

#9



COMPLETED 10/26/06 stt  
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.: 05DRB-00294 (FP)

Project # 1003759

Project Name: LANDS OF KEN BALIZER

Agent: SURVEYS SOUTHWEST LTD

Phone No.: 998-0303

Your request for (SDP for SUB), (SDP for BP), (FINAL PLATS), (MASTER DEVELOP. PLAN), was approved on 10/18/06 by the DRB with delegation of signature(s) to the following departments.

OUTSTANDING SIGNATURES COMMENTS TO BE ADDRESSED

- TRANSPORTATION: \_\_\_\_\_
- \_\_\_\_\_
- \_\_\_\_\_
- \_\_\_\_\_
- \_\_\_\_\_

- UTILITIES: \_\_\_\_\_
- \_\_\_\_\_
- \_\_\_\_\_
- \_\_\_\_\_

- CITY ENGINEER / AMAFCA: \_\_\_\_\_
- MRG CD signature
- City esmt (SDS to WF)
- Correct call out of road esmt. **3ok**

- 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.**

Project Number

1003759

**3659**

### DXF Electronic Approval Form

DRB Project Case #: 1003659

Subdivision Name: SEVEN-BAR RANCH TRACTS D4G1 & D4G2

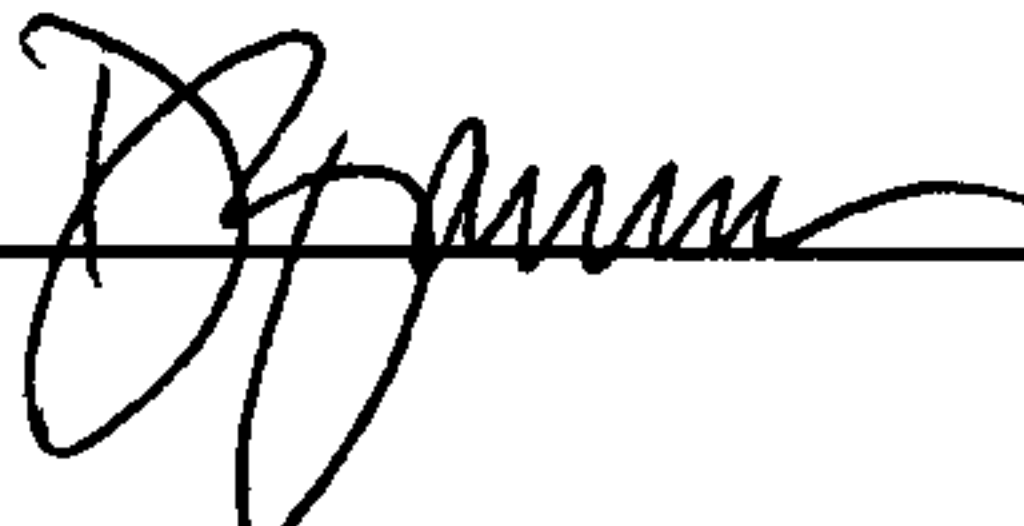
Surveyor: ROBERT GROMATZKY

Contact Person: DONNA MEDINA

Contact Information: 823-1000

DXF Received: 9/18/2008      Hard Copy Received: 9/18/2008

Coordinate System: Ground rotated to NMSP Grid

  
\_\_\_\_\_  
Approved

09.18.2008  
\_\_\_\_\_  
Date

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

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**AGIS Use Only**

Copied fc **3659**      to agiscov on **9/18/2008**      Contact person notified on **9/18/2008**



**DEVELOPMENT REVIEW BOARD  
ACTION SHEET**

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

October 18, 2006

9:00 a.m.

**MEMBERS:**

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

Wilfred Gallegos, Transportation Development  
Brad Bingham, Alternate City Engineer

Roger Green, Utility Development  
Christina Sandoval, Parks & Recreation

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

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

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

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

Adjourned: 11:45 A.M.

B. Changes and/or Additions to the Agenda

C. New or Old Business

**CASES WHICH REQUIRE PUBLIC NOTIFICATION**

**MAJOR SUBDIVISIONS, VACATIONS, SIA EXTENSIONS AND SITE DEVELOPMENT PLANS**

- Project # 1005160**  
06DRB-01372 Major-Vacation of Pub  
Right-of-Way  
06DRB-01373 Minor-Prelim&Final Plat  
Approval

SURVEYS SOUTHWEST LTD agent(s) for MARK GONZALES request(s) the above action(s) for Lot(s) 2 & 4 Unit 2, **JESUS ROMERO ADDITION** & Tract(s) 241 **M.R.G.C.D. MAP 38**, zoned C-1 neighborhood commercial zone, located on RIO GRANDE BLVD NW, between HOLLYWOOD AVE NW and SOTO AVE NW containing approximately 1 acre(s). (J-13) **THE VACATION WAS APPROVED AS SHOWN ON EXHIBIT B IN THE PLANNING FILE. THE PRELIMINARY AND FINAL PLAT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO UTILITIES DEVELOPMENT FOR PRIVATE SEWER EASEMENTS ACROSS LOT 2-A FOR**

**THE BENEFIT OF TRACT 247 AND TRANSPORTATION DEVELOPMENT FOR 10-FOOT RADIUS AT HOLLYWOOD AND 15-FOOT RADIUS AT THE ALLEY.**

**2. Project # 1004739**

06DRB-01382 Major-Amnd Prelim Plat Approval  
06DRB-01383 Minor-Subd Design (DPM) Variance  
06DRB-01384 Minor-Temp Defer SDWK

SURV-TEK INC agent(s) for THE TRAILS LLC request(s) the above action(s) for all or a portion of Tract(s) 4, **THE TRAILS, UNIT 2 (to be known as SANTA FE 3 @ THE TRAILS, UNIT 2**, zoned R-D residential and related uses zone, developing area, located on OAKRIDGE ST NW, between RAINBOW BLVD NW and UNIVERSE BLVD NW containing approximately 19 acre(s). [REF: 06DRB-00291, 06DRB-00292] **(C-9) THE AMENDED PRELIMINARY PLAT WAS APPROVED WITH CONDITIONS OF FINAL PLAT: THE ZONING SHALL BE SU-2/UR AND IF THE FINAL PLAT IS APPROVED AFTER OCTOBER 31, 2006, THE SUBDIVIDER MUST COMPLY WITH CITY COUNCIL RESOLUTION R-06-74 REGARDING PRE-DEVELOPMENT FACILITY FEE AGREEMENTS WITH THE ALBUQUERQUE PUBLIC SCHOOLS (APS). THIS AMENDMENT DOES NOT EXTEND THE EXPIRATION DATE OF THE ALREADY APPROVED PRELIMINARY PLAT. THE SUBDIVISION DESIGN VARIANCE WAS WITHDRAWN AT THE AGENT'S REQUEST. THE TEMPORARY DEFERRAL OF CONSTRUCTION OF SIDEWALKS ON THE INTERIOR STREETS WAS APPROVED AS SHOWN ON EXHIBIT C IN THE PLANNING FILE.**

**3. Project # 1004428**

06DRB-01121 Major-Vacation of Public Easements  
06DRB-01119 Major-Preliminary Plat Approval  
06DRB-01122 Minor-Temp Defer SDWK

MARK GOODWIN & ASSOCIATES agent(s) for ALBUQUERQUE RIO BRAVO PARTNERS LLC request(s) the above action(s) for all or a portion of Tract(s) RR-3A, RR-3B, RR-3C, RR-3D and RR-3E, TOWN OF ATRISCO GRANT (to be known as **CEJA VISTA**) zoned SU-1, C-1, R-LT, located on DENNIS CHAVEZ BLVD SW, between MEADE AVE SE and 118<sup>TH</sup> ST SW containing approximately 99 acre(s). [REF: 05DRB-01460, 05DRB-01461] *[Deferred from 8/30/06 & 9/27/06 & 10/4/06 & 10/18/06]* **(P-9) DEFERRED AT THE AGENT'S REQUEST TO 11/1/06.**

**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.

4. **Project # 1004075**  
06DRB-01424 Minor-Level B – Sector  
Development Plan – Phase  
One/Conceptual Plan Review

DENISH & KLINE ASSOCIATES agent(s) for FOREST CITY COVINGTON NM LLC request(s) the above action(s) for numerous Lot(s) and Tract(s), Conceptual Plan review & comment, **MESA DEL SOL**, zoned SU-1 for Planned Community, located east of Broadway SE and south of Picaros Rd SE, containing approximately 3,080 acre(s). (Q-16 & 17, R-14 thru R-17, S-14 thru S-17, T-19 & U-13) **THE DEVELOPMENT REVIEW BOARD RECOMMENDS APPROVAL OF THE LEVEL B, CONCEPTUAL SECTOR DEVELOPMENT PLAN, AS PRESENTED, TO THE ENVIRONMENTAL PLANNING COMMISSION WITH COMMENTS AS LISTED IN THE LETTER OF ADVICE.**
  
5. **Project # 1004872**  
06DRB-01491 Minor-SiteDev Plan  
BldPermit/EPC

DENISH & KLINE ASSOCIATES agent(s) for FOREST CITY COVINGTON NEW MEXICO request(s) the above action(s) for Tract(s) within the NW ¼ of the NW ¼ of Section 22, T9N, R3E, NMPM, Mesa Del Sol Employment Center, Phase I, **MESA DEL SOL, BUILDINGS 2 & 3**, zoned SU-1/IP Uses, located on University Blvd Extension SE between Street C SE and Street D SE containing approximately 12 acre(s). **[Catalina Lehner, EPC Case Planner] [Deferred from 10/18/06] (R-16) DEFERRED AT THE AGENT'S REQUEST TO 10/25/06.**
  
6. **Project # 1002458**  
06DRB-00906 Minor-SiteDev Plan  
BldPermit/EPC

CLAUDIO VIGIL ARCHITECTS agent(s) for BANK OF OKLAHOMA FINANCIAL CORPORATION request(s) the above action(s) for all or a portion of Lot(s) 15 & 16, Block(s) 9, Tract(s) 2, NORTH ALBUQUERQUE ACRES, UNIT 3 (to be known as **BANK OF ALBUQUERQUE**) zoned SU-2, located on CARMEL NE, between WYOMING NE and HOLLY NE containing approximately 2 acre(s). [REF: 06EPC-00467] **[Catalina Lehner, EPC Case Planner] [Was Indefinitely deferred 6/28/06] (C-19) 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 CORRECT ACREAGE TO MATCH PLAT.**

06DRB-01475 Minor-Prelim&Final Plat Approval

SURVEYS SOUTHWEST agent(s) for BANK OF OKLAHOMA, DAVID JAMES request(s) the above action(s) for all or a portion of Lot(s) 15 & 16, Block(s) 9, Tract(s) 2, NORTH ALBUQUERQUE ACRES, UNIT 3 (to be known as **BANK OF ALBUQUERQUE**) zoned SU-2 Mixed Use, located on CARMEL AVE NE, between WYOMING BLVD NE and HOLLY AVE NE containing approximately 2 acre(s). (C-19) **WITH THE SIGNING OF THE INFRASTRUCTURE LIST DATED 10/18/06 THE PRELIMINARY PLAT WAS APPROVED. FINAL SIGN OFF WAS DELEGATED TO TRANSPORTATION DEVELOPMENT FOR EASEMENT FOR ADA RAMP ON LOT 17 AND MAINTENANCE AND BENEFICIARY OF 22-FOOT AND 24-FOOT ACCESS EASEMENTS.**

7. **Project # 1001049**  
06DRB-01488 Minor-SiteDev Plan Subd.

CONSENSUS PLANNING agent(s) for HORIZON ROSE INTERESTS LLC request(s) the above action(s) for all or a portion of Tract(s) 4, LANDS OF IHS ACQUISITION # 120 (to be known as **HORIZON, PHASE II**) zoned SU-2 hospital & medical, located on ALAMEDA BLVD NE, between BALLOON MUSEUM DR NE and EDITH NE containing approximately 6 acre(s). [*Indef deferred from 10/18/06*] (C-17) **INDEFINITELY DEFERRED AT THE AGENT'S REQUEST.**

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

8. **Project # 1005085**  
06DRB-01489 Minor-Prelim&Final Plat Approval  
06DRB-01490 Minor-Sidewalk Waiver

SURVEYS SOUTHWEST LTD agent(s) for JOHN JACKSON request(s) the above action(s) for all or a portion of Lot(s) 10 & 13, Block(s) 4, **MANCHESTER PLACE ADDITION**, zoned RA-2 residential and agricultural zone, located on MANCHESTER DR NW,

between CANDELARIA RD NW and HEADINGLY AVE NW containing approximately 1 acre(s). [REF: 06DRB-01192] (G-13) **THE PRELIMINARY AND FINAL PLAT WAS APPROVED AND SIGNED OFF BY THE BOARD. A SIDEWALK VARIANCE FOR WAIVER OF SIDEWALKS WAS APPROVED WITH CONDITION: THE WAIVER WILL NOT APPLY TO ANY FUTURE PUBLIC OR S.A.D./P.I.D. PROJECTS.**

9. **Project # 1003759**  
05DRB-00294 Minor-Final Plat Approval

SURVEYS SOUTHWEST LTD agent(s) for KEN BALIZER request(s) the above action(s) for all or a portion of Tract(s) 173A and 174, M.R.G.C.D. MAP 31, (to be known as **LANDS OF KEN BALIZER**, zoned RA-2, located on ARCADIAN TR NW, between CALLE LOS VECINOS NW and SAN ISIDRO ST NW containing approximately 1 acre(s). [REF: 04DRB-01702] *[Was Indef Deferred on 2/23/05 & Indef deferred 10/19/05 for SIA & License Agreement ]*(G-13) **THE FINAL PLAT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO CITY ENGINEER FOR M.R.G.C.D. SIGNATURE, EASEMENTS GRANTED TO CITY OF ALBUQUERQUE AND CORRECT CALL OUT OF ROAD EASEMENT.**

10. **Project # 1000131**  
06DRB-01492 Minor-Prelim&Final Plat Approval

DOUG SMITH agent(s) for TRENIDAD ENTERPRISES, request(s) the above action(s) for all or a portion of Lot(s) 6A, **BROADWAY INDUSTRIAL CENTER, UNIT 2**, zoned C-2, located on SAN JOSE AVE SE, between WHEELER AVE SE and WESMECO DR SE containing approximately 3 acre(s). (M-14) **PRELIMINARY AND FINAL PLAT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO PLANNING FOR ENVIRONMENTAL HEALTH SIGNATURE ON THE PLAT, AGIS DXF FILE AND TO RECORD THE PLAT.**

11. **Project # 1002632**  
06DRB-01409 Major-Final Plat Approval

TIERRA WEST LLC agent(s) for CAPITAL ALLIANCE INVESTMENTS request(s) the above action(s) for all or a portion of Lot(s) 3-9, 12, 23 & 24, Block(s) 5, Tract(s) A & 5, SUNDANCE ESTATES, UNIT 1 (to be known as **SUNDANCE ESTATES, UNIT 1-B**) zoned R-LT, located on LYON BLVD NW, between PARADISE BLVD NW and UNSER NW containing approximately 11 acre(s). [REF: 03EPC-00690, 03DRB-01306, 04DRB-00760, 04DRB-00761, 04DRB-01761] [*Deferred from 10/11/06 & 10/18/06*] (B-11) **DEFERRED AT THE BOARD'S REQUEST TO 10/25/06.**

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

12. **Project # 1005210**  
06DRB-01493 Minor-Sketch Plat or Plan

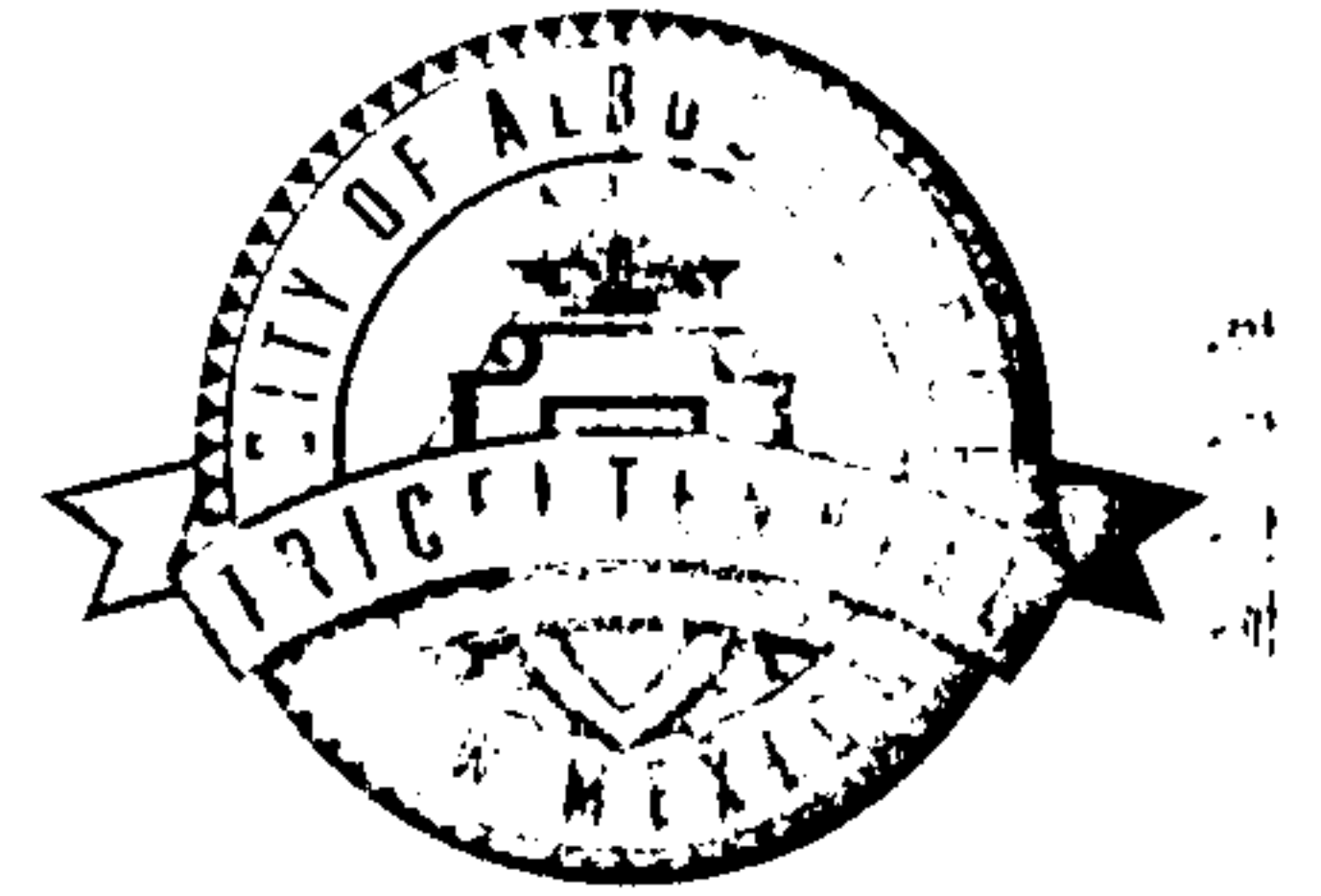
BILL BAILEY & MARK HARENBERG agent(s) for WERNER GILCHRIST HOUSE LLC request(s) the above action(s) for all or a portion of Lot(s) 1-4 & 6 feet of Lot(s) 5, Block(s) 10, **UNIVERSITY HEIGHTS ADDITION**, zoned SU-2 special neighborhood zone, located on CORNELL DR SE, between SILVER AVE SE and LEAD AVE SE containing approximately 32 acre(s). (K-16) **THE ABOVE REQUEST WAS REVIEWED AND COMMENTS WERE GIVEN.**

13. Approval of the Development Review Board Minutes for October 11, 2006. **THE DEVELOPMENT REVIEW BOARD MINUTES FOR OCTOBER 11, 2006 WERE APPROVED.**

ADJOURNED: 11:45 A.M.



# CITY OF ALBUQUERQUE



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

**DEVELOPMENT REVIEW BOARD – SPEED MEMO**

**DRB CASE NO/PROJECT NO: 1003759**

**AGENDA ITEM NO: 9**

**SUBJECT:**

Final Plat

**ACTION REQUESTED:**

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

**ENGINEERING COMMENTS:**

MRGCD must sign plat prior to City Engineer signoff.

P.O. Box 1293

Albuquerque

New Mexico 87103

[www.cabq.gov](http://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:** OCTOBER 18, 2006



**DEVELOPMENT REVIEW BOARD  
ACTION SHEET**

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

October 19, 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

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

Adjourned: 11:36 A.M.

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

- 1. **Project # 1003238**  
05DRB-01489 Major-Preliminary Plat  
Approval

TIERRA WEST LLC agent(s) for EVERGREEN DURANES LTD CO LLC, request(s) the above action(s) for , Lot(s) 42-P1 and 44-P1 through 57-P1, **FLORAL MEADOWS**, zoned R-LT residential zone, located on MONTROYA ST NW, between FLORAL NW and INTERSTATE 40, containing approximately 2 acre(s). [REF: Z-71-118, 04EPC-00156,04EPC-00157, 04DRB-00661, 04DRB-01227] (H-12/13) **PRELIMINARY PLAT WAS APPROVED.**

2. **Project # 1000788**  
05DRB-01491 Major-Vacation of Pub  
Right-of-Way

RICHARD EVANS & KELLY CONABOY, request(s) the above action(s) for all or a portion of Block(s) P & R, **PARADISE SKIES, UNIT 9**, zoned R-T, located on SKY WATCHER ST NW, between CELESTIAL AVE NW and MCMAHON BLVD NW. [REF: 05DRB-00508] (A-11) **THE VACATION WAS APPROVED AS SHOWN ON EXHIBIT B IN THE PLANNING FILE WITH AN ADDITIONAL CONDITION.**

3. **Project # 1004454**  
05DRB-01499 Major-Vacation of Pub  
Right-of-Way

PRECISION SURVEYS agent(s) for TIMOTHY & LORIE DROPPS request(s) the above action(s) for all or a portion of Lot(s) 7, Block(s) B **SOUTH BROADWAY ACRES, UNIT 1**, zoned SU-2 MR, located on JOHN ST SE, between BETHEL SE AND WOODWARD ST SE and containing approximately 1 acre(s). (M-14) **VACATION WAS APPROVED AS SHOWN ON EXHIBIT B IN THE PLANNING FILE.**

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

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

4. **Project # 1004478**  
05DRB-01581 Minor-SiteDev Plan  
BldPermit

SANDERS & ASSOCIATES ARCHITECTS agent(s) for JON MITOVICH request(s) the above action(s) for all or a portion of Tract(s) 59, **ALAMEDA BUSINESS PARK**, zoned SU-2, IP-EP, located on CALLE ALAMEDA NE, between PASSEO ALAMEDA NE and VISTA ALAMEDA NE containing approximately 1 acre(s). [REF: DRB-98-223] (C-16) **THE SITE PLAN FOR BUILDING PERMIT WAS APPROVED AND SIGNED OFF BY THE BOARD.**

5. **Project # 1001831**  
05DRB-01588 Minor-SiteDev Plan  
BldPermit

CLAUDIO VIGIL ARCHITECTS agent(s) for WRANGLER PROPERTIES request(s) the above action(s) for all or a portion of Block(s) OOO, Tract(s) G-1A-2C, **SEVEN BAR RANCH**, zoned SU-1 FOR C-2 USES, located on COTTONWOOD PARK NW, between ELLISON DR NW and SEVEN BAR LOOP NW containing approximately 2 acre(s). [REF: 02DRB-00879] (A-14) **THE SITE PLAN FOR BUILDING PERMIT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO TRANSPORTATION DEVELOPMENT FOR RADII, SMALL CAR STALLS AND CROSS ACCESS AND TO PLANNING FOR REPLACEMENT OF TAM JUNIPER WITH ALTERNATE GROUND COVER & 3 COPIES OF THE SITE PLAN.**

6. **Project # 1004364**  
05DRB-01585 Minor-SiteDev Plan  
Subd/EPC  
05DRB-01586 Minor-SiteDev Plan  
BldPermit/EPC  
05DRB-01587 Minor-Prelim&Final Plat  
Approval

BRASHER & LORENZ INC agent(s) for VALUE PLACE LLC request(s) the above action(s) for all or a portion of Tract(s) E-1 & E-2, CANYON ACRES SUBDIVISION, (to be known as **VALUE PLACE HOTEL**) zoned C-2 (SC), located on CENTRAL NE, between DORADO NE and TRAMWAY NE containing approximately 4 acre(s). [REF: 05EPC-01252, 05EPC-01253] [David Stallworth, EPC Case Planner] (L-22) **THE SITE PLAN FOR SUBDIVISION WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO PLANNING FOR DAVID STALLWORTH'S INITIALS. WITH THE SIGNING OF THE INFRASTRUCTURE LIST DATED 10/19/05 THE SITE PLAN FOR BUILDING PERMIT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO CITY ENGINEER FOR SIA AND PLANNING FOR DAVID STALLWORTH'S INITIALS AND 3 COPIES OF THE SITE PLAN. THE PRELIMINARY AND FINAL PLAT WAS APPROVED WITH FINAL PLAT SIGN OFF DELEGATED TO PLANNING FOR AGIS DXF FILE AND A COPY OF THE RECORDED PLAT.**

7. **Project # 1004097**  
05DRB-01590 Minor-SiteDev Plan  
Subd/EPC

MYERS, OLIVER & PRICE PC agent(s) for FOREST CITY COVINGTON NM, LLC and THE REGENTS OF UNM request(s) the above action(s) for Section(s) 15, 16, 21 and 22, **MESA DEL SOL**, zoned SU-1 FOR IP, located on UNIVERSITY BLVD SE, between LA SEMILLA WAY SE and LOS PICAROS RD SE containing approximately 208 acre(s). [REF: 05EPC-00576, 05EPC-00579] [**Russell Brito, EPC Case Planner**] (R-16/Q-16) **THE SITE PLAN FOR SUBDIVISION WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO PLANNING FOR EPC STAFF COMMENTS, FOR A PLAT TO COME BEFORE DRB AND 3 COPIES OF THE SITE PLAN.**

8. **Project # 1001685**  
05DRB01349 Minor-SiteDev Plan  
Subd/EPC  
05DRB01350 Minor-SiteDev Plan  
BldPermit/EPC

GREAT BASIN ENGINEERING agent(s) for SMITH'S FOOD & DRUG CENTERS request(s) the above action(s) for all or a portion of Tract(s) 1B, PARADISE NORTH (to be known as **GOLF COURSE MARKET PLACE**) zoned SU-1 for IP, located on GOLF COURSE RD NW and MCMAHON RD NW containing approximately 23.4 acre(s). [REF: Z-85-19, 04EPC-01348, 04EPC-01349, 04EPC-01590] [**Carmen Marrone, EPC Case Planner**] [*Was Indef deferred 8/31/05 for platting action*] (A-12) **THE SITE PLAN FOR SUBDIVISION WAS APPROVED AND SIGNED OFF BY THE BOARD. WITH THE SIGNING OF THE INFRASTRUCTURE LIST DATED 10/19/95 THE SITE PLAN FOR SUBDIVISION WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO CITY ENGINEER FOR SIA AND PLANNING FOR 3 COPIES OF THE SITE PLAN.**

05DRB-01582 Minor-Prelim&Final Plat  
Approval

WILSON & COMPANY agent(s) for CITY OF ALBUQUERQUE, ANNETTE MONTOYA and GOLF COURSE & MCMAHON LLC request(s) the above action(s) for all or a portion of Tract(s) 1B, PARADISE NORTH (to be known as **GOLF COURSE MARKETPLACE**) zoned SU-1 FOR IP, located on GOLF COURSE RD NW, between MCMAHON BLVD NW and IRVING BLVD NW containing approximately 23.4acre(s).[REF:04DRB-01566,04DRB-01741](A-12) **THE PRELIMINARY AND FINAL PLAT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO CITY ENGINEER FOR CROSS LOT DRAINAGE EASEMENT 1B-2 THRU 1B-5, AMAFCA'S SIGNATURE, STORM**

**DRAIN EASEMENT (1B-1) AND RECORDING  
INFORMATION FOR CROSS ACCESS AGREEMENT  
AND TO PLANNING TO RECORD.**

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

9. **Project # 1003828**  
05DRB-01583 Minor-Final Plat Approval
- JEFF MORTENSEN & ASSOCIATES INC agent(s) for WILLIAM T CANIGLIA request(s) the above action(s) for Tract(s) 70A, 71A,113 & 114A (to be known as **CANDELARIA VILLAGE**) zoned R-1 residential zone, located on CANDELARIA RD NW, between 12<sup>TH</sup> ST NW and RIO GRANDE BLVD NW containing approximately 7 acre(s). [REF: 05DRB-00687, 00688, 00689, 00690] (G-13) **FINAL PLAT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO PLANNING FOR AGIS DXF AND TO RECORD.**
10. **Project # 1004162**  
05DRB-01584 Minor-Final Plat Approval
- JEFF MORTENSEN & ASSOCIATES agent(s) for HOECH REAL ESTATE CORPORATION request(s) the above action(s) for all or a portion of Tract(s) L-2, VISTA DEL NORTE and Lot(s) 1-P1 THRU Lot 31-P1, (to be known as **AGAVE SUBDIVISION**) zoned SU-1 special use zone PRD, located on VISTA DEL NORTE DR NE, between OSUNA RD NE and CALLE DEL CAMPO NE containing approximately 6 acre(s). [REF: 05EPC-00742, 05DRB-01139, 05DRB-01140, 05DRB-01193, 05DRB-01195, 05DRB-01197, 05DRB-01198, 05DRB-01275] (E-16) **THE FINAL PLAT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO PLANNING FOR AGIS DXF AND TO RECORD.**

11. **Project # 1003610**  
05DRB-01570 Minor-Extension of  
Preliminary Plat

WILSON & COMPANY, INC agent(s) for CURB, INC. request(s) the above action(s) for all or a portion of Tract(s) 29A, LANDS OF SALAZAR, QUATRO, JS HANNETT (to be known as **ARROWOOD HILLS, UNIT 1**) zoned R-LT, located on 98<sup>TH</sup> ST SW, between RIO BRAVO SW and BLAKE SW containing approximately 29 acre(s). [REF: 02DRB-01621, 02DRB-01622, 04DRB-00261, 04DRB-00262, 04DRB-00263] (N-9) **A ONE-YEAR EXTENSION OF THE PRELIMINARY PLAT WAS APPROVED.**

12. **Project # 1000469**  
05DRB-01556 Minor-Prelim&Final Plat  
Approval

ABQ ENGINEERING INC agent(s) for UNSER WEST TENANCY request(s) the above action(s) for all or a portion of Tract(s) L-1-C, **ATRISCO BUSINESS PARK**, zoned IP, located on UNSER BLVD NW, between BLUEWATER RD NW and LOS VOLCANES NW containing approximately 2 acre(s). [REF: 02DRB-01443, 01DRB-01787, 01DRB-01786, 01DRB-01325, 01DRB-00338, 01DRB-00336, 00DRB-01399, 00DRB-00532, 00DRB-01480] (K-10) **INDEFINITELY DEFERRED AT THE AGENT'S REQUEST.**

13. **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 98<sup>TH</sup> STREET SW, between GIBSON BLVD SW and BLAKE RD SW containing approximately 31 acre(s). [REF: 03DRB-01183, 03DRB-01180] [*Deferred from 10/5/05 & 10/12/05 & 10/19/05*] (N-9) **DEFERRED AT THE AGENT'S REQUEST TO 10/26/05.**

14. **Project # 1002567**  
05DRB-01575 Minor-Prelim&Final Plat  
Approval

SURVEYS SOUTHWEST agent(s) for STEVE KIRK request(s) the above action(s) for all or a portion of Lot(s) 5-A & 5-B, **COLEMAN ADDITION**, zoned R-2, located on 12<sup>TH</sup> ST NW, between the MENAUL EXTENSION and LA POBLANA NW containing approximately 1 acre(s). [REF: 1002279, 02DRB-01535, DRB-98-264] (H-13) **PRELIMINARY AND FINAL PLAT WAS APPROVED AND SIGNED OFF BY THE BOARD.**

15. **Project # 1003759**  
05DRB-00294 Minor-Prelim&Final Plat  
Approval

SURVEYS SOUTHWEST LTD agent(s) for KEN BALIZER request(s) the above action(s) for all or a portion of Tract(s) 173A and 174, M.R.G.C.D. MAP 31, (to be known as **LANDS OF KEN BALIZER**, zoned RA-2, located on ARCADIAN TR NW, between CALLE LOS VECINOS NW and SAN ISIDRO ST NW containing approximately 1 acre(s). [REF: 04DRB-01702] [*Was Indef Deferred on 2/23/05*] (G-13) **WITH THE SIGNING OF THE INFRASTRUCTURE LIST DATED 10/19/05 THE PRELIMINARY PLAT WAS APPROVED. THE FINAL PLAT WAS INDEFINITELY DEFERRED FOR THE SIA AND THE LICENSE AGREEMENT.**

16. **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 8<sup>TH</sup> ST NW and MARQUETTE AVE NW containing approximately 1 acre(s). [REF: ZA-92-175, Z-1601] [*Deferred from 10/12/05*] (J-14) **WITH THE SIGNING OF THE INFRASTRUCTURE LIST DATED 10/19/05 THE PRELIMINARY PLAT WAS APPROVED. THE FINAL PLAT WAS INDEFINITELY DEFERRED FOR THE SIA.**



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) **THE PRELIMINARY AND FINAL PLAT WAS APPROVED WITH FINAL PLAT SIGN OFF DELEGATED TO UTILITIES DEVELOPMENT FOR A PRIVATE SANITARY SEWER SERVICE EASEMENT.**

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: 05DRB-00168] [*Deferred from 10/12/05*] (A-12) **THE PRELIMINARY AND FINAL PLAT WAS APPROVED AND SIGNED OFF BY THE BOARD.**

19. **Project # 1004479**  
05DRB-01591 Minor-Prelim&Final Plat  
Approval

LAND DEVELOPMENT CONSULTANTS, LLC agent(s) for REGINA AVILA & MARY LUCERO request(s) the above action(s) for Tract(s) 133B1A1A & 133A2A1A, **M.R.G.C.D. MAP #39**, zoned R-1, located on 47<sup>TH</sup> ST NW, between BLUEWATER NW and RINCON RD NW containing approximately 1 acre(s). (J-12) **THE PRELIMINARY AND FINAL PLAT WAS APPROVED WITH FINAL PLAT SIGN OFF DELEGATED TO TRANSPORTATION DEVELOPMENT FOR CONSTRUCTION OF A SIDEWALK AND A GAS LINE EASEMENT.**

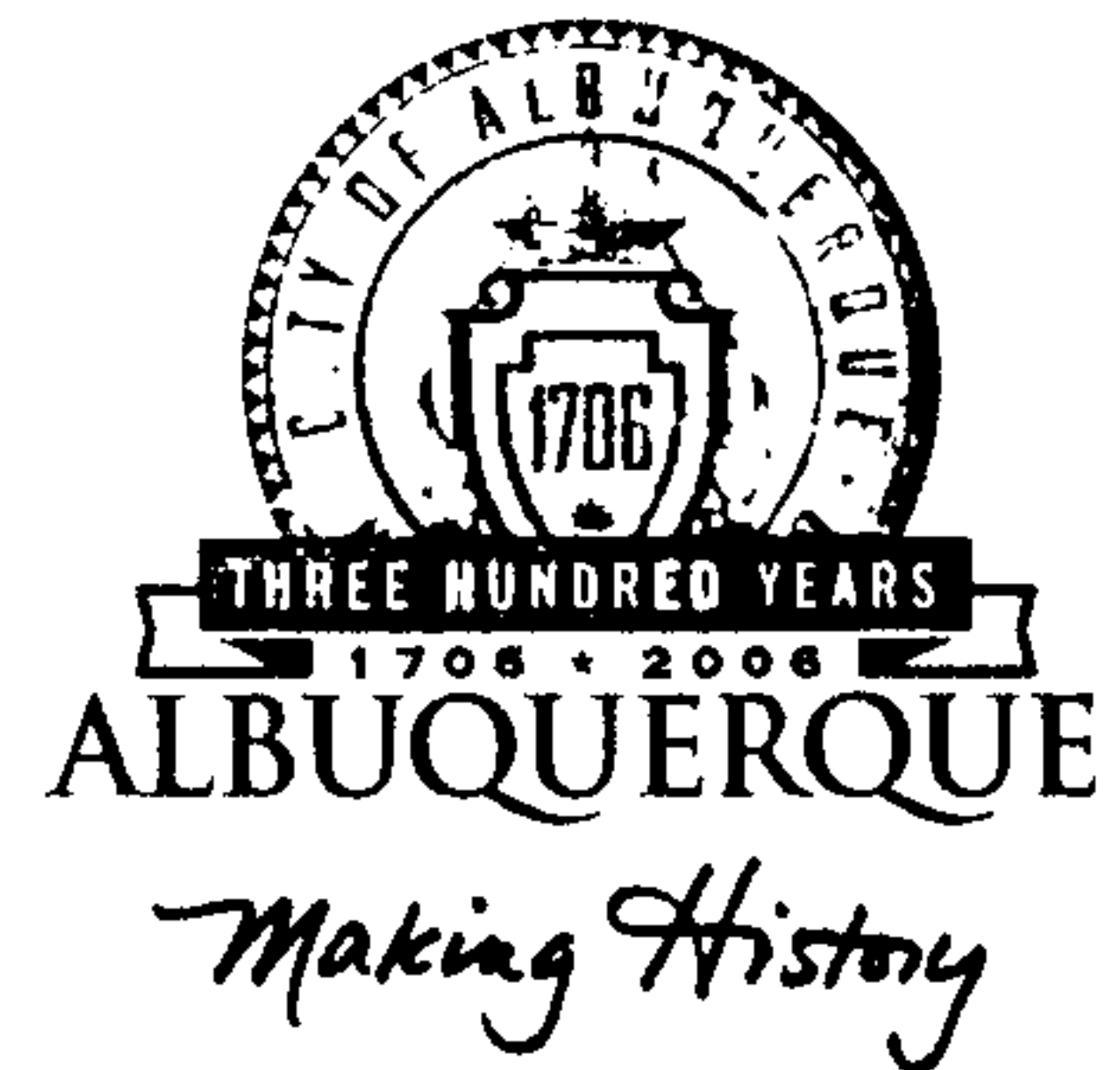
**NO ACTION IS TAKEN ON THESE CASES:**  
**APPLICANT - AGENT IS REQUIRED TO BE AT THE MEETING**

10  
11  
12

20. **Project # 1004480**  
05DRB-01592 Minor-Sketch Plat or Plan
- PHIL MIRABAL request(s) the above action(s) for all or a portion of Lot(s) 125A,126A-1, **M.R.G.C.D. MAP #39**, zoned R-1 residential zone, located on 47<sup>TH</sup> ST NW, between RINCON RD NW and GLENDALE PL NW containing approximately 2 acre(s). (K-12) **THE ABOVE REQUEST WAS REVIEWED AND COMMENTS WERE GIVEN.**
21. **Project # 1004475**  
05DRB-01576 Minor-Sketch Plat or Plan
- SHIRLEY SALVI request(s) the above action(s) for all or a portion of Lot(s) 8, **INDIAN FARMS ESTATES**, zoned RA-2 residential and agricultural zone, located on INDIAN FARMS LN NW, between CANDELARIA RD NW and GRIEGOS DRAIN containing approximately 1 acre(s). (G-13) **THE ABOVE REQUEST WAS REVIEWED AND COMMENTS WERE GIVEN.**
22. Approval of the Development Review Board Minutes for October 5, 2005. **THE DEVELOPMENT REVIEW BOARD MINUTES FOR OCTOBER 5, 2005 WERE APPROVED BY THE BOARD.**

ADJOURNED: 11:36 A.M.

# CITY OF ALBUQUERQUE



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

DEVELOPMENT REVIEW BOARD--SPEED MEMO

**DRB CASE NO/PROJECT NO: 1003759**

**AGENDA ITEM NO: 15**

**SUBJECT:**

Final Plat  
Preliminary Plat

**ACTION REQUESTED:**

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

P.O. Box 1293

**ENGINEERING COMMENTS:**

MRGCD must sign plat prior to City Engineer signoff.

Albuquerque

New Mexico 87103

**RESOLUTION:**

APPROVED X<sup>signed I.L.</sup>; DENIED \_\_\_\_; DEFERRED X<sup>F.P.</sup>; 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 19, 2005



**DEVELOPMENT REVIEW BOARD  
ACTION SHEET**

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

May 25, 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: 11:30 A.M.
- B. Changes and/or Additions to the Agenda
- C. New or Old Business

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

- 1. **Project # 1001140**  
05DRB-00717 Major-Two Year SIA

SCOTT COLE request(s) the above action(s) for all or a portion of Lot(s) 21, Block(s) 26, Tract(s) A, **NORTH ALBUQUERQUE ACRES, UNIT B**, zoned SU-2 FOR IP, located on EAGLE ROCK RD NE, between SAN PEDRO NE and LOUISIANA NE containing approximately 1 acre(s). [REF: 01DRB00391, 03DRB00557, DRB-97-52, AA-99-17] (C-18) **A TWO-YEAR EXTENSION OF THE SIA WAS APPROVED.**

2. **Project # 1003011**  
05DRB-00439 Major-Vacation of Pub  
Right-of-Way

CITY OF ALBUQUERQUE agent(s) for BRAKE MASTERS, INC. request(s) the above action(s) for all or a portion of Block(s) 4 & 5, Tract(s) A, **INEZ ADDITION**, zoned C-2, located on WYOMING BLVD NE, between PROSPECT AVE NE and MENAUL BLVD NE containing approximately 5 acre(s). [REF: 03DRB02088, 03DRB02089] [Deferred from 4/13/05 & 5/11/05 & 5/25/05] (H-19) **DEFERRED AT THE AGENT'S REQUEST TO 6/8/05.**

3. **Project # 1003445**  
05DRB-00724 Major-Vacation of Pub  
Right-of-Way  
05DRB-00725 Major-Vacation of  
Public Easements  
05DRB-00726 Minor-Prelim&Final Plat  
Approval

ISAACSON & ARFMAN PA agent(s) for AMERICAN EAGLE L.P., c/o R. J. SCHAEFER REALTY request(s) the above action(s) for all or a portion of Tract(s) B-1, C-1 & D-1, Lot(s) 6-A-1, **ALBUQUERQUE WEST, UNIT 1**, zoned SU-1 PDA TO INCLUDE C-3 USES, located on NUNZIO AVE NW, between PARADISE BLVD NW and EAGLE RANCH RD NW containing approximately 27 acre(s). [REF: DRB-94-132, DRB-94-512, Z-83-89, 04DRB00751, 04DRB00752, 04DRB00753] (C-12) **VACATIONS WERE APPROVED AS SHOWN ON EXHIBIT B IN THE PLANNING FILE. PRELIMINARY PLAT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO PLANNING FOR PROPERTY MANAGEMENT SIGNATURE AND 15-DAY APPEAL PERIOD.**

4. **Project # 1003655**  
05DRB-00661 Major-Vacation of  
Public Easements  
05DRB-00660 Major-Vacation of Pub  
Right-of-Way  
05DRB-00659 Major-Preliminary Plat  
Approval  
05DRB-00663 Minor-Temp Defer  
SDWK

DAVID A AUBE agent(s) for ADIL RIZVI request(s) the above action(s) for all or a portion of Lot(s) 15, 16, 17 and a portion of 18, Block(s) 1, Tract(s) 2, **NORTH ALBUQUERQUE ACRES, UNIT 3**, (to be known as **LA VISTA @ DESERT RIDGE TRAILS**) zoned R-D, located on WYOMING NE, between EAGLE ROCK NE and MODESTO NE containing approximately 3 acre(s). [REF: 04DRB01373] [Deferred from 5/11/05 & 5/18/05] (C-19) **THE VACATION OF PUBLIC**

05DRB-00662 Minor-Sidewalk Waiver

EASEMENTS WAS APPROVED AS SHOWN ON EXHIBIT B IN THE PLANNING FILE. THE VACATION OF PUBLIC R/W WAS WITHDRAWN AT THE AGENT'S REQUEST. WITH THE SIGNING OF THE INFRASTRUCTURE LIST DATED 5/25/05 AND APPROVAL OF THE GRADING PLAN ENGINEER STAMP DATED 5/23/05 THE PRELIMINARY PLAT WAS APPROVED WITH CONDITION: NEED TO APPLY FOR A SUBDIVISION DESIGN VARIANCE FOR THE LENGTH OF THE CUL-DE-SAC. THE TEMPORARY DEFERRAL OF CONSTRUCTION OF SIDEWALKS ON THE INTERIOR STREETS WAS APPROVED AS SHOWN ON EXHIBIT C IN THE PLANNING FILE. A SIDEWALK VARIANCE FOR WAIVER OF SIDEWALK WAS APPROVED AS SHOWN ON EXHIBIT C IN THE PLANNING FILE.

5. **Project # 1003856**  
05DRB-00721 Major-Preliminary Plat Approval  
05DRB-00722 Minor-Subd Design (DPM) Variance  
05DRB-00723 Minor-Temp Defer SDWK

COMMUNITY SCIENCES CORP agent(s) for MICHAEL'S HOMES request(s) the above action(s) for all or a portion of Tract(s) 8B1A1 & 10A2A, M.R.G.C.D MAP 52 (DON FELIPE #2) (to be known as **IZABEL SUBDIVISION**) zoned RA-2, located on WEST GLEN SW, between METZGAR SW and WEST LEA SW containing approximately 9 acre(s). [REF: 04DRB0969] [Deferred from 5/25/05] (Q-10) **DEFERRED AT THE AGENT'S REQUEST TO 6/8/05.**

05DRB-00827 Minor-SiteDev Plan Subd

COMMUNITY SCIENCES CORP agent(s) for MICHAEL'S HOMES request(s) the above action(s) for all or a portion of Tract(s) 8-B-1-A-1 & 10-A-2-A, MRGCD MAP 52 (DON FELIPE #2) (to be known as **IZABEL SUBDIVISION**), zoned RA-2, located on WEST GLEN SW, between METZGAR SW and WEST LEA SW containing approximately 9 acre(s). [REF: 04DRB0969] [Deferred from 5/25/05] (Q-10) **DEFERRED AT THE AGENT'S REQUEST TO 6/8/05.**

6. **Project # 1004073**  
05DRB-00514 Major-Preliminary Plat  
Approval  
05DRB-00515 Major-Vacation of  
Public Easements  
05DRB-00516 Minor-Subd Design  
(DPM) Variance  
05DRB-00517 Minor-Sidewalk Waiver  
05DRB-00518 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) 5, **JUAN TABO HILLS, UNIT 1**, zoned R-D, located on JUAN TABO BLVD NE, between EUBANK BLVD SE and FOUR HILLS RD SE containing approximately 102 acre(s). *[Deferred from 4/20/05 & 5/18/05]* (M-21/M-22) **WITH THE SIGNING OF THE INFRASTRUCTURE LIST DATED 5/25/05 AND APPROVAL OF THE GRADING PLAN ENGINEER STAMP DATED 5/12/05 THE PRELIMINARY PLAT WAS APPROVED WITH CONDITION OF FINAL PLAT: A REPLAT OF TRACT 1 SHALL BE DONE GRANTING THE NECESSARY EASEMENTS AND RIGHTS-OF-WAY. THE VACATION WAS APPROVED AS SHOWN ON EXHIBIT B IN THE PLANNING FILE. A SUBDIVISION DESIGN VARIANCE FROM MINIMUM DPM DESIGN STANDARDS WAS APPROVED AS INDICATED 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.**

05DRB-00781 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 Tract(s) 5, **JUAN TABO HILLS**, zoned RD, located on JUAN TABO BLVD NE, between EUBANK BLVD SE and FOUR HILLS RD SE containing approximately 102 acre(s). *[Deferred from 5/18/05]*(M-21) **SITE PLAN FOR SUBDIVISION WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO PLANNING FOR DESIGN REQUIREMENTS ON THE PLAN.**

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

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

7. **Project # 1001740**  
05DRB-00823 Minor-SiteDev Plan  
BldPermit/EPC
- CONTROLLED AIR INCORPORATED agent(s) for SUJEY THAKUR request(s) the above action(s) for all or a portion of Lot(s) A, Block(s) 31-B, **BRENTWOOD HILLS**, zoned SU-1 FOR C-1, R-1 USES, located on CANDELARIA RD NE, between CHELWOOD BLVD NE and containing approximately 3 acre(s). [REF: 04EPC-01838] [David Stallworth, EPC Case Planner] (H-22) **SITE PLAN FOR BUILDING PERMIT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO UTILITIES DEVELOPMENT FOR A REVISED UTILITY PLAN AND TO PLANNING FOR EPC CASE PLANNERS COMMENTS AND 3 COPIES OF THE SITE PLAN.**

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

8. **Project # 1003369**  
05DRB-00826 Minor-Extension of  
Preliminary Plat
- ADIL RIZVI request(s) the above action(s) for all or a portion of Lot(s) 6 & 7, Block(s) 16, Tract(s) 3, **VINTER COURT SUBDIVISION, UNIT 3**, zoned R-D, located on WILSHIRE NE, between VENTURA NE and CORONA NE containing approximately 2 acre(s). [REF: 04DRB00511, 04DRB00513, 04DRB00519, 04DRB00514] (C-20) **A ONE-YEAR EXTENSION OF THE PRELIMINARY PLAT WAS APPROVED.**
9. **Project # 1003087**  
05DRB-00828 Major-Final Plat  
Approval
- PRECISION SURVEYS INC agent(s) for WESTLAND DEVELOPMENT CO INC request(s) the above action(s) for all or a portion of Tract(s) A, **WESTLAND NORTH** (to be known as **WATERSHED SUBDIVISION**) zoned SU-2, located on ARROYO VISTA BLVD NW and TIERRA PENTADA ST NW and containing approximately 531 acre(s). (J-7, J-8, H-7,



H-8 & H-9) **FINAL PLAT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO UTILITIES DEVELOPMENT FOR RESTRICTIVE EASEMENT LANGUAGE ADDED TO SHEET 11 FOR LOTS 27 AND 28 AND TO PLANNING FOR AMAFCA'S SIGNATURE AND BULK LAND PLAT VARIANCE LANGUAGE AND AGIS DXF FILE.**

10. **Project # 1000464**  
05DRB-00820 Major-Final Plat  
Approval

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) H-6A1A-1 & H-6A1A-2, **RIVERVIEW PARCELS**, zoned SU-1 IP USES W/EXCEPTIONS, located on GOLF COURSE RD NW, between PASEO DEL NORTE NW and SHELLEY ROSE DR NW containing approximately 7 acre(s). [REF: 04DRB01729] (C-12) **FINAL PLAT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO CITY ENGINEER FOR QUIT-CLAIM AMAFCA EASEMENT REFERENCED ON THE PLAT AND AMAFCA'S SIGNATURE AND TO PLANNING FOR A COPY OF THE AA APPROVAL LETTER.**

11. **Project # 1002397**  
05DRB-00821 Minor-Prelim&Final Plat  
Approval

TIERRA WEST LLC agent(s) for JIM W SHULL & CHRISTEN SHULL request(s) the above action(s) for all or a portion of Lot(s) 5-A & 6-A, **BOSQUE PLAZA**, zoned C-1 (S-C), located on COORS BLVD NW, between LA ORILLA RD NW and RIVERSIDE PLAZA LN NW containing approximately 2 acre(s). [REF: 04DRB01784] (E-12) **PRELIMINARY AND FINAL PLAT APPROVED AND SIGNED OFF BY THE BOARD.**

12. **Project # 1003672**  
05DRB-00704 Minor-Prelim&Final Plat  
Approval  
05DRB-00705 Minor-Temp Defer  
SDWK

RIO GRANDE ENGINEERING agent(s) for ERIMY PROPERTIES LTD request(s) the above action(s) for all or a portion of Lot(s) 6 & 7, Block(s) 3, Tract(s) 3, NORTH ALBUQUERQUE ACRES, UNIT 3, (to be known as **ESTRADA COURT**) 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: 04DRB01423] (*Deferred from 5/4/05 & 5/18/05 & 5/25/05*) (C-20) **DEFERRED AT THE AGENT'S REQUEST TO 6/8/05.**

13. **Project # 1003738**  
05DRB-00824 Minor-Prelim&Final Plat  
Approval

SURVEYS SOUTHWEST LTD agent(s) for TOM WELCH request(s) the above action(s) for all or a portion of Tract(s) A, Block(s) 13, **TIJERAS PLACE ADDITION**, zoned C-1 & O-1, located on SAN MATEO BLVD NE, between COPPER AVE NE and ORTIZ DR NE containing approximately 1 acre(s). [REF: 04ZHE01621] (K-18) **PRELIMINARY PLAT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO TRANSPORTATION DEVELOPMENT FOR A 4 FOOT RIGHT-OF-WAY EASEMENT ALONG TRACT A-1.**

14. **Project # 1004145**  
05DRB-00825 Minor-Prelim&Final Plat  
Approval

SURVEYS SOUTHWEST LTD agent(s) for JUNCTION PARTNER II, JIM PERNER request(s) the above action(s) for all or a portion of Lot(s) 19-A-1-B, **MONTGOMERY BUSINESS PARK**, zoned SU-1 PRD, located on LAGRIMA DE ORO NE, between MONTGOMERY BLVD NE and MONTGOMERY PARKWAY LOOP NE containing approximately 2 acre(s). [REF: V-86-102, Z-87-107, Z-78-69-12, DRB-97-410, 05AA00679] (F-21) **PRELIMINARY PLAT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO UTILITIES DEVELOPMENT TO APPLY FOR A NEW WATER/SEWER ACCOUNT**

**FOR LOTS AND GET TAPPING PERMITS,  
RECOMMEND CHANGING ADDRESS ALSO.**

15. **Project # 1004183**  
05DRB-00809 Minor-Prelim&Final Plat  
Approval

SURVEYS SOUTHWEST LTD agent(s) for LAURIE HICKS request(s) the above action(s) for all or a portion of Lot(s) B, Block(s) 7, **PERFECTO, MARIANO & JESUS ARMIJO ADDITION**, zoned SU-2, located on 8<sup>TH</sup> STREET NW and MARQUETTE AVE NW and containing approximately 1 acre(s). [REF: ZA-85-456] [*Deferred from 5/25/05*] (J-14) **DEFERRED AT THE AGENT'S REQUEST TO 6/1/05.**

16. **Project # 1001763**  
04DRB-01136 Minor- Final Plat  
Approval

SURVEYS SOUTHWEST LTD agent(s) for J. HOWARD MOCK, LAVA PARTNERS request(s) the above action(s) for all or a portion of Tract(s) C-1, **ALBUQUERQUE WEST**, zoned SU-1 FOR C-1 PERMISSIVE USES, located on 57<sup>TH</sup> ST NW, between QUAIL RD NW and OURAY RD NW containing approximately 2 acre(s). [REF:DRB-96-279, 02DRB00308, 309, 02DRB00856] (*Indef. Deferred from 7/28/04 & Final plat indef deferred 1/19/05 for the SIA*) (H-11) **FINAL PLAT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO UTILITIES DEVELOPMENT FOR OFFSITE SEWER EASEMENT.**

17. **Project # 1003759**  
05DRB-00294 Minor-Prelim&Final Plat  
Approval

SURVEYS SOUTHWEST LTD agent(s) for KEN BALIZER request(s) the above action(s) for all or a portion of Tract(s) 173A and 174, MRGCD MAP 31, (to be known as **LANDS OF KEN BALIZER**, zoned

RA-2, located on ARCADIAN TR NW, between CALLE LOS VECINOS NW and SAN ISIDRO ST NW containing approximately 1 acre(s). [REF: 04DRB01702] (*Preliminary & Final Indef Deferred 2/23/05*) (G-13) **INDEFINITELY DEFERRED AT THE AGENT'S REQUEST.**

18. **Project # 1002758**  
05DRB-00816 Minor-Prelim&Final Plat  
Approval

WILKS CO agent(s) for NEW MEXICO KWIK LUBE LLC request(s) the above action(s) for all or a portion of Tract(s) 40, Block(s) 6, **CASA GRANDE ESTATES, UNIT 1**, zoned C-1, located on CANDELARIA RD NE, between TRAMWAY NE and CHELWOOD NE containing approximately 1 acre(s). [REF: DRB-97-146, 03ZHE01015, 03BOA01694, 03BOA02119] (H-23) **PRELIMINARY PLAT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO UTILITIES DEVELOPMENT TO SHOW ADJACENT OFFSITE EASEMENT ALONG WEST PROPERTY LINE FOR EXISTING WATERLINE 24 FEET WIDE ACCESS EASEMENT MUST BE LABELED "PRIVATE" NOT "PUBLIC" FOR WATER/SEWER SERVICES. NEED BENEFICIARIES AND MAINTENANCE NOTE AND TRANSPORTATION DEVELOPMENT FOR MAINTENANCE AND BENEFICIARY NOTE FOR EASEMENT, DISTANCE FROM FACE OF CURB TO PROPERTY LINE WIDTH AND LOCATION OF SIDEWALK.**

19. **Project # 1004185**  
05DRB-00817 Minor-Prelim&Final Plat  
Approval

WILKS CO agent(s) for UNITED SOUTH BROADWAY CORPORATION, request(s) the above action(s) for all or a portion of Lot(s) 5 & 6, Block(s) 37, **EASTERN ADDITION**, zoned SU-2 NCR, located on EDITH BLVD SE, between AVENIDA CESAR CHAVEZ SE and TRUMBULL AVE SE containing approximately 1 acre(s). (L-14) **PRELIMINARY AND**

**FINAL PLAT APPROVED AND SIGNED OFF BY  
THE BOARD.**

20. **Project # 1004186**  
05DRB-00815 Minor-Prelim&Final Plat  
Approval

WILKS CO agent(s) for PAT ARAGON request(s) the above action(s) for all or a portion of Lot(s) 1-2, Block(s) 7, **JOHN BARON BURG PARK**, zoned R-1, located on 20<sup>TH</sup> STREET NW, between ASPEN AVE NW and I-40 containing approximately 1 acre(s). (H-13) **PRELIMINARY AND FINAL PLAT APPROVED AND SIGNED OFF BY THE BOARD.**

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

**THERE ARE NO SKETCH PLATS THIS WEEK . . .**

21. Approval of the Development Review Board Minutes for May 11, 2005. **DRB MINUTES FOR MAY 11, 2005 WERE APPROVED BY THE BOARD.**

ADJOURNED: 11:30 A.M.

**CITY OF ALUBQUERQUE  
PLANNING DEPARTMENT  
May 25, 2005  
DRB Comments**

**ITEM # 17**

**PROJECT # 1003759**

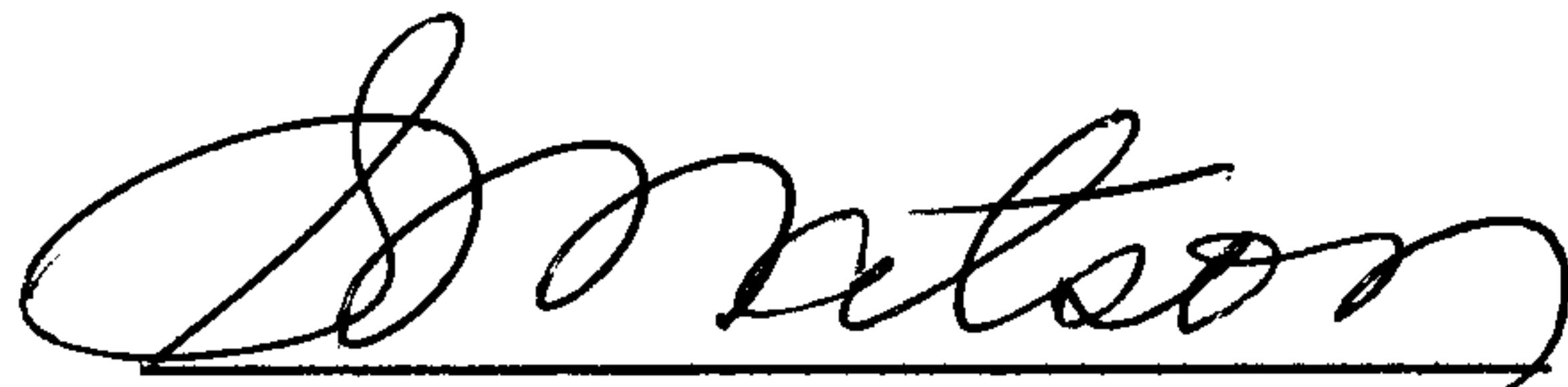
**APPLICATION # 05-00294**

**RE: Lands of Ken Balizar/minor plat**

No objection to the replat.

AGIS dxf is approved.

Applicant may file the plat provided Planning receives one paper copy to close the file.



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

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

DEVELOPMENT REVIEW BOARD--SPEED MEMO

**DRB CASE NO/PROJECT NO: 1003759**

**AGENDA ITEM NO: 17**

**SUBJECT:**

Final Plat  
Preliminary Plat

**ACTION REQUESTED:**

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

**ENGINEERING COMMENTS:**

Need MRGCD concurrence of easement under ditch.

**RESOLUTION:**

APPROVED \_\_\_\_; DENIED \_\_\_\_; DEFERRED Indef 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:** May 25, 2005





2. **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) **VACATION WAS APPROVED AS SHOWN ON EXHIBIT B IN THE PLANNING FILE.**

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 15<sup>TH</sup> ST NW containing approximately 1 acre(s). [REF: Z-85-9, Z-68-134] (J-13) **VACATION WAS APPROVED AS SHOWN ON EXHIBIT B IN THE PLANNING FILE. WITH THE SIGNING OF THE INFRASTRUCTURE LIST DATED 2/23/05 THE PRELIMINARY PLAT WAS APPROVED. FINAL PLAT WAS INDEFINITELY DEFERRED FOR THE SIA. A SIDEWALK DESIGN VARIANCE WAS APPROVED AS SHOWN ON EXHIBIT C IN THE PLANNING FILE.**

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 15<sup>TH</sup> ST NW containing approximately 1 acre(s). [REF: Z-85-9, Z-68-134] [RUSSELL BRITO, EPC CASE PLANNER FOR MARY PISCITELLI] (J-13) **SITE PLAN FOR BUILDING PERMIT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO CITY ENGINEER FOR SIA AND PLANNING FOR MINOR CORRECTIONS.**

4. **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] *[Deferred from 2/23/05]* (C-20) **DEFERRED AT THE AGENT'S REQUEST TO 3/9/05.**

5. **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) **VACATION WAS APPROVED AS SHOWN ON EXHIBIT B IN THE PLANNING FILE.**

05DRB-00298 Minor-Prelim&Final Plat Approval

BOHANNAN HUSTON agent(s) for BUILD NEW MEXICO request(s) the above action(s) for all or a portion of Tract(s) F-1 & F-2, **SANDIA SCIENCE AND TECHNOLOGY PARK**, zoned IP, located on INNOVATION PARKWAY SE, between RESEARCH RD SE and GIBSON AVE SE containing approximately 11 acre(s). [REF: DRB 1001031, 01DRB00788, 05DRB00140] (M-21) **PRELIMINARY AND FINAL PLAT WERE APPROVED WITH FINAL SIGN OFF DELEGATED TO PLANNING FOR AIDS DXF AND THE 15-DAY APPEAL PERIOD.**

6. **Project # 1003684**  
05DRB-00118 Major-Vacation of Pub Right-of-Way  
05DRB-00121 Major-Preliminary Plat Approval  
05DRB-00119 Minor-Sidewalk Waiver  
05DRB-00120 Minor-Temp Defer SDWK

MARK GOODWIN & ASSOCIATES PA agent(s) for COLLATZ INC request(s) the above action(s) for all or a portion of Tract(s) A, B and B2B1, Block(s) 7-14, CALABACILLAS ARROYO, PARADISE HEIGHTS, UNIT 5, SEVILLE, UNIT 7, (to be known as **ANASAZI RIDGE SUBDIVISION, UNITS 1, 2 & 3**) zoned R-1 residential zone, located on MCMAHON BLVD NW, between WESTSIDE RD NW and UNIVERSE BLVD NW containing approximately 92 acre(s). [REF: 04DRB01443 ] *[Deferred from 2/16/05 & 2/23/05]* (A-10) **DEFERRED AT THE AGENT'S REQUEST TO 3/2/05.**

7. **Project # 1003790**  
05DRB-00085 Major-Vacation of Public  
Easements

BOHANNAN HUSTON INC agent(s) for MCT INDUSTRIES request(s) the above action(s) for all or a portion of Lot(s) 1A & 25, Tract(s) H-1-C & A, Block(s) 1, **LANDS OF FILBERTO GURULE and NORTH ALBUQUERQUE ACRES**, zoned IP industrial park zone, located on NORTH I-25, between BALLOON FIESTA PARKWAY NE and SAN MATEO DR NE containing approximately 17 acre(s). [REF:04DRB01790] [Deferred from 2/9/05 & 2/16/05] (B-18) **VACATION WAS APPROVED AS SHOWN ON EXHIBIT B IN THE PLANNING FILE.**

05DRB-00158 Minor-SiteDev Plan Subd

DEKKER PERICH SABATINI agent(s) for MCT INDUSTRIES request(s) the above action(s) for all or a portion of Lot(s) 1-A & 25, Block(s) 1, Tract(s) H-1-C & A, **LANDS OF FILBERTO GURULE and NORTH ALBUQUERQUE ACRES**, zoned IP industrial park zone, located on NORTH I-25, between BALLOON FIESTA PARKWAY NE and SAN MATEO BLVD NE containing approximately 12 acre(s). [REF: 05DRB00085] [Deferred from 2/9/05 & 2/16/05] (B-18) **SITE PLAN FOR SUBDIVISION WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO PLANNING FOR COMMENTS ON THE REVISIONS OF THE SITE PLAN.**

05DRB-00165 Minor-Prelim&Final Plat  
Approval

BOHANNAN HUSTON agent(s) for MCT INDUSTRIES request(s) the above action(s) for all or a portion of Tract(s) A, B & C, **NORTH GATEWAY**, zoned IP, located on NORTH I-25, between BALLOON FIESTA PARKWAY NE and SAN MATEO DR NE containing approximately 38 acre(s). [REF: 04DRB1790] [Deferred from 2/9/05 & 2/16/05] (B-18) **WITH THE SIGNING OF THE INFRASTRUCTURE LIST DATED 2/23/05 THE PRELIMINARY PLAT WS APPROVED WITH THE CONDITION: THE AMAFCA BOARD SHALL ALSO VACATE THIS EASEMENT AND THE DEVELOPER SHALL ENTER INTO A TURN-KEY AGREEMENT WITH AMAFCA FOR THE MAINTENANCE OF THE CHANNEL. THE FINAL PLAT WAS INDEFINITELY DEFERRED FOR THE SIA.**

8. **Project # 1003475**  
04DRB-01694 Major-Vacation of Pub  
Right-of-Way  
04DRB-01695 Major-Preliminary Plat  
Approval  
04DRB-01696 Minor-Temp Defer SDWK

WILSON & COMPANY INC agent(s) for FELIX RABADI request(s) the above action(s) for unplatted lands and all or a portion of Tract(s) 2, PARAGON RESOURCES, (to be known as **PARADISE VIEW SUBDIVISION**) zoned RLT, located on PARADISE BLVD NW, between CONEFLOWER NW and LYON NW containing approximately 22 acre(s). [REF: 04DRB00842] [Deferred from 12/1/04, 1/26/05 & 2/9/05 & 2/16/05 & 2/23/05] (B-10) **DEFERRED AT THE AGENT'S REQUEST TO 3/9/05.**

**SITE DEVELOPMENT PLANS, AMENDED PLANS, AND MASTER DEVELOPMENT PLANS**

NOTE: IF THE APPLICANT/AGENT IS NOT PRESENT WHEN THEIR REQUEST IS CALLED, THE REQUEST MAY BE INDEFINITELY DEFERRED.

9. **Project # 1003865**  
05DRB-00304 Minor-SiteDev Plan  
BldPermit
- DORMAN BREEN ARCHITECTS agent(s) for JAY PARKS request(s) the above action(s) for all or a portion of Lot(s) 22A, Block(s) 28, Tract(s) A, NORTH ALBUQUERQUE ACRES, UNIT B, (to be known as **OAKLAND SELF STORAGE**) zoned SU-2 IP, located on OAKLAND AVE NE, between SAN PEDRO NE and LOUISIANA NE containing approximately 4 acre(s). [REF: 05DRB00006] (C-18) **INDEFINITELY DEFERRED AT THE AGENT'S REQUEST.**
10. **Project # 1000980**  
05DRB-00161 Minor-Amnd SiteDev Plan  
BldPermit/EPC  
05DRB-00162 Minor-SiteDev Plan  
Subd/EPC  
05DRB-00163 Minor-SiteDev Plan  
BldPermit/EPC
- NCA ARCHITECTS agent(s) for NEW MEXICO BANK & TRUST request(s) the above action(s) for all or a portion of Tract(s) A-3-B, **SIERRA VISTA SHOPPING CENTER**, zoned C-2 community commercial zone, located on MONTGOMERY BLVD NE, between PARSIFAL ST NE and EUBANK BLVD NE containing approximately 1 acre(s). [REF: ZA-01-201, Z-93-83, DRB-93-332, ZA-81-4, Z-77-78, Z-77-78-1, 01DRB01131, 01DRB01740, 02DRB01039, 01EPC00731] [**Carmen Marrone, EPC Case Planner**] [*Deferred from 2/9/05 & 2/16/05 & 2/23/05*] (G-20) **DEFERRED AT THE AGENT'S REQUEST TO 3/2/05.**
- 05DRB-00160 Minor-Prelim&Final Plat  
Approval
- RON TYREE agent(s) for SIERRA VISTA ASSOCIATES LLC request(s) the above action(s) for all or a portion of Tract(s) A-3, **SIERRA VISTA SHOPPING CENTER**, zoned C-2 community commercial zone (SC), located on MONTGOMERY BLVD NE, between EUBANK BLVD NE and PARSIFAL ST NE containing approximately 15 acre(s). [REF: ZA-01-201, Z-93-83, DRB-93-332, ZA-81-4, Z-77-78-1, 01DRB01739, 01DRB01131, 01DRB01740, 02DRB01039, 01EPC00731] [*Deferred from 2/9/05 & 2/16/05 & 2/23/05*] (G-20) **DEFERRED AT THE AGENT'S REQUEST TO 3/2/05.**

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

11. **Project # 1002928**  
05DRB-00297 Major-Amnd Prelim Plat Approval  
05DRB-00308 Major-Final Plat Approval
- SURV-TEK, INC agent(s) for LONGFORD AT THE TRAILS, LLC request(s) the above action(s) for all or a portion of Tract(s) D, **TAOS AT THE TRAILS**, zoned R-D, located on TREELINE AVE NW, between RAINBOW BLVD NW and SOUTH OF PASEO DEL NORTE NW containing approximately 19 acre(s). [REF: DRB04-00718] *[Deferred from 2/23/05]* (C-9) **DEFERRED AT THE AGENT'S REQUEST TO 3/2/05.**
12. **Project # 1003417**  
05DRB-00238 Minor-Amnd Prelim Plat Approval  
05DRB-00237 Major-Final Plat Approval
- MARK GOODWIN & ASSOCIATES PA agent(s) for ALPHA EQUITIES LLC request(s) the above action(s) for all or a portion of Lot(s) 22-30, Block(s) 11, Tract(s) 1, NORTH ALBUQUERQUE ACRES (to be known as **MOUNTAIN TRAIL SUBDIVISION, UNIT 3**, zoned R-D, located on GLENDALE AVE NE, between WYOMING BLVD NE and BARSTOW ST NE containing approximately 10 acre(s). [REF: 04DRB00671, 04DRB01056, 04DRB01057, 04DRB01058, 04DRB01232] (B-19) **AMENDED PRELIMINARY PLAT WAS APPROVED. AMENDED INFRASTRUCTURE LIST DATED 2/23/05 WAS APPROVED. FINAL PLAT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO PARKS FOR CASH-IN-LIEU.**
13. **Project # 1003759**  
05DRB-00294 Minor-Prelim&Final Plat Approval
- SURVEYS SOUTHWEST LTD agent(s) for KEN BALIZER request(s) the above action(s) for all or a portion of Tract(s) 173A and 174, MRGCD MAP 31, (to be known as **LANDS OF KEN BALIZER**, zoned RA-2, located on ARCADIAN TR NW, between CALLE LOS VECINOS NW and SAN ISIDRO ST NW containing approximately 1 acre(s). [REF: 04DRB01702] (G-13) **INDEFINITELY DEFERRED AT THE AGENT'S REQUEST.**

14. **Project # 1003761**  
05DRB-00210 Minor-Prelim&Final Plat  
Approval

SURVEYS SOUTHWEST, LTD agent(s) for DOUGLAS F. VAUGHAN request(s) the above action(s) for all or a portion of Lot(s) 15 & portion of 16, Block(s) 20, Tract(s) 3, **NORTH ALBUQUERQUE ACRES, UNIT 3**, zoned SU-2 MIXED USE, located on PASEO DEL NORTE NE, between HOLLY AVE NE and HOLBROOK NE containing approximately 2 acre(s). *[Deferred from 2/16/05]* (C-20) **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.**

15. **Project # 1003420**  
05DRB-00295 Minor-Final Plat  
Approval

ISAACSON & ARFMAN PA agent(s) for WINDMILL MANOR ESTATES LLC request(s) the above action(s) for all or a portion of Tract(s) B-2 UNIT 3, VOLCANO CLIFFS, (to be known as **SUNRISE RIDGE SUBDIVISION**) zoned R-LT residential zone, located on TESUQUE DR NW, between MONTANO RD NW and CRYSTAL ST NW containing approximately 5 acre(s). [REF: 04EPC00682, 04DRB01508, 04DRB01509] (E-10) **FINAL PLAT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO PARKS FOR CASH-IN-LIEU AND PLANNING FOR PROPERTY MANAGEMENT'S SIGNATURE.**

16. **Project # 1000081**  
05DRB-00305 Minor-Prelim&Final Plat  
Approval

TIERRA WEST agent(s) for RSF LAND & CATTLE CO LLC request(s) the above action(s) for all or a portion of Tract(s) B3D, **COTTONWOOD CORNERS**, zoned SU-1 IP, located on COORS BLVD BYPASS NW, between ELLISON DR NW and NM 528 NW containing approximately 6 acre(s). [REF: 00DRB00276, 04AA01343] (A-13/A-14) **PRELIMINARY PLAT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO PLANNING FOR NEW MEXICO UTILITIES SIGNATURE AND A COPY OF AN AMENDED SITE PLAN TO MAKE SURE IT MATCHES THE PLAT.**

17. **Project # 1002506**  
05DRB-00306 Minor-Final Plat  
Approval

TIERRA WEST agent(s) for STH INVESTMENTS request(s) the above action(s) for all or a portion of Tract(s) 6C,12A and 12B, PORTION OF BLACK RANCH, (to be known as **BLACK FARMS ESTATES, UNITS 1 & 2**, zoned RA-1, located on COORS BLVD NW, between PASEO DEL NORTE NW and WESTSIDE DR NW containing approximately 67 acre(s). [REF: 04DRB00637, 03EPC00501] (C-13) **FINAL PLAT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO PARKS FOR CASH-IN-LIEU AND CITY ENGINEER FOR AMAFCA'S SIGNATURES.**

18. **Project # 1002639**  
05DRB-00307 Minor-Prelim&Final Plat  
Approval

COMMUNITY SCIENCES CORP agent(s) for RAYLEE HOMES request(s) the above action(s) for all or a portion of Lot(s) 17, Block(s) A, **TREMENTINA SUBDIVISION**, zoned R-D, located on VIA CONTENTA NE, between WYOMING NE and LOUISIANA NE containing approximately 1 acre(s). [REF: 03DRB-00717, 03DRB-00719, 03DRB-00720, 03DRB-00721, 03DRB-00722, 03DRB02026] [Deferred from 2/23/05] (C-19) **DEFERRED AT THE AGENT'S REQUEST TO 3/2/05.**

19. **Project # 1002743**  
04DRB-00888 Minor-Final Plat  
Approval

BORDENAVE DESIGNS agent(s) for HARVEST HOMES LLC request(s) the above action(s) for all or a portion of Tract(s) C, **LA LUZ DEL OESTE, UNIT 4**, zoned SU-1 PRD, located on COORS BLVD NW, between WESTERN TRAILS NW and DELLYNE NW containing approximately 2 acre(s). [REF: Z-03-01007, 03DRB00989] [Final Plat was Indef Deferred for SIA 6/16/04] [Deferred from 2/9/05 & 2/16/05] (F-11) **FINAL PLAT WAS APPROVED AND SIGNED OFF BY THE BOARD.**

20. **Project # 1001934**  
05DRB-00292 Minor-Prelim&Final Plat  
Approval

WAYJOHN SURVEYING INC agent(s) for WILLIAM RIORDAN & PATRICK NAPOLEONE request(s) the above action(s) for all or a portion of Tract(s) 4C-4G, **ALVARADO GARDENS, UNIT 1**, zoned RA-2, located on RIO GRANDE BLVD NW, between CAMPBELL RD NW and MATTHEW AVE NW containing approximately 2 acre(s). [REF: 02DRB00697, 02DRB01863, 02DRB01866, 04DRB01471] (G-12) **PRELIMINARY AND FINAL PLAT WERE APPROVED AND SIGNED OFF BY THE BOARD.**

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

21. **Project # 1000795**  
05DRB-00302 Minor-Sketch Plat or  
Plan

WAYJOHN SURVEYING INC agent(s) for JOHN & NADINE MINER request(s) the above action(s) for all or a portion of Lot(s) 24, **ALVARADO GARDENS, UNIT 1**, zoned RA-2, located on MATTHEW AVE NW, between RIO GRANDE BLVD MW and 12<sup>TH</sup> ST NW containing approximately 2 acre(s). (G-13) **THE ABOVE REQUEST WAS REVIEWED AND COMMENTS WERE GIVEN.**

22. **Project # 1003971**  
05DRB-00293 Minor-Sketch Plat or  
Plan

WAYJOHN SURVEYING INC agent(s) for LUBRICAR INC request(s) the above action(s) for all or a portion of Tract(s) A & B, **ROBERT H MOTT ADDITION**, zoned C-2, located on 4<sup>TH</sup> ST NW, between GENE AVE NW and GAVILAN PL NW containing approximately 1 acre(s). (F-14) **THE ABOVE REQUEST WAS REVIEWED AND COMMENTS WERE GIVEN.**



23. **Project # 1003975**  
05DRB-00301 Minor-Sketch Plat or Plan

WAYJOHN SURVEYING INC agent(s) for COE PROPERTIES INC request(s) the above action(s) for all or a portion of Lot(s) 6, 7, 12 and 13, Block(s) 15, MESA GRANDE ADDITION (to be known as ZUNI TOWNHOMES) zoned O-R, located on WASHINGTON ST SE, between CENTRAL AVE SE and ZUNI RD SE containing approximately 1 acre(s).[REF:ZA-78-377]K-17) **THE ABOVE REQUEST WAS REVIEWED AND COMMENTS WERE GIVEN.**

24. **Project # 1003973**  
05DRB-00299 Minor-Sketch Plat or Plan

ISAACSON AND ARFMAN agent(s) for STILLBROOKE HOMES request(s) the above action(s) for all or a portion of **TRACT 7, THE TRAILS UNIT 2**, zoned R-D, located on OAKRIDGE ST NW, between WOODMONT AVE NW and TREELINE NW containing approximately 15 acre(s). (C-9) **THE ABOVE REQUEST WAS REVIEWED AND COMMENTS WERE GIVEN.**

25. **Project # 1003974**  
05DRB-00300 Minor-Sketch Plat or Plan

ISAACSON AND ARFMAN, P.A. agent(s) for STILLBROOKE HOMES request(s) the above action(s) for all or a portion of **TRACT 5, THE TRAILS UNIT 2**, zoned R-D, located on OAKRIDGE ST NW, between TREELINE NW and UNIVERSE BLVD NW containing approximately 6 acre(s). (C-9) **THE ABOVE REQUEST WAS REVIEWED AND COMMENTS WERE GIVEN.**

26. Approval of the Development Review Board Minutes for February 2, 2005. **DEVELOPMENT REVIEW BOARD MINUTES FOR FEBRUARY 2, 2005 WERE APPROVED.**

ADJOURNED: 1:30 P.M.

CITY OF ALBUQUERQUE  
PLANNING DEPARTMENT  
February 23, 2005  
DRB Comments

ITEM # 13

PROJECT # 1003759

APPLICATION # 05-00294

RE: Tract 173A & 174, MRGCD Map 31/minor plat

Planning cannot tell where the front of the existing residence is. The setbacks are the same as for R-1 zoning except the rear yard setback is 25 feet.

In addition, there is a building (unidentified) now resting on the proposed new lot line. What is this building and why does it not have a setback?

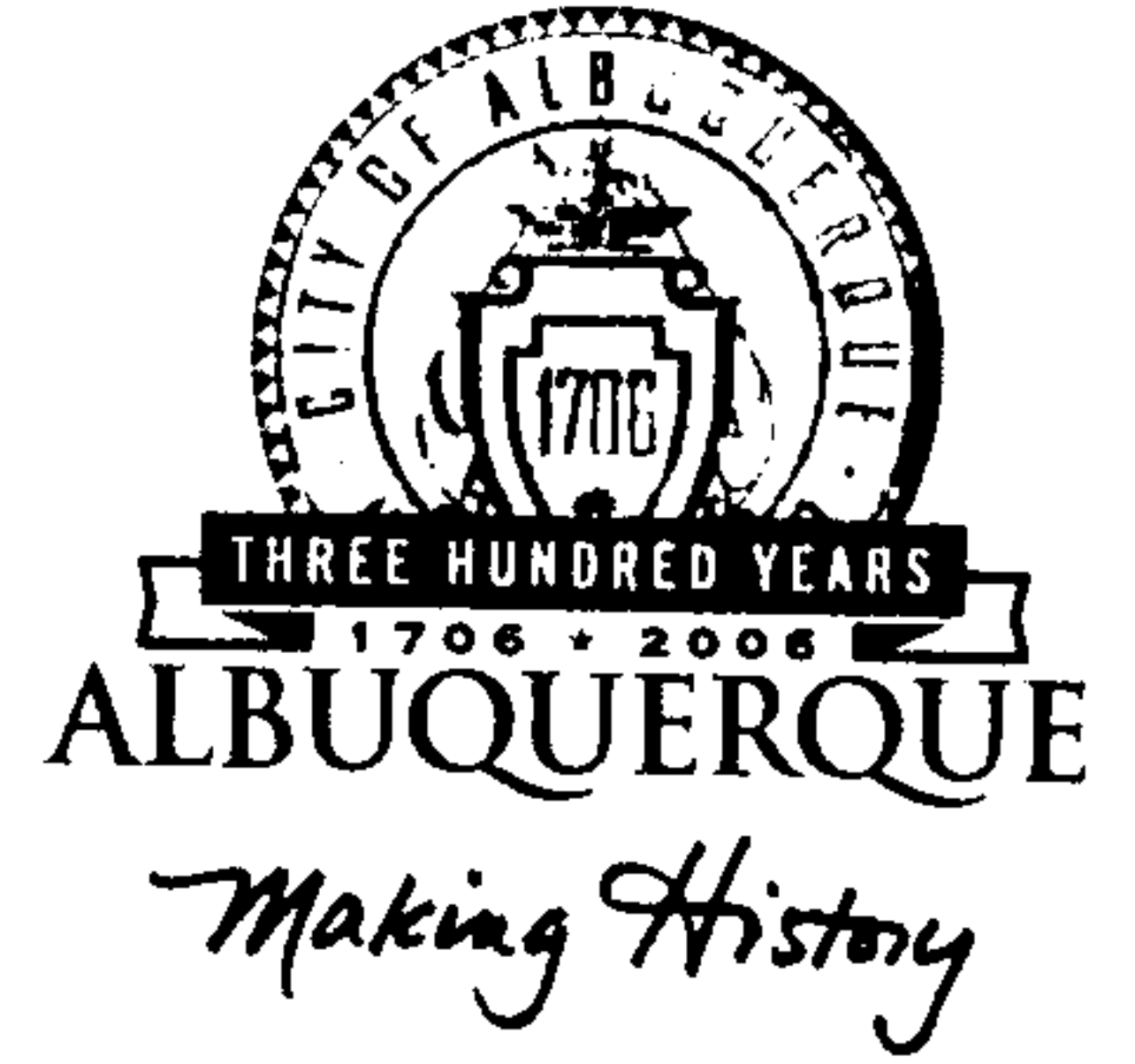
Planning cannot approve the replat without this information. As it now stands, the setbacks don't appear to be met.

*Accessory structure - OK*

~~demolition of the "building" on the lot line between Tract 1 & 2~~

  
Sheran Matson, AICP      DRB Chair

# CITY OF ALBUQUERQUE



PLANNING DEPARTMENT  
DEVELOPMENT AND BUILDING SERVICES  
HYDROLOGY DEVELOPMENT SECTION

DEVELOPMENT REVIEW BOARD--SPEED MEMO

DRB CASE NO/PROJECT NO: 1003759

AGENDA ITEM NO: 13

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

No adverse comments.

New Mexico 87103

RESOLUTION:

*indof.*

www.cabq.gov

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: February 23, 2005



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

Development Review Board Comments

**Project Number:** 1003759

**DRB Date:** 2/23/2005

**Application Number:** 05DRB-00294

**Item Number:** 13

**Subdivision:** Lands of Ken Balizer  
 Tracts 173A and 174, MRGCD Map 31

**Request for:**

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

**Zoning:** RA-2

**Zone Page:** G-13

**New Lots (or units) :** 1

**Parks and Recreation Comments:**

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

Prior to sign-off on the final plat, a fee in-lieu of and equal to the value of the required park land dedication for 1 new residential lots will be required. The fee will be based on an estimate of land value to be provided by the City Real Property office. Alternatively, the applicant may submit current appraisal information mutually acceptable to the applicant and the City.

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

**Signed:**

Christina Sandoval, (DMD)

Phone: 768-3808

**3759**

**DXF Electronic Approval Form**

DRB Project Case #: 1003759

Subdivision Name: BALIZER--KEN TRACTS 1 2 & 3

Surveyor: GARY E GRITSKO

Contact Person: SARAH AMATO

Contact Information:

DXF Received: 2/14/2005

Hard Copy Received: 2/14/2005

Coordinate System: Ground rotated to NMSP Grid

*C. G. Whelan* 2/14/05  
Approved Date

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

**AGIS Use Only**  
Copied cov 3759 to agiscov on 2/14/2005 Contact person notified on 2/14/2005





**DEVELOPMENT REVIEW BOARD  
ACTION SHEET**

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

November 10, 2004

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: 9:25 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 # 1002092**  
04DRB-01623 Major-Two Year SIA

BOHANNAN HUSTON INC agent(s) for OXBOW NORTH VENTURES LLC request(s) the above action(s) for all or a portion of Tract(s) B-1, Unit(s) 1, 2 & 3, **OXBOW NORTH**, zoned SU-3 special center zone, located on COORS BLVD NW, between NAMASTE DR NW and north of ST PIUS X HIGH SCHOOL containing approximately 40 acre(s). [REF: 04DRB01159] (F-11) **A ONE-YEAR EXTENSION OF THE SUBDIVISION IMPROVEMENTS AGREEMENT WAS APPROVED.**

2. **Project # 1002464**  
04DRB-01576 Major-Vacation of Pub  
Right-of-Way
- PRECISION SURVEYS INC agent(s) for UNSER VULCAN LLC request(s) the above action(s) for all or a portion of Lot(s) 6A, **SANTA FE VILLAGE, UNIT 3**, zoned R-D residential and related uses zone, developing area, located on VULCAN RD NW, between BOGART ST NW and UNSER BLVD NW containing approximately 1 acre(s). [REF: 03DRB00191] (F-10) **THE VACATION WAS APPROVED AS SHOWN ON EXHIBIT B IN THE PLANNING FILE.**
3. **Project # 1003420**  
04DRB-01508 Major-Preliminary Plat  
Approval  
04DRB-01509 Minor-Temp Defer SDWK
- ISAACSON & ARFMAN PA agent(s) for WINDMILL MANOR PLACE LLC request(s) the above action(s) for all or a portion of Tract(s) B-2, VOLCANO CLIFFS UNIT 3, (to be known as **SUNRISE RIDGE SUBDIVISION**) zoned R-LT, located on MONTANO RD NW, between TESUQUE DR NW and SHADOW RIDGE DR NW containing approximately 5 acre(s). [REF: 04EPC00682] [*Deferred from 10/27/04 & 11/17/04*] (E-10) **DEFERRED AT THE AGENT'S REQUEST TO 11/17/04.**
4. **Project # 1002051**  
03DRB-02008 Major-Preliminary Plat  
Approval  
03DRB-02009 Major-Vacation of Public  
Easements  
03DRB-02010 Minor-Vacation of Private  
Easements  
03DRB-02011 Minor-Temp Defer SDWK
- TIERRA WEST LLC agent(s) for GELTMORE LAND LTD CO request(s) the above action(s) for all or a portion of Tract(s) A, **CHAMISA RIDGE - UNIT 1**, zoned R-LT, located on PARADISE BLVD NW, between BIG SAGE DR NW and CONEFLOWER DR NW containing approximately 18 acre(s). [*Deferred from 6/9/04, 6/23/04, 8/4/04 & 9/29/04*] [REF: 02DRB-00963] (B-10) **NEITHER THE APPLICANT NOR THE AGENT WERE PRESENT. THE REQUEST WAS INDEFINITELY DEFERRED.**



5. **Project # 1003571**  
04DRB-01517 Major-Vacation of Public Easements  
04DRB-01518 Major-Preliminary Plat Approval  
04DRB-01519 Minor-Sidewalk Waiver  
04DRB-01520 Minor-Temp Defer SDWK

MARK GOODWIN & ASSOCIATES agent(s) for CURB INC request(s) the above action(s) for all or a portion of Tract(s) 9-B-1, 9-B-2 and 12-A-2, **EL RANCHO GRANDE 1, UNIT 9B**, zoned R-LT residential zone, located on BLAKE RD NW, between AMOLE CHANNEL and 98<sup>TH</sup> ST NW containing approximately 36 acre(s). [REF: 04DRB01134] *[Deferred from 11/3/04 & 11/10/04]* (N-9) **DEFERRED AT THE AGENT'S REQUEST TO 11/17/04.**

6. **Project # 1003470**  
04DRB-01522 Major-Bulk Land Variance  
04DRB-01523 Major-Preliminary Plat Approval  
04DRB-01524 Minor-Temp Defer SDWK

WILSON & COMPANY agent(s) for SCOTT SCHIABOR SPS LC request(s) the above action(s) for all or a portion of Tract(s) 1A, 2A, 1B & 2B, **VISTA VIEJA SUBDIVISION, KASSUBA-MONTBEL LANDS**, zoned R-1 residential zone, located on 81<sup>ST</sup> ST NW and ALBERICOQUE PL NW containing approximately 152 acre(s). [REF: 04DRB00825, 04DRB01460] *[Deferred from 11/3/04 & 11/10/04]* (D-9) **DEFERRED AT THE AGENT'S REQUEST TO 12/1/04.**

7. **Project # 1003705**  
04DRB-01540 Major-Vacation of Public Easements  
04DRB-01539 Minor-Sketch Plat or Plan

FORSTBAUER SURVEYING LLC agent(s) for DR VIJAY AGARWAL request(s) the above action(s) for all or a portion of Lot(s) 7, 8 AND 9 and the south 47 feet of Lot(s) 4, 5, 6, Block(s) 22, **BROWNEWELL & LAILS HIGHLAND ADDITION**, zoned SU-2 MC, located on OAK ST NE, between TIJERAS NE and COPPER NE containing approximately 1 acre(s). [REF:V-78-38] *[Deferred from 11/3/04]* (K-15) **NEITHER THE APPLICANT NOR THE AGENT WERE PRESENT. THE REQUEST WAS INDEFINITELY DEFERRED.**

8. **Project # 1003125**  
04DRB-01505 Major-Bulk Land Variance  
04DRB-01506 Minor-Prelim&Final Plat  
Approval

04DRB-01630 Minor-SiteDev Plan  
Subd/EPC

MOLZEN-CORBIN & ASSOCIATES agent(s) for CITY OF ALBUQUERQUE, AVIATION DEPARTMENT AND RANCH JOINT VENTURE request(s) the above action(s) for all or a portion of Tract(s) D & S, LANDS OF DOUBLE EAGLE II AIRPORT, (to be known as **AEROSPACE TECHNOLOGY PARK**) zoned SU-1 for AIRPORT AND RELATED USES, located on DOUBLE EAGLE II AIRPORT NW, between PASEO DEL VOLCAN (OLD) NW and SHOOTING RANGE PARK RD NW containing approximately 300 acre(s). *[Deferred from 10/27/04 & 11/3/04 & 11/10/04, NEITHER THE APPLICANT NOR THE AGENT WERE PRESENT DEFERRED TO 12/8/04]* [REF: 03EPC02054](F-6/G-6) **DEFERRED TO 12/8/04.**

CONSENSUS PLANNING agent(s) for CITY OF ALBUQUERQUE, AVIATION DEPARTMENT AND RANCH JOINT VENTURE request(s) the above action(s) for all or a portion of Tract(s) D, F AND S, LANDS OF DOUBLE EAGLE II AIRPORT, (to be known as **AEROSPACE TECHNOLOGY PARK**) zoned SU-1 for AIRPORT AND RELATED USES, located on DOUBLE EAGLE II AIRPORT NW, between PASEO DEL VOLCAN NW and SHOOTING RANGE ACCESS RD NW containing approximately 300 acre(s). [REF: 03EPC02054, 04DRB01505, 04DRB01506][**Chris Hyer, EPC Case Planner**] *[Deferred from 10/27/04 & 11/3/04 & 11/10/04 NEITHER THE APPLICANT NOR THE AGENT WERE PRESENT DEFERRED TO 12/8/04]* (F-5/G-6) **DEFERRED TO 12/8/04.**

**SITE DEVELOPMENT PLANS, AMENDED PLANS, AND MASTER DEVELOPMENT PLANS**

**NOTE:** IF THE APPLICANT/AGENT IS NOT PRESENT WHEN THEIR REQUEST IS CALLED, THE REQUEST MAY BE INDEFINITELY DEFERRED.

9. **Project # 1003010**  
04DRB-01687 Minor-SiteDev Plan  
BldPermit/EPC

DEKKER/PERICH/SABATINI agent(s) for T. S. MCNANEY & ASSOCIATES request(s) the above action(s) for all or a portion of Tract(s) A, (to be known as **HOUSING @ ALBUQUERQUE LITTLE THEATRE**, zoned SU-2 CLD, located on CENTRAL AVE SW, between LAGUNA BLVD SW and SAN PASQUALE AVE SW containing approximately 2 acre(s). [REF: 02EPC01669, 03EPC0670, 02EPC01671, 03EPC01704, 04DRB00366, 04EPC00860] *[11/10/04 NEITHER THE APPLICANT NOR THE AGENT WERE PRESENT DEFERRED TO 11/17/04]* [**Makita Hill, EPC Case Planner**] (J-13) **DEFERRED TO 11/17/04.**

10. **Project # 1002786**  
04DRB-01635 Minor-SiteDev Plan  
BldPermit

JIM MILLER & ASSOCIATES agent(s) for DEKE NOFTSKER request(s) the above action(s) for all or a portion of Lot(s) 2 & 3, Block(s) 5, Tract(s) A, **NORTH ALBUQUERQUE ACRES, UNIT B**, zoned SU-2 IP, located on SAN MATEO NE, between SAN DIEGO NE and BEVERLY HILLS AVE NE containing approximately 2 acre(s). [REF: 03DRB01075, 03DRB01508, 03DRB01457, 04DRB000365] *[Deferred from 10/27/04 & 11/10/04]* (B-18) **DEFERRED AT THE AGENT'S REQUEST TO 11/17/04.**

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

11. **Project # 1000633**  
04DRB-01700 Minor-Ext of SIA for Temp  
Defer SDWK

BOHANNAN HUSTON INC agent(s) for HIGH DESERT INVESTMENT INC request(s) the above action(s) for all or a portion of Lot(s) 6A-1,13, 15, 9, 11, 5, 6 and 7, **JOURNAL CENTER, PHASE 2, UNIT 2**, zoned IP, located on TIBURON ST NE, between MASTHEAD ST NE and WOLCOTT AVE NE [REF: 02DRB01598] (D-17) **A TWO-YEAR EXTENSION TO THE FOUR-YEAR AGREEMENT FOR THE DEFERRAL OF SIDEWALK WAS APPROVED.**

12. **Project # 1001289**  
04DRB-01701 Minor-Ext of SIA for Temp  
Defer SDWK

TIERRA WEST LLC agent(s) for K B HOME NEW MEXICO INC request(s) the above action(s) for all or a portion of Lot(s) 1-114, **DESERT PINE UNIT 2**, zoned RD, located on EUCARIZ AVE SW, between 94<sup>TH</sup> STREET SW and 98<sup>TH</sup> STREET SW containing approximately 16 acre(s). [REF: 01DRB00777, 02DRB01207] *[11/10/04 NEITHER THE APPLICANT NOR THE AGENT WERE PRESENT]* (L-9) **INDEFINITELY DEFERRED ON A NO SHOW.**

13. **Project # 1000635**  
04DRB-01698 Minor-Vacation of Private Easements

PRECISION SURVEYS INC agent(s) for COORS & MONTANO LLC request(s) the above action(s) for all or a portion of Tract(s) 38-1-A, 38-L-A and 38-3-A, **TAYLOR RANCH SUBDIVISION**, zoned SU-1 FOR C-1, located on MONTANO RD NW, between COORS BLVD NW and MONTANO PLAZA DR NW containing approximately 4 acre(s). [REF: 04DRB01092, 04DRB01093, 03DRB00613, 03DRB00454, 03DRB00455] (E-12) **VACATION WAS APPROVED AS SHOWN ON EXHIBIT B IN THE PLANNING FILE.**

14. **Project # 1002405**  
04DRB-01703 Minor-Prelim&Final Plat Approval

MARK GOODWIN & ASSOC PA agent(s) for TANGER REDLANDS, LLC request(s) the above action(s) for all or a portion of Tract(s) A-28-B1, NORTHEAST UNIT TOWN OF ATRISCO GRANT, **REDLANDS SHOPPING CENTER**, zoned SU-1/C-1, located on REDLANDS RD NW, between COORS BLVD NW and ATRISCO DR NW containing approximately 5 acre(s). [REF: 03DRB00879] *[Deferred from 11/10/04]* (G-11) **DEFERRED AT THE AGENT'S REQUEST TO 12/1/04.**

15. **Project # 1002858**  
04DRB-01683 Minor-Amnd Prelim Plat Approval

MARK GOODWIN & ASSOCIATES agent(s) for ANDERSON HILLS LLC request(s) the above action(s) for **MESA @ ANDERSON HILLS, UNIT 1**, zoned R-2, located on DENNIS CHAVEZ BLVD SW, between UNSER BLVD SW and GRACE VIGIL RD SW containing approximately 43 acre(s). [REF: 04DRB01155, Z-88-58] (N-9/P-9) **THE AMENDED PRELIMINARY PLAT WAS WITHDRAWN AT THE AGENT'S REQUEST.**

16. **Project # 1003187**  
04DRB-01704 Minor-Final Plat Approval  
04DRB-01705 Minor-Temp Defer SDWK

ABQ ENGINEERING INC agent(s) for AMERI-CONTRACTORS LLC request(s) the above action(s) for all or a portion of Lot(s) 5E, LANDS OF UNM AND PARADISE VALLEY SUBDIVISION, (to be known as **VISTA DEL RINCON SUBDIVISION**) zoned R-1 residential zone, located on the southeast corner of GOLF COURSE RD NW and MARNA LYNN AVE NW between PARADISE BLVD NW and PASEO DEL NORTE NW containing approximately 2 acre(s). [REF: 04DRB00037, 04DRB00910, 04DRB01365, 04DRB01366, 04DRB001586] [11/10/04 NEITHER THE APPLICANT NOR THE AGENT WERE PRESENT DEFERRED TO 11/17/04] (C-12) **DEFERRED TO 11/17/04.**

17. **Project # 1003467**  
04DRB-01706 Minor-Prelim&Final Plat Approval

WALLACE BINGHAM agent(s) for CHARLIE MOSS request(s) the above action(s) for all or a portion of Lot(s) 11, **RICE'S DURANES ADDITION, UNIT 1**, zoned R-2, located on RICE AVE NW, between I-40 and INDIAN SCHOOL NW containing approximately 1 acre(s). [REF: DRB 95-337, DRB 95-438, 04DRB00814] (H-13) **WITH THE SIGNING OF THE INFRASTRUCTURE LIST DATED 11/10/04 AND APPROVAL OF THE GRADING PLAN ENGINEER STAMP DATED 10/1/04 THE PRELIMINARY PLAT WAS APPROVED. FINAL PLAT WAS INDEFINITELY DEFERRED FOR THE SIA.**

18. **Project # 1003673**  
04DRB-01637 Minor-Prelim&Final Plat Approval  
04DRB-01638 Minor-Temp Defer SDWK

RIO GRANDE ENGINEERING agent(s) for ERIMY PROPERTIES LTD request(s) the above action(s) for all or a portion of Lot(s) 7, 8 and 9, Block(s) 3, NORTH ALBUQUERQUE ACRES, UNIT 3, (to be known as **OAKLAND SOUTH SUBDIVISION**) zoned RD, located on OAKLAND AVE NE, between VENTURA BLVD NE and BARSTOW BLVD NE containing approximately 3 acre(s). [REF: 04DRB01424] [Deferred from 10/27/04 & 11/3/04, [11/10/04 NEITHER THE APPLICANT NOR THE AGENT WERE PRESENT DEFERRED TO 11/17/04] (C-20) **DEFERRED TO 11/17/04.**

19. **Project # 1002397**  
04DRB-01668 Minor-Prelim&Final Plat  
Approval

SURV-TEK INC agent(s) for LA ORILLA GROUP LLC request(s) the above action(s) for all or a portion of Tract(s) 10, **BOSQUE PLAZA**, zoned C-1 (SC), located on COORS BLVD NW, between COORS BLVD NW and LA ORILLA RD WEST containing approximately 3 acre(s). [REF: 02DRB-01925, 01926, 03DRB00634, 04DRB00768, 04DRB01588, 04DRB01587, 04DRB00707, 04DRB00798] *[Deferred from 11/3/04 & 11/10/04 NEITHER THE APPLICANT NOR THE AGENT WERE PRESENT DEFERRED TO 11/17/04]*(E-12) **DEFERRED TO 11/17/04.**

20. **Project # 1003634**  
04DRB-01297 Minor-Final Plat Approval

WAYJOHN SURVEYING INC agent(s) for HABITAT FOR HUMANITY request(s) the above action(s) for all or a portion of Lot(s) 4, 5 & 6, Block(s) 12, **EASTERN ADDITION**, zoned SU-2 MR, located on CROMWELL AVE SE, between HIGH ST SE and WALTER ST SE containing approximately 1 acre(s). *[Deferred from 9/1/04] [Final Plat indefinitely deferred for SIA, 11/10/04 NEITHER THE APPLICANT NOR THE AGENT WERE PRESENT DEFERRED TO 11/17/04]*(K-14) **DEFERRED TO 11/17/04.**

21. **Project # 1003668**  
04DRB-01414 Minor-Prelim&Final Plat  
Approval

TERRAMETRICS OF NEW MEXICO agent(s) for LLAVE CONSTRUCTION request(s) the above action(s) for all or a portion of Lot(s) 5, Block(s) 3, Tract(s) 3, Unit(s) 3, **NORTH ALBUQUERQUE ACRES**, zoned RD-3, located on OAKLAND AVE NE, between BARSTOW ST NE and VENTURA ST NE containing approximately 1 acre(s). *[Was indefinitely deferred at the agent's request, 11/10/04 NEITHER THE APPLICANT NOR THE AGENT WERE PRESENT DEFERRED TO 11/17/04]* (C-20) **DEFERRED TO 11/17/04.**

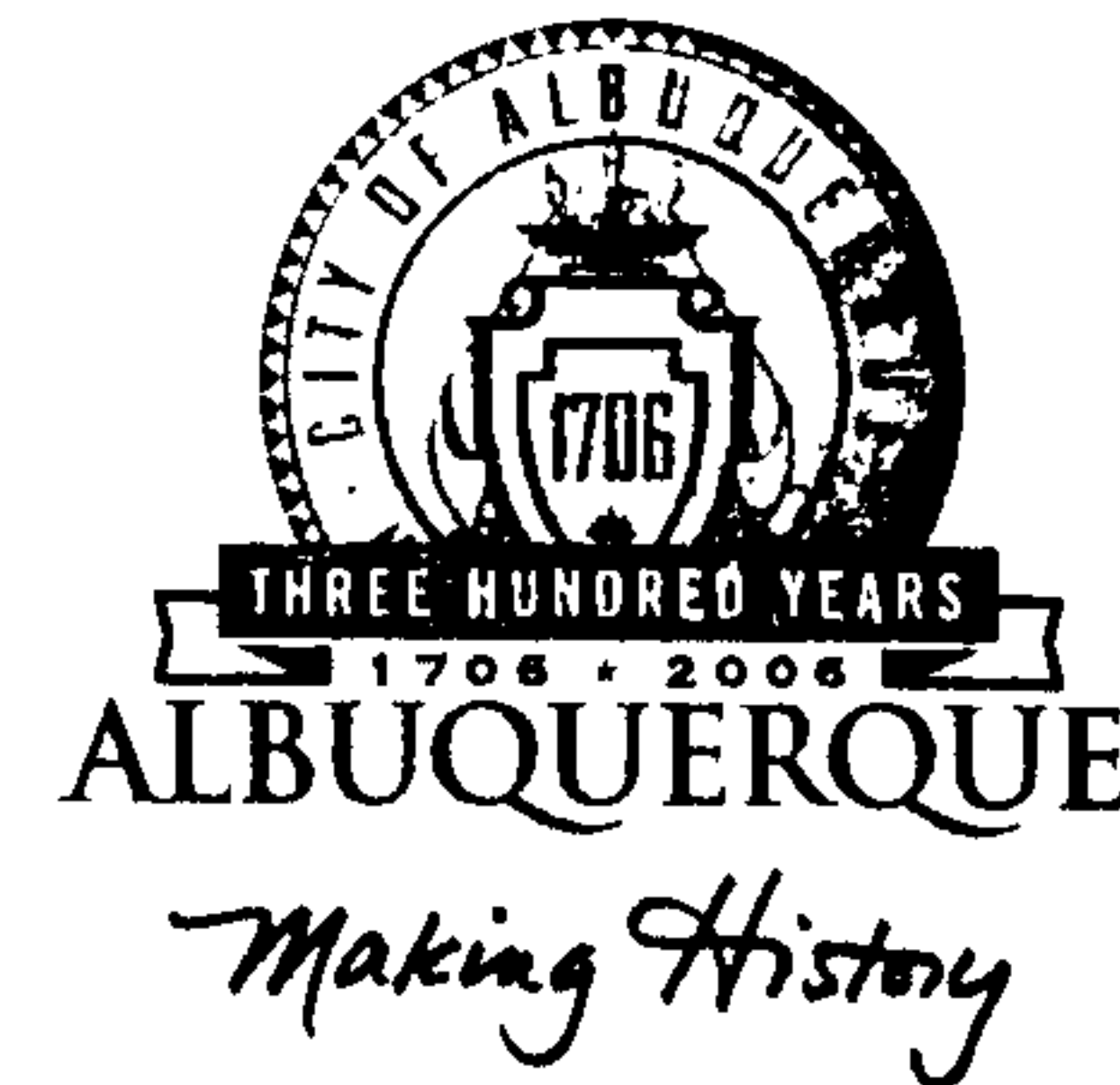
**NO ACTION IS TAKEN ON THESE CASES:**

**APPLICANT - AGENT IS REQUIRED TO BE AT THE MEETING**

22. **Project # 1003759**  
04DRB-01702 Minor-Sketch Plat or Plan
- KEN BALIZER request(s) the above action(s) for all or a portion of Tract(s) 173-A-1, 173-A-2, 174-A and 174-B, M.R.G.C.D. MAP 31, zoned RA-2 residential and agricultural zone, located on SAN ISIDRO ST NW, between CANDELARIA NW and GRIEGOS NW containing approximately 1 acre(s). [INDEF. DEFERRED ON A NO SHOW 11/10/04] (G-13) **COMMENTS RECEIVED BY THE AGENT.**
23. Approval of the Development Review Board Minutes for October 27, 2004. **DRB MINUTES FOR OCTOBER 27, 2004 WERE APPROVED.**

ADJOURNED: 9:25 A.M.

# CITY OF ALBUQUERQUE



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

**DEVELOPMENT REVIEW BOARD--SPEED MEMO**

**DRB CASE NO/PROJECT NO: 1003759**

**AGENDA ITEM NO: 22**

**SUBJECT:**

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

**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 *indf* **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:** November 10, 2004



**DEVELOPMENT REVIEW BOARD**  
**TRANSPORTATION DEVELOPMENT**  
**Standard Comment Sheet**

DRB-1003759                      Item No. 22                      Zone Atlas G-13

DATE ON AGENDA 11-10-04

INFRASTRUCTURE REQUIRED  YES ( ) NO

CROSS REFERENCE: \_\_\_\_\_  
\_\_\_\_\_

**TYPE OF APPROVAL REQUESTED:**

- SKETCH PLAT ( ) PRELIMINARY PLAT ( ) FINAL PLAT  
( ) SITE PLAN REVIEW AND COMMENT ( ) SITE PLAN FOR SUBDIVISION  
( ) SITE PLAN FOR BUILDING PERMIT

No.                      Comment

- 1) Maintenance and beneficiaries of private easement needs to be shown.
- 2) Access for 3 lots requires a 22' easement that needs to be graveled. (Typically the initial 25' is paved.)
- 3) It is unclear where the access for the lots are coming from San Isidrio? Need to show the existing access easement for the parcels and how many other properties are using this easement. (Width and infrastructure required will depend on the number of lots using this access)

If you have any questions or comments please call Wilfred Gallegos at 924-3991. Meeting notes:



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

Development Review Board Comments

**Project Number:** 1003759  
**Application Number:** 04DRB-01702

**DRB Date:** 11/10/04  
**Item Number:** 22

**Subdivision:**

Tracts 173-A-1, 173-A-2, 174-A and 174-B, MRGCD Map 31

**Zoning:** RA-2

**Zone Page:** G-13

**New Lots (or units) :** 2

**Request for:**


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

**Parks and Recreation Comments:**

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

Prior to sign-off on the final plat, a fee in-lieu of and equal to the value of the required park land dedication for 2 new residential lots will be required. The fee will be based on an estimate of land value to be provided by the City Real Property office. Alternatively, the applicant may submit current appraisal information mutually acceptable to the applicant and the City.

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

**Signed:**   
 Christina Sandoval, (DMD)

Phone: 768-3808

**CITY OF ALBUQUERQUE  
PLANNING DEPARTMENT  
November 10, 2004  
Staff Comments**

**ITEM # 22**

**PROJECT # 1003759**

**APPLICATION # 04-01702**

**RE: Tracts, 173-A-1 & 2, 174-A & B, MRGCD Map 31/sketch**

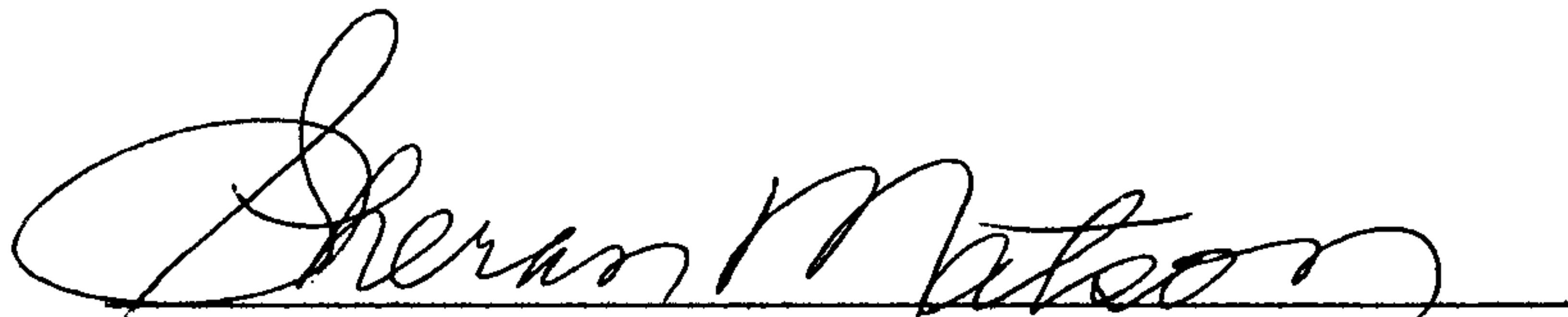
The property lies within the Los Griegos Sector Plan boundaries.

Is the northeast side of the existing residence now on the proposed lot line?  
What is this square?

Where is the front of the residence?

The proposed lot split must respect the required setbacks of RA2 zoning for the existing residence.

Each lot must contain at least 10,890 square feet and a minimum lot width of 75 feet. The permissive uses are limited to those in the RA1 zone.



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

PROJ1003759

NATURE SAVER™ FAX MEMO 01618		Date	Delivered
To	From		
Advance Eng.	FAMOLA		
Phone #	Co.		
899-5570	COA		
Fax #	Phone #		
897-4996	924-5996		
	Fax #		
	924-5440		

No. of Lots: Three  
 Nearest Major Streets  
Airport Rd. And Eduardo Rd.

FIGURE 12

IN IMPROVEMENTS  
 PUBLIC AND/OR PRIVATE  
 (Section 2)

**AGREEMENT TO CONSTRUCT  
 PUBLIC AND/OR PRIVATE SUBDIVISION IMPROVEMENTS**

THIS AGREEMENT is made this 21<sup>st</sup> day of July, 2006, by and between the City of Albuquerque, New Mexico ("City"), a municipal corporation, whose address is P. O. Box 1293 (One Civic Plaza) Albuquerque, New Mexico 87103, and Kenneth A. Balizer, a single man ("Subdivider"), a [state the type of business entity, for instance, "New Mexico corporation," "general partnership," "joint venture," "individual," etc.:] Individual, whose address is 1912 Tierra Vida Pl. NW Albuquerque, NM 87107 and whose telephone number is 573-2648, is made in Albuquerque, New Mexico, and is entered into as of the date of final execution of this Agreement.

1. Recital. The Subdivider is developing certain lands within the City of Albuquerque, Bernalillo County, New Mexico, known as [existing legal description:] Tracts 179A and 174, M.R.G.C.D. Map 31, recorded on                     , 20           in the records of the Bernalillo County Clerk at Book                     , Page                      (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:] Kenneth A. Balizer ("Owner").

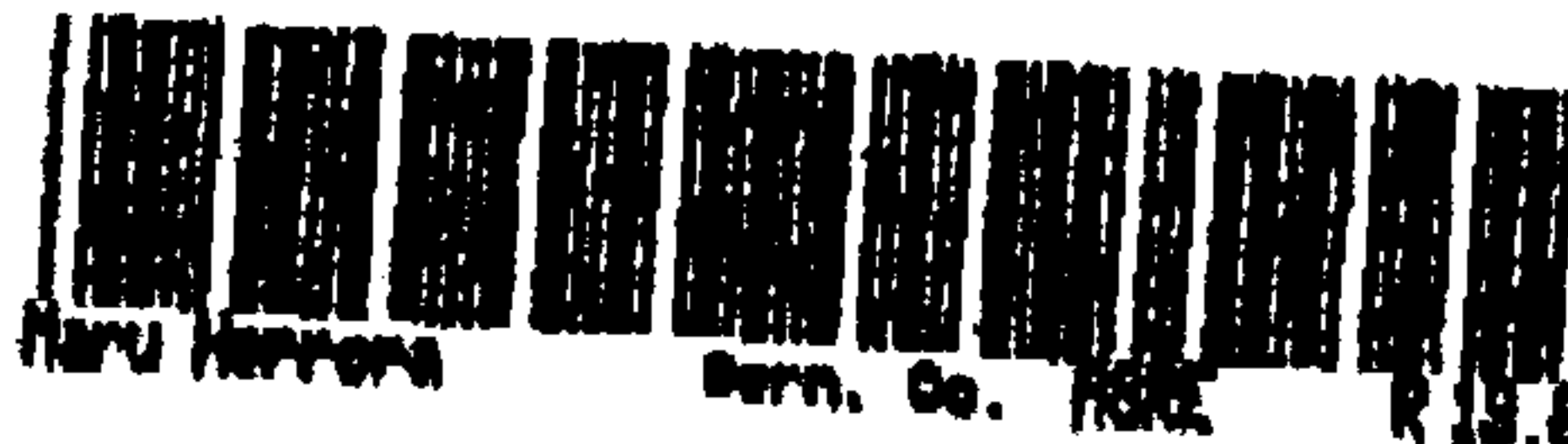
The Subdivider has submitted and the City has approved a preliminary plat or Site Development Plan identified as Tracts 1, 2, and 3, Lands of Ken Balizer describing Subdivider's Property.

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 30<sup>th</sup> day of June, 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. 767881.

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

Figure 12 - page 1



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 Page 1 of 6  
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07/02

the DRE 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 insureds. 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:

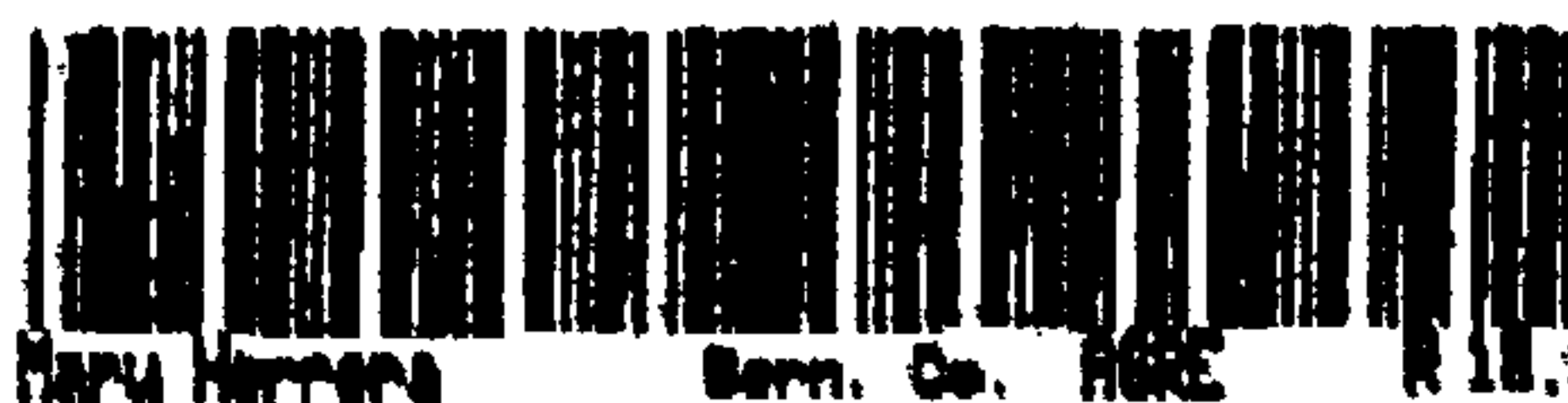
<u>Type of Fee</u>	<u>Amount</u>
<u>Engineering Fee</u>	<u>1.25% of Actual Construction Cost</u>
<u>Excavation And Sidewalk Ordinance, Street Restoration Fees</u>	<u>As required per City-approved estimate. (Figure 7)</u>

(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 Advanced Engineering and Consulting, LLC, and construction surveying of the private Improvements shall be performed by Advanced Engineering and Consulting, LLC. 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 Advanced Engineering and Consulting, LLC, and inspection of the private Improvements shall be performed by Advanced Engineering and Consulting, LLC, 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,



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Page: 2 of 6  
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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 Vinvard & Associates, Inc., and field testing of the private Improvements shall be performed by Vinvard & Associates, Inc., both certified testing laboratories under the supervision of a New Mexico Registered Professional Engineer, in accordance with the current City of Albuquerque Standard Specifications for Public Works Construction. If any field testing is performed by an entity other than the City, the City may monitor the field testing and the Subdivider shall ensure that the field testing entity provides all field testing results, reports and related data to the City which the City requires for review. The Subdivider shall pay the City a reasonable fee for any field testing performed by the City.

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

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

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

Type of Financial Guaranty: Loan Reserve Letter, Dated June 22, 2006, No. 2301  
Amount: \$ 64,607.91 Name of Financial Institution or Surety  
providing Guaranty: First Community Bank  
Date City first able to call Guaranty: June 30, 2007  
[Construction Completion Deadline]: August 29, 2007  
If Guaranty other than a Bond, last day City able to call Guaranty is:  
August 29, 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.

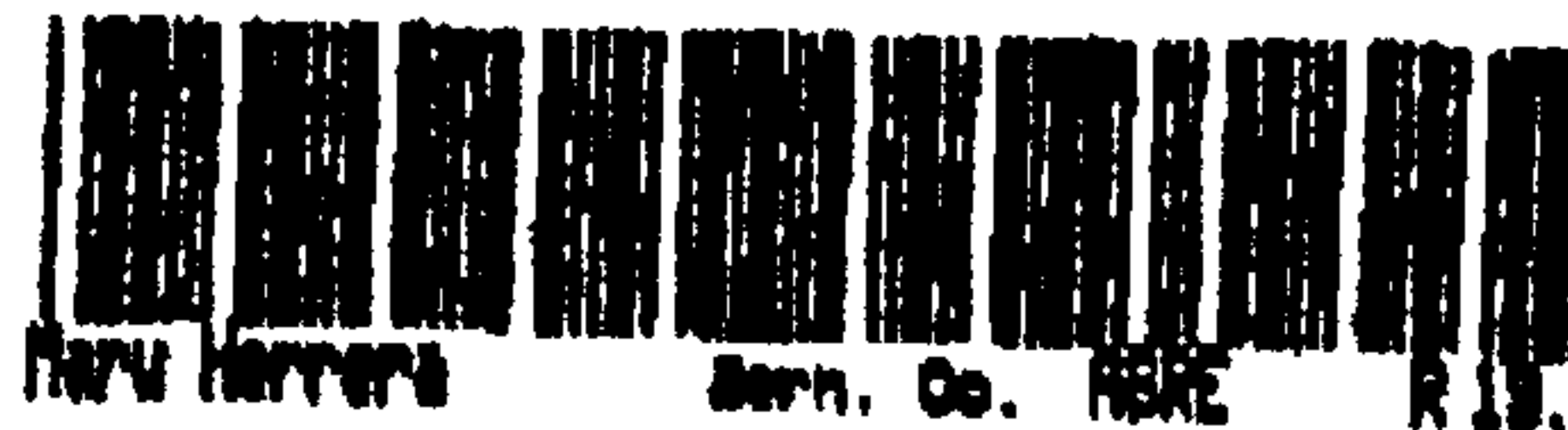
B. Non-Loan Reserve Financial Guaranty. If a Financial Guarantee other than a loan reserve letter has been provided, the completed Improvements must be free-standing, functionally independent of any Improvements which have not yet been completed and completed in substantial compliance with the approved 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.

Figure 12 - Page 4



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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.

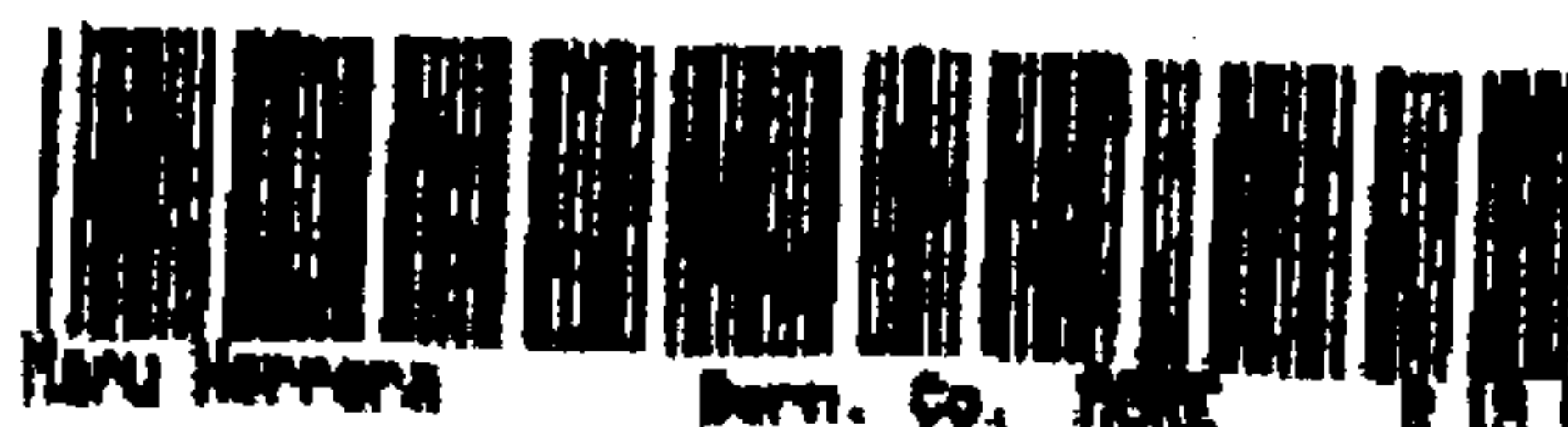
18. Construction and Severability. If any part of this Agreement is held to be invalid or unenforceable, the remainder of the Agreement will remain valid and enforceable if the remainder is reasonably capable of completion.

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 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.

Figure 12 - Page 5



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 Page: 5 of 6  
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07/02







June 22, 2008

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

LOAN RESERVE LETTER No. 2301

RE: Loan Reserve for Kenneth A. Balizer  
 City of Albuquerque, Project ID# 767881  
 Project Name: Lands of Ken Balizer  
 Loan Reserve Amount: Sixty Four Thousand Six Hundred  
 Seven Dollars and 91/100, (\$64,607.91)

Dear Dr. Perlman:

This is to advise the City of Albuquerque ("City") that, at the request of Kenneth A. Balizer ("Borrower"), First Community Bank, ("Financial Institution") in Albuquerque, New Mexico, commits the sum of Sixty Four Thousand Six Hundred Seven Dollars and 91/100, (\$64,607.91) ("Loan Reserve") for the exclusive purpose of providing the financial guarantee which the City requires Kenneth A. Balizer, ("Subdivider") to provide for the installation of the improvements which must be constructed at Lands of Ken Balizer, Project No. 767881 (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 \_\_\_\_\_ in the records of the Clerk of Bernalillo County, New Mexico, in Book Misc. A120 at pages 9269 to 9269, ("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 Reduce" which will authorize the Financial Institution to release a specified amount from the Loan Reserve.

+ 505 241 7500  
 PO Box 3686 + 1 888 699 7500  
 Albuquerque, NM 87190 www.fcbanm.com

Dr. Bruce J. Peckman, PhD  
June 22, 2008  
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.

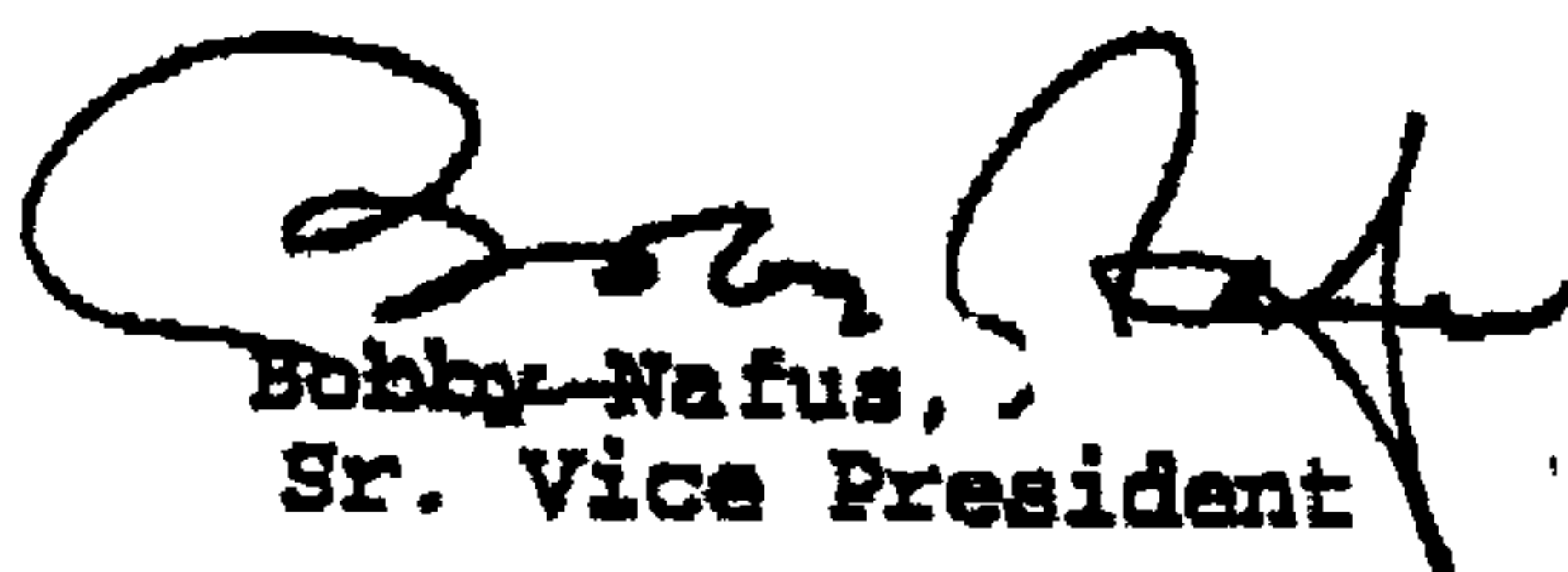
2. Liability of Financial Institution. Although the City may approve the Financial Institution's release of a part of the Loan Reserve, the approval will not constitute the City's final acceptance of part or all of the Project. However, no matter what agreement exists between the Subdivider and the City, 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 June 30, 2007, the improvements described in the Agreement have not been fully installed, inspected, approved and accepted by the City, then, upon presentation between June 30, 2007, and August 29, 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. P...an, PhD  
June 22, 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 August 29, 2007; or
- D. Written termination of this Loan Reserve Letter, signed by the Chief Administrative Officer of the City.

Very truly yours,



Bobby Nafus,  
Sr. Vice President

ACCEPTED:

City of ~~Albuquerque~~  
 By: [Signature]  
 Chief Administrative Officer  
 Or authorized designee

Title: City Engineer  
 Dated: 7-11-06

[Signature]  
7-12-06

Current DRC Project Number:

**ORIGINAL**

FIGURE 12

**INFRASTRUCTURE LIST**

**COMMIT "A"  
TO SUBMISSION IMPROVEMENTS AGREEMENT  
DEVELOPMENT REVIEW BOARD (D.R.B.) REQUIRED INFRASTRUCTURE LIST**

**Tracts 1, 2, and 3, Lands of Kae Bakker  
PROPOSED NAME OF PLAT AND/OR SITE DEVELOPMENT PLAN**

**Tracts 173A and 174, M.R.G.C.D. Map No. 31  
EXISTING LEGAL DESCRIPTION PRIOR TO PLATTING ACTION**

Date Submitted: 10/2/05  
Date Site Plan Approved: 10/17/05  
Date Preliminary Plat Approved: 10/17/05  
Date Preliminary Plat Expires: 10/17/06  
DRC Project No: 102759  
DRC Application No: 05 02 000281

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 prior to the review of the construction drawings, if the DRC Chair determines that apartment items and/or infrastructure items have not been included in the infrastructure listing, the DRC Chair may include those items in the listing and attach financial guarantees. Likewise, if the DRC Chair determines that applicant or non-essential items can be deleted from the listing, those items may be deleted as well as the related portion of the financial guarantees. All such revisions require approval by the DRC Chair, the User Department and applicant. If such approvals are obtained, these revisions to the listing will be incorporated substantially. 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
		8"	Waterline Waterline PVC C-900	Private Access & Pads Water & Sewer Eas.	San Isidro, MW	Tract 3	1	1	1
			Fire Hydrant	Private access Tr. 3 - end of easement			1	1	1
		6"	Sewery Sewer line SDR-35	Private Access & Pads Water & Sewer Eas.	San Isidro, MW	Tract 3	1	1	1
		6"	Gravel surface	private access San Isidro - Tr. 3 easement			1	1	1
		6"	Gravel surface	DRG. Ditch crossing	San Isidro	Tr. 1	1	1	1

09/14/2008 07:59

No. : P820

P. 010/012

From: Advance Engineering  
09/14/2008 07:56 58592848  
505 897 4998  
09/14/2008 09:51 \$717 P. 011/019  
COA DRC/CONSTRUCTION  
PAGE 18/12

ORIGINAL

NOTES

- 1 Water Infrastructure to include Services, Valves, Fillings, Valve Boxes, and Fire Hydrants as Required
- 2 Sanitary Sewer to include Manholes and Service Connections as required
- 3 License agreement with MPOC prior to Final Plat sign-off (20)
- 4
- 5
- 6
- 7

AGENCY/OWNER

Sally Selzer, Office Manager

NAME (print)

Advanced Engineering and Consulting, LLC

FIRM

*Sally Selzer*  
SIGNATURE - date  
5-9-05

MAXIMUM TIME ALLOWED TO CONSTRUCT THE IMPROVEMENTS WITHOUT A DRC EXTENSION:

DEVELOPMENT REVIEW BOARD MEMBER APPROVALS

*Andrew Janis* 10/19/05  
DRC CHAIR - date

*Christina Santoval* 10/19/05  
PARKS & GENERAL SERVICES - date

*[Signature]* 10-19-05  
TRANSPORTATION DEVELOPMENT - date

*Reginald [Signature]* 10/19/05  
UTILITY DEVELOPMENT - date

*Bradley D. Bingham* 10/19/05  
CITY ENGINEER - date

AMAFCA - date

- date

- date

DESIGN REVIEW COMMITTEE REVISIONS

REVISION	DATE	DRC CHAIR	USER DEPARTMENT	AGENCY/OWNER

NAME OF PLAT AND/OR SITE PLAN: Tracts 1, 2, and 3, Lands of Ken Baker

P. 14/14  
09/14/2008 07:59

No. :  
RB20

P. 011/012

200525  
DRC

# FINANCIAL GUARANTY AMOUNT

05/26/2006

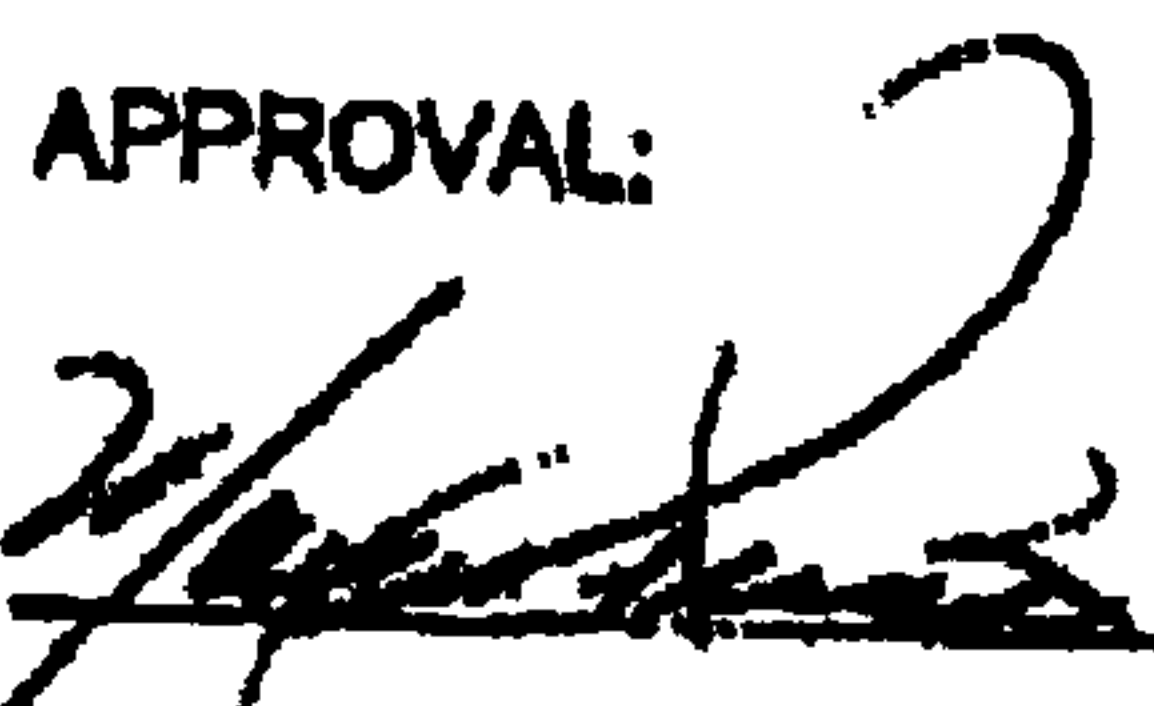
Type of Estimate: SIA Procedure - B - w/F.G.

Project Description:

Project ID #: 767881, Lands of KenBalizer, SAS/WLinfrastImpa., Phase/U

Requested By: Shahram Blazar, P.E., Advanced Engineering and Consultin

Approved estimate amount:		\$40,530.81
Contingency Amount:	10.00%	\$4,053.08
Subtotal:		\$44,583.89
NMGRT	6.75%	\$3,009.41
Subtotal:		\$47,593.30
Engineering Fee	6.60%	\$3,141.16
Testing Fee	2.00%	\$951.87
Subtotal:		\$51,688.33
FINANCIAL GUARANTY RATE		1.25
Retainage Amount:		\$ .00
<b>TOTAL FINANCIAL GUARANTY REQUIRED</b>		<b>\$54,607.91</b>

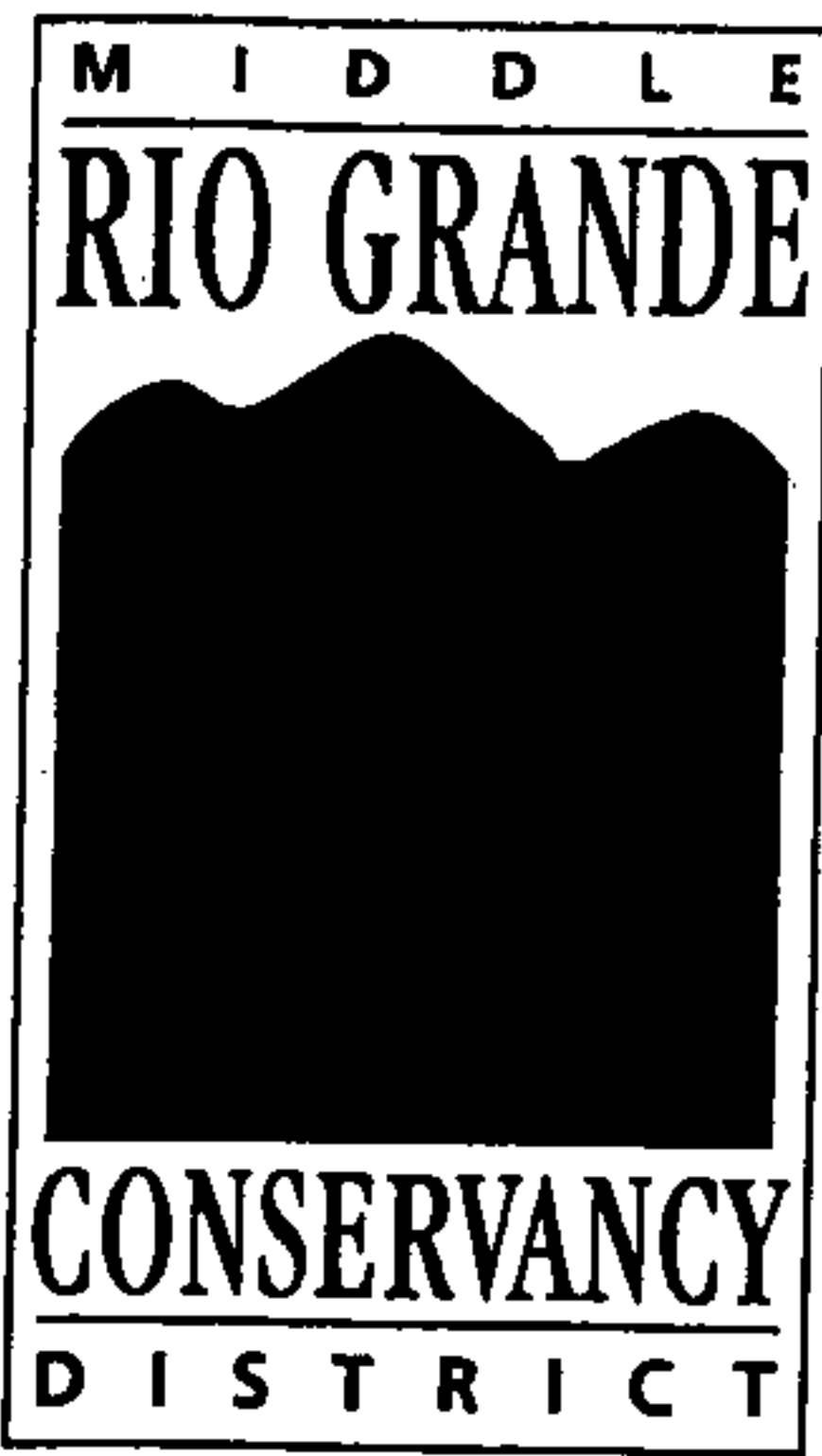
APPROVAL:  DATE: May 26, 2006

Notes: Plans no signed contingency fee added

NATURE BAYEN™ FAX MEMO 01078		Date	5/26/2006	Page	1
To	Shahram	From	Mahmud Pours		
Company	Advanced Eng	On	CDA		
Phone 1		Phone 2	924-3993		
Fax #	897-4996	Fax #			

LICENSE TRANSMITTAL  
LETTER

December 9, 2005



Mr. Ken Balizer  
1912 Tierra Vida Pl NW  
Albuquerque, NM 87107

Dear Mr. Balizer:

We are enclosing (1) LICENSE AGREEMENT:

- in duplicate
- in triplicate
- final executed

Description:

<u>License No.</u>	<u>Name of Facility</u>	<u>Description</u>
2-256-2005	Koogler Lateral	14+30±

- Please sign each copy of the license and submit all copies along with a \$200 license fee. Upon execution, a completed copy will be returned for your information and record.
- Please sign each copy of the license(s) and return all copies to this office. Upon execution, a completed copy will be returned for your information and record.
- Licensee signature needs to be notarized and all copies returned to this office for further processing.
- For your records.

Should you have any questions or require further assistance, please contact Mr. Ray Gomez of our Engineering Department at (505) 247-0234 during regular office hours.

P.O. Box 581

87103-0581

1931 Second St. SW

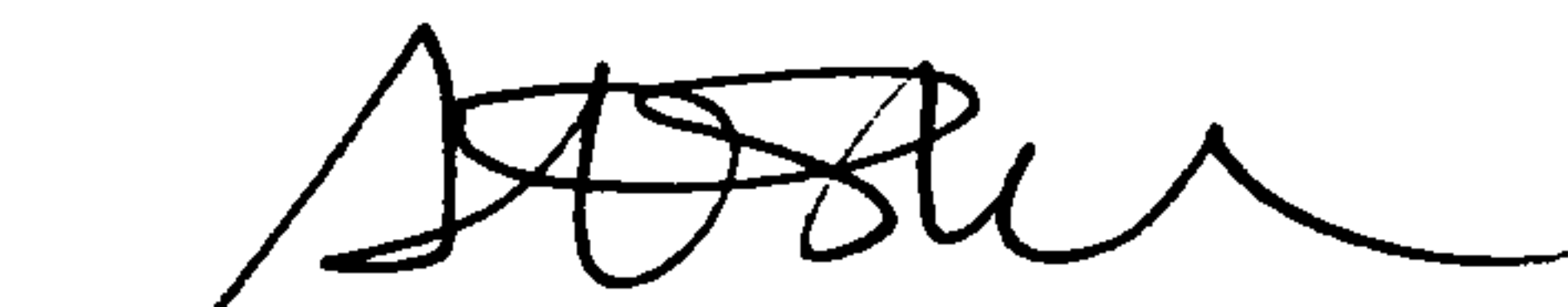
Albuquerque, NM

87102-4515

505-247-0234

Fax # 505-243-7308

Sincerely,

  
Subhas K. Shah  
Chief Executive Officer

PLEASE DO NOT  
REMOVE CLIPS  
THANK YOU! →



M.R.G.C.D. CONTRACT NO. 2-256-2005  
M.R.G.C.D. MAP NO. 31  
TRACT NO. 173A & 174  
SEC. 31, T. 11 N., R. 3 E.  
KOOGLER LATERAL  
STATION 14+30±

**MIDDLE RIO GRANDE CONSERVANCY DISTRICT  
LICENSE AGREEMENT**

**LICENSE WITH KEN BALIZER TO MAINTAIN AN EXISTING 24"Ø X 16' RCP ROAD  
CROSSING ACROSS THE KOOGLER LATERAL**

This License Agreement is made and entered into this 13<sup>th</sup> day of DECEMBER 20 05 by and between the Middle Rio Grande Conservancy District, ("the District"), and KEN BALIZER ("the Licensee").

WHEREAS, the District holds an easement interest for the KOOGLER LATERAL, ("the property"), and the District operates and maintains the property as an integral part of the Districts works and property; and

WHEREAS, the Licensee has requested permission from the District, to the extent of the Districts property interest, to utilize the property in a manner more particularly specified herein for a period of fifty (50) years beginning on the date of execution of this agreement; and

WHEREAS, the District is willing to agree to use of the property and encroachment upon the property pursuant to the conditions more particularly specified herein; and

NOW THEREFORE, the District agrees to use of, and encroachment upon the property by the Licensee only to the extent and for the purpose set forth below:

1. Licensee shall MAINTAIN AN EXISTING 24"Ø X 16' RCP ROAD CROSSING ACROSS THE KOOGLER LATERAL, hereafter referred to as "the installation", across the property which will serve TRACT 173A & 174, MRGCD Map 31, Station 14+30±. The District agrees to the installation set forth in this paragraph only pursuant to the guidelines shown on Drawing No.(s) CULVERT 1 attached hereto, and any and all other attached drawings and/or specifications which by this reference are made a part of this License Agreement.

2. This License shall be null and void if the installation and/or construction of the work set forth in paragraph 1 and the attached drawings and specifications is not completed within one (1) year from the date of execution of this Agreement.

3. The Licensee shall, at its own expense, locate, install, construct, maintain and/or repair any structures, accessories, or any installation permitted by this License and shall, at its own expense, bear all costs incurred by reason of the exercise of the privilege conferred by this License. Maintenance responsibilities include, but are not limited to, cleaning of debris, silt, weeds and other obstructions inside road culvert

crossings and around the inlet and outlet ends of road culvert crossings or under bridge crossings.

4. The privilege granted by this License shall not be exercised, nor shall any structure, accessory, or installation be constructed or maintained so as to obstruct in any manner the flow of water into or through the Districts works, or to interfere in any manner whatsoever with the construction, operation, maintenance and functions of the District. Should the installation permitted under this License become damaged or require removal, relocation, or protection as a result of District operation and maintenance of the property, the Licensee shall, at its own expense, repair, remove, relocate, or protect the installation.

5. The Licensee shall be liable for any and all bodily injuries and/or damages to the property of the District or the property of the Licensee or, subject to paragraphs 6 and 7, any third party or parties arising from or by reason of the existence, construction, maintenance, repair, condition or use of any structures, accessories or encroachments authorized by this License or by the exercise of the privilege conferred by this License. The Licensee shall defend, indemnify and hold harmless the District, its officials, agents and employees from and against any and all claims, actions, suits or proceedings of any kind brought against said parties arising from or by reason of the negligent existence, construction, maintenance, repair, condition or use of any structures, accessories or encroachments authorized by this License or by the negligent exercise of the privilege conferred by this License, provided, however, to the extent, if at all, NMSA 1978, Section 56-7-1 is applicable to this License, this agreement to indemnify shall not extend to liability, claims, damages, losses or expenses, including attorneys' fees, arising out of (1) the preparation or approval of maps, drawings, opinions, reports, surveys, change orders, designs or specifications by the District, or their agents or employees of the District; or (2) the giving of or the failure to give direction or instructions by the District or the agents or employees of the District, where such giving or failure to give directions or instructions is the primary cause of bodily injury to persons or damage to property.

6. This License is not intended by any of the provisions of any part of the License to create in the public, or any member thereof, a third-party beneficiary or to authorize anyone not a party to the License to maintain a suite for wrongful death, bodily and/or personal injury to person, damage to property and/or any other claim(s) whatsoever pursuant to the provisions of the License.

7. By entering into this License Agreement, each party shall be responsible for liability arising from personal injury or damage to person and property occasioned by its own agents or employees in the performance of this License Agreement, subject in all cases to the immunities and limitations of the New Mexico Tort Claims Act (NMSA 1978, Section 41-4-1, et seq.) and any amendments thereto. This paragraph is intended only to define the liabilities as governed by common law or the New Mexico Tort Claims Act. The District and its "public employees" as defined in the New Mexico Tort Claims Act, do not waive sovereign immunity, do not waive any defense and/or do not waive any limitations of liability pursuant to law. No provision in this License modifies and/or waives any provision of the New Mexico Tort Claims Act.

8. Where the property that is the subject of this License is held by the District other than as a fee simple estate, the Licensee shall be solely responsible for ascertaining whether the installation will encroach upon property belonging to entities or persons other than the District and for obtaining any additional permission or licenses that may be required from property owners other than the District. The Licensee shall obtain the requisite permission prior to the use of or encroachment upon the property.

9. By this License, the District does not warrant its easement interest. This License serves solely to define the conditions pursuant to which the District will permit encroachment upon its property as

evidenced by existing records and as defined by this License.

10. This License shall be revocable by the District, upon thirty (30) days written notice to the Licensee if the District determines that the continuation of this License is detrimental to the interest of the District. Upon such revocation, all structures, accessories, and installations shall be removed by the Licensee without delay at the expense of the Licensee. Any rights that the Licensee may have under this License shall terminate immediately upon receipt of written notice of revocation. Revocation shall not release the Licensee from any liability or obligation, whether of indemnity or otherwise, that may have attached, accrued, or was accruing at the time of such revocation. Notice of revocation shall be sufficient if mailed to Licensee at: KEN BALIZER, 1912 TIERRA VIDA PLACE NW, ALBUQUERQUE, NM 87107

11. If, at any time, the Licensee shall, in the judgment of the District, fail to properly perform any of the terms, obligations or covenants under this agreement, the District may, at their option, perform or have performed such work as it deems necessary for the safe operation of the works of the District, or to protect the property of the District or any third party, or the public. In such event, Licensee agrees to pay any and all costs incurred by the District in the performance of such work, including costs related to the supervision of the work. Payment shall be made by the Licensee within thirty (30) days after a bill is rendered.

12. If the District is required to bring suit in any court for the purposes of enforcing this agreement or any provision or portions thereof, the Licensee shall be liable for all costs and reasonable attorney's fees incurred by the District in connection with such suit.

13. The Licensee upon completion of the installation licensed by this agreement, shall notify the District and the District shall inspect the construction, and if the construction complies with all terms of this Agreement, the District shall sign the "Final Construction Inspected". If the construction fails to comply with all terms of this Agreement, the Licensee shall correct all problems specified by the District.

14. The Licensee shall comply with all applicable laws, ordinances, rules, and regulations enacted or promulgated by any federal, state, or local government body having jurisdiction over the real property for which the License is granted.

15. The provisions of this agreement shall inure to the benefit of and be binding upon the heirs, executors, administrators, personal representatives, successors, and assigns of the parties hereto; provided, however, that no such heir, executor, administrator, personal representative, successor or assign of the Licensee shall have the right to use, alter, or modify the installation / encroachment in a manner which will increase the burden of the installation / encroachment on the property. This License shall not be assignable by the Licensee without prior written approval from the District.

16. All work to be done within the property must be approved by the District prior to commencing work, and shall be closely coordinated with the District's Engineering Department and appropriate field offices, Phone: (505) 247-0234.

17. Licensee shall not perform work on the property or upon structures belonging to, or operated by the District between March 1 and October 31 inclusive. However, work may be permitted by the District if the Licensee demonstrates to the District, prior to commencing work, that the work will not interfere with the District operations and maintenance of the property.

18. The Licensee, its employees, agents, contractors or subcontractors shall not store equipment, materials or debris on the property which may interfere with operations and maintenance of the property and shall not service vehicles or equipment on the property.

19. Seeding of disturbed areas within the right-of-way is required per District seeding specifications and must meet the satisfaction of the District staff.

IN WITNESS WHEREOF, the parties hereto have executed this agreement the day and year first above written.

APPROVED:  
MIDDLE RIO GRANDE CONSERVANCY DISTRICT

[Signature] DATE: 12/13/05  
Subhas K. Shah, Chief Executive Officer

LICENSEE

[Signature] DATE: 12-13-05

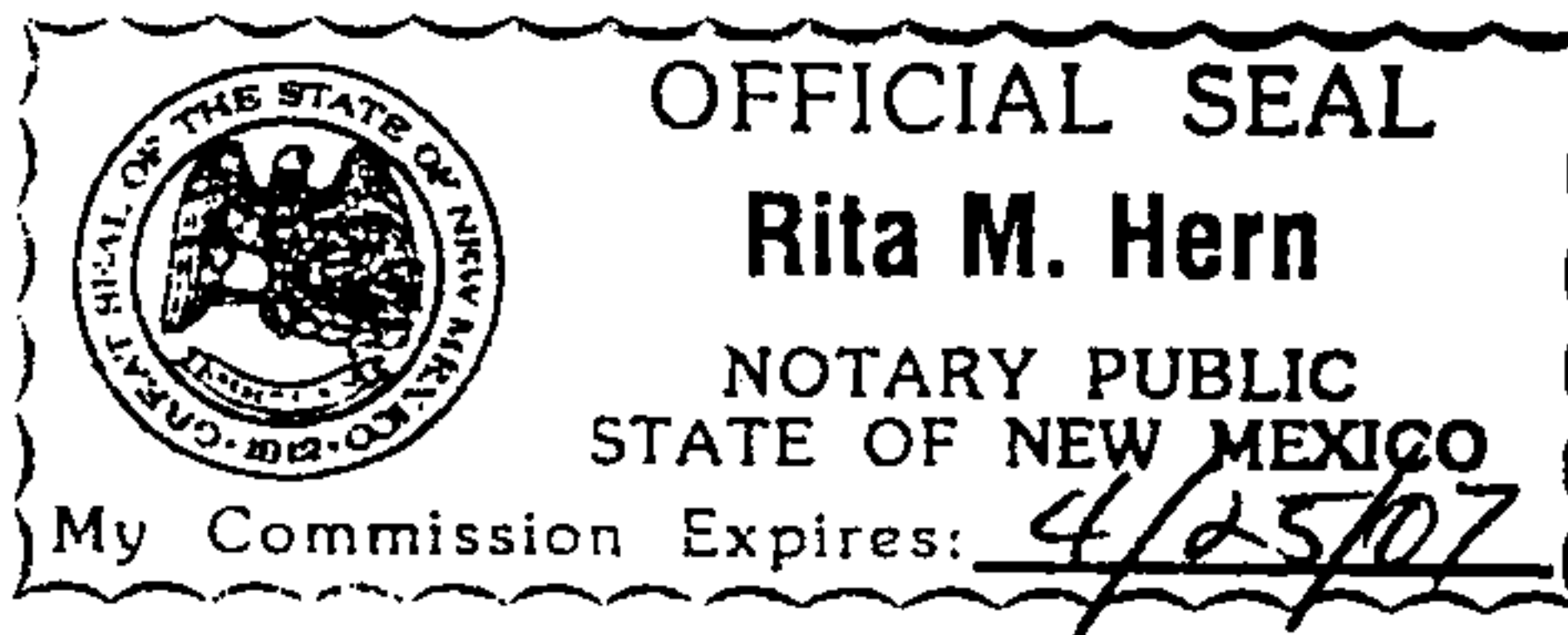
ACKNOWLEDGMENT OF THE LICENSEE

State of New Mexico )  
County of Bernalillo )ss.

On the 13th day of December, 2005, the above noted Licensee personally appeared before me, known to me to be the individual described in and who executed the within and foregoing instrument, and acknowledged that he / she signed the within and foregoing instrument as his / her free and voluntary act and did for the uses and purposes therein mentioned.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my official seal the day and year first above written.

[Signature]  
Notary Public in and for the  
State of  
Residing at  
My commission expires:



FINAL CONSTRUCTION INSPECTED:  
MIDDLE RIO GRANDE CONSERVANCY DISTRICT

DATE: \_\_\_\_\_

**INFRASTRUCTURE LIST**

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

**Tracts 1, 2, and 3, Lands of Ken Balizer**  
**PROPOSED NAME OF PLAT AND/OR SITE DEVELOPMENT PLAN**

**Tracts 173A and 174, M.R.G.C.D. Map No. 31**  
**EXISTING LEGAL DESCRIPTION PRIOR TO PLATTING ACTION**

Date Submitted: 10/19/05  
Date Site Plan Approved: \_\_\_\_\_  
Date Preliminary Plat Approved: 10/19/05  
Date Preliminary Plat Expires: 10/19/06  
DRB Project No: 1003759  
DRB Application No: 05 DRB00294

#15

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 portion of the financial guarantees. All such revisions require approval by the DRC Chair, the User Department and agent/owner. If such approvals are obtained, these revisions to the listing will be incorporated administratively. In addition, any unforeseen items which arise during construction which are necessary to complete the project and which normally are the Subdivider's responsibility will be required as a condition of project acceptance and close out by the City.

SIA Sequence #	COA DRC Project #	Size	Type of Improvement	Location	From	To	Private Inspector	City Inspector	City Cnst Engineer
<b>WATERLINE</b>									
		8"	Waterline PVC C-900	Private Access & Public Water & Sewer Ease.	San Isidro, NW	Tract 3	/	/	/
			Fire Hydrant	Private access + Public	Tr. 3	end of easement	/	/	/
<b>SANITARY SEWER</b>									
		8"	Sanitary Sewer line SDR-35	Private Access & Public Water & Sewer Ease.	San Isidro, NW	Tract 3	/	/	/
		6"	Gravel surface	private access	San Isidro	Tr. 3 easement	/	/	/
<b>MISC.</b>									
		6"	Gravel surface	Ditch crossing	San Is,	Tr. 1	/	/	/
							/	/	/

# ORIGINAL

## NOTES

1 Water Infrastructure to Include Services, Vales, Fittings, Valve Boxes, and Fire Hydrants as Required

2 Sanitary Sewer to Include Manholes and Service Connections as required

3 License agreement with MRGCD prior to Final Plat sign-off (20)

4

5

6

7

### AGENT/OWNER

Sally Salazar, Office Manager

NAME (print)

Advanced Engineering and Consulting, LLC

FIRM

*Sally Salazar*

SIGNATURE - date

5-9-05

MAXIMUM TIME ALLOWED TO CONSTRUCT THE IMPROVEMENTS WITHOUT A DRB

EXTENSION: \_\_\_\_\_

### DEVELOPMENT REVIEW BOARD MEMBER APPROVALS

*Andrew Garcia* 10/19/05  
DRB CHAIR - date

*Christina Sandoval* 10/19/05  
PARKS & GENERAL SERVICES - date

*Jeffrey* 10-19-05  
TRANSPORTATION DEVELOPMENT - date

AMAFCA - date

*Roger A. Shea* 10/19/05  
UTILITY DEVELOPMENT - date

- date

*Bradley J. Bingham* 10/19/05  
CITY ENGINEER - date

- date

### DESIGN REVIEW COMMITTEE REVISIONS

REVISION	DATE	DRC CHAIR	USER DEPARTMENT	AGENT/OWNER

**PERMANENT EASEMENT**  
**"ABC WATER UTILITY AUTHORITY"**

*A SINGLE MAN*

Grant of Permanent Easement between Ken Balizer ("Grantor"), whose address is 1912 Terra Vida Place NW, Albuquerque, NM 87107 and the Albuquerque Bernalillo County Water Utility Authority (ABCWUA), whose address is P.O. Box 1293, Albuquerque, New Mexico, 87103.

Grantor grants to the ABCWUA an exclusive, permanent easement ("Easement") in, over, upon and across the real property described on Exhibit "A" attached hereto ("Property") for the construction, installation, maintenance, repair, modification, replacement and operation of a sanitary sewer and water service line, together with the right to remove trees, bushes, undergrowth and any other obstacles upon the Property if the ABCWUA determines they interfere with the appropriate use of this Easement.

In the event Grantor constructs any improvements ("Improvements") within the Easement, the ABCWUA has the right to enter upon Grantors property at any time and perform whatever inspection, installation, maintenance, repair, modification or removal ("Work") it deems appropriate without liability to ABCWUA. If the Work effects any Improvements or encroachments made by the Grantor, the ABCWUA will not be financially or otherwise responsible for rebuilding or repairing the Improvements or encroachments. If in the opinion of the ABCWUA, the Work to be performed by the ABCWUA could endanger the structural integrity or otherwise damage the Improvements or encroachments, the Grantor shall, at its own expense, take whatever protective measures are required to safeguard the Improvements or encroachments.

Grantor covenants and warrants that Grantor is the owner in fee simple of the Property, that Grantor has a good lawful right to convey the Property or any part thereof and that Grantor will forever warrant and defend the title to the Property against all claims from all persons or entities.

The grant and other provisions of this Easement constitute covenants running with the Property for the benefit of the ABCWUA and its successors and assigns until terminated.

This Easement shall not be effective until approved by the Executive Director, or designee, in the signature block below.

APPROVED:

*For* *Koger A Green*  
Executive Director - ABC Water Utility Authority

9-7-05  
Dated

ACKNOWLEDGMENT BY:

*Paul D...*  
City Engineer

9-13-05  
Dated

*He a la los*  
*8/17/05*

GRANTOR:

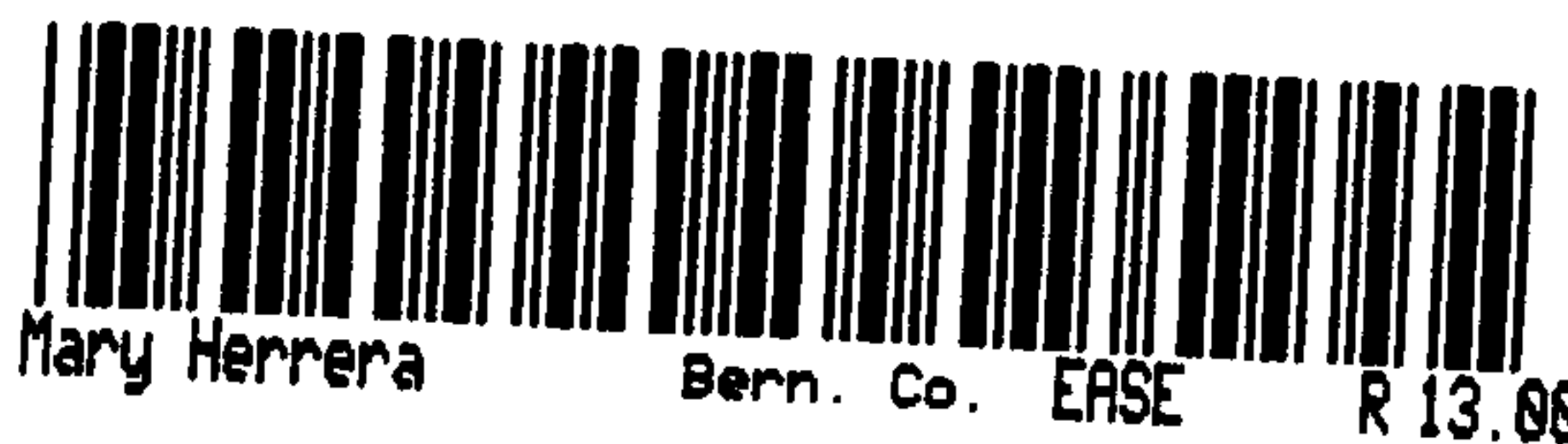
*Ken Balizer* 6/30/05  
(Individual) *Date*  
*A SINGLE MAN*

GRANTOR:

By: \_\_\_\_\_

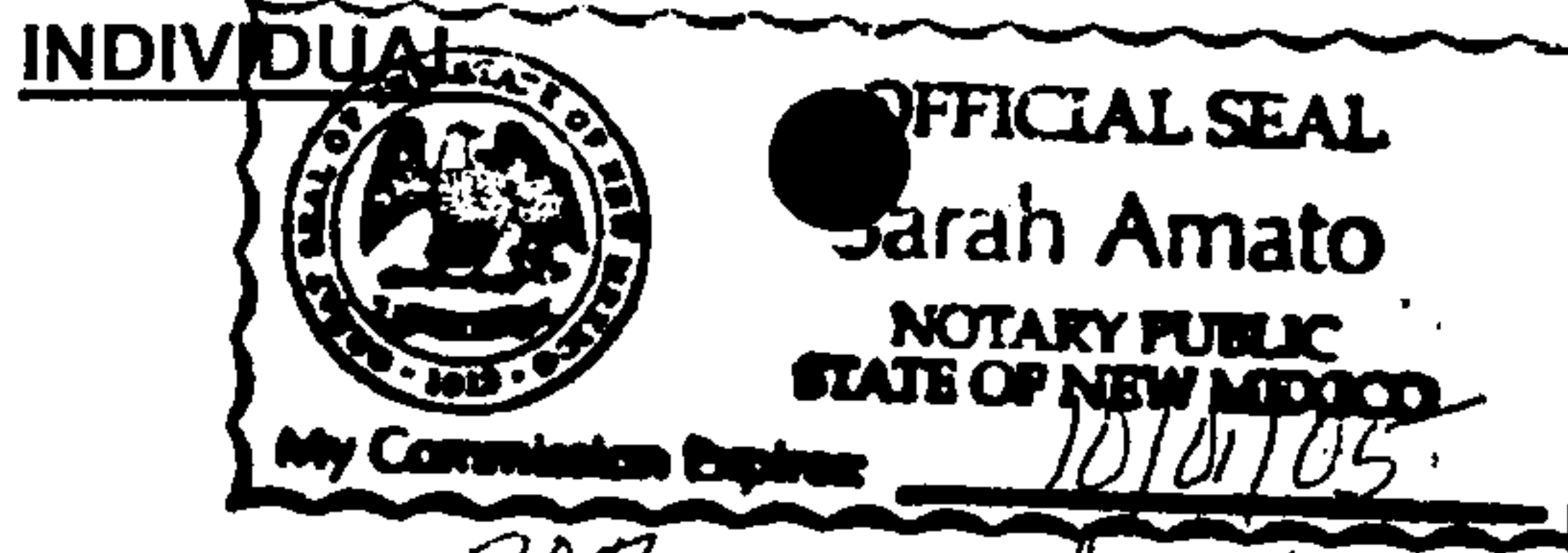
Its: \_\_\_\_\_  
(Corporation or Partnership)

\_\_\_\_\_  
Dated





STATE OF NEW MEXICO )  
COUNTY OF BERNALILLO )ss



This instrument was acknowledged before me on 30<sup>th</sup> day of JUNE, 2005,  
by KEN BALIZER, A SINGLE MAN.

Sarah Amato  
Notary Public

My Commission Expires:  
\_\_\_\_\_

**CORPORATION**

STATE OF \_\_\_\_\_ )  
COUNTY OF \_\_\_\_\_ )ss

This instrument was acknowledged before me on \_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_,  
by \_\_\_\_\_  
Of \_\_\_\_\_, a \_\_\_\_\_ corporation, on behalf of the corporation.

\_\_\_\_\_  
Notary Public

My Commission Expires:  
\_\_\_\_\_

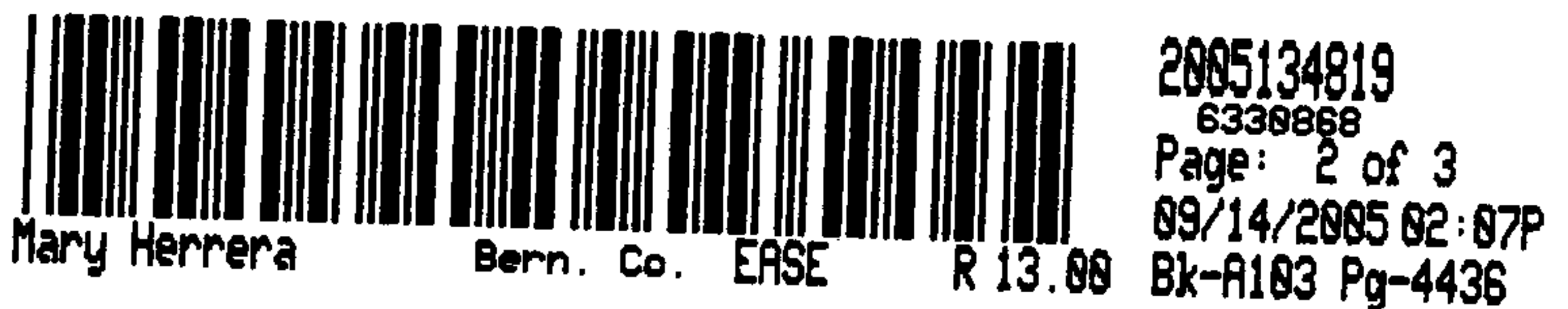
**PARTNERSHIP**

STATE OF \_\_\_\_\_ )  
COUNTY OF \_\_\_\_\_ )

This instrument was acknowledged before me on \_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_,  
by \_\_\_\_\_, partner(s), on behalf of \_\_\_\_\_, a partnership.

\_\_\_\_\_  
Notary Public

My Commission Expires:  
\_\_\_\_\_



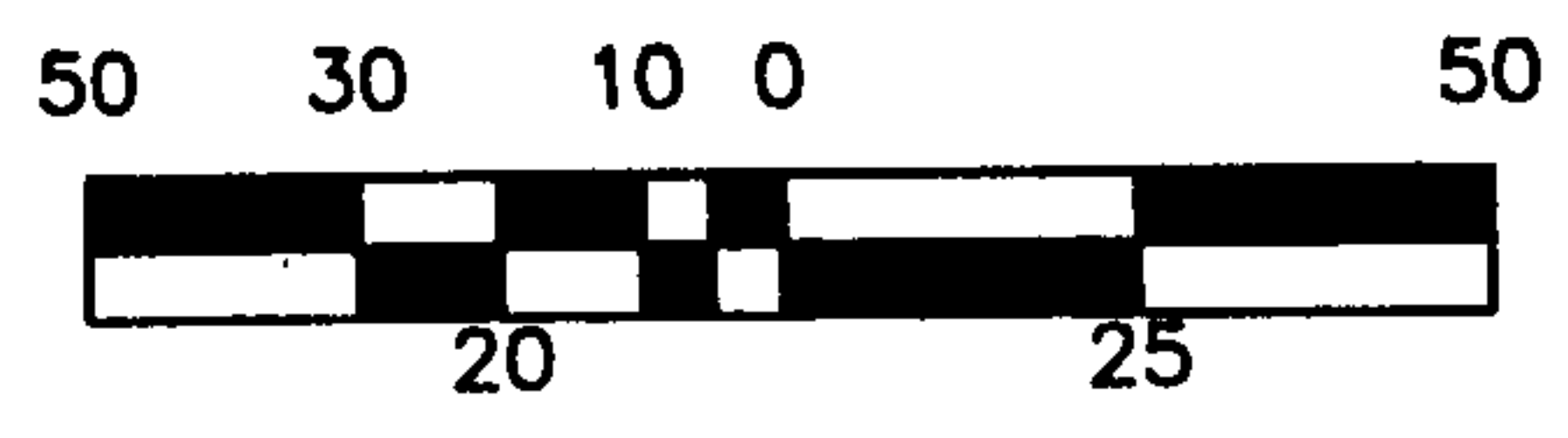
**ABC WATER UTILITY AUTHORITY**

STATE OF NEW MEXICO )  
COUNTY OF BERNALILLO )ss

This instrument was acknowledged before me on September 7<sup>th</sup>, 2005 by  
Roger A. Green for Executive Director, on behalf of Albuquerque Bernalillo County Water  
Utility Authority.

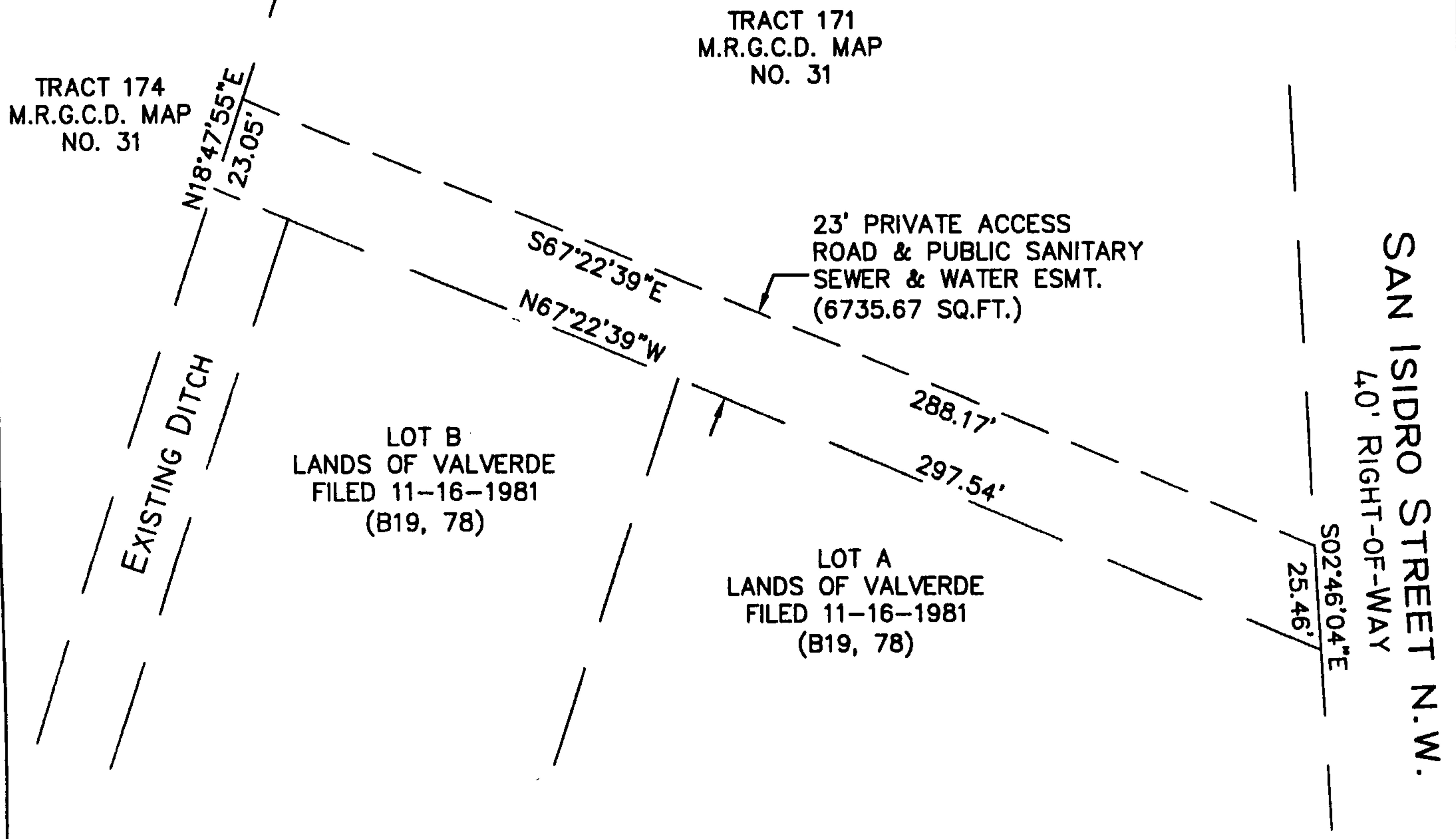
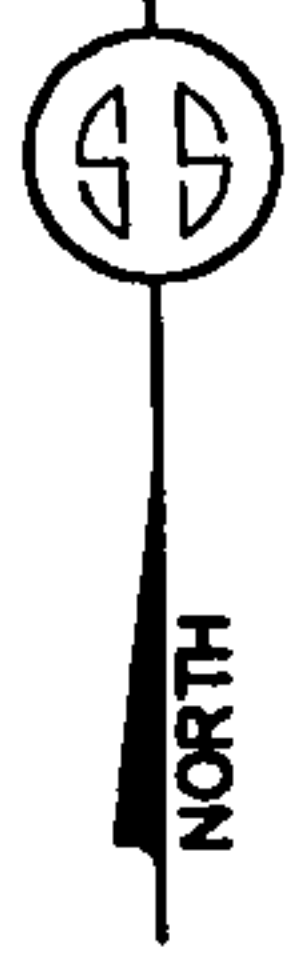
Gloria D. Saavedra

Notary Public  
My Commission Expires:  
11-25-2007



# EXHIBIT A

SCALE: 1" = 50'  
PROJECT NO. 0503PB11  
DRAWN BY PGB  
ZONE ATLAS: G-13-Z



### LEGAL DESCRIPTION

A certain tract of land situate within Sec. 6, T10N, R2E NMPM to be designated on a twenty-three foot (23') private access road and public sanitary sewer and water easement; being more particularly described as follows:  
**BEGINNING** at the Southeast corner of said easement being a point on the West right-of-way of San Isidro Street N.W.; also being the Northeast corner of Lot A, Lands of Valverde as filed November 16, 1981 in Volume B19, folio 78; running thence as an easement  $N 67^{\circ} 22' 39'' W$ , 297.54 feet to the Southwest corner; thence  $N 18^{\circ} 47' 55'' E$ , 23.05 feet to the Northwest corner; thence  $S 67^{\circ} 22' 39'' E$ , 288.17 feet to the Northeast corner; being a point on the West right-of-way of San Isidro Street N.W.; thence along said right-of-way  $S 02^{\circ} 46' 04'' E$ , 25.46 feet to the point of beginning.



2005134819  
6330000  
Page: 3 of 3  
09/14/2005 02:07P  
Bk-A103 Pg-4436

Mary Herrera

Bern. Co. ERSE

R 13.00

## SURVEYS SOUTHWEST, LTD.

333 LOMAS BLVD., N.E.  
ALBUQUERQUE, NEW MEXICO  
87102

PHONE: (505) 998-0303  
FAX: (505) 998-0306

# T10N R3E SEC. 6

Project Number: \_\_\_\_\_

Date Submitted: \_\_\_\_\_

Date Site Plan Approved: \_\_\_\_\_

Date Preliminary Plat Approved: \_\_\_\_\_

Date Preliminary Plat Expires: \_\_\_\_\_

DRB Project No.: 1003759

DRB Application No.: 05DRB002A

**INFRASTRUCTURE LIST**

(Rev. 9-20-05)

**EXHIBIT "A"**

**TO SUBDIVISION IMPROVEMENTS AGREEMENT**

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

Tracts 1, 2, and 3, Lands of Ken Balzer

**PROPOSED NAME OF PLAT AND/OR SITE DEVELOPMENT PLAN**

Tracts 173A and 174, M.R.G.C.D. Map No. 31

**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 guarantees. Likewise, if the DRC Chair dete

Financially Guaranteed	Constructed Under	Size	Type of Improvement	Location	From	To	Construction Certification		
							Inspector	P.E.	City Cnst Engineer
			<b>Waterline</b>						
<input type="text"/>	<input type="text"/>	8"	Waterline PVC C-900	Private Access & Public Water & Sewer Easement	San Isidro, NW	Tract 3	/	/	/
<input type="text"/>	<input type="text"/>		Fire Hydrant	Private Access & Public Etc.	Tract 3	End of Easement	/	/	/
<input type="text"/>	<input type="text"/>		<b>Sanitary Sewer</b>						
<input type="text"/>	<input type="text"/>	8"	Sanitary Sewer Line SDR-35	Private Access & Public Water & Sewer Easement.	San Isidro, NW	Tract 3	/	/	/
<input type="text"/>	<input type="text"/>	6"	Gravel Surface	Private Access Easement	San Isidro	Tract 3	/	/	/
<input type="text"/>	<input type="text"/>		<b>Misc.</b>						
<input type="text"/>	<input type="text"/>	6"	Gravel Surface	Ditch Crossing	San Isidro	Tract 1	/	/	/
<input type="text"/>	<input type="text"/>						/	/	/
<input type="text"/>	<input type="text"/>						/	/	/
<input type="text"/>	<input type="text"/>						/	/	/

OCT 04 2005 3:31PM ADVANCED ENGINEERING & CON

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.

Fully Guaranteed DRC #	Constructed Under DRC #	Size	Type of Improvement	Location	From	To	Construction Certification		
							Private		City Const Engineer
							Inspector	P.E.	
<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 Water Infrastructure to include Services, Vales, Fittings, Valve Boxes, and Fire Hydrants as Required.

2 Sanitary Sewer to include Manholes and Service Connections as required

3 \_\_\_\_\_

4 \_\_\_\_\_

**AGENT / OWNER**

**Sally Salazar, Office Manager**

NAME (print)

Advanced Engineering and Consulting, LLC

FIRM

*Sally Salazar*  
SIGNATURE - date

**DEVELOPMENT REVIEW BOARD MEMBER APPROVALS**

DRB CHAIR - date

PARKS & RECREATION - date

TRANSPORTATION DEVELOPMENT - date

AMAFCA - date

UTILITY DEVELOPMENT - date

\_\_\_\_\_ - date

CITY ENGINEER - date

\_\_\_\_\_ - date

**DESIGN REVIEW COMMITTEE REVISIONS**

REVISION	DATE	DRC CHAIR	USER DEPARTMENT	AGENT / OWNER

Current DRC  
Project Number: \_\_\_\_\_

**FIGURE 12**

**INFRASTRUCTURE LIST**

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

Date Submitted: \_\_\_\_\_  
Date Site Plan Approved: \_\_\_\_\_  
Date Preliminary Plat Approved: \_\_\_\_\_  
Date Preliminary Plat Expires: \_\_\_\_\_  
DRB Project No: 1003759  
DRB Application No: 05DRB-0094

Tracts 1, 2, and 3, Lands of Ken Balizer  
**PROPOSED NAME OF PLAT AND/OR SITE DEVELOPMENT PLAN**

Tracts 173A and 174, M.R.G.C.D. Map No. 31  
**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 portion of the financial guarantees. All such revisions require approval by the DRC Chair, the User Department and agent/owner. If such approvals are obtained, these revisions to the listing will be incorporated administratively. In addition, any unforeseen items which arise during construction which are necessary to complete the project and which normally are the Subdivider's responsibility will be required as a condition of project acceptance and close out by the City.

SIA Sequence #	COA DRC Project #	Size	Type of Improvement	Location	From	To	Private Inspector	City Inspector	City Cnst Engineer
<b>WATERLINE</b>									
<input type="text"/>	<input type="text"/>	6"	Waterline PVC C-900	Private Access & Public Water & Sewer Ease.	San Isidro, NW	Tract 3	/	/	/
<input type="text"/>	<input type="text"/>						/	/	/
<b>SANITARY SEWER</b>									
<input type="text"/>	<input type="text"/>	8"	Sanitary Sewer line SDR-35	Private Access & Public Water & Sewer Ease.	San Isidro, NW	Tract 3	/	/	/
<input type="text"/>	<input type="text"/>						/	/	/
<b>MISC.</b>									
<input type="text"/>	<input type="text"/>						/	/	/
<input type="text"/>	<input type="text"/>						/	/	/

**NOTES**

- 1 Water Infrastructure to Include Services, Vales, Fittings, Valve Boxes, and Fire Hydrants as Required
- 2 Sanitary Sewer to Include Manholes and Service Connections as required
- 3 \_\_\_\_\_
- 4 \_\_\_\_\_
- 5 \_\_\_\_\_
- 6 \_\_\_\_\_
- 7 \_\_\_\_\_

**AGENT/OWNER**

**DEVELOPMENT REVIEW BOARD MEMBER APPROVALS**

Sally Salazar, Office Manager

NAME (print)

DRB CHAIR - date

PARKS & GENERAL SERVICES - date

Advanced Engineering and Consulting, LLC

FIRM

TRANSPORTATION DEVELOPMENT - date

AMAFCA - date

*Sally Salazar*

SIGNATURE - date

5-9-05

UTILITY DEVELOPMENT - date

- date

MAXIMUM TIME ALLOWED TO CONSTRUCT  
THE IMPROVEMENTS WITHOUT A DRB

CITY ENGINEER - date

- date

EXTENSION: \_\_\_\_\_

**DESIGN REVIEW COMMITTEE REVISIONS**

REVISION	DATE	DRC CHAIR	USER DEPARTMENT	AGENT/OWNER

# City of Albuquerque



## DEVELOPMENT/ PLAN REVIEW APPLICATION

Supplemental form

**SUBDIVISION** **S**

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

**SITE DEVELOPMENT PLAN** **P**

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

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, 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 2<sup>nd</sup> Street NW, Albuquerque, NM 87102. Fees must be paid at the time of application. Refer to supplemental forms for submittal requirements.

**APPLICANT INFORMATION:**

NAME: KEN BALIZER PHONE: 573-2648  
 ADDRESS: 1912 TIERRA VIDA PLACE NW FAX: \_\_\_\_\_  
 CITY: ALBU STATE NM ZIP 87107 E-MAIL: \_\_\_\_\_  
 Proprietary interest in site: OWNER List all owners: \_\_\_\_\_  
 AGENT (if any): SURVELS SOUTHWEST, LTD PHONE: 998-0303  
 ADDRESS: 333 LOMAS BLVD NE FAX: 998-0306  
 CITY: ALBU STATE NM ZIP 87102 E-MAIL: \_\_\_\_\_

DESCRIPTION OF REQUEST: DIVINE TWO EXISTING TRACTS INTO THREE NEW TRACTS OF LAND & TO PROVIDE ACCESS TO SAID TRACTS. (PRELIM/FINAL)

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

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

Lot or Tract No. TRACTS 173A & 174 Block: N/A Unit: N/A  
 Subdiv. / Addn. M.R.G.C.D. MAP 31  
 Current Zoning: RA-2 Proposed zoning: N/A  
 Zone Atlas page(s): G-13-Z No. of existing lots: 2 No. of proposed lots: 3  
 Total area of site (acres): 0.8347 Density if applicable: dwellings per gross acre: N/A dwellings per net acre: N/A  
 Within city limits?  Yes. No , but site is within 5 miles of the city limits.) Within 1000FT of a landfill? NO  
 UPC No. 1-013-061-258-02-40110 MRSCD Map No. 31  
 LOCATION OF PROPERTY BY STREETS: On or Near: ARGADIAN TRAIL NW  
 Between: CALLE LOS VECINOS NW and SAN ISIDRO ST. NW

**CASE HISTORY:**

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

04DRB-01702 PROJ# 1003759 (SKETCH PLAT)

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

SIGNATURE Dan Graney DATE 2.14.05  
 (Print) Dan Graney \_\_\_\_\_  Applicant  Agent

**FOR OFFICIAL USE ONLY**

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

<input type="checkbox"/> INTERNAL ROUTING	Application case numbers	Action	S.F.	Fees
<input checked="" type="checkbox"/> All checklists are complete	<u>OSDRB - 00294</u>	<u>P&amp;F</u>	<u>SC3</u>	<u>\$ 355.00</u>
<input checked="" type="checkbox"/> All fees have been collected		<u>CMF</u>		<u>\$ 20.00</u>
<input checked="" type="checkbox"/> All case #s are assigned				\$
<input checked="" type="checkbox"/> AGIS copy has been sent				\$
<input checked="" type="checkbox"/> Case history #s are listed				\$
<input 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>2-23-05</u>			Total <u>\$ 375.00</u>

Bufford 2-14-05  
 Planner signature / date

Project # 1003759

**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.

Dan Graney  
Applicant name (print)  
Dan Graney  
Applicant signature / date  
2.14.05



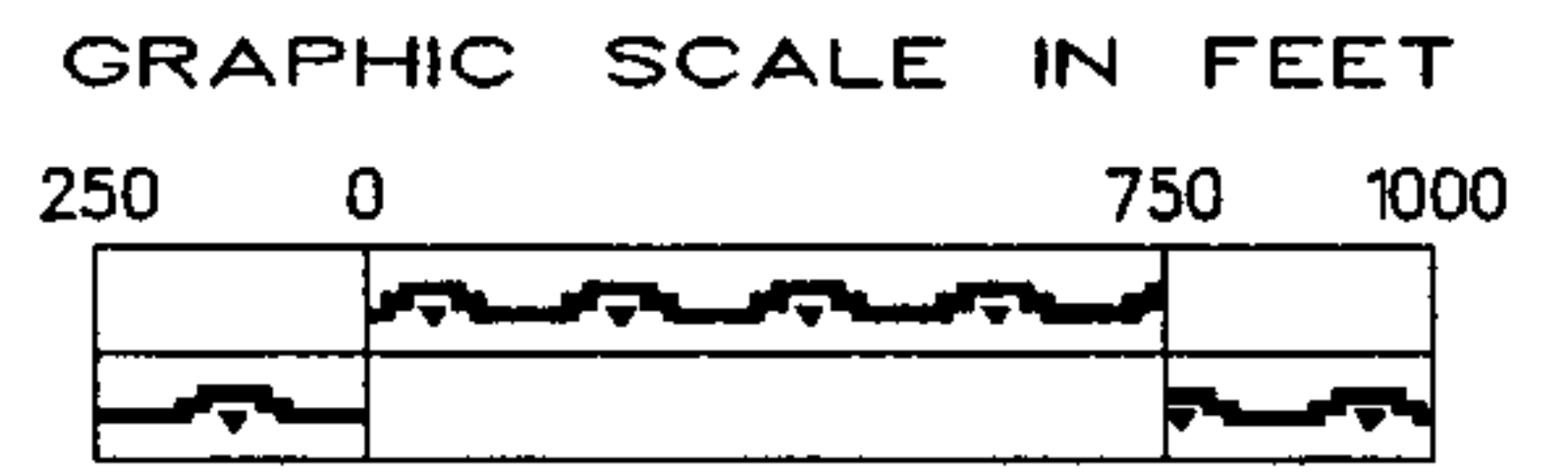
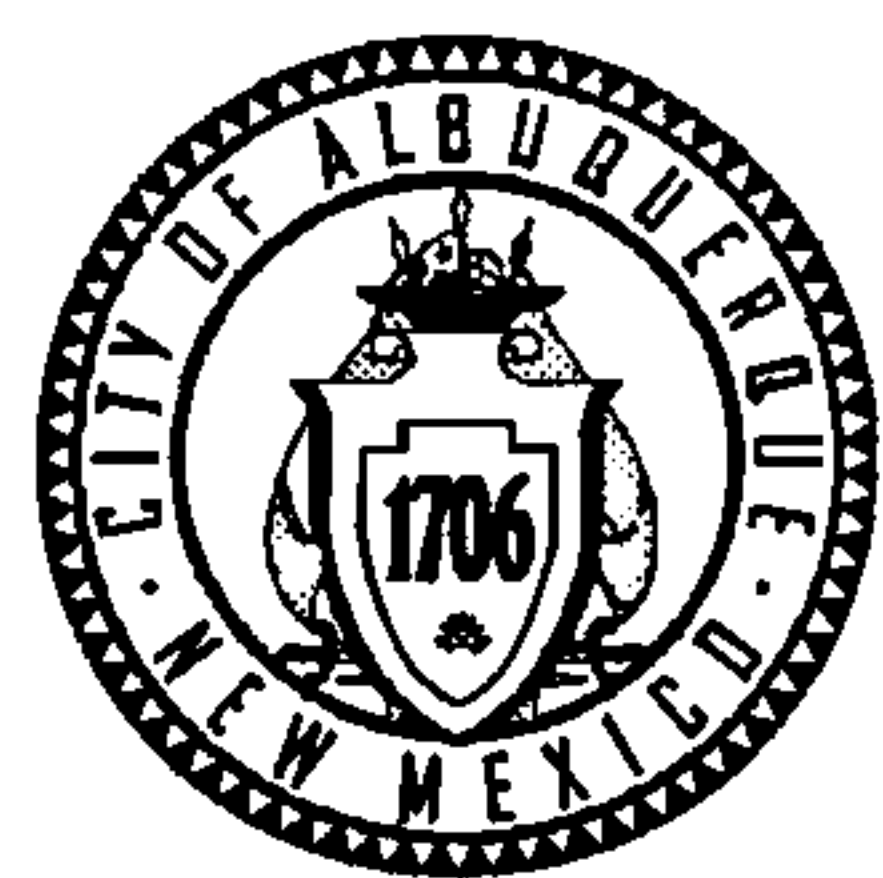
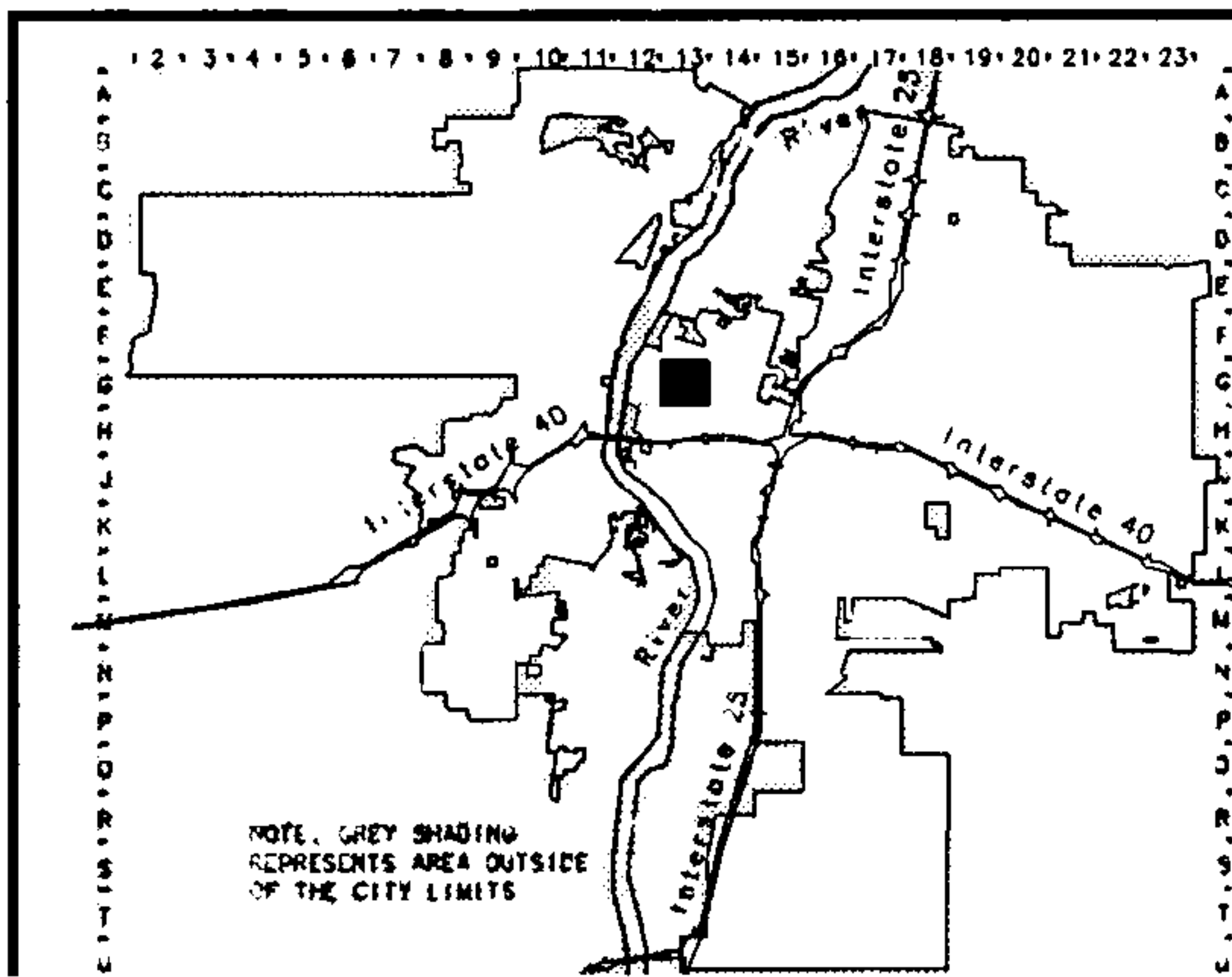
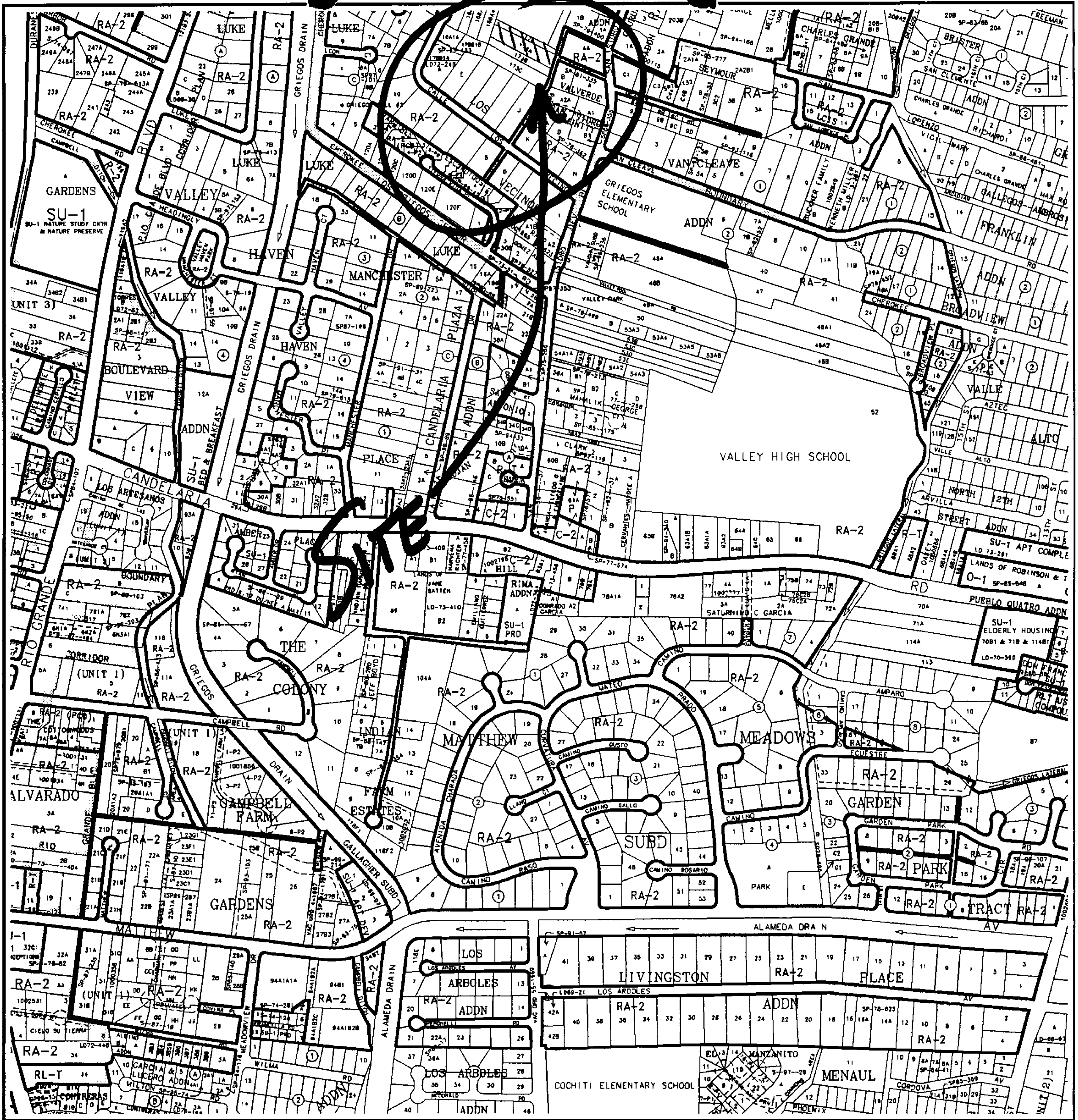
Form revised 3/03, 8/03 and 11/03

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

Application case numbers  
05DRB - \_\_\_\_\_ - 0029y

[Signature] 2-14-05  
Planner signature / date  
**Project # 1003759**





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

**Zone Atlas Page**  
**G-13-Z**  
 Map Amended through August 03, 2004

# *Surveys Southwest, LTD*

---

*333 Lomas Blvd., NE \* Albuquerque, New Mexico 87102 \* 998-0303 \* Fax 998-0306*

February 14, 2005

DEVELOPMENT REVIEW BOARD MEMBERS  
PLAZA DEL SOL  
600 SECOND STREET NW  
ALBUQUERQUE, NM 87102


REF: TRACTS 1, 2 & 3, LANDS OF KEN BALIZER'

Dear Board Members:

The purpose of this replat request is to create Three (3) new lots from Two (2) existing lots. One lot is currently developed, the other two would be for new residences.

If you have any questions please feel free to contact me.

Sincerely,

  
Dan Graney  
President

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

PAID RECEIPT

APPLICANT NAME Ken Balizer  
AGENT Survey Southwest  
ADDRESS 333 Comas  
PROJECT & APP # LO03759/05DRB 00294  
PROJECT NAME Lands of Ken Balizer

\$ 20.00 441032/3424000 Conflict Management Fee

\$ 355.00 441006/4983000 DRB Actions

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

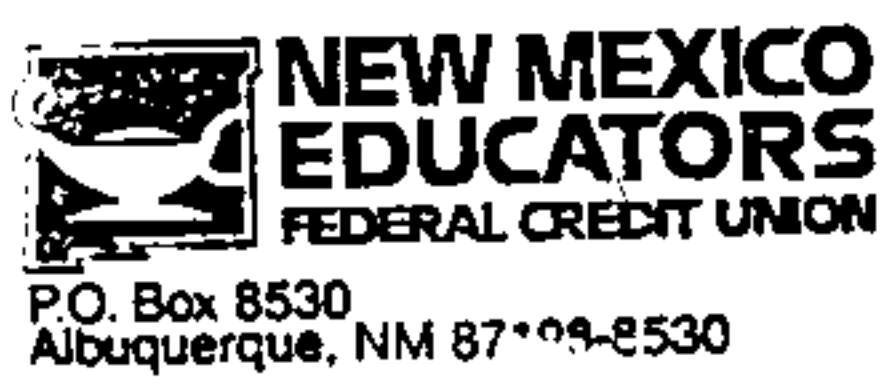
\$ \_\_\_\_\_ 441018/4971000 Public Notification

\$ \_\_\_\_\_ 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

\$ 375.00 TOTAL AMOUNT DUE

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

KEN BALIZER 505-344-4055 1912 TIERRA VIDA PL NW ALBUQUERQUE, NM 87107		1871
		95-8366/3070
Pay to the Order of	<u>City of Albuquerque</u>	Date <u>Feb 8, 2005</u>
	<u>Three hundred seventy five and no cents</u>	\$ <u>375.00</u>
		Dollars
 NEW MEXICO EDUCATORS FEDERAL CREDIT UNION P.O. Box 8530 Albuquerque, NM 87104-8530		Golden Key Account
For	<u>Ken Balizer</u>	MP
Counterreceipt.doc	3070836651	0023626818 1871

# 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 2<sup>nd</sup> Street NW, Albuquerque, NM 87102. Fees must be paid at the time of application. Refer to supplemental forms for submittal requirements.

**APPLICANT INFORMATION:**

NAME: Ken Balizer PHONE: 573-2648  
 ADDRESS: 1912 Tierra Vida Pl NW FAX: \_\_\_\_\_  
 CITY: Albuquerque STATE NM ZIP 87107 E-MAIL: tierravida@comcast.net  
 Proprietary interest in site: Buyer List all owners: Valorie DeCamera & John DeCamera  
 AGENT (if any): NA PHONE: \_\_\_\_\_  
 ADDRESS: \_\_\_\_\_ FAX: \_\_\_\_\_  
 CITY: \_\_\_\_\_ STATE \_\_\_\_\_ ZIP \_\_\_\_\_ E-MAIL: \_\_\_\_\_

DESCRIPTION OF REQUEST: Sketch plan review - particularly access and utilities

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

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

Lot or Tract No. Tracts 173-A-1, 173-A-2, 174A & 174B Block: \_\_\_\_\_ Unit: \_\_\_\_\_  
 Subdiv. / Addn. MRGCD MAP 31  
 Current Zoning: RA2 Proposed zoning: No change  
 Zone Atlas page(s): 613Z No. of existing lots: 1 No. of proposed lots: 3  
 Total area of site (acres): .89ac 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. 101306125800240110 MRGCD Map No. 31

LOCATION OF PROPERTY BY STREETS: On or Near: 4229 San Isidro St. NW  
 Between: CANDELARIA NW and GRIEGOS NW

**CASE HISTORY:**

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

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

SIGNATURE Ken Balizer DATE 11/1/04  
 (Print) Ken Balizer \_\_\_\_\_ 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

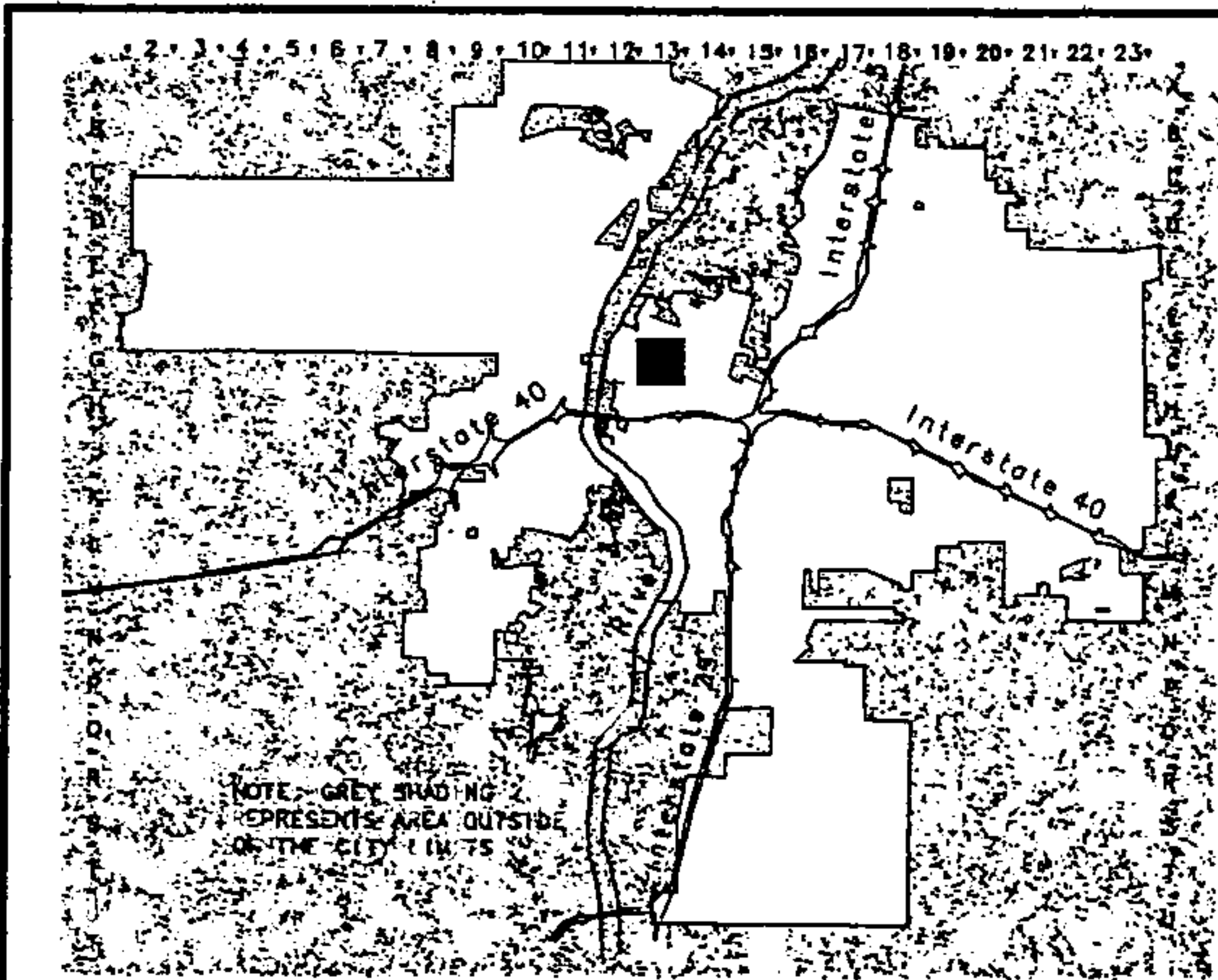
Application case numbers	Action	S.F.	Fees
<u>04DRB - 01702</u>	<u>SK</u>	_____	\$ <u>-0-</u>
_____	_____	_____	\$ _____
_____	_____	_____	\$ _____
_____	_____	_____	\$ _____
_____	_____	_____	\$ _____
_____	_____	_____	\$ _____
Hearing date <u>11-10-04</u>			Total \$ <u>-0-</u>

Clara Senora 11/2/04  
 Planner signature / date

Project # 1003759

Form revised 4/04

Site



CITY OF  
Albuquerque  
A Geographic Information System  
PLANNING DEPARTMENT  
© Copyright 2003



**Zone Atlas Page**

**G-13-Z**

Map Amended through July 10, 2003

**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
  - NA 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.
  - \_\_\_ 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
  - \_\_\_ 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.

Ken Balizer  
Applicant name (print)

[Signature] 11/2/04  
Applicant signature / date



Form revised October 2004

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

Application case numbers  
04DRB - 01702

[Signature] 11/2/04  
Planner signature / date

**Project # 1003759**

November 2, 2004

To whom It May Concern,

I'm interested in subdividing parcel into three lots  
and accessing the lots with private road and  
utilities.

Sincerely,

Ku Balogh



Sheran A. Matson  
03/01/2005 03:48 PM

To: tierravida@comcast.net@PUBCABQ  
cc:  
cc: jbayse@cabq.gov, smatson@cabq.gov  
Subject: Re: Position on Accessory Structure (Building)

Ken

Now that you have told me the unidentified "building" on the site sketch which accompanied the plat submittal is an accessory structure, I have no problem with the proposed plat. I wanted to be sure of exactly what the "building" was before I approved the replat as the building sets on the new property line. DRB, to my knowledge, did not refer this case to Jack Basye. I merely wanted to know what the building was.



tierravida@comcast.net  
02/25/2005 05:10 PM

To: jbayse@cabq.gov  
cc: smatson@cabq.gov  
Subject: Position on Accessory Structure (Building)

Dear Mr. Bayse;

I currently have an application before the DRB for a minor prelim and final plat. One of the lots that is being created is for an existing house that includes an accessory building. In order to make the lots sizes work for the other lots I will have to put a rear lot line close to the accessory structure. DRB has referred this issue to Zoning Enforcement for a position. Can I have zero lot line for an accessory structure or do I need to get a variance?

My read of the code is that an accessory structure under 14-16-3-3 (c) "has no required setback from the lot line". Note: This is not a corner lot and is not abutting the front yard of the adjacent lot.

For your reference, the DRB case number is 05DRB-00294; Project #1003759 and the zoning is RA-2.

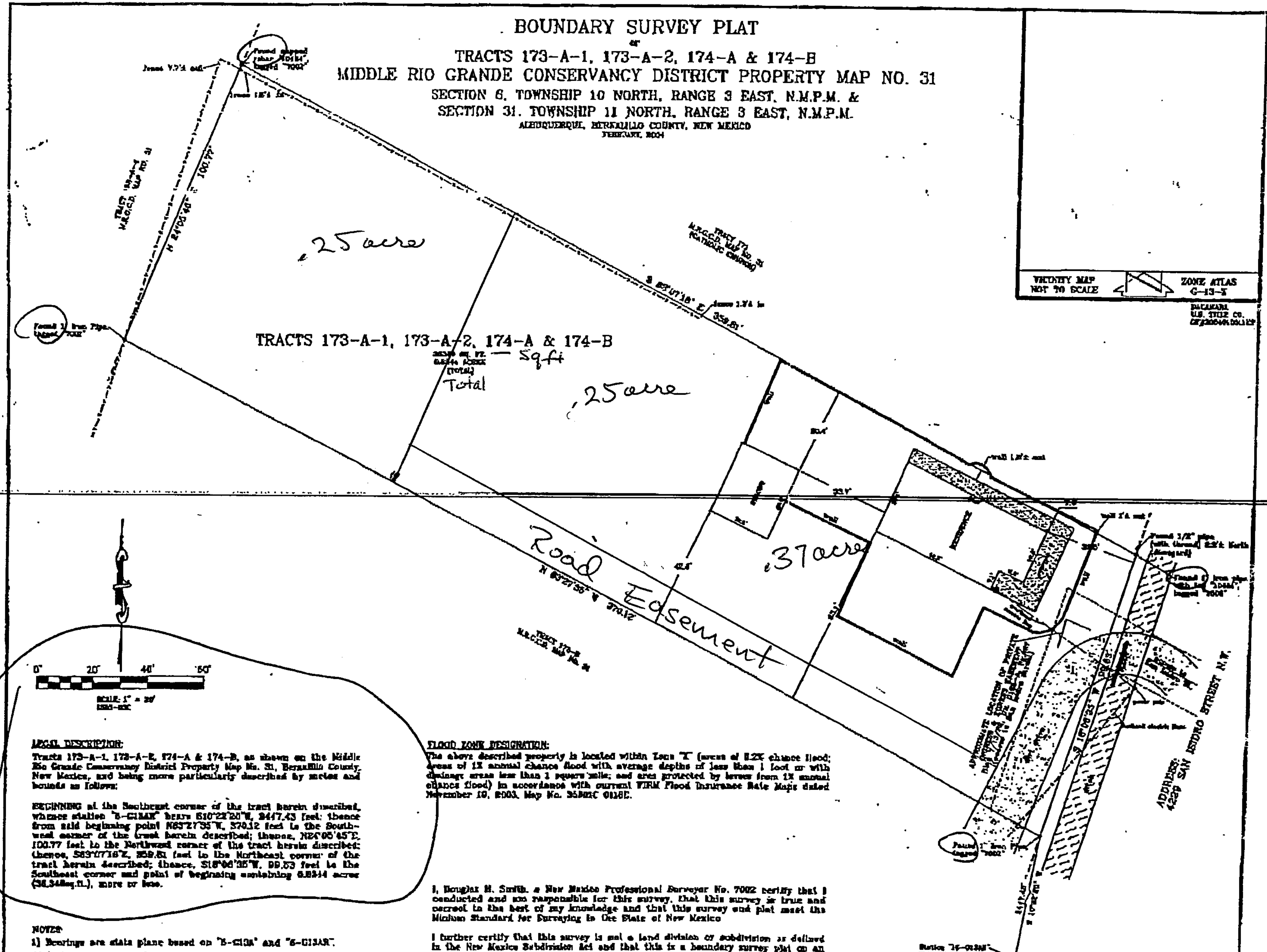
I thank you for commenting on this issue. Your determination will inform me of the next steps.

Best regards, Ken Balizer



### BOUNDARY SURVEY PLAT

TRACTS 173-A-1, 173-A-2, 174-A & 174-B  
 MIDDLE RIO GRANDE CONSERVANCY DISTRICT PROPERTY MAP NO. 31  
 SECTION 6, TOWNSHIP 10 NORTH, RANGE 3 EAST, N.M.P.M. &  
 SECTION 31, TOWNSHIP 11 NORTH, RANGE 3 EAST, N.M.P.M.  
 ALBUQUERQUE, BERNALILLO COUNTY, NEW MEXICO  
 FEBRUARY, 2004



VICINITY MAP  
NOT TO SCALE

ZONE ATLAS  
G-13-2

DACAMANI  
U.S. TITLE CO.  
67200049.0001129

**LEGAL DESCRIPTION:**  
 Tracts 173-A-1, 173-A-2, 174-A & 174-B, as shown on the Middle Rio Grande Conservancy District Property Map No. 31, Bernalillo County, New Mexico, and being more particularly described by metes and bounds as follows:

**BEGINNING** at the Southeast corner of the tract herein described, whence station "B-C124X" bears S10°22'20"W, 3447.43 feet; thence from said beginning point N83°27'35"W, 570.12 feet to the Southwest corner of the tract herein described; thence, N26°05'45"E, 100.77 feet to the Northwest corner of the tract herein described; thence, S83°07'16"W, 259.81 feet to the Northeast corner of the tract herein described; thence, S16°06'35"W, 99.53 feet to the Southeast corner and point of beginning containing 0.8214 acres (36.348sq.ft.), more or less.

**FLOOD ZONE DESIGNATION:**  
 The above described property is located within Lens "T" (areas of 1:25 chance flood; areas of 1% annual chance flood with average depths of less than 1 foot or with drainage areas less than 1 square mile; and area protected by levees from 1% annual chance flood) in accordance with current FIRM Flood Insurance Rate Maps dated November 10, 2003, Map No. 35922C 0118E.

I, Douglas H. Smith, a New Mexico Professional Surveyor No. 7002 certify that I conducted and am responsible for this survey, that this survey is true and correct to the best of my knowledge and that this survey was plat used the Mean Standard for Surveying in the State of New Mexico.

I further certify that this survey is not a land division or subdivision as defined in the New Mexico Subdivision Act and that this is a boundary survey plat on an existing tract or tracts.

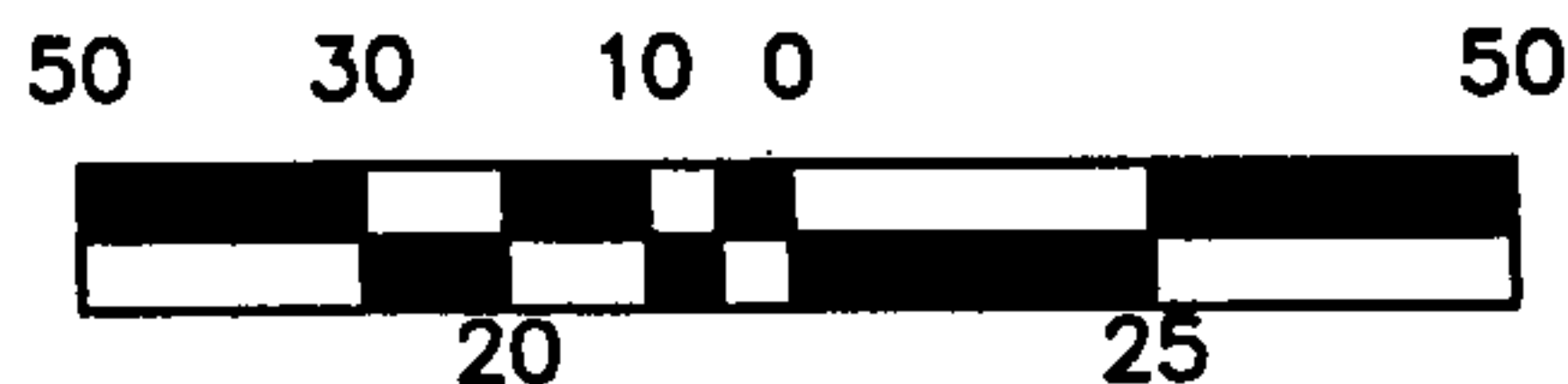
**NOTES:**  
 1) Bearings are state plane based on "B-C124" and "B-C124R".  
 2) Distances are ground.  
 3) Documents used:  
 U.S. Title Co. blunder dated 1/14/04 GT/2004010011 NS  
 Acres & Dprec Landment filed 7/15/02, BK. D165-A, Pg. 687

Douglas H. Smith, N.M.P.S. No. 7002

**INDEXING INFORMATION FOR COUNTY CLERK**  
 Document: John & Valerie Eschmann  
 Section: 6, Township 10 North, Range 3 East, N.M.P.M. &

*zoning RA-2  
 Flood zone - probably yes*





**"EXHIBIT A"**

SCALE: 1" = 50'  
 PROJECT NO. 0503PB11  
 DRAWN BY PGB  
 ZONE ATLAS: G-13-Z



NORTH

TRACT 174  
 M.R.G.C.D. MAP  
 NO. 31

TRACT 171  
 M.R.G.C.D. MAP  
 NO. 31

N18°47'55"E  
 23.05'

S67°22'39"E  
 N67°22'39"W

23' PRIVATE ACCESS  
 ROAD & PUBLIC SANITARY  
 SEWER & WATER ESMT.  
 (6735.67 SQ.FT.)

EXISTING DITCH

LOT B  
 LANDS OF VALVERDE  
 FILED 11-16-1981  
 (B19, 78)

LOT A  
 LANDS OF VALVERDE  
 FILED 11-16-1981  
 (B19, 78)

288.17'

297.54'

SAN ISIDRO STREET N.W.  
 40' RIGHT-OF-WAY

S02°46'04"E  
 25.46'

**LEGAL DESCRIPTION**

A certain tract of land situate within Sec. 6, T10N, R2E NMPM to be designated on a twenty-three foot (23') private access road and public sanitary sewer and water easement; being more particularly described as follows:

BEGINNING at the Southeast corner of said easement being a point on the West right-of-way of San Isidro Street N.W.; also being the Northeast corner of Lot A, Lands of Valverde as filed November 16, 1981 in Volume B19, folio 78; running thence as an easement N 67° 22" 39" W, 297.54 feet to the Southwest corner; thence N 18° 47' 55" E, 23.05 feet to the Northwest corner; thence S 67° 22' 39" E, 288.17 feet to the Northeast corner; being a point on the West right-of-way of San Isidro Street N.W.; thence along said right-of-way S 02° 46' 04" E, 25.46 feet to the point of beginning.



2005038079  
 8234127  
 Page: 2 of 2  
 03/21/2005 09:53A  
 Bk-A93 Pg-7947

**SURVEYS SOUTHWEST, LTD.**

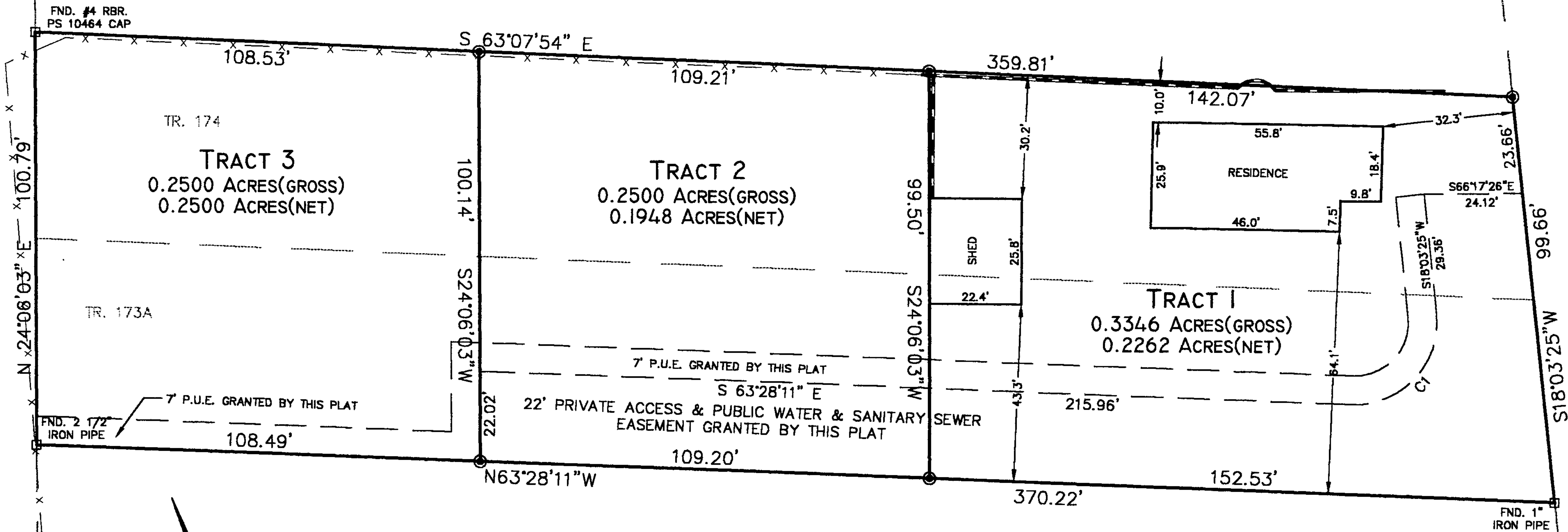
333 LOMAS BLVD., N.E.  
 ALBUQUERQUE, NEW MEXICO  
 87102

PHONE: (505) 998-0303  
 FAX: (505) 998-0306

**T10N R3E SEC. 6**

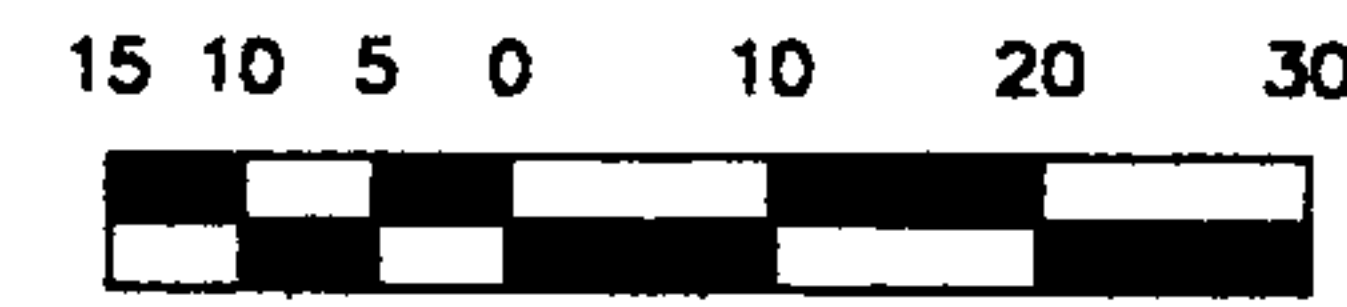
EXHIBIT

TRACT 171, M.R.G.C.D. MAP 31



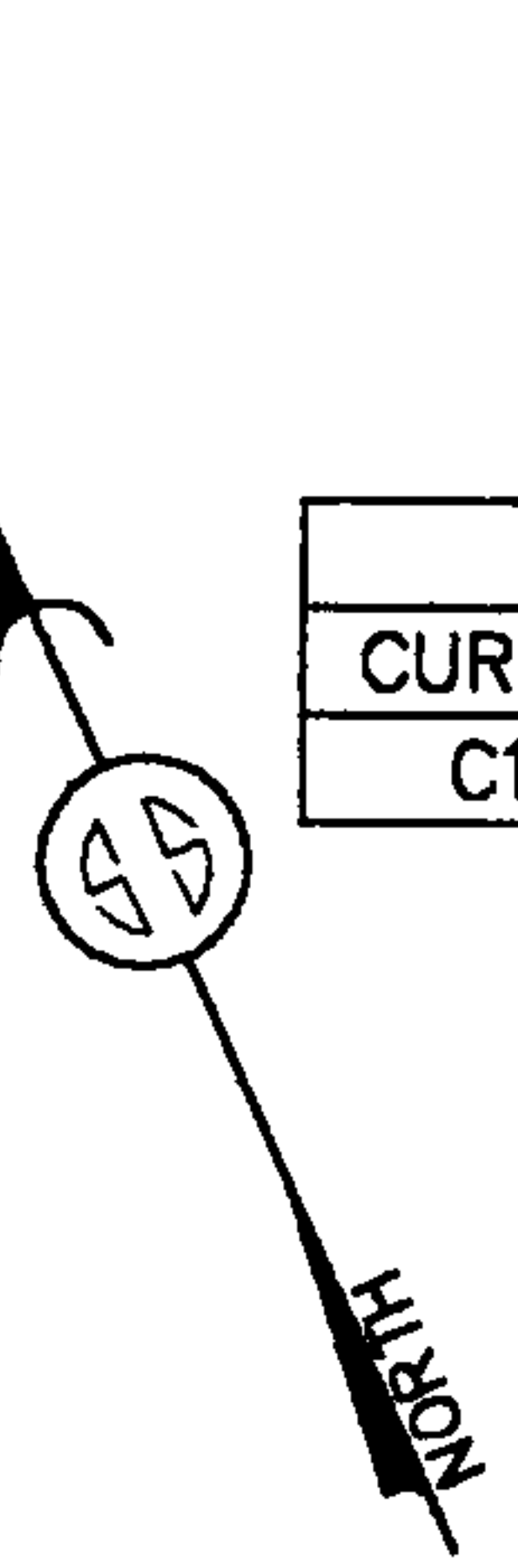
TRACT 173-B, M.R.G.C.D. MAP 31

CURVE TABLE					
CURVE	LENGTH	RADIUS	DELTA	CHORD	CHORD BEARING
C1	34.37	20.00	98°28'24"	30.30	N67°17'37"E



1" = 30'

PROJECT NO. 0501RS10  
DRAWN BY: RS  
ZONE ATLAS: G-13-Z  
BALIZER.CR5



**SURVEYS SOUTHWEST LTD.**

333 LOMAS BLVD., N.E.  
ALBUQUERQUE, NEW MEXICO  
87102

PHONE: (505) 998-0303  
FAX: (505) 998-0306

**T10N R3E SEC. 6**