

#21



COMPLETED 07/18/06 ST
DRB CASE ACTION LOG (FINAL PLAT)

REVISED 9/28/05

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

DRB Application No.: 06DRB00115 (FP)
Project Name: ENCHANTED MESA SUBD.
Agent: Wilks Company

Project # 1003739
Phone No.: 888-3066
220-6818

Project Number

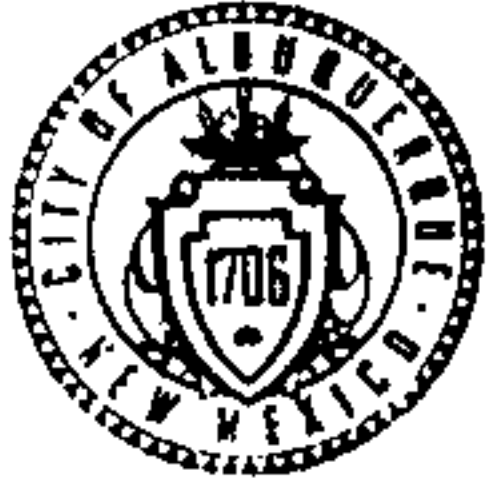
1003739

Your request for (SDP for SUB), (SDP for BP), (FINAL PLATS), (MASTER DEVELOP. PLAN), was approved on 7/12/06 by the DRB with delegation of signature(s) to the following departments.
OUTSTANDING SIGNATURES COMMENTS TO BE ADDRESSED

- TRANSPORTATION: _____
- _____
- _____
- _____
- _____
- UTILITIES: _____
- _____
- _____
- _____
- CITY ENGINEER / AMAFCA: _____
- _____
- _____
- _____
- PARKS / CIP: _____
- _____
- _____
- _____
- PLANNING (Last to sign): Record 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.**
- Copy of recorded plat for Planning.**

#21



DRB CASE ACTION LOG (FINAL PLAT)

REVISED 9/28/05

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

DRB Application No.: 06DRB00115 (FP)
Project Name: ENCHANTED MESA SUBD.
Agent: Wilks Company

Project # 1003739
Phone No.: 888-3066

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OUTSTANDING SIGNATURES COMMENTS TO BE ADDRESSED

- TRANSPORTATION: _____

- UTILITIES: _____

- CITY ENGINEER / AMAFCA: _____

- PARKS / CIP: _____

- PLANNING (Last to sign): Record 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: _____
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- Property Management's signature must be obtained prior to Planning Department's signature.
- AGIS DXF File approval required.
- Copy of recorded plat for Planning.

Project Number

1003739

2. **Project # 1003102**
06DRB-00832 Major-Preliminary Plat
Approval
06DRB-00837 Minor-Sidewalk Waiver
06DRB-00838 Minor-Temp Defer SDWK

ISAACSON & ARFMAN PA agent(s) for INFILL SOLUTIONS request(s) the above action(s) for all or a portion of Lot(s) 12-A, LANDS OF FERRARI-ESQUIBEL-PALMER (to be known as **THE SOFT LOFTS**) zoned SU-1 PRD (22 Du/Acre), located on LAGRIMA DE ORO NE, between JUAN TABO NE and MORRIS ST NE containing approximately 2 acre(s). [REF: 04DRB-00236, 06EPC-00146, 06EPC-00147, 05DRB-00911] [*Deferred from 7/12/06*] (F-21) **DEFERRED AT THE AGENT'S REQUEST TO 7/19/06.**

- 06DRB-00935 Minor-SiteDev Plan
Subd/EPC
06DRB-00936 Minor-SiteDev Plan
BldPermit/EPC

INFILL SOLUTIONS request(s) the above action(s) for all or a portion of Lot(s) 12-A, LANDS OF FERRARI-ESQUIBEL-PALMER, (to be known as **THE SOFT LOFTS**) zoned SU-1 PRD (22 DU/acre) located on JUAN TABO BLVD NE, between MONTGOMERY BLVD NE and LAGRIMA DE ORO RD NE containing approximately 2 acre(s). [REF: 05DRB-00911, 06EPC-00146, 06EPC-00147] [**David Stallworth, EPC Case Planner**] [*Deferred from 7/12/06*] (F-21) **DEFERRED AT THE AGENT'S REQUEST TO 7/19/06.**

3. **Project # 1004184**
06DRB-00819 Major-Bulk Land Variance
06DRB-00820 Minor-Prelim&Final Plat
Approval

COMMUNITY SCIENCES CORP agent(s) for TOM SALAZAR request(s) the above action(s) for all or a portion of Tract(s) A-1, **LANDS OF SALAZAR FAMILY TRUST ETAL**, zoned RLT AND SU-1 MIXED USE, located on VERMEJO PARK RD SW, between 98TH ST SW and UNSER BLVD SW containing approximately 149 acre(s). [REF: 05DRB-00810, 05DRB-00811] (N-9) **BULK LAND VARIANCE WAS APPROVED. THE PRELIMINARY AND FINAL PLAT WAS APPROVED WITH FINAL PLAT SIGN OFF DELEGATED TO TRANSPORTATION DEVELOPMENT FOR REMOVAL OF PUBLIC UTILITY EASEMENT, DEDICATION OF PERMANENT 98TH STREET EASEMENT, AMAFCA'S SIGNATURE AND PLANNING FOR ZONING ON FIRST PAGE OF PLAT, RECORD THE PLAT, 15-DAY APPEAL PERIOD AND NOTICE OF SUBDIVISION PLAT CONDITIONS DOCUMENT.**

4. **Project # 1004715**
06DRB-00813 Major-Preliminary Plat Approval
06DRB-00814 Major-Vacation of Public Easements
06DRB-00815 Minor-Subd Design (DPM) Variance
06DRB-00816 Minor-Sidewalk Waiver
06DRB-00817 Minor-Temp Defer SDWK

MARK GOODWIN & ASSOCIATES PA agent(s) for JTH, LLC request(s) the above action(s) for all or a portion of Lot(s) 6, 7, JUAN TABO HILLS, UNIT 1 (to be known as **JUAN TABO HILLS, UNIT 2**) zoned R-D residential and related uses zone, Developing Area, located on JUAN TABO BLV D SE, between EUBANK BLVD SE and FOUR HILLS RD SE containing approximately 83 acre(s). (M-21, M-22) **WITH THE SIGNING OF THE INFRASTRUCTURE LIST DATED 7/12/06 AND APPROVAL OF THE GRADING PLAN ENGINEER STAMP DATED 2/9/06 THE PRELIMINARY PLAT WAS APPROVED WITH THE FOLLOWING CONDITIONS OF FINAL PLAT: IF THE FINAL PLAT IS APPROVED AFTER 10/31/06, THE SUBDIVIDER MUST COMPLY WITH CITY COUNCIL RESOLUTION R-06-74 REGARDING PRE-DEVELOPMENT FACILITY FEE AGREEMENTS WITH THE ALBUQUERQUE PUBLIC SCHOOLS (APS) AND THE DEVELOPER SHALL ESTABLISH EITHER AN AVIGATION EASEMENT OR A COVENANT NOT TO SUE WITH THE CITY OF ALBUQUERQUE EITHER OF WHICH WOULD BE FILED WITH THE COUNTY CLERK'S OFFICE. THE VACATION WAS APPROVED AS SHOWN ON EXHIBIT B IN THE PLANNING FILE. THE SUBDIVISION DESIGN VARIANCE FROM MINIMUM DPM DESIGN STANDARDS WAS APPROVED AS SHOWN ON EXHIBIT C IN THE PLANNING FILE. A SIDEWALK VARIANCE FOR WAIVER OF SIDEWALKS WAS APPROVED AS SHOWN ON EXHIBIT C IN THE PLANNING FILE. THE TEMPORARY DEFERRAL OF CONSTRUCTION OF SIDEWALKS ON THE INTERIOR STREETS WAS APPROVED AS SHOWN ON EXHIBIT C IN THE PLANNING FILE.**

06DRB-00938 Minor-SiteDev Plan Subd

MARK GOODWIN & ASSOCIATES PA agent(s) for JTH, LLC request(s) the above action(s) for all or a portion of Lot(s) 6, 7, JUAN TABO HILLS, UNIT 1 (to be known as **JUAN TABO HILLS, UNIT 2**) zoned R-D residential and related uses zone, Developing Area, located on JUAN TABO BLV D SE, between EUBANK BLVD SE and FOUR HILLS RD SE containing approximately 83 acre(s). (M-21, M-22) **THE SITE PLAN FOR SUBDIVISION WAS APPROVED AND SIGNED OFF BY THE BOARD.**

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

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

6. **Project # 1003247**
06DRB-00874 Major-Preliminary Plat Approval
06DRB-00876 Major-Final Plat approval
06DRB-00875 Minor-Temp Defer SDWK

QUICK DRAW ENGINEERING agent(s) for MARK VALENCIA request(s) the above action(s) for all or a portion of Lot(s) 1 & 2 VALENCIA SUBDIVISION (to be known as **CORONA DEL SOL**) zoned R-2 residential townhomes, located on ALAMOGORDO NW, between ST JOSEPH NW and TUCSON NW containing approximately 1 acre(s). [REF: 04DRB-00190, 05DRB-00498] (G-11) **WITH THE SIGNING OF THE INFRASTRUCTURE LIST DATED 4/6/05 AND APPROVAL OF THE GRADING PLAN ENGINEER STAMP DATED 11/16/04 THE PRELIMINARY PLAT WAS APPROVED. THE FINAL PLAT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO PLANNING FOR THE 15-DAY APPEAL PERIOD AND TO RECORD. THE TEMPORARY DEFERRAL OF CONSTRUCTION OF SIDEWALKS ON THE INTERIOR STREETS WAS APPROVED AS SHOWN ON EXHIBIT C IN THE PLANNING FILE.**

7. **Project # 1003469**
06DRB-00882 Major-Vacation of Public Easements

TERRAMETRICS OF NEW MEXICO agent(s) for JEFFREY & LORRI ZUMWALT AND ED & CHARLENE WHITEHOUSE request(s) the above action(s) for Lot(s) 7A-P1, 8A-P1 & 9A-P1, **OAKLAND HEIGHTS**, zoned R-D (3 Du/Acre) located on OAKLAND AVE NE, between BARSTOW ST NE and VENTURA ST NE containing approximately 1 acre(s). [REF: 04DRB-00891] (C-20) **THE VACATION WERE APPROVED AS SHOWN ON EXHIBIT B IN THE PLANNING FILE. A CONDITION OF FINAL**

PLAT: SHOW PEDESTRIAN EASEMENT AT THE END OF THE CUL-DE-SAC.

8. **Project # 1003886**
06DRB-00861 Major-Preliminary Plat Approval
06DRB-00862 Major-Vacation of Pub Right-of-Way
06DRB-00864 Major-Vacation of Public Easements
06DRB-00863 Minor-Vacation of Private Easements
06DRB-00867 Minor-Temp Defer SDWK

MARK GOODWIN & ASSOCIATES agent(s) for HOME SITE FIVE request(s) the above action(s) for all or a portion of Tract(s) C & 42, MESA VILLAGE SUBDIVISION (to be known as **SILVER LEAF SUBDIVISION**) zoned R-3, located on LOMAS BLVD NE, between SELLARS DR NE and EASTERDAY NE containing approximately 52 acre(s). [REF: 05DRB-01831] (J-20) **WITH THE SIGNING OF THE INFRASTRUCTURE LIST DATED 7/12/06 AND APPROVAL OF THE GRADING PLAN ENGINEER STAMP DATED 11/9/05 THE PRELIMINARY PLAT WAS APPROVED WITH THE FOLLOWING CONDITION OF FINAL PLAT: IF THE FINAL PLAT IS APPROVED AFTER 10/31/06, THE SUBDIVIDER MUST COMPLY WITH CITY COUNCIL RESOLUTION R-06-74 REGARDING PRE-DEVELOPMENT FACILITY FEE AGREEMENTS WITH THE ALBUQUERQUE PUBLIC SCHOOLS (APS). THE VACATIONS WERE APPROVED AS SHOWN ON EXHIBIT B IN THE PLANNING FILE. THE TEMPORARY DEFERRAL OF CONSTRUCTION OF SIDEWALKS ON THE INTERIOR STREETS WAS APPROVED AS SHOWN ON EXHIBIT C IN THE PLANNING FILE.**

9. **Project # 1004974**
06DRB-00884 Major-SiteDev Plan Subd
06DRB-00885 Major-SiteDev Plan Bldg Permit

STUDIO SW ARCHITECTS agent(s) for SAN PEDRO EQUITIES request(s) the above action(s) for all or a portion of Lot(s) 1, 2, 3, 30, 31 and 32, Tract(s) A, Block(s) 34, **NORTH ALBUQUERQUE ACRES**, zoned SU-2, IP, located on SAN PEDRO NE BETWEEN HOLLY NE AND CARMEL NE containing approximately 5 acres.[REF: AX-84-9,Z-84-41] [*Deferred from 7/12/06*] (C-18) **DEFERRED AT THE AGENT'S REQUEST TO 8/16/06.**

10. **Project # 1003703**
06DRB-00886 Major-Preliminary Plat
Approval
06DRB-00887 Major-Vacation of Public
Right-of-Way
06DRB-00888 Minor-Temp Defer SDWK

ADIL RIZVI request(s) the above action(s) for all or a portion of Lot(s) 13, 14, 15, 16, 19 & 20, Block(s) 2, Tract(s) 3, Unit(s) 3, NORTH ALBUQUERQUE ACRES, (to be known as **EAGLE'S VIEW ESTATES**, zoned RD, located on VENTURA NE between EAGLE ROCK NE and OAKLAND NE containing approximately 6 acres. [REF: 04DRB-01533] (C-20) **WITH THE SIGNING OF THE INFRASTRUCTURE LIST DATED 7/12/06 AND APPROVAL OF THE GRADING PLAN ENGINEER STAMP DATED 10/24/05 THE PRELIMINARY PLAT WAS APPROVED WITH THE FOLLOWING CONDITIONS OF FINAL PLAT APPROVAL: THE DEDICATION ALONG EAGLE ROCK SHALL BE SHOWN ON THE FINAL PLAT PRIOR TO APPROVAL. THE FIRE DEPARTMENT MUST APPROVE THE HAMMERHEAD PRIOR TO FINAL PLAT APPROVAL. IF THE FINAL PLAT IS APPROVED AFTER 10/31/06, THE SUBDIVIDER MUST COMPLY WITH CITY COUNCIL RESOLUTION R-06-74 REGARDING PRE-DEVELOPMENT FACILITY FEE AGREEMENTS WITH THE ALBUQUERQUE PUBLIC SCHOOLS (APS). THE PROVISION OF A GRADING PLAN FOR MS OTTMEYER'S LOT IS REQUIRED. THE VACATION WAS APPROVED AS SHOWN ON EXHIBIT B IN THE PLANNING FILE. THE TEMPORARY DEFERRAL OF CONSTRUCTION OF SIDEWALKS ON THE INTERIOR STREETS WAS APPROVED AS SHOWN ON EXHIBIT C IN THE PLANNING FILE.**

11. **Project # 1004240**
06DRB-00890 Major-Preliminary Plat
Approval
06DRB-00891 Minor-Sidewalk Waiver
06DRB-00892 Minor-Temp Defer SDWK
06DRB-00893 Minor-Vacation of Private
Easements

ADVANCED ENGINEERING & CONSULTING LLC agent(s) for VILLAS LAS MANANITAS DEVELOPMENT LLC request(s) the above action(s) for all or a portion of Tract(s) 87-A-1-B, 87-A-2, 87-B-1, 87-B-2, 87-B-3, 88, 89A, 89-B-1, 89-B-2-A, Lot(s) A-1 and A-2, LANDS OF E. MAS (to be known as **VILLAS LAS MANANITAS SUBDIVISION**, zoned SU-1 FOR C-1 AND R-1, located on INDIAN SCHOOL RD NW between the ALAMEDA DRAIN AND RIO GRANDE BLVD NW containing approximately 5 acres. [REF: 05DRB-00918] [Deferred from 7/12/06] (H-13) **DEFERRED AT THE AGENT'S REQUEST TO 7/26/06.**

12. **Project # 1004932**
06DRB-00889 Major-Vacation of Public
Right-of-Way

RIMCON INC., WALTER TILLEY, agent(s) for ALAN MALOTT request(s) the above action(s) for Lot(s) B, Block(s) 5, **MONTE VISTA ADDITION**, zoned C-1, located on CAMPUS BLVD NE between TULANE DR NE and CARLISLE NE containing approximately 1 acre(s). [REF: 06DRB-00775] (K-16) **THE VACATION WAS APPROVED AS SHOWN ON EXHIBIT B IN THE PLANNING FILE.**

13. **Project # 1003612**
06DRB-00737 Major-Preliminary Plat
Approval
06DRB-00738 Major-Vacation of Pub
Right-of-Way
06DRB-00739 Minor-Temp Defer SDWK

THOMPSON ENGINEERING CONSULTANTS INC agent(s) for DRAGONFLY DEVELOPMENT INC request(s) the above action(s) for all or a portion of Lot(s) 37, TOWN OF ATRISCO GRANT (to be known as **SUNDORO SOUTH, UNIT 9**) zoned SU-2 R-LT, located on ENDEE RD NW, between 98TH ST NW and 94TH ST NW containing approximately 6 acre(s). [REF: 04DRB-01868] [*Deferred from 6/21/06 & 6/28/06 & 7/12/06*] (J-9) **DEFERRED AT THE BOARD'S REQUEST TO 7/26/06.**

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

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

14. **Project # 1001275**
06DRB-00931 Minor-SiteDev Plan
BldPermit/EPC

GEORGE RAINHART & ASSOCIATES agent(s) for DOPPCO DEVELOPMENTS request(s) the above action(s) for all or a portion of Lot(s) 2, LOWES SUBDIVISION (to be known as **SHOPPES OF ALAMEDA**) zoned SU-1 with Permissive Use, located on ALAMEDA NW, between COORS BLVD NW and ELLISON DR NW containing approximately 4 acre(s). [**Stephanie Shumsky, EPC Case Planner**] (A-14) **WITH THE SIGNING OF THE INFRASTRUCTURE LIST DATED 7/12/06 THE SITE PLAN FOR BUILDING PERMIT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO CITY ENGINEER FOR SIA AND PLANNING FOR 3 COPIES OF THE SITE PLAN AND THE EPC CASE PLANNER'S INITIALS.**

15. **Project # 1003272**
06DRB-00941 Minor-SiteDev Plan
Subd/EPC

CONSENSUS PLANNING agent(s) for AMERI CONTRACTORS LLC request(s) the above action(s) for all or a portion of Lot(s) 2-A-1-B-2, 3-A and 4-A-1, **ALBUQUERQUE WEST, UNIT 2**, zoned SU-1 PDA to include C-3 uses, located on PASEO DEL NORTE NW, between COORS BLVD NW and EAGLE RANCH RD NW containing approximately 10 acre(s). [REF: 06EPC-00283] **[Stephanie Shumsky, EPC Case Planner]** *[Deferred from 7/12/06]* (C-13) **DEFERRED AT THE AGENT'S REQUEST TO 7/26/06.**

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

16. **Project # 1004223**
06DRB-00913 Minor-Extension of
Preliminary Plat

SURVEYS SOUTHWEST LTD agent(s) for LUTHER MARTINEZ request(s) the above action(s) for all or a portion of Tract(s) 6-B **SUNDT'S INDUSTRIAL CENTER**, with Parcel(s) D of **RENAISSANCE CENTER III**, zoned M-2 & SU-1 IP, located on MONTANO RD NE, between ALEXANDER BLVD NE and DESERT SURF CIRCLE NE containing approximately 9 acre(s). [REF: 05DRB-00884, 05DRB-00885] (F-16) **A ONE-YEAR EXTENSION OF THE PRELIMINARY PLAT WAS APPROVED.**

17. **Project # 1004120**
06DRB-00918 Minor-Prelim&Final Plat
Approval

SURVEYS SOUTHWEST LTD agent(s) for ROBERT RUTH request(s) the above action(s) for Lot(s) 30-A, 30-B-2-A & 30-B-2-B, **ALVARADO GARDENS, UNIT 3**, zoned R-2 residential zone, located on CANDELARIA RD NW, between GLENWOOD NW and VERANDA RD NW containing approximately 2 acre(s). [REF: 05DRB-00622] (G-12) **THE PRELIMINARY AND FINAL PLAT WAS APPROVED WITH FINAL PLAT SIGN OFF DELEGATED TO TRANSPORTATION DEVELOPMENT TO CHECK FOR 6-FOOT SIDEWALKS.**

18. **Project # 1001789**
06DRB-00924 Minor-Prelim&Final Plat
Approval

PRECISION SURVEYS agent(s) for DASKALOS NOB HILL request(s) the above action(s) for all or a portion of Lot(s) 28-A-1, Block(s) 6, **MONTE VISTA**, zoned SU-2/CCR, located on CENTRAL AVE NE, between TULANE NE and WELLESLEY NE containing approximately 1 acre(s). (K-16) **PRELIMINARY AND FINAL PLAT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO PLANNING TO RECORD.**

19. **Project # 1004604**
06DRB-00929 Minor-Prelim&Final Plat
Approval

CARTESIAN SURVEYS INC agent(s) for SILVERTON CUSTOM HOMES INC request(s) the above action(s) for all or a portion of Lot(s) 8-11, Block(s) 6, **BELMONT PLACE ADDITION**, zoned R-1, located on 5TH ST NW, between FREEMAN AVE NW and SAN CLEMENTE NW containing approximately 1 acre(s). [REF: 06DRB-00153] (G-14) **PRELIMINARY AND FINAL PLAT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO PLANNING FOR AGIS DXF FILE AND TO RECORD.**

20. **Project # 1004782**
06DRB-00928 Minor-Prelim&Final Plat
Approval

CARTESIAN SURVEYS INC agent(s) for THOMAS P GUTIERREZ request(s) the above action(s) for all or a portion of Lot(s) 18, Block(s) 1, **SLOAN'S ACRES**, zoned R-1, located on ESTANCIA NW, between LADERA DR NW and WESTERN TRAILS NW containing approximately 1 acre(s). [Deferred from 7/12/06] (G-11) **DEFERRED AT THE AGENT'S REQUEST TO 7/26/06.**

21. **Project # 1003739**
~~06DRB-00115 Minor-Final Plat Approval~~

WILKS COMPANY agent(s) for THE SHELDON CO LLC request(s) the above action(s) for all or a portion of Lot(s) 12-16, Block(s) 8, **ENCHANTED MESA SUBDIVISION**, zoned C-1 neighborhood commercial zone, located on CHELWOOD PARK BLVD NE, between MENAUL BLVD NE and PHOENIX AVE NE containing approximately 1

acre(s). *[Final Plat Indef deferred for SIA 2/8/06]* (H-22)
**THE FINAL PLAT WAS APPROVED WITH FINAL SIGN
OFF DELEGATED TO PLANNING TO RECORD.**

NO ACTION IS TAKEN ON THESE CASES:

APPLICANT - AGENT IS REQUIRED TO BE AT THE MEETING

22. **Project # 1004986**
06DRB-00922 Minor-Sketch Plat or Plan
- STEPHEN & PATRICIA DWYER request(s) the above action(s) for all or a portion of Lot(s) 2, Tract(s) 2, **FOUR HILLS VILLAGE INSTALLMENT 11-A**, zoned R-1 residential zone, located on STAGECOACH RD SE, between PEDREGOSO PL SE and LA CABRA DR SE containing approximately 1 acre(s). *[Deferred from 7/12/06]* (M-23) **DEFERRED AT THE APPLICANT'S REQUEST TO 7/19/06.**
23. **Project # 1004988**
06DRB-00926 Minor-Sketch Plat or Plan
- FORSTBAUER SURVEYING LLC agent(s) for EAGLE/3-V INVESTORS LLC request(s) the above action(s) for all or a portion of Tract(s) 2-D, **EAGLE RANCH**, zoned O-1, located on EAGLE RANCH RD NW between CONGRESS AVE NW and IRVING BLVD NW containing approximately 4 acre(s). (C-13) **THE ABOVE REQUEST WAS REVIEWED AND COMMENTS WERE GIVEN.**
24. **Project # 1004989**
06DRB-00933 Minor-Sketch Plat or Plan
- BOHANNAN HUSTON INC agent(s) for MESA VERDE DEVELOPMENT request(s) the above action(s) for all or a portion of Tract(s) A, **WILDERNESS SUBDIVISION UNIT 2**, zoned SU-2 HD R-R, located on HIGH DESERT PLACE NE, between TRAIL HEAD RD NE and EMBUDITO VIEW CT NE containing approximately 4 acre(s). [REF: 04DRB-00713, 04DRB-01723, 05DRB-00477] (F-23) **THE ABOVE REQUEST WAS REVIEWED AND COMMENTS WERE GIVEN.**

25. Approval of the Development Review Board Minutes for June 28, 2006. **THE DRB MINUTES FOR JUNE 28, 2006 WERE APPROVED BY THE BOARD.**

ADJOURNED: 1:20 P.M.

CITY OF ALBUQUERQUE



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

DEVELOPMENT REVIEW BOARD--SPEED MEMO

DRB CASE NO/PROJECT NO: 1003739

AGENDA ITEM NO: 21

SUBJECT:

Final Plat

ACTION REQUESTED:

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

ENGINEERING COMMENTS:

No adverse comments.

RESOLUTION:

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

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

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

FOR:

SIGNED: Bradley L. Bingham
City Engineer/AMAFCA Designee

DATE: July 12, 2006

P.O. Box 1293

Albuquerque

New Mexico 87103

www.cabq.gov

Handwritten signature/initials



**DEVELOPMENT REVIEW BOARD
ACTION SHEET**

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

February 8, 2006

9:00 a.m.

MEMBERS:

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

Wilfred Gallegos, Transportation Development
Brad Bingham, Alternate City Engineer

Roger Green, Utility Development
Christina Sandoval, Parks & Recreation

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

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

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

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

Adjourned: 10:45 A.M.

CASES WHICH REQUIRE PUBLIC NOTIFICATION

MAJOR SUBDIVISIONS, VACATIONS, SIA EXTENSIONS AND SITE DEVELOPMENT PLANS

- 1. **Project # 1004644**
06DRB-00062 Major-Bulk Land Variance
06DRB-00063 Minor-Prelim&Final Plat
Approval

SURV-TEK INC agent(s) for THE TRAILS LLC request(s) the above action(s) for all or a portion of Tract(s) 9 & 10, **THE TRAILS, UNIT 2**, zoned R-D residential and related uses zone, developing area, located on WOODMONT AVE NW, between RAINBOW BLVD NW and UNIVERSE BLVD NW containing approximately 25 acre(s). (C-9) **BULK LAND VARIANCE. PRELIMINARY AND FINAL PLAT APPROVED WITH FINAL SIGN OFF DELEGATED TO PLANNING FOR AGIS DXF FILE AND APPEAL PERIOD.**

2. **Project # 1002743**
05DRB-01818 Major-Preliminary Plat
Approval

BORDENAVE DESIGNS agent(s) for HARVEST HOMES LLC request(s) the above action(s) for all or a portion of Tract(s) I & J, **LA LUZ DEL OESTE, UNIT 4**, zoned SU-1 FOR PRD, located on COORS BLVD NW, between WESTERN TRAILS NW and DELLYNE NW containing approximately 4 acre(s). [REF: 03DRB-00989] [*Indefinitely deferred on a no show on 1/4/2006*] [*Deferred from 2/1/06*] (F-11) **WITH THE SIGNING OF THE INFRASTRUCTURE LIST DATED 2/8/06 AND APPROVAL OF THE GRADING PLAN ENGINEER STAMP DATED 5/19/79 THE PRELIMINARY PLAT WAS APPROVED WITH THE CONDITION OF FINAL PLAT: IN ACCORDANCE WITH CITY COUNCIL RESOLUTION R-05-297, EACH SUBDIVISION AND ITS EFFECT ON THE DESIGN CAPACITY OF APS AREA SCHOOLS MUST BE RESOLVED PRIOR TO FINAL PLAT APPROVAL.**

3. **Project # 1004607**
05DRB-01904 Major-Preliminary Plat
Approval
05DRB-01905 Minor-Temp Defer SDWK

WILSON & COMPANY, INC. agent(s) for VISTA VIEJA INVESTMENTS, LLC request(s) the above action(s) for all or a portion of Tract(s) 3 & 4, **VISTA VIEJA SUBDIVISION**, zoned RD, located on SCENIC NW, between 81ST ST NW and ALBERICOQUE PL NW containing approximately 78 acre(s). [REF: 04DRB-00825, 04DRB-01460, 05DRB-01235, 05DRB-01236] [*Deferred from 1/11/06 & 1/18/06 & 1/25/06 & 2/1/06*] (D-9) **WITH THE SIGNING OF THE INFRASTRUCTURE LIST DATED 2/8/06 AND APPROVAL OF THE GRADING PLAN ENGINEER STAMP DATED 1/24/05 THE PRELIMINARY PLAT WAS APPROVED WITH THE CONDITION OF FINAL PLAT: IN ACCORDANCE WITH CITY COUNCIL RESOLUTION R-05-297, EACH SUBDIVISION AND ITS EFFECT ON THE DESIGN CAPACITY OF APS AREA SCHOOLS MUST BE RESOLVED PRIOR TO FINAL PLAT APPROVAL. THE TEMPORARY DEFERRAL OF CONSTRUCTION OF SIDEWALKS ON THE INTERIOR STREETS WAS APPROVED AS SHOWN ON EXHIBIT C IN THE PLANNING FILE.**

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

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

4. **Project # 1000539**
06DRB-00128 Minor-SiteDev Plan
Subd/EPC
06DRB-00125 Minor-SiteDev Plan
BldPermit/EPC
- JON ANDERSON ARCHITECT agent(s) for HOPE CHRISTIAN SCHOOL request(s) the above action(s) for Lot(s) A, Block(s) 12, and Lot(s) A, 6, 7, 8A, 9A1, 10 and 26, Block(s) 11 & 12, **NORTH ALBUQUERQUE ACRES, UNIT B**, zoned RD, C-1, SU-1 P.S. , SU-1, C-2, located on PALOMAS AVE NE, between SAN PEDRO DR NE and LOUISIANA BLVD NE containing approximately 19 acre(s). [REF: Z-95-4, AA-97-74, DRB-95-263, 04EPC01535, 04EPC01536, 04EPC01537, 04EPC01538] **[Russell Brito, for Elvira Lopez, EPC Case Planner]** [*Deferred at the Board's request from 2/8/06*] (D-18) **DEFERRED AT THE BOARD'S REQUEST TO 2/22/06.**

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

5. **Project # 1000941**
06DRB-00111 Minor-Ext of SIA for Temp
Defer SDWK
- PETER JOHNSON agent(s) for VINTAGE INC. request(s) the above action(s) for lots 27, 29, 32, 34, 62, 63, 64, & 84, **PARADISE BLUFF, UNIT 1**, zoned SU-1, located on PARADISE BLVD NW between JUSTIN DR NW and LILIENTHAL NW containing approximately 6 acre(s). [REF: 00DRB-01656, 01DRB-01150] [*Deferred from 2/8/06*] (B-11/B-12) **DEFERRED AT THE AGENT'S REQUEST TO 2/15/06.**
6. **Project # 1002590**
06DRB-00124 Major-Final Plat Approval
- MARK GOODWIN & ASSOCIATES PA agent(s) for MEL FAMIE LLC request(s) the above action(s) for all or a portion of Tract(s) B, LANDS OF BRACKSON A COURSON, (to be known as **CHAPARRAL COURT**) zoned RD, located on 64TH ST NW south of MILNE RD NW and containing approximately 4 acre(s).(G-10) **FINAL PLAT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO PARKS FOR DETACHED OPEN SPACE NOTE AND PLANNING FOR FLOOD PLAIN NOTE AND TO RECORD.**

7. **Project # 1003739**
06DRB-00115 Minor-Prelim&Final Plat
Approval

WILKS COMPANY agent(s) for THE SHELDON CO LLC request(s) the above action(s) for all or a portion of Lot(s) 12-16, Block(s) 8, **ENCHANTED MESA SUBDIVISION**, zoned C-1 neighborhood commercial zone, located on CHELWOOD PARK BLVD NE, between MENAUL BLVD NE and PHOENIX AVE NE containing approximately 1 acre(s). (H-22) **WITH THE SIGNING OF THE INFRASTRUCTURE LIST DATED 2/8/06 THE PRELIMINARY PLAT WAS APPROVED. THE FINAL PLAT WAS INDEFINITELY DEFERRED FOR THE SIA.**

8. **Project # 1002189**
06DRB-00094 Minor-Prelim&Final Plat
Approval

WILKS COMPANY agent(s) for TIM & TRACY JARMILLO request(s) the above action(s) for all or a portion of Lot(s) 1-P1, Block(s) 7, **CRYSTAL RIDGE SUBDIVISION, UNIT 3**, zoned R-1 residential zone, located on MAGIC SKY CT NW, between SEVEN BAR LOOP NW and BARRETT AVE NW containing approximately 1 acre(s). [REF: S-98-66, DRB-97-298,SV-97-55] *[Deferred from 2/1/06]*(B-13) **THE PRELIMINARY PLAT WAS APPROVED WITH THE CONDITION OF FINAL PLAT: IN ACCORDANCE WITH CITY COUNCIL RESOLUTION R-05-297, EACH SUBDIVISION AND ITS EFFECT ON THE DESIGN CAPACITY OF APS AREA SCHOOLS MUST BE RESOLVED PRIOR TO FINAL PLAT APPROVAL. THE FINAL PLAT WAS INDEFINITELY DEFERRED FOR COMPLIANCE WITH THE WEST SIDE STRATEGIC PLAN AMENDMENT.**

9. **Project # 1004139**
06DRB-00129 Minor-Final Plat Approval

BRASHER & LORENZ agent(s) for STEVE SLICK request(s) the above action(s) for all or a portion of Lot(s) 27-29, Block(s) 17, Tract(s) 1, **NORTH ALBUQUERQUE ACRES, UNIT 3** (to be known as **MODESTO SEVEN**) zoned R-D, 3DU/AC, located on MODESTO AVE NE, between BARSTOW ST NE and VENTURA ST NE containing approximately 3 acre(s). [REF: 05DRB00969] (B-20) **FINAL PLAT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO TRANSPORTATION DEVELOPMENT FOR P-1 LOT DESIGNATION ISSUE AND PLANNING FOR AGIS DXF AND TO RECORD.**

10. **Project # 1004670**
06DRB-00127 Minor-Prelim&Final Plat
Approval
06DRB-00126 Minor-Vacation of Private
Easements

FOX PLAZA LIMITED LIABILITY CO request(s) the above action(s) for all or a portion of Tract(s) 3A, **LANDS OF TIJERAS PLACE IMPROVEMENTS**, zoned C-2, located on CENTRAL AVE SE, between SAN PEDRO SE and VALENCIA SE containing approximately 1 acre(s). (K-18) **PRELIMINARY AND FINAL PLAT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO TRANSPORTATION DEVELOPMENT FOR 3-FOOT PUBLIC RIGHT-OF-WAY OR A 3-FOOT RIGHT-OF-WAY DEDICATION ALONG CENTRAL TO BE GRANTED BY THE PLAT AND TO PLANNING FOR THE AGIS DXF FILE AND TO RECORD THE PLAT. THE VACATION WAS APPROVED AS SHOWN ON EXHIBIT B IN THE PLANNING FILE.**

11. **Project # 1003366**
06DRB-00056 Minor-Prelim&Final Plat
Approval

ADVANCED ENGINEERING & CONSULTING agent(s) for SHARIF (FELIX) RABADI request(s) the above action(s) for all or a portion of Tract(s) T-1A-2, **TOWN OF ALAMEDA GRANT**, zoned SU-1 FOR PRD, located on GOLF COURSE RD NW, between IRVING BLVD NW and the CALABACILLAS ARROYO, containing approximately 9 acre(s). [REF: 05DRB01272, 05DRB01273, 04EPC00498, 04DRB00596, Z-80-74, AX-80-16, Z-85-84, AX-85-20, Z-93-131, DRB-94-146, V-96-89] *[Deferred from 1/18/06 & 1/25/06]* (A-12/B-12) **PRELIMINARY AND FINAL PLAT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO PLANNING FOR AGIS DXF FILE, REAL PROPERTY SIGNATURE AND NMU INC SIGNATURE.**

12. **Project # 1004246**
06DRB-00091 Minor-Prelim&Final Plat
Approval

SURVEYS SOUTHWEST LTD agent(s) for JASON DASKALOS request(s) the above action(s) for all or a portion of Lot(s) 7-10 & 23-26, Block(s) 35, Tract(s) A, **NORTH ALBUQUERQUE ACRES, UNIT B**, zoned SU-2 - IP, located on HOLLY AVE NE and PASEO DEL NORTE NE and containing approximately 6 acre(s). *[Deferred from 2/1/06]* (C-18) **PRELIMINARY AND FINAL PLAT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO TRANSPORTATION DEVELOPMENT FOR NOTE REGARDING PASEO DEL NORTE AS A LIMITED**

ACCESS STREET – “PASEO DEL NORTE IS A LIMITED ACCESS ARTERIAL. NO DIRECT ACCESS IS PERMITTED TO PASEO DEL NORTE UNLESS APPROVED BY THE METROPOLITAN TRANSPORTATION BOARD”, AND TO PLANNING FOR SITE PLAN FOR BUILDING PERMIT APPLICATION.

- 13. Project # 1003198**
06DRB-00093 Major-Final Plat Approval

RIO GRANDE ENGINEERING agent(s) for FULLER HOMES INC request(s) the above action(s) for all or a portion of Tract(s) A & B, LANDS OF HECTOR ROJO and Tract(s) 355 & 356, TOWN OF ATRISCO GRANT, (to be known as **AUTUMN VIEW SUBDIVISION**, zoned RD, R-1, located on TOWER RD SW, between COORS BLVD SW and STINSON RD SW containing approximately 15 acre(s). *[Deferred from 2/1/06 & 2/8/06]* (L-10) **DEFERRED AT THE AGENT’S REQUEST TO 2/22/06.**

- 14. Project # 1004359**
06DRB-00100 Minor-Prelim&Final Plat Approval

MARK SNAPP agent(s) for CALITERRA DEVELOPMENT request(s) the above action(s) for all or a portion of Lot(s) 17, **RICE’S DURANES ADDITION, UNIT 1**, zoned R-2 residential zone, located on RIO GRANDE BLVD NW, between INDIAN SCHOOL RD NW and RICE AVE NW containing approximately 1 acre(s). [REF: 05DRB-01244] *[Deferred from 2/1/06 & 2/8/06]* (H-12) **DEFERRED AT THE AGENT’S REQUEST TO 2/15/06.**

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

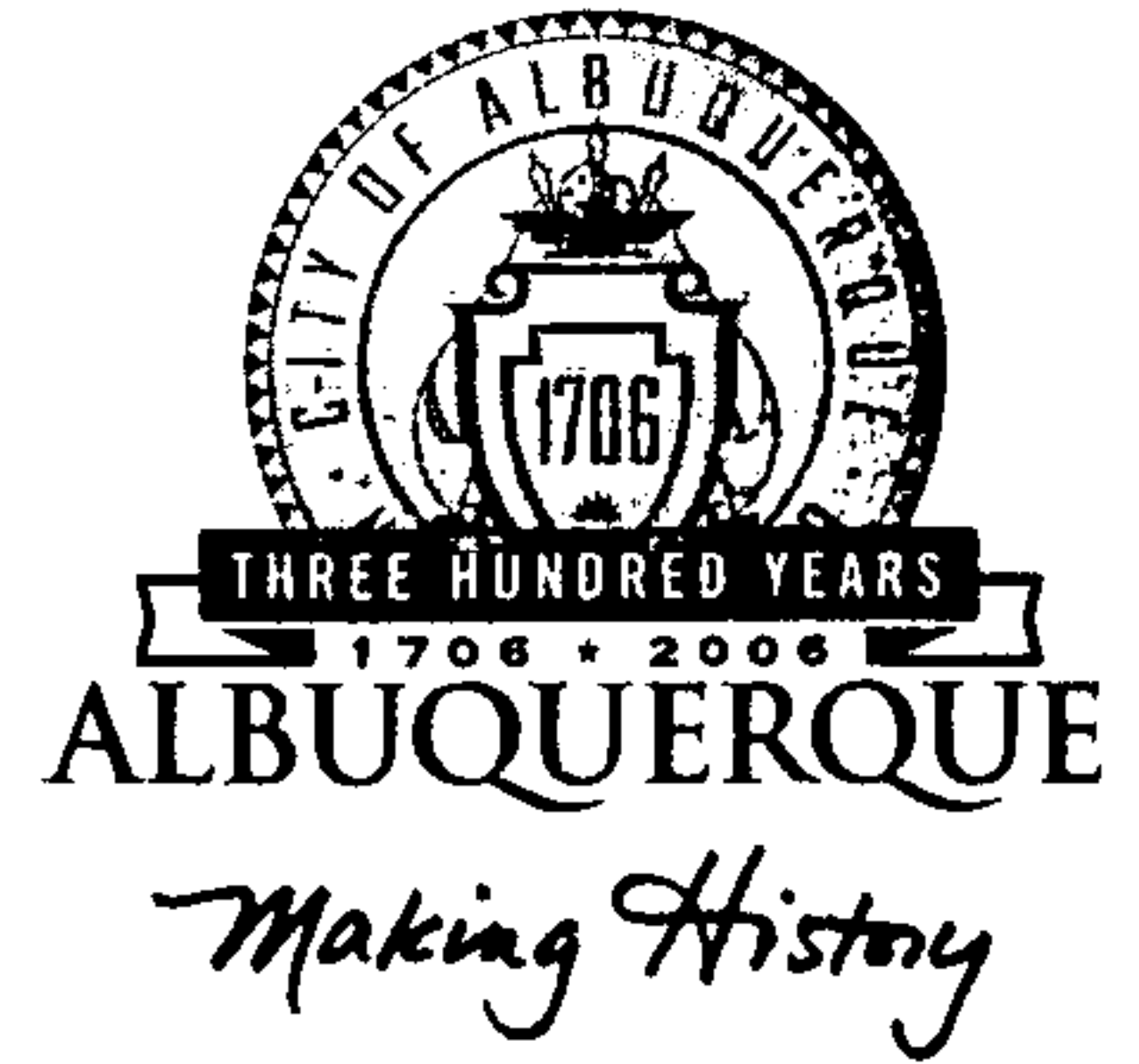
}}
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15. **Project # 1004669**
06DRB-00123 Minor-Sketch Plat or Plan
- BILLY BACA request(s) the above action(s) for all or a portion of Lot(s) 2, Block(s) A, **JOHNSON SUBDIVISION**, zoned R-1, located on 12TH STREET NW, between AZTEC NW and GRIEGOS RD NW containing approximately 1 acre(s). (G-14) **THE ABOVE REQUEST WAS REVIEWED AND COMMENTS WERE GIVEN.**
16. Approval of the Development Review Board Minutes for February 1, 2006. **THE DRB MINUTES FOR FEBRUARY 1, 2006 WERE APPROVED BY THE BOARD.**

ADJOURNED: 10:45 A.M.



CITY OF ALBUQUERQUE



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

DEVELOPMENT REVIEW BOARD--SPEED MEMO

DRB CASE NO/PROJECT NO: 1003739

AGENDA ITEM NO: 7

SUBJECT:

Final Plat
Preliminary Plat

ACTION REQUESTED:

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

P.O. Box 1293

ENGINEERING COMMENTS:

No adverse comments.

Albuquerque

New Mexico 87103

RESOLUTION:

APPROVED X ^{I.L.}; DENIED ____; DEFERRED X ^{F.P.}; 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: February 8, 2006

**CITY OF ALBUQUERQUE
Planning Department
February 8, 2006
DRB Comments**

ITEM # 7

PROJECT # 1003739 APPLICATION # 06-00115

RE: Enchanted Mesa Subdivision/p&f plat

There is no objection to this platting request.

AGIS dxf approval dated 1/30/06 is on file.



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

3739

DXF Electronic Approval Form

DRB Project Case #: 1003739

Subdivision Name: ENCHANTED MESA BLOCK 8 LOT 16A

Surveyor: ANTHONY L HARRIS

Contact Person: ANTHONY L HARRIS

Contact Information: 889-8056

DXF Received: 1/30/2006

Hard Copy Received: 1/30/2006

Coordinate System: NMSP Grid (NAD 27)


Approved

01-30-2006
Date

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

AGIS Use Only
Copied fc **3739** to agiscov on **1/30/2006** Contact person notified on **1/30/2006**

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DESIGN REVIEW

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NATURE SAVER FAX MEMO 01616	
To: Lawrence Ollason	From: Pamela
821-9304	924-3994
828-1445	924-3440

Pray 1003739

No. of lots: 5
Nearest Major Streets: Delaney Dr. E
W. 1st St.

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 11th day of June, 2006, by and between the City of Albuquerque, New Mexico ("City"), a municipal corporation, whose address is P. O. Box 1291, Civic Plaza, Albuquerque, New Mexico 87103, and Delaney Drive LLC ("Subdivider"), a [state the type of business entity, for instance, "New Mexico corporation," "general partnership," "joint venture," "individual," etc.]. Delaney Drive LLC whose address is 10110 San Encino Blvd NE, Albuquerque, NM 87122 and whose telephone number is 505-821-9254 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 17-16 Enchanted Mesa Subdivision BIK(5), recorded on 11/17/1953 in the records of the Bernalillo County Clerk at Book D1, pages 317 through 318 (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:] Delaney Drive LLC ("Owner").

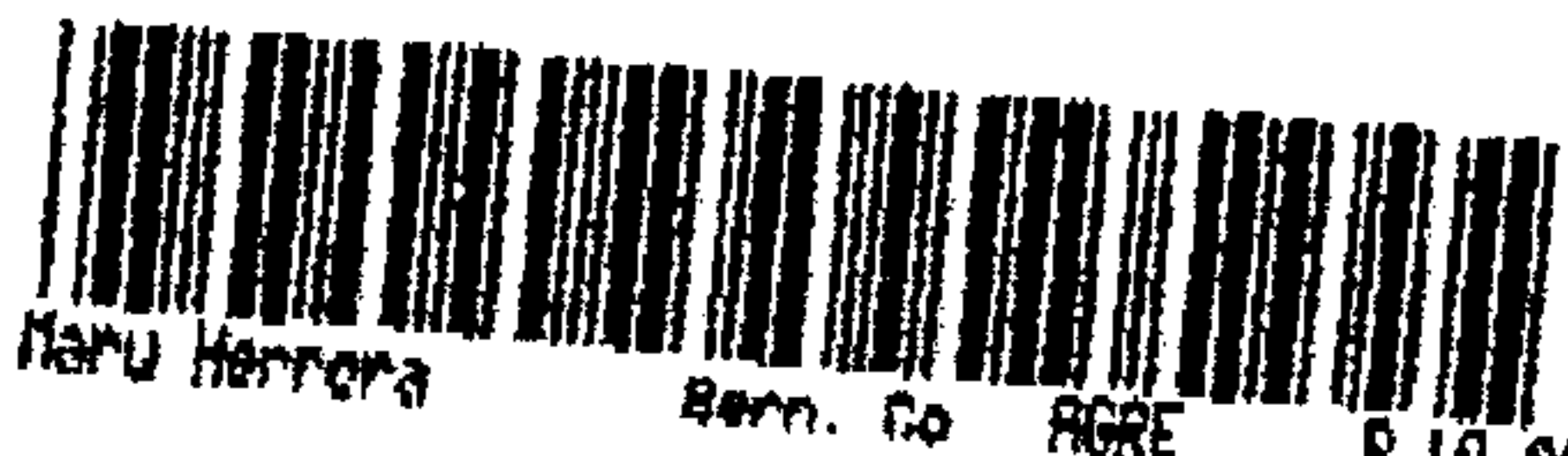
The Subdivider has submitted and the City has approved a preliminary plat or Site Development Plan identified as Lot 16A Block 3 Enchanted Mesa describing Subdivider's property.

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

2. Improvements and Construction Deadline. The Subdivider agrees to install and complete the public and/or private improvements described in Exhibit A, the required infrastructure listing ("Improvements"), to the satisfaction of the City, on or before the 5th day of December, 2006 ("Construction Completion Deadline"), at no cost to the City. The Improvements are shown in greater detail on the Subdivider's proposed and approved plans, which have been filed with the City Engineer and are identified as Project No. 786,81.

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 14-14-1) 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

Figure 12 Page 1



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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:

Type of Fee	Amount
Engineering Fee	3.25% of Actual Construction Cost
Excavation And Sidewalk Ordinance, Street Restoration Fees	As per required City approved estimate (figure 7)

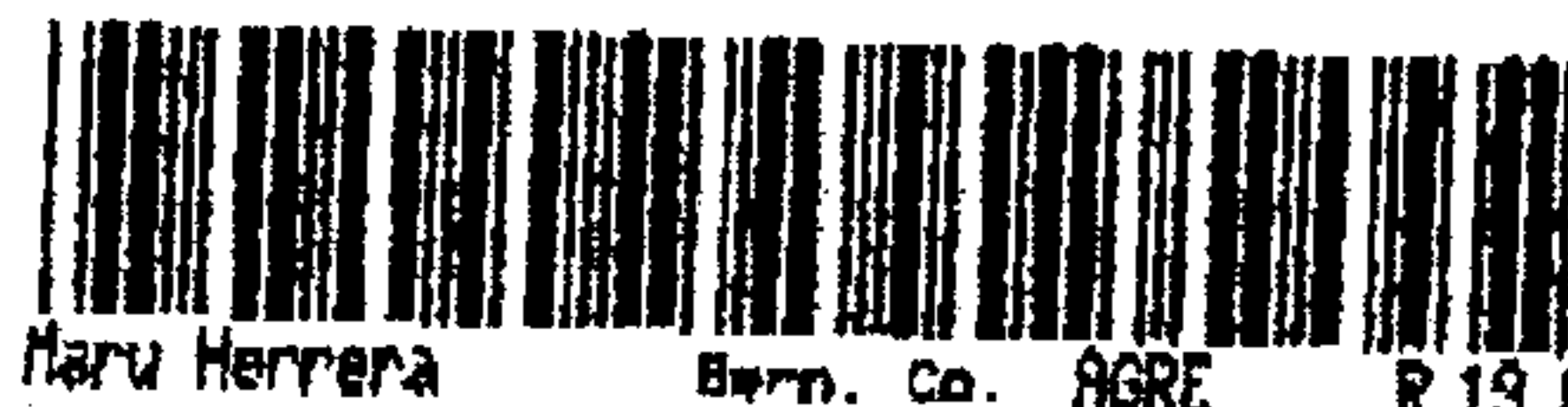
(Note: The Subdivider must pay the City all City fees which have been incurred during construction before the City will accept the public improvements.

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

A. Construction Surveying. Construction surveying for the construction of the public improvements shall be performed by Maru Herrera and construction surveying of the private improvements shall be performed by Maru Herrera. 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 B.E.V. Engineering, and inspection of the private improvements shall be performed by B.E.V. Engineering. 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

Figure 12 - Page 2



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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 Geo Test, and field testing of the private improvements shall be performed by Geo Test, both certified testing laboratories under the supervision of a New Mexico Registered Professional Engineer, in accordance with the current City of Albuquerque Standard Specifications for Public Works Construction. If any field-testing is performed by an entity other than the City, the City may monitor the field testing and the Subdivider shall ensure that the field testing entity provides all field testing results, reports and related data to the City which the City requires for review. The Subdivider shall pay the City a reasonable fee for any field-testing performed by the City.

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

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

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

Type of Financial Guaranty: Loan Reserve Letter # 2297
Amount: \$24,169.84 Name of Financial Institution or Surety providing Guaranty: First State Bank
Date City first able to call Guaranty: December 5, 2006
(Construction Completion Deadline): December 5, 2006
If Guaranty other than a Bond, last day City able to call Guaranty is: February 5, 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.

Figure 12 Page 3



Maru Herrera

Bar. Co. AGRE

R 19.06

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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 or any applicable insurance coverage. Nothing herein is intended to impair any right of immunity under the laws of the State of New Mexico.

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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 initiated 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.

Figure 12 Page 5



Maru Herrera

Bern Co. AGRE

R 19.00

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0481397
Page: 5 of 6
06/26/2006 03:05P
Bk-A119 Pg-3569

07.04

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

SUBDIVIDER: Chelwood Drive LLC
By (Signature) [Signature]
Name: Lawrence L. Ollason
Title: President
Dated: 6/26/06

CITY OF ALBUQUERQUE
[Signature]
City Engineer
Dated: 6/23/06
[Signature]

6/19/06

SUBDIVIDER'S NOTARY

STATE OF NM
COUNTY OF Santa Fe

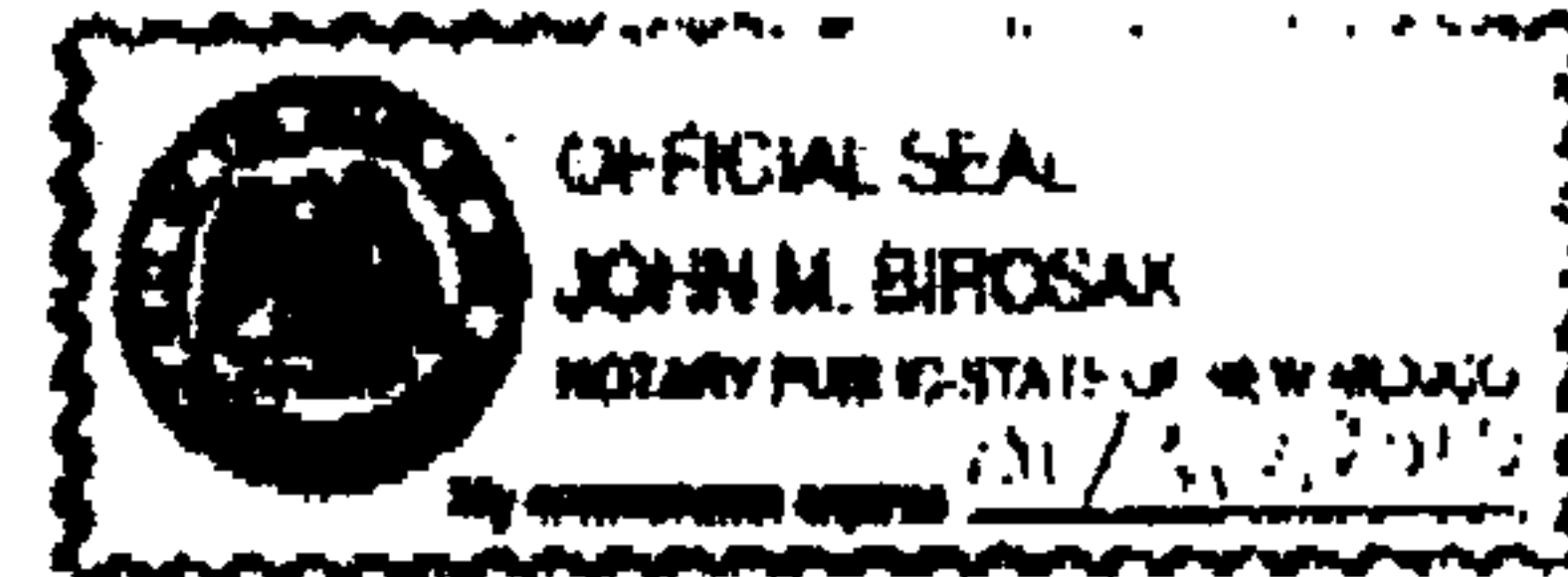
This instrument was acknowledged before me on March day of 2006 by (name of person: Lawrence L. Ollason, title or capacity, for instance, "President" or "Owner":) President of (Subdivider: Chelwood Drive LLC)

[Signature]
Notary Public

My Commission Expires: 9/13/2010

CITY'S NOTARY

STATE OF NEW MEXICO)
COUNTY OF BERNALILLO)



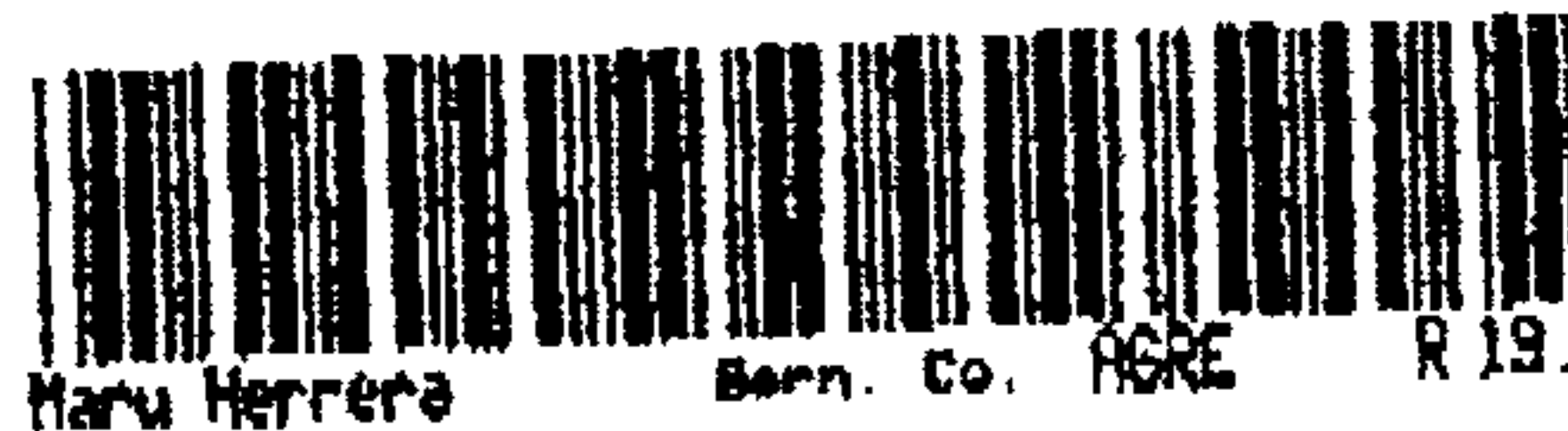
This instrument was acknowledged before me on 23 day of June 2006 by Richard Duarte City Engineer of the City of Albuquerque, a municipal corporation, on behalf of said corporation.

[Signature]
Notary Public

My Commission Expires: 7.30.2008



EXHIBIT A AND POWER OF ATTORNEY ATTACHED



2006093834
6481397
Page: 6 of 6
06/26/2006 03:00P
BK-R115 Pg-3569

POWER OF ATTORNEY

NOTE: Must be signed and notarized

INFRASOUND TEST

EXPERIMENT

TO VERIFY IMPROVEMENTS TO PREVENT

DEVELOPMENT OF SCALD IN BURBANK MACHINERY STRUCTURE JUST

EXPERIMENTAL DATA FOR SCALD PREVENTION PLAN

EXPERIMENTAL DATA FOR SCALD PREVENTION PLAN

ORIGINAL

Handwritten notes and dates at the top left, including '10/2/09' and '06/08/01/15'.

Vertical text on the left side of the page, possibly a title or description, including 'EXPERIMENTAL DATA FOR SCALD PREVENTION PLAN'.

Table with multiple columns and rows, containing technical data and possibly a signature. The table is oriented vertically on the page.

FINANCIAL GUARANTY AMOUNT

05/15/2006

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

Project Description:

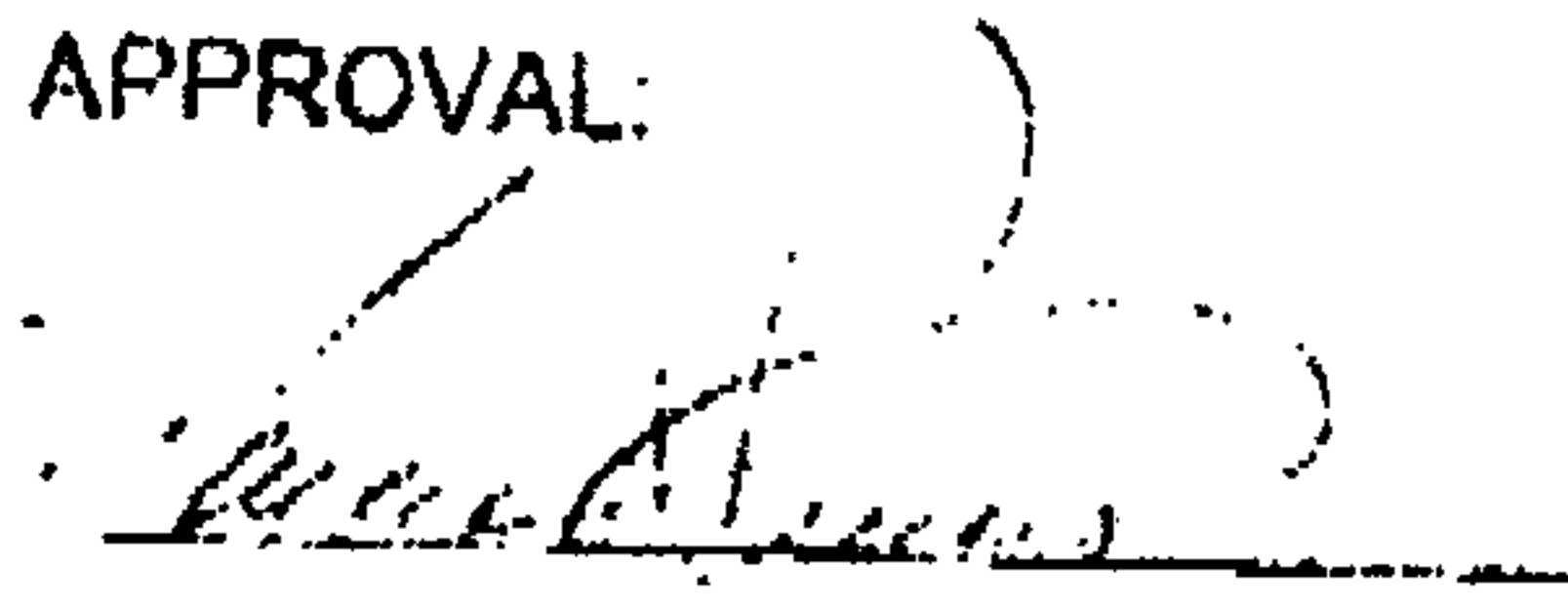
Project ID #: 780581, Enchanted Mesa Alley Improvements, Phase/Unit #:

Requested By: Lawrence Ollason, Chelwood LLC

Approved estimate amount:		\$16,086.35
Contingency Amount:	0.00%	\$0.00
Subtotal:		\$16,086.35
NMGRT	6.75%	\$1,085.83
Subtotal:		\$17,172.18
Engineering Fee	6.60%	\$1,133.36
Testing Fee	6.00%	\$1,030.33
Subtotal:		\$19,335.87
FINANCIAL GUARANTY RATE		1.25
Retainage Amount:		\$0.00
TOTAL FINANCIAL GUARANTY REQUIRED		<u>\$24,169.84</u>

APPROVAL:

DATE:



May 18, 2006

Notes:

Handwritten notes and signature at the bottom of the page.



June 8, 2006

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

LOAN RESERVE LETTER No. 2297

RE: Loan Reserve for Chelwood Drive, L.L.C.
City of Albuquerque, Project ID# 780581
Project Name: Enchanted Mesa Alley Improvements
Loan Reserve Amount: Twenty Four Thousand One Hundred
Sixty Nine Dollars & 84/100, (\$24,169.84)

Dear Mr. Perlman:

This is to advise the City of Albuquerque ("City") that, at the request of Chelwood Drive, L.L.C. ("Borrower"), First Community Bank, ("Financial Institution") in Albuquerque, New Mexico, commits the sum of Twenty Four Thousand One Hundred Sixty Nine Dollars & 84/100, (\$24,169.84) ("Loan Reserve") for the exclusive purpose of providing the financial guarantee which the City requires ("Subdivider") to provide for the installation of the improvements which must be constructed at Enchanted Mesa Alley Improvements, Project No. 780581 (Project). The Amount of the Loan Reserve is 125% of the City's estimated cost of the Project, as required by the City's Subdivision Ordinance. The improvements are identified in the agreement between the City of Albuquerque and Subdivider, which was recorded on 6/16/06 in the records of the Clerk of Bernalillo County, New Mexico, in Book Misc. 1119, at pages to , ("Agreement").

- 1. Reduction of Commitment. If the City Engineer, or that person's authorized designee, determines that it is appropriate to release a specified amount of the Loan Reserve as the result of the Subdivider's construction of a portion of the required infrastructure, then the City Engineer, or that person's authorized designee, may execute an "Authorization to Release" which will authorize the Financial Institution to release a specified amount from the Loan Reserve.

PO Box 3436, Albuquerque, NM 87100 r 505 241 7000
PO Box 197, Taos, NM 87571 r 505 758 6000
PO Box 5394, Santa Fe, NM 87502 r 505 982 6000

Dr. Bruce J. Peirman, PhD
June 8, 2006
Page 2

The Authorization to Reduce will state the amount of the "Reduced Loan Reserve Balance" which must be maintained following the reduction. The Reduced Loan Reserve Balance shall not be reduced by more than 90% of the City's estimated cost of the Project until the Project is accepted by the City. When the Financial Institution receives the Authorization to Reduce, which has been signed by the City, the Financial Institution may reduce the Loan Reserve to the Reduced Loan Reserve Balance.

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

3. Draw on Reserve. If by December 5, 2006, the improvements described in the Agreement have not been fully installed, inspected, approved and accepted by the City, then, upon presentation between December 5, 2006, and February 5, 2007, inclusive, the City may demand payment from the Financial Institution up to the lesser of the amount stated in this Loan Reserve Letter or the latest Reduced Loan Reserve Balance authorized in writing by the City. The City may demand payment by delivering to the Financial Institution a certified "Demand for Payment" executed by the CAO which shall state that the Subdivider has failed to comply with the terms of the Agreement and also shall state the estimated cost of completing the improvements specified in the Agreement ("Estimated Cost of Completion"). Upon receipt of the Demand for Payment, the Financial Institution promptly shall draw from the Loan Reserves cashier's check to the City of Albuquerque the amount of 125% of the estimated cost of completion, not to exceed the lesser of the total Loan Reserve amount stated in this Loan Reserve Letter or the latest Reduced Loan Reserve Balance authorized in writing by the City. The Financial Institution shall deliver the cashier's check promptly to the City.

Dr. Bruce J. Perlman, PhD
June 8, 2006
Page 3

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

A. Sixty (60) days after the City accepts the completed improvements specified in the Agreement; or

B. City delivery of the Demand for Payment and the Financial Institution's payment to the City of cashier's check as required in Section 3 herein; or

C. Expiration of the date February 5, 2007; or

D. Written termination of this Loan Reserve Letter, signed by the Chief Administrative Officer of the City.

Very truly yours,

Douglas R. Branom,
Vice President

ACCEPTED:

City of Albuquerque

BY: [Signature]
Chief Administrative Officer
Or authorized designee

Title: City Manager
Dated: 6-14-06

ign review

*JR
6-14-06*

INFRASTRUCTURE LIST

(Rev. 9-20-05)

EXHIBIT "A"

TO SUBDIVISION IMPROVEMENTS AGREEMENT

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

Lot 16-A, Bk 8, Enchanted mesa Sub'd
PROPOSED NAME OF PLAT AND/OR SITE DEVELOPMENT PLAN

Lot 12-16, Bk 8, Enchanted mesa Sub'd
EXISTING LEGAL DESCRIPTION PRIOR TO PLATTING ACTION

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

Financially Guaranteed DRC #	Constructed Under DRC #	Size	Type of Improvement	Location	From	To	Construction Certification		
							Private Inspector	P.E.	City Cnst Engineer
		20 ft	Alley per city standards	Adjacent to west & south Property lines			/	/	/
							/	/	/
							/	/	/
							/	/	/
							/	/	/
							/	/	/
							/	/	/
							/	/	/
							/	/	/

ORIGINAL

ORIGINAL

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

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

NOTES

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

- 1 _____

- 2 _____

- 3 _____

AGENT / OWNER

Jim Wilks
NAME (print)

Wilks Co.
FIRM

Jim Wilks
SIGNATURE - date

DEVELOPMENT REVIEW BOARD MEMBER APPROVALS

D. Matson 2/8/06 DRB CHAIR - date

Christina Dandora 2/8/06 PARKS & RECREATION - date

R. Dault 2-08-06 TRANSPORTATION DEVELOPMENT - date

William J. Baker 2/8/06 UTILITY DEVELOPMENT - date

Bradley L. Bingham 2/8/06 CITY ENGINEER - date

_____ AMAFCA - date

_____ - date

_____ - date

DESIGN REVIEW COMMITTEE REVISIONS

REVISION	DATE	DRC CHAIR	USER DEPARTMENT	AGENT / OWNER

A City of Albuquerque



DEVELOPMENT/ PLAN REVIEW APPLICATION

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

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

APPLICANT INFORMATION:

NAME: The Sheldon Co. LLC PHONE: 321-5299
 ADDRESS: 10811 San Antonio Dr. NE. FAX: _____
 CITY: Albuquerque STATE NM ZIP 87122 E-MAIL: _____
 Proprietary interest in site: Owner
 AGENT (if any): Wilks Co. PHONE: 888-3066
 ADDRESS: P.O. Box 10097 FAX: _____
 CITY: Albuquerque STATE NM ZIP 87184 E-MAIL: _____

DESCRIPTION OF REQUEST: Preliminary/Finzi Minor Subdivision
Combine 5 lots into ONE (1) lot

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 12 through 16 Block: 8 Unit: _____
 Subdiv. / Addn. Enchanted Mesa Subdivision
 Current Zoning: C-1 Proposed zoning: C-1
 Zone Atlas page(s): H-22 No. of existing lots: 5 No. of proposed lots: 1
 Total area of site (acres): 0.3809 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. 102205927130720812/102205927131720816 MRGCD Map No. _____
 LOCATION OF PROPERTY BY STREETS: On or Near: 2401 Chelwood Park Blvd NE
 Between: Mansoul Blvd NE and Phoenix Ave NE

CASE HISTORY:

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

042HE01622

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

SIGNATURE Jim Wilks DATE 1/26/06
 (Print) Jim Wilks (Wilks Co.) Applicant Agent

FOR OFFICIAL USE ONLY

<input type="checkbox"/> INTERNAL ROUTING	Application case numbers	Action	S.F.	Fees
<input checked="" type="checkbox"/> All checklists are complete	<u>06DRB - 00115</u>	<u>P&E</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	_____	_____	_____	\$ _____
<input checked="" type="checkbox"/> AGIS copy has been sent	_____	_____	_____	\$ _____
<input type="checkbox"/> Case history #s are listed	_____	_____	_____	\$ _____
<input checked="" type="checkbox"/> Site is within 1000ft of a landfill	Hearing date <u>FEB. 8, 06</u>	_____	_____	Total \$ <u>235.00</u>
<input checked="" type="checkbox"/> F.H.D.P. density bonus		_____	_____	
<input checked="" type="checkbox"/> F.H.D.P. fee rebate		_____	_____	
<u>Sandy Hawley 01/27/06</u>		Project # <u>1003739</u>		

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

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.**

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.

Jim Wilks (Wilks Co.) Agent
Applicant name (print)
Jim Wilks 1/26/06
Applicant signature / date

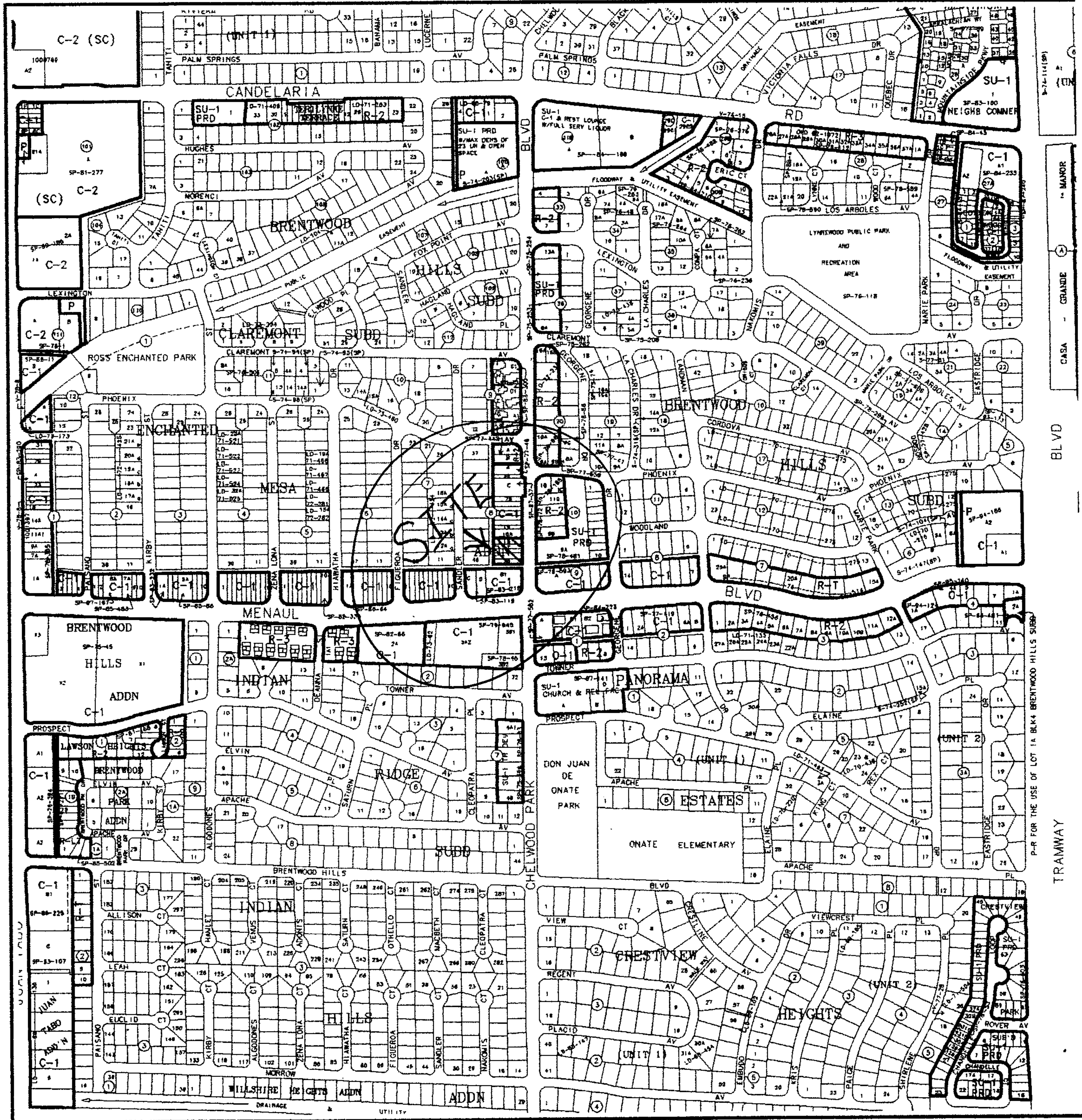


Form revised 3/03, 8/03 and 11/03

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

Application case numbers
06DRB-_____-00115
_____-_____-_____
_____-_____-_____

Sandy Handley 01/27/06
Planner signature / date
Project # 1003739



P.R. FOR THE USE OF LOT 1A, BLK 4 BRENTWOOD HILLS SUBD.

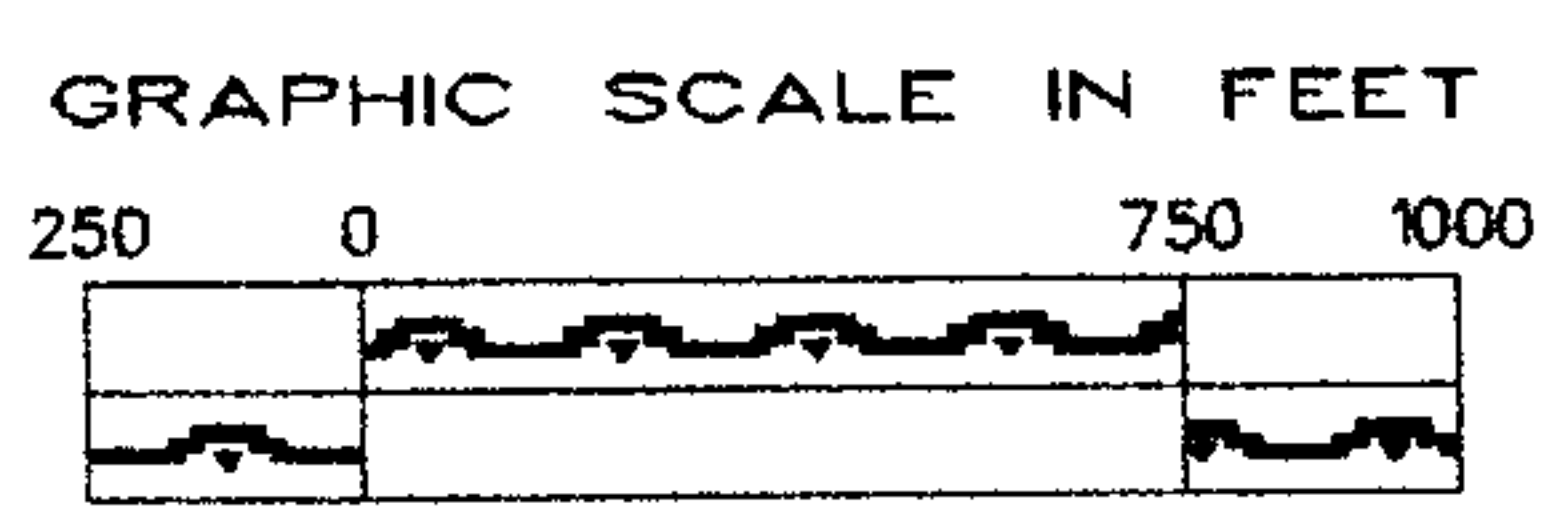
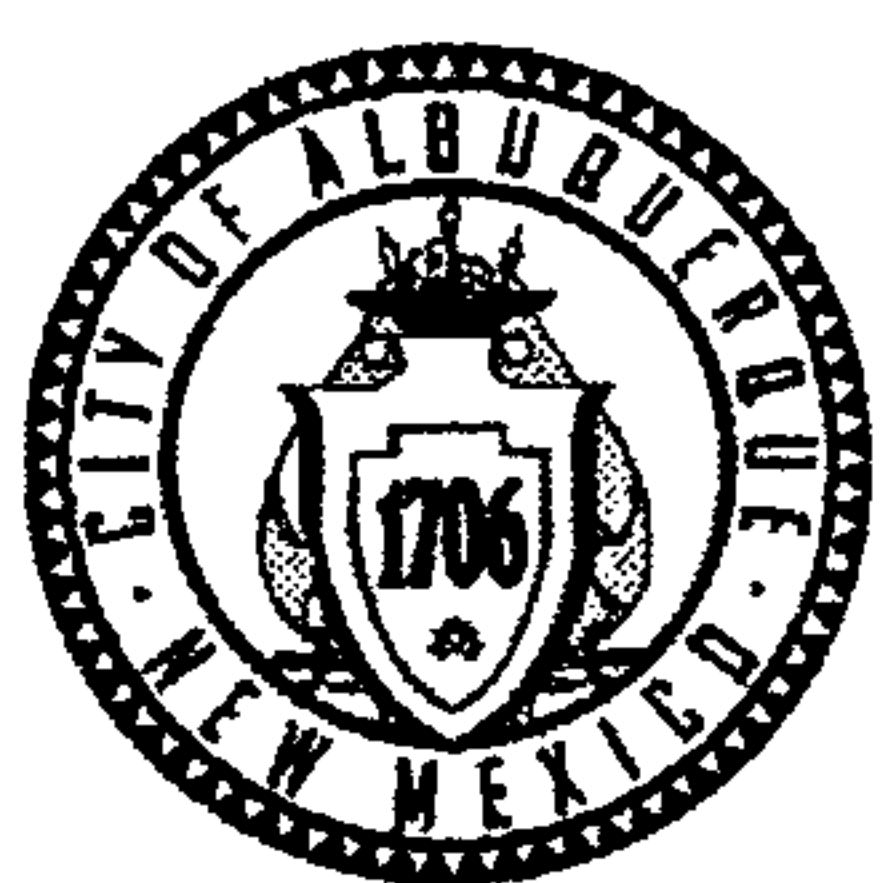
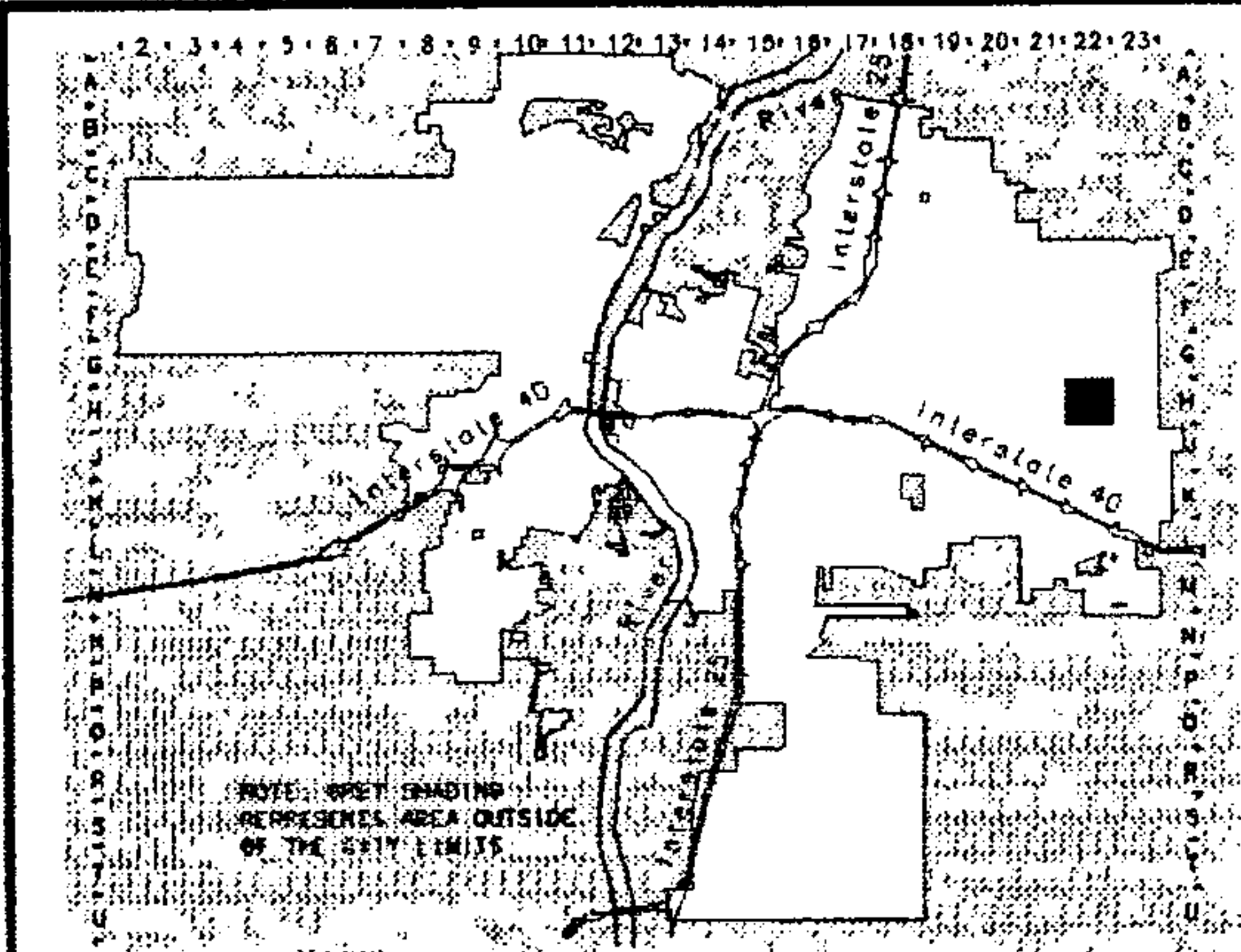
TRAMWAY

BLVD

CASA GRANDE

MANOR

ET



Zone Atlas Page

H-22-Z

Map Amended through February 03, 2004

A G I S
 Geographic Information System
 PLANNING DEPARTMENT
 © Copyright 2004

WARRANTY DEED

The Sheldon Company, LLC, a New Mexico Ltd. Liability Co. and Rebecca J. Shoden and Lawrence L. Ollason, wife and husband for consideration paid grant(s) to Chelwood Drive, LLC, A New Mexico Limited Liability Company

whose address is 10710 San Francisco Rd., NE Albuquerque, NM 87112

the following described real estate in Bernalillo County, New Mexico: Lots numbered Twelve (12), Thirteen (13), Fourteen (14), Fifteen (15) and Sixteen (16) in Block numbered Eight (8) of Enchanted Mesa Subdivision to the City of Albuquerque, New Mexico, as the same is shown and designated on the Plat thereof, filed in the office of the County Clerk of Bernalillo County, New Mexico, on May 27, 1953, in Volume D1, folio 94.

SUBJECT TO all patent and mineral reservations, restrictive covenants, restrictions and reservations of easements and rights-of-way of record, and all applicable zoning regulations, restrictions and requirements and all other matters of record and to taxes for the year 2005 and subsequent years; with warranty covenants.

WITNESS OUR hands and seals this 4th day of January, 2006.

The Sheldon Company, LLC
Chief Executive Officer/Member
Lawrence L. Ollason

Rebecca J. Shoden

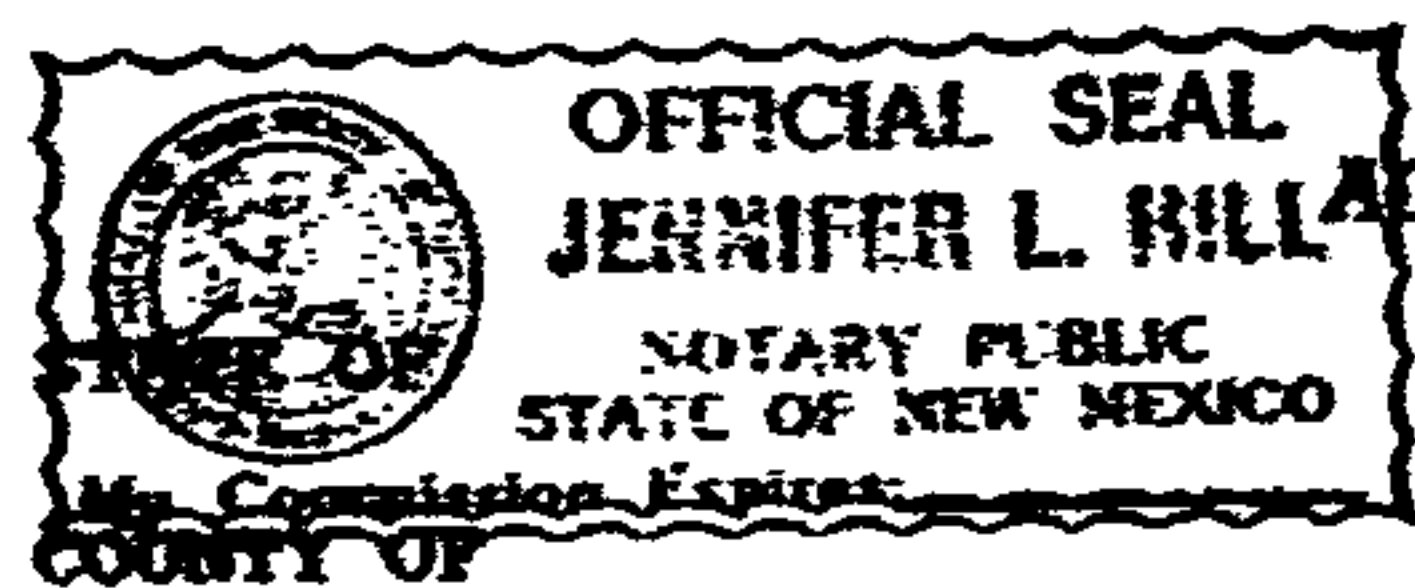
ACKNOWLEDGMENT FOR NATURAL PERSONS

STATE OF New Mexico } ss.
COUNTY OF Bernalillo }

The foregoing instrument was acknowledged before me this 4th day of January, 2006 by The Sheldon Company, LLC, a New Mexico Ltd. Liability Co. and Rebecca J. Shoden and Lawrence L. Ollason, wife and husband

My Commission Expires: 07/24/08

Notary Public signature

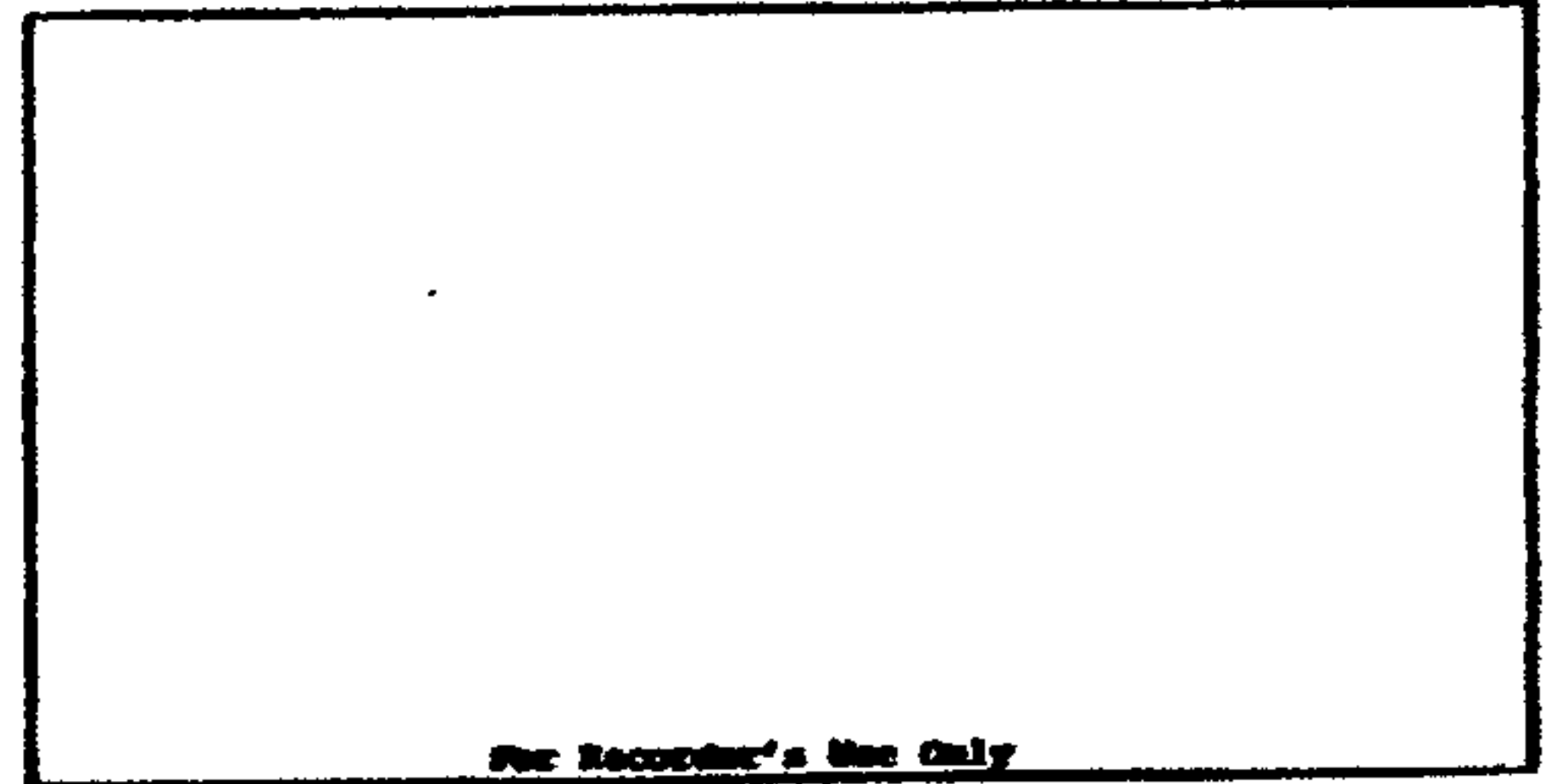
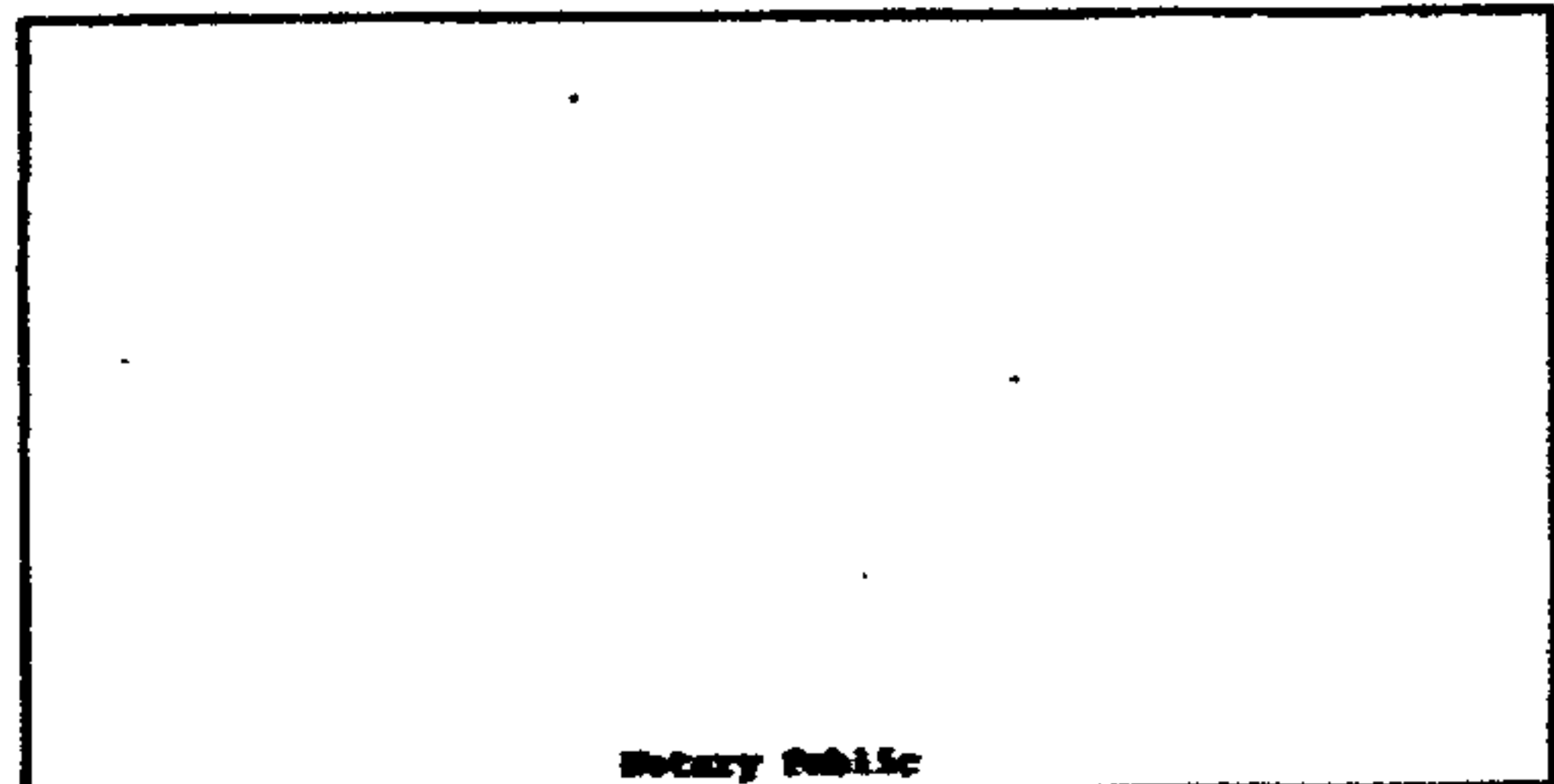


ACKNOWLEDGMENT FOR CORPORATION

The foregoing instrument was acknowledged before me this ___ day of ___ by ___ of ___ corporation on behalf of said corporation.

My Commission Expires: _____

Notary Public



WILKS COMPANY
P.O. BOX 10097
ALBUQUERQUE, NM 87184

Phone or FAX (505) 888 3066

TO: DEVELOPMENT REVIEW BOARD; CITY OF ALBUQUERQUE

REFERENCE: Plat of Lot 16-A, Block 8, Enchanted Mesa Subdivision

SUBJECT: Letter of plat request description.

The purpose of this plat request is to combine Lots 12 through 16 into one (1) lot and grant any easements as shown.

LETTER OF AUTHORIZATION

Subject Property:

Lot 16-A Block 8 Enchanted Mesa Subdivision

I, the, undersigned owner of subject property hereby designate **WILKS COMPANY** to be my authorized representative agent for the processing and recording of planning, zoning or appeals actions on this property.



Owner

The Sheldon Co. LLC - member

1/24/06

Date

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

PAID RECEIPT

APPLICANT NAME THE SHELDON CO. LLC
AGENT WILKS CO
ADDRESS P.O. BOX 10097
PROJECT & APP # 1003739/06DRB00115
PROJECT NAME ENCHANTED MESA SUBDIVISION

\$ 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.

95-219 39 7239
1070
1015046787
DATE 1/24/06
OLLASON CONSTRUCTION, INC. 08-85
LIC# 050274
10811 SAN ANTONIO DR. N.E.
ALBUQUERQUE, NM 87122
PAY TO THE ORDER OF City of Alb
two hundred thirty five + 00/100 DOLLARS
WELLS FARGO Bank, N.A.
11199 Montgomery NE
Albuquerque, NM 87111
wellsfargo.com
MEMO Plat Application
1070021921015046787# 07239
RECEIVED 1/27/2006
Activity 324000
Trans Amt \$235.00

City of Albuquerque
Treasury Division

11:21AM LOC: ANNX
53585 WSM 006 TRANSH 0012
1032 Fund 0110
24000 TRSEJA
\$235.00

\$20.00
Thank You

LOC: ANNX
TRSEJA
1070021921015046787# 07239
\$0.00
\$235.00