox"/> | _____ Plats | <input type="checkbox"/> | Specifications |
| <input type="checkbox"/> | _____ Plans | <input type="checkbox"/> | Submittals |
| <input type="checkbox"/> | _____ Disks | <input type="checkbox"/> | Shop Drawings |
| <input type="checkbox"/> | _____ Report | <input type="checkbox"/> | Copy of Letter |

Recorded S/A

This information is transmitted:

- | | |
|---|---|
| <input checked="" type="checkbox"/> As per your request | <input type="checkbox"/> For your files |
| <input type="checkbox"/> For your review & approval | <input type="checkbox"/> For your use |
| <input type="checkbox"/> For your information | <input type="checkbox"/> Please review & return |
| <input type="checkbox"/> For your attention | <input type="checkbox"/> For return to your files |
| <input type="checkbox"/> For your signature | <input type="checkbox"/> Please advise |
| <input type="checkbox"/> _____ | |
| <input type="checkbox"/> _____ | |

Remarks: _____

By: Fred Arfman Copies to: _____

Amy Weiss
Isaacson Arfman
248-8828
5/3/05

No. of Lots: 1
Nearest Major Streets
Central Ave., Laguna Rd., Roma Ave.

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 26th day of April, 2005, by and between the City of Albuquerque, New Mexico ("City"), a municipal corporation, whose address is P. O. Box 1293 (One Civic Plaza), Albuquerque, New Mexico 87103, and Family Housing Development Corporation ("Subdivider"), a [state the type of business entity, for instance, "New Mexico corporation," "general partnership," "joint venture," "individual," etc.:] New Mexico corporation, whose address is P.O. Box 91525, ABQ, NM 87199 and whose telephone number is 550-6784, is made in Albuquerque, New Mexico, and is entered into as of the date of final execution of this Agreement.

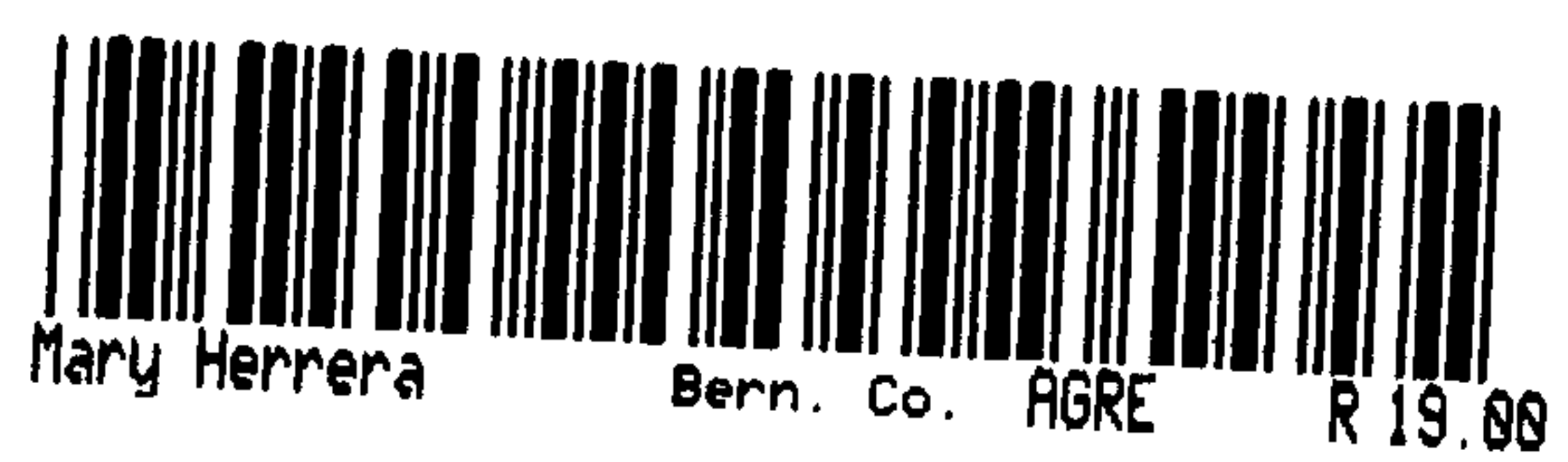
1. Recital. The Subdivider is developing certain lands within the City of Albuquerque, Bernalillo County, New Mexico, known as [existing legal description:] Lots 1-7, Block 19, Perea Addition and Lots 3A, 4,*, recorded on 5/1/1891 ** in the records of the Bernalillo County Clerk at Book C2-43 ***, pages 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:] City of Albuquerque ("Owner"). *5, West End Addition **3/6/1913; 2/8/1980 ***B-16; C16-69

The Subdivider has submitted and the City has approved a preliminary plat or Site Development Plan identified as Bell Trading Post Lofts, Tract A describing Subdivider's Property.

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

2. Improvements and Construction Deadline. The Subdivider agrees to install and complete the public and/or private improvements described Exhibit A, the required infrastructure listing ("Improvements"), to the satisfaction of the City, on or before the 23rd day of February, 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. 758381.

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



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Page: 1 of 6
04/28/2005 03:35P
Bk-A95 Pg-8856

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

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

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

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

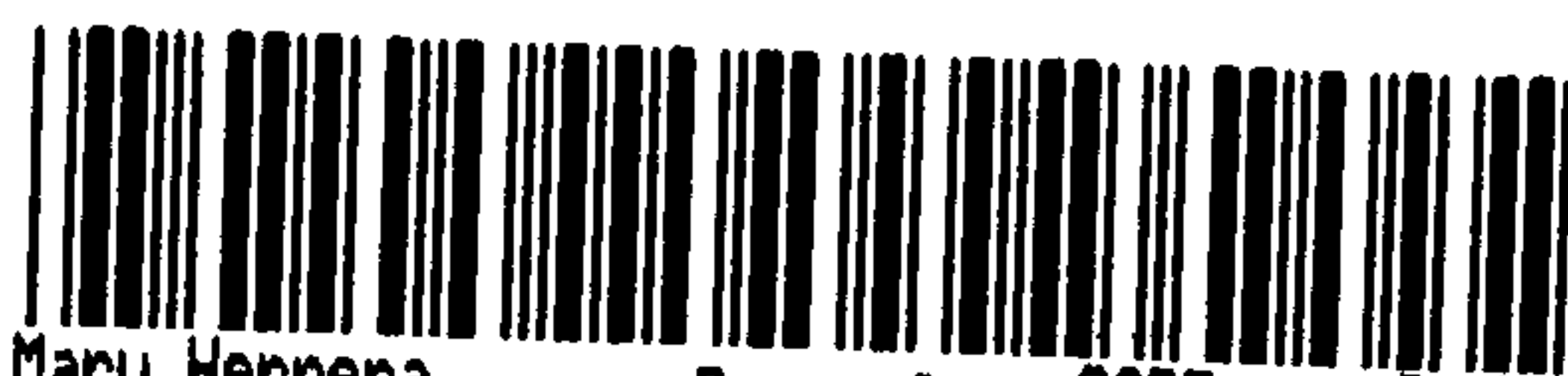
<u>Type of Fee</u>	<u>Amount</u>
<u>Engineering Fee</u>	<u>3.25% of actual construction cost</u>
<u>Excavation And Sidewalk Ordinance, Street Restoration Fees</u>	<u>As required per City-approved estimate. (Figure 7)</u>

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

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

A. Construction Surveying. Construction surveying for the construction of the public Improvements shall be performed by Aldrich Land Surveying, and construction surveying of the private Improvements shall be performed by _____. 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 Isaacson & Arfman, P.A., and inspection of the private Improvements shall be performed by Isaacson & Arfman, P.A., both New Mexico Registered Professional Engineers. If the inspection is performed by an entity other than the City, the City may monitor the inspection and the Subdivider



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

C. Field Testing. Field testing of the construction of the public Improvements shall be performed by Vinyard & Associates, and field testing of the private Improvements shall be performed by VINYARD + ASSOC, both certified testing laboratories under the supervision of a New Mexico Registered Professional Engineer, in accordance with the current City of Albuquerque Standard Specifications for Public Works Construction. If any field testing is performed by an entity other than the City, the City may monitor the field testing and the Subdivider shall ensure that the field testing entity provides all field testing results, reports and related data to the City which the City requires for review. The Subdivider shall pay the City a reasonable fee for any field testing performed by the City.

D. Additional Testing. The City retains the right to perform all additional testing which the City Engineer deems is necessary or advisable, and the Subdivider shall pay the City a reasonable fee therefor.

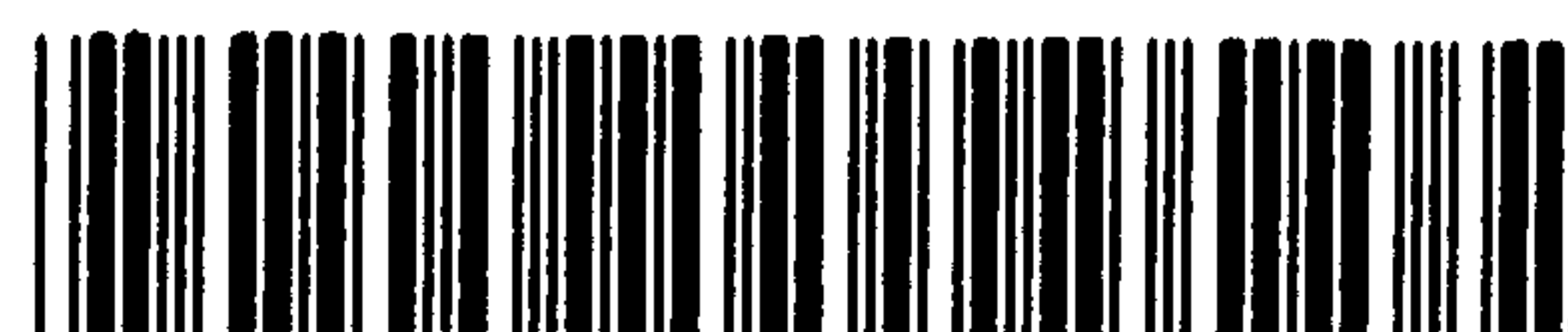
5. Financial Guaranty. If final plat approval is not requested prior to construction of the Subdivision, a financial guaranty is not required. If final plat approval is requested, the Subdivider must provide the City with a financial guaranty in an amount of not less than 125% of the estimated cost of constructing the Improvements, as approved by the City Engineer. The financial guaranty must be irrevocable and may be in the form of a letter of credit, escrow deposit or loan reserve letter issued by a Federally Insured Financial Institution; a bond issued by a surety qualified to do business in New Mexico; or other pledge of liquid assets which meets all City requirements. The City must be able to call the financial guaranty at any time within the sixty (60) days immediately following the Construction Completion Deadline.

To meet the Subdivision Ordinance requirements, the Subdivider has acquired or is able to acquire the following "Financial Guaranty:"

Type of Financial Guaranty: Letter of Credit # 300212
Amount: \$36,780.08 Name of Financial Institution or Surety
Date City first able to call Guaranty: Charter Bank
[Construction Completion Deadline]: February 23, 20 07
If Guaranty other than a Bond, last day City able to call Guaranty is:
April 23, 20 07
Additional information: _____

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

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



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

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

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

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

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

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

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

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

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



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

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

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

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

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

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

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

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

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

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

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



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

SUBDIVIDER: Family Housing Development Corporation

By [Signature]: [Signature]
Name: Ricky E. Davis
Title: President
Dated: 3/22/05


CITY OF ALBUQUERQUE
[Signature]
City Engineer
Dated: 4-26-05

9/15/05 HJE 4/25/05

SUBDIVIDER'S NOTARY

STATE OF NEW MEXICO
) ss.
COUNTY OF BERNALILLO

This instrument was acknowledged before me on 22nd day of MARCH, 2005 by [name of person:] Ricky E. Davis, [title or capacity, for instance, "President" or "Owner":] President, [Subdivider:] Family Housing Development Corporation of


Rachel M. Martinez
NOTARY PUBLIC
STATE OF NEW MEXICO
My Commission Expires: 4-18-2005
[Signature]
Notary Public

My Commission Expires: April 18, 2005

CITY'S NOTARY

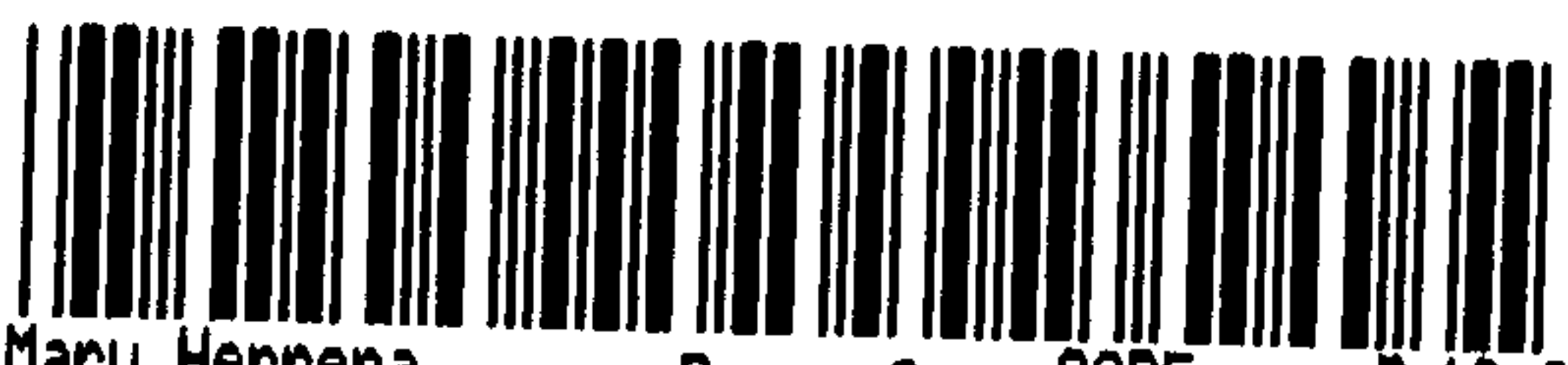
STATE OF NEW MEXICO)
) ss.
COUNTY OF BERNALILLO)

This instrument was acknowledged before me on 26th day of April, 2005 by Richard Bourto, City Engineer of the City of Albuquerque, a municipal corporation, on behalf of said corporation.

[Signature]
Notary Public

My Commission Expires: 11-25-2007

EXHIBIT A AND POWER OF ATTORNEY ATTACHED



Mary Herrera Bern. Co. AGRE R 19.00 2005059032 6255000 Page: 6 of 6 04/28/2005 03:35P Bk-A95 Pg-8856

March 24 2005

IRREVOCABLE LETTER OF CREDIT NO. 300212

AMOUNT: \$36,780.08

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

Re: Letter of Credit for **Family Housing Development Corporation**
City of Albuquerque Project No. 758381
Project Name: **Bell Trading Post Lofts, Tract A Subdivision Improvement**

Dear Mr. Lewis:

This is to advise the City of Albuquerque, New Mexico ("City") that, at the request of **Family Housing Development Corporation**, Charter Bank in Albuquerque, New Mexico, has established an Irrevocable Letter Of Credit in the sum of **Thirty Six Thousand Seven Hundred Eighty Dollars and 08/100 (\$36,780.08)** ("Letter of Credit") for the exclusive purpose of providing the financial guarantee which the City requires **Family Housing Development Corporation**, ("Developer") to provide for the installation of the improvements which must be constructed at **Bell Trading Post Lofts, Tract A**, City Project No. **758381** ("Project"), **Subdivision Improvement**. 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 _____, 20____ in the records of the Clerk of **Bernalillo** County, New Mexico in Book Misc. _____, at pages _____, as amended ("Agreement").

A Draft or Drafts for any amount up to but not in excess of **Thirty Six Thousand Seven Hundred Eighty Dollars and 08/100 (\$36,780.08)** is/are available at sight at Charter Bank, 4400 Osuna NE, Albuquerque, New Mexico 87109 between **February 23, 2007**, and **April 23, 2007**. When presented for negotiation, the Draft(s) is/are to be accompanied by the City's notarized certification stating:

- a) **Family Housing Development Corporation**, has failed to comply with the terms of the Agreement;
- b) the undersigned is the Chief Administrative Officer of the City of Albuquerque and is authorized to sign this certification; and c) the amount of the Draft does not exceed 125% of the City's estimated cost of completing the improvements specified in the Agreement.

We hereby agree with the drawer of Draft(s) drawn under and in compliance with the terms of this credit that such Draft(s) will be duly honored upon presentation to the drawee if negotiated between **February 23, 2007** and **April 23, 2007**.

Family Housing Development Corporation
Letter of Credit No. 300212
Page 2

The Draft(s) drawn under this credit must contain the Clause: "Drawn under Letter of Credit and Agreement No. 300212 of Charter Bank, 4400 Osuna NE, Albuquerque, New Mexico 87109, dated **March 24, 2005**, and the original Letter of Credit must be endorsed on the reverse side with the amount of each draft. This Letter of Credit must accompany each draft and be attached to the draft which exhausts this credit.

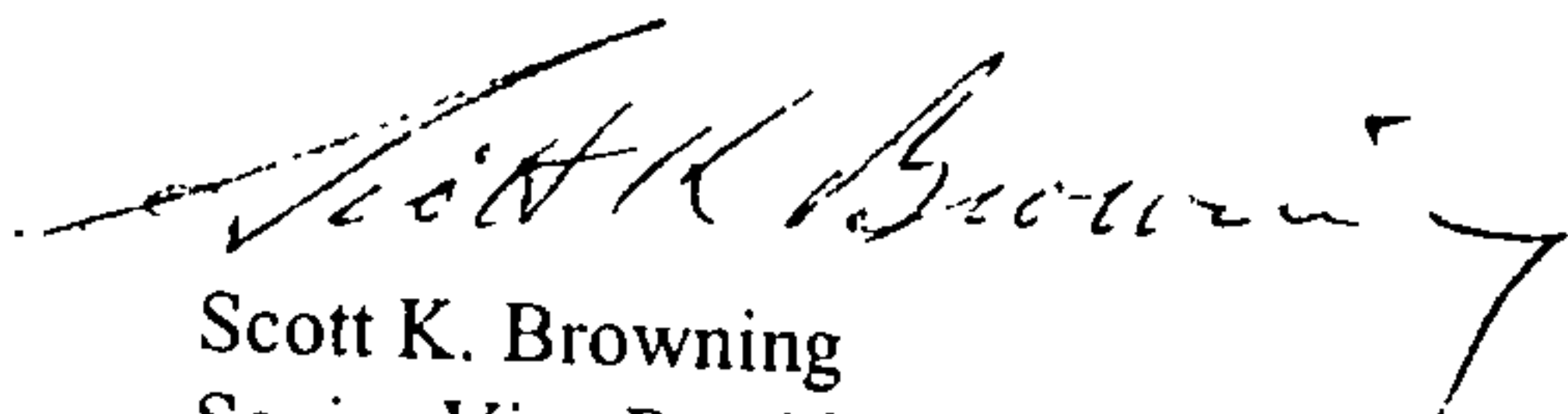
This Letter of Credit for the benefit of the City of Albuquerque shall be irrevocable until:

1. Sixty (60) days after the City accepts the completed improvements specified in the Agreement; or
2. City notification of the failure by **Family Housing Development Corporation** to comply with the terms of the Agreement, and payment by Certified check from Charter Bank, to the City of Albuquerque of 125% of the City estimated costs of completing the improvements specified in the Agreement; or
3. Expiration of the Date, **April 23, 2007**.
4. Written termination of this Letter of Credit by the City of Albuquerque, signed by its Chief Administrative Officer.

This Letter of Credit will terminate at 2:00 o'clock p.m., New Mexico time, **April 23, 2007**.

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

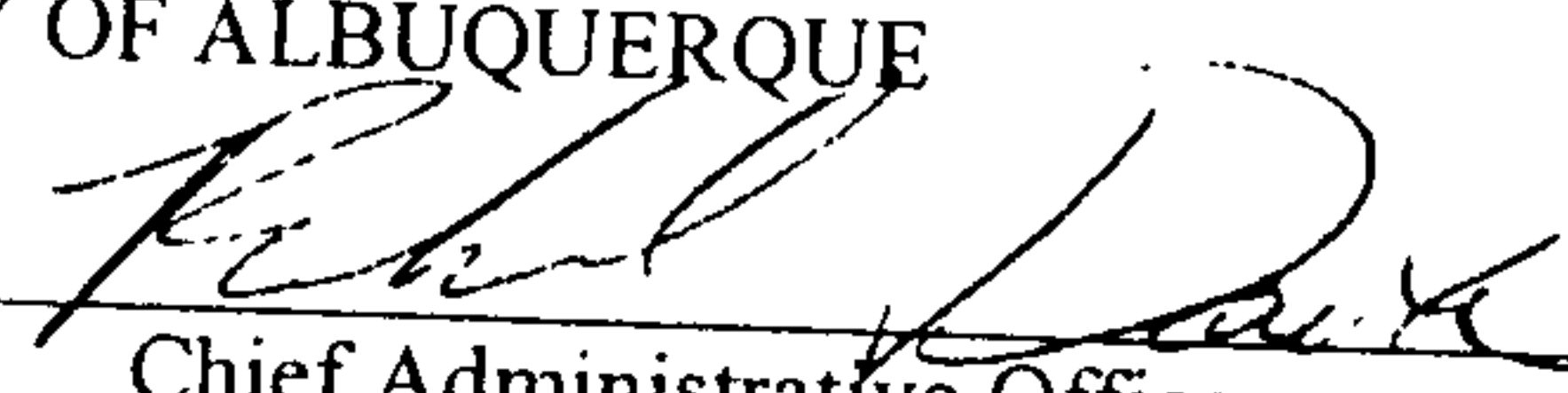
Sincerely,



Scott K. Browning
Senior Vice President
Construction Loan Department
Charter Bank

ACCEPTED:

CITY OF ALBUQUERQUE

BY: 
Chief Administrative Officer

9/11/07

DATED: 4-26-05

EX 4/25/05

FINANCIAL GUARANTY AMOUNT

03/10/2005

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

Project Description:

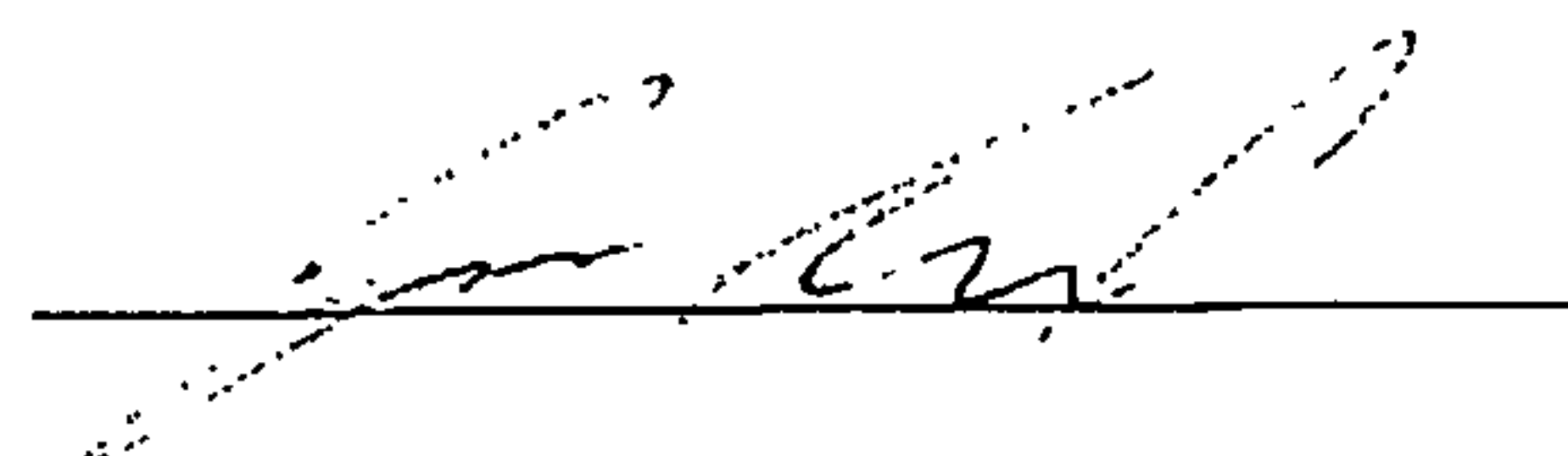
Project ID #: 758381, Bell Trading Post Lofts, Phase/Unit #: 1

Requested By: Amy Niese, PE w/ Isaacson & Arfman, P. A.

Approved estimate amount:		\$21,671.14
Contingency Amount:	15.00%	\$3,250.67
Subtotal:		\$24,921.81
NMGRT	6.75%	\$1,682.22
Subtotal:		\$26,604.03
Engineering Fee	6.60%	\$1,755.87
Testing Fee	4.00%	\$1,064.16
Subtotal:		\$29,424.06
FINANCIAL GUARANTY RATE		1.25
Retainage Amount:		\$.00
TOTAL FINANCIAL GUARANTY REQUIRED		<u>\$36,780.08</u>

APPROVAL:

DATE:



Handwritten signature of Amy Niese, PE, over a horizontal line.

3-10-2005

Notes: 15% contingency, plans not approved. Certification for grading & drainage including private retaining walls required prior to release of financial guaranty.

Amy Neiss
Isaacson, Arfman
248-8828
5/3/05

No. of Lots: 1
Nearest Major Streets
Central Ave., Laguna Rd., Roma Ave.

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 26th day of April, 2005, by and between the City of Albuquerque, New Mexico ("City"), a municipal corporation, whose address is P. O. Box 1293 (One Civic Plaza), Albuquerque, New Mexico 87103, and Family Housing Development Corporation ("Subdivider"), a [state the type of business entity, for instance, "New Mexico corporation," "general partnership," "joint venture," "individual," etc.:] New Mexico corporation, whose address is P.O. Box 91525, ABQ, NM 87199 and whose telephone number is 550-6784, is made in Albuquerque, New Mexico, and is entered into as of the date of final execution of this Agreement.

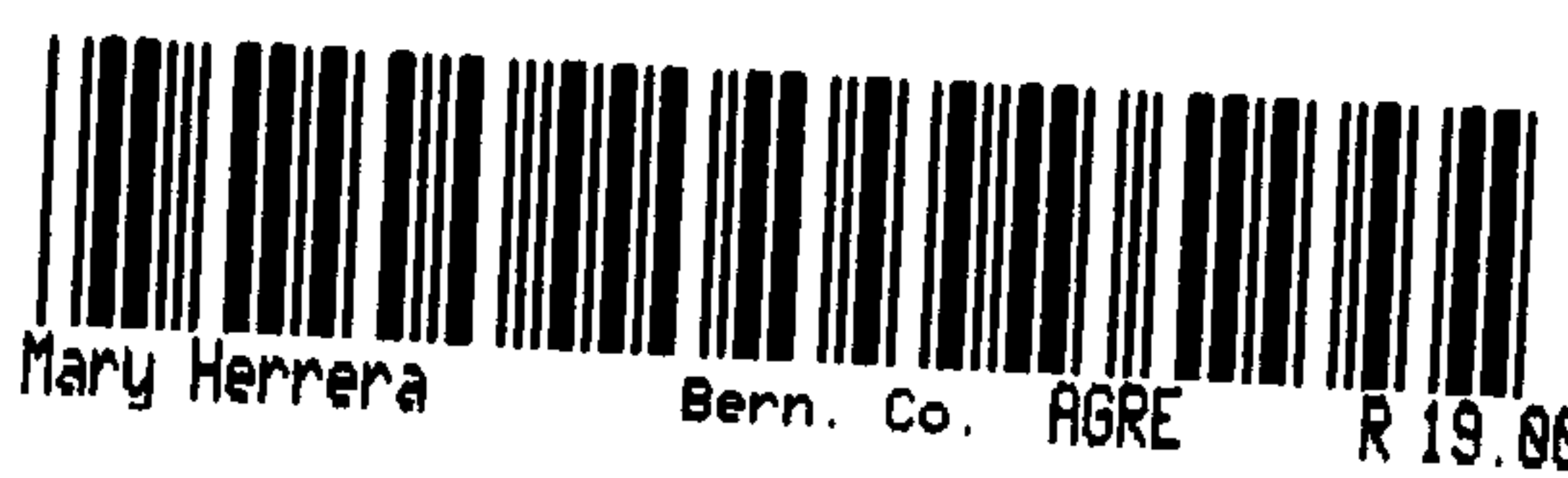
1. Recital. The Subdivider is developing certain lands within the City of Albuquerque, Bernalillo County, New Mexico, known as [existing legal description:] Lots 1-7, Block 19, Perea Addition and Lots 3A, 4,*, recorded on 5/1/1891 ** in the records of the Bernalillo County Clerk at Book C2-43 ***, pages 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:] City of Albuquerque ("Owner"). * & 5, West End Addition
3/6/1913; 2/8/1980 *B-16; C16-69

The Subdivider has submitted and the City has approved a preliminary plat or Site Development Plan identified as Bell Trading Post Lofts, Tract A describing Subdivider's Property.

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

2. Improvements and Construction Deadline. The Subdivider agrees to install and complete the public and/or private improvements described Exhibit A, the required infrastructure listing ("Improvements"), to the satisfaction of the City, on or before the 23rd day of February, 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. 758381.

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



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07/02

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

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

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

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

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

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

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

A. Construction Surveying. Construction surveying for the construction of the public Improvements shall be performed by Aldrich Land Surveying, and construction surveying of the private Improvements shall be performed by _____. 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 Isaacson & Arfman, P.A., and inspection of the private Improvements shall be performed by Isaacson & Arfman, P.A., both New Mexico Registered Professional Engineers. If the inspection is performed by an entity other than the City, the City may monitor the inspection and the Subdivider



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

C. Field Testing. Field testing of the construction of the public Improvements shall be performed by Vinyard & Associates, and field testing of the private Improvements shall be performed by VINYARD + ASSOC, both certified testing laboratories under the supervision of a New Mexico Registered Professional Engineer, in accordance with the current City of Albuquerque Standard Specifications for Public Works Construction. If any field testing is performed by an entity other than the City, the City may monitor the field testing and the Subdivider shall ensure that the field testing entity provides all field testing results, reports and related data to the City which the City requires for review. The Subdivider shall pay the City a reasonable fee for any field testing performed by the City.

D. Additional Testing. The City retains the right to perform all additional testing which the City Engineer deems is necessary or advisable, and the Subdivider shall pay the City a reasonable fee therefor.

5. Financial Guaranty. If final plat approval is not requested prior to construction of the Subdivision, a financial guaranty is not required. If final plat approval is requested, the Subdivider must provide the City with a financial guaranty in an amount of not less than 125% of the estimated cost of constructing the Improvements, as approved by the City Engineer. The financial guaranty must be irrevocable and may be in the form of a letter of credit, escrow deposit or loan reserve letter issued by a Federally Insured Financial Institution; a bond issued by a surety qualified to do business in New Mexico; or other pledge of liquid assets which meets all City requirements. The City must be able to call the financial guaranty at any time within the sixty (60) days immediately following the Construction Completion Deadline.

To meet the Subdivision Ordinance requirements, the Subdivider has acquired or is able to acquire the following "Financial Guaranty:"

Type of Financial Guaranty: Letter of Credit # 300212
Amount: \$36,780.08
Date City first able to call Guaranty: Charter Bank
[Construction Completion Deadline]: February 23, 2007
If Guaranty other than a Bond, last day City able to call Guaranty is:
April 23, 2007
Additional information: _____

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

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



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

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

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

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

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

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

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

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

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



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

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

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

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

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

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

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

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

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

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

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



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

SUBDIVIDER: Development Corporation

CITY OF ALBUQUERQUE

By [Signature]: [Signature]
 Name: Ricky E. Davis
 Title: President
 Dated: 3/22/05

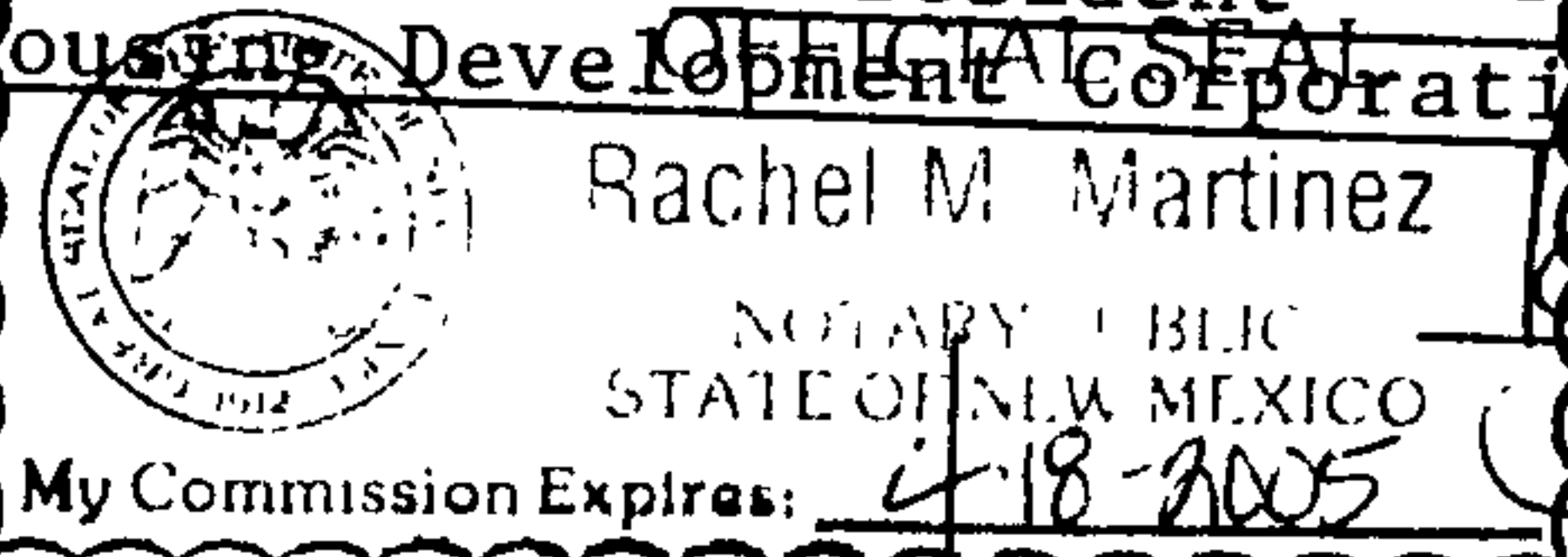
[Signature]
 City Engineer
 Dated: 4-26-05

9/15/05
 HJ 4/25/05

SUBDIVIDER'S NOTARY

STATE OF NEW MEXICO
)
 COUNTY OF BERNALILLO) ss.

This instrument was acknowledged before me on 22nd day of MARCH, 2005 by [name of person:] Ricky E. Davis instance, "President" or "Owner": President, [title or capacity, for [Subdivider:] Family Housing Development Corporation of


 Rachel M. Martinez
 NOTARY PUBLIC
 STATE OF NEW MEXICO
 My Commission Expires: 4-18-2005
[Signature]
 Notary Public

My Commission Expires: April 18, 2005

CITY'S NOTARY


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

This instrument was acknowledged before me on 26th day of April, 2005 by Richard Bourto, City Engineer of the City of Albuquerque, a municipal corporation, on behalf of said corporation.

[Signature]
 Notary Public

My Commission Expires: 11-25-2007

EXHIBIT A AND POWER OF ATTORNEY ATTACHED


 Mary Herrera Bern. Co. AGRE R 19.00
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 Page: 6 of 6
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March 24 2005

IRREVOCABLE LETTER OF CREDIT NO. 300212

AMOUNT: \$36,780.08

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

Re: Letter of Credit for **Family Housing Development Corporation**
City of Albuquerque Project No. 758381
Project Name: **Bell Trading Post Lofts, Tract A Subdivision Improvement**

Dear Mr. Lewis:

This is to advise the City of Albuquerque, New Mexico ("City") that, at the request of **Family Housing Development Corporation**, Charter Bank in Albuquerque, New Mexico, has established an Irrevocable Letter Of Credit in the sum of **Thirty Six Thousand Seven Hundred Eighty Dollars and 08/100 (\$36,780.08)** ("Letter of Credit") for the exclusive purpose of providing the financial guarantee which the City requires **Family Housing Development Corporation**, ("Developer") to provide for the installation of the improvements which must be constructed at **Bell Trading Post Lofts, Tract A, City Project No. 758381** ("Project"), **Subdivision Improvement**. 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 _____, 20____ in the records of the Clerk of **Bernalillo** County, New Mexico in Book Misc. _____, at pages _____, as amended ("Agreement").

A Draft or Drafts for any amount up to but not in excess of **Thirty Six Thousand Seven Hundred Eighty Dollars and 08/100 (\$36,780.08)** is/are available at sight at Charter Bank, 4400 Osuna NE, Albuquerque, New Mexico 87109 between **February 23, 2007**, and **April 23, 2007**. When presented for negotiation, the Draft(s) is/are to be accompanied by the City's notarized certification stating:

- a) **Family Housing Development Corporation**, has failed to comply with the terms of the Agreement;
- b) the undersigned is the Chief Administrative Officer of the City of Albuquerque and is authorized to sign this certification; and c) the amount of the Draft does not exceed 125% of the City's estimated cost of completing the improvements specified in the Agreement.

We hereby agree with the drawer of Draft(s) drawn under and in compliance with the terms of this credit that such Draft(s) will be duly honored upon presentation to the drawee if negotiated between **February 23, 2007** and **April 23, 2007**.

The Draft(s) drawn under this credit must contain the Clause: "Drawn under Letter of Credit and Agreement No. 300212 of Charter Bank, 4400 Osuna NE, Albuquerque, New Mexico 87109, dated **March 24, 2005**, and the original Letter of Credit must be endorsed on the reverse side with the amount of each draft. This Letter of Credit must accompany each draft and be attached to the draft which exhausts this credit.

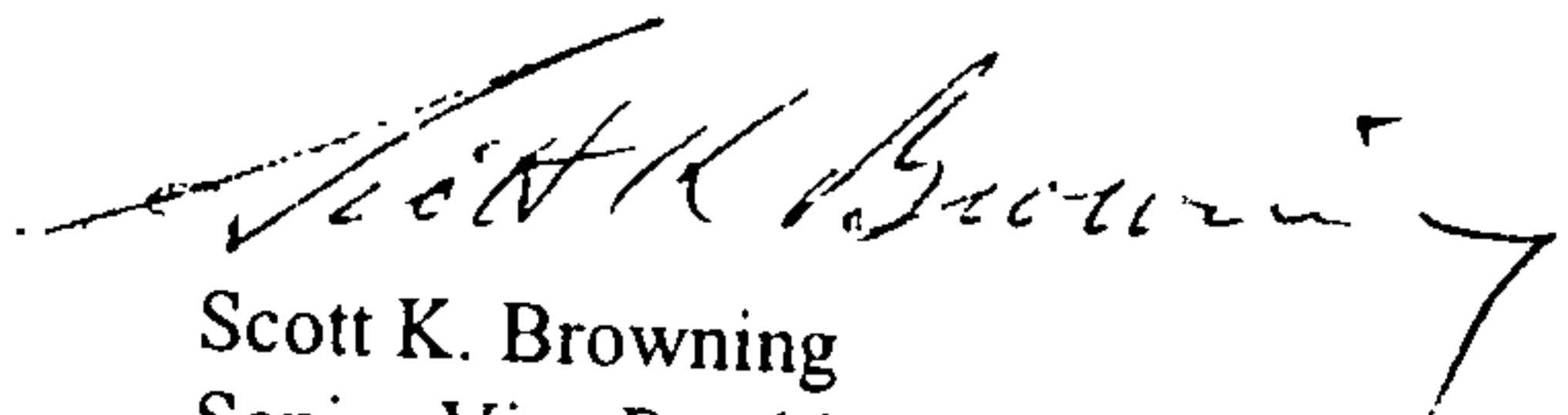
This Letter of Credit for the benefit of the City of Albuquerque shall be irrevocable until:

1. Sixty (60) days after the City accepts the completed improvements specified in the Agreement; or
2. City notification of the failure by **Family Housing Development Corporation** to comply with the terms of the Agreement, and payment by Certified check from Charter Bank, to the City of Albuquerque of 125% of the City estimated costs of completing the improvements specified in the Agreement; or
3. Expiration of the Date, **April 23, 2007**.
4. Written termination of this Letter of Credit by the City of Albuquerque, signed by its Chief Administrative Officer.

This Letter of Credit will terminate at 2:00 o'clock p.m., New Mexico time, **April 23, 2007**.

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


Sincerely,



Scott K. Browning
Senior Vice President
Construction Loan Department
Charter Bank

ACCEPTED:

CITY OF ALBUQUERQUE

BY: 
Chief Administrative Officer

9/11/07

DATED: 4-26-05

ljk 4/25/05

FINANCIAL GUARANTY AMOUNT

03/10/2005

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

Project Description:

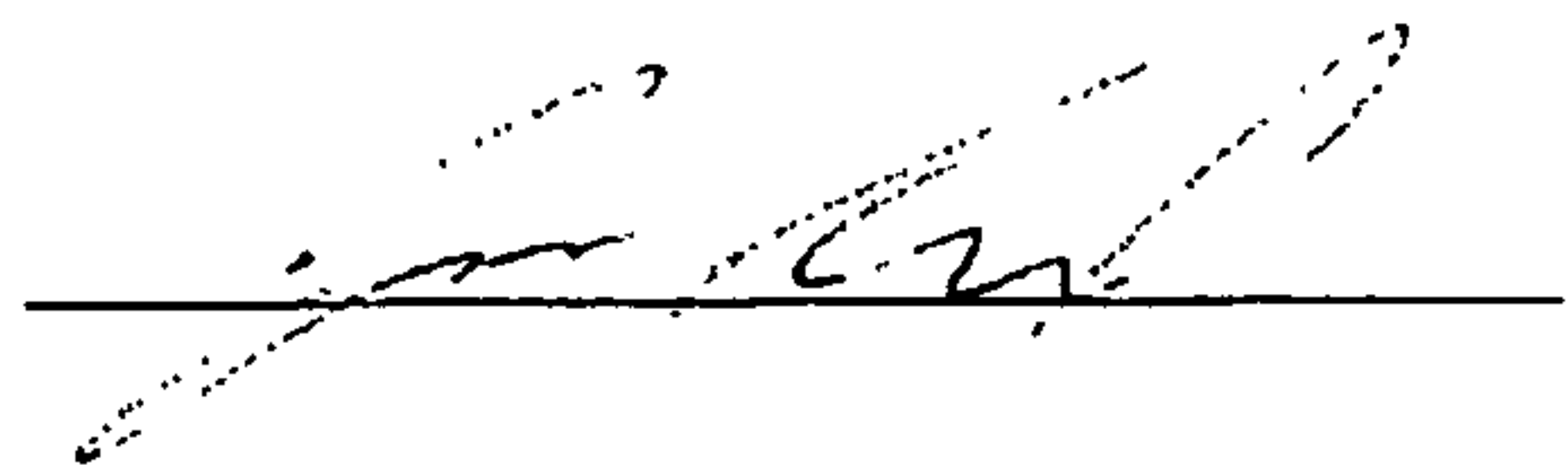
Project ID #: 758381, Bell Trading Post Lofts, Phase/Unit #: 1

Requested By: Amy Niese, PE w/ Isaacson & Arfman, P. A.

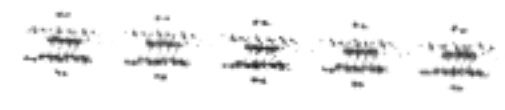
Approved estimate amount:		\$21,671.14
Contingency Amount:	15.00%	\$3,250.67
Subtotal:		\$24,921.81
NMGRT	6.75%	\$1,682.22
Subtotal:		\$26,604.03
Engineering Fee	6.60%	\$1,755.87
Testing Fee	4.00%	\$1,064.16
Subtotal:		\$29,424.06
FINANCIAL GUARANTY RATE		1.25
Retainage Amount:		\$.00
TOTAL FINANCIAL GUARANTY REQUIRED		<u>\$36,780.08</u>

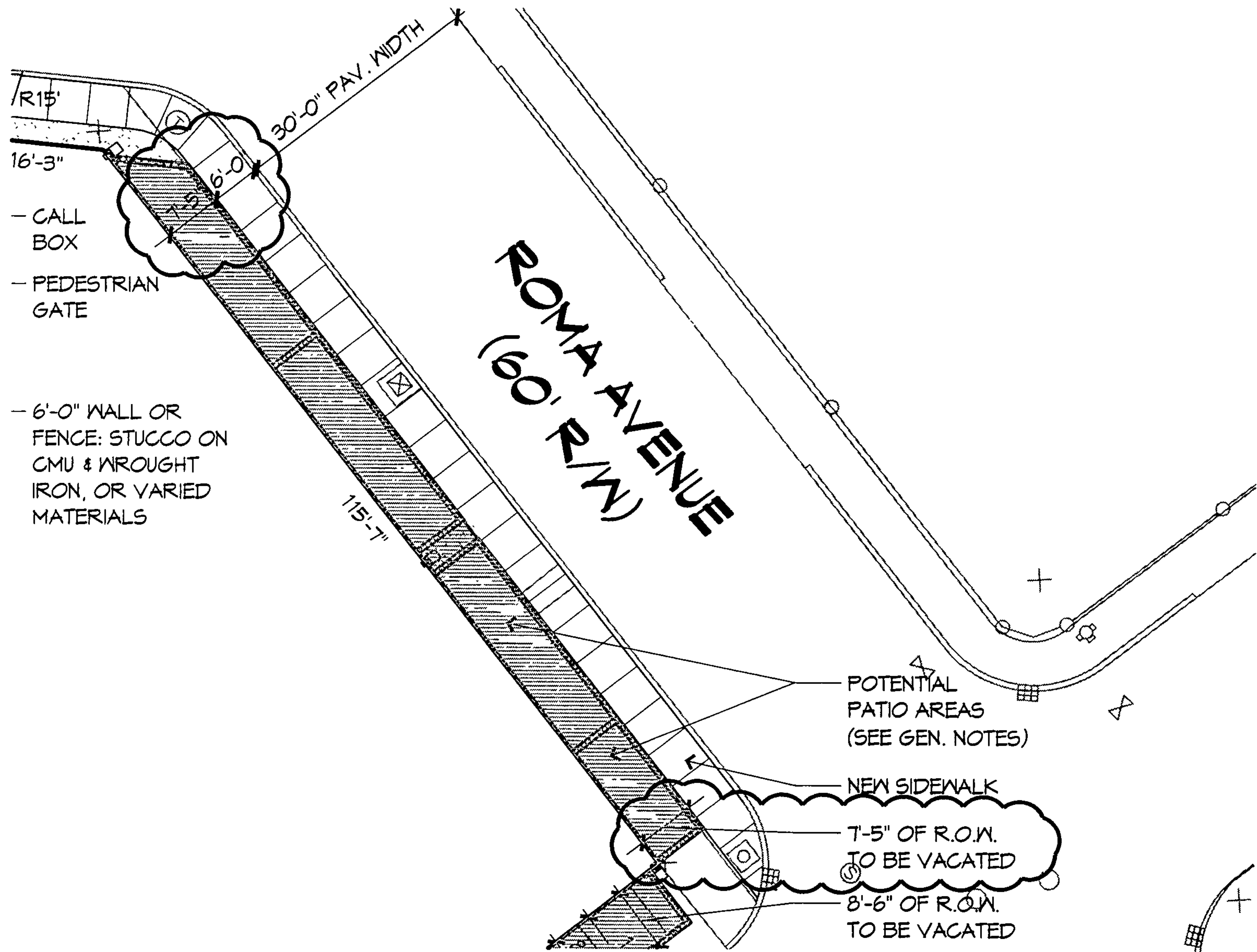
APPROVAL:

DATE:

3-10-2005

Notes: 15% contingency, plans not approved. Certification for grading & drainage including private retaining walls required prior to release of financial guaranty.





- CALL BOX
- PEDESTRIAN GATE
- 6'-0" WALL OR FENCE: STUCCO ON CMU & WROUGHT IRON, OR VARIED MATERIALS

POTENTIAL PATIO AREAS (SEE GEN. NOTES)

NEW SIDEWALK

7'-5" OF R.O.W. TO BE VACATED

8'-6" OF R.O.W. TO BE VACATED



Dekker/Perich/Sabatini

6801 Jefferson NE
Suite 100
Albuquerque, NM 87109

architecture
interiors
planning
engineering

505 761-9700
fax 761-4222
dps@dpsabq.com

		SIDEWALK & PATIOS ALONG ROMA AVE.	
Bell Trading Post Renovation 1503 Central Ave. NW Albuquerque, New Mexico		DRAWN BY MS	SCALE 1" = 20'-0"
		REVIEWED BY	DRB-1 OF
		DATE ISSUED 02.23.05	
		PROJECT NO. 04074	

City of Albuquerque



DEVELOPMENT/ PLAN REVIEW APPLICATION

SUBDIVISION

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

SITE DEVELOPMENT PLAN

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

STORM DRAINAGE

- Storm Drainage Cost Allocation Plan

Supplemental form

S Z ZONING & PLANNING

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

L A APPEAL / PROTEST of...

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

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

APPLICANT INFORMATION:

NAME: CITY OF ABQ. - Metro. Redevel Agency PHONE: 505-924-3474
 ADDRESS: P.O. Box 1293 FAX: _____
 CITY: Abq. STATE NM ZIP 87102 E-MAIL: _____
 Proprietary interest in site: OWNER List all owners: _____
 AGENT (if any): Family Housing Dev. Corp. PHONE: 505-550-6784
 ADDRESS: P.O. Box 91525 FAX: 505-873-9637
 CITY: Abq STATE NM ZIP 87199 E-MAIL: _____

DESCRIPTION OF REQUEST: EPC FINAL-SIGN-OFF AT DRB, SDP for BP
BELL TRADING POST

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. Lots 1-b, Perea Adn.; Portion of Lot 2A, 3A Block: 19 Unit: _____
 Subdiv. / Adn. BLOCK 19 PEREA ADDN & 4+5 - WEST END Adn. WEST END ADDITION

Current Zoning: SU-2 SU-1 Res. Lofts + C-1 comm Proposed zoning: SAME

Zone Atlas page(s): J13 No. of existing lots: 10 No. of proposed lots: (Replat to ONE)

Total area of site (acres): 1.006 acs Density if applicable: dwellings per gross acre: 24 dwellings per net acre: 24

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

UPC No. 1-013-058-304-109-4-13-12 MRGCD Map No. _____
1-013-058-314-105-4-13-13

LOCATION OF PROPERTY BY STREETS: On or Near: 1503 Central Ave, NW; NE CORNER OF LAGUNA + CENTRAL

Between: Central and Roma

CASE HISTORY: Russell Brito for Mary Piretelli

List any current or prior case number that may be relevant to your application (Proj., App., DRB, AX, Z, V, S, etc.): PROJ. # 1003713

2-85-9; 2-68-134; 04EPC-01557; 04EPC-01558; 04EPC-01559

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

SIGNATURE Lori D. Weber DATE 2-15-05

(Print) Lori D. Weber Applicant Agent

Other case #s: VRWOSDRB-00147; PandFOS DRB-00148; SVOSDRB-00149

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>05 DRB - 00303</u>	<u>SBP</u>	<u>P(3)</u>	\$ _____
<input type="checkbox"/> All fees have been collected	_____	<u>CMF</u>	_____	\$ <u>20.00</u>
<input checked="" type="checkbox"/> All case #s are assigned	_____	_____	_____	\$ _____
<input type="checkbox"/> AGIS copy has been sent	_____	_____	_____	\$ _____
<input checked="" type="checkbox"/> Case history #s are listed	_____	_____	_____	\$ _____
<input type="checkbox"/> Site is within 1000ft of a landfill	_____	_____	_____	\$ _____
<input type="checkbox"/> F.H.D.P. density bonus	_____	_____	_____	\$ _____
<input type="checkbox"/> F.H.D.P. fee rebate	_____	_____	_____	\$ _____
	Hearing date <u>2-23-05</u>		Total	\$ <u>20.00</u>

A. Gamm 2-15-05
 Planner signature / date

Project # 1003713

SITE PLAN

FORM P(3): SITE PLAN REVIEW - D.R.B. MEETING (UNADVERTISED)

SKETCH PLAN REVIEW AND COMMENT

- Scaled site sketch and related drawings showing proposed land use including structures, parking, Bldg. setbacks, adjacent rights-of-way and street improvements, etc. (folded to fit into an 8.5" by 14" pocket) **6 copies.**
 - Zone Atlas map with the entire property(ies) precisely and clearly outlined and crosshatched (to be photocopied)
 - Letter briefly describing, explaining, and justifying the request
 - Any original and/or related file numbers are listed on the cover application
- Meetings are approximately 8 DAYS after the Tuesday noon filing deadline. **Your attendance is required.**

SITE DEVELOPMENT PLAN FOR SUBDIVISION

- Scaled site plan and related drawings (folded to fit into an 8.5" by 14" pocket) **6 copies.**
 - Zone Atlas map with the entire property(ies) precisely and clearly outlined and crosshatched (to be photocopied)
 - Letter briefly describing, explaining, and justifying the request
 - Letter of authorization from the property owner if application is submitted by an agent
 - Copy of the document delegating approval authority to the DRB
 - Infrastructure List, if relevant to the site plan
 - Fee (see schedule)
 - Any original and/or related file numbers are listed on the cover application
- Meetings are approximately 8 DAYS after the Tuesday noon filing deadline. **Bring the original Mylar to the meeting for sign-off. Your attendance is required.**

SITE DEVELOPMENT PLAN FOR BUILDING PERMIT

- Site plan and related drawings (folded to fit into an 8.5" by 14" pocket) **6 copies.**
 - Site Plan for Subdivision, if applicable, previously approved or simultaneously submitted. **6 copies.**
 - Solid Waste Management Department signature on Site Plan
 - Zone Atlas map with the entire property(ies) precisely and clearly outlined and crosshatched (to be photocopied)
 - Letter briefly describing, explaining, and justifying the request
 - Letter of authorization from the property owner if application is submitted by an agent
 - Copy of the document delegating approval authority to the DRB
 - Infrastructure List, if relevant to the site plan
 - Completed Site Plan for Building Permit Checklist
 - Blue-line copy of Site Plan with Fire Marshal's stamp
 - Fee (see schedule)
 - Any original and/or related file numbers are listed on the cover application
- Meetings are approximately 8 DAYS after the Tuesday noon filing deadline. **Bring the original Mylar to the meeting for sign-off. Your attendance is required.**

AMENDED SITE DEVELOPMENT PLAN FOR SUBDIVISION

AMENDED SITE DEVELOPMENT PLAN FOR BUILDING PERMIT

- Proposed amended Site Plan (folded to fit into an 8.5" by 14" pocket) **6 copies.**
 - DRB signed Site Plan being amended (folded to fit into an 8.5" by 14" pocket) Copies as needed above
 - Zone Atlas map with the entire property(ies) precisely and clearly outlined and crosshatched (to be photocopied)
 - Letter briefly describing, explaining, and justifying the request
 - Letter of authorization from the property owner if application is submitted by an agent
 - Infrastructure List, if relevant to the site plan
 - Completed Site Plan for Building Permit Checklist (not required for amendment of SDP for Subdivision)
 - Fee (see schedule)
 - Any original and/or related file numbers are listed on the cover application
- Meetings are approximately 8 DAYS after the Tuesday noon filing deadline. **Bring the original Mylar to the meeting for sign-off. Your attendance is required.**

D.R.B. FINAL SIGN-OFF FOR E.P.C. APPROVED S.D.P. for SUBDIVISION

D.R.B. FINAL SIGN-OFF FOR E.P.C. APPROVED S.D.P. for BUILDING PERMIT

- Site plan and related drawings (folded to fit into an 8.5" by 14" pocket) **6 copies.**
 - Approved Grading and Drainage Plan (folded to fit into an 8.5" by 14" pocket) **6 copies.** (submitted 1-28-05)
 - Solid Waste Management Department signature on Site Plan (not required for SDP for Subdivision)
 - Zone Atlas map with the entire property(ies) precisely and clearly outlined and crosshatched (to be photocopied)
 - Letter carefully explaining how each EPC condition has been met and a copy of the EPC Notification of Decision
 - Infrastructure List, if relevant to the site plan - *Accompanying the plat.*
 - Blue-line copy of Site Plan with Fire Marshal's stamp (not required for SDP for Subdivision)
 - Any original and/or related file numbers are listed on the cover application
- Meetings are approximately 8 DAYS after the Tuesday noon filing deadline. **Bring the original Mylar to the meeting for sign-off. Your attendance is required.**

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

Lori D. Weber
Applicant name (print)
Lori D. Weber 2-15-05
Applicant signature / date

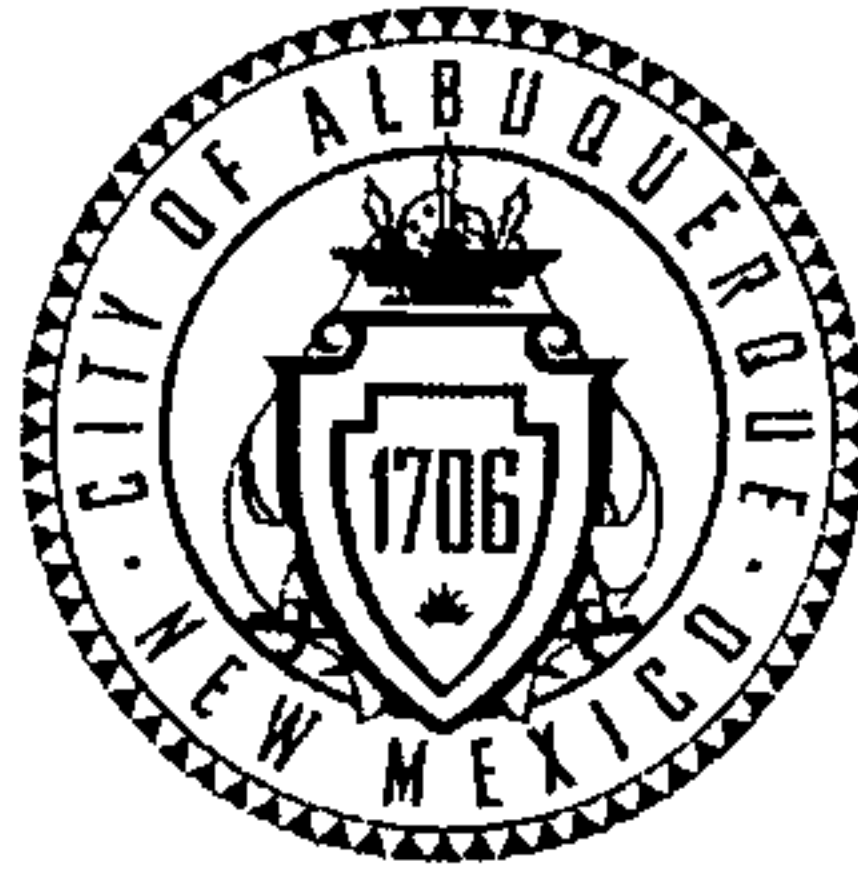


Form revised October 2004

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

Application case numbers
05DRB - - 00303

A. Gomez 2-15-05
Planner signature / date
Project # 1003713



City of Albuquerque
Planning Department
Development Review Division
P.O. Box 1293
Albuquerque, New Mexico 87103

Date: November 19, 2004

OFFICIAL NOTIFICATION OF DECISION

FILE: **Project # 1003713***
04EPC-01557 EPC Site Development Plan-
Building Permit
04EPC-01558 Zone Map Amendment
04EPC-01559 EPC Sector Development Plan

Family Housing Dev. Corp.
P.O. Box 91525
Albuq. NM 87199

LEGAL DESCRIPTION: for all or a portion of Block(s) 19, Tract(s) 1-6 and portions of Lot 2A, 3A, & 5, Renovation of the existing building for residential lofts and a small portion of C-1 Commercial/Office use, **Perea Addition & West End Addn.**, zoned SU-2/SU-1 Bell Trading Post & Jewelry Making, located on CENTRAL AVE NW, between CENTRAL NW and ROMA NW, containing approximately 2 acre(s). (J-13) Mary Piscitelli, Staff Planner

On November 18, 2004 the Environmental Planning Commission voted to approve Project 1003713/04EPC-01559, a request for a sector plan amendment to the *Downtown Neighborhood Area Sector Development Plan* map to allow a zone map amendment from SU-2/SU-1 for Bell Trading Post and Jewelry Making to SU-2/SU-1 for Residential Lofts, 24 units maximum, with C-1 Permissive Commercial/Office uses (up to 2500 sf) at 1503 Central Avenue NW, Lots 1-6, Block 19, Perea Addition and portions of Lot 2A, 3A, 4 & 5, Block 19, Perea Addition, based on the following Findings:

FINDINGS:

1. This application is a request for a sector plan amendment to the *Downtown Neighborhood Area Sector Development Plan* map to allow a zone map amendment from SU-2/SU-1 for Bell Trading Post and Jewelry Making to SU-2/SU-1 for Residential Lofts, 24 units maximum, with C-1 Permissive Commercial/Office uses (up to 2500 sf) at 1503 Central Avenue NW, Lots 1-6, Block 19, Perea Addition and portions of Lot 2A, 3A, 4 & 5, Block 19, West End Addition, currently zoned SU-2/SU-1 for Bell Trading Post and Jewelry Making, approximately 1.0006 acre (J-13-Z).

2. This request is for a sector plan map amendment to amend the zoning map in the *Downtown Neighborhood Area Sector Development Plan* to allow the change in land uses on this SU-1 zoned site. This sector plan amendment is concurrent with the zone map amendment for this subject site for this change of use and a site development plan for building permit.
3. This project is a Metropolitan Redevelopment Area project within the Soldiers and Sailors Metropolitan Redevelopment Area.
4. The applicant has justified the sector plan map amendment in accordance with *Resolution 270-1980*, section 1.A., in that the proposed zone contributes to the health, safety and general welfare to the community by eliminating an attractive nuisance by reusing this abandoned and derelict building and by environmental cleanup, including removal of lead based paints, asbestos, soil contamination and pigeon scat. The applicant has also justified the sector plan map amendment request in accordance to *Resolution 270-1980*, Section 1.E, in that the zone change will not have an adverse impact on the environment nor on the city infrastructure and services by available infrastructure and services adjacent to the site, such as streets, water, and sewer, and by rezoning the building for a less intensive use than the previous manufacturing use.
5. The applicant has justified the sector plan amendment based on *R-270-1980, Section D. iii*, in that the proposed use is more advantageous to the community as articulated in the *Comprehensive Plan Transportation and Transit Policy 4a*, which states that in order to add transit ridership, and where it will not destabilize adjacent neighborhoods, additional dwelling units are encouraged close to Major Transit and Enhanced Transit streets. This sector plan amendment allows new residential uses on a parcel adjacent to Central Avenue, a Major Transit Route.
6. Reuse of existing buildings is appropriate to the *Downtown Neighborhood Area Sector Development Plan Policy 2*, which states that selected buildings and areas which explain our past and which give Albuquerque identity, individuality and cultural richness shall be preserved, enhanced, and reused where appropriate.

On November 18, 2004 the Environmental Planning Commission voted to approve Project 1003713/04EPC-01558, a request for a zone map amendment from SU-2/SU-1 for Bell Trading Post and Jewelry Making to SU-2/SU-1 for Residential Lofts, 24 units maximum, with C-1 Permissive Commercial/Office uses (up to 2500 sf) at 1503 Central Avenue NW, Lots 1-6, Block 19, Perea Addition and portions of Lot 2A, 3A, 4 & 5, Block 19, West End Addition, based on the following Findings.

FINDINGS:

1. This application is a request for a zone map amendment from SU-2/SU-1 for Bell Trading Post and Jewelry Making to SU-2/SU-1 for Residential Lofts, 24 units maximum, with C-1 Permissive Commercial/Office uses (up to 2500 sf) at 1503 Central Avenue NW, Lots 1-6, Block 19, Perea Addition and portions of Lot 2A, 3A, 4 & 5, Block 19, West End Addition, currently zoned SU-2/SU-1 for Bell Trading Post and Jewelry Making, approximately 1.0006 acre (J-13-Z).
 2. This request is for a zone map amendment that is concurrent to the complementary sector plan amendment and a site development plan for building permit, which will allow the change in land uses from jewelry manufacturing and sales to residential uses with commercial/office permissive C-1 uses (up to 2500 sf) on this SU-1 zoned site.
 3. This project is a Metropolitan Redevelopment Area project in the Soldiers and Sailors Metropolitan Redevelopment Area.
 4. The applicant has justified the zone map amendment in accordance with *Resolution 270-1980*, section 1.A., in that the proposed zone contributes to the health, safety and general welfare to the community by eliminating an attractive nuisance by reusing this abandoned and derelict building and by environmental cleanup, including removal of lead based paints, asbestos, soil contamination and pigeon scat. The applicant has also justified the zone map amendment request in accordance to *Resolution 270-1980*, Section 1.E, in that the zone change will not have an adverse impact on the environment nor on the city infrastructure and services by available infrastructure and services adjacent to the site, such as streets, water, and sewer, by rezoning the building for a less intensive use than the previous manufacturing use.
 5. The applicant has justified the zone map amendment based on *R-270-1980, Section D. iii*, in that the proposed use is more advantageous to the community as articulated in the *Comprehensive Plan Transportation and Transit Policy 4a*, which states that in order to add transit ridership, and where it will not destabilize adjacent neighborhoods, additional dwelling units are encouraged close to Major Transit and Enhanced Transit streets. This zone map amendment allows new residential uses on a parcel adjacent to Central Avenue, a Major Transit Route.
 6. Reuse of existing buildings is appropriate to the *Downtown Neighborhood Area Sector Development Plan Policy 2*, which states that selected buildings and areas which explain our past and which give Albuquerque identity, individuality and cultural richness shall be preserved, enhanced, and reused where appropriate.
-

OFFICIAL NOTICE OF DECISION
NOVEMBER 18, 2004
PROJECT #1003713
PAGE 4 OF 7

On November 18, 2004 the Environmental Planning Commission voted to approve Project 1003713/04EPC-01557, a request for a site development plan for building permit at 1503 Central Avenue NW, Lots 1-6, Block 19, Perea Addition and portions of Lot 2A, 3A, 4 & 5, Block 19, West End Addition, based on the following Findings and subject to the following Conditions:

FINDINGS:

1. This application is a request for a site development plan for building permit at 1503 Central Avenue NW, Lots 1-6, Block 19, Perea Addition and portions of Lot 2A, 3A, 4 & 5, Block 19, Perea Addition, currently zoned SU-2/SU-1 for Bell Trading Post and Jewelry Making, approximately 1.0006 acre (J-13-Z).
2. This request is for a site development plan for building permit, and is a concurrent request with the required sector plan amendment and zone map amendment to allow this site to be used for residential lofts, 24 units maximum, with commercial/office C-1 permissive uses (2500 sf maximum).
3. This site is a Metropolitan Redevelopment Area project within the Soldiers and Sailors Metropolitan Redevelopment Area.
4. Reuse of existing buildings is appropriate to the *Downtown Neighborhood Area Sector Development Plan Policy 2*, which states that selected buildings and areas which explain our past and which give Albuquerque identity, individuality and cultural richness shall be preserved, enhanced, and reused where appropriate.
5. This building, called the Bell Trading Post, was built in 1946 as a storefront and jewelry making factory for southwestern jewelry. The building is eligible to be listed on the State of New Mexico Register of Cultural Properties, however, it is not proposed for such a listing. According to the State of New Mexico, Historic Preservation Division, this proposed project will not have an adverse impact on the historic resource of this property. City of Albuquerque historic preservation staff concur with the State's evaluation.
6. The site will contain adequate parking for one space per unit. The application requests that on-street parking is utilized for any commercial uses. The location of on-street parking would be on Central Avenue, and possibly also on Laguna and Roma. On street parking is utilized already for existing businesses on Central in this area.
7. The site currently drains onto the site to the east. The conceptual grading and drainage plan shows that the site will drain to other areas of the site or to adjacent streets, eliminating the drainage issue to the east.
8. No public open space is accommodated on the site, however, landscape areas exceed the required 15% landscape area.

9. The design proposal accounts for private outdoor patios with 6' walls. Portions of the patio areas facing Roma and 15th Street are public right-of-way land.
10. Concerns raised by Transportation Development include entry and egress with gated driveways. 20' is usually required for gated entries and exits, since that space will allow a vehicle to be out of the traffic lane to turn into a gated development. The applicant has discussed this issue with Transportation Development, however, revised site plans have not been received.

CONDITIONS:

1. The EPC delegates final sign-off authority of this site development plan to the Development Review Board (DRB). The DRB is responsible for ensuring that all EPC Conditions have been satisfied and that other applicable City requirements have been met. A letter shall accompany the submittal, specifying all modifications that have been made to the site plan since the EPC hearing, including how the site plan has been modified to meet each of the EPC conditions. Unauthorized changes to this site plan, including before or after DRB final sign-off, may result in forfeiture of approvals.
2. Approval of a vacation of portions of right-of-way will be required to accommodate walled patios for the units adjacent to Roma and 15th Street.
3. Replatting of the site to one site shall be initiated by the applicant as a concurrent action to the DRB final sign off application.
4. The walls for the patios will be required to meet provisions of the residential walls, specifically those along those walls facing Roma and 15th Street shall not exceed 6 feet.
5. Revisions of the site plan will be required to show the gated entry/egress. Further discussion with Transportation Development might be required. EPC delegates the final approval of the entry/egress configuration to the DRB for final sign-off.
6. Revision of the site plan will be necessary to delineate the area for commercial activity. This revision is delegated to the DRB for final approval.
7. Conditions of approval for the proposed Sector Development Plan, Zone Map Amendment and Site Development Plan for Building Permit shall include:
 - a. The Developer is responsible for permanent improvements to the transportation facilities adjacent to the proposed site development plan for building permit. Those improvements will include any additional right-of-way requirements, paving, curb and gutter, sidewalk and ADA accessible ramps that have not already been provided for. All public infrastructure constructed within public right-of-way or public easements shall be to City Standards. Those Standards will include but are not limited to sidewalks (std. dwg. 2430), driveways (std. dwg. 2425), private entrances (std. dwg. 2426) and wheel chair ramps (std. dwg. 2441).

OFFICIAL NOTICE OF DECISION
NOVEMBER 18, 2004
PROJECT #1003713
PAGE 6 OF 7

- b. Although the proposed gated access provides for one-way operation, the parking lot itself does not. Therefore, provide a 24' drive aisle for two-way circulation within the site.
 - c. The location of security gates, parking lot layout and drive aisle width will be to the satisfaction of the Traffic Engineer. In addition, the Developer will need to provide "Entrance Only" signs at the driveways and "Exit Only" signs at the driveways. NOTE: Mailbox and bike rack locations may change to accommodate parking configuration.
 - d. Provide 24' driveways with 15' minimum curb return radii on Laguna Rd.
 - e. Vacation of right-of-way on Roma and 15th Street is unlikely, based on set back requirements for buildings on major local streets.
 - f. Site plan shall comply and be designed per DPM Standards, unless variances are allowed through the DRB process.
 - g. Platting must be a concurrent DRB action.
 - h. Dedication of an additional 6 feet of right-of-way along Central Avenue, as required by the City Engineer, to provide for on-street bicycle lanes.
8. Transit requests a shelter for the #66 stop in front of the site. The Huning Castle development across the street constructed a shelter for the eastbound #66. A shelter for the westbound #66 would complement that shelter, and both are located approximately half-way between Rapid Ride stations which are about 1 mile apart (one at Rio Grande, the next downtown at 6th St).
9. As indicated on the preliminary grading plan storm water run off from the subject site including the building shall be directed to Roma and Laguna Streets on the north and west sides of the property. There shall be no roof drainage from the subject property onto the property adjacent to the east.
10. Environmental cleanup shall include elimination of infestations through extermination of birds, vermin and insects.

IF YOU WISH TO APPEAL/PROTEST THIS DECISION, YOU MUST DO SO BY DECEMBER 3, 2004 IN THE MANNER DESCRIBED BELOW. A NON-REFUNDABLE FILING FEE WILL BE CALCULATED AT THE LAND DEVELOPMENT COORDINATION COUNTER AND IS REQUIRED AT THE TIME THE APPEAL IS FILED. IT IS NOT POSSIBLE TO APPEAL EPC RECOMMENDATIONS TO CITY COUNCIL; RATHER, A FORMAL PROTEST OF THE EPC'S RECOMMENDATION CAN BE FILED WITHIN THE 15 DAY PERIOD FOLLOWING THE EPC'S DECISION.

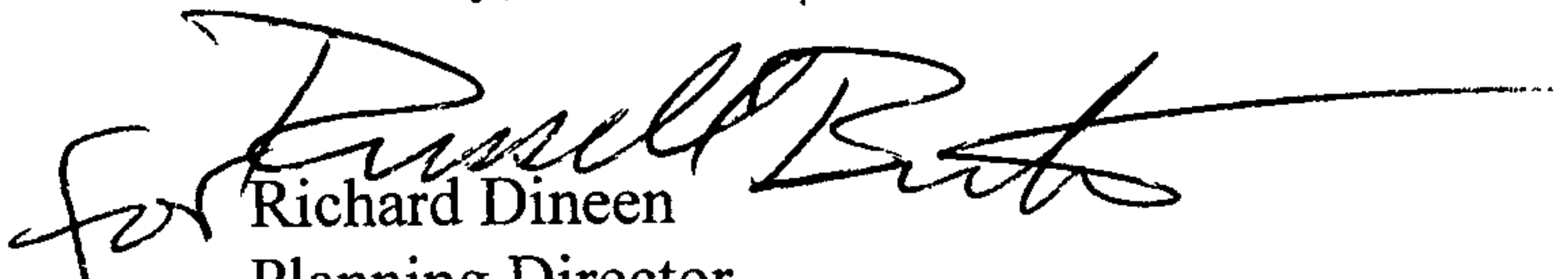
OFFICIAL NOTICE OF DECISION
NOVEMBER 18, 2004
PROJECT #1003713
PAGE 7 OF 7

Appeal to the City Council: Persons aggrieved with any determination of the Environmental Planning Commission acting under this ordinance and who have legal standing as defined in Section 14-16-4-4.B.2 of the City of Albuquerque Comprehensive Zoning Code may file an appeal to the City Council by submitting written application on the Planning Department form to the Planning Department within 15 days of the Planning Commission's decision. The date the determination in question is issued is not included in the 15-day period for filing an appeal, and if the fifteenth day falls on a Saturday, Sunday or holiday as listed in the Merit System Ordinance, the next working day is considered as the deadline for filing the appeal. The City Council may decline to hear the appeal if it finds that all City plans, policies and ordinances have been properly followed. If they decide that all City plans, policies and ordinances have not been properly followed, they shall hear the appeal. Such appeal, if heard, shall be heard within 45 days of its filing.

YOU WILL RECEIVE NOTIFICATION IF ANY PERSON FILES AN APPEAL. IF THERE IS NO APPEAL, YOU CAN RECEIVE BUILDING PERMITS AT ANY TIME AFTER THE APPEAL DEADLINE QUOTED ABOVE, PROVIDED ALL CONDITIONS IMPOSED AT THE TIME OF APPROVAL HAVE BEEN MET. SUCCESSFUL APPLICANTS ARE REMINDED THAT OTHER REGULATIONS OF THE CITY MUST BE COMPLIED WITH, EVEN AFTER APPROVAL OF THE REFERENCED APPLICATION(S).

Successful applicants should be aware of the termination provisions for Site Development Plans specified in Section 14-16-3-11 of the Comprehensive Zoning Code. Generally plan approval is terminated 7 years after approval by the EPC

Sincerely,


Richard Dineen
Planning Director

RD/MP/ac

cc: Greg Blackwell, Downtown NA, 1418 Roma Ave. NW, Albuquerque, NM 87102
Ford Davis, Downtown NA, 415 Marble NW, Albuquerque, NM 87102
Gaelle McConnell, Huning Castle NA, 1613 Los Alamos SW, Albuquerque, NM 87104
Jason Gomez, Huning Castle NA, 314 16th St. SW, Albuquerque, NM 87104
Barbara Grothus, Raynolds Add. NA, 905 Silver SW, Albuquerque, NM 87102
Debbie Foster, Raynolds Add. NA, P.O. Box 7112, Albuquerque, NM 87194-7112
Armen Chakerian, 1601 Central Avenue NW, Albuquerque, N.M. 87104
Jim Sutton, Unica Realty, 9312 Montgomery, Albuquerque, N.M. 87111



PLANNING DEPARTMENT
Richard Dineen, Director

ALBUQUERQUE DEVELOPMENT SERVICES
600 2nd NW, Suite 550
Albuquerque, New Mexico 87102
(505) 924-3470
FAX (505) 924-3482

October 21, 2004

Mr. Richard Dineen, Planning Director
City of Albuquerque
City Planning
PO Box 1293
Albuquerque, NM 87103

Mr. Dineen,

This letter grants authority to Family Housing Development Corporation, to act as agent for the City in handling matters that pertain to zoning, platting, and building permits for the redevelopment of the Bell Trading Post Property platted as **Parcel One**; encompassing lots 4 through 7, lots 9 through 12, and lots 21 through 24 of Block number 13 of the Perea Addition, an addition to the City of Albuquerque projected Section 18, T 10 N, R 3 E, NMPM Town of Albuquerque Land Grant, Bernalillo County, New Mexico, and

Parcel Two; encompassing a portion of an abandoned and obliterated acequia, portions of Lots 1 through 6, Block 19, Perea Addition, a portion of lot 2A, easement, lots 3A, 4, & 5 West End Addition, additions to the City of Albuquerque projected Section 18, T 10 N, R 3 E, NMPM Town of Albuquerque Land Grant, Bernalillo County, New Mexico.

The City of Albuquerque (Metropolitan Redevelopment Agency) is the owner of the above described property.

Kim Calander
Redevelopment Project Manager,
Metropolitan Redevelopment Agency

Letter of Transmittal



To: CITY OF ALBUQUERQUE
HYDROLOGY

Date: 1/27/05
Job No. 1304

Attn: _____

Reference: BELL TRADING POST LOFTS

We transmit to you 1 copy(ies) of the following:

- | | | | | |
|-------------------------------------|------------|--------|--------------------------|----------------|
| <input type="checkbox"/> | _____ | Plats | <input type="checkbox"/> | Specifications |
| <input checked="" type="checkbox"/> | <u>G+D</u> | Plans | <input type="checkbox"/> | Submittals |
| <input type="checkbox"/> | _____ | Disks | <input type="checkbox"/> | Shop Drawings |
| <input type="checkbox"/> | _____ | Report | <input type="checkbox"/> | Copy of Letter |
| <input type="checkbox"/> | _____ | | | |
| <input type="checkbox"/> | _____ | | | |

This information is transmitted:

- | | | | |
|-------------------------------------|----------------------------|--------------------------|--------------------------|
| <input type="checkbox"/> | As per your request | <input type="checkbox"/> | For your files |
| <input checked="" type="checkbox"/> | For your review & approval | <input type="checkbox"/> | For your use |
| <input type="checkbox"/> | For your information | <input type="checkbox"/> | Please review & return |
| <input type="checkbox"/> | For your attention | <input type="checkbox"/> | For return to your files |
| <input type="checkbox"/> | For your signature | <input type="checkbox"/> | Please advise |
| <input type="checkbox"/> | _____ | | |
| <input type="checkbox"/> | _____ | | |

Remarks: _____

By: [Signature]

Copies to: _____

(505) 268 - 8828; FAX: (505) 268 - 2632; EMAIL: iamengre@swop.com

DRAINAGE AND TRANSPORTATION INFORMATION SHEET
(REV. 1/28/2003rd)

PROJECT TITLE: Bell Trading Post Lofts ZONE MAP / DRG. FILE #: J-13
 DRB #: 1003713 EPC #: 1003713 WORK ORDER #: _____

LEGAL DESCRIPTION: Lots 1-6, Block 19, Perea Addition; Lots 3A, 4, and 5, West End Addition
 CITY ADDRESS: _____

ENGINEERING FIRM: Isaacson & Arfman, P.A. CONTACT: Amy L. D. Niese, PE
 ADDRESS: 128 Monroe St. NE PHONE: 268-8828
 CITY, STATE: Albuquerque, NM ZIP CODE: 87108

OWNER: City of Albuquerque, Metropolitan Redevelopment Agency CONTACT: _____
 ADDRESS: PO Box 1293 PHONE: 924-3479
 CITY, STATE: Albuquerque, NM ZIP CODE: 87103

ARCHITECT: Dekker, Perch, Sabatini CONTACT: Melanie Shelor
 ADDRESS: 6801 Jefferson, Suite 100 PHONE: 761-9700
 CITY, STATE: Albuquerque, New Mexico ZIP CODE: 87109

SURVEYOR: Aldrich Land Surveying CONTACT: Tim Aldrich
 ADDRESS: 4109 Montgomery PHONE: 884-1990
 CITY, STATE: Albuquerque, New Mexico ZIP CODE: 87107

CONTRACTOR: _____ CONTACT: _____
 ADDRESS: _____ PHONE: _____
 CITY, STATE: _____ ZIP CODE: _____

- CHECK TYPE OF SUBMITTAL:**
- _____ DRAINAGE REPORT
 - DRAINAGE PLAN 1ST *REQUIRES TCL or equal*
 - _____ DRAINAGE PLAN RESUBMITTAL
 - _____ CONCEPTUAL GRADING & DRAINAGE PLAN
 - _____ GRADING PLAN
 - _____ EROSION CONTROL PLAN
 - _____ ENGINEER'S CERTIFICATION (HYDROLOGY)
 - _____ CLOMR / LOMR
 - TRAFFIC CIRCULATION LAYOUT (TCL)
 - _____ ENGINEER'S CERTIFICATION (TCL)
 - _____ ENGINEER'S CERTIFICATION (DRB APPR, SITE PLAN)
 - _____ OTHER

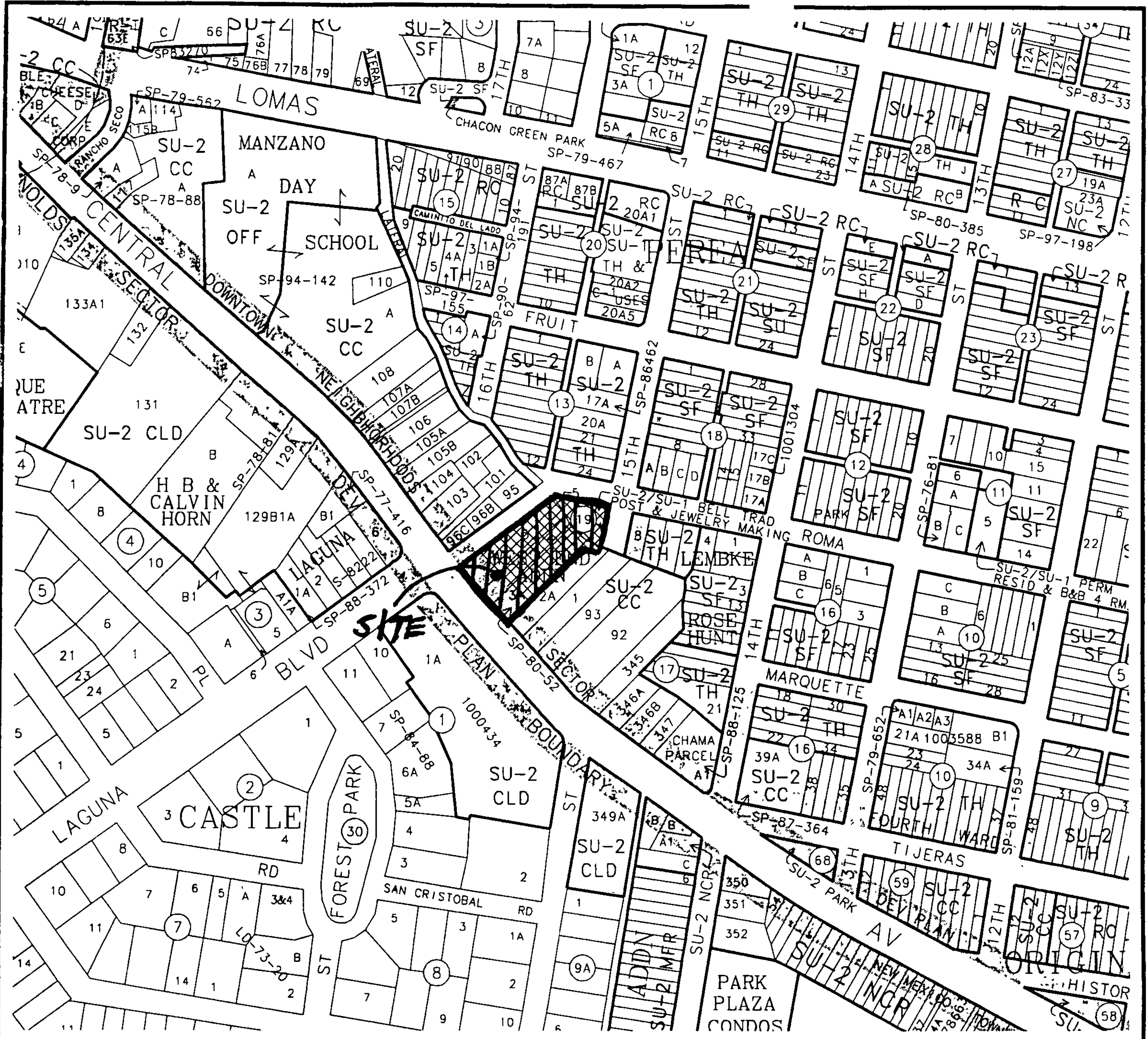
- CHECK TYPE OF APPROVAL SOUGHT:**
- _____ SIA / FINANCIAL GUARANTEE RELEASE
 - PRELIMINARY PLAT APPROVAL
 - _____ S. DEV. PLAN FOR SUB'D APPROVAL
 - _____ S. DEV. PLAN FOR BLDG. PERMIT APPR.
 - _____ SECTOR PLAN APPROVAL
 - _____ FINAL PLAT APPROVAL
 - _____ FOUNDATION PERMIT APPROVAL
 - BUILDING PERMIT APPROVAL
 - _____ CERTIFICATE OF OCCUPANCY (PERM)
 - _____ CERTIFICATE OF OCCUPANCY (TEMP)
 - GRADING PERMIT APPROVAL
 - _____ PAVING PERMIT APPROVAL
 - _____ WORK ORDER APPROVAL
 - _____ OTHER

WAS A PRE-DESIGN CONFERENCE ATTENDED:
 _____ YES
 NO
 _____ COPY PROVIDED

DATE SUBMITTED: Thursday, January 27, 2005 BY: 
 Amy L. D. Niese, PE, Isaacson & Arfman, P.A.

Requests for approvals of Site Development Plans and / or Subdivision Plats shall be accompanied by a drainage submittal. The particular nature, location and scope of the proposed development defines the degree of drainage detail. One or more of the following levels of submittal may be required based on the following:

1. Conceptual Grading and Drainage Plan: Required for approval of Site Development Plans greater than five acres and Sector Plans
2. Drainage Plans: Required for building permits, grading permits, paving permits and site plans less than five acres
3. Drainage Report: Required for subdivisions containing more than ten (10) lots or constituting five acres or more.



ZONING MAP



Scale 1" = 330'

PROJECT NO. 1003713
HEARING DATE 11-18-04
MAP NO. J-13
ADDITIONAL CASE NUMBER(S) 04EPC-01557 04EPC-01558 04EPC-01559

Note: Shaded area indicates County Not to Scale

**FIRE HYDRANT AND INSTANTANEOUS
FIRE FLOW REQUIREMENTS**

ALBUQUERQUE FIRE DEPARTMENT
FIRE MARSHAL'S PLAN CHECKING OFFICE
600 2ND ST N.W, 8TH Floor, Plaza del Sol
Albuquerque, New Mexico 87102
(505) 924-3611 / FAX (505) 924-3619

ZONE MAP NUMBER J 13

REFERRAL # _____

SITE ADDRESS 1503 CENTRAL AVE NW

LEGAL DESCRIPTION: SUBJECT TRACT _____

NUMBER HYDRANTS REQUIRED FOR THE LARGEST BUILDING 1

INSTANTANEOUS FLOW REQUIRED 1,137 GPM

SQUARE FOOTAGE - LARGEST BUILDING _____

TYPE CONSTRUCTION II B

PERTINENT DATA FOR DETERMINATION AND LOCATION OF FIRE HYDRANTS

ALL REQUIRED HYDRANTS SHALL BE INSTALLED AND OPERABLE PRIOR TO CONSTRUCTION

ALL REQUIRED HYDRANTS SHALL BE WITHIN 450 FEET TO THE FURTHEST POINT OF THE BUILDING AS A TRUCK ROLLS.

ALL REQUIRED HYDRANTS SHALL BE WITHIN 300 FEET TO THE FURTHEST POINT OF THE BUILDING AS A TRUCK ROLLS.

TOTAL NUMBER HYDRANTS REQUIRED FOR THIS PHASE OF CONSTRUCTION OR SITE 1

DATE: 2-10-05

FIRE DEPARTMENT INSPECTOR: [Signature]

RECEIVED BY: [Signature] TELEPHONE: 761-9700

- NOTES:
1. ALL HYDRANTS NEEDED TO PROTECT AN INDIVIDUAL BUILDING MUST BE ABLE TO PROVIDE A MINIMUM RESIDUAL OF 20 PSI, UNDER REQUIRED FIRE FLOW CONDITIONS.
 2. DETERMINATION OF THE WATER SYSTEM CAPASITY TO PROVIDE REQUIRED FIRE FLOW SHALL BE MADE BY THE PUBLIC WORKS DEPARTMENT, UTILITY DEVELOPMENT SECTION (924-3987), BASED ON PEAK DAY CRITERIA.
 3. DESIGN OF PRIVATE FIRE PROTECTION SYSTEMS IS THE RESPOSIBILITY OF THE DEVELOPER'S CONSULTANT. APPROVAL OF DESIGN MUST BE MADE BY THE PUBLIC WORKS DEPARTMENT, UTILITY DEVELOPMENT SECTION.

WHITE - INDIVIDUAL YELLOW - FILE

February 15, 2005

Sheran Matson
DRB Chair
Planning Department
P.O. Box 1293
Abq., NM 87102

**RE: EPC sign-off at DRB for the SDP for Building Permit, Bell Trading Post,
1503 Central Avenue, NW; EPC Project #1003713**

Dear Ms. Matson,

As agents for the City of Albuquerque, Family Housing Development Corporation (FHDC) is submitting this application to the DRB for EPC Final Sign-off on the Bell Trading Post site. The following modifications have been made to the SDP for Building Permit based on EPC Conditions. Please see attached "Notification of Decision" for reference.

CONDITION 1

The EPC delegates final sign-off authority of this site development plan to the DRB. The DRB is responsible for ensuring that all EPC Conditions have been satisfied and that other applicable City requirements have been met. A letter shall accompany the submittal, specifying all modifications that have been made to the site plan since the EPC hearing, including how the site plan has been modified to meet each of the EPC conditions. Unauthorized changes to this site plan, including before or after DRB final sign-off, may result in forfeiture of approvals.

This letter will serve as the accompanying letter to DRB describing modifications made.

CONDITION 2

Approval of a vacation of portions of right-of-way will be required to accommodate walled patios for the units adjacent to Roma and 15th Street.

A vacation request was submitted and is scheduled for the February 23rd DRB hearing date. We are anticipating that this EPC sign-off at DRB for the SDP for Building Permit will also be scheduled for February 23rd.

CONDITION 3

Replatting of the site to one site shall be initiated by the applicant as a concurrent action to the DRB final sign-off application.

A replat request was submitted and is scheduled for the February 23rd DRB hearing date. We are anticipating that this EPC sign-off at DRB for the SDP for Building Permit will also be scheduled for February 23rd so that they may be acted on concurrently.

FHDC

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fhdc@earthlink.net

CONDITION 4

The walls for the patios will be required to meet provisions of the residential walls, specifically, those along those walls facing Roma and 15th Street shall not exceed 6 feet.

Walls along Roma and 15th are contingent upon the vacation request, and would not exceed 6' in height. General Note C on Sheet 1 of 6, SDP for BP has been revised and specifies that these walls will not exceed 6'.

CONDITION 5

Revisions of the site plan will be required to show the gated entry/egress. Further discussion with Transportation Development might be required. EPC delegates the final approval of the entry/egress configuration to the DRB for final sign-off.

We have revised the site plan based on discussions with the Transportation Department. The Site Plan shows the gated entry/egress as well as other changes to accommodate circulation such as a 24' drive aisle, reconfigured parking spaces and relocated bike rack and mailboxes.

CONDITION 6

Revision of the site plan will be necessary to delineate the area for commercial activity. This revision is delegated to the DRB for final approval.

The front of the building along Central has the option of commercial and/or residential use. A broad shaded line was added to the plan to delineate the "front of the building" for the optional commercial area since the exact wall location has not yet been determined.

CONDITION 7

Conditions of approval for the proposed Sector Development Plan, Zone Map Amendment and Site Development Plan for Building Permit shall include:

- a. The Developer is responsible for permanent improvements to the transportation facilities adjacent to the proposed site development plan for building permit. Those improvements will include any additional right-of-way requirements, paving, curb and gutter, sidewalk and ADA accessible ramps that have not already been provided for. All public infrastructure constructed within public right-of-way or public easements shall be to City Standards. Those Standards will include but are not limited to sidewalks, driveways, private entrances and wheel chair ramps.

The site plan has been revised to show a 6' dedication of right-of-way along Central Avenue and a wheel chair ramp. (In addition, the site plan indicates sidewalks and driveway locations. Some sidewalks will be added and some removed in order to develop the site in accordance with the site plan.)

- b. Although the proposed gated access provides for one-way operation, the parking lot itself does not. Therefore, provide a 24' drive aisle for two-way circulation within the site.

The site plan has been revised to provide a 24' wide aisle within the site.

CONDITION 7 continued

- c. The location of security gates, parking lot layout and drive aisle width will be to the satisfaction of the Traffic Engineer. In addition, the Developer will need to provide "Entrance Only" signs at the driveways and "Exit Only" signs at the driveways. NOTE: Mailbox and bike rack locations may change to accommodate parking configuration.

The site plan has been revised based on discussions with the Transportation Department. "Entrance only" and "exit only" signs have been added. Mailboxes and bike rack have been moved to accommodate the parking configuration.

- d. Provide 24' driveways with 15' minimum curb return radii on Laguna Rd.

Transportation, fire and solid waste have approved a 20' driveway entry width and exit width, given the one-way nature of these 2 driveways. The site plan has been revised to show the 20' wide driveway, the 15' curb radii on Laguna, and the 24' drive aisle within the site.

- e. Vacation of right-of-way on Roma and 15th Street is unlikely, based on setback requirements for buildings on major local streets.

This condition does not specify any needed revision. (Please note as reference: The existing building is currently at 0' setback from Roma and 15th Street. A vacation would create a setback from the public right-of-way to create some defensible private yard space.)

- f. Site plan shall comply and be designed per DPM Standards, unless variances are allowed through the DRB process.

We have designed the site plan per DPM Standards, unless variances are allowed through the DRB process.

- g. Platting must be a concurrent DRB action.

A replat request was submitted and is scheduled for the February 23rd DRB hearing date. We are anticipating that this EPC sign-off at DRB for the SDP for Building Permit will also be scheduled for February 23rd.

- h. Dedication of an additional 6 feet of right-of-way along Central Avenue, as required by the City Engineer, to provide for on-street bicycle lanes.

The site plan has been revised to show a 6' dedication of right-of-way along Central Avenue.

CONDITION 8

Transit requests a shelter for the #66 stop in front of the site. The Huning Castle development across the street constructed a shelter for the eastbound #66. A shelter for the westbound #66 would complement that shelter, and both are located approximately half-way between Rapid Ride stations which are about a mile apart (one at Rio Grande, the next downtown at 6th St.)

A note has been added to the Site Development Plan, Sheet 1 of 6, General Note E, stating "The location of the bus shelter, if required, will be to the satisfaction of the Transit Department prior to EPC final sign-off." (Please note: We are working with Transit to determine the best location along Central for a bus shelter, if one is to be required. The neighborhood will also be consulted as to where they would prefer a shelter.)

CONDITION 9

As indicated on the preliminary grading plan, stormwater runoff from the subject site including the building shall be directed to Roma and Laguna Streets on the north and west sides of the property. There shall be no roof drainage from the subject property onto the property adjacent to the east.

The grading and drainage plan has been revised and was submitted to the City for review on January 28, 2005.

CONDITION 10

Environmental cleanup shall include elimination of infestations through extermination of birds, vermin and insects.

The City, as owners of the subject property, cannot convey the property to Family Housing Development Corporation until the site is cleaned and approved by the EPA. All cleaning methods and removal of birds, vermin and insects will be in accordance with the law. (Please note: Given this, there was no note added to the Site Development Plan.)

In addition to these changes, fire protection information was also added to the satisfaction of the Fire Marshal.

If you have any questions, please feel free to call me at 550-6784.

Thank you.

Sincerely,



Lori D. Weber
Project Manager
FHDC