COMPLETED 06/09/05 SH
G. L. JAY REMBE 4C. L-7164
WHEN RECORDED

#20

DRB CASE ACTION LOG (FINAL PLAT)

REVISED 2/5/04

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

DRB Application No.: **05DRB-00898 (P&F)**	Project # **1003822**
Project Name **EMBUDO CANYON - NORTH**	
Agent: Isaacson & Arfman PA	Phone No.: 268-8828

Your request for (**SDP for SUB), (SDP for BP), (FINAL PLATS), (MASTER DEVELOP. PLAN),** was approved on 6/8/05 by the DRB with delegation of signature(s) to the following departments.
OUTSTANDING SIGNATURES COMMENTS TO BE ADDRESSED

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

- ❑ UTILITIES: _____
- ❑ _____
- ❑ _____
- ❑ _____

- ❑ CITY ENGINEER / AMAFCA: _____
- ❑ _____
- ❑ _____
- ❑ _____

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

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

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

Project Number 1003822

#20

DRB CASE ACTION LOG (FINAL PLAT)

REVISED 2/5/04

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- ☐ _____
- ☐ _____
- ☐ _____

- ☐ UTILITIES: _____
- ☐ _____
- ☐ _____
- ☐ _____

- ☐ CITY ENGINEER / AMAFCA: _____
- ☐ _____
- ☐ _____
- ☐ _____

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

- ☐ PLANNING (Last to sign): _____
- ☐ _____
- ☐ _____
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- ☐ **AGIS DXF File approval required** OK
- ☐ **Copy of recorded plat for Planning.**

Project Number 1003822

DEVELOPMENT REVIEW BOARD
ACTION SHEET

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

June 8, 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: 12:30 P.M.
B. Changes and/or Additions to the Agenda
C. New or Old Business

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

1. **Project # 1001004**
05DRB-00813 Major-Two Year SIA

TIERRA WEST LLC agent(s) for WEST BLUFF LLC request(s) the above action(s) for all or a portion of Lot(s) 1-9, Tract(s) 8 & 9, **WEST BLUFF CENTER SUBDIVISION,** zoned R-T, located on OURAY RD NW, between CORONA DR NW and ALAMOGORDO DR NW containing approximately 2 acre(s). [REF: 03DRB00521, 03DRB00357, 01DRB00498] (H-11) **TWO-YEAR SIA WAS APPROVED.**

2. **Project # 1001228**
05DRB-00801 Major-Two Year SIA

JANE ALICE BLACK DAVIDSON request(s) the above action(s) for all or a portion of Tract(s) 2A & 2B, **KELLY TRACTS,** zoned RA-1, located on GABALDON DR NW, between MOUNTAIN RD NW and I-40 containing approximately 4 acre(s). [REF: 03DRB00875. DRB-97-528, DRB-93-136, AX-87-16] (H-12) **TWO-YEAR SIA WAS APPROVED.**

3. **Project # 1001376**
05DRB-00806 Major-Two Year SIA

MARK GOODWIN & ASSOCIATES agent(s) for MESA VERDE DEVELOPMENT CORP request(s) the above action(s) for Lot(s) 8-24 & 9-23, Block(s) 3 & 4, Tract(s) 1, NORTH ALBUQUERQUE ACRES, UNIT 3, (to be known as **DESERT RIDGE TRAILS NORTH,** zoned RD, located on WYOMING BLVD NE, between BEVERLY HILLS NE and FLORENCE NE containing approximately 33 acre(s). [REF:02DRB01363, 02DRB01965, 02DRB01966, 02DRB01967, 02DRB01968] (B-19) **TWO-YEAR SIA WAS APPROVED.**

4. **Project # 1001306**
05DRB-00804 Major-Vacation of Public Easements
05DRB-00805 Minor-Prelim&Final Plat Approval

SURV-TEK INC agent(s) for PETE DASKALOS PROPERTIES request(s) the above action(s) for all or a portion of Tract(s) 1-C, **SEVILLE,** zoned SU-1 FOR C-1 USES, located on the northeast corner of IRVING BLVD NW and UNIVERSE BLVD NW containing approximately 9 acre(s). (A-10) **THE VACATION WAS APPROVED AS SHOWN ON EXHIBIT B IN THE PLANNING FILE. PRELIMINARY AND FINAL PLAT WERE INDEFINITELY DEFERRED.**

5.	**Project # 1003011** 05DRB-00439 Major-Vacation of Pub Right-of-Way - **WITHDRAWN**	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) **WITHDRAWN AT THE AGENT'S REQUEST.**
6.	**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 & 6/8/05]* (Q-10) **DEFERRED AT THE AGENT'S REQUEST TO 6/15/05.**
	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 & 6/8/05]* (Q-10) **DEFERRED AT THE AGENT'S REQUEST TO 6/15/05.**

7. **Project # 1004184**
05DRB-00810 Major-Bulk Land Variance
05DRB-00811 Minor-Prelim&Final Plat Approval

COMMUNITY SCIENCES CORP agent(s) for SALAZAR FAMILY TRUST ET AL request(s) the above action(s) for all or a portion of Tract(s) 13-D, EL RANCHO GRANDE, UNIT 1 AND Tract(s) A, LANDS OF SALAZAR FAMILY TRUST, SALAZAR QUATRO TRUST, JSJ INVESTMENT CO & FALBA HANNETT, zoned R-LT & SU-1 Mixed Use, located on AMOLE HUBBELL ARROYO, between BLAKE SW and DENNIS CHAVEZ SW containing approximately 190 acre(s). [REF: Z-99-58, Z-98-5, Z-98-6] (N-9) **BULK LAND VARIANCE WAS APPROVED. PRELIMINARY PLAT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO CITY ENGINEER FOR VARIOUS EASEMENT LANGUAGE AND AMAFCA CONCURRENCE.**

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

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

8. **Project # 1000651**
05DRB-00910 Minor-SiteDev Plan BldPermit/EPC

HERMAN HOOD agent(s) for D & B GLASS COMPANY request(s) the above action(s) for Tract(s) A-29-A3, **NORTHEAST UNIT**, **TOWN OF ATRISCO GRANT,** zoned SU-1/PDA, C, & OFFICE USES, located on COORS BLVD NW, between REDLANDS RD NW and CORONA DR NW containing approximately 2 acre(s). [REF: 05EPC-00585, ZA-88-472] **[David Stallworth, EPC Case Planner]** (G-11) **SITE PLAN FOR BUILDING PERMIT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO TRANSPORTATION DEVELOPMENT FOR LABELING DIMENSIONS AND TO PLANNING FOR CASE PLANNERS SIGNATURE AND WALL DESIGN.**

9. **Project # 1004095**
05DRB-00912 Minor-SiteDev Plan BldPermit/EPC
05DRB-00976 Minor-Site Dev Plan Subdivision/EPC

ALEX HARRISON ARCHITECT agent(s) for DIONS request(s) the above action(s) for all or a portion of Tract(s) E1, **HUBBELL PLAZA ADDITION,** zoned C-2, located on COORS BLVD NW, between CENTRAL AVE NW and BLUEWATER RD NW containing approximately 1 acre(s).[REF:DRB-96-221, Z-86-24-1] **[Carmen Marrone, EPC Case Planner]** (K-10) **SITE PLAN FOR BUILDING PERMIT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO TRANSPORTATION FOR DIMENSION LABELING AND PLANNING FOR 3 COPIES OF THE SITE PLAN. THE SITE PLAN FOR SUBDIVISION WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO PLANNING FOR 3 COPIES OF THE SITE PLAN.**

10. **Project # 1004237**
05DRB-00913 Minor-SiteDev Plan BldPermit

JOHN KLEE agent(s) for ALBUQUERQUE VAULT COMPANY request(s) the above action(s) for all or a portion of Tract(s) B-2, **ATRISCO BUSINESS PARK , UNIT 1,** zoned SU-1, located on COORS BLVD NW, between CENTRAL NW and BLUEWATER NW containing approximately 3 acre(s). (K-10) **SITE PLAN FOR BUILDING PERMIT WAS APPROVED AND SIGNED OFF BY THE BOARD.**

11. **Project # 1004224**
05DRB-00887 Minor-SiteDev Plan BldPermit

RHOMBUS PA INC agent(s) for SCOTT BARLOW request(s) the above action(s) for all or a portion of Lot(s) 31, Block(s) 30, Tract(s) A, **NORTH ALBUQUERQUE ACRES, UNIT B,** zoned SU-2 FOR 1P, located on SAN PEDRO NE, between WILSHIRE AVE NE and containing approximately 1 acre(s). *[Deferred from 6/1/05 & 6/8/05]* (C-18) **DEFERRED AT THE AGENT'S REQUEST TO 6/15/05.**

12. **Project # 1004231**
05DRB-00886 Minor-SiteDev Plan BldPermit

JIM MILLER agent(s) for JOHN WILGER request(s) the above action(s) for all or a portion of Lot(s) 19, **LADERA INDUSTRIAL PARK, UNIT 2,** zoned SU-1, located on 98TH STREET NW and UNSER BLVD NW and containing approximately 2 acre(s). [REF: Z-92-45, 01EPC01405, Project 1001523] [Listed under Project 1004096 in error] *[Deferred from 6/1/05]* (H-9) **WITH THE SIGNING OF THE INFRASTRUCTURE LIST DATED 6/8/05 THE SITE PLAN FOR BUILDING PERMIT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO CITY ENGINEER FOR SIA AND TRANSPORTATION DEVELOPMENT FOR DIMENSION LABELING AND 3 COPIES OF THE SITE PLAN.**

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

13. **Project # 1003655**
05DRB-00916 Minor-Subd Design (DPM) Variance

ADIL RIZVI request(s) the above action(s) for all or a portion of Lot(s) 15, 16 & 17 & PORTION OF Lot 18, NORTH ALBUQUERQUE ACRES, (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] (C-19) **WITHDRAWN AT THE AGENT'S REQUEST.**

14. **Project # 1003057**
05DRB-00893 Minor-Prelim&Final Plat Approval

SURVEYS SOUTHWEST agent(s) for ROBERT RUSSELL request(s) the above action(s) for all or a portion of Lot(s) 5 & 6, Tract(s) A-2-C, **BLOCK 1, UNIT 3, CLIFFORD WEST BUSINESS PARK,** zoned IP industrial park zone, located on UNSER BLVD NW, between OLIVER ROSS DR NW and SAUL BELL RD NW containing approximately 12 acre(s). [REF: 03DRB01903, 01902, 01904] (K-9/K-10) **PRELIMINARY AND FINAL PLAT APPROVED AND SIGNED OFF BY THE BOARD.**

15. **Project # 1004159**
05DRB-00891 Minor-Prelim&Final Plat Approval

SURVEYS SOUTHWEST agent(s) for ANGELO BRUNACINI request(s) the above action(s) for all or a portion of Lot(s) 19 & 20, **JOURNAL CENTER, PHASE 2, UNIT 2,** zoned IP industrial park zone, located on RUTLEDGE RD NE, between SNAPROLL ST NE and HAWKINS ST NE containing approximately 4 acre(s). [REF: 05DRB00795] *[Listed under Project #1003572 in error]* (D-17) **PRELIMINARY PLAT APPROVED WITH FINAL SIGN OFF DELEGATED TO TRANSPORTATION DEVELOPMENT FOR CROSS-ACCESS/DRAINAGE TO THE EAST LOT 7.**

16. **Project # 1004241**
05DRB-00915 Minor-Prelim&Final Plat Approval

SURVEYS SOUTHWEST LTD agent(s) for GARRETT SMITH request(s) the above action(s) for all or a portion of Lot(s) 5, 6, 7 & 8, Block(s) C, **HIGHLAND ADDITION SOUTH** and Lot(s) 7, Block(s) 4, **LEWIS & SIMONDS ADDITION**, zoned SU-2, located on HAZELDINE AVE SE, between BROADWAY BLVD SE and SANTA FE SE containing approximately 1 acre(s). [REF: DRB-97-433, ZA-79-148] (K-14) **PRELIMINARY AND FINAL PLAT APPROVED AND SIGNED OFF BY THE BOARD.**

17. **Project # 1002423**
05DRB-00907 Major-Final Plat Approval

BOHANNAN HUSTON INC agent(s) for CENTEX HOMES request(s) the above action(s) for all or a portion of Tract(s) A-1, ROSNER TRACT, **EL RANCHO GRANDE, UNIT 11,** zoned R-LT, located on CARTAGENA AVE SW and MESSINA DR SW containing approximately 19 acre(s). [REF: 04DRB00702] (N-8) **FINAL PLAT APPROVED AND SIGNED OFF BY THE BOARD.**

18. **Project # 1003594**
05DRB-00906 Minor-Prelim&Final Plat Approval

BOHANNAN HUSTON INC agent(s) for D R HORTON HOMES request(s) the above action(s) for all or a portion of Lot(s) 109-A thru 113A, Tract(s) N, **VENTANA MESA, UNIT 1,** zoned R-LT, located on VENTANA WEST PARKWAY NW, between VENTANA RIDGE RD and PASEO DEL NORTE BLVD NW containing approximately 1 acre(s). (B-9) **PRELIMINARY AND FINAL PLAT APPROVED AND SIGNED OFF BY THE BOARD.**

19. **Project # 1003821**
05DRB-00897 Minor-Final Plat Approval

ISAACSON & ARFMAN agent(s) for INFILL SOLUTIONS II request(s) the above action(s) for all or a portion of Tract(s) D, HOLIDAY PARK, UNIT 2, (to be known as **EMBUDO CANYON SOUTH)** zoned R-2, located on JUAN TABO BLVD NE, between GOLDEN GATE AVE NE and BRUSSELS AVE NE containing approximately 2 acre(s). [REF: 05DRB00334, 00335] (G-21) **FINAL PLAT APPROVED AND SIGNED OFF BY THE BOARD.**

20. **Project # 1003822**
05DRB-00898 Major-Final Plat Approval

ISAACSON & ARFMAN agent(s) for INFILL SOLUTION II request(s) the above action(s) for all or a portion of Tract(s) B, HOLIDAY PARK, UNIT 2, (to be known as **EMBUDO CANYON NORTH**) zoned R-2, located on JUAN TABO BLVD NE, between BRUSSELS AVE N E and COMANCHE NE containing approximately 3 acre(s). [REF: 04DRB01888, 00332, 00333] (G-21) **FINAL PLAT APPROVED AND SIGNED OFF BY THE BOARD.**

21. **Project # 1003886**
05DRB-00908 Minor-Final Plat Approval

MARK GOODWIN & ASSOCIATES, PA agent(s) for EVERGREEN DEVELOPMENT. LLC request(s) the above action(s) for all or a portion of Tract(s) C & 42, MESA VILLAGE SUBDIVISION, (to be known as **SILVER LEAF SUBDIVISION**) zoned R-3, located on LOMAS AVE NE, between SELLERS DR NE and EASTERLY DR NE containing approximately 52 acre(s). [REF: ZA-73-44, Z-77-53] (J-20) **FINAL PLAT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO CITY ENGINEER FOR VARIOUS EASEMENTS, LABELING DIMENSIONS AND PLANNING FOR AGIS DXF FILE AND PROPERTY MANAGEMENT'S SIGNATURE.**

22. **Project # 100635**
05DRB-00917 Minor-Prelim&Final Plat Approval

TIERRA WEST LLC agent(s) for DE BARTOLO DEVELOPMENT request(s) the above action(s) for all or a portion of Tract(s) 38-1A1, 38-2A1 and 38-3A1, **TAYLOR RANCH,** zoned SU-1 FOR C-1, located on MONTANO RD NW, between MONTANO PLAZA DR NW and COORS BYPASS BLVD NW containing approximately 4 acre(s).[REF: 00DRB00878, 02DRB01040, 05DRB00547] (E-12) **PRELIMINARY PLAT APPROVED WITH FINAL SIGN OFF DELEGATED TO TRANSPORTATION DEVELOPMENT FOR ACCESS EASEMENT LABELING.**

23. **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) **WITH THE SIGNING OF THE INFRASTRUCTURE LIST DATED 6/8/05 AND APPROVAL OF THE GRADING PLAN ENGINEER STAMP DATED 4/30/05 THE PRELIMINARY PLAT WAS APPROVED WITH CONDITIONS OF FINAL PLAT: PUBLIC ACCESS EASEMENT WILL BE ADDED TO LOT 1. AN OFFSITE DRAINAGE EASEMENT ON LOT 8 SHALL BE GRANTED TO AMAFCA PRIOR TO FINAL PLAT APPROVAL. AN APPROVED PERIMETER WALL DESIGN IS REQUIRED. FINAL PLAT WAS INDEFINITELY DEFERRED FOR THE SIA.**

24. **Project # 1003667**
04DRB-01406 Minor-Prelim&Final Plat Approval

WAYJOHN SURVEYING INC agent(s) for DEBBIE LOBBEREGT request(s) the above action(s) for all or a portion of Block(s) 11, Tract(s) 25, **GLENWOOD HILLS, UNIT 2,** zoned R-1 residential zone, located on PASO DEL PUMA NE, between CEDAR BROOK AVE NE and SUNSET CANYON PL NE containing approximately 3 acre(s).[Indef Deferred 9/22/04, *deferred from 6/1/05*] (F-23) **WITHDRAWN AT THE AGENT'S REQUEST.**

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

25. **Project # 1003102**
05DRB-00911 Minor-Sketch Plat or Plan

INFILL SOLUTIONS request(s) the above action(s) for all or a portion of Lot(s) 12-A LANDS OF FERRARI-ESQUIBEL-PALMER, (to be known as **TRAILHEAD COMMONS**) zoned SU-1 PRD, C-1 (22 du acre), located on the southwest corner of LA GRIMA DE ORO RD NE and JUAN TABO BLVD NE containing approximately 2 acre(s). [REF: 04DRB00236] (F-21) **THE ABOVE REQUEST WAS REVIEWED AND COMMENTS WERE GIVEN.**

26. **Project # 1001304**
05DRB-00909 Minor-Sketch Plat or Plan

CHRISTOPHER CALOTT request(s) the above action(s) for all or a portion of Lot(s) 14, 15,16, 17-B and 17-C, Block(s) 18, **PEREA ADDITION,** zoned SU - SF, located on the northwest corner of ROMA ST NW and 14TH ST NW containing approximately 1 acre(s). [REF: 01ZHE1659, 02DRB00493, 02LUCC00450] (J-13) **THE ABOVE REQUEST WAS REVIEWED AND COMMENTS WERE GIVEN.**

27. ADJOURNED: 12:30 P.M.

City of Albuquerque
Parks and Recreation Department

PO Box 1293, Albuquerque, New Mexico 87103

Inter-Office Correspondence

Development Review Board Comments

Project Number: 1003822	**DRB Date:** 6/8/2005
Application Number: 05DRB-00898	**Item Number:** 20

Subdivision: Embudo Canyon North

Tract B, Holiday Park, Unit 2

Zoning: R-2

Zone Page: G-21

New Lots (or units) : 22

Request for:

- [ ] Sketch Plat Review & Comment
- [ ] Bulk Land Variance
- [ ] Site Development Plan for Subdivision
- [ ] Site Development Plan for Building Permit
- [ ] Preliminary Plat
- [x] 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:

Park dedication fees were paid. This development will be subject to impact fees, Park fees already paid will be credited toward impact fees owed.

Signed: CS

Christina Sandoval, (DMD) Phone: 768-3808

CITY OF ALBUQUERQUE
PLANNING DEPARTMENT
June 8, 2005
DRB Comments

ITEM # 20

PROJECT # 1003822 **APPLICATION # 05-00898**

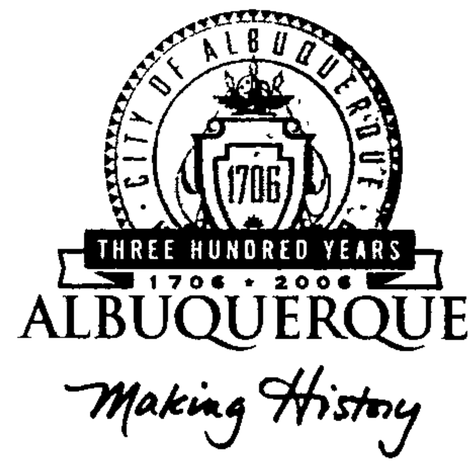
RE: Embudo Canyon North/final plat

No objection to the final plat. Were there any changes since preliminary plat approval?

Planning must record the plat.

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

CITY OF A BUQUERQU



PLANNING DEPARTMENT
DEVELOPMENT AND BUILDING SERVICES
HYDROLOGY DEVELOPMENT SECTION

DEVELOPMENT REVIEW BOARD--SPEED MEMO

DRB CASE NO/PROJECT NO: 1003822 **AGENDA ITEM NO: 20**

SUBJECT:

Final Plat

ACTION REQUESTED:

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

P.O. Box 1293

Albuquerque

New Mexico 87103

www.cabq.gov

ENGINEERING COMMENTS:

An executed Subdivision Improvements Agreement with financial guarantees is on file for Final Plat sign-off.

RESOLUTION:

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

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

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

FOR:

SIGNED: Bradley L. Bingham
City Engineer/AMAFCA Designee

DATE: June 8, 2005

3822

DXF Electronic Approval Form

DRB Project Case #: 1003822

Subdivision Name: EMBUDO CANYON NORTH

Surveyor: TIMOTHY ALDRICH

Contact Person: FRED ARFMAN

Contact Information: 268-8828

DXF Received: 5/26/2005 Hard Copy Received: 5/26/2005

Coordinate System: Ground rotated to NMSP Grid

Approved 05-26-2005 Date

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

AGIS Use Only

Copied fc **3822** to agiscov on **5/26/2005** Contact person notified on **5/26/2005**

OFFICIAL NOTICE OF DECISION

CITY OF ALBUQUERQUE
PLANNING DEPARTMENT
DEVELOPMENT REVIEW BOARD

March 30, 2005

6. Project # 1003822
05DRB-00332 Major-Preliminary Plat Approval
05DRB-00333 Minor-Temp Defer SDWK

ISAACSON & ARFMAN agent(s) for INFILL SOLUTIONS II request(s) the above action(s) for all or a portion of Tract(s) B, HOLIDAY PARK UNIT 2, (to be known as **EMBUDO CANYON NORTH**, zoned R-2, located on JUAN TABO BLVD NE, between BRUSSELS AVE NE and COMANCHE NE containing approximately 2 acre(s). [REF: 04DRB01888] *[Deferred from 3/23/05]* (G-21)

At the March 30, 2005, Development Review Board meeting, with the signing of the infrastructure list dated 3/30/05 and approval of the grading plan engineer stamp dated 2/25/05 the preliminary plat was approved.

The temporary deferral of construction of sidewalks on the interior streets was approved as shown on Exhibit C in the Planning file.
If you wish to appeal this decision, you must do so by April 14, 2005, in the manner described below.

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

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

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

Sheran Matson, AICP, DRB Chair

Cc:Infill Solutions II, 723-B Silver Ave SW, 87102
Isaacson & Arfman PA, 128 Monroe NE, 87108
Marilyn Maldonado, Planning Department, 4th Floor, Plaza del Sol Bldg.
File

DRB PUBLIC HEARING SIGN IN SHEETS

CASE NUMBER: 1003822 AGENDA#: 6 DATE: 3/30/05

1. Name: Chris Calott Address: Joyce Solutions Zip: _____

2. Name: _____ Address: _____ Zip: _____

3. Name: _____ Address: _____ Zip: _____

4. Name: _____ Address: _____ Zip: _____

5. Name: _____ Address: _____ Zip: _____

6. Name: _____ Address: _____ Zip: _____

7. Name: _____ Address: _____ Zip: _____

8. Name: _____ Address: _____ Zip: _____

9. Name: _____ Address: _____ Zip: _____

10. Name: _____ Address: _____ Zip: _____

11. Name: _____ Address: _____ Zip: _____

12. Name: _____ Address: _____ Zip: _____

13. Name: _____ Address: _____ Zip: _____

14. Name: _____ Address: _____ Zip: _____

CITY OF ALBUQUERQUE

THREE HUNDRED YEARS 1706 • 2006
ALBUQUERQUE
Making History

PLANNING DEPARTMENT
DEVELOPMENT AND BUILDING SERVICES
HYDROLOGY DEVELOPMENT SECTION

DEVELOPMENT REVIEW BOARD--SPEED MEMO

DRB CASE NO/PROJECT NO: 1003822 **AGENDA ITEM NO: 6**

SUBJECT:

Sidewalk Deferral
Preliminary Plat

ACTION REQUESTED:

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

ENGINEERING COMMENTS:

An approved drainage report dated 2-25-05 is on file for Preliminary Plat approval.
The Hydrology Section has no objection to the sidewalk deferral request.

RESOLUTION: signed I.L.

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

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

SIGNED: Bradley L. Bingham
City Engineer/AMAFCA Designee

DATE: March 30, 2005

P.O. Box 1293
Albuquerque
New Mexico 87103
www.cabq.gov

DEVELOPMENT REVIEW BOARD
ACTION SHEET

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

March 23, 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 Develo
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:
B. Changes and/or Additions to the Agenda
C. New or Old Business

Adjourned:

CASES WHICH REQUIRE PUBLIC NOTIFICATION

MAJOR SUBDIVISIONS, VACATIONS, SIA EXTENSIONS AND SITE DEVELOPMENT PLANS

1. **Project # 1003821**
   05DRB-00334 Major-Preliminary Plat Approval
   05DRB-00335 Minor-Temp Defer SDWK

ISAACSON & ARFMAN agent(s) for INFILL SOLUTIONS II request(s) the above action(s) for all or a portion of Tract(s) D, HOLIDAY PARK UNIT 2 (to be known as **EMBUDO CANYON SOUTH**, wzonedR-2, located on JUAN TABO BLVD NE, between GOLDEN GATE AVE NE and BRUSSELS AVE NE containing approximately 2 acre(s). [REF: 04DRB01887, DRB-97-49] *[Deferred from 3/23/05]* (G-21) **DEFERRED AT THE AGENT'S REQUEST TO 3/30/05.**

2. **Project # 1003822**
05DRB-00332 Major-Preliminary Plat Approval
05DRB-00333 Minor-Temp Defer SDWK

ISAACSON & ARFMAN agent(s) for INFILL SOLUTIONS II request(s) the above action(s) for all or a portion of Tract(s) B, HOLIDAY PARK UNIT 2, (to be known as **EMBUDO CANYON NORTH**, zoned R-2, located on JUAN TABO BLVD NE, between BRUSSELS AVE NE and COMANCHE NE containing approximately 2 acre(s). [REF: 04DRB01888] *[Deferred from 3/23/05]* (G-21) **DEFERRED AT THE AGENT'S REQUEST TO 3/30/05.**

3. **Project # 1003886**
05DRB-00331 Major-Preliminary Plat Approval
05DRB-00328 Major-Vacation of Pub Right-of-Way
05DRB-00329 Major-Vacation of Public Easements
05DRB-00330 Minor-Temp Defer SDWK

MARK GOODWIN & ASSOCIATES agent(s) for EVERGREEN DEVELOPMENT LLC request(s) the above action(s) for all or a portion of Tract(s) C & 42, MESA VILLAGE SUBDIVISION (to be known as **SILVER LEAF SUBDIVISION**, zoned R-3, located on LOMAS BLVD NE, between SELLERS DR NE and EASTERDAY DR NE containing approximately 5.2 acre(s). [REF: ZA-73-44, Z-77-53] (J-20) **WITH THE SIGNING OF THE INFRASTRUCTURE LIST DATED 3/23/05 AND APPROVAL OF THE GRADING PLAN ENGINEER STAMP DATED 2/9/05 THE PRELIMINARY PLAT WAS APPROVED WITH CONDITION: NEED TO DEDICATE ALL PUBLIC WATER/SEWER EASEMENTS TO ALBUQUERQUE BERNALILLO COUNTY WATER UTILITY AUTHORITY. THE VACATIONS WERE APPROVED AS SHOWN ON EXHIBIT B IN THE PLANNING FILE. THE TEMPORARY DEFERRAL OF CONSTRUCTION OF SIDEWALKS ON THE INTERIOR STREETS WAS APPROVED AS SHOWN ON EXHIBIT C IN THE PLANNING FILE.**

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

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

THERE ARE NO SITE DEVELOPMENT PLANS THIS WEEK . . .

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

4. **Project # 1002739**
05DRB-00429 Minor-Final Plat Approval

MARK GOODWIN & ASSOCIATES agent(s) for KB HOME NEW MEXICO, INC. request(s) the above action(s) for all or a portion of Tract(s) B-1 Parcel(s) 2-D and A, ROSNER TRACTS, LANDS OF RIO BRAVO PARTNERS (to be known as **ANDERSON HEIGHTS, UNIT 1)** , zoned RD/R-LT, located on 118TH STREET SW, between GIBSON BLVD SW and DENNIS CHAVEZ BLVD SW containing approximately 249 acre(s). (N-8/P-8) **FINAL PLAT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO CITY ENGINEER FOR AMAFCA'S SIGNATURE, CASH-IN-LIEU AND PROPERTY MANAGEMENT'S SIGNATURE.**

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

5. **Project # 1004020**
05DRB-00426 Minor-Sketch Plat or Plan

BOHANNAN HUSTON INC agent(s) for WESTLAND DEVELOPMENT CO request(s) the above action(s) for all or a portion of Tract(s) 1-2, **SUNDORO SUBDIVISION UNIT 1,** zoned SU-2/R-LT, located on TIERRA PINTADA ST NW, between 98TH STREET NW and containing approximately 164 acre(s).[REF: 04DRB01139] (H-8, H-9, J-8, J-9) **THE ABOVE REQUEST WAS REVIEWED AND COMMENTS WERE GIVEN.**

6. Approval of the Development Review Board Minutes for March 2 and March 9, 2005. **DEVELOPMENT REVIEW BOARD MINUTES FOR MARCH 2 AND MARCH 9, 2005 WERE APPROVED BY THE BOARD.**

ADJOURNED: 10:35 A.M.

CITY OF ALBUQUERQUE

THREE HUNDRED YEARS 1706 • 2006
ALBUQUERQUE
Making History

PLANNING DEPARTMENT
DEVELOPMENT AND BUILDING SERVICES
HYDROLOGY DEVELOPMENT SECTION

DEVELOPMENT REVIEW BOARD--SPEED MEMO

DRB CASE NO/PROJECT NO: 1003822 **AGENDA ITEM NO: 2**

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:

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

ENGINEERING COMMENTS:

An approved drainage report dated 2-25-05 is on file for Preliminary Plat approval.

RESOLUTION:

3-30-05

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: March 23, 2005

P.O. Box 1293
Albuquerque
New Mexico 87103
www.cabq.gov

DRB PUBLIC HEARING SIGN IN SHEETS

CASE NUMBER: 1003822 AGENDA#: 2 DATE: 3/23/05

Notice

1. Name: Jo Kauffman Address: 3504 Alaska Pl NE Zip: 87111

2. Name: Janie Hughes Address: 3509 Alaska Pl. NE Zip: 87111

3. Name: HELEN HARRISON Address: 11320 Brussels NE Zip: 87111

4. Name: Nancy Hill Address: 11 608 Brussels NE Zip: 87111

5. Name: _____ Address: _____ Zip: _____

6. Name: _____ Address: _____ Zip: _____

7. Name: _____ Address: _____ Zip: _____

8. Name: _____ Address: _____ Zip: _____

9. Name: _____ Address: _____ Zip: _____

10. Name: _____ Address: _____ Zip: _____

11. Name: _____ Address: _____ Zip: _____

12. Name: _____ Address: _____ Zip: _____

13. Name: _____ Address: _____ Zip: _____

14. Name: _____ Address: _____ Zip: _____

CITY OF ALBUQUERQUE
PLANNING DEPARTMENT
DEVELOPMENT REVIEW BOARD

March 23, 2005

Project # 1003822
05DRB-00332 Major-Preliminary Plat Approval
05DRB-00333 Minor-Temp Defer SDWK

ISAACSON & ARFMAN agent(s) for INFILL SOLUTIONS II request(s) the above action(s) for all or a portion of Tract(s) B, HOLIDAY PARK UNIT 2, (to be known as **EMBUDO CANYON NORTH**, zoned R-2, located on JUAN TABO BLVD NE, between BRUSSELS AVE NE and COMANCHE NE containing approximately 2 acre(s). [REF: 04DRB01888] (G-21)

AMAFCA	No adverse comments.
COG	No adverse comments.
Transit	No objection to the requests.
Zoning Enforcement	The walls facing Juan Tabo Boulevard must meet the design criteria.
Neighborhood Coordination	Letter sent to Holiday Park NA (R).
APS	No comments received.
Police Department	No comments at this time.
Fire Department	Fire Department is not approving street widths less than 32 feet at this time. Per Ray Sanchez, AFD. All required fire hydrants shall be installed and made serviceable prior to and during construction of subdivision.
PNM Electric & Gas	Approves.
Comcast	No comments received.
QWEST	No comments received.
Environmental Health	Site is not within 1000 feet of a landfill. No comment.
M.R.G.C.D.	No comments received.

Open Space Division ... adverse comments.

City Engineer

An approved drainage report is required for Preliminary Plat approval.

Transportation Development

Provide sketch of distance from curb face to property lines (sidewalk widths) along Brussels and Juan Tabo Blvd. Ensure that ADA ramps at Del Agua are within the right-of-way. (These should probably be uni-directional.) Provide infrastructure list.

Parks & Recreation

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 22 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.

Utilities Development

The layout for Lots 8,9,14 & 15 make it very difficult to have water/sewer services. All lots should have frontage on the cul-de-sac. Need to have a utility plan prior to Preliminary Plat approval. No objection to Sidewalk Deferral.

Planning Department

The perimeter wall design is approved. No objection to the requested actions. Remember the final plat must receive DRB approval and be recorded prior to the expiration of the preliminary plat. This occurs one year from the date of DRB approval of the preliminary plat.

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

cc: Infill Solutions II, 723-B Silver Ave SW, 87102
Isaacson & Arfman PA, 128 Monroe St NE, 87108

PUBLIC HEARING--DEVELOPMENT REVIEW BOARD
CITY OF ALBUQUERQUE

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

Project # 1003821
05DRB-00334 Major-Preliminary Plat Approval
05DRB-00335 Minor-Temp Defer SDWK

ISAACSON & ARFMAN agent(s) for INFILL SOLUTIONS II request(s) the above action(s) for all or a portion of Tract(s) D, HOLIDAY PARK UNIT 2 (to be known as **EMBUDO CANYON SOUTH**, zoned R-2, located on JUAN TABO BLVD NE, between GOLDEN GATE AVE NE and BRUSSELS AVE NE containing approximately 2 acre(s). [REF: 04DRB01887, DRB-97-49] (G-21)

Project # 1003822
05DRB-00332 Major-Preliminary Plat Approval
05DRB-00333 Minor-Temp Defer SDWK

ISAACSON & ARFMAN agent(s) for INFILL SOLUTIONS II request(s) the above action(s) for all or a portion of Tract(s) B, HOLIDAY PARK UNIT 2, (to be known as **EMBUDO CANYON NORTH**, zoned R-2, located on JUAN TABO BLVD NE, between BRUSSELS AVE NE and COMANCHE NE containing approximately 2 acre(s). [REF: 04DRB01888] (G-21)

Project # 1003886
05DRB-00331 Major-Preliminary Plat Approval
05DRB-00328 Major-Vacation of Pub Right-of-Way
05DRB-00329 Major-Vacation of Public Easements
05DRB-00330 Minor-Temp Defer SDWK

MARK GOODWIN & ASSOCIATES agent(s) for EVERGREEN DEVELOPMENT LLC request(s) the above action(s) for all or a portion of Tract(s) C & 42, MESA VILLAGE SUBDIVISION (to be known as **SILVER LEAF SUBDIVISION**, zoned R-3, located on LOMAS BLVD NE, between SELLERS DR NE and EASTERDAY DR NE containing approximately 52 acre(s). [REF: ZA-73-44, Z-77-53] (J-20)

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

Sheran Matson

Sheran Matson, AICP, DRB Chair
Development Review Board

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

FYI

NOTIFICATION OF HEARING for the DEVELOPMENT REVIEW BOARD

March 3, 2005

TO: Glenda Baber and Debra Herber, Holiday Park Neighborhood Association

This letter will serve as your notification from the City of Albuquerque, under provisions of 0-92 pertaining to a request for: **Requests the following for approximately two (2) acre(s): Major Preliminary Plat Approval and Minor Temporary Deferral of Sidewalks for a proposed development into twenty-two (22) lots with town homes.**

Proposed by: **Isaacson and Arfman, P.A. at 268-8828**
Agent for: **Infill Solutions II**

For property located: **On or near Juan Tabo Boulevard NE between Brussels Avenue NE and Comanche Road NE.**

The case number(s) assigned is: **05DRB-00332 and 00333, Project # 1003822.**

North

City Planning accepted application for this request on **February 25, 2005**.

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

Please be advised that this application is scheduled for a hearing before the Development Review Board (DRB) at **9 a.m.** on **Wednesday, March 23, 2005** in the **Planning Hearing Room, Lower Level, Plaza Del Sol Building, 600 Second St. NW.**

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

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

Sincerely,

Stephani I. Winklepleck

Stephani I. Winklepleck
Neighborhood Program Coordinator
OFFICE OF NEIGHBORHOOD COORDINATION
PLANNING DEPARTMENT

cc: Claire Senova, DRB Administrative Assistant

CITY OF PLANNING
PLANNING DEPARTMENT
PROPERTY OWNERSHIP LIST

Meeting Date: MARCH 23, 2005
Zone Atlas Page: G-21-Z
Notification Radius: 100 Ft.

Project# 1003822
App# 05DRB-00332
App# 05DRB-00333

Cross Reference and Location:

Applicant: INFILL SOLUTIONS II
Address: 723-B SILVER AVE SW
ALBUQUERQUE NM 87102

Agent: ISAACSON & ARFMAN, P.A.
Address: 128 MONROE ST NE
ALBUQUERQUE NM 87108

Special Instructions:

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

Date Mailed: MARCH 4, 2005

Signature: KYLE TSETHLIKAI

PROPERTY OWNERSHIP / LEGAL LIST

App#_____
Proj#_____

Date:_____

Page 1 Of 1

Zone Atlas Page	Zone Atlas #	Grid Location	Parcel Sequence	Name & Address				
A-22	1022060	028-225	310-19	✓ 1022060	038-195	308	16 ✓	
		045-211	21	✓	044-196		15 ✓	
		044-219	22	✓	051-198		14 ✓	
		044-226	23	✓	059-199		13 ✓	
		044-233	24	✓	030-166		22 ✓	
		043-240	25	✓	047-176		28	
		043-248	26	✓	055-179		29	
		042-257	27	✓ 1021060	479-154	415	52 ✓	2014
		047-246	12	✓	472-173	409	02 ✓	2014
		059-245	11	✓	498-203	414	01 ✓	
		025-258	15	✓	513-247	409	30 ✓	
		059-214	309-05	✓	500-247		24 ✓	
		040-224	04	✓				
		040-232	03	✓				
		041-240	02	✓				
		059-249	01	✓				
		020-194	308-19	✓ mp				
		027-195	18	✓ mp				
		032-195	17	✓ mp				

<mainframe@coa1mp3.cabq.gov>

03/02/2005 03:10 PM

To:
cc:
cc:
Subject:

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1          R E C O R D S   W I T H   L A B E L S                          PAGE
1
01022060                 ***  THIS UPC CODE HAS NO MASTER RECORD ON FILE
0102206002822531019      LEGAL: TRAC T B  HOLIDAY PARK UNIT 2
LAND USE:
                         PROPERTY ADDR: 00000   JUAN TABO
                            OWNER NAME: TINMILL LLC
                            OWNER ADDR: 01331   PARK                        AV SW
ALBUQUERQUE NM          87102
0102206004521131021      LEGAL: 001  001R EPL HOLIDAY PARK UNIT 3
LAND USE:
                         PROPERTY ADDR: 00000   ALASKA
                            OWNER NAME: WRIGHT ADAM R & GEORGIANNA P
                            OWNER ADDR: 03501   ALASKA                     PL NE
ALBUQUERQUE NM          87111
0102206004421931022      LEGAL: 002  001R EPL HOLIDAY PARK UNIT 3
LAND USE:
                         PROPERTY ADDR: 00000   ALASKA
                            OWNER NAME: HARBIN STEVE & ANN
                            OWNER ADDR: 10605   MOONLIGHT                  CT NE
ALBUQUERQUE NM          87111
0102206004422631023      LEGAL: 003  001R EPL HOLIDAY PARK UNIT 3
LAND USE:
                         PROPERTY ADDR: 00000   ALASKA
                            OWNER NAME: HUGHES JANIE BAKER TRUSTEE
                            OWNER ADDR: 03509   ALASKA                     PL NE
ALBUQUERQUE NM          87111
0102206004423331024      LEGAL: 004  001R EPL HOLIDAY PARK UNIT 3
LAND USE:
                         PROPERTY ADDR: 00000   ALASKA
                            OWNER NAME: BOOKS VIRGIL N & CHARITY N
                            OWNER ADDR: 03513   ALASKA                     PL NE
ALBUQUERQUE NM          87111
0102206004324031025      LEGAL: 005  001R EPL HOLIDAY PARK UNIT 3
LAND USE:
                         PROPERTY ADDR: 00000   ALASKA
                            OWNER NAME: REDE JACQUELINE M
                            OWNER ADDR: 03601   ALASKA                     PL NE
ALBUQUERQUE NM          87111
0102206004324831026      LEGAL: 006  001R EPL HOLIDAY PARK UNIT 3
LAND USE:
                         PROPERTY ADDR: 00000   ALASKA
                            OWNER NAME: JORGENSON BRUCE & CATHERINE
                            OWNER ADDR: 03605   ALASKA                     PL NE
ALBUQUERQUE NM          87111
0102206004225731027      LEGAL: 007  001R EPL HOLIDAY PARK UNIT 3
LAND USE:
                         PROPERTY ADDR: 00000   ALASKA
                            OWNER NAME: LEYBA EDWARD F ETUX
                            OWNER ADDR: 03609   ALASKA                     PL NE
ALBUQUERQUE NM          87111
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0102206004726631012   LEGAL: 008  001R EPL HOLIDAY PARK UNIT 3
LAND USE:
                      PROPERTY ADDR: 00000   APPIAN
                         OWNER NAME: QUIRK THOMAS E & JONI L
                         OWNER ADDR: 11401   APPIAN                    WY NE
ALBUQUERQUE NM       87112
0102206005926531011   LEGAL: 009  001R EPL HOLIDAY PARK UNIT 3
LAND USE:
                      PROPERTY ADDR: 00000   APPIAN
                         OWNER NAME: THOMAS MARVIN J & BRENDA J
                         OWNER ADDR: 11405   APPIAN                    WA NE
ALBUQUERQUE NM       87111
0102206002525831015   LEGAL: UNIT  2 H OLIDAY PARK TRACT A
LAND USE:
                      PROPERTY ADDR: 00000   JUAN TABO
                         OWNER NAME: TINNIN ROBERT P SR & FRANCES
                         OWNER ADDR: 03300   COLUMBIA                     NE
ALBUQUERQUE NM       87107
0102206005921430905   LEGAL: 001  002R EPL HOLIDAY PARK UNIT 3
LAND USE:
                      PROPERTY ADDR: 00000   BRUSSELS
                         OWNER NAME: MCCALL MARTIN S
                         OWNER ADDR: 11401   BRUSSELS                  AV NE
ALBUQUERQUE NM       87111
0102206006022430904   LEGAL: 002  002R EPL HOLIDAY PARK UNIT 3
LAND USE:
                      PROPERTY ADDR: 00000   ALASKA
                         OWNER NAME: KAUFFMAN REBECCA J & KATHIE J
                         OWNER ADDR: 03504   ALASKA                    PL NE
ALBUQUERQUE NM       87111
0102206006023230903   LEGAL: 003  002H OLIDAY PARK UNIT 3
LAND USE:
                      PROPERTY ADDR: 00000   ALASKA
                         OWNER NAME: PAYTON KENNETH L ETUX
                         OWNER ADDR: 03508   ALASKA                    PL NE
ALBUQUERQUE NM       87111
0102206006124030902   LEGAL: 004  002R EPL HOLIDAY PARK UNIT 3 SUB
LAND USE:
                      PROPERTY ADDR: 00000   ALASKA
                         OWNER NAME: WILLINGHAM LAWRENCE D & KARI L
                         OWNER ADDR: 03600   ALASKA                    PL NE
ALBUQUERQUE NM       87112
0102206005924930901   LEGAL: 005  002R EPL HOLIDAY PARK UNIT 3 SUB
LAND USE:
                      PROPERTY ADDR: 00000   APPIAN
                         OWNER NAME: PATTON G H & WYNN L
                         OWNER ADDR: 08311   RIVER                     ST NE
ALBUQUERQUE NM       87113
0102206002019430819   LEGAL: 001  C HO LIDAY PARK UNIT 2
LAND USE:
                      PROPERTY ADDR: 00000   BRUSSELS
                         OWNER NAME: ARAGON JAMES R & DEBBIE L
                         OWNER ADDR: PO BOX 13843
ALBUQUERQUE NM       87192
```

```
0102206002719530818   LEGAL: 2 C  HOLI DAY PARK UNIT #2
LAND USE:
                      PROPERTY ADDR: 00000   BRUSSELS
                         OWNER NAME: ARAGON JAMES R
                         OWNER ADDR: PO BOX 13843
ALBUQUERQUE NM       87192
0102206003219530817   LEGAL: 003  C HO LIDAY PARK UNIT 2
LAND USE:
                      PROPERTY ADDR: 00000   BRUSSELS
                         OWNER NAME: ARAGON JAMES R
                         OWNER ADDR: PO BOX 13843
ALBUQUERQUE NM       87192
0102206003819530816   LEGAL: 004  C HO LIDAY PARK UNIT 2
LAND USE:
                      PROPERTY ADDR: 00000   BRUSSELS
                         OWNER NAME: ARAGON JAMES R
                         OWNER ADDR: PO BOX 13943
ALBUQUERQUE NM       87192
0102206004419630815   LEGAL: 001  003R EPL HOLIDAY PARK UNIT 3
LAND USE:
                      PROPERTY ADDR: 00000   BRUSSELS
                         OWNER NAME: MARPLE CHARLES H
                         OWNER ADDR: 11316   BRUSSELS                    AV NE
ALBUQUERQUE NM       87111
0102206005119830814   LEGAL: 002  003R EPL HOLIDAY PARK UNIT 3
LAND USE:
                      PROPERTY ADDR: 00000   BRUSSELS
                         OWNER NAME: HARRISON HELEN L
                         OWNER ADDR: 11320   BRUSSELS                    AV NE
ALBUQUERQUE NM       87111
0102206005919930813   LEGAL: 003  003R EPL HOLIDAY PARK UNIT 3
LAND USE:
                      PROPERTY ADDR: 00000   BRUSSELS
                         OWNER NAME: TELLES ERIC J
                         OWNER ADDR: 11400   BRUSSELS                    AV NE
ALBUQUERQUE NM       87111
0102206003016630822   LEGAL: TRAC T D  HOLIDAY PARK UNIT 2
LAND USE:
                      PROPERTY ADDR: 00000   JUAN TABO
                         OWNER NAME: TINMIL LLC
                         OWNER ADDR: 01331   PARK                        AV SW
ALBUQUERQUE NM       87102
0102206004717630828   ***  THIS UPC CODE HAS NO MASTER RECORD ON FILE
0102206005517930829   ***  THIS UPC CODE HAS NO MASTER RECORD ON FILE
0102106047915441552   LEGAL: TRAC T 3  PLAT OF TOWNHOMES AND CONDOMINIUMS AT
LAND USE:
                      PROPERTY ADDR: 00000
                         OWNER NAME: CITY OF ALBUQUERQUE
                         OWNER ADDR: PO BOX 1293
ALBUQUERQUE NM       87103
0102106047217340902   LEGAL: TRAC T 2  PLAT OF TOWNHOMES AND CONDOMINIUMS AT
LAND USE:
                      PROPERTY ADDR: 00000
                         OWNER NAME: CITY OF ALBUQUERQUE
                         OWNER ADDR: PO BOX 1293
ALBUQUERQUE NM       87103
```

```
0102106049820341601   LEGAL: TRAC T 1  PLAT OF TOWNHOMES AND CONDOMINIUMS AT
LAND USE:
                      PROPERTY ADDR: 00000   JUAN TABO
                         OWNER NAME: SANDIA PLAZA CONDOMINIUMS
                         OWNER ADDR: 03501   JUAN TABO                BL NE
ALBUQUERQUE NM       87111
0102106051324740930   LEGAL: TR M -1-C  REPLAT OF TRACT M LA REINA DE LOS
ALTOS U  LAND USE:
                      PROPERTY ADDR: 00000   JUAN TABO
                         OWNER NAME: ANDY GARCIA ENTERPRISES
                         OWNER ADDR: 03601   JUAN TABO                BL NE
ALBUQUERQUE NM       87111
0102106050024740926   LEGAL: TR M -1-D  REPLAT OF TRACT M LA REINA DE LOS
ALTOS U  LAND USE:
                      PROPERTY ADDR: 00000   COMANCHE
                         OWNER NAME: VISTA HERMOSA PARTNERSHIP
                         OWNER ADDR: 10820   COMANCHE                     NE
ALBUQUERQUE NM       87111
 .
 QUIT
```

102206004717630828 LEGAL: LOT 4-A BLK 4 PLAT OF LOTS 4-A & 5-A BLOCK 4 HOLIDAY PARK UNIT 3 BEING A REPLAT OF
PROPERTY ADDR: 11415 BAR HARBOR PL NE

OWNER NAME: RAYMOND MICHAEL D & KATHRYN J
OWNER ADDR: 11415 BAR HARBOR PL. NE
ALBUQUERQUE NM 87111

102206005517930829 LEGAL: LOT 5-A BLK 4 PLAT OF LOTS 4-A & 5-A BLOCK 4 HOLIDAY PARK UNIT 3 BEING A REPLAT OF
PROPERTY ADDR: 11417 BAR HARBOR PL NE

OWNER NAME: STEIN CHARLES H
OWNER ADDR: 11417 BAR HARBOR PL. NE
ALBUQUERQUE NM 87111

"Attachment A"

2/17/05
RUTH LOZANO, ISAACSON & ARFMAN, P.A.
128 MONROE ST. NE / 87108
PHONE: 268-8828 FAX: 268-2632
ZONE MAP: G-21

Holiday Park NA (R)
***Glenda Baber**
11420 Bar Harbor Pl. NE / 87111 293-9251 (h)
Debra Herber
3309 Montreal NE / 87111 293-8683 (h)

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

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

ALBUQUERQUE
Making History

City of Albuquerque

P.O. Box 1293, Albuquerque, NM 87103

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

February 17, 2005

Ruth Lozano
Isaacson & Arfman, PA
128 Monroe St. NE / 87108
Phone: 268-8828 Fax: 268-2632

Dear Ruth:

Thank you for your inquiry of **February 17, 2005** requesting the names of Recognized Neighborhood Associations who would be affected under the provisions of O-92 by your proposed project at **TRACT B, HOLIDAY PARK, UNIT 2 ON JUAN TABO NE BETWEEN BRUSSELS AVE AND COMANCHE RD.** Zone Map **G-21**

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

SEE "ATTACHMENT A" FOR NEIGHBORHOOD INFORMATION.

Please note that according to O-92 you are required to notify each of these contact persons by **certified mail, return receipt requested, before** the Planning Department will accept your application filing. **IMPORTANT! Failure of adequate notification may result in your Application Hearing being deferred for 30 days.** If you have any questions about the information provided, please contact me at (505) 924-3914 or via an e-mail message at juliaking@cabq.gov or by fax at (505) 924-3913.

Sincerely,

Julia King

Julia King
Senior Office Assistant
OFFICE OF NEIGHBORHOOD COORDINATION
Planning Department

planningmaform(10/27/04)

INFILL SOLUTIONS II
723-B SILVER AVE SW
ALBUQUERQUE NM 87102

DEBRA HERBER
Holiday Park Neigh. Assoc.
3309 MONTREAL NE
ALBUQUERQUE NM 87111

102206004421931022

HARBIN STEVE & ANN
10605 MOONLIGHT CT NE
ALBUQUERQUE NM 87111

102206004324031025

REDE JACQUELINE M
3601 ALASKA PL NE
ALBUQUERQUE NM 87111

102206004726631012

QUIRK THOMAS E & JONI L
11401 APPIAN WY NE
ALBUQUERQUE NM 87112

102206005921430905

MCCALL MARTIN S
11401 BRUSSELS AV NE
ALBUQUERQUE NM 87111

102206006124030902

WILLINGHAM LAWRENCE D & KARI
3600 ALASKA PL NE
ALBUQUERQUE NM 87112

102206004419630815

MARPLE CHARLES H
11316 BRUSSELS AV NE
ALBUQUERQUE NM 87111

102106049820341601

SANDIA PLAZA CONDOMINIUMS
3501 JUAN TABO BL NE
ALBUQUERQUE NM 87111

102206004717633082 8

RAYMOND MICHAEL D & KATHRYN J
11415 BAR HARBOR PL NE
ALBUQUERQUE NM 87111

ISAACSON & ARFMAN, P.A.
128 MONROE ST. NE
ALBUQUERQUE NM 87108

102206002822531019

TINMILL LLC
1331 PARK AV SW
ALBUQUERQUE NM 87102

102206004422631023

HUGHES JANIE BAKER TRUSTEE
3509 ALASKA PL NE
ALBUQUERQUE NM 87111

102206004324831026

JORGENSON BRUCE & CATHERINE
3605 ALASKA PL NE
ALBUQUERQUE NM 87111

102206005926531011

THOMAS MARVIN J & BRENDA J
11405 APPIAN WA NE
ALBUQUERQUE NM 87111

102206006022430904

KAUFFMAN REBECCA J & KATHIE J
3504 ALASKA PL NE
ALBUQUERQUE NM 87111

102206005924930901

PATTON G H & WYNN L
8311 RIVER ST NE
ALBUQUERQUE NM 87113

102206005119830814

HARRISON HELEN L
11320 BRUSSELS AV NE
ALBUQUERQUE NM 87111

102106051324740930

ANDY GARCIA ENTERPRISES
3601 JUAN TABO BL NE
ALBUQUERQUE NM 87111

102206005517930829

STEIN CHARLES H
11417 BAR HARBOR PL. NE
ALBUQUERQUE NM 87111

GLENDA BABER
Holiday Park Neigh. Assoc.
11420 BAR HARBOR PL. NE
ALBUQUERQUE NM 87111

102206004521131021

WRIGHT ADAM R & GEORGIANNA P
3501 ALASKA PL NE
ALBUQUERQUE NM 87111

102206004423331024

BOOKS VIRGIL N & CHARITY N
3513 ALASKA PL NE
ALBUQUERQUE NM 87111

102206004225731027

LEYBA EDWARD F ETUX
3609 ALASKA PL NE
ALBUQUERQUE NM 87111

102206002525831015

TINNIN ROBERT P SR & FRANCES
3300 COLUMBIA NE
ALBUQUERQUE NM 87107

102206006023230903

PAYTON KENNETH L ETUX
3508 ALASKA PL NE
ALBUQUERQUE NM 87111

102206002019430819

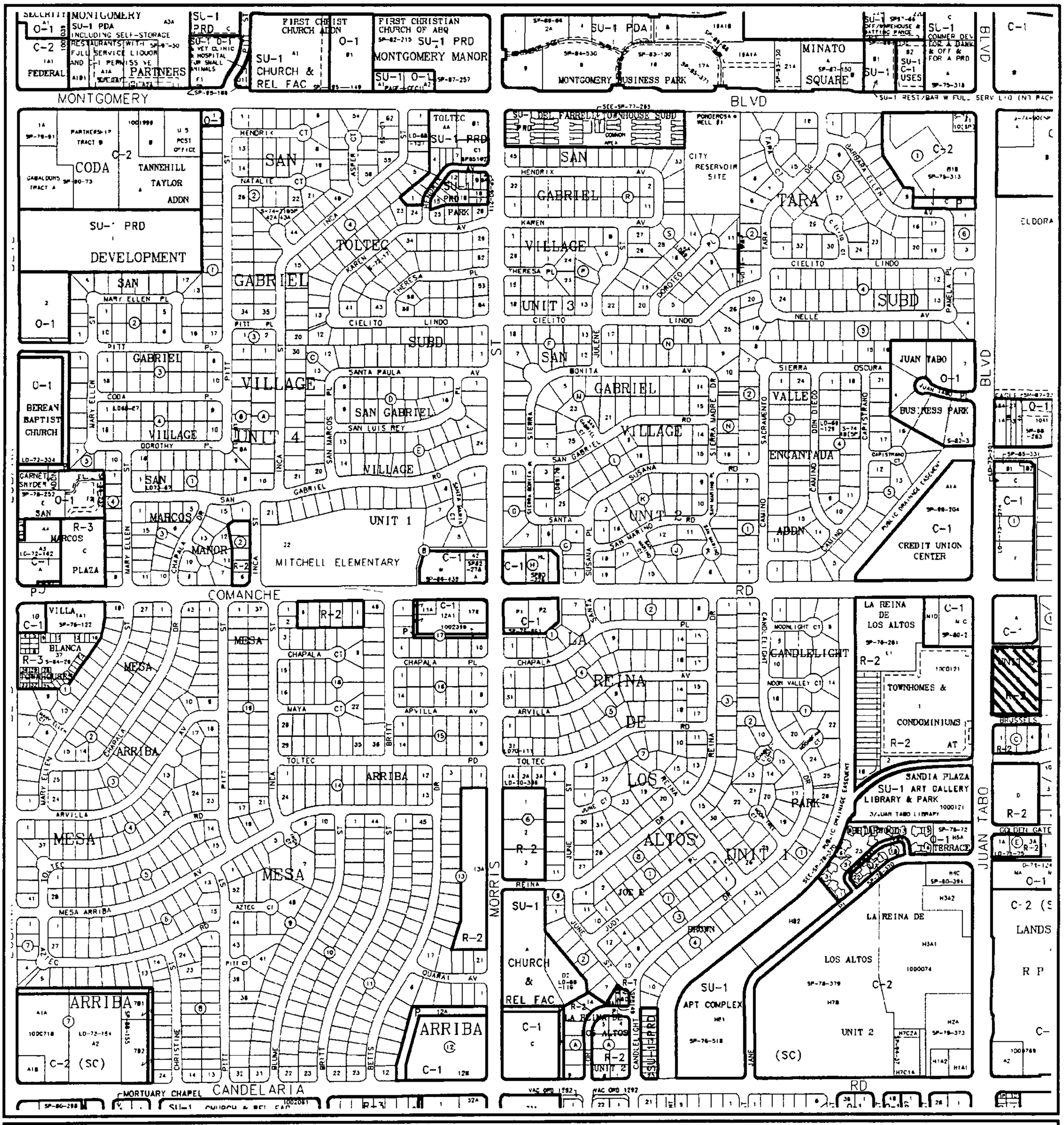
ARAGON JAMES R & DEBBIE L
PO BOX 13843
ALBUQUERQUE NM 87192

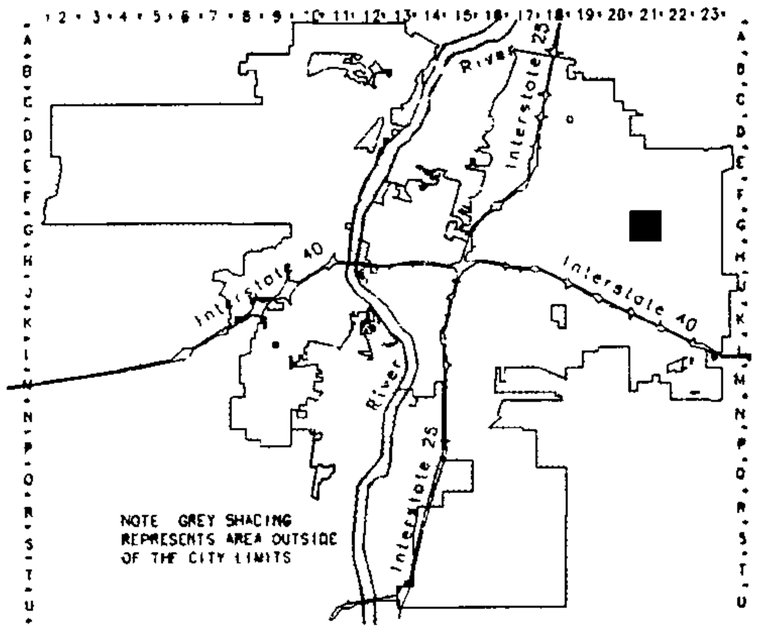
102206005919930813

TELLES ERIC J
11400 BRUSSELS AV NE
ALBUQUERQUE NM 87111

102106050024740926

VISTA HERMOSA PARTNERSHIP
10820 COMANCHE NE
ALBUQUERQUE NM 87111





CITY OF ALBUQUERQUE · NEW MEXICO · 1706

Albuquerque Geographic Information System

PLANNING DEPARTMENT

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GRAPHIC SCALE IN FEET

250 0 750 1000

Zone Atlas Page

G-21-Z

Map Amended through February 01, 2005

FORM V: SUBDIVISION VAR , . ;ES & VACATIONS

☐ **BULK LAND VARIANCE** **(Public Hearing Case)**

- ☐ Application for subdivision (Plat) on FORM S-3, including those submittal requirements. Variance and subdivision should be applied for simultaneously (**24** copies)
- ☐ Letter briefly describing and explaining the request, compliance with criteria in the Development Process Manual, and any improvements to be waived
- ☐ Notice on the proposed Plat that there are conditions to subsequent subdivision (refer to DPM)
- ☐ Office of Community & Neighborhood Coordination inquiry response, notifying letter, certified mail receipts
- ☐ Sign Posting Agreement
- ☐ Fee (see schedule) Fee is for Variance Plat fee is listed on FORM-S
- ☐ Any original and/or related file numbers are listed on the cover application

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

☐ **VACATION OF PUBLIC RIGHT-OF-WAY**

☐ **VACATION OF PUBLIC EASEMENT**

- ☐ The complete document which created the public easement (folded to fit into an 8.5" by 14" pocket) **24** copies (Not required for dedicated and City owned public right-of-way.)
- ☐ Drawing showing the easement or right-of-way to be vacated, its relation to existing streets, etc (folded to fit into an 8.5" by 14" pocket) **24** copies
- ☐ Zone Atlas map with the entire property(ies) precisely and clearly outlined and crosshatched (to be photocopied)
- ☐ Letter briefly describing, explaining, and justifying the request
- ☐ Office of Community & Neighborhood Coordination inquiry response, notifying letter, certified mail receipts
- ☐ Sign Posting Agreement
- ☐ Fee (see schedule)
- ☐ Any original and/or related file numbers are listed on the cover application

Unless the vacation is shown on a DRB approved plat recorded by the County Clerk within one year, it will expire

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

☐ **SUBDIVISION DESIGN VARIANCE (VARIANCE FROM MINIMUM STANDARDS OF THE DEVELOPMENT PROCESS MANUAL)**

☐ **SIDEWALK DESIGN VARIANCE**

☐ **SIDEWALK WAIVER**

- ☐ Scale drawing showing the proposed variance or waiver (folded to fit into an 8.5" by 14" pocket) **6** copies for unadvertised meetings. These actions are not approved through internal routing
- ☐ Zone Atlas map with the entire property(ies) precisely and clearly outlined and crosshatched (to be photocopied)
- ☐ Letter briefly describing, explaining, and justifying the variance or waiver
- ☐ Any original and/or related file numbers are listed on the cover application

DRB meetings are approximately 8 DAYS after the Tuesday noon filing deadline **Your attendance is required.**

☑ **TEMPORARY DEFERRAL OF SIDEWALK CONSTRUCTION**

☐ **EXTENSION OF THE SIA FOR TEMPORARY DEFERRAL OF SIDEWALK CONSTRUCTION**

- ☑ Drawing showing the sidewalks subject to the proposed deferral or extension (folded to fit into an 8 5" by 14" pocket) **6** copies for unadvertised meetings These actions are not approved through internal routing
- ☑ Zone Atlas map with the entire property(ies) precisely and clearly outlined and crosshatched (to be photocopied)
- ☑ Letter briefly describing, explaining, and justifying the deferral or extension
- ☑ Any original and/or related file numbers are listed on the cover application

DRB meetings are approximately 8 DAYS after the Tuesday noon filing deadline **Your attendance is required.**

☐ **VACATION OF PRIVATE EASEMENT**

- ☐ The complete document which created the private easement (folded to fit into an 8.5" by 14" pocket) **6** copies for unadvertised meetings. These actions are not approved through internal routing
- ☐ Scale drawing showing the easement to be vacated, its relation to existing streets, etc. (folded to fit into an 8 5" by 14" pocket) **6** copies
- ☐ Zone Atlas map with the entire property(ies) precisely and clearly outlined and crosshatched (to be photocopied)
- ☐ Letter briefly describing, explaining, and justifying the vacation
- ☐ Letter of authorization from the grantors and the beneficiaries
- ☐ Fee (see schedule)
- ☐ Any original and/or related file numbers are listed on the cover application

Unless the vacation is shown on a DRB approved plat recorded by the County Clerk within one year, it will expire

DRB meetings are approximately 8 DAYS after the Tuesday noon filing deadline. **Your attendance is required.**

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

AMY L. D NIESE, PE
Applicant name (print)

2/25/05
Applicant signature / date

Form revised April 2003

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

Application case numbers
05DRB - 00332
- -
- -

2-25-05
Planner signature / date

Project # 1003822

PUBLIC HEARING--DEVELOPMENT REVIEW BOARD
CITY OF ALBUQUERQUE

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

Project # 1003821
05DRB-00334 Major-Preliminary Plat Approval
05DRB-00335 Minor-Temp Defer SDWK

ISAACSON & ARFMAN agent(s) for INFILL SOLUTIONS II request(s) the above action(s) for all or a portion of Tract(s) D, HOLIDAY PARK UNIT 2 (to be known as **EMBUDO CANYON SOUTH**, zoned R-2, located on JUAN TABO BLVD NE, between GOLDEN GATE AVE NE and BRUSSELS AVE NE containing approximately 2 acre(s). [REF: 04DRB01887, DRB-97-49] (G-21)

Project # 1003822
05DRB-00332 Major-Preliminary Plat Approval
05DRB-00333 Minor-Temp Defer SDWK

ISAACSON & ARFMAN agent(s) for INFILL SOLUTIONS II request(s) the above action(s) for all or a portion of Tract(s) B, HOLIDAY PARK UNIT 2, (to be known as **EMBUDO CANYON NORTH**, zoned R-2, located on JUAN TABO BLVD NE, between BRUSSELS AVE NE and COMANCHE NE containing approximately 2 acre(s). [REF: 04DRB01888] (G-21)

Project # 1003886
05DRB-00331 Major-Preliminary Plat Approval
05DRB-00328 Major-Vacation of Pub Right-of-Way
05DRB-00329 Major-Vacation of Public Easements
05DRB-00330 Minor-Temp Defer SDWK

MARK GOODWIN & ASSOCIATES agent(s) for EVERGREEN DEVELOPMENT LLC request(s) the above action(s) for all or a portion of Tract(s) C & 42, MESA VILLAGE SUBDIVISION (to be known as **SILVER LEAF SUBDIVISION**, zoned R-3, located on LOMAS BLVD NE, between SELLERS DR NE and EASTERDAY DR NE containing approximately 52 acre(s). [REF: ZA-73-44, Z-77-53] (J-20)

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

Sheran Matson

Sheran Matson, AICP, DRB Chair
Development Review Board

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

CITY OF ALBUQUERQUE

THREE HUNDRED YEARS
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ALBUQUERQUE NM 87102

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Planning Department

P.O. Box 1293

Albuquerque, NM 87103

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TINNIN ROBERT P SR & FRANCES
3300 COLUMBIA NE
ALBUQUERQUE NM 87107

NOT AT THIS ADDRESS

87107 0742 00 03 0329

PUBLIC HEARING--DEVELOPMENT REVIEW BOARD
CITY OF ALBUQUERQUE

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Project # 1003821
05DRB-00334 Major-Preliminary Plat Approval
05DRB-00335 Minor-Temp Defer SDWK

ISAACSON & ARFMAN agent(s) for INFILL SOLUTIONS II request(s) the above action(s) for all or a portion of Tract(s) D, HOLIDAY PARK UNIT 2 (to be known as **EMBUDO CANYON SOUTH**, zoned R-2, located on JUAN TABO BLVD NE, between GOLDEN GATE AVE NE and BRUSSELS AVE NE containing approximately 2 acre(s). [REF: 04DRB01887, DRB-97-49] (G-21)

Project # 1003822
05DRB-00332 Major-Preliminary Plat Approval
05DRB-00333 Minor-Temp Defer SDWK

ISAACSON & ARFMAN agent(s) for INFILL SOLUTIONS II request(s) the above action(s) for all or a portion of Tract(s) B, HOLIDAY PARK UNIT 2, (to be known as **EMBUDO CANYON NORTH**, zoned R-2, located on JUAN TABO BLVD NE, between BRUSSELS AVE NE and COMANCHE NE containing approximately 2 acre(s). [REF: 04DRB01888] (G-21)

Project # 1003886
05DRB-00331 Major-Preliminary Plat Approval
05DRB-00328 Major-Vacation of Pub Right-of-Way
05DRB-00329 Major-Vacation of Public Easements
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MARK GOODWIN & ASSOCIATES agent(s) for EVERGREEN DEVELOPMENT LLC request(s) the above action(s) for all or a portion of Tract(s) C & 42, MESA VILLAGE SUBDIVISION (to be known as **SILVER LEAF SUBDIVISION**, zoned R-3, located on LOMAS BLVD NE, between SELLERS DR NE and EASTERDAY DR NE containing approximately 52 acre(s). [REF: ZA-73-44, Z-77-53] (J-20)

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Sheran Matson

Sheran Matson, AICP, DRB Chair
Development Review Board

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

CITY OF ALBUQUERQUE

THREE HUNDRED YEARS
1706 * 2006
ALBUQUERQUE
Making History

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0004329277 MAR 07 2005
MAILED FROM ZIP CODE 87102

Planning Department

P.O. Box 1293

Albuquerque, NM 87103

102206004421931022

HARBIN STEVE & ANN
10605 MOONLIGHT CT NE
ALBUQUERQUE NM 87111

871 [illegible]

PUBLIC HEARING--DEVELOPMENT REVIEW BOARD
CITY OF ALBUQUERQUE

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Project # 1003821
05DRB-00334 Major-Preliminary Plat Approval
05DRB-00335 Minor-Temp Defer SDWK

ISAACSON & ARFMAN agent(s) for INFILL SOLUTIONS II request(s) the above action(s) for all or a portion of Tract(s) D, HOLIDAY PARK UNIT 2 (to be known as **EMBUDO CANYON SOUTH**, zoned R-2, located on JUAN TABO BLVD NE, between GOLDEN GATE AVE NE and BRUSSELS AVE NE containing approximately 2 acre(s). [REF: 04DRB01887, DRB-97-49] (G-21)

Project # 1003822
05DRB-00332 Major-Preliminary Plat Approval
05DRB-00333 Minor-Temp Defer SDWK

ISAACSON & ARFMAN agent(s) for INFILL SOLUTIONS II request(s) the above action(s) for all or a portion of Tract(s) B, HOLIDAY PARK UNIT 2, (to be known as **EMBUDO CANYON NORTH**, zoned R-2, located on JUAN TABO BLVD NE, between BRUSSELS AVE NE and COMANCHE NE containing approximately 2 acre(s). [REF: 04DRB01888] (G-21)

Project # 1003886
05DRB-00331 Major-Preliminary Plat Approval
05DRB-00328 Major-Vacation of Pub Right-of-Way
05DRB-00329 Major-Vacation of Public Easements
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MARK GOODWIN & ASSOCIATES agent(s) for EVERGREEN DEVELOPMENT LLC request(s) the above action(s) for all or a portion of Tract(s) C & 42, MESA VILLAGE SUBDIVISION (to be known as **SILVER LEAF SUBDIVISION**, zoned R-3, located on LOMAS BLVD NE, between SELLERS DR NE and EASTERDAY DR NE containing approximately 52 acre(s). [REF: ZA-73-44, Z-77-53] (J-20)

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AS ADDRESSED
UNABLE TO FORWARD

UNITED STATES POSTAGE
PITNEY BOWES
02 1A $ 00.37⁰
0004329277 MAR 07 2005
MAILED FROM ZIP CODE 87102

DRB

Planning Department

P.O. Box 1293

Albuquerque, NM 87103

102206004521131021

WRIGHT ADAM R & GEORGIANNA P
3501 ALASKA PL NE
ALBUQUERQUE NM 87111

Current DRC
Project Number: _____

FIGURE 12

INFRASTRUCTURE LIST

Date Submitted: 03/25/05
Date Site Plan Approved: _____
Date Preliminary Plat Approved: _____
Date Preliminary Plat Expires: _____
DRB Project No.: 1003822
DRB Application No.: 05DRB-00332
05DRB-00333

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

EMBUDO CANYON NORTH
PROPOSED NAME OF PLAT

TRACT B, HOLIDAY PARK, UNIT 2
EXISTING LEGAL DESCRIPTION PRIOR TO PLATTING ACTION

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

SIA Sequence #	COA DRC Project #	Size	Type of Improvement	Location	From	To	Private Inspector	City Inspector	City Cnst Engr
		PAVING 26' FF	Permanent Pavement	Agua Sarca Ct.	Brussels Ave.	End Cul-de-Sac	/	/	/
		4'	Sidewalk (both sides - deferred)	Agua Sarca Ct.	Brussels Ave.	End Cul-de-Sac	/	/	/
			Curb & Gutter (both sides)	Agua Sarca Ct.	Brussels Ave.	End Cul-de-Sac	/	/	/
		6'	Sidewalk	Brussels Ave.	North PL	South PL	/	/	/
		25' Long	Pavement	Access Drive	Sidewalk Lot 14	Lot 14	/	/	/
		55' Long	Pavement	Access Drive	Sidewalk Lot 9	Lot 8	/	/	/

SIA Sequence #	COA DRC Project #	Size	Type of Improvement	Location	From	To	Private Inspector	City Inspector	City Cnst Engr
			Street Lights per DPM				/	/	/
		20' Wide	Asphalt or Concrete Alley	ROW N. of Site	Lot 15	Juan Tabo Blvd.	/	/	/
		WATER 6"	Waterline	Agua Sarca Ct.	Brussels Ave.	Cul-de-Sac	/	/	/
		6"	Waterline	Public Waterline Easement	Cul-de-Sac	Juan Tabo Blvd.	/	/	/
		SEWER 8"	Sanitary Sewer	Agua Sarca Ct.	Brussels Ave.	Lot 9	/	/	/

NOTES

1. Grading & Drainage Certification per DPM including Perimeter Walls as shown on the Grading Plan for Release of SIA and Financial Guarantees. Financial guarantee is not required for this item.
2. Water infrastructure to include valves, fittings, valve boxes, and fire hydrants.
3. Sanitary sewer to include manholes and service connections.

AGENT/OWNER

Amy L.D. Niese, PE
NAME (print)

Isaacson & Arfman, P.A.
FIRM

3/05/05
SIGNATURE – date

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

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

RE: Embudo Canyon North & South
DRB#'s 1003821 and 1003822

March 14, 2005

DRB Chairperson Sheran Matson,

I had the pleasure of meeting Mr.Chris Calott and Mr. Jay Rembe of Infill Solutions on Saturday, March 12, 2005. This meeting was held at Holiday park by John Baker Elementary School. They covered many aspects of their building plans, different possibilities of construction and several reasons regarding high end sales of their product. After listening to many of our neighborhood concerns, they proposed helping us with the construction of a common backyard wall at no expense to us, the proposal of a traffic light at Golden Gate and Juan Tabo because of:

a) High density traffic and many accidents due to the new Raley's Food, Lowes Super Store and most of all the SAFETY of many school buses having to cross Juan Tabo on their way to drop children at John Baker Elementary and Hoover middle school.

b)The possibility of burying power, telephone and cable lines along the back wall for better maintenance for PNM, etc.

c)Actually involving a non profit organization to remove the large Black Tailed Prairie Dog population and relocate them to a better area.

d)A school zone was also mentioned for this corner to help aid students, busses and parents to cross Juan Tabo. With the City Library and a large number of apartments with school age children trying to cross every day; there has been many accidents and near misses with busses and cars full of children.

No other corporation has ever handled this area in such a manner and Infill Solutions should be commended for their efforts in development, practical solutions to very different humane problems and especially thinking about the safety of our children, walking and bussed to school, crossing a tremendously fast main thoroughfare. Note: Golden Gate and Juan Tabo are the main roads busses pick up and deliver students to school. Busses have a very hard time crossing onto Golden Gate from Juan Tabo due to the large number of cars heading to work and Eldorado High at the same time. There is no traffic control or school zone in the area to assist in any way.

Sincerely,

Mike Raymond
Land owner adjacent to project
11415 Bar Harbor Pl. NE
Albuquerque, NM 87111
(505) 480-5822
c.c. Mr. Chris Calott
Infill Solutions

RECEIVED
MAR 1 6 2005
HYDROLOGY SECTION

#1003822 3/23/05

Janie Hughes

- Jnm Tabo full of N_2O in one lane
- 2 story homes - no
- Landscaping? - higher walls
- traffic

Legal require: no notice - Aspire Homes followed letter

- ~~wrong~~ 1/2 of walls higher for privacy

Helen Harrison

- FD - streets less than 32'
- drainage increase

Nancy Hill

- Same concerns as #1003822
- supports project

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

ZONING & PLANNING — Z
- ___ 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 2nd Street NW, Albuquerque, NM 87102. Fees must be paid at the time of application. Refer to supplemental forms for submittal requirements.

APPLICANT INFORMATION:

NAME: INFILL SOLUTION II — PHONE: 242-1871
ADDRESS: 723-B SILVER AVE SW — FAX: 242-1872
CITY: ALBUQUERQUE — STATE NM ZIP 87102 — E-MAIL: calott@infillsolutions.com
Proprietary interest in site: OWNER — List all owners:
AGENT (if any): ISAACSON + ARFMAN, PA — PHONE: 268-8828
ADDRESS: 128 MONROE ST NE — FAX: 268-2632
CITY: ALBUQUERQUE — STATE NM ZIP 87108 — E-MAIL: amyn@iacivil.com

DESCRIPTION OF REQUEST: EMBUDO CANYON ~~NOR~~ NORTH: MAJOR SUBDIVISION FINAL PLAT APPROVAL

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

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

Lot or Tract No. B — Block: ___ — Unit: 2
Subdiv. / Addn. HOLIDAY PARK
Current Zoning: R-2 — Proposed zoning: R-2
Zone Atlas page(s): G-21 / G-22 — No. of existing lots: 1 — No. of proposed lots 22
Total area of site (acres): 2.09 — Density if applicable: dwellings per gross acre: ___ — dwellings per net acre: ___
Within city limits? ✓ Yes. No___, but site is within 5 miles of the city limits.) — Within 1000FT of a landfill? NO
UPC No 102206002822531019 — MRGCD Map No. ___
LOCATION OF PROPERTY BY STREETS: On or Near: JUAN TABO BLVD NE
Between BRUSSELS AVE NE and COMANCHE

CASE HISTORY:
List any current or prior case number that may be relevant to your application (Proj., App., DRB-, AX_,Z_, V_, S_, etc.) 1003822, 04DRB01884, 05DRB00332/00333
Check-off if project was previously reviewed by Sketch Plat/Plan ☑, or Pre-application Review Team ☐. Date of review: ___

SIGNATURE [signature], PE — DATE 5/25/05
(Print) AMY L. D. NIESE — ___ Applicant ✓ Agent

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

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
05DEB - - 00898	FP	53	$ 20.00
			$
			$
			$
			$
			Total $ 20.00

Hearing date 6-8-05

Project # 1003822

Sandy Dandley 05/27/05
Planner signature / date

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

☐ **SKETCH PLAT REVIEW AND COMMENT** **YOUR ATTENDANCE IS REQUIRED.**

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

☐ **MAJOR SUBDIVISION EXTENSION OF PRELIMINARY PLAT** **Your attendance is required.**

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

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

☑ **MAJOR SUBDIVISION FINAL PLAT APPROVAL** **Your attendance is required.**

✓ Proposed Final Plat (folded to fit into an 8.5" by 14" pocket) **6** copies for unadvertised meetings, **4** copies for internal routing.
NA Design elevations & cross sections of perimeter walls APPROVED ALREADY
✓ 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
NA 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.

AMY L. D. NIESE, PE
Applicant name (print)

5/25/05
Applicant signature / date

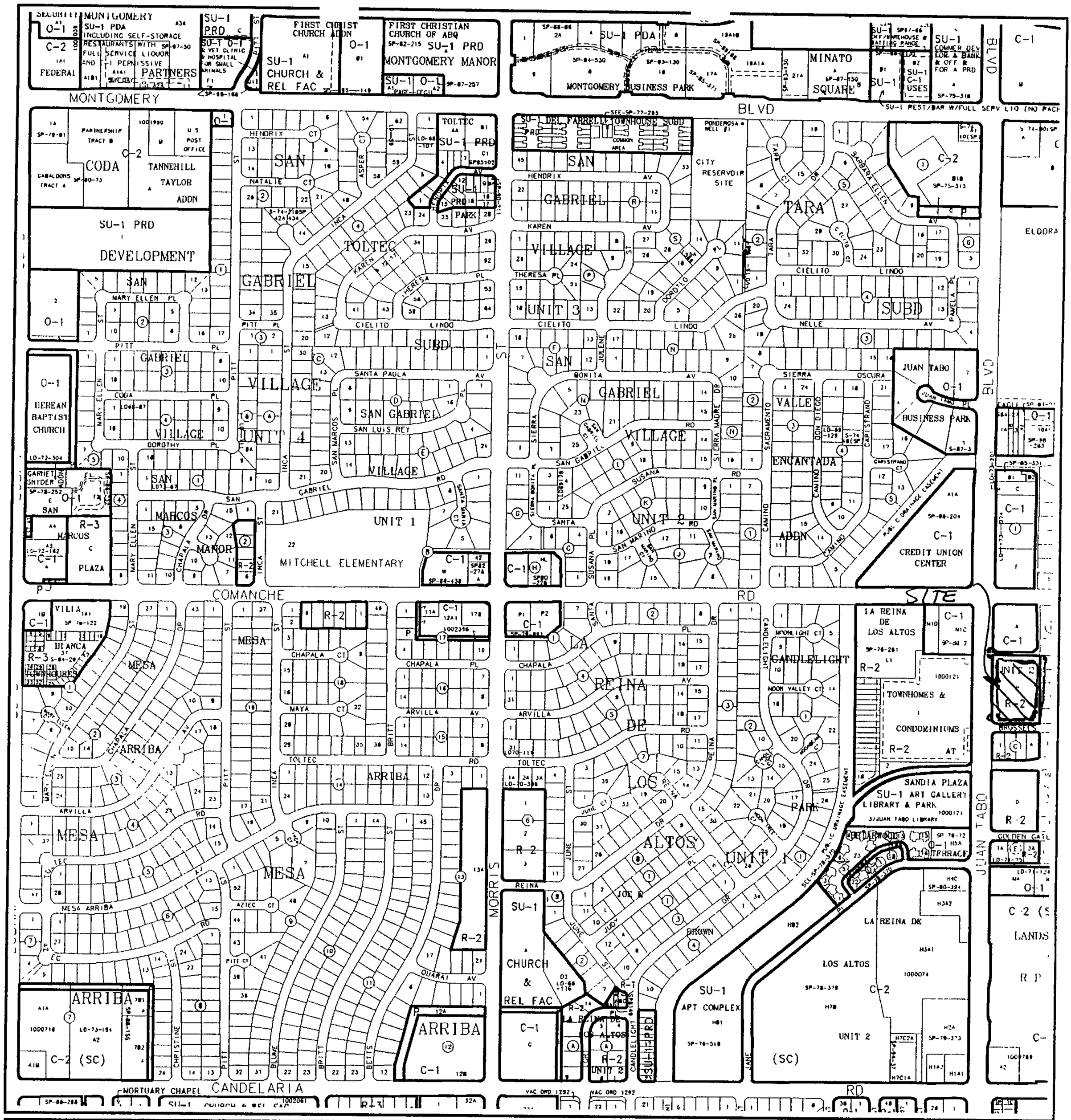
Form revised 3/03, 8/03 and 11/03

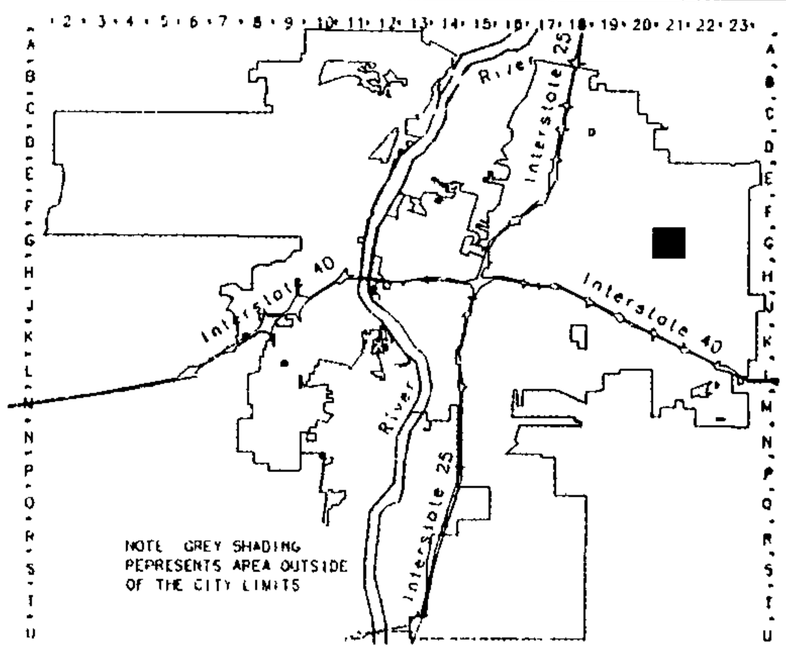
1 Checklists complete
☐ Fees collected
☐ Case #s assigned
☐ Related #s listed

Application case numbers
05DRB-_____-00898
_____-_____-_____
_____-_____-_____

Sandy Handley 05/27/05
Planner signature / date

Project # 1003822





TRACT B

GRAPHIC SCALE IN FEET

250 0 750 1000

CITY OF ALBUQUERQUE · NEW MEXICO · 1706

Albuquerque Geographic Information System

PLANNING DEPARTMENT

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Zone Atlas Page

G-21-Z

Map Amended through June 02, 2004

TREASURY DIVISION DAILY DEPOSIT
PARKS AND RECREATION DEPARTMENT CASH IN LIEU

Park Dedication - Cash in Lieu

Project #: 1000022 Application #: 05DRB-0033

Embudo Canyon North

Prepared By: Christina Sandoval Phone Number: 768-3808

CHECK AMOUNT	FUND	ACCOUNT	ACTIVITY
$11,220.00	305	461611	7213050

Computed as follows:

Estimate of Value	X	Remaining Reqt. (sq. ft.)	X	# of Lots/Units	=	Total
$3.00		170.00		22		$11,220.00

Subdivision: Tract B, Holiday Park Unit 2

Known As: Embudo Canyon North

Zone Page: G-21 Cash In Lieu District: Far Northeast Heights

These monies collected as a fee under Zoning Ordinance 14-16-9-3, in-lieu of dedication of land for a park.

VALIDATION STAMP:

City Of Albuquerque
Treasury Division

5/25/2005 3:20PM LOC: -MC
RECEIPT# 00043346 WS# 037 TRANS# 0049
Account 461611 Fund 0000
Activity 7213050 TRSL09
Trans Amt $11,220.00
024 misc $11,220.00
CK $11,220.00
CHANGE $0.00
Thank You

No. of Lots: 22
Nearest Major Streets
Juan Tabo Blvd. NE & Brussels Ave. NE

FIGURE 12

SUBDIVISION IMPROVEMENTS AGREEMENT-PUBLIC AND/OR PRIVATE (Procedure B)

AGREEMENT TO CONSTRUCT
PUBLIC AND/OR PRIVATE SUBDIVISION IMPROVEMENTS

THIS AGREEMENT is made this 23rd day of May, 20 05, 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 Los Candelarias, LLC ("Subdivider"), a [state the type of business entity, for instance, "New Mexico corporation," "general partnership," "joint venture," "individual," etc.:] New Mexico limited liability company whose address is 723-B Silver Ave. SW, ABQ, NM 87102 and whose telephone number is 242-1871, 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:] Tract B, Holiday Park, Unit 2, recorded on Jan 31, 1963 in the records of the Bernalillo County Clerk at ~~Book~~ Vol. C5, ~~pages~~ * ~~through~~ -- (the "Subdivision"). The Subdivider certifies that the Subdivision is owned by [state the name of the present real property owner exactly as shown on the real estate document conveying title in the Subdivision to the present owner:] Los Candelarias, LLC ("Owner"). *Folio 146

The Subdivider has submitted and the City has approved a preliminary plat or Site Development Plan identified as Embudo Canyon North Subdivision describing Subdivider's Property.

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

2. Improvements and Construction Deadline. The Subdivider agrees to install and complete the public and/or private improvements described Exhibit A, the required infrastructure listing ("Improvements"), to the satisfaction of the City, on or before the 30th day of January, 20 07 ("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. 758981.

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

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Page: 1 of 6
05/23/2005 03:43P
Bk-A97 Pg-2484
Mary Herrera Bern. Co. AGRE R 19.00

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

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

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

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

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

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

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

A. Construction Surveying. Construction surveying for the construction of the public Improvements shall be performed by Aldrich Land Surveying, and construction surveying of the private Improvements shall be performed by Aldrich Land Surveying. If the construction surveying is performed by an entity other than the City, the City may monitor the construction surveying and the Subdivider shall ensure that the construction surveying entity provides all construction surveying field notes, plats, reports and related data to the City which the City requires for review. Record drawings shall be provided by the entity performing the survey. The Subdivider shall pay the City a reasonable fee for any construction surveying performed by the City.

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

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Page: 2 of 6
05/23/2005 03:43P
Mary Herrera Bern. Co. AGRE R 19.00 Bk-A97 Pg-2484

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

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

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

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

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

Type of Financial Guaranty: LOAN RESERVE LETTER #2146
Amount: $ 139,400.98 Name of Financial Institution or Surety
Date City first able to call Guaranty: First State Bank
[Construction Completion Deadline]: January 30 20 07
If Guaranty other than a Bond, last day City able to call Guaranty is:
March 30, 20 07
Additional information:

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

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

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Page: 3 of 6
05/23/2005 03:43P
Mary Herrera Bern. Co. AGRE R 19.00 Bk-A97 Pg-2484

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.

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Page: 4 of 6 07/02
05/23/2005 03:43P
Mary Herrera Bern. Co. AGRE R 19.00 Bk-A97 Pg-2484

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 [illegible] Power of Attorney below.

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

SUBDIVIDER: Los Candelarias, LLC

By [Signature]: 4/11/05
Name: Jay Rembe
Title: Managing Member
Dated: 4/26/05

OFFICIAL SEAL
SARA ALDERSON
Notary Public
State of New Mexico
My Commission Expires 3/14/07

CITY OF ALBUQUERQUE

City Engineer
Dated: 5-23-05

5-12-05

5-11-05

SUBDIVIDER'S NOTARY

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

This instrument was acknowledged before me on 14th day of May, 20 05 by [name of person:] Jay Rembe, [title or capacity, for instance, "President" or "Owner":] Managing Member of [Subdivider:] Los Candelarias, LLC

Sara Alderson
Notary Public

My Commission Expires:
March 14, 2007

CITY'S NOTARY

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

This instrument was acknowledged before me on 23rd day of May, 20 05 by Richard Dourte, City Engineer of the City of Albuquerque, a municipal corporation, on behalf of said corporation.

Gloria D. Saavedra
Notary Public

My Commission Expires:
11-25-2007

EXHIBIT A AND POWER OF ATTORNEY ATTACHED

Mary Herrera Bern. Co. AGRE R 19.00
2005072703
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Page: 6 of 6
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Bk-A97 Pg-2484

Current DRC
Project Number: ORIGINAL

FIGURE 12

INFRASTRUCTURE LIST

Date Submitted: 03/25/05
Date Site Plan Approved:
Date Preliminary Plat Approved: 3/30/05
Date Preliminary Plat Expires: 3/30/06
DRB Project No. 1003822
DRB Application No. 05DRB-00332
05DRB-00333

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

EMBUDO CANYON NORTH
PROPOSED NAME OF PLAT

TRACT B, HOLIDAY PARK, UNIT 2
EXISTING LEGAL DESCRIPTION PRIOR TO PLATTING ACTION

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

SIA Sequence #	COA DRC Project #	Size	Type of Improvement	Location	From	To	Private Inspector	City Inspector	City Cnst Engr
B-1	755781	PAVING 26' FF	Permanent Pavement 280	Agua Sarca Ct.	Brussels Ave.	End Cul-de-Sac	/	/	/
S-1		4'	Sidewalk 520 (both sides - deferred)	Agua Sarca Ct.	Brussels Ave.	End Cul-de-Sac	/	/	/
B-1			Curb & Gutter 520 (both sides)	Agua Sarca Ct.	Brussels Ave.	End Cul-de-Sac	/	/	/
		6'	Sidewalk 170	Brussels Ave.	North PL	South PL	/	/	/
		25' Long	Pavement 60	Access Drive	Sidewalk Lot 14	Lot 14	/	/	/
		55' Long	Pavement 50	Access Drive	Sidewalk Lot 9	Lot 8	/	/	

SIA Sequence #	COA DRC Project #	Size	Type of Improvement	Location	From	To	Private Inspector	City Inspector	City Cnst Engr
B-1	758 B18		Street Lights per DPM				/	/	/
		20' Wide	Asphalt or Concrete Alley 260	ROW N. of Site	Lot 15	Juan Tabo Blvd	/	/	/
		WATER 6"	Waterline 240	Agua Sarca Ct.	Brussels Ave.	Cul-de-Sac	/	/	/
		6"	Waterline 160	Public Waterline Easement	Cul-de-Sac	Juan Tabo Blvd.	/	/	/
		SEWER 8"	Sanitary Sewer 380	Agua Sarca Ct. / PUBLIC WATER AND SEWER EASEMENT	Brussels Ave.	Lot 9	/	/	/

NOTES

1. Grading & Drainage Certification per DFM including Perimeter Walls as shown on the Grading Plan for Release of SIA and Financial Guarantees. Financial guarantee is not required for this item.
2. Water infrastructure to include valves, fittings, valve boxes, and fire hydrants.
3. Sanitary sewer to include manholes and service connections

AGENT/OWNER

Amy L.D. Niese, PE
NAME (print)

Isaacson & Arfman, P.A.
FIRM

3/05/05
SIGNATURE – date

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

DEVELOPMENT REVIEW BOARD MEMBER APPROVALS

3/30/05
DRB CHAIR – date

Christina Sandoval 3/30/05
PARKS & RECREATION - date

3-30-05
TRANSPORTATION DEVELOPMENT – date

AMAFCA - date

3/30/05
UTILITY DEVELOPMENT – date

_____ - date

Bradley L. Bjorn 3/30/05
CITY ENGINEER – date

_____ - date

DESIGN REVIEW COMMITTEE REVISIONS

REVISION	DATE	DRC CHAIR	USER DEPARTMENT	AGENT/OWNER

FIRST STATE BANK

May 5, 2005

Mr. James Lewis
Chief Administrative Officer
City of Albuquerque
P.O. Box 1293
Albuquerque, NM 87103

LOAN RESERVE LETTER No. 2146

RE: Loan Reserve for Los Candelarias Partners LLC
City of Albuquerque, Project ID# 758981
Project Name: Embudo Canyon South Subdivision,
Phase/Unit #: 1
Loan Reserve Amount: One Hundred Thirty Nine Thousand Four Hundred Dollars & 98/100, ($139,400.98)

Dear Mr. Lewis:

This is to advise the City of Albuquerque ("City") that, at the request of Los Candelarias Partners LLC("Borrower"), First State Bank N.M., ("Financial Institution") in Albuquerque, New Mexico, commits the sum of One Hundred Thirty Nine Thousand Four Hundred Dollars & 98/100, ($139,400.98)("Loan Reserve") for the exclusive purpose of providing the financial guarantee which the City requires Los Candelarias Partners LLC, ("Subdivider") to provide for the installation of the improvements which must be constructed at Embudo Canyon South Subdivision, Phase/Unit #: 1, Project No.758981 (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. at pages to , ("Agreement").

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

PO Box 3686, Albuquerque, NM 87190 T 505 241 7500
PO Box 797, Taos, NM 87571 T 505 758 6600
PO Box 5394, Santa Fe, NM 87502 T 505 982 6000

from the Loan Reserve.

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 January 30, 2007, the improvements described in the Agreement have not been fully installed, inspected, approved and accepted by the City, then, upon presentation between January 30, 2007, and March 30, 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.

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 March 30, 2007; or

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

Very truly yours,

Daniel B. Cover

Daniel B. Cover,
Sr. Vice President

ACCEPTED:

City of Albuquerque
By: _____
Chief Administrative Officer
Or authorized designee

Title: City Engineer
Dated: 5-23-05

Kyle Strelos

Mary Herrera Bern. Co. AGRE R 15.00
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No. of Lots: 22
Nearest Major Streets
Juan Tabo Blvd. NE & Brussels Ave. NE

FIGURE 19
SIDEWALK DEFERRAL AGREEMENT
PROJECT NO. 758981

THIS AGREEMENT is made this 23rd day of May, 2005, by and between the City of Albuquerque, New Mexico ("City"), a municipal corporation, whose address is P.O. Box 1293 (One Civic Plaza), Albuquerque, New Mexico 87103 and Los Candelarias, LLC ("Developer"), whose address is 723-B Silver Ave. SW, ABQ, NM 87102 and whose telephone number is 242-1871, a (state the type of business entity, for instance, "New Mexico corporation," "general partnership," "joint venture," "individual," etc.:) New Mexico limited liability company, is made in Albuquerque, New Mexico, and is entered into as of the date of final execution of this Agreement.

WHEREAS, the Developer is developing certain lands within the City of Albuquerque, County of Bernalillo, State of New Mexico, known as (existing legal description) Tract B, Holiday Park, Unit 2 (the "Subdivision"); and

WHEREAS, the Developer has submitted and the City has approved Developer's development plans and (state "preliminary" or "final":) preliminary plat, to be identified as (state name of plat:) Embudo Canyon North Subdivision and ;

WHEREAS, Developer has requested and the City has determined that it is acceptable for the Developer to defer construction of the sidewalks within the Subdivision until after construction of other required infrastructure; and

WHEREAS, the Subdivision Ordinance requires all sidewalks to be completed within four (4) years after execution of the Agreement to Construct Subdivision Improvements; and

WHEREAS, the Developer must execute and deliver to the City an Agreement and an acceptable financial guaranty to provide funds for construction of the sidewalk improvements in case the Developer does not complete the construction as required.

THEREFORE, the City and the Developer agree:

1.A. Sidewalk Construction Deadline. Developer has obtained a sidewalk deferral, as shown in the attached Exhibit "A", which is a copy of the Development Review Board's decision regarding the deferral granted. Developer agrees to utilize the City's sidewalk permit process and complete the sidewalk to the satisfaction of the City by January 30, 2007 ("Sidewalk Construction Deadline").

B. Request for Extension. If this Sidewalk Deferral Agreement establishes a Sidewalk Construction Deadline which is less than four (4) years after execution of the Subdivision Improvements Agreement, the Developer may request an extension from the Project Review Section for an additional period of time, which shall not exceed a total of four years after execution of the Subdivision Improvements Agreement. The form of the Financial Guaranty extension and the amount must be approved by the City, but shall not exceed 125% of the City's estimate of the cost of construction at the time Developer requests an extension. If the Developer will need more than four (4) years after execution of the Subdivision Improvements Agreement to construct the sidewalks, the Developer must request and obtain an extension from the Development Review Board and submit the required documentation to the Design Review Section before expiration of the four (4) years.

2. Financial Guaranty. Developer will provide a financial guaranty in an amount of not less that 125% of the cost of constructing the sidewalk improvements within the Subdivision, as determined by the City. The financial guaranty must be irrevocable and may be in the form of a City-approved bond, 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 Sidewalk Construction Deadline. To meet the Subdivision Ordinance requirements, the Developer has provided the following "Financial Guaranty":

Type of Financial Guaranty: LOAN RESERVE LETTER #2148
Amount: $ 7,055.28 Name of Financial Institution or Surety providing Guaranty: First State Bank
Date City first able to call Guaranty (Sidewalk Construction Deadline): January 30, 2007.
If Guaranty other than a Bond, last day City able to call Guaranty is: March 30, 2007.
Additional Information:

3. Completion, Acceptance and Release. The Developer shall report completion of sidewalk construction in writing to the City. The City shall inspect the sidewalks to verify completion. Upon acceptance of the improvements, the City shall promptly release the financial guaranty and Sidewalk Deferral Agreement.

4. Conveyance of Property Rights. When the sidewalks have been constructed, if the City does not own the real property upon which the sidewalks are constructed, the Developer shall convey to the City the real property rights required by the City together with the improvements, free and clear of all claims, encumbrances and liens, before the City will release the Financial Guaranty and Sidewalk Variance Agreement. Conveyance may be by dedication on the final plat of the Subdivision.

5. Indemnification. Until the sidewalks are accepted by the City, the Developer shall be solely responsible for maintaining the premises upon which the sidewalks are being constructed in a safe condition. The Developer agrees to defend, indemnify and hold harmless the City and its officers, agents and employees from and against all suits, actions or claims of any kind brought because of any injury or damage arising out of the design or construction of the sidewalks, or by reason of any act, omission or misconduct of the Developer, its agents or employees. 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. 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 City, or the agents or employees of the City; or (2) the giving of or the failure to give directions or instructions by the City, where such giving or failure to give directions or instructions is the primary cause of bodily injury to persons or damage to property.

6. Assignment. This Agreement shall not be assigned without the prior written consent of the City and the Developer and the express written concurrence of financial institution or surety which has undertaken to guaranty 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.

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Page: 2 of 4
05/23/2005 03:43P
Mary Herrera Bern. Co. AGRE R 15.00 Bk-A97 Pg-2487

7. Release. If the subdivision or any part thereof is sold, conveyed or assigned, the City will not release the Developer from its obligations under this Agreement and will continue to hold the Developer responsible for all Improvements until a successor in interest to the Developer has posted a suitable financial guaranty and entered into a Sidewalk Improvements Agreement with the City. Thereafter, when the Developer'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.

8. Payment for Incomplete Improvements. If the Developer fails to satisfactorily complete construction of the sidewalks by the Construction Completion Deadline, the City may construct or cause the sidewalks to be constructed as shown on the final plat and in the approved plans and specifications. The Developer 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 Developer'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 Financial Guaranty, the Developer 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 the Financial Guaranty.

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

10. Notice. For purposes of giving formal written notice, including notice of change of address, the Developer'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.

11. 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.

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

13. 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.

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

15. Form not Changes. Developer agrees that changes to this form are not binding unless initialed by the Developer and signed by the City's Legal Department on this form.

16. Authority to Execute. If the Developer signing below is not the Owner of the Subdivision, the owner must provide a Power of Attorney or other evidence of authority to execute this Agreement which is acceptable to the City.

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Page: 3 of 4
05/23/2005 03:43P
Mary Herrera Bern. Co. AGRE R 15.00 Bk-A97 Pg-2487

Executed on the da. stated in the first paragraph or this Agreement.

DEVELOPER: Los Candelarias, LLC

By (Signature): 5/11/05
Name: Jay Rembe
Title: Managing Member
Dated: 4/26/05

CITY OF ALBUQUERQUE:

City Engineer
Dated: 5-23-05

Lyle Stokes

JN 5-19-05

OFFICIAL SEAL
SARA ALDERSON
Notary Public
State of New Mexico
My Commission Expires 3/14/07

DEVELOPER'S NOTARY

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

This instrument was acknowledged before me on May 11th day of May, 2005 by (name of person:) Jay Rembe, (title or capacity, for instance, "President" or "Owner":) Managing Member of (Developer:) Los Candelarias, LLC.

Sara Alderson
Notary Public

My Commission Expires:
March 14, 2007

CITY'S NOTARY

STATE OF New Mexico
COUNTY OF Bernalillo) ss.

This instrument was acknowledged before me on 23rd day of May, 2005 by Richard Dourte, City Engineer of the City of Albuquerque, a municipal corporation, on behalf of said corporation.

Gloria D. Saavedra
Notary Public

My Commission Expires:
11-25-2007

EXHIBIT "A" ATTACHED

Figure 19 - Page 4

Mary Herrera Bern. Co. AGRE R 15.00 2005072706 6268754 Page: 4 of 4 05/23/2005 03:43P Bk-A97 Pg-2487 02

RECEIVED
MAR 31 2005

OFFICIAL NOTICE OF DECISION

CITY OF ALBUQUERQUE
PLANNING DEPARTMENT
DEVELOPMENT REVIEW BOARD

March 30, 2005

6. Project # 1003822
05DRB-00332 Major-Preliminary Plat Approval
05DRB-00333 Minor-Temp Defer SDWK

ISAACSON & ARFMAN agent(s) for INFILL SOLUTIONS II request(s) the above action(s) for all or a portion of Tract(s) B, HOLIDAY PARK UNIT 2, (to be known as **EMBUDO CANYON NORTH**, zoned R-2, located on JUAN TABO BLVD NE, between BRUSSELS AVE NE and COMANCHE NE containing approximately 2 acre(s). [REF: 04DRB01888] *[Deferred from 3/23/05]* (G-21)

At the March 30, 2005, Development Review Board meeting, with the signing of the infrastructure list dated 3/30/05 and approval of the grading plan engineer stamp dated 2/25/05 the preliminary plat was approved.

The temporary deferral of construction of sidewalks on the interior streets was approved as shown on Exhibit C in the Planning file.
If you wish to appeal this decision, you must do so by April 14, 2005, in the manner described below.

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

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

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

Sheran Matson, AICP, DRB Chair

Cc:Infill Solutions II, 723-B Silver Ave SW, 87102
Isaacson & Arfman PA, 128 Monroe NE, 87108
Marilyn Maldonado, Planning Department, 4th Floor, Plaza del Sol Bldg.
File

Exhibit A

FINANCIAL GUARANTY AMOUNT

04/18/2005

Type of Estimate: Sidewalk Deferral

Project Description:

Project ID #: 758981, Embudo Canyon North subd., Phase/Unit #: 1

Requested By: **Amy Niese, PE w/ Isaacson & Arfman, P.A.**

Approved estimate amount:		$5,287.33
NMGRT	6.75%	$356.89
Subtotal:		$5,644.22
125% FINANCIAL GUARANTY RATE		1.25
TOTAL FINANCIAL GUARANTY REQUIRED		**$7,055.28**

APPROVAL: DATE:

4-18-2005

Notes:

FIRST STATE BANK

May 5, 2005

Mr. James Lewis
Chief Administrative Officer
City of Albuquerque
P.O. Box 1293
Albuquerque, NM 87103

LOAN RESERVE LETTER No. 2148

RE: Loan Reserve for Los Candelarias Partners LLC
City of Albuquerque, Project ID# 758981
Project Name: Embudo Canyon South Subdivision,
Phase/Unit #: 1
Loan Reserve Amount: Seven Thousand Fifty Five Dollars & 28/100, ($7,055.28)

Dear Mr. Lewis:

This is to advise the City of Albuquerque ("City") that, at the request of Los Candelarias Partners LLC("Borrower"), First State Bank N.M., ("Financial Institution") in Albuquerque, New Mexico, commits the sum of Seven Thousand Fifty Five Dollars & 28/100, ($7,055.28)("Loan Reserve") for the exclusive purpose of providing the financial guarantee which the City requires Los Candelarias Partners LLC, ("Subdivider") to provide for the installation of the improvements which must be constructed at Embudo Canyon South Subdivision, Phase/Unit #: 1, Project No.758982 (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. at pages to , ("Agreement").

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

PO Box 3686, Albuquerque, NM 87190 T 505 241 7500
PO Box 797, Taos, NM 87571 T 505 758 6600
PO Box 5394, Santa Fe, NM 87502 T 505 982 6000

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 January 30, 2007, the improvements described in the Agreement have not been fully installed, inspected, approved and accepted by the City, then, upon presentation between January 30, 2007, and March 30, 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.

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 March 30, 2007; or

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

Very truly yours,

Daniel B. Cover,
Sr. Vice President

ACCEPTED:

City of Albuquerque
By: _____
Chief Administrative Officer
Or authorized designee

Title: City Engineer
Dated: 5-23-05

5-23-05

JN
5-19-05

PNM ROWT NO.

Original

PNM

A personal commitment to New Mexico

Alvarado Square, Albuquerque, New Mexico 87158-2101

EASEMENT ENCROACHMENT AGREEMENT

THIS INFORMATION TO BE PROVIDED BY TITLE COMPANY

This Easement Encroachment Agreement made this 23rd day of May, 20 05,

by and between (BUYER/BORROWER/OWNER) CHRISTOPHER L. CALOTT

whose address is **Albuquerque, NM**,

(hereinafter called "First Party"), (his) (her) (their) (its) heirs, successors and assigns, and PUBLIC SERVICE COMPANY OF NEW MEXICO, a New Mexico Corporation (hereinafter called "PNM"), and all collectively hereinafter called "Parties."

WITNESSETH:

WHEREAS, PNM is the Grantee of a certain Easement within the hereinafter described property;

WHEREAS, First Party desires to encroach upon the Easement as more particularly specified hereinafter; and

WHEREAS, PNM has agreed to said encroachment;

NOW THEREFORE, for and in valuable consideration, the receipt of which is hereby acknowledged, PNM does hereby grant First Party the right to encroach upon the Easement only to the extent of, and for the purposes set forth below:

PNM USE ONLY FOR LEGAL DESCRIPTION

PNM ROWT NO. 11971

Encroachment of a building into a seven (7) foot public utility easement (PUE) along the easterly side of Tract B of the Plat of HOLIDAY PARK – UNIT 2, a subdivision situate within Section 3, T. 10N., R. 4E., N.M.P.M., Bernalillo County, New Mexico, as the same is shown and designated on said Plat filed for record in the Office of the County Clerk of Bernalillo County on January 31, 1963 in Plat Book C5, Page 146.

Said encroachment is shown on the drawing attached hereto and made a part hereof as Exhibit "A".

By granting the aforesaid right to encroach PNM does not waive or relinquish any rights or benefits that it may have, either expressed or implied, under or by reason of the Easement, including, but not limited to, the right to build, rebuild, construct, reconstruct, locate, relocate, change, remove, replace, modify, renew, operate and maintain its gas lines and/or electric lines (including underground lines) and other gas and/or electric equipment, fixtures, appurtenances and structures that are now located, or may in the future be located, on, over, beneath, through and across the Easement. First Party, at its sole cost and expense, agrees to remove or relocate its encroachment upon the written request of PNM within 90 days of such written request. First Party appoints PNM as its agent to accomplish said removal or relocation at First Party's expense if First Party fails to remove or relocate such encroachment within such time period.

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6270845
Page: 1 of 3
05/26/2005 01:25P
Bk-A97 Pg-4574
Mary Herrera Bern. Co. AGRE R 13.00

In consideration of PNM granting First Party the right to encroach upon the Easement, First Party hereby agrees to indemnify and hold harmless PNM, its officers, employees or agents, from any and all claims whatsoever when such claims directly or indirectly arise out of the existence, construction, maintenance, operation, repair, condition, use or presence of the encroachment upon the Easement, or are caused by, or arise out of, the acts or omissions of First Party, its officers, employees or agents; **provided**, however, that notwithstanding anything to the contrary in this paragraph, First Party shall not be required to indemnify PNM, its employees or agents against those claims for personal injuries or damages to property caused by or resulting from, in whole or in part, the negligence, act or omission of PNM, its officers, employees or agents.

In consideration of PNM permitting First Party to encroach upon the Easement, First Party agrees that PNM shall not be responsible for any damage caused to facilities, equipment, structures or other property of First Party if damaged by reason of PNM's use of Easement.

First Party shall comply with all applicable laws, ordinances, rules and regulations enacted or promulgated by any federal, state or local governmental body having jurisdiction over First Party's encroachment.

The provisions hereof shall inure to the benefit of and bind the heirs, executors, administrators, personal representatives, mortgagees, lessees, tenants, successors and assigns of the Parties hereto; **provided**, however, that no such heir, executor, administrator, personal representative, mortgagee, lessee, tenant, successor or assign of First Party shall have the right to use, alter or modify the encroachment in a manner which will increase the burden of the encroachment on the Easement.

IN WITNESS WHEREOF, the Parties have executed this Agreement on the day and year first written above.

FIRST PARTY

Christopher L. Calott

PUBLIC SERVICE COMPANY OF NEW MEXICO

By:

PNM USE ONLY

STATE OF NEW MEXICO }
COUNTY OF BERNALILLO } SS
This instrument was acknowledged before me on May 23rd, **20** 05.
By Rob Roberts, Manager, Right of Way Department **of the Public Service Company of New Mexico, a New Mexico corporation, on behalf of said corporation.**

My commission expires:
(Seal) OFFICIAL SEAL CHARLES F. BROWN NOTARY PUBLIC - NEW MEXICO Notary Bond Filed with Secretary of State My Commission Expires: 11/2/2007

Charles F. Brown
Notary Public

ACKNOWLEDGEMENT

STATE OF NEW MEXICO **}**

COUNTY OF BERNALILLO **} SS**
This instrument was acknowledged before me on May 20th, **20** 05.

By CHRISTOPHER L. CALOTT

My commission expires:
(Seal) OFFICIAL SEAL CHARLES F. BROWN NOTARY PUBLIC - NEW MEXICO Notary Bond Filed with Secretary of State My Commission Expires: 11/2/2007

Charles F. Brown
Notary Public

ACKNOWLEDGEMENT FOR CORPORATIONS

STATE OF _____**}**

COUNTY OF _____**} SS**
This instrument was acknowledged before me on _____, **20**_____.

By _____
(Name of Officer) **(Title of Officer)**

of _____,
(Corporation Acknowledgement)

a _____ **corporation, on behalf of said corporation.**
(State of Incorporation)

My commission expires:
(Seal)

_____
Notary Public

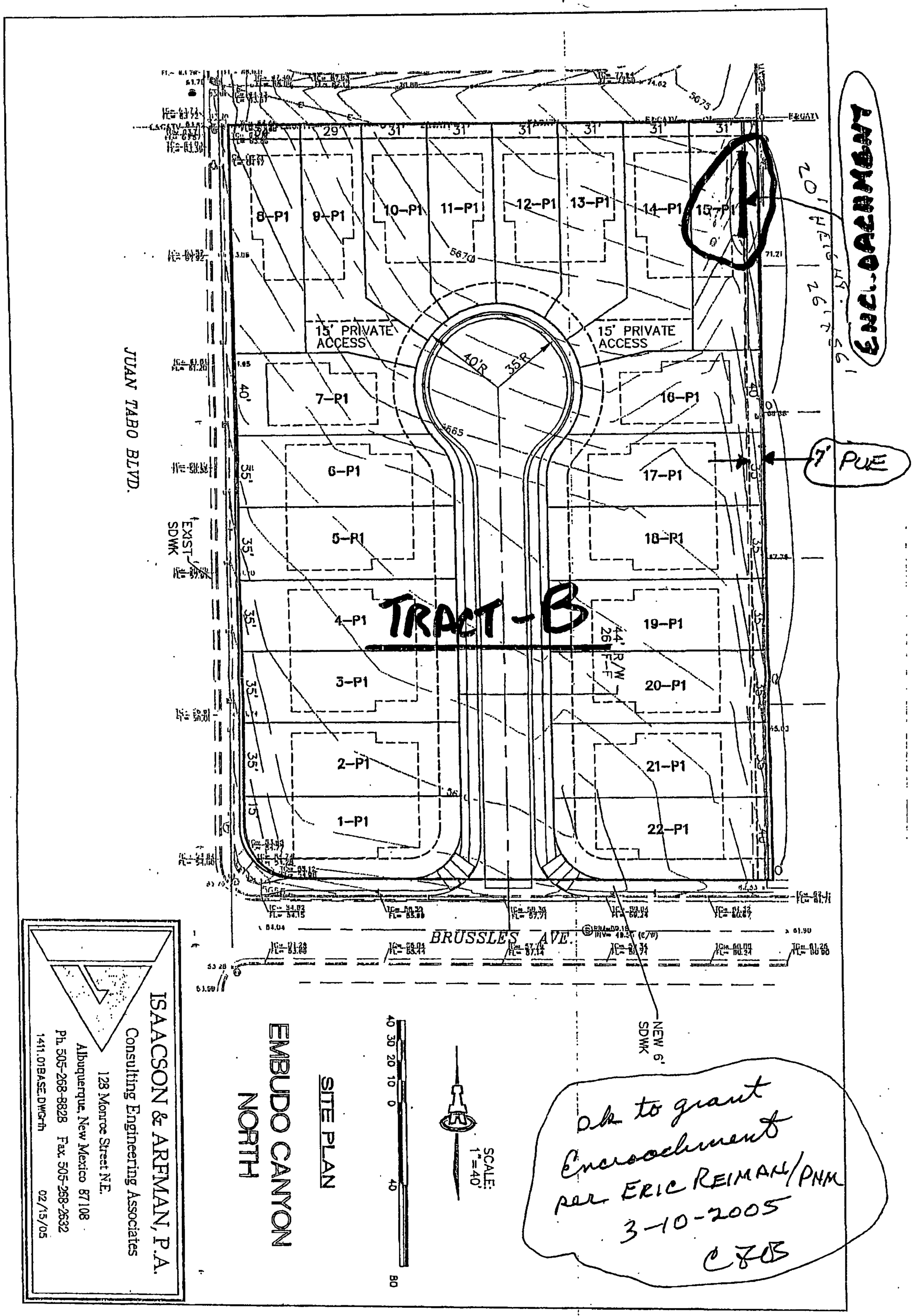

EXHIBIT - "A"

ROWT 11971

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Page: 3 of 3
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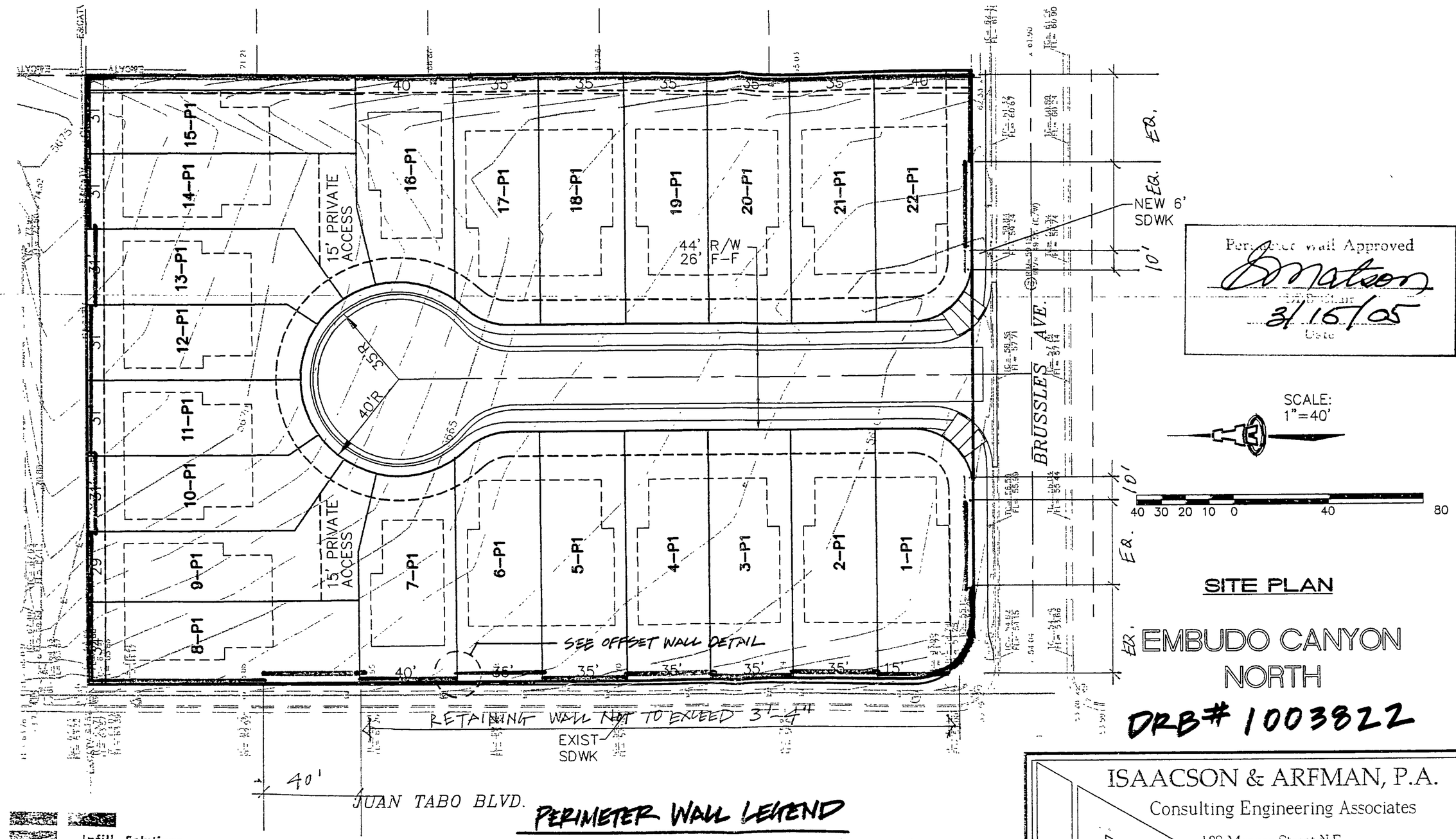
Bk-A97 Pg-4574
Mary Herrera Bern. Co. AGRE R 13.00



Perimeter wall Approved
Matson
3/15/05
Date

SITE PLAN

EMBUDO CANYON NORTH

DRB# 1003822

PERIMETER WALL LEGEND

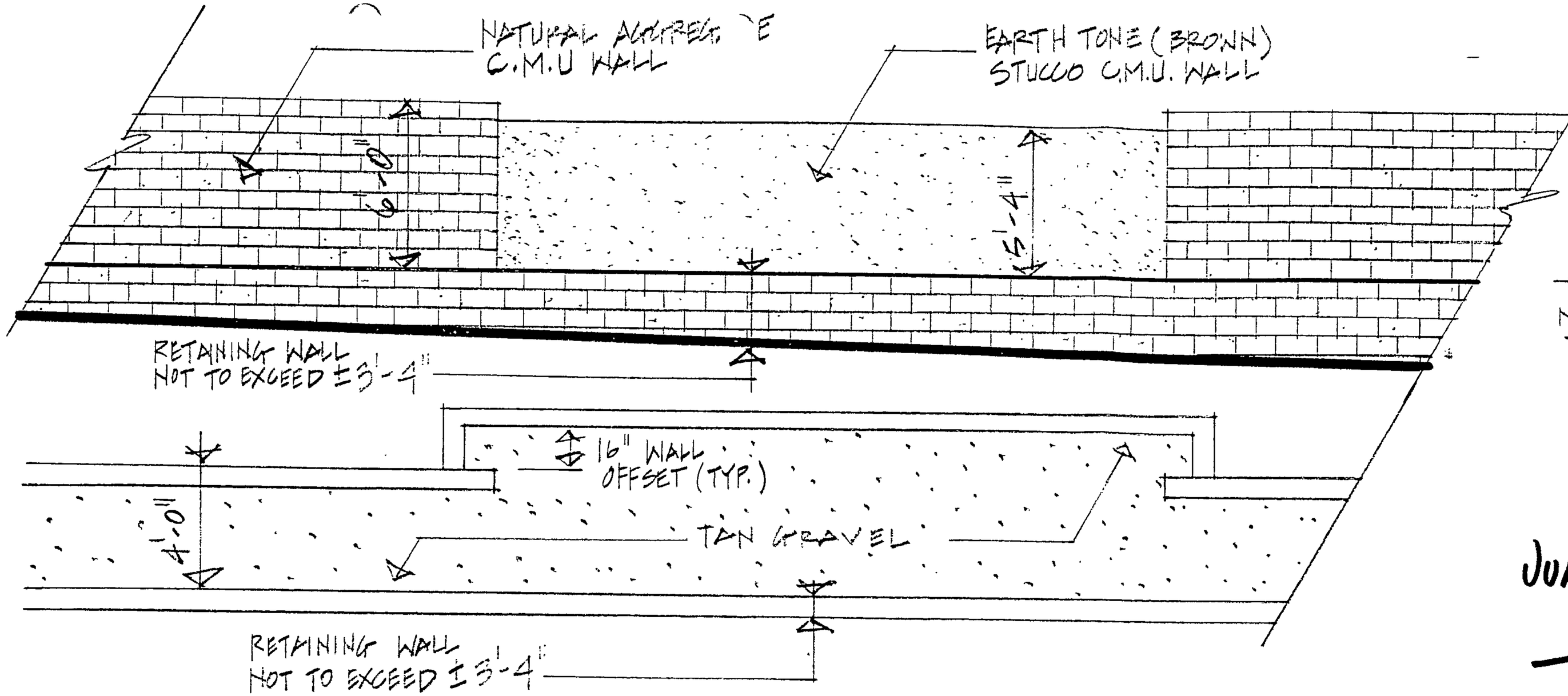
5'-4" HIGH STUCCOED CMU WALL (EARTH TONE)
6'-0" NATURAL AGGREGATE CMU WALL
5'-4" METAL ENTRY FEATURE

Infill Solutions

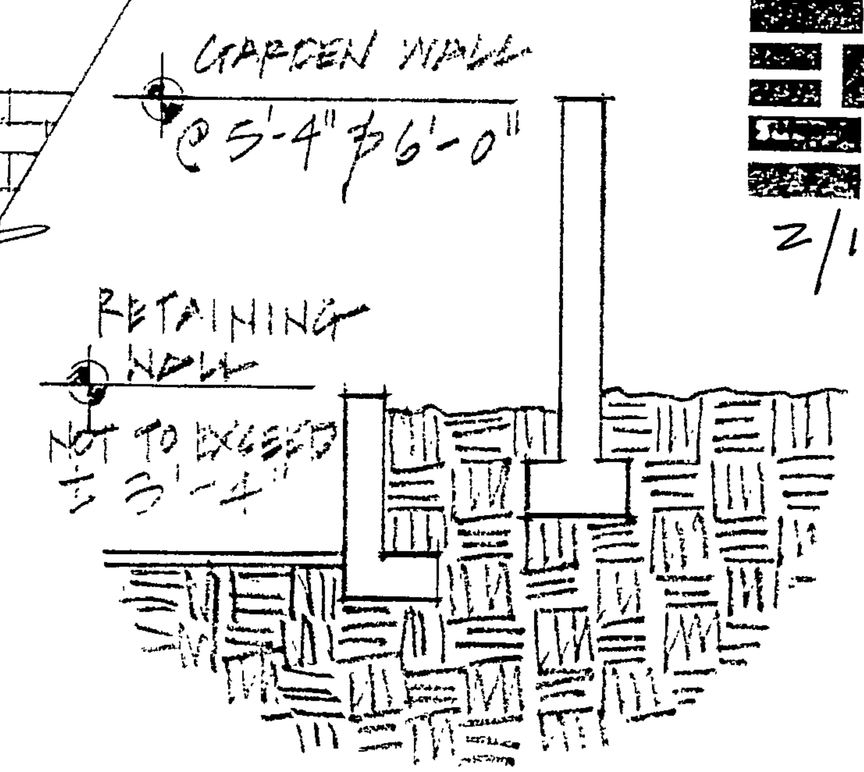
2/18/2005

ISAACSON & ARFMAN, P.A.
Consulting Engineering Associates
128 Monroe Street N.E.
Albuquerque, New Mexico 87108
Ph. 505-268-8828 Fax. 505-268-2632

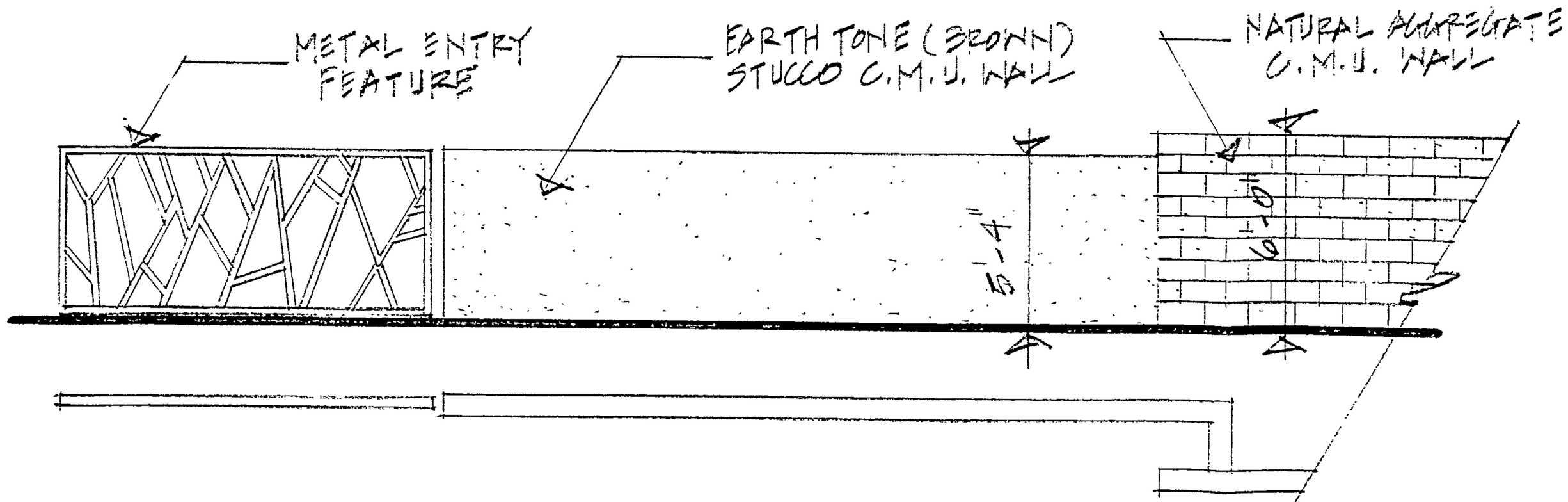
1411.01BASE.DWGrfh 02/15/05



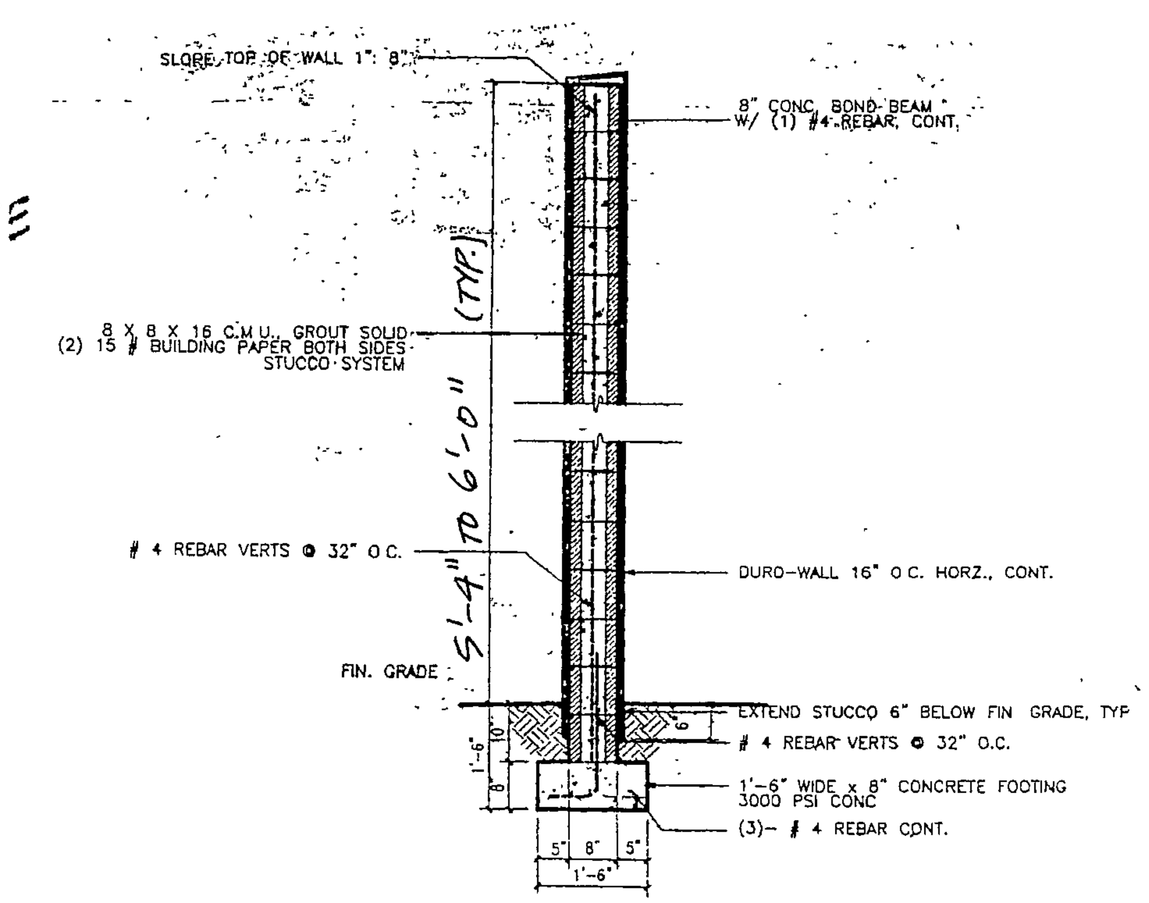
TYPICAL PLAN & ELEVATION @ JUAN TABO BLVD.



JUAN TABO WALL SECTION @ RETAINING WALL



TYPICAL ENTRY PLAN & ELEVATION @ BRUSSELS



TYPICAL WALL SECTION

Infill Solutions

2/18/2005

EMBUDO CANYON NORTH

JUAN TABO BOULEVARD, N.E. @ BRUSSELS

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

PAID RECEIPT

APPLICANT NAME INFILL SOLUTION II

AGENT ISAACSON & ARTMAN

ADDRESS 128 MONROE ST. NE

PROJECT & APP # 1003822/00898

PROJECT NAME ~~#~~ EMBUDO CANYON NORTH

$ 20.00 441032/3424000 Conflict Management Fee

$ _____ 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

$ 20.00 TOTAL AMOUNT DUE

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

Counterreceipt.doc 6/21/04

DUPLICATE
City Of Albuquerque
Treasury Division

5/27/2005 10:39AM LOC: ANNX
RECEIPT# 00041384 WS# 006 TRANS# 0009
Account 441032 Fund 0110
Activity 3424000 TRSEJA
Trans Amt $40.00
J24 Misc $20.00
Thank You

AGIS ELECTRONIC SUBMITTAL
DISCLOSURE STATEMENT

Date: 5/24/05

Subdivision Name: Embudo Canyon North Subdivision

DRB Project # 100-03 22 Surveyor Aldrich Land Surveying

Contact Person: Isaacson & Arfman, P.A. Phone # 268-8828

Email address: iamengrs@swcp.com

.DXF FILE INFO:

~~~
~~~

Current DRC
Project Number: ~~ORIGINAL~~

#6

FIGURE 12

INFRASTRUCTURE LIST

Date Submitted: 03/25/05
Date Site Plan Approved:
Date Preliminary Plat Approved: 3/30/05
Date Preliminary Plat Expires: 3/30/06
DRB Project No.: 1003822
DRB Application No.: 05DRB-00332
05DRB-00333

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

EMBUDO CANYON NORTH
PROPOSED NAME OF PLAT

TRACT B, HOLIDAY PARK, UNIT 2
EXISTING LEGAL DESCRIPTION PRIOR TO PLATTING ACTION

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

SIA Sequence #	COA DRC Project #	Size	Type of Improvement	Location	From	To	Private Inspector	City Inspector	City Cnst Engr
		PAVING							
		26' FF	Permanent Pavement	Agua Sarca Ct.	Brussels Ave.	End Cul-de-Sac	/	/	/
		4'	Sidewalk (both sides - deferred)	Agua Sarca Ct.	Brussels Ave.	End Cul-de-Sac	/	/	/
			Curb & Gutter (both sides)	Agua Sarca Ct.	Brussels Ave.	End Cul-de-Sac	/	/	/
		6'	Sidewalk	Brussels Ave.	North PL	South PL	/	/	/
		25' Long	Pavement	Access Drive	Sidewalk Lot 14	Lot 14	/	/	/
		55' Long	Pavement	Access Drive	Sidewalk Lot 9	Lot 8	/	/	/

ORIGINAL

SIA Sequence #	COA DRC Project #	Size	Type of Improvement	Location	From	To	Private Inspector	City Inspector	City Cnst Engr
			Street Lights per DPM				/	/	/
		20' Wide	Asphalt or Concrete Alley	ROW N. of Site	Lot 15	Juan Tabo Blvd.	/	/	/
		WATER 6"	Waterline	Agua Sarca Ct.	Brussels Ave.	Cul-de-Sac	/	/	/
		6"	Waterline	Public Waterline Easement	Cul-de-Sac	Juan Tabo Blvd.	/	/	/
		SEWER 8"	Sanitary Sewer	Agua Sarca Ct. / PUBLIC WATER AND SEWER EASEMENT	Brussels Ave.	Lot 9	/	/	/

NOTES

1. Grading & Drainage Certification per DPM including Perimeter Walls as shown on the Grading Plan for Release of SIA and Financial Guarantees. Financial guarantee is not required for this item.
2. Water infrastructure to include valves, fittings, valve boxes, and fire hydrants.
3. Sanitary sewer to include manholes and service connections.

AGENT/OWNER

Amy L.D. Niese, PE
NAME (print)

Isaacson & Arfman, P.A.
FIRM

3/25/05
SIGNATURE – date

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

DEVELOPMENT REVIEW BOARD MEMBER APPROVALS

3/30/05
DRB CHAIR – date

Christina Sandoval 3/30/05
PARKS & RECREATION - date

3-30-05
TRANSPORTATION DEVELOPMENT – date

AMAFCA - date

3/30/05
UTILITY DEVELOPMENT – date

_____- date

Bradley L. Bishop 3/30/05
CITY ENGINEER – date

_____- date

ORIGINAL

DESIGN REVIEW COMMITTEE REVISIONS

REVISION	DATE	DRC CHAIR	USER DEPARTMENT	AGENT/OWNER

#6

Gary Bodman
President
Tramway Highpoint HOA
March 21,2005

Chris Calott
Infill Solutions
723-B Silver Avenue SW
Albuquerque, NM 87102

Dear Chris,

I am sorry that I will not be able to attend the meeting with the Design Review Board. Please accept this letter in my absence.

I am the president of the Tramway Highpoint Homeowners Association; our community is at the Eastern boundary of the Holiday Park HOA and comprises 250 homes. Our subdivision was an infill project built out by KB Home just 4 years ago. I have been in residential construction for 25 years and hold a GB-98, I mention this to qualify my opinion Of infill Solutions projects located off Juan Tabo.

I was first made aware of this tentative development via Email through the Holiday Park Email list. I attended the meeting set up to introduce the Holiday Park HOA to the development. Chris Calott and Jay Remke explained the nature and layout of the subdivision.

I feel these infills are tastefully executed, would only add to the quality of the existing area by drawing both retired couples looking to downsize, never-nesters requiring convenience of location and newer families who care about quality of education (this area has one of the best Elementary and mid-schools in Albuquerque). I wholeheartedly endorse these projects.

My only concern is that the City should look at the sites and determine if there are existing traffic congestion areas and make improvements, if they deem them necessary.

Thank you,
Gary Bodman

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
ZONING & PLANNING	Z
___ 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 2nd Street NW, Albuquerque, NM 87102. Fees must be paid at the time of application. Refer to supplemental forms for submittal requirements.

APPLICANT INFORMATION:

NAME: INFILL SOLUTIONS II PHONE: 242-1871
ADDRESS: 723-B SILVER AVE SW FAX: 242-1872
CITY: ALBUQUERQUE STATE NM ZIP 87102 E-MAIL:
Proprietary interest in site: OWNER List all owners:
AGENT (if any): ISAACSON + ARFMAN PHONE: 268-8828
ADDRESS: 128 MONROE ST NE FAX:
CITY: ALB STATE NM ZIP 87108 E-MAIL: amyn@iacivil.com

DESCRIPTION OF REQUEST: EMBUDO CANYON NORTH (fka) PRELIMINARY MAJOR SUBDIVISION PLAT APPROVAL, SIDEWALK DEFERRAL

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. B Block: Unit:
Subdiv / Addn HOLIDAY PARK, UNIT 2
Current Zoning: R-2 Proposed zoning: R-2
Zone Atlas page(s) G-21 No. of existing lots: 1 No of proposed lots. 22
Total area of site (acres): 2.093 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 102206000822531019 MRGCD Map No
LOCATION OF PROPERTY BY STREETS: On or Near. JUAN TABO BLVD NE
Between BRUSSELS AVE NE and COMANCHE

CASE HISTORY:
List any current or prior case number that may be relevant to your application (Proj., App., DRB-, AX_,Z_, V_, S_, etc) 1003822, 04DRB 01888
Check-off if project was previously reviewed by Sketch Plat/Plan ☐, or Pre-application Review Team ☐ Date of review:

SIGNATURE PE DATE 2/25/05
(Print) AMY L. D. NIESE ___ Applicant ✓ Agent

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

FOR OFFICIAL USE ONLY

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

Application case numbers	Action	S.F.	Fees
05DRB - - 00332	PP	S(2)	$ 895.00
05DRB - - 00333	TDS	V	$ 0
			$
	AD Fee		$ 75.00
	CMF		$ 20.00
			Total $ 990.00

Hearing date 3-23-05

2-25-05
Planner signature / date

Project # 1003822

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

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

✓ MAJOR SUBDIVISION PRELIMINARY PLAT APPROVAL

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

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

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

__ Proposed Amended Preliminary Plat, and/or Infrastructure List, and/or Grading Plan (folded to fit into an 8.5" by 14" pocket) **24** copies
__ Original Preliminary Plat, and/or Infrastructure List, and/or Grading Plan (folded to fit into an 8.5" by 14" pocket)
__ Zone Atlas map with the entire property(ies) precisely and clearly outlined and crosshatched (to be photocopied)
__ Letter briefly describing, explaining, and justifying the request
__ Property owner's and City Surveyor's signature on the proposed amended plat, if the preliminary plat is being amended
__ Office of Community & Neighborhood Coordination inquiry response, notifying letter, certified mail receipts
__ Sign Posting Agreement
__ Any original and/or related file numbers are listed on the cover application
Amended preliminary plat approval expires after one year.
DRB Public hearings are approximately ONE MONTH after the filing deadline. **Your attendance is required.**

☐ MAJOR SUBDIVISION EXTENSION OF SUBDIVISION IMPROVEMENTS AGREEMENT
(Temporary sidewalk deferral uses FORM-V)

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

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

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

AMY L. D. NIESE, PE
Applicant name (print)

2/25/05
Applicant signature / date

Form revised 9/01, 8/03 and 9/03

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

Application case numbers
05DRB - - 00332
- -
- -

2-25-05
Planner signature / date

Project # 1003822

FORM V: SUBDIVISION VARIANCES & VACATIONS

☐ **BULK LAND VARIANCE** **(Public Hearing Case)**

- ☐ Application for subdivision (Plat) on FORM S-3, including those submittal requirements. Variance and subdivision should be applied for simultaneously. (**24** copies)
- ☐ Letter briefly describing and explaining: the request, compliance with criteria in the Development Process Manual, and any improvements to be waived
- ☐ Notice on the proposed Plat that there are conditions to subsequent subdivision (refer to DPM)
- ☐ Office of Community & Neighborhood Coordination inquiry response, notifying letter, certified mail receipts
- ☐ Sign Posting Agreement
- ☐ Fee (see schedule) Fee is for Variance. Plat fee is listed on FORM-S.
- ☐ Any original and/or related file numbers are listed on the cover application

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

☐ **VACATION OF PUBLIC RIGHT-OF-WAY**

☐ **VACATION OF PUBLIC EASEMENT**

- ☐ The complete document which created the public easement (folded to fit into an 8.5" by 14" pocket) **24** copies. (Not required for dedicated and City owned public right-of-way.)
- ☐ Drawing showing the easement or right-of-way to be vacated, its relation to existing streets, etc. (folded to fit into an 8.5" by 14" pocket) **24** copies
- ☐ Zone Atlas map with the entire property(ies) precisely and clearly outlined and crosshatched (to be photocopied)
- ☐ Letter briefly describing, explaining, and justifying the request
- ☐ Office of Community & Neighborhood Coordination inquiry response, notifying letter, certified mail receipts
- ☐ Sign Posting Agreement
- ☐ Fee (see schedule)
- ☐ Any original and/or related file numbers are listed on the cover application

Unless the vacation is shown on a DRB approved plat recorded by the County Clerk within one year, it will expire.
DRB Public hearings are approximately ONE MONTH after the filing deadline. **Your attendance is required.**

☐ **SUBDIVISION DESIGN VARIANCE (VARIANCE FROM MINIMUM STANDARDS OF THE DEVELOPMENT PROCESS MANUAL)**

☐ **SIDEWALK DESIGN VARIANCE**

☐ **SIDEWALK WAIVER**

- ☐ Scale drawing showing the proposed variance or waiver (folded to fit into an 8.5" by 14" pocket) **6** copies for unadvertised meetings. These actions are not approved through internal routing.
- ☐ Zone Atlas map with the entire property(ies) precisely and clearly outlined and crosshatched (to be photocopied)
- ☐ Letter briefly describing, explaining, and justifying the variance or waiver
- ☐ Any original and/or related file numbers are listed on the cover application

DRB meetings are approximately 8 DAYS after the Tuesday noon filing deadline. **Your attendance is required.**

☑ **TEMPORARY DEFERRAL OF SIDEWALK CONSTRUCTION**

☐ **EXTENSION OF THE SIA FOR TEMPORARY DEFERRAL OF SIDEWALK CONSTRUCTION**

- ☑ Drawing showing the sidewalks subject to the proposed deferral or extension (folded to fit into an 8.5" by 14" pocket) **6** copies for unadvertised meetings. These actions are not approved through internal routing.
- ☑ Zone Atlas map with the entire property(ies) precisely and clearly outlined and crosshatched (to be photocopied)
- ☑ Letter briefly describing, explaining, and justifying the deferral or extension
- ☑ Any original and/or related file numbers are listed on the cover application

DRB meetings are approximately 8 DAYS after the Tuesday noon filing deadline. **Your attendance is required.**

☐ **VACATION OF PRIVATE EASEMENT**

- ☐ The complete document which created the private easement (folded to fit into an 8.5" by 14" pocket) **6** copies for unadvertised meetings. These actions are not approved through internal routing.
- ☐ Scale drawing showing the easement to be vacated, its relation to existing streets, etc. (folded to fit into an 8.5" by 14" pocket) **6** copies
- ☐ Zone Atlas map with the entire property(ies) precisely and clearly outlined and crosshatched (to be photocopied)
- ☐ Letter briefly describing, explaining, and justifying the vacation
- ☐ Letter of authorization from the grantors and the beneficiaries
- ☐ Fee (see schedule)
- ☐ Any original and/or related file numbers are listed on the cover application

Unless the vacation is shown on a DRB approved plat recorded by the County Clerk within one year, it will expire.
DRB meetings are approximately 8 DAYS after the Tuesday noon filing deadline. **Your attendance is required.**

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

AMY L. D. NIESE, PE
Applicant name (print)

2/25/05
Applicant signature / date

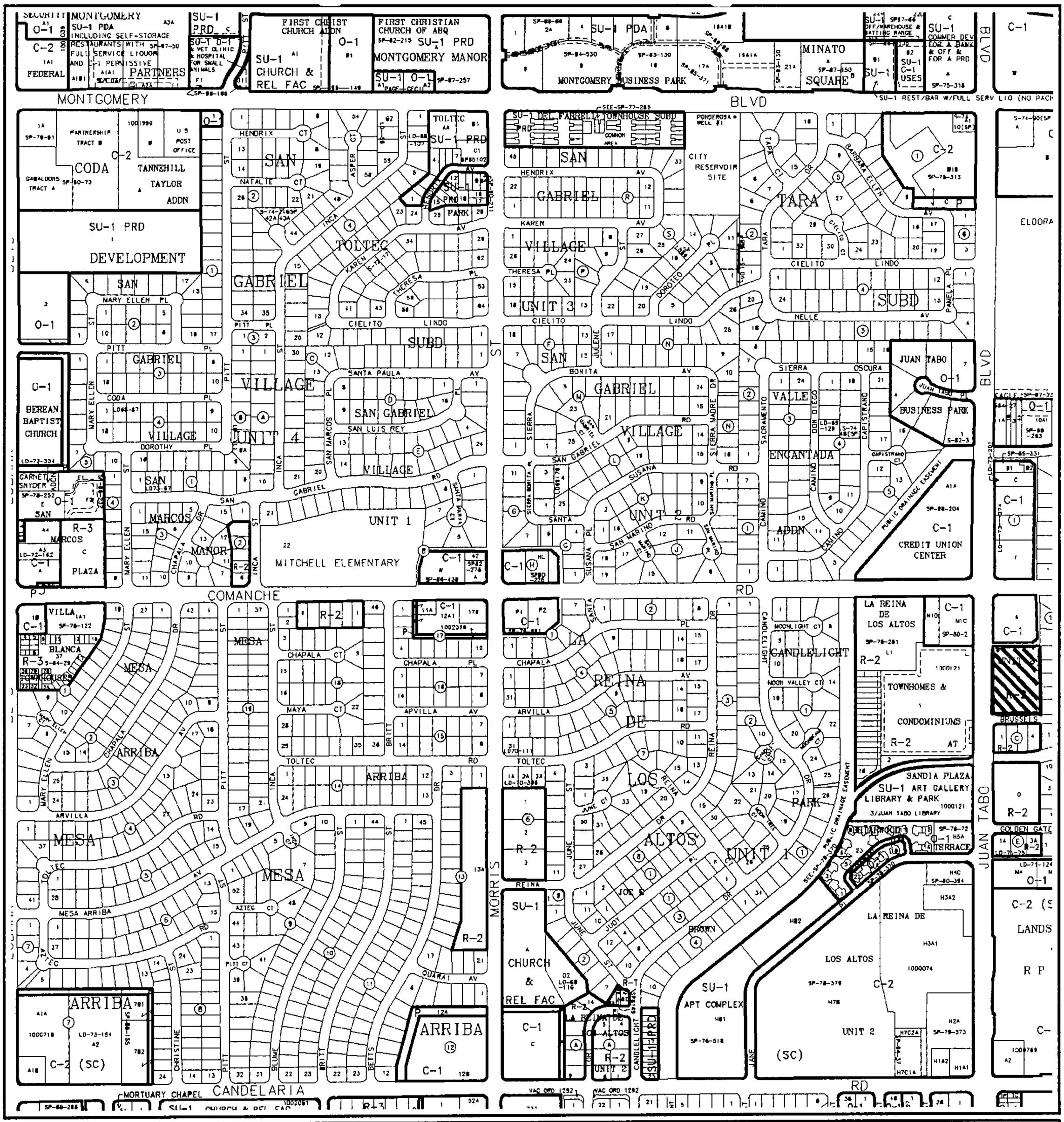
Formrevised April 2003

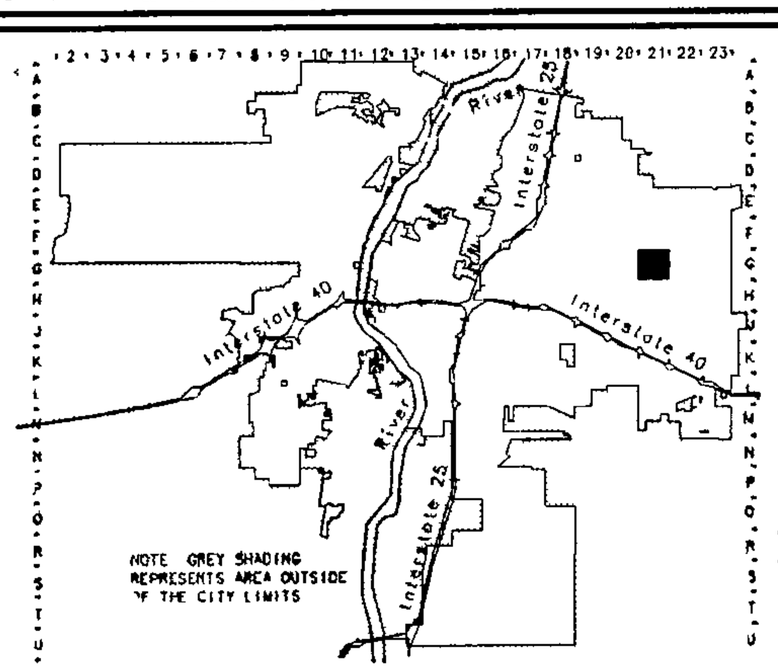
☐ Checklists complete
☐ Fees collected
☐ Case #s assigned
☐ Related #s listed

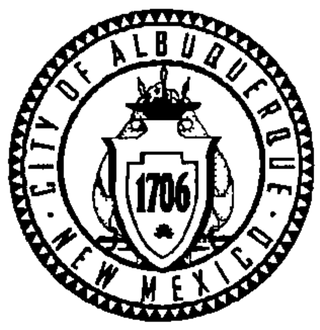
Application case numbers
05DRB - 00332
0 - - -
- - -

2-25-05
Planner signature / date

Project # 1003822







Albuquerque Geographic Information System
PLANNING DEPARTMENT

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GRAPHIC SCALE IN FEET

250 0 750 1000

Zone Atlas Page

G-21-Z

Map Amended through February 01, 2005

ISAACSON & ARFMAN, P.A.

Consulting Engineering Associates

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

Ms. Sheran Matson
DRB Chairperson
Planning Department
City of Albuquerque
600 2nd Street NW
Albuquerque, NM 87102

Re: Embudo Canyon North Subdivision, DRB #1003822

Dear Ms. Matson:

Enclosed is a submittal for Preliminary Plat and Sidewalk Deferral for the Embudo Canyon North Subdivision. The zoning is R-2. The zone atlas map is G-21. The site will be developed into 22 lots with town homes.

A Public Water Line Easement is being provided so the new water line in the subdivision can be looped. Private Access Easements are being provided for Lots 8 and 15.

The sidewalk deferral is being requested so that sidewalks can't become damaged during the construction of the homes on individual lots. The sidewalks will be constructed after each home is built.

Please contact me if I can be of any assistance.

Amy L. D. Niese, PE

Project Engineer
Isaacson and Arfman, PA

128 Monroe St. NE • Albuquerque, NM 87108 • (505) 268-8828 • FAX (505) 268-2632

FORM DRWS: DRAINAGE REPORT / WATER & SEWER AVAILABILITY

THIS FORM IS REQUIRED WITH THE DEVELOPMENT REVIEW BOARD APPLICATION FOR MAJOR SUBDIVISIONS AND SITE DEVELOPMENT PLANS.

PROJECT NAME EMBUDO CANYON NORTH

AGIS MAP # 6-21

LEGAL DESCRIPTION TRACT B, HOLIDAY PARK, UNIT 2

✓ **DRAINAGE REPORT**

A drainage report, as per the Drainage Ordinance, was submitted to the City of Albuquerque Public Works Department, Hydrology Division (2nd floor Plaza del Sol) on 2/25/05 [date]

Applicant / Agent — Date 2/25/05

Hydrology Division Representative — Date

✓ **WATER AND SEWER AVAILABILITY STATEMENT**

A Water and Sewer Availability Statement for this project was requested from the City of Albuquerque Utilities Development Division (2nd floor Plaza del Sol) on 1/12/05 [date]

Applicant / Agent — Date 2/25/05

Utilities Division Representative — Date

DRB#____-_____

ALBUQUERQUE
Making History

City of Albuquerque

P.O. Box 1293, Albuquerque, NM 87103

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

February 17, 2005

Ruth Lozano
Isaacson & Arfman, PA
128 Monroe St. NE / 87108
Phone: 268-8828 Fax: 268-2632

Dear Ruth:

Thank you for your inquiry of **February 17, 2005** requesting the names of Recognized Neighborhood Associations who would be affected under the provisions of O-92 by your proposed project at **TRACT B, HOLIDAY PARK, UNIT 2 ON JUAN TABO NE BETWEEN BRUSSELS AVE AND COMANCHE RD.** Zone Map **G-21**

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

SEE "ATTACHMENT A" FOR NEIGHBORHOOD INFORMATION.

Please note that according to O-92 you are required to notify each of these contact persons by **certified mail, return receipt requested, before** the Planning Department will accept your application filing. **IMPORTANT! Failure of adequate notification may result in your Application Hearing being deferred for 30 days.** If you have any questions about the information provided, please contact me at (505) 924-3914 or via an e-mail message at juliaking@cabq.gov or by fax at (505) 924-3913.

Sincerely,

Julia King

Julia King
Senior Office Assistant
OFFICE OF NEIGHBORHOOD COORDINATION
Planning Department

planningrnaform(10/27/04)

"Attachment A"

2/17/05
RUTH LOZANO, ISAACSON & ARFMAN, P.A.
128 MONROE ST. NE / 87108
PHONE: 268-8828 FAX: 268-2632
ZONE MAP: G-21

Holiday Park NA (R)
***Glenda Baber**
11420 Bar Harbor Pl. NE / 87111 293-9251 (h)
Debra Herber
3309 Montreal NE / 87111 293-8683 (h)

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

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

ISAACSON & ARFMAN, P.A.
Consulting Engineering Associates
Thomas O. Isaacson, PE & LS • Fred C. Arfman, PE
Scott M. McGee, PE

February 23, 2005 CERTIFIED MAIL – 7004 2510 0006 7990 5140

Ms. Glenda Baber
Holiday Park Neighborhood Association
11420 Bar Harbor Place NE
Albuquerque, NM 87111

RE: Tract B, Holiday Park, Unit 2
Tract D, Holiday Park, Unit 2

Dear Ms. Baber:

As the consulting engineers for the above referenced sites (see attached zone map), we are writing this letter to inform the Holiday Park Neighborhood Association that a request for Preliminary Plat approval and Sidewalk Deferral for Embudo Canyon North and Embudo Canyon South will be submitted to the City of Albuquerque Development Review Board this week.

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

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

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

7004 2510 0006 7990 5140

U.S. Postal Service™
CERTIFIED MAIL™ RECEIPT
(Domestic Mail Only; No Insurance Coverage Provided)
For delivery information visit our website at www.usps.com®
OFFICIAL USE
ALBUQUERQUE, NM 87111

Postage	$ 0.37	UNIT
Certified Fee	2.30	
Return Receipt Fee (Endorsement Required)	1.75	
Restricted Delivery Fee (Endorsement Required)		Clerk
Total Postage & Fees	$ 4.42	02/23/05

USPS ALBUQUERQUE NM HIGHLAND STA FEB 23 2005 Postmark Here

Sent To: Glenda Baber, Holiday Park N.A.
Street, Apt. No.; or PO Box No.: 11420 Bar Harbor Place NE
City, State, ZIP+4: Albuquerque, NM 87111

7004 2510 0006 7990 5140

PS Form 3800, June 2002 See Reverse for Instructions

ISAACSON & ARFMAN, P.A.
Consulting Engineering Associates
Thomas O. Isaacson, PE & LS • Fred C. Arfman, PE
Scott M. McGee, PE

February 23, 2005 CERTIFIED MAIL – 7002 0860 0003 3155 8950

Ms. Debra Herber
Holiday Park Neighborhood Association
3309 Montreal NE
Albuquerque, NM 87111

RE: Tract B, Holiday Park, Unit 2
Tract D, Holiday Park, Unit 2

Dear Ms. Herber:

As the consulting engineers for the above referenced sites (see attached zone map), we are writing this letter to inform the Holiday Park Neighborhood Association that a request for Preliminary Plat approval and Sidewalk Deferral for Embudo Canyon North and Embudo Canyon South will be submitted to the City of Albuquerque Development Review Board this week.

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

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

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

7002 0860 0003 3155 8950

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

OFFICIAL USE
ALBUQUERQUE, NM 87111

Postage	$ 0.37
Certified Fee	2.30
Return Receipt Fee (Endorsement Required)	1.75
Restricted Delivery Fee (Endorsement Required)	
Total Postage & Fees	$ 4.42

Postmark Here
FEB 23 2005
Clerk: KYYD
ALBUQUERQUE, NM HIGHLAND STA UNIT 87108

Sent To Debra Herber
Holiday Park N.A.
Street, Apt. No.; or PO Box No. 3309 Montreal NE
City, State, ZIP+4 Albuquerque, NM 87111

PS Form 3800, April 2002 See Reverse for Instructions

7002 0860 0003 3155 8950

128 Monroe St. NE • Albuquerque, NM 87108 • (505) 268-8828 • FAX (505) 268-2632

CITY OF *ALBUQUERQUE*

TRAFFIC IMPACT STUDY (TIS) / ENVIRONMENTAL HEALTH INFORMATION FORM

TO BE COMPLETED BY APPLICANT

PPLICANT: ISAACSON + ARFMAN PA **Date of request:** 2/17/05 **Zone atlas page(s):** 6-21

CURRENT:

Zoning R-2

Parcel Size (acres / sq.ft.) 2.093 AC

Legal Description -

Lot or Tract # B Block #

Subdivision Name HOLIDAY PARK, UNIT 2

REQUESTED CITY ACTION(S):

Annexation	[ ]	Sector Plan	[ ]	Site Development Plan:		Building Permit	[ ]
Comp. Plan		Zone Change	[ ]	a) Subdivision	[ ]	Access Permit	[ ]
Amendment	[ ]	Conditional Use	[ ]	b) Build'g Purposes	[ ]	Other DRB	[✓]
				c) Amendment	[ ]		

PROPOSED DEVELOPMENT:

No construction / development [ ]

New Construction [✓]

Expansion of existing development [ ]

GENERAL DESCRIPTION OF ACTION: [1]

# of units - 22

Building Size - 1940 MAX (sq. ft.)

Notes: 1. Changes made to development proposals / assumptions, from the information provided above, may change the TIS or AQIA analysis requirements.

Applicant or Representative [signature] Date 2/17/05

(To be signed upon completion of processing by Traffic Engineer and Environmental Health)

TRANSPORTATION DEVELOPMENT

TRAFFIC IMPACT STUDY (TIS) REQUIRED: YES [ ] NO [X] BORDERLINE [ ]

Planning Dept., Dev. & Bldg. Services Div., Transportation Dev. Section - 2nd FL. 600 2nd St. NW Plaza del Sol Bldg. 924-3994

THRESHOLDS MET? YES [ ] NO [X] Mitigating reasons for not requiring **TIS:** Previously studied: [ ]

Notes:

IF A TIS IS REQUIRED: A scoping meeting (as outlined in the Development Process Manual) must be held to define the level of analysis needed and the parameters of the study. **Any subsequent changes to the development proposal identified above may require an update or new TIS.**

[signature] 2-17-05

TRAFFIC ENGINEER DATE

ENVIRONMENTAL HEALTH

Per letter dated August 7, 2003 from the Director of the Environmental Health Department to the Director of the Planning Department, "all 5 CO monitors within Bernalillo County are yielding 8-hour average CO levels at less than 50% of the Federal CO standard ..." and "based on our review of the available scientific data, we do not foresee a circumstance where preparation of a detailed air quality study for a land use development will be warranted - regardless of the project size, location or traffic generated".

Required **TIS** **must be completed prior to applying to the EPC.** Arrangements must be made prior to submittal if a variance to this procedure is requested and noted on this form, otherwise the application may not be accepted or deferred if the arrangements are not complied with.

IS	**- SUBMITTED** ___ / ___ / ___		
	- FINALIZED ___ / ___ / ___	TRAFFIC ENGINEER	DATE

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

PAID RECEIPT

APPLICANT NAME INFill Solutions II

AGENT BARCSON T. ARFMAN

ADDRESS 128 Monroe NE

PROJECT & APP # 1003822 / 05DRB00332 00333

PROJECT NAME TBKA Embudo Canyon North

$ 20.00 441032/3424000 Conflict Management Fee

$ 895.00 441006/4983000 DRB Actions

$ _____ 441006/4971000 EPC/AA/LUCC Actions & All Appeals

$ 75.00 441018/4971000 Public Notification

$ 270.00 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

$ 1260.00 TOTAL AMOUNT DUE

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

WINTERHAVEN PARTNERS LLC
7620 JEFFERSON NE PH. 505-878-0008
ALBUQUERQUE, NM 87109

95-145/1070
001922785

1137

DATE 2/23/05

PAY TO THE ORDER OF CITY OF ALBUQUERQUE $ 1260.00

ONE THOUSAND TWO HUNDRED SIXTY DOLLARS

Security Features Included. Details on Back.

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⑈001922785⑈ ⑆107001452⑆ 1137

SIGN POSTING AGREEMENT

REQUIREMENTS

POSTING SIGNS ANNOUNCING PUBLIC HEARINGS

All persons making application to the City under the requirements and procedures established by the City Zoning Code or Subdivision Ordinance are responsible for the posting and maintaining of one or more signs on the property which the application describes. Vacations of public rights-of-way (if the way has been in use) also require signs. Waterproof signs are provided at the time of application. If the application is mailed, you must still stop at the Development Services Front Counter to pick up the sign.

The applicant is responsible for ensuring that the signs remain posted throughout the 15-day period prior to public hearing. Failure to maintain the signs during this entire period may be cause for deferral or denial of the application. Replacement signs for those lost or damaged are available from the Development Services Front Counter at a charge of $3.75 each.

1. LOCATION

   A. The sign shall be conspicuously located. It shall be located within twenty feet of the public sidewalk (or edge of public street). Staff may indicate a specific location.
   B. The face of the sign shall be parallel to the street, and the bottom of the sign shall be at least two feet from the ground.
   C. No barrier shall prevent a person from coming within five feet of the sign to read it.

2. NUMBER

   A. One sign shall be posted on each paved street frontage. Signs may be required on unpaved street frontages.
   B. If the land does not abut a public street, then, in addition to a sign placed on the property, a sign shall be placed on and at the edge of the public right-of-way of the nearest paved City street. Such a sign must direct readers toward the subject property by an arrow and an indication of distance.

3. PHYSICAL POSTING

   A. A heavy stake with two crossbars or a full plywood backing works best to keep the sign in place, especially during high winds.
   B. Large headed nails or staples are best for attaching signs to a post or backing; the sign tears out less easily.

4. TIME

Signs must be posted from 3-8-05 To 3-23-05

5. REMOVAL

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

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

Ruth Lozano — 2/25/05
(Applicant or Agent) — (Date)
for Isaacson & Artman

I issued 2 signs for this application, 2-25-05 (Date), [signature] (Staff Member)

DRB PROJECT NUMBER: 1003822

Rev. 1/11/05

12.16.04

TO: SHERAN MATSON, CHAIR
DEVELOPMENT REVIEW BOARD
PLANNING DEPARTMENT

FROM: FRED C. ARFMAN, P.E., ISAACSON & ARFMAN, P.A.
AGENT/ENGINEER FOR INFILL SOLUTIONS II

REF: TR(S)B & D, HOLIDAY PARK, UNIT 3

SUBJ: SKETCH PLAT

WE HEREBY REQUEST A WITHDRAWAL OF THE SKETCH PLATS FOR THE ABOVE REFERENCED PROJECT, C.O.A. PROJECT NO. 1003821 & 1003822.

THANK YOU.

FRED C. ARFMAN, P.E.

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

ZONING & PLANNING Z

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

APPLICANT INFORMATION:

NAME: INFILL SOLUTIONS II PHONE: 242-1871
ADDRESS: 723-B SILVER AVE SW FAX: 242-1872
CITY: ALBUQUERQUE STATE NM ZIP 87102 E-MAIL:
Proprietary interest in site: OWNER List all owners:
AGENT (if any): ISAACSON + ARFMAN PHONE: 268-8828
ADDRESS: 128 MONROE ST NE FAX:
CITY: ALB STATE NM ZIP 87108 E-MAIL:

DESCRIPTION OF REQUEST: INFILL SOLUTIONS II - JUAN TABO AND BRUSSELS

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. B Block: Unit:
Subdiv. / Addn. HOLIDAY PARK UNIT 2
Current Zoning. R-2 Proposed zoning: RT
Zone Atlas page(s). G-21 No. of **existing** lots: 1 No. of **proposed** lots. 22
Total area of site (acres): 2.093 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 102206002822531019 MRGCD Map No.
LOCATION OF PROPERTY BY STREETS: On or Near: JUAN TABO BLVD NE
Between: BRUSSELS AVE NE and GOLDEN GATE AVE NE

CASE HISTORY:
List any current or prior case number that may be relevant to your application (Proj., App., DRB-, AX_,Z_, V_, S_, etc.). Z-1221
DRB 99-48
Check-off if project was previously reviewed by Sketch Plat/Plan ☐, or Pre-application Review Team ☐. Date of review: NA

SIGNATURE DATE
(Print) AMY L. D. NIESE, PE ___ Applicant ✓ Agent

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

FOR OFFICIAL USE ONLY

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

Application case numbers	Action	S.F.	Fees
04DRB - - 01888	SK	S(3)	$ 0
			$
			$
			$
			$
			Total $ 0

Hearing date 12/29/04

12-8-04
Planner signature / date

Project # 1003822

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.

AMY L. D. NIESE, PE
Applicant name (print)

12/6/04
Applicant signature / date

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

1 Checklists complete
☐ Fees collected
☐ Case #s assigned
☐ Related #s listed

Application case numbers
04DRB -01888
___ - ___ - ___
___ - ___ - ___

12-8-04
Planner signature / date

Project # 1003822

ISAACSON & ARFMAN, P.A.

Consulting Engineering Associates

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

Ms. Sheran |Matson
DRB Chairperson
Planning Department
City of Albuquerque
600 2nd Street NW
Albuquerque, NM 87102

Re: Infill Solutions II – Juan Tabo and Brussels

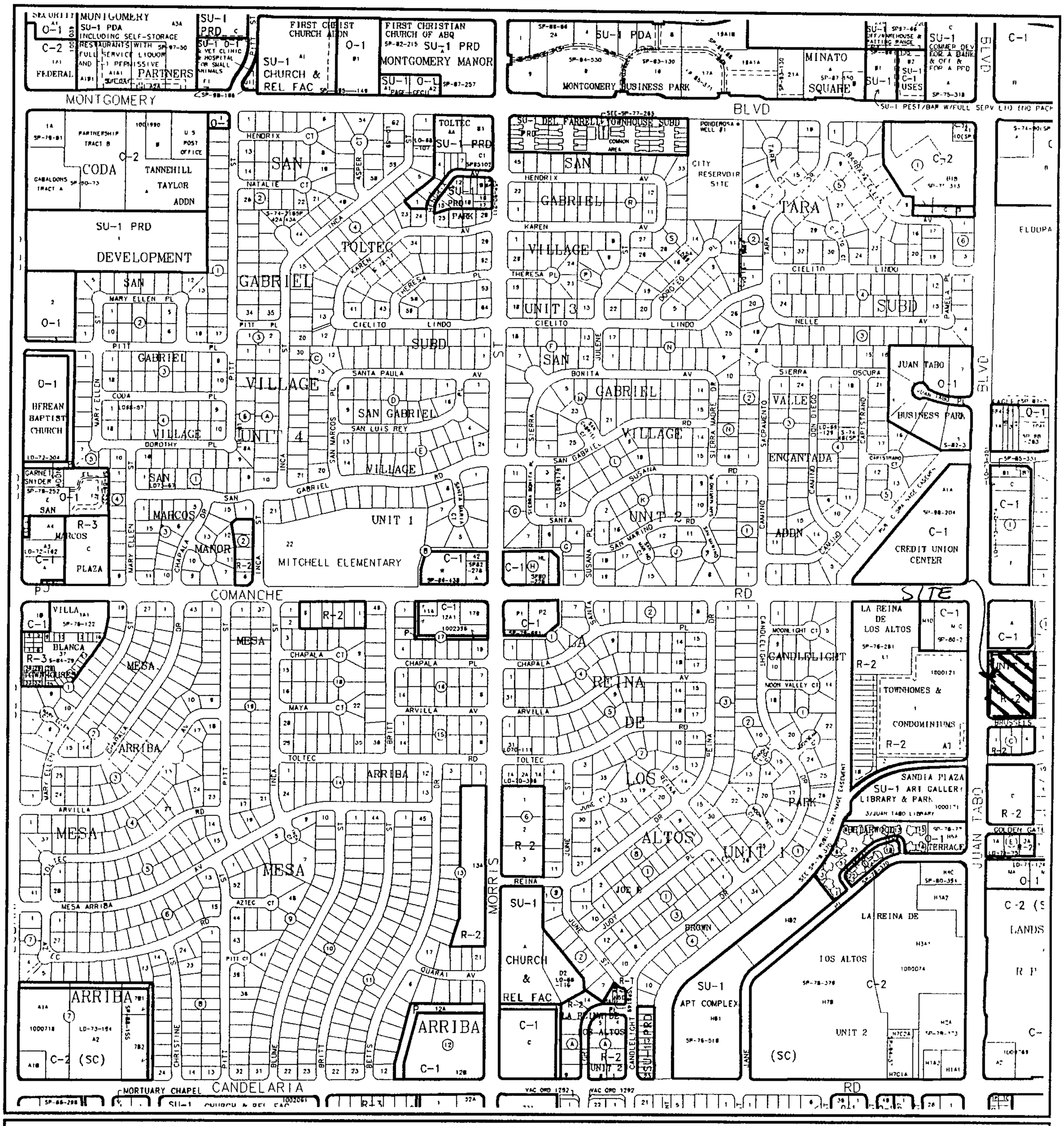
Dear Ms. Matson:

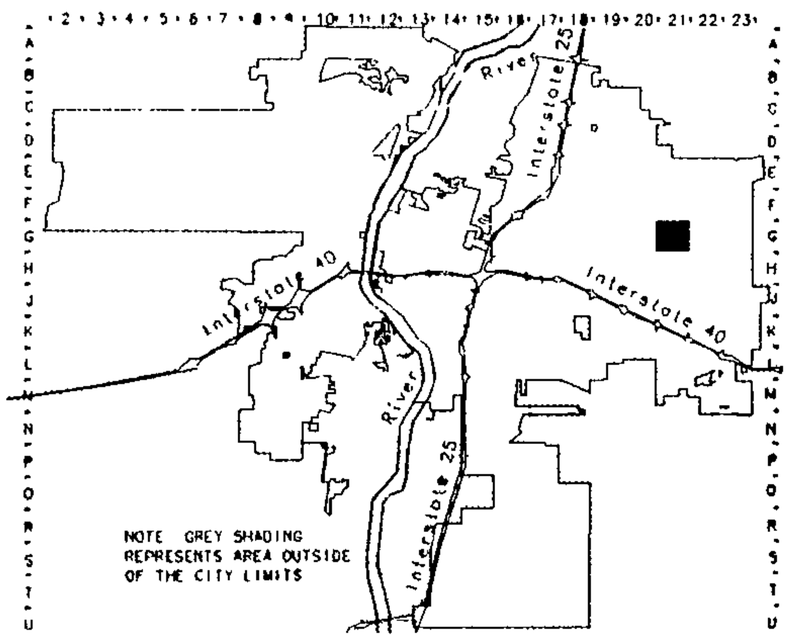
Enclosed is a submittal for Sketch Plat. Duplexes are being planned for the site along with P-1 designation. The current zoning is R-2 to be changed to RT through EPC. There will be 22 lots. Please contact me if I can be of any assistance.

Amy L. D. Niese, PE

Project Engineer
Isaacson and Arfman, PA

128 Monroe St. NE • Albuquerque, NM 87108 • (505) 268-8828 • FAX (505) 268-2632





TRACT B

GRAPHIC SCALE IN FEET

250 0 750 1000

Albuquerque Geographic Information System

PLANNING DEPARTMENT

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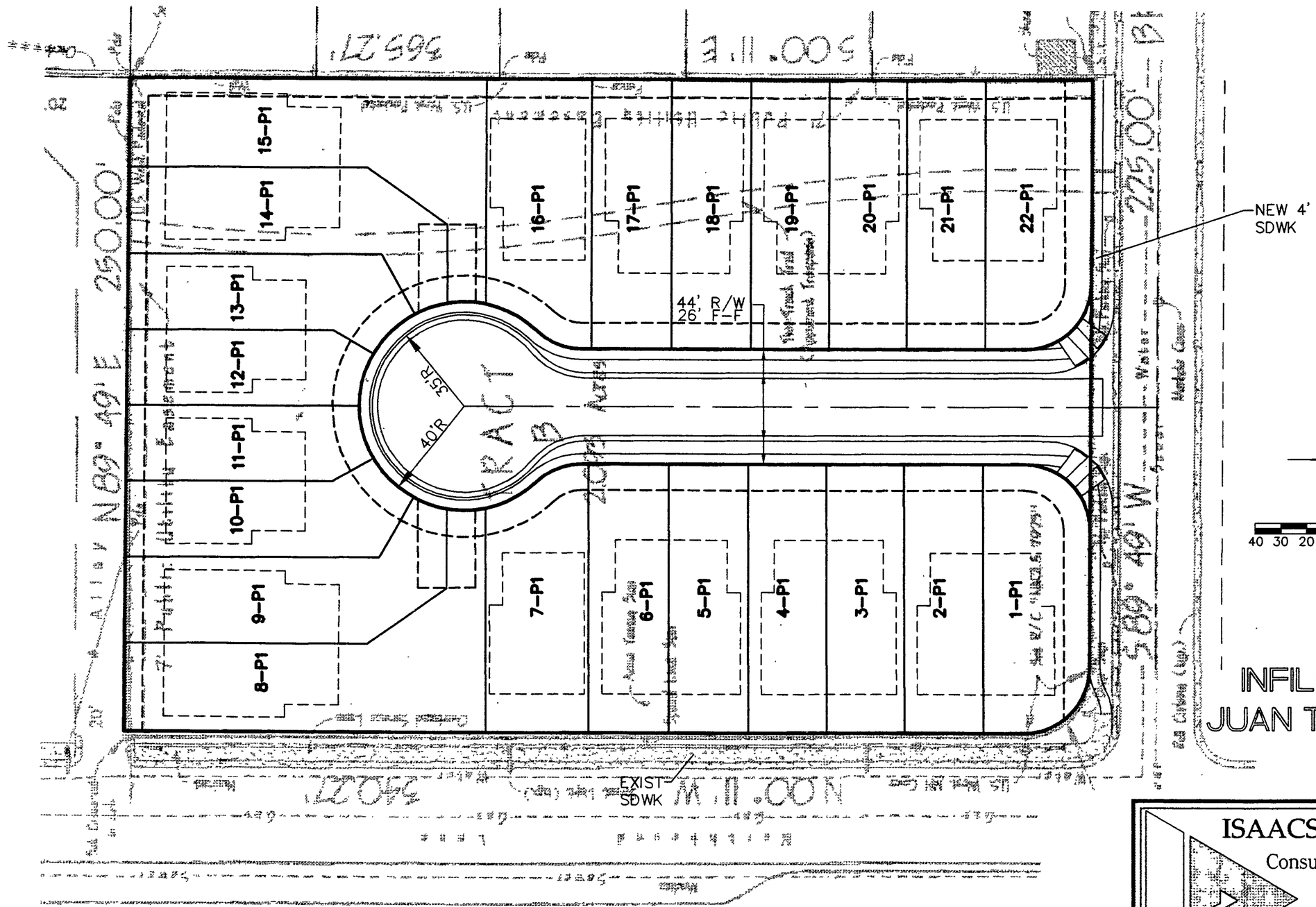
Zone Atlas Page

G-21-Z

Map Amended through June 02, 2004



SCALE:
1"=40'

40 30 20 10 0 40 80

SITE PLAN

INFILL SOLUTIONS II
JUAN TABO & BRUSSLES

ISAACSON & ARFMAN, P.A.
Consulting Engineering Associates
128 Monroe Street N.E.
Albuquerque, New Mexico 87108
Ph. 505-268-8828 Fax. 505-268-2632

TRACT B.DWGthor 12.07.04

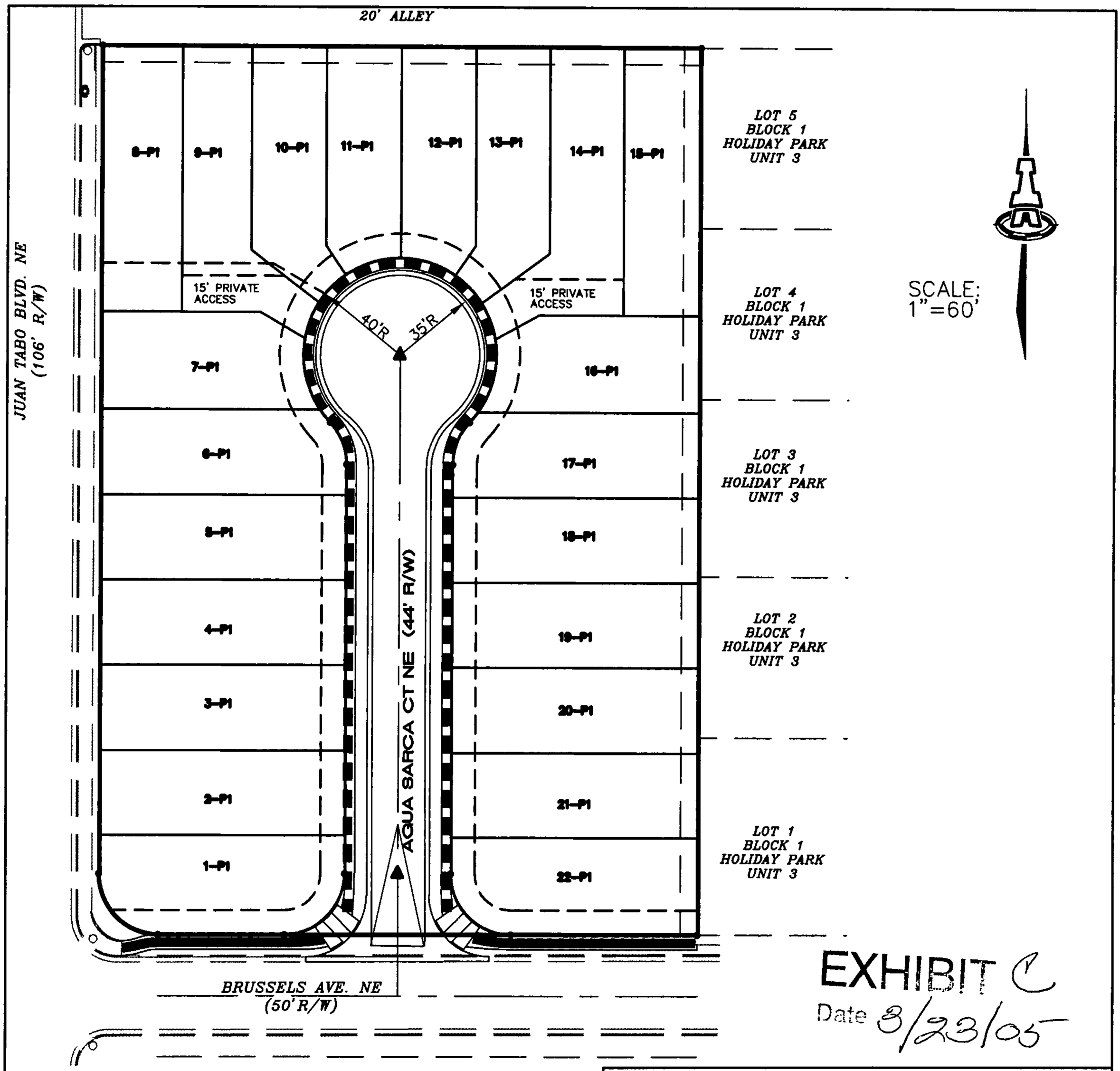


EXHIBIT C
Date 8/23/05

SIDEWALK DEFERRAL PLAN

EMBUDO CANYON NORTH SUBDIVISION

LEGEND

SIDEWALKS TO BE CONSTRUCTED

SIDEWALKS TO BE DEFERRED

ISAACSON & ARFMAN, P.A.
Consulting Engineering Associates
128 Monroe Street N.E
Albuquerque, New Mexico 87108
Ph. 505-268-8828 Fax. 505-268-2632

1411.01SWDEF.DWGthor 02.24.05