Completed
4/23/08
VS

DRB CASE ACTION LOG (FINAL PLAT)

REVISED 10/08/07

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.: 08DRB-70141 Project # 1003857
Project Name: BARELAS COFFEE HOUSE tbka BARELAS TOWN HOMES
Agent: PRECISION SURVEYS INC. Phone No.: 856-5700

Your request was approved on 3/26/08 by the DRB with delegation of signature(s) to the following departments.

OUTSTANDING SIGNATURES COMMENTS TO BE ADDRESSED

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

Created On:

DRB CASE ACTION LOG (FINAL PLAT)

REVISED 10/08/07

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Created On:

DEVELOPMENT REVIEW BOARD
ACTION SHEET

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

March 26, 2008 9:00AM
MEMBERS:

Jack Cloud, AICP, DRB Chairman, Planning Department

Angela Gomez, Administrative Assistant

Kristal Metro, P.E. , Transportation Development
Brad Bingham, P.E., Hydrology/ Alternate City Engineer
Roger Green, P.E., Albuquerque/ Bernalillo Co.WUA
Christina Sandoval, Parks/Municipal Development

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

1. **Project# 1007137**
08DRB-70097 VACATION OF PUBLIC RIGHT-OF-WAY

ISMELDA F. FLORES request(s) the above/ referenced action(s) for all or a portion of the alley at the rear of Lot(s) 1, Block B, **CACY SUBDIVISION** zoned R-2, located on the east side of CORONA DR NW BETWEEN PHEASANT AVE NW AND FLAMINGO AVE NW. (G-11) **DEFERRED TO 5/7/08 AT THE AGENT'S REQUEST.**

2. **Project# 1004036**
08DRB-70104 MAJOR - 2YR SUBD IMP AGMT EXT (2YR SIA)

MAX and VICTORIA CONTRERAS request(s) the above/ referenced action(s) for all or a portion of **MAX REPLAT** zoned RA-2 and R-1, located on the west side of RIO GRANDE BLVD NW BETWEEN LOS ANAYAS RD NW AND ZICKERT RD NW containing approximately 1.0661 acre(s). (H-12, H-13) **THE TWO YEAR EXTENSION OF THE SUBDIVISION IMPROVEMENT AGREEMENT (SIA) WAS APPROVED.**

3. **Project# 1000965**
08DRB-70109 MAJOR - 2YR SUBD IMP AGMT EXT (2YR SIA)

BOHANNAN HUSTON INC agent(s) for ANDALUCIA DEVELOPMENT CO INC request(s) the above/ referenced action(s) for all or a portion of **ANDALUCIA AT LA LUZ,** zoned SU-1, located on the east side of COORS BLVD NW BETWEEN MONTANO RD NW AND NAMASTE RD NW containing approximately 84.7 acre(s). (F-11) **THE ONE YEAR EXTENSION OF THE SUBDIVISION IMPROVEMENT AGREEMENT (SIA) WAS APPROVED.**

4. **Project# 1004739**
08DRB-70110 MAJOR - 2YR SUBD IMP AGMT EXT (2YR SIA)

BOHANNAN HUSTON INC agent(s) for SIERRA AT THE TRAILS, INC request(s) the above/ referenced action(s) for all or a portion of **SANTA FE 3 AT THE TRAILS UNIT 2** zoned SU-2/ RD, located on the NORTHWEST CORNER OF TREELINE AVE NW AND OAKRIDGE ST NW, containing approximately 19.3591 acre(s). (C-9) **THE ONE YEAR EXTENSION OF THE SUBDIVISION IMPROVEMENT AGREEMENT (SIA) WAS APPROVED.**

5. **Project# 1005108**
08DRB-70059 MAJOR - PRELIMINARY PLAT APPROVAL
08DRB-70105 SIDEWALK WAIVER
08DRB-70138 SIDEWALK WAIVER

THE DESIGN GROUP agent(s) for RALPH CORRIZ request(s) the above/ referenced action(s) for all or a portion of Tract(s) 67-A-1 AND 67-A-2, **MRGCD MAP #29,** zoned R-1 and C-1, located on the east side of 4TH ST NW BETWEEN VINEYARD RD NW AND WILLOW RD NW containing approximately 2.4 acre(s). (E-15) *[Deferred from 2/27/08 & 3/12/08].* **DEFERRED TO 4/2/08 AT THE AGENT'S REQUEST.**

6. **Project# 1006833**
08DRB-70108 VACATION OF PUBLIC EASEMENT
08DRB-70111 VACATION OF PRIVATE EASEMENT
08DRB-70112 MAJOR - PRELIMINARY PLAT APPROVAL

SURV-TEK INC agent(s) for TABET LUMBER CO request(s) the above/ referenced action(s) for all or a portion of Tracts S-1A and S-2A-2, **ATRISCO BUSINESS PARK, UNIT 2** (TBK as Tract(s) A & B, MERIDIAN BUSINESS PARK II) together with Tract S-2A-1, **ATRISCO BUSINESS PARK, UNIT 2** (TBK as UNSER TOWNE CROSSING) zoned IP, located on the east side of UNSER BLVD NW BETWEEN LOS VOLCANES RD NW AND INTERSTATE ROUTE 40 containing approximately 70.3629 acre(s). (J-9, J-10) **DEFERRED TO 4/9/08 AT THE AGENT'S REQUEST.**

07DRB-70254 MAJOR - SDP FOR SUBDIVISION
07DRB-70255 MAJOR - SDP FOR BUILDING PERMIT

GEORGE RAINHART ARCHITECTS agent(s) for WEBER AND COMPANY request(s) the above action(s) for all or a portion of Tract(s) S2A2, S2A1 & S1A, **ATRISCO BUSINESS ADDITION (to be known as UNSER TOWNE CROSSING)** zoned IP, located on LOS VOLCANES NW BETWEEN UNSER BLVD NW AND GALATIN NW containing approximately 53 acre(s). (J-9 & J-10) *[Deferred from 10/10/07,11/14/07, 12/12/07, 1/30/08 & 2/27/08]* **DEFERRED TO 4/9/08 AT THE AGENT'S REQUEST.**

7. **Project# 1004354**
08DRB-70048 SITE DEVELOPMENT PLAN FOR BUILDING PERMIT

TIERRA WEST LLC agent(s) for MCDONALD'S CORPORATION request(s) the above action(s) for all or a portion of Lot 2, **KRANIA ADDITION,** zoned SU-2 PCA, located on the SE corner of 98TH ST NW AND VOLCANO RD NW containing approximately 1.1172 acre(s). (K-9) *[Deferred from 2/20/08,3/5/08, 3/12/08 & 3/19/08.]* **DEFERRED TO 4/2/08 AT THE AGENT'S REQUEST.**

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

8. **Project# 1006865**
08DRB-70117 EPC APPROVED SDP FOR BUILD PERMIT

TIERRA WEST LLC agent(s) for SOUTHWEST REGIONAL COUNCIL OF CARPENTERS request(s) the above action(s) for all or a portion of Tract(s) A-1, **COMANCHE BUSINESS PARK** zoned M-1, located on PAN AMERICAN FREEWAY NE BETWEEN COMANCHE NE AND VASSAR DR NE containing approximately 15.701 acre(s). (G-16) *[Deferred from 3/12/08]* **WITH THE SIGNING OF THE INFRASTUCTURE LIST DATED 3/26/08, THE SITE DEVELOPMENT PLAN FOR BUILDING PERMIT WAS APPROVED WITH FINAL SIGN-OFF DELEGATED TO CITY ENGINEER FOR SIA AND EASMENTS, AND TO TRANSPORTATION FOR EASEMENT AND COMMENTS – A PLAT MAY BE NEEDED FOR DEDICATION OF RIGHT-OF-WAY.**

9. **Project# 1006973**
08DRB-70119 EPC APPROVED SDP FOR BUILD PERMIT
08DRB-70120 EPC APPROVED SDP FOR SUBDIVISION

CONSENSUS PLANNING agent(s) for MIDWEST PHILLIPS EDISON AND COMPANY request(s) the above action(s) for all or a portion of Lot(s) 19 A-1, **PARADISE NORTH** zoned SU-1 FOR C-1 USES, located on UNSER BLVD NW BETWEEN MCMAHON BLVD NW AND SUMMER REDGE NW containing approximately 3.6 acre(s). (A-11) *[Deferred from 3/12/08]* **DEFERRED TO 4/9/08 AT THE AGENT'S REQUEST.**

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

10. **Project# 1003828**
08DRB-70142 SIDEWALK WAIVER

WILLIAM T CANIGCIA agent(s) for CANDALARIA VILLAGE LLC request(s) the above action(s) for all or a portion of Lot(s) 23-P1, **CANDALARIA VILLAGE** zoned R-1, located on VALLE AND CANDELARIA (G-13) **THE SIDEWALK WAIVER WAS APPROVED AS SHOWN ON EXHIBIT C IN THE PLANNING FILE.**

11. ~~**Project# 1003857**~~
08DRB-70141 MAJOR - FINAL PLAT APPROVAL

PRECISION SURVEYS INC agent(s) for MICHAEL GONZALES request(s) the above action(s) for all or a portion of Tract(s) B TBK LOTS 1-12 & TRACT A, **BARELAS COFFEE HOUSE To Be Known As BARELAS TOWN HOMES,** zoned SU-2 & SU-2 R-T, located on SIMPIER LANE SW BETWEEN 8TH ST SW AND 4TH ST SW containing approximately 1.0618 acre(s). (L-14) **THE FINAL PLAT WAS APPROVED. AGENT MUST PROVIDE 3 COPIES OF RECORDED PLAT TO PLANNING.**

12. **Project# 1006940**
08DRB-70139 MINOR - PRELIMINARY/ FINAL PLAT APPROVAL

COMMUNITY SCIENCES CORPOTATION agent(s) for FABIAN IBARRA request(s) the above action(s) for all or a portion of Lot(s) 17-20, **ORIGINAL TOWNSITE OF WESTLAND** zoned C-2, located on BRIDGE BLVD SW BETWEEN 86TH ST SW AND 90TH ST SW containing approximately 1.1941 acre(s). (K-09) **WITH THE SIGNING OF THE INFRASTUCTURE LIST DATED 3/26/08, THE PRELIMINARY PLAT WAS APPROVED. THE FINAL PLAT WAS INDEFINITELY DEFERRED FOR THE SIA.**

13. **Project# 1005513**
08DRB-70035 MINOR - FINAL PLAT APPROVAL

JACKS HIGH COUNTRY INC agent(s) for FRANK L AND EVELYN S BARELA request(s) the above action(s) for all or a portion of Tract(s) 2, **LANDS OF ALBERT L. MATTHEW,** zoned R-1, located on 12TH ST NW BETWEEN DON FRANCISCO NW AND DON FRANCISCO PL NW containing approximately 0.3755 acre(s). (G-14) **THE FINAL PLAT WAS APPROVED WITH FINAL SIGN-OFF DELGATED TO CITY ENGINEER FOR ENGINEERING CERTIFICATION AND TO PLANNING TO RECORD AND FOR 3 COPIES.**

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

14. **Project# 1001970**
08DRB-70140 SKETCH PLAT REVIEW AND COMMENT

THOMPSON ENGINEERING CONSULTANTS, INC agent(s) for VIRGIL GIL JR request(s) the above action(s) for all or a portion of Tract(s) F, **COLLEGE PARK WEST** zoned RL-T, located on ST JOSEPH AVE NW BETWEEN UNSER BLVD NW AND LADERA DR NW containing approximately 2.7 acre(s). (G-10) **THE ABOVE ITEM WAS REVIEWED AND COMMENTS WERE GIVEN.**

15. Approval of the Development Review Board Minutes for October 31, 2007.

16. Other Matters: None

ADJOURNED: 10:35

3857

DXF Electronic Approval Form

DRB Project Case #: 1003857

Subdivision Name: BARELAS TOWN HOMES TRACT A LOTS 1 - 12

Surveyor: LARRY W MEDRANO

Contact Person: LISA PARRISH

Contact Information: 856-5700

DXF Received: 3/18/2008 Hard Copy Received: 3/18/2008

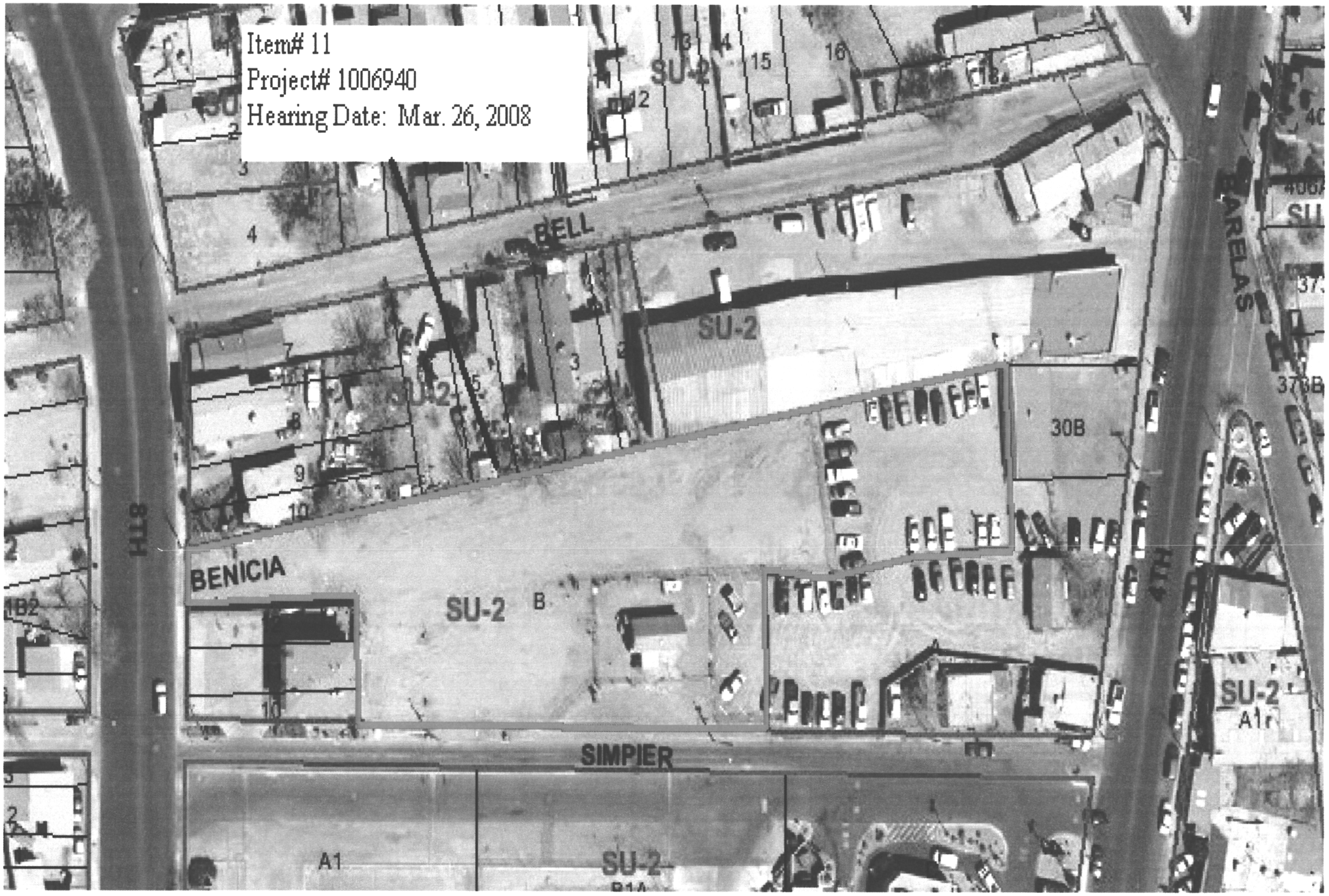
Coordinate System: NMSP Grid (NAD 83)

Approved 03.19.2008 Date

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

AGIS Use Only

Copied fc **3857** to agiscov on **3/20/2008** Contact person notified on **3/20/2008**


Item# 11
Project# 1006940
Hearing Date: Mar. 26, 2008
BELL
SU-2
BENICIA
SIMPIER
8TH
4TH
BARELAS
30B
A1

CITY OF ALBUQUERQUE

CITY OF ALBUQUERQUE
PLANNING DEPARTMENT
HYDROLOGY DEVELOPMENT SECTION

DEVELOPMENT REVIEW BOARD--SPEED MEMO

DRB CASE NO/PROJECT NO: 1003857 **AGENDA ITEM NO: 11**

SUBJECT:

Final Plat

ACTION REQUESTED:

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

ENGINEERING COMMENTS:

No adverse comments.

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
924-3986

DATE: March 26, 2008

PO Box 1293
Albuquerque
NM 87103
www.cabq.gov

OFFICIAL NOTICE OF DECISION

CITY OF ALBUQUERQUE
PLANNING DEPARTMENT
DEVELOPMENT REVIEW BOARD

June 20, 2007

2. Project# 1003857
07DRB-70017 MAJOR - PRELIMINARY PLAT APPROVAL
07DRB-70018 MINOR - TEMP DEFR SWDK CONST

BRASHER AND LORENZ INC agent(s) for MIKE GONZALES request(s) the above action(s) for all or a portion of Lot(s) A, **BARELAS TOWN HOMES** zoned SU-2 FOR RT, located on SIMPIER LN SW BETWEEN FOURTH ST SW AND EIGHTH ST SW containing approximately 1.0618 acre(s). [REF: 06DRB-01300] (L-14)

At the June 20, 2007, Development Review Board meeting, with the signing of the infrastructure list dated 06/20/07 and approval of the grading plan engineer stamp dated 05/11/07 the preliminary plat was approved with the following condition of final plat approval:

A sidewalk waiver request and a subdivision design variance request are required.

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 July 5, 2007, in the manner described below.

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

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

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: Mike Gonzales, 1502 4th St SW, 87102
Brasher & Lorenz, 2201 San Pedro NE, Bldg. 1, Suite 1300, 87110
Marilyn Maldonado, Planning Department, 4th Floor, Plaza del Sol Bldg.
File

DEVELOPMENT REVIEW BOARD
ACTION SHEET

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

June 20, 2007 9:00 a.m.

MEMBERS:

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

Wilfred Gallegos, Transportation Development
Kristal Metro, Alternate City Engineer

Roger Green, Utility Development
Christina Sandoval, Parks & Recreation

****

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

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

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

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

Adjourned: 11:10 A.M.

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

1. Project# 1004178
07DRB-70020 MAJOR - 2YR SUBD IMP AGMT (2YR SIA)

GARCIA/KRAEMER & ASSOCIATES agent(s) for NM ONE CALL request(s) the above action(s) for all or a portion of Block(s) 27, Tract(s) G-1 & G-2, **MESA VILLAGE** zoned O-1, located on EUBANK BLVD NE BETWEEN LOMAS BLVD NE AND WALKER NE containing approximately 2.2 acre(s). (J-20) **THE TWO-YEAR SIA WAS APPROVED.**

2. **Project# 1003857**
07DRB-70017 MAJOR - PRELIMINARY PLAT APPROVAL
07DRB-70018 MINOR - TEMP DEFR SWDK CONST

BRASHER AND LORENZ INC agent(s) for MIKE GONZALES request(s) the above action(s) for all or a portion of Lot(s) A, **BARELAS TOWN HOMES** zoned SU-2 FOR RT, located on SIMPIER LN SW BETWEEN FOURTH ST SW AND EIGHTH ST SW containing approximately 1.0618 acre(s). [REF: 06DRB-01300] (L-14) **WITH THE SIGNING OF THE INFRASTRUCTURE LIST DATED 06/20/07 AND APPROVAL OF THE GRADING PLAN ENGINEER STAMP DATED 05/11/07 THE PRELIMINARY PLAT WAS APPROVED WITH THE FOLLOWING CONDITIONS OF FINAL PLAT APPROVAL: A SIDEWALK WAIVER REQUEST AND SUBDIVISION DESIGN VARIANCE ARE REQUIRED. THE TEMPORARY DEFERRAL OF CONSTRUCTION OF SIDEWALKS ON THE INTERIOR STREETS WAS APPROVED AS SHOWN ON EXHIBIT C IN THE PLANNING FILE.**

3. **Project# 1005343**
07DRB-70016 VACATION OF PUBLIC RIGHT-OF-WAY

SURVEYS SOUTHWEST LTD agent(s) for MONEER HINDI request(s) the above action(s) for all or a portion of Lot(s) 3-A, **MANKIN INC** zoned C-2, located on SKYLINE RD NE BETWEEN I-40 AND CENTRAL AVE NE. [REF: 07DRB00066, 07DRB00067] (L-22) **THE VACATION WAS APPROVED AS SHOWN ON EXHIBIT B IN THE PLANNING FILE.**

4. **Project# 1006502**
07DRB-70015 VACATION OF PUBLIC EASEMENT

A & J HOMES INC agent(s) for BEATRICE ALCON request(s) the above action(s) for all or a portion of Lot(s) FF, Block(s) 4, **THE PALISADES REPLAT** zoned R-1, located on LA BAJADA CT NW BETWEEN PALISADES NW AND LA RAJADA DR NW containing approximately .2475 acre(s). (J-11) **THE VACATION WAS APPROVED AS SHOWN ON EXHIBIT B IN THE PLANNING FILE.**

5. **Project# 1006503**
07DRB-70019 MAJOR - SDP FOR BUILDING PERMIT

CHESH ENT INC request(s) the above action(s) for all or a portion of Lot(s) 6, **JOURNAL CENTER, UNIT 2,** zoned IP, located on MASTHEAD NE BETWEEN WASHINGTON NE AND JEFFERSON NE containing approximately .53 acre(s). (D-17) **THE SITE PLAN FOR BUILDING PERMIT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO UTILITIES DEVELOPMENT FOR REMOVAL OF THE ENCROACHMENTS IN THE 20-FOOT WATERLINE EASEMENT AND TRANSPORTATION DEVELOPMENT FOR ADA RAMP, SMALL CAR SPACE PAINTING, PARKING COUNTS, CITY STANDARD DRAWING NOTES, 15-DAY APPEAL PERIOD AND 3 COPIES OF THE SITE PLAN.**

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

BOHANNAN HUSTON INC agent(s) for CANTATA AT THE TRAILS INC request(s) the above action(s) for Tract 5 and a portion of Tract 4 OS, THE TRAILS, UNIT 2, (to be known as **CANTATA AT THE TRAILS)** zoned SU-2 UR located on OAKRIDGE ST NW between WOODMONT AVE NW and UNIVERSE NW containing approximately 25 acre(s). [REF: 04DRB-01322] *[Deferred from 06/06/07 & 06/20/07]* (C-9) **DEFERRED AT AGENT'S REQUEST TO 06/27/07.**

7. **Project # 1005031**
06DRB-01077 Major-Vacation of Public Easements

SURV-TEK agent(s) for THE TRAILS LLC request(s) the above action(s) for all or a portion of Tract(s) 9-A, THE TRAILS, UNIT 2 (to be known as **SANTA FE 3 @ THE TRAILS, UNIT 2**) zoned SU-2-SRSL, located on WOODMONT AVE NW, between RAINBOW BLVD NW and UNIVERSE BLVD NW containing approximately 20 acre(s). [REF: 06DRB-01017, 06DRB-01018] *[Deferred from 8/23/06, 9/13/06, 9/27/06, 10/4/06, 10/25/06, 11/29/06, 12/20/06, 1/24/07 & 4/18/07 & 6/20/07]* (C-9) **DEFERRED AT THE AGENT'S REQUEST TO 7/18/07.**

06DRB-01017 Major-Preliminary Plat Approval
06DRB-01018 Minor-Temp Defer SDWK

SURV TEK & WILSON & COMPANY agent(s) for THE TRAILS LLC request(s) the above action(s) for all or a portion of Tract(s) 9-A, THE TRAILS UNIT 2 (to be known as **SANTA FE 3 @ THE TRAILS, UNIT 2**) zoned SU-2-SRSL , located on WOODMONT AVE NW, between RAINBOW BLVD NW and UNIVERSE BLVD NW containing approximately 20 acre(s). (Listed as Project 1004644 in error) *[Deferred from 8/9/06, 8/23/06, 9/13/06, 9/27/06, 10/4/06 , 10/25/06, 11/29/06, 12/20/06, 1/24/07 & 4/18/07 & 6/20/07]* (C-9) **DEFERRED AT THE AGENT'S REQUEST TO 7/18/07.**

06DRB-01282 Minor-Subd Design (DPM) Variance

WILSON AND COMPANY agent(s) for THE TRAILS LLC request(s) the above action(s) for all or a portion of Tract(s) 9A, THE TRAILS UNIT 2 (to be known as **SANTA FE 3 @ THE TRAILS, UNIT 2**) zoned SU-2-SRSL, located on WOODMONT AVE NW, between RAINBOW BLVD NW and UNIVERSE BLVD NW containing approximately 20 acre(s). [REF: 06DRB-01017, 06DRB-01018, DRB-01077] *Deferred from 9/13/06, 9/27/06, 10/4/06, 10/25/06, 11/29/06, 12/20/06, 1/24/07 & 4/18/07 & 6/20/07]* (C-9) **DEFERRED AT THE AGENT'S REQUEST TO 7/18/07.**

8. **Project # 1005070**
06DRB-01154 Major-Preliminary Plat Approval
06DRB-01156 Minor-Sidewalk Waiver
06DRB-01155 Minor-Temp Defer SDWK

SURV-TEK INC & WILSON & COMPANY agent(s) for THE TRAILS LLC request(s) the above action(s) for all or a portion of Tract(s) 8, THE TRAILS, UNIT 2 (to be known as **TAOS @ THE TRAILS, UNIT 2**) zoned SU-2-SRLL, located on WOODMONT AVE NW, between UNIVERSE BLVD NW and RAINBOW BLVD NW containing approximately 9 acre(s). *[Deferred from 9/6/06, 9/13/06, 9/27/06, 10/11/06, 10/25/06, 11/29/06, 12/20/06, 1/24/07 & 4/18/07 & 6/20/07]* (C-9) **DEFERRED AT THE AGENT'S REQUEST TO 7/18/07.**

9. **Project # 1004075**
06DRB-01537 Major-Vacation of Pub Right-of-Way
06DRB-01539 Minor-Vacation of Private Easements

BOHANNAN HUSTON INC agent(s) for MESA DEL SOL LLC request(s) the above action(s) for all or a portion of Tract(s) 4A, 4B, 4C and 1 through 15, **MESA DEL SOL,** zoned SU-2 PLANNED COMMUNITY, located on INTERSTATE 25 SW, between BROADWAY BLVD SW and LOS PICAROS RD SW containing approximately 2,294 acre(s). [REF: 06DRB-00744] *[Deferred from 11/15/06,12/13/06, 1/3/07,1/17/07, 2/7/07, 2/28/07, 3/21/07,04/11/07, 05/02/07 & 5/30/07 & 6/20/07].* (R-16, Q-16, R-15, R-17, S-14, S-16, S-17, T-16) **DEFERRED AT THE AGENT'S REQUEST TO 7/11/07.**

10. **Project # 1005564**
07DRB-00619 Major-Preliminary Plat Approval

MARK SNAPP agent(s) for CALITERRA DEVELOPMENT request(s) the above action(s) for all or any portion of Tract(s) 212-BIA & 210-BIA, **RIO PERLES ADDITION,** zoned R-2, located on AMADO NW between RICE RD NW and SERNA RD NW containing approximately 1 acre(s). *[Deferred from 06/06/07 & 6/20/07]* (H-12) **DEFERRED AT THE AGENT'S REQUEST TO 7/25/07.**

<u>SITE DEVELOPMENT PLANS (EPC FINAL SIGN-OFF) AMENDED PLANS AND MASTER DEVELOPMENT PLANS (CITY COUNCIL FINAL SIGN-OFF)</u>
NOTE: IF THE APPLICANT/AGENT IS NOT PRESENT WHEN THEIR REQUEST IS CALLED,THEN THE REQUEST MAY BE INDEFINITELY DEFERRED ON A NO SHOW.

11. **Project# 1000762**
07DRB-70053 EPC APPROVED SDP FOR SUBDIVISION

CONSENSUS PLANNING agent(s) for FOUNTAIN HILLS PLAZA LLC request(s) the above action(s) for all or a portion of Tract(s) 2B, **ALBUQUERQUE WEST, UNIT 1,** zoned SU-1 FOR IP USES W/ EXCEPTIONS, located on PASEO DEL NORTE NW BETWEEN PARADISE BLVD NW AND EAGLE RANCH RD NW containing approximately 21 acre(s). **[Carmen Marrone for Stephanie Shumsky, EPC Case Planner]** (C-12) **THE SITE PLAN FOR SUBDIVISION WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO TRANSPORTATION DEVELOPMENT FOR SEVERAL COMMENTS AND TO PLANNIG FOR 3 COPIES.**

12. **Project# 1005482**
07DRB-70059 EPC APPROVED SDP FOR BUILD PERMIT

DESIGN PLUS LLC agent(s) for STONEBRIDGE INVESTMENT GROUP request(s) the above action(s) for all or a portion of Tract(s) 2 & 3, **MIRA MESA ESTATES,** zoned C-2 SC, located on HANOVER RD NW BETWEEN 64th ST NW AND 68th ST NW containing approximately 5 acre(s). **[Anna Di Mambro, EPC Case Planner]** [Deferred from 6/20/07] (J-10) **DEFERRED AT THE AGENT'S REQUEST TO 6/27/07.**

13. **Project# 1006505**
07DRB-70021 MINOR - SDP FOR BUILDING PERMIT

CLAUDIO VIGIL ARCHITECTS agent(s) for EDDIE CORLEY JR & SR LLC request(s) the above action(s) for all or a portion of Lot(s) 17, 18, 19, 20 & a portion 21, Tract(s) A, Block(s) 9, NORTH ALBUQUERQUE ACRES, UNIT B, (to be known as **CORLEY'S ALBUQUERQUE**) zoned SU-2 FOR IP USES, located on EAGLE ROCK ROAD NE BETWEEN EAST FRONTAGE ROAD NE AND SAN PEDRO NE containing approximately 3.9 acre(s). *[Deferred from 06/06/07 & 6/13/07]* (C-18) **THE SITE PLAN FOR BUILDING PERMIT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO PLANNING FOR 3 COPIES.**

07DRB-70055 MINOR - PRELIMINARY/ FINAL PLAT APPROVAL

SURVEYS SOUTHWEST LTD agent(s) for EDDIE CORLEY request(s) the above action(s) for all or a portion of Lot(s) 17, 18, 19, 20 & portion of 21, Block(s) 9, Tract(s) A, **NORTH ALBUQUERQUE ACRES, Unit(s) B,** zoned SU-2 IP, located on EAGLE ROCK AVE NE BETWEEN PAN AMERICAN FREEWAY NE AND SAN PEDRO DR NE containing approximately 4.7346 acre(s). (C-18) **WITH THE SIGNING OF THE INFRASTRUCTURE LIST DATED 6/20/07 AND APPROVAL OF THE GRADING PLAN ENGINEER STAMP DATED 5/21/07 THE PRELIMINARY PLAT WAS APPROVED. THE FINAL PLAT WAS INDEFINITELY DEFERRED FOR THE SIA.**

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

14. **Project# 1004878**
07DRB-70050 MINOR - PRELIMINARY/ FINAL PLAT APPROVAL

SURVEYS SOUTHWEST LTD agent(s) for GEORGE METZGAR request(s) the above action(s) for all or a portion of Lot(s) 9-A, 9-B, 9-C & 9-D, Block(s) A, **SOUTH BROADWAY ACRES, Unit(s) 1,** zoned SU-2 MR, located on BETHEL DR SE AND TOPEKA ST SE containing approximately 1.2413 acre(s). (M-14) **THE PRELIMINARY AND FINAL PLAT WAS APPROVED AND SIGNED OFF BY THE BOARD.**

15. **Project# 1005240**
07DRB-70056 MINOR - PRELIMINARY/ FINAL PLAT APPROVAL

SURVEYS SOUTHWEST LTD agent(s) for ROBIN HENDREXSON request(s) the above action(s) for all or a portion of Tract(s) H-1 & K-1, **GATEWAY INDUSTRIAL PARK,** zoned SU-1 FOR PLANNED IND DEVELOP, located on BROADWAY BLVD NE BETWEEN CLAREMONT AVE NE AND MENAUL BLVD NE containing approximately 4.3249 acre(s). (H-14/15) **THE PRELIMINARY AND FINAL PLAT WAS APPROVED AND SIGNED OFF BY THE BOARD.**

16. **Project# 1004161**
07DRB-70040 MAJOR - FINAL PLAT APPROVAL

HIGH MESA CONSULTING GROUP agent(s) for WILLIAM AND BENITA BRENNAN request(s) the above action(s) for all or a portion of Lot(s) 4 & 5, **RIVERSIDE PLAZA,** zoned SU-1 FOR PRD/8DU/ACRE REQ. LANDSCAPE, located on WINTER HAVEN RD NW BETWEEN LA ORILLA RD NW AND MONTANO PLAZA DRIVE NW containing approximately 3.1719 acre(s). (E-12) **THE FINAL PLAT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO UTILITIES DEVELOPMENT FOR 2 SEWER ACCOUNTS FOR THE EXISTING HOMES AND TO PLANNING FOR HOMEOWNERS ASSOCIATION COMMENTS AND RESTRICTIONS, PARK NOTE AND OPEN SPACE REQUIREMENT.**

17. **Project# 1000072**
07DRB-70041 MINOR - PRELIMINARY/ FINAL PLAT APPROVAL

DR HORTON request(s) the above action(s) for all or a portion of Tract(s) AA & BB, Block(s) 1, **CARMEL SUBDIVISION,** zoned R-D, located on CARMELITO LOOP NE BETWEEN HOLLY AVE NE AND CARMEL AVE NE containing approximately .1491 acre(s). *[Indef Def from 6/20/07]*(C-18) **INDEFINITELY DEFERRED AT THE AGENT'S REQUEST.**

18. **Project #1003828**
07DRB-00717 MINOR - PRELIMINARY/ FINAL PLAT APPROVAL

WILLIAM T CANIGLIA, agent(s) for CANDELARIA VILLAGE COMPANY request(s) the above action(s) for all or a portion of Lot(s) 38, **CANDELARIA VILLAGE**, zoned R-1, located on 12TH ST NW and DON FRANCISCO PL NW containing approximately 0.338 acre(s). *[Defer from 06/20/07]* (G-13) **DEFERRED AT THE AGENT'S REQUEST TO 7/11/07.**

19. **Project# 1003445**
07DRB-70054 MINOR - PRELIMINARY/ FINAL PLAT APPROVAL

BOHANNAN HUSTON INC agent(s) for FOUNTAIN HILLS PLAZA LLC request(s) the above action(s) for Tract(s) B-1-A, C-1-A, D-1-A & Lot(s) 6-A-1-A, A and 10-A-2, Block(s) D, Unit 1, ALBUQUERQUE WEST, **FOUNTAIN HILLS** and Tract(s) B, RICHLAND HILLS, UNIT 1, zoned SU-1 FOR IP USES W/EXCEPTIONS & PDA TO INCLUDE C-3 USES, located on NUNZIO AVE NW between PARADISE BLVD NW and PASEO DEL NORTE NW containing approximately 39.9074 acre(s). [REF: 07DRB00261] (C-12) **WITH THE SIGNING OF THE INFRASTRUCTURE LIST DATED 6/20/07 AND APPROVAL OF THE GRADING PLAN ENGINEER STAMP DATED 6/04/07 THE PRELIMINARY PLAT WAS APPROVED WITH THE FOLLOWING CONDITIONS OF FINAL PLAT: VACATE THE 10-FOOT PUBLIC UTILITY EASEMENT, MAINTENANCE AND BENEFICIARIES OF 24-FOOT EASEMENT AND NOTE 5, A ROUNDABOUT DESIGN AND ENSURE 1-FOOT PUBLIC RIGHT-OF-WAY EASEMENT IS EXCLUSIVE OF 10-FOOT PUBLIC UTILITY EASEMENT. THE FINAL PLAT WAS INDEFINITELY DEFERRED FOR THE SIA.**

20. Project# 1003364
07DRB-70003 EPC APPROVED SDP FOR BUILD PERMIT

TAFAZZUL HUSSAIN agent(s) for PHILLIP LINDBORG request(s) the above action(s) for all or a portion of Lot(s) 1-A-1-A1, Block(s) 10, Tract(s) 2, **NORTH ALBUQUERQUE ACRES, UNIT 3,** zoned SU-2 MIXED USE, located on HOLLY AVE NE BETWEEN LOUISIANA NE AND WYOMING NE containing approximately 1 acre(s). **[Anna DiMambro, EPC Case Planner]** *[Indef deferred from 5/30/07] [Defer from 06/20/07]* (C-19) **DEFERRED AT THE AGENT'S REQUEST TO 6/27/07.**

21. Project# 1003692
07DRB-70035 MINOR - PRELIMINARY/ FINAL PLAT APPROVAL

WILSON AND COMPANY INC agent(s) for ALBUQUERQUE PUBLIC SCHOOLS request(s) the above action(s) for all or a portion of Tract(s) A, B, AND C, LANDS OF ALBUQUERQUE PUBLIC SCHOOLS (to be known as **HEIGHTS COMMUNITY CENTER**) zoned SU-2 for O-1, located on BUENA VISTA AVE SE BETWEEN ST. CYR AVE SE AND COAL AVE SE containing approximately 7.916 acre(s)(K-15) *[Deferred from 6/13/07 & Indef Deferred on 06/20/07]* **INDEFINITELY DEFERRED AT THE AGENT'S REQUEST.**

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

22. Project# 1006543
07DRB-70058 SKETCH PLAT REVIEW AND COMMENT

SURVEYS SOUTHWEST LTD agent(s) for ALBERTSON'S INC request(s) the above action(s) for all or a portion of Tract(s) 61 A-1, **TOWN OF ATRISCO GRANT, UNIT 6,** zoned C-2, located on CENTRAL AVE SW BETWEEN COORS BLVD SW AND AMANDA ST SW containing approximately 6.195 acre(s). (K 10) **THE ABOVE REQUEST WAS REVIEWED AND COMMENTS WERE GIVEN.**

23. Project# 1006541
07DRB-70057 SKETCH PLAT REVIEW AND COMMENT

HOWARD KARNES & BARBARA REDISH agent(s) request(s) the above action(s) for all or a portion of Lot(s) 11 & 10, Block(s) D, **CHIMNEY RIDGE TOWNHOUSES, A BURNSIDE ENTERPRISE UNIT 6,** zoned SU-1 PUD, located on DEL CAMPO PL NE BETWEEN SAN PEDRO NE AND OSUNA NE. (F-8)
THE ABOVE REQUEST WAS REVIEWED AND COMMENTS WERE GIVEN.

24. Approval of the Development Review Board Minutes for June 13, 2007. **THE DEVELOPMENT REVIEW BOARD MINUTES FOR JUNE 13, 2007 WERE APPROVED BY THE BOARD.**

ADJOURNED: 11:10 A.M.

CITY OF AI UQUERQUE

PLANNING DEPARTMENT
DEVELOPMENT AND BUILDING SERVICES
HYDROLOGY DEVELOPMENT SECTION

DEVELOPMENT REVIEW BOARD – SPEED MEMO

DRB CASE NO/PROJECT NO: 1003857 **AGENDA ITEM NO: 2**

SUBJECT:

Preliminary Plat
Sidewalk Deferral

ACTION REQUESTED:

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

ENGINEERING COMMENTS:

No objection to Sidewalk Deferral request.
An approved grading and drainage plan dated 5-11-07 is on file for Preliminary Plat approval.

P.O. Box 1293

Albuquerque

New Mexico 87103

www.cabq.gov

RESOLUTION: Signed IL

APPROVED (X); DENIED ___; DEFERRED ___; COMMENTS PROVIDED ___; WITHDRAWN ___

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

SIGNED: Bradley L. Bingham
City Engineer / AMAFCA Designee
(L-14/D033)

DATE: JUNE 20, 2007

DRB PUBLIC HEARING SIGN IN SHEETS

PROJECT #: 1003857 AGENDA# 2 DATE: 6/20/07

1. Name: AGENTS Address: RICK BENE 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: _____
15. Name: _____ Address: _____ Zip: _____
16. Name: _____ Address: _____ Zip: _____
17. Name: _____ Address: _____ Zip: _____

CITY OF ALBUQUERQUE
PLANNING DEPARTMENT
DEVELOPMENT REVIEW BOARD

June 20, 2007

Project# 1003857
07DRB-70017 MAJOR - PRELIMINARY PLAT APPROVAL
07DRB-70018 MINOR - TEMP DEFR SWDK CONST

BRASHER AND LORENZ INC agent(s) for MIKE GONZALES request(s) the above action(s) for all or a portion of Lot(s) A, **BARELAS TOWN HOMES** zoned SU-2 FOR RT, located on SIMPIER LN SW BETWEEN FOURTH ST SW AND EIGHTH ST SW containing approximately 1.0618 acre(s). [REF: 06DRB-01300] (L-14)

AMAFCA — No adverse comments.

COG — 4th St and 8th St are each designated as minor arterials on the Long Range Roadway System Map. According to FAABS, minor arterials have rights-of-way of 86 feet. In addition, 8th St. is designated an existing Bicycle Route on the Long Range Bikeway System Map. Coordination with DMD is recommended to insure project conformity with these adopted policies of the MTB.

Transit — No comments received.

Zoning Enforcement — No adverse comments.

Neighborhood Coordination — Letter(s) sent to Barelas NA (R).

APS — **Barelas Townhomes** is located on Simpier Ln SW between 4th St SW and 8th St SW., and will consist of 12 townhomes. The proposed development will affect Dolores Gonzales Elementary, Washington Middle School, and Albuquerque High School. Dolores Gonzales Elementary School is nearing capacity, whereas, Washington Middle School and Albuquerque High School will have capacity to absorb any student growth from the planned development.

Loc No	School	2007-08 Projections	2006-07 Capacity	Space Available
244	D. Gonzales	433	470	37
465	Washington	571	764	193
590	Albuquerque	1,888	2,100	212

Police Department — No crime prevention or C. ,.ED comments at this time.

Fire Department — No comments received.

PNM Electric & Gas — Approved.

Comcast — No comments received.

QWEST — No comments received.

Environmental Health — No comments received.

M.R.G.C.D. — MRGCD assessments current. COUNTY advalorem current. MRGCD signature line & approval note required. (Coordinate with Mapping) Final plat approval required by MRGCD.(Coordinate with Mapping)

Open Space Division — No adverse comments.

City Engineer — An approved drainage report is required for Preliminary Plat approval.

Transportation Development

No objection to the deferral of sidewalk. Where is the sidewalk waiver request? A subdivision design variance is needed for the proposed road cross section. Otherwise DPM requirements need to be met for street rights-of-way. Infrastructure list needs to list Benicia lane to the eastern edge of lot 12. Where is the parking lot infrastructure? Are the lots designated P1? Where are the sidewalks on the infrastructure list? Why doesn't the plat include Tract "A" and Tract 30-"B"? Where is the curb and gutter on the private street? Signage per DRC needs to be added to the infrastructure list.

Parks & Recreation — No objection.

Utilities Development — Comments will be provided at the hearing.

Planning Department

Planning has no objection to the preliminary plat or sidewalk construction deferral.

The maximum distance allowed between perimeter wall pilasters is twenty feet per Section 14-16-3-19 of the Zone Code. Also, the pilasters should protrude 4" on the public side. Finally, a location map should be attached to the wall submittal showing where the walls are planned.

Impact Fee Administrator

Construction of a new single family residence within the proposed subdivision will require payment of Impact Fees. Based on a townhouse size of approximately 2,000 square feet, it is estimated that impact fees will total approximately $1,332. Since the property is in a Metropolitan Redevelopment Area, Impact Fees may be reduced if the townhouse development meets the criteria for low income housing

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

Cc: Mike Gonzales, 1502 4th St SW, 87102

Brasher & Lorenz, 2201 San Pedro NE, Bldg. 1, Suite 1300, 87110

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, June 20, 2007,** beginning at **9:00 a.m.** for the purpose of considering the following:

Project# 1004178 07DRB-70020 MAJOR - 2YR SUBD IMP AGMT (2YR SIA)	GARCIA/KRAEMER & ASSOCIATES agent(s) for NM ONE CALL request(s) the above action(s) for all or a portion of Block(s) 27, Tract(s) G-1 & G-2, **MESA VILLAGE** zoned O-1, located on EUBANK BLVD NE BETWEEN LOMAS BLVD NE AND WALKER NE containing approximately 2.2 acre(s). (J-20)
Project# 1003857 07DRB-70017 MAJOR - PRELIMINARY PLAT APPROVAL 07DRB-70018 MINOR - TEMP DEFR SWDK CONST	BRASHER AND LORENZ INC agent(s) for MIKE GONZALES request(s) the above action(s) for all or a portion of Lot(s) A, **BARELAS TOWN HOMES** zoned SU-2 FOR RT, located on SIMPIER LN SW BETWEEN FOURTH ST SW AND EIGHTH ST SW containing approximately 1.0618 acre(s). [REF: 06DRB-01300] (L-14)
Project# 1005343 07DRB-70016 VACATION OF PUBLIC RIGHT-OF-WAY	SURVEYS SOUTHWEST LTD agent(s) for MONEER HINDI request(s) the above action(s) for all or a portion of Lot(s) 3-A, **MANKIN INC** zoned C-2, located on SKYLINE RD NE BETWEEN I-40 AND CENTRAL AVE NE. [REF: 07DRB00066, 07DRB00067] (L-22)
Project# 1006502 07DRB-70015 VACATION OF PUBLIC EASEMENT	A & J HOMES INC agent(s) for BEATRICE ALCON request(s) the above action(s) for all or a portion of Lot(s) FF, Block(s) 4, **THE PALISADES REPLAT** zoned R-1, located on LA BAJADA CT NW BETWEEN PALISADES NW AND LA RAJADA DR NW containing approximately .2475 acre(s). (J-11)
Project# 1006503 07DRB-70019 MAJOR - SDP FOR BUILDING PERMIT	CHESH ENT INC request(s) the above action(s) for all or a portion of Lot(s) 6, **JOURNAL CENTER, UNIT 2,** zoned IP, located on MASTHEAD NE BETWEEN WASHINGTON NE AND JEFFERSON NE containing approximately .53 acre(s). (D-17)

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, AICP, DRB Chair
Development Review Board

TO BE PUBLISHED IN THE ALBUQUERQUE JOURNAL MONDAY, JUNE 4, 2007.

CITY OF PLANNING
PLANNING DEPARTMENT
PROPERTY OWNERSHIP LIST

Meeting Date: June 20, 2007
Z one Atlas Page: L-14
Notification Radius: 100 Ft.

Project# 1003857
App#07DRB-70017
07DRB-70018

Cross Reference and Location: SIMPIER LN SW BETWEEN FOURTH ST SW AND EIGHTH ST SW

Applicant: MIKE GONZALES
1502 FOURTH ST SW
ALBUQUERQUE, NM 87102

Agent: BRASHER & LOPEZ
2201 SAN PEDRO NE BUILDING 1 STE 1300
ALBUQUERQUE, NM 87110

Special Instructions:

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

Date Mailed: JUNE 1, 2007
Signature: ERIN TREMLIN

City of Albuquerque

DEVELOPMENT/ PLAN REVIEW APPLICATION

Supplemental form

SUBDIVISION — S
- X Major Subdivision action
- ___ Minor Subdivision action
- ___ Vacation — V
- ___ Variance (Non-Zoning)

SITE DEVELOPMENT PLAN — P
- ___ for Subdivision
- ___ for Building Permit
- ___ Administrative Amendment (AA)
- ___ IP Master Development Plan
- ___ Cert. of Appropriateness (LUCC) — L

STORM DRAINAGE — D
- ___ Storm Drainage Cost Allocation Plan

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)
- ___ Street Name Change (Local & Collector)

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: MIKE GONZALES PHONE: 877-5057
ADDRESS: 1502 FOURTH ST SW FAX: ___
CITY: ALBQ STATE NM ZIP 87102 E-MAIL: ___
Proprietary interest in site: OWNER **List all owners:** ___
AGENT (if any): BRASHER + LORENZ PHONE: 888-6088
ADDRESS: 2201 SAN PEDRO NE B-1 SUITE 1300 FAX: 888-6188
CITY: ALBQ STATE NM ZIP 87110 E-MAIL: DENNISL@BRASHERLORENZ.COM

DESCRIPTION OF REQUEST: PRELIMINARY PLAT, INFRASTRUCTURE LIST GRADING PLAN, SIDE WALK, PERIMETER WALL APPROVAL

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

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

Lot or Tract No. A Block: NA Unit: ___
Subdiv/Addn/TBKA: Barelas Town Homes
Existing Zoning: SU2 FOR RT Proposed zoning: SAME
Zone Atlas page(s): L-14 MRGCD Map No. ___

CASE HISTORY:
List any current or prior case number that may be relevant to your application (Proj., App., DRB-, AX_,Z_, V_, S_, etc.): ___
06 DRB 01300 PROJ 1003857

CASE INFORMATION:
Within city limits? X Yes Within 1000FT of a landfill? NO
No. of **existing** lots: 1 No. of **proposed** lots: 12 Total area of site (acres): 1.0618
LOCATION OF PROPERTY BY STREETS: On or Near: SIMPLER LN SW
Between: FOURTH ST SW and EIGHTH ST SW
Check-off if project was previously reviewed by Sketch Plat/Plan ☒ or Pre-application Review Team ☐. Date of review: 9.20.06

SIGNATURE ___ DATE 5.24.07
(Print) DENNIS A. LORENZ ___ Applicant X Agent

FOR OFFICIAL USE ONLY Form revised 4/07

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

Application case numbers	Action	S.F.	Fees
07DRB - - 70017	PP	52	$ 745.00
07DRB - - 70018	TDS	V	$ Ø
- -	CME		$ 20.00
- -	AVD		$ 75.00
- -			$
			Total $ 840.00

Hearing date June 20

5/25/07 Planner signature / date

Project # 1003857

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

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

☒ **MAJOR SUBDIVISION PRELIMINARY PLAT APPROVAL (DRB13)**

- ✓ Proposed Preliminary Plat including the Grading Plan (folded to fit into an 8.5" by 14" pocket) **24 copies**
- ✓ Proposed Infrastructure List
- ✓ Signed Preliminary Pre-Development Facilities Fee Agreement for **Residential** development only
- ✓ Design elevations & cross sections of perimeter walls **3 copies** (11" x 17" maximum)
- ✓ Zone Atlas map with the entire property(ies) clearly outlined
- ✓ Letter briefly describing, explaining, and justifying the request
- ✓ Property owner's and City Surveyor's signature on the proposed plat
- ✓ FORM DRWS Drainage Report, Water & Sewer availability statement filing information
- ✓ Office of Community & Neighborhood Coordination inquiry response, notifying letter, certified mail receipts
- ✓ Sign Posting Agreement
- N/A **Signed** Pre-Annexation Agreement if Annexation required.
- ✓ TIS/AQIA Traffic Impact Study / Air Quality Impact Assessment form
- ✓ Fee (see schedule)
- ✓ List any original and/or related file numbers on the cover application

Preliminary plat approval expires after one year.
DRB Public hearings are approximately 30 DAYS after the filing deadline. Your attendance is required.

☐ **MAJOR SUBDIVISION AMENDMENT TO PRELIMINARY PLAT (DRB11) (with significant changes)**
PLEASE NOTE: There are no clear distinctions between significant and minor changes with regard to subdivision amendments. Significant changes are those deemed by the DRB to require public notice and public hearing.

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

Amended preliminary plat approval expires after one year.
DRB Public hearings are approximately 30 DAYS after the filing deadline. Your attendance is required.

☐ **MAJOR SUBDIVISION IMPROVEMENTS AGREEMENT (DRB09)**
(Temporary sidewalk deferral extension use FORM-V)

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

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

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

DENNIS A. LORENZ
Applicant name (print)

5.24.07
Applicant signature / date

Form revised 4/07

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

Application case numbers
07DRB - ____ - 70017
____ - ____ - ____
____ - ____ - ____

5/25/07
Planner signature / date

Project # 1003857

Rec	UPC CODE	OWNER	OWNER ADDRESS	OWNER CITY	OWNER STATE	OWNER ZIPCODE	PROPERTY CLASS	TAX DISTRICT	LEGAL
1	101405603 447221713	GARCIA MELA	1410 8TH ST SW	ALBUQUERQUE	NM	87102	R	A1AM	* 007 001GUTTIERREZ ADD
2	101405601 645020905	PERRY JERRY G TRUSTEE PERRY RVLT	2524 1/2 DEL SUR SW	ALBUQUERQUE	NM	87105	V	A1AM	F SIMPIER ADD#2 W 25FT L 1,2 & 3
3	101405605 447221707	CITY OF ALBU QUERQUE	PO BOX 1293	ALBUQUERQUE	NM	87103 1293	V	A1AM	* 002 001GUTIERREZ ADDN
4	101405605 147221708	VILLA BERNARDO & MARCELA	616 BELL AVE SW	ALBUQUERQUE	NM	87102	R	A1AM	* 003 001GUTTIERREZ ADD &E 8FT L4
5	101405604 447021709	GARCIA RUDOLPH A	703 BELL AVE SW	ALBUQUERQUE	NM	87102	R	A1AM	W 22' LOT 4 ALL OF LOT 5 & 6 & E 10' OF LOTS 8 9 & 10 BLK 1 GUTIERREZ ADD' N
6	101405601 845921601	GONZALEZ JESUS G	807 SIMPIER LN SW	ALBUQUERQUE	NM	87102 4356	R	A1AM	F SIMPIER NO 2 LTS 4 5 X 6 X PORT OF WEST ADJ BLK F
7	101405604 045721010	GONZALES MICHAEL A	1426 4TH ST SW	ALBUQUERQUE	NM	87102	R	A1AM	THE E 42 FT OF LOTS 10, 11 & 12 BLOCK E SIMPIER ADDITION NO 2 BLKS D, E & F CONT .0675 AC
8	101405603 346021012	RODRIGUEZ MILDRED A	7813 CLEON AVE	SUN VALLEY	CA	91352	R	A1AM	E WEST 100 FT OF LOTS 10 11 & 12 SIMPIER NO 2
9	101405602 045020904	GONZALES ROSA EMMA	1501 8TH ST SW	ALBUQUERQUE	NM	87102	R	A1AM	* 001 F SIMPIER ADD#2 L1,2&3 EXC W25FT &PORT STADJ
10	101405601 746221602	CHAVEZ NANCY	1413 8TH ST SW	ALBUQUERQUE	NM	87102 4324	R	A1AM	* 004 002GUTTIERREZ ADD
11	101405607 047621706	GUTIERREZ MARY EMMA	13001 ARROYO DE VISTA NE	ALBUQUERQUE	NM	87111	C	A1AM	* 001 001LOT 1 BLK 1 GUTIERREZ ADD
12	101405611 245522554	SANCHEZ JULIA	1424 BARELAS ST SW	ALBUQUERQUE	NM	87102	R	A1AM	MRGCD MAP 41 TRACT 375 & N1/2 OF LOT 6 & ALL OF LOT 7 BLK C SIMPIER NO 2
13	101405609 345321315	GONZALES MICHAEL A	1426 4TH ST SW	ALBUQUERQUE	NM	87102	C	A1AM	TRACT A- 1 LANDS OF BROMO GONZALES BEING A REPL OF TRS A, B & C MRGCD MAP 41 CONT 16,971 SQ FT M/L
14	101405610 847122552	GONZALES CHARLES B	1426 4TH ST SW	ALBUQUERQUE	NM	87102	R	A1AM	MAP 41 TR 373 B 2 A
15	101405608 246921704	GUTIERREZ MARY EMMA	13001 ARROYO DE VISTA NE	ALBUQUERQUE	NM	87111	C	A1AM	TR 30 B MAP 41
16	101405603 346821712	PONDER JOE N	1414 8TH ST SW	ALBUQUERQUE	NM	87102	R	A1AM	* 009 001GUTIERREZ ALL EXC E10 FT OF 8 9 10 BLK 1
17	101405601 646821604	VIGIL ROSARIO	1411 8TH ST SW	ALBUQUERQUE	NM	87102	R	A1AM	* 002 002GUTTIERREZ ADD
18	101405601 747021605	VIGIL ROBERT & VIGIL SHARON	1411 8TH ST SW	ALBUQUERQUE	NM	87102	V	A1AM	* 001 002GUTIERREZ ADD
19	101405606 346721703	GONZALES MICHAEL A	1426 4TH ST SW	ALBUQUERQUE	NM	87102	V	A1AM	MAP 41 TR 31B1
2	101405603	H & S INC C/O	PO BOX 690	SAN A	TX	7826	C	A1A	TR A-1 PLAT OF TRACTS A-1 AND B-1-

0	543721001	AD VALOREM TAX DEPT	110	NTONIO		9		M	A EL CAMBIO PLAZA ADDITION CONT 1.0748 AC
21	101405605543821002	H & S INC C/O AUTO ZONE INC (DEPT 8700)	PO BOX 2198	MEMPHIS	TN	38101	C	A1AM	TR B-1-A PLAT OF TRACTS A-1 AND B-1-A EL CAMBIO PLAZA ADDITION CONT 1.0840 AC
22	101405607645921115	GONZALES MICHAEL A	1426 4TH ST SW	ALBUQUERQUE	NM	87102	R	A1AM	TRACT C-1 LANDS OF BROMO GONZALES BEING A REPL OF TRS A, B & C MRGCD MAP 41 CONT 11,225 SQ FT M/L
23	101405601946121614	CHAVEZ NANCY	1413 8TH ST SW	ALBUQUERQUE	NM	87102	V	A1AM	MAP 41 TRACT 31B2
24	101405607845521116	GONZALES MICHAEL A	1426 4TH ST SW	ALBUQUERQUE	NM	87102	C	A1AM	TRACT C-2 LANDS OF BROMO GONZALES BEING A REPL OF TRS A, B & C MRGCD MAP 41 CONT 4,317 SQ FT M/L
25	101405604545921007	GONZALES MICHAEL A	1426 4TH ST SW	ALBUQUERQUE	NM	87102	V	A1AM	E SIMPIER ADD NO 2 W58 FT OF LOTS 4X5X6
26	101405607543921003	H & S INC % MCDONALDS CORP LC 030-0145	PO BOX 66207	AMFOHARE	IL	60666	C	A1AM	TR C PLAT OF EL CAMBINO PLAZA ADDN TRACTS B1 & C CONT 0.921 AC M/L
27	101405601746621603	VIGIL OSWALD	1411 8TH ST SW	ALBUQUERQUE	NM	87102	V	A1AM	* 003 002GUTTIERREZ ADD
28	101405605845621114	GONZALES MICHAEL A	1426 4TH ST SW	ALBUQUERQUE	NM	87102	R	A1AM	TR D LANDS OF BROMO GONZALES BEING A REPL OF AN ELY PORT OF LTS 4, 5 & 6 BLK "E" TOGETHER WITH A WLY PORT OF LTS 5, 6, 7 & 8 AND ALL OF LTS 13, 14, 15, & 16 BLK "D" TOGETHER WITH P

Or Current Resident
CHAVEZ NANCY
1413 8TH ST SW
ALBUQUERQUE, NM 87102 4324

Or Current Resident
CHAVEZ NANCY
1413 8TH ST SW
ALBUQUERQUE, NM 87102

Or Current Resident
GARCIA MELA
1410 8TH ST SW
ALBUQUERQUE, NM 87102

Or Current Resident
GARCIA RUDOLPH A
703 BELL AVE SW
ALBUQUERQUE, NM 87102

Or Current Resident
GONZALES CHARLES B
1426 4TH ST SW
ALBUQUERQUE, NM 87102

Or Current Resident
GONZALES ROSA EMMA
1501 8TH ST SW
ALBUQUERQUE, NM 87102

Or Current Resident
GONZALEZ JESUS G
807 SIMPIER LN SW
ALBUQUERQUE, NM 87102 4356

Or Current Resident
GUTIERREZ MARY EMMA
13001 ARROYO DE VISTA NE
ALBUQUERQUE, NM 87111

Or Current Resident
H & S INC % MCDONALDS CORP LC
030-0145
PO BOX 66207
AMF OHARE, IL 60666

Or Current Resident
H & S INC C/O AD VALOREM TAX DEPT
PO BOX 690110
SAN ANTONIO, TX 78269

Or Current Resident
H & S INC C/O AUTO ZONE INC (DEPT 8700)
PO BOX 2198
MEMPHIS, TN 38101

Or Current Resident
PERRY JERRY G TRUSTEE PERRY RVLT
2524 1/2 DEL SUR SW
ALBUQUERQUE, NM 87105

Or Current Resident
PONDER JOE N
1414 8TH ST SW
ALBUQUERQUE, NM 87102

Or Current Resident
RODRIGUEZ MILDRED A
7813 CLEON AVE
SUN VALLEY, CA 91352

Or Current Resident
SANCHEZ JULIA
1424 BARELAS ST SW
ALBUQUERQUE, NM 87102

Or Current Resident
VIGIL OSWALD
1411 8TH ST SW
ALBUQUERQUE, NM 87102

Or Current Resident
VILLA BERNARDO & MARCELA
616 BELL AVE SW
ALBUQUERQUE, NM 87102

Project# 1003857
MIKE GONZALES
1502 FOURTH ST SW
ALBUQUERQUE, NM 87102

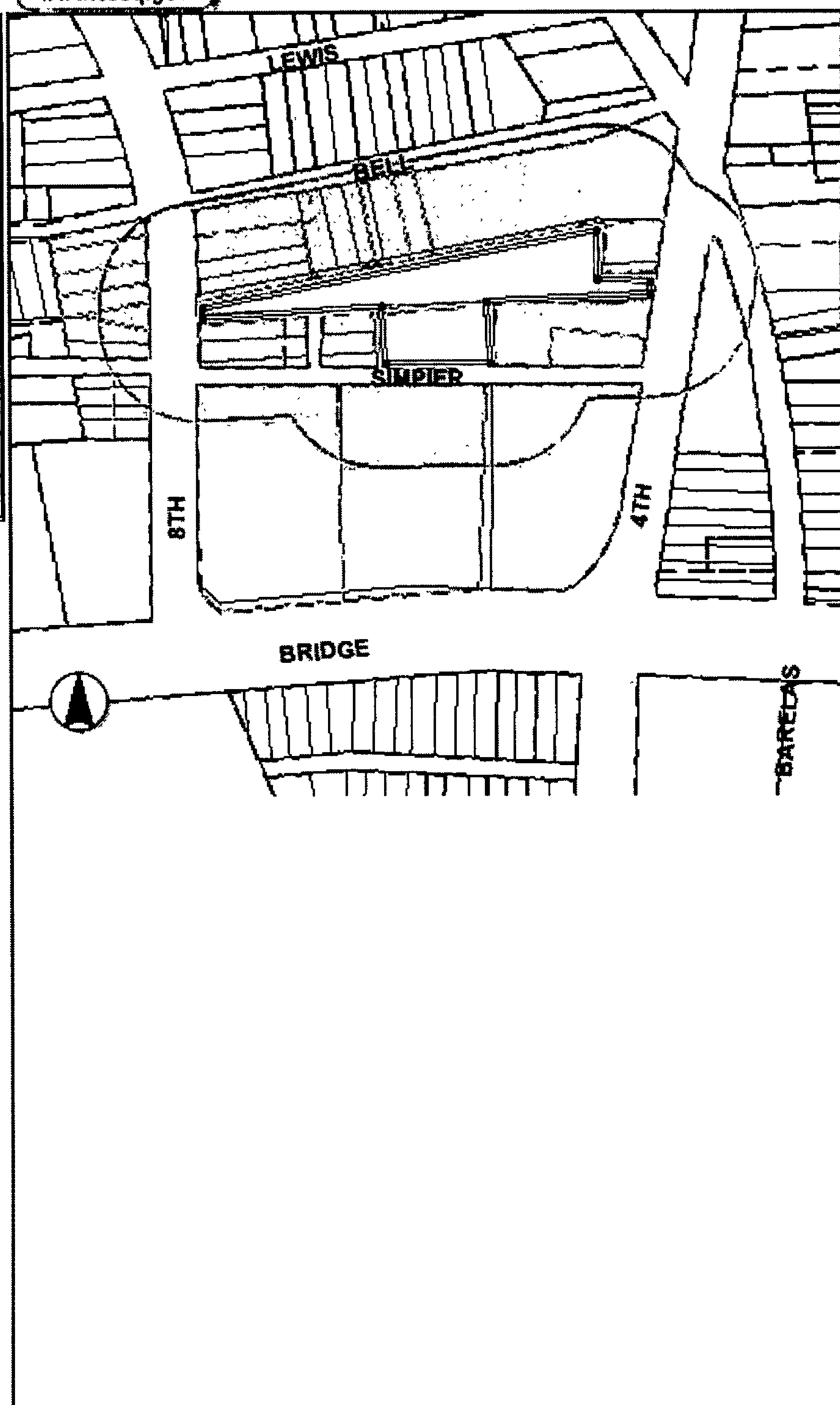
Project# 1003857
BRASHER & LORENZ
2201 SAN PEDRO NE B-1 STE 1300
ALBUQUERQUE, NM 87110

Project# 1003857
CATHY GARCIA
Barelas N.A.
PO BOX 257
ALBUQUERQUE, NM 87103

Project# 1003857
JOHN PERRINE
Barelas N.A.
912 BARELAS SW
ALBUQUERQUE, NM 87102

CITY OF ALBUQUERQUE
www.cabq.gov

ALBUQUERQUE GIS DATA WEBSITE



LAYERS
- STREETS
- BASEMAP
  - PARCELS
  - LOT NUMBERS
  - METRO ADDRESS
  - ZONING
  - OWNERSHIP
  - 2FT CONTOUR
  - ADDRESS POINTS
  - LANDUSE
- INFRASTRUCTURE
- TRANSIT/SUNTRAN
- BOUNDARIES
  - MUNICIPAL LIMITS
  - ZONE GRID
  - NEIGHBORHOODS
  - METRO DEV AREAS
  - DASZ
  - DESIGN OVERLAY
  - POLICE BEATS
  - COUNCIL
  - PARKS
  - PETROGLYPH MNT
  - BOSQUE SECTORS
  - OPENSPACE
  - COMP PLAN
  - AREA PLANS
  - SECTOR PLANS
  - SENATE DISTRICT
  - REP. DISTRICTS
  - PLANNING AREAS
  - HISTORIC ZONES
  - CORRIDORS
  - ZIPCODES
  - POVERTY POCKET
- SITES
- ENVIRONMENT
- APS
- TRAFFIC ENG.
- AIR PHOTO
  - 2006 AIR PHOTO
  - 2004 AIR PHOTO
  - 2002 AIR PHOTO
  - 1999 AIR PHOTO

Refresh Map

Auto Refresh

OWNERSHIP

Rec	UPC CODE	OWNER	OWNER
1	101405603447221713	GARCIA MELA	1410 8TH ST
2	101405601645020905	PERRY JERRY G TRUSTEE PERRY RVLT	2524 1/2 DEL
3	101405605447221707	CITY OF ALBUQUERQUE	PO BOX 1293

Pan SEARCH REFRESH HELP INDEX PAGE CONTACT

ALBUQUERQUE
Making History

City of Albuquerque

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.

Date: 5/3/07

stephanie w

924 3902

TO CONTACT NAME: Dennis Lorenz
COMPANY/AGENCY: Brasher & Lorenz
ADDRESS/ZIP: 2201 San Pedro NE Bldg 1 #1200
PHONE/FAX #: 888-6088, 888-6188 fax

Thank you for your inquiry of May 3, 2007 (date) requesting the names of **Recognized Neighborhood Associations** who would be affected under the provisions of O-92 by your proposed project at Tract "B" Barelas Coffee House located on Fourth St SW between Fourth St SW & eighth St. SW zone map page(s) L-14.

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

Barelas N.A. (BQ)

Neighborhood Association
Contacts: Cathy Garcia
P.O. Box 275/87103
243-3530
John Perrine
912 Barelas SW/87102
242-6346

Neighborhood Association
Contacts:

See reverse side for additional Neighborhood Association Information: YES { } NO {X}

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 our office at (505) 924-3914 or by fax at 924-3913.

Sincerely,

Dalaina L Curnona
OFFICE OF NEIGHBORHOOD COORDINATION

Attention: Both contacts per neighborhood association need to be notified.

planning.recognized.na.form(10/14/04)

!!!Notice to Applicants!!!

SUGGESTED INFORMATION FOR NEIGHBORHOOD NOTIFICATION LETTERS

ɔplicants for Zone Change, Site Plan, Sector Development Plan approval or an amendment to a Sector Development Plan by the E ꓤB, etc. are required under Council Bill O-92 to notify all affected recognized neighborhood associations **PRIOR TO FILING THE ꓒPLICATION TO THE PLANNING DEPARTMENT.** Because the purpose of the notification is to ensure communication as a me identifying and resolving problems early, it is essential that the notification be fully informative.

WE RECOMMEND THAT THE NOTIFICATION LETTER INCLUDE THE FOLLOWING INFORMATION:

The street address of the subject property.

The legal description of the property, including lot or tract number (if any), block number (if any), and name of the subdivision.

A physical description of the location, referenced to streets and existing land uses.

A complete description of the actions requested of the EPC:

a) If a **ZONE CHANGE OR ANNEXATION**, the name of the existing zone category and primary uses and the name of the proposed category and primary uses (i.e., "from the R-T Townhouse zone, to the C-2 Community Commercial zone").
b) If a **SITE DEVELOPMENT OR MASTER DEVELOPMENT PLAN** approval or amendment describe the physical nature c the proposal (i.e., "an amendment to the approved plan to allow a drive-through restaurant to be located just east of the main shopping center entrance off Montgomery Blvd.").
c) If a **SECTOR DEVELOPMENT PLAN OR PLAN AMENDMENT** a general description of the plan area, plan concept, the mix of zoning and land use categories proposed and description of major features such as location of significant shoppin centers, employment centers, parks and other public facilities.
d) The name, address and telephone number of the applicant and of the agent (if any). In particular the name of an individ contact person will be helpful so that neighborhood associations may contact someone with questions or comments.

Information from the Office of Neighborhood Coordination

The following information should always be in <u>each</u> application packet that you submit for an EPC or DRB application. Listed below is a "Checklist" of the items needed.

[ ] ONC's "Official" Letter to the applicant *(if there are associations)*. A copy must be submitted with application packet -OR-

[ ] The ONC "Official" Letter *(if there are no associations)*. A copy must be submitted with application packet.

[ ] Copies of Letters to Neighborhood Associations *(if there are associations)*. A copy must be submitted with application packet.

[ ] Copies of the certified receipts to Neighborhood Associations *(if there are associations)*. A copy must be submitted with application packet.

Just a reminder **- Our ONC "Official" Letter is only valid for a one (1) month period and if you haven't submitted your application by this date, you will need to get an updated letter from our office.**

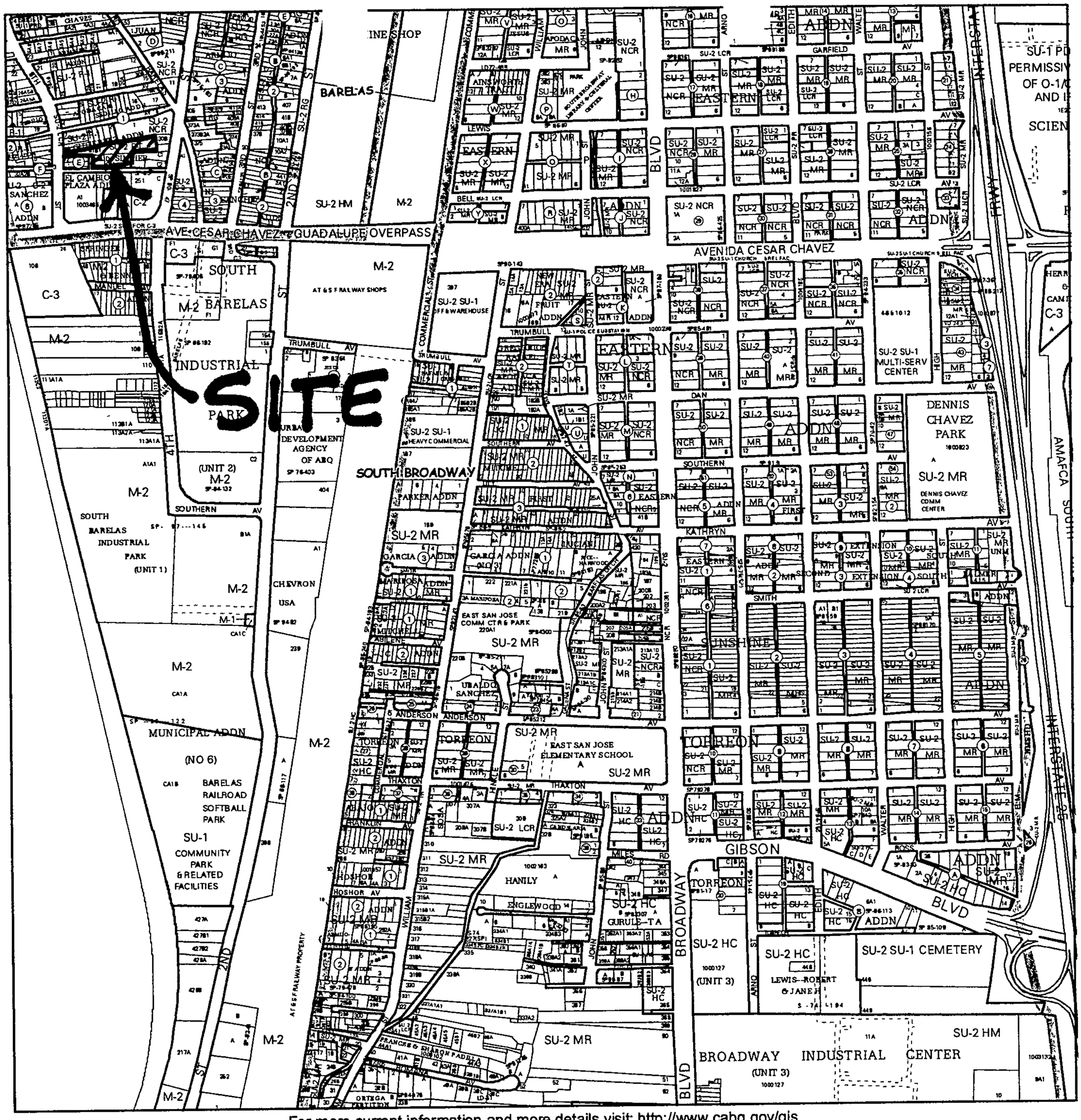
Any questions, please feel free to contact Stephani at 924-3902 or via an e-mail message at swinklepleck@cabq.gov.

Thank you for your cooperation on this matter.

****

(below this line for ONC use only)

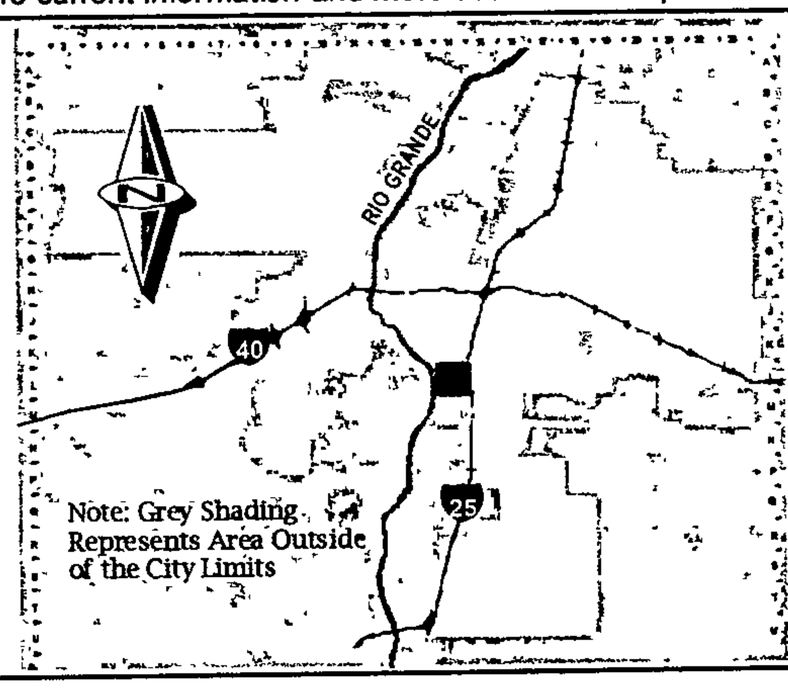
Date of Inquiry: 5/3/07 Time Entered: 1400 ONC Rep. Initials: [illegible]



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

Albuquerque Geographic Information System

Map amended through: 3/22/2007



Zone Atlas Page:

L-14-Z

Selected Symbols

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

0 750 1,500 Feet

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

Financially Guaranteed DRC #	Constructed Under DRC #	Size	Type of Improvement	Location	From	To	Construction Certification: Private Inspector	Private P.E.	City Cnst Engineer
							/	/	/
							/	/	/

Approval of Creditable Items:

Impact Fee Admistrator Signature Date

Approval of Creditable Items:

City User Dept. Signature Date

NOTES

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

Street lights per City rquirements.

1 TEMPORARY DEFERRAL OF 4' SIDEWALKS WITHIN BENICIA LANE SW ALONG LOTS 1 THROUGH 7 UNITL HOME CONSTRUCTION

2 GRADING AND DRAINAGE CERTIFICATION REQUIRED PRIOR TO RELEASE OF FINANCIAL GUARANTEES AND SIA

3

AGENT / OWNER

DENNIS A. LORENZ, PE
NAME (print)

BRASHER & LORENZ, INC.
FIRM

SIGNATURE - date 5-25-07

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

(rev 9-20-05)

ITY OF ALBUQUERQUE

FYI

NOTIFICATION OF HEARING for the DEVELOPMENT REVIEW BOARD

June 7, 2007

TO: Cathy Garcia and John Perrine, Barelas Neigh. Assoc.

This letter will serve as your notification from the City of Albuquerque, under provisions of 0-92 pertaining to a request for: ***Approximately one point zero six one eight (1.0618) acre(s) for a Major Preliminary Plat Approval and Minor Temporary Deferral of Sidewalks for a proposed twelve (12) single-family residential lots - "Barelas Town Homes".***

Proposed by: **Brasher and Lorenz at (505) 888-6088**
Agent for: **Mike Gonzales**

P.O. Box 1293

Albuquerque

New Mexico 87103

www.cabq.gov

For property located: **On or near Simpier Lane SW between Fourth Street SW and Eighth Street SW.**

The case number(s) assigned is: **07DRB-70017 and 70018, Project #1003857.**

City Planning accepted application for this request on **May 25, 2007**.

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

Please be advised that this application is scheduled for a hearing before the Development Review Board (DRB) at **9 a.m.** on **Wednesday, June 20, 2007** in the **Planning Hearing Room, Room 160, 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

#11

Complete AG 5/3/07

DRB CASE ACTION LOG (PREL & FINAL)

REVISED 9/28/05

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

DRB Application No.: **07DRB-00230 (P&F)** Project # **1003857**

Project Name **TRACTS A & B, BARELAS COFFEE HOUSE**

Agent: Precision Surveys Phone No.: 856-5700

Project Number 1003857

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

OUTSTANDING SIGNATURES COMMENTS TO BE ADDRESSED

- ☐ TRANSPORTATION:
- ☐ UTILITIES:
- ☐ CITY ENGINEER / AMAFCA:
- ☐ PARKS / CIP:
- ☑ PLANNING (Last to sign): Real property signature ok AG
  AGIS dxf ok
- ☐ **Planning must record this plat. Please submit the following items:**
  - -The original plat and a mylar copy for the County Clerk.
  - -Tax certificate from the County Treasurer.
  - -Recording fee (checks payable to the County Clerk). RECORDED DATE: _____
  - -Tax printout from the County Assessor.
  - ☐ **3 copies of the approved site plan. Include all pages.**
  - ☐ **County Treasurer's signature must be obtained prior to the recording of the plat with the County Clerk.**
  - ☐ **Property Management's signature must be obtained prior to Planning Department's signature.**
  - ☐ ~~**AGIS DXF File approval required.**~~ ok
  - ☐ **Copy of recorded plat for Planning.**

3857

DXF Electronic Approval Form

DRB Project Case #: 1003857

Subdivision Name: BARELAS COFFEE HOUSE

Surveyor: LARRY W MEDRANO

Contact Person: LISA PARRISH

Contact Information: 856-5700

DXF Received: 5/3/2007 Hard Copy Received: 5/3/2007

Coordinate System: NMSP Grid (NAD 27)

Approved 5·3·2007 Date

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

AGIS Use Only

Copied fc **3857** to agiscov on **5/3/2007** Contact person notified on **5/3/2007**

#11

DRB CASE ACTION LOG (PREL & FINAL)

REVISED 9/28/05

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

Project Number 1003857

DRB Application No.: **07DRB-00230 (P&F)**	Project # **1003857**
Project Name **TRACTS A & B, BARELAS COFFEE HOUSE**	
Agent: Precision Surveys	Phone No.: 856-5700

Your request for **(SDP for SUB), (SDP for BP), (FINAL PLATS), (MASTER DEVELOP. PLAN),** was approved on 3/09/07 by the DRB with delegation of signature(s) to the following departments.
OUTSTANDING SIGNATURES COMMENTS TO BE ADDRESSED

- ☐ TRANSPORTATION: _____
- ☐ UTILITIES: _____
- ☐ CITY ENGINEER / AMAFCA: _____
- ☐ PARKS / CIP: _____
- ☑ PLANNING (Last to sign): real property sign AGIS dxf
- ☐ **Planning must record this plat. Please submit the following items:**
  - -The original plat and a mylar copy for the County Clerk.
  - -Tax certificate from the County Treasurer.
  - -Recording fee (checks payable to the County Clerk). RECORDED DATE: _____
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  - ☐ **Property Management's signature must be obtained prior to Planning Department's signature.**
  - ☐ ~~**AGIS DXF File approval required.**~~
  - ☐ **Copy of recorded plat for Planning.**

DEVELOPMENT REVIEW BOARD
ACTION SHEEET

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

March 7, 2007 9:00 a.m.

MEMBERS:

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

Wilfred Gallegos, Transportation Development
Brad Bingham, Alternate City Engineer
Roger Green, Utility Development
Christina Sandoval, Parks & Recreation

****

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

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

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

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

Adjourned: 11:10 A.M.

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

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

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

2. **Project # 1004246**
07DRB-00144 Major-SiteDev Plan BldPermit

TIERRA WEST LLC agent(s) for KOZANI LLC request(s) the above action(s) for Lot(s) 7-10 and 23-26, NORTH ALBUQUERQUE ACRES, UNIT B (to be known as **HOLLY PLAZA**) zoned SU-2 FOR IP, located on PASEO DEL NORTE NE, between SAN PEDRO DR NE and LOUISIANA BLVD NE containing approximately 5 acre(s).[*Deferred from 3/07/2007*] (C-18) **DEFERRED AT THE AGENT'S REQUEST TO 5/02/07.**

3. **Project # 1005346**
07DRB-00134 Major-Vacation of Public Easements

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

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

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

5. **Project # 1005346**
07DRB-00084 Major-Bulk Land Variance
07DRB-00085 Major-Vacation of Public Easements
07DRB-00086 Minor-Prelim & Final Plat Approval

CONSENSUS PLANNING INC agent(s) for ALBUQUERQUE 50 LLC request(s) the above action(s) for all or a portion of Tract(s) D-2, **AEROSPACE TECHNOLOGY PARK** and Tract(s) D & S, **DOUBLE EAGLE AIRPORT AND ADJACENT LANDS**, zoned SU-1 FOR AIRPORT & RELATED FACILITIES, located on PASEO DEL VOLCAN NW, between 1-40 and the CITY OF RIO RANCHO containing approximately 50 acre(s). [REF: 04DRB01505, 04DRB01506] *[Deferred from 2/21/07 & 2/28/07]* (F-6) **THE BULK LAND VARIANCE WAS APPROVED. THE VACATION WAS APPROVED AS SHOWN ON EXHIBIT B IN THE PLANNING FILE. THE PRELIMINARY PLAT WAS APPROVED WITH FINAL SIGN-OFF DELEGATED TO PLANNING FOR 15-DAY APPEAL PERIOD, VACATION OF REST OF 106-FOOT PUBLIC ACCESS & UTILITY EASEMENT AND TO RECORD THE PLAT AND NOTICE OF SUBDIVISION PLAT CONDITIONS.**

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.

6. **Project # 1003801**
07DRB-00222 Minor-SiteDev Plan BldPermit/EPC

CARLISLE SHOPS LLC request(s) the above action(s) for all or any portion of Lot(s) 28A, Block(s) A, **ALTURA ADDITION,** zoned SU-1 FOR C-1 WITH EXCLUSIONS located on CARLISLE BLVD NE between INDIAN SCHOOL RD NE and HANNETT AVE NE containing approximately 1 acre(s). [REF: 07EPC00012, 05EPC00745, 04EPC01821] **[Anna DiMambro, EPC Case Planner]** *[Deferred from 3/07/07]* (J-16) **DEFERRED AT AGENT'S REQUEST TO 3/14/07.**

7. **Project # 1003794**
07DRB-00181 Minor-SiteDev Plan Subd/EPC
07DRB-00182 Minor-SiteDev Plan Bldg Permit/EPC
07DRB-00183 Minor-Prelim&Final Plat Approval

PETERSON - 98TH CENTRAL LLC request(s) the above action(s) for all or a portion of Tract(s) 1-A, ROW 1, UNIT A, WEST OF WESTLAND (to be known as **VOLCANO POINT SHOPPING CENTER)** zoned SU-2 PCA, located on 98th ST NW, between CENTRAL AVE NW and VOLCANO RD NW containing approximately 5 acre(s). [REF: 06EPC-01587] **[Maggie Gould, EPC Case Planner]** *[Deferred from 2/21/07 & 3/07 07]* (K-9) **DEFERRED AT AGENT'S REQUEST TO 3/14/07.**

8. **Project # 1005189**
07DRB-00089 Minor-SiteDev Plan BldPermit/EPC

BRASHER & LORENZ INC. agent(s) for LITTLE BROTHERS OF THE GOOD SHEPHERD request(s) the above action(s) for all or a portion of Lot(s) 1-A, Block(s) 45, **PEREA ADDITION,** zoned SU-2/SU-1 for found. house & rel. act., located on MOUNTAIN RD NW, between 14TH ST NW and BROTHER MATHIAS PLACE NW containing approximately 1 acre(s). [REF: Z-89-100] **[Maggie Gould, EPC Case Planner]** *[Deferred from 2/7/07, 2/14/07 & Indef deferred on a no show 2/21/07]* (J-13) **THE SITE PLAN FOR BUILDING PERMIT WAS APPROVED WITH FINAL SIGN-OFF DELEGATED TO PLANNING FOR 3 COPIES.**

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

9. **Project # 1004354**
07DRB-00216 Minor-Amendment to Final Plat Conditions

TIERRA WEST LLC agent(s) for PETE DASKALOS request(s) the above action(s) for all or any portion of Lot(s) 22-26, a portion of Lot 27, Block(s) 9, ORIGINAL TOWNSITE OF WESTLAND (to be known as **MONAHITI SUBDIVISION**) zoned SU-2 FOR IP USES located on 98TH ST NW, between VOLCANO RD NW and CENTRAL AVE NW containing approximately 9 acre(s). [REF: 05DRB01229, 05EPC01234] (K-9) **WITHDRAWN AT THE AGENT'S REQUEST.**

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

LAND DEVELOPMENT CONSULTANTS LLC agent(s) for KARSTEN HOMES request(s) the above action(s) for all or any portion of Lot(s) 3 & 8, **BROADWAY INDUSTRIAL CENTER, UNITS 1 & 3,** zoned SU-2/HM located on KARSTEN CT SE between WOODWARD RD SE and SAN JOSE AVE SE containing approximately 18 acre(s). [REF: S-97-76] *[Deferred from 3/07/07]* (M-15) **DEFERRED AT AGENT'S REQUEST TO 3/14/07.**

11. **Project # 1003857**
07DRB-00230 Minor-Prelim&Final Plat Approval

PRECISION SURVEYS INC agent(s) for MICHAEL A GONZALES request(s) the above action(s) for all or any portion of Tract(s) C-1, C-2 & D, LANDS OF BROMO GONZALES and Tract(s) 31-B-1, M.R.G.C.D. MAP 41, Lot(s) 4-6, 10-12, SIMPIER ADDITION 2, Block(s) E, (to be known as **TRACTS A & B BARELAS COFFEE HOUSE**) zoned SU-2 FOR NCR & SU-2 RT located on SIMPIER LN SW, between 8TH ST SW and 4TH ST SW containing approximately 2 acre(s). [REF: 07DRB00166] (L-14) **THE PRLIMINARY AND FINAL PLAT WAS APPROVED WITH FINAL SIGN-OFF DELEGATED TO PLANNING FOR REAL PROPERTIES SIGNATURE AND AGIS DXF FILE.**

12. **Project # 1005402**
07DRB-00234 Minor-Prelim&Final Plat Approval

WAYJOHN SURVEYING INC agent(s) for ANSELMO GUTIERREZ request(s) the above action(s) for all or any portion of Lot(s) 17 & 18, Block(s) 9, **EAST CENTRAL BUSINESS ADDITION**, zoned C-3, located on COCHITI RD SE BETWEEN DOROTHY ST SE AND SHIRLEY ST SE, containing approximately 1 acre(s). (L-21) **THE PRELIMINARY AND FINAL PLAT WAS APPROVED WITH FINAL SIGN-OFF DELEGATED TO PLANNING TO RECORD THE PLAT.**

13. **Project # 1002730**
06DRB-01521 Minor-Final Plat Approval

ISAACSON & ARFMAN agent(s) for INFILL SOLUTIONS II LLC request(s) the above action(s) for all or a portion of Lot(s) 13-A-1, Block(s) 6, Tract(s) 3, NORTH ALBUQUERQUE ACRES UNIT 3 (to be known as **VILLA FIRENZE**) zoned R-D, located on CORONA AVE NE, between VENTURA ST NE and MENDOCINO DR NE containing approximately 4 acre(s). [REF: 06DRB-01204] *[Deferred from 10/25/06 Indef deferred 11/8/06 & Indef deferred 11/29/06]* (C-20) **THE FINAL PLAT WAS APPROVED WITH FINAL SIGN-OFF DELEGATED TO PLANNING TO RECORD THE PLAT.**

14. **Project # 1004913**
07DRB-00072 Minor- Final Plat Approval

JEFF MORTENSEN & ASSOCIATES INC., agent(s) for REGENTS OF UNM REAL ESTATE request(s) the above action(s) for PARCELS 1, 2, A & B, **UNPLATTED LANDS OF UNM,** zoned C-3 heavy commercial zone, located on UNIVERSITY BLVD NE, between INDIAN SCHOOL RD NE and LOMAS BLVD NE containing approximately 20 acre(s). [REF: 06DRB00730, 06DRB00731] *[Final Plat was indef deferred 1/31/07 for SIA]* (J-15) **THE FINAL PLAT WAS APPROVED WITH FINAL SIGN-OFF DELEGATED TO PLANNING TO RECORD THE PLAT.**

15. **Project # 1005390**
07DRB-00206 Minor-Prelim&Final Plat Approval

BORDENAVE DESIGNS agent(s) for TIMOTHY OTT request(s) the above action(s) for all or a portion of Lot(s) 9, 10 & 12, **NZ OFFICE COMMERCIAL CENTER,** zoned IP industrial park zone, located on RANDOLPH RD SE, between YALE BLVD SE and UNIVERSITY BLVD SE containing approximately 4 acre(s). *[Deferred from 2/28/07]* (M-15) **WITH THE SIGNING OF THE INFRASTRUCTURE LIST DATED 3/07/07 THE PRELIMINARY PLAT WAS APPROVED. THE FINAL PLAT WAS INDEFINITELY DEFERRED FOR THE SIA.**

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

16. Project # 1005392
07DRB-00215 Minor-Sketch Plat or Plan

SANDRA HILDEBRAND agent(s) for VIOLA & ROSS LUCERO request(s) the above action(s) for Lot(s) 3, **TOWN OF ATRISCO GRANT,** zoned R-1 located on GALLEGOS RD SW, between OLD COORS RD SW and GARCIA RD SW containing approximately 1 acre(s). (L-11) **THE ABOVE REQUEST WAS REVIEWED AND COMMENTS WERE GIVEN.**

17. Project # 1005394
07DRB-00223 Minor-Sketch Plat or Plan

ROBERT MIERA request(s) the above action(s) for all or any portion of Lot(s) 17 thru 20, Block(s) K, **NEW KIMO ADDITION,** zoned SU-2 located on SAN PEDRO DR NE and TAYLOR AVE NE, between MENAUL NE and LOMAS NE containing approximately 1 acre(s). [REF: V-86-32] (H-18) **DUPLICATE REQUEST. WAS WITHDRAWN BY APPLICANT.**

18. Project # 1005398
07DRB-00228 Minor-Sketch Plat or Plan

DANIEL DUNN request(s) the above action(s) for all or any portion of Lot(s) 1, 2 & 3, Block(s) 3, **GARCIA ADDITION**, zoned S-R located on 11TH ST NW between MOUNTAIN NW and SAWMILL NW containing approximately 1 acre(s). (J-13) **THE ABOVE REQUEST WAS REVIEWED AND COMMENTS WERE GIVEN.**

19. Project # 1005401
07DRB-00233 Minor-Sketch Plat or Plan

WAYJOHN SURVEYING INC agent(s) for ROBERT MIERA request(s) the above action(s) for all or any portion of Lot(s) 17-20, Block(s) K, **NEW KIMO ADDITION,** zoned SU-2 for R-2 & O-1 office and institution zone, located on SAN PEDRO DR NE between TAYLOR AVE NE and CUTLER AVE NE containing approximately 1 acre(s). (H-18) **THE ABOVE REQUEST WAS REVIEWED AND COMMENTS WERE GIVEN.**

20. Project # 1005403
07DRB-00235 Minor-Sketch Plat or Plan

INTEGRATED DESIGN & ARCHITECTURE agent(s) for J & J REAL ESTATE PARTNERSHIP request(s) the above action(s) for Tract(s) 12A1A & 12A1B on **M.R.G.C.D. MAP 35**, zoned R-1 residential zone, located on RIO GRANDE BLVD NW between CONTRERAS PL NW and EL NIDO CT NW containing approximately 2 acre(s). (H-13) **INDEFINITELY DEFERRED ON A NO SHOW. AGENT REQUESTED TO BE HEARD ON 3/14/07.**

21. Approval of the Development Review Board Minutes for February 28, 2007. **THE DRB MINUTES FOR 2/28/07 WERE APPROVED BY THE BOARD.**

ADJOURNED: 11:10 A.M.

CITY OF ALBUQUERQUE
PLANNING DEPARTMENT
March 7, 2007
DRB Comments

ITEM # 11

PROJECT # 1003857 APPLICATION # 07DRB-00230

RE: Tract A & B, Barelas Coffee House/minor plat

No objection to the requested platting action.

AGIS dxf approval is required before Planning signs the plat.

Real Property must also sign the final plat.

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

CITY OF AL UQUERQUE

PLANNING DEPARTMENT
DEVELOPMENT AND BUILDING SERVICES
HYDROLOGY DEVELOPMENT SECTION

DEVELOPMENT REVIEW BOARD – SPEED MEMO

DRB CASE NO/PROJECT NO: 1003857 **AGENDA ITEM NO: 11**

SUBJECT:

Final Plat
Preliminary Plat

ACTION REQUESTED:

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

ENGINEERING COMMENTS:

No adverse comments.

P.O. Box 1293

Albuquerque

New Mexico 87103

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RESOLUTION:

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

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

SIGNED: Bradley L. Bingham
City Engineer / AMAFCA Designee

DATE: MARCH 7, 2007

PLANNING TRACKING LOG

Date	Project Name & #	Action Request	Action Taken
9/20/06	Barelas Townhomes Proj 1003857	Sketch	Comments Given
2/21/07	Barelas Coffee House Proj 1003857	~~Preli~~ Sketch	Comments Given
3/7/07	Same	Prel & Final	approved

DEVELOPMENT REVIEW BOARD

TRANSPORTATION DEVELOPMENT

Standard Comment Sheet

DRB- 1003857 **Item No. 23** **Zone Atlas L-14**

DATE ON AGENDA 2-21-07

INFRASTRUCTURE REQUIRED (X)YES ( )NO

CROSS REFERENCE: _____

_____

TYPE OF APPROVAL REQUESTED:

(X)SKETCH PLAT ( )PRELIMINARY PLAT ( )FINAL PLAT

( )SITE PLAN REVIEW AND COMMENT ( )SITE PLAN FOR SUBDIVISION

( )SITE PLAN FOR BUILDING PERMIT

No.	Comment
1)	Simpier Lane acts like an alley. 20′ of right-of-way is required for an alley.
2)	Does the triangular portion reduce the 20′ right-of-way?

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

CITY OF ALBUQUERQUE
Planning Department
February 21, 2007
DRB Comments

ITEM # 23

Project # 1003857 Application # 07-00166

RE: Tracts A & B, Barelas Coffee House/sketch

Planning has no adverse comments to this request.

R. P. Aigner BPA

Andrew Garcia

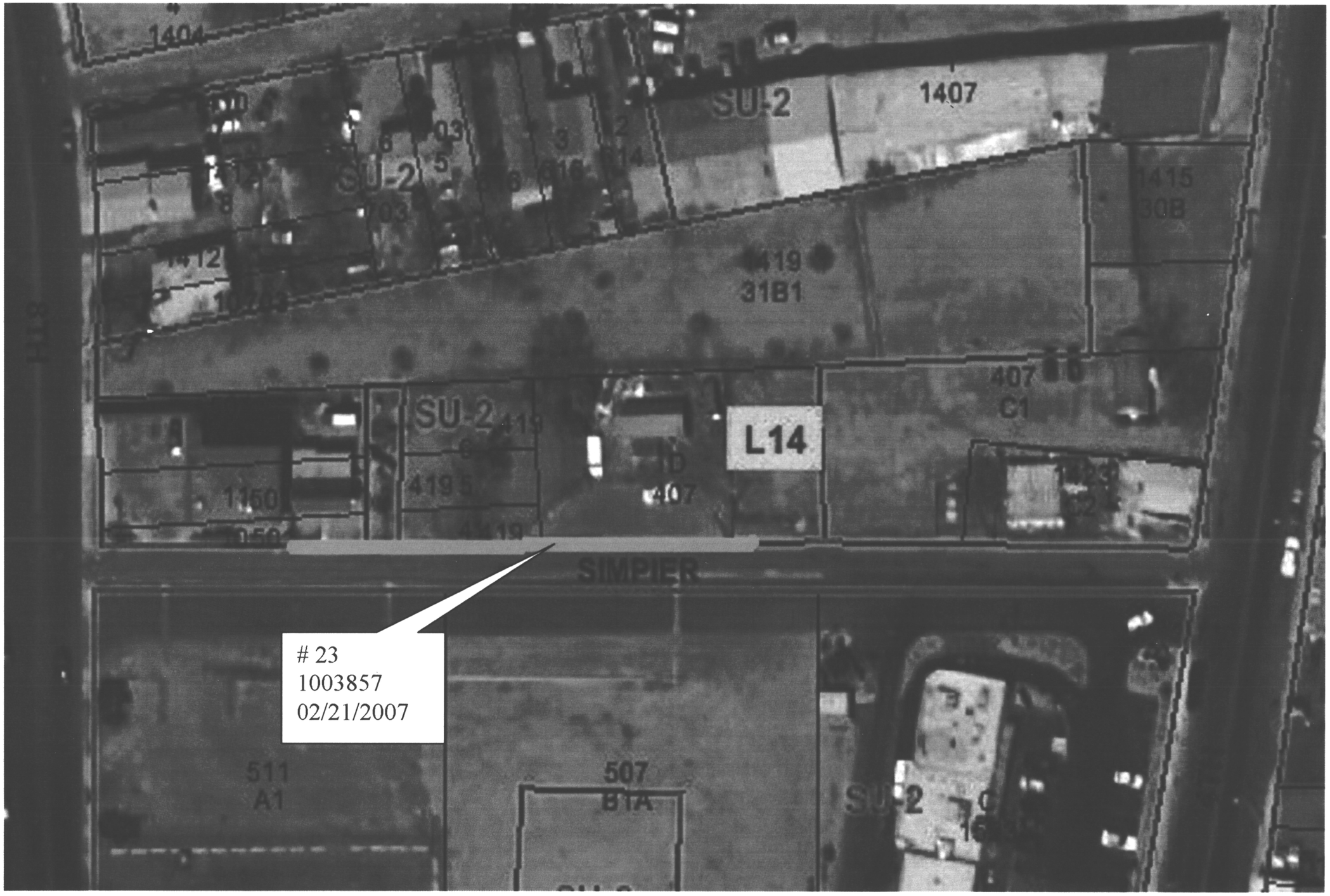
Andrew Garcia, Planning Alternate
924-3858 Fax 924 3864 agarcia@cabq.gov

IMPACT FEES

Development Review Board 2/21/07
Project Number: 1003857
Agenda Item number: 23
Site: Barelas Coffee House
Tracts: A & B
Zoned: SU-2; SU-2 R-T

Payment of impact fees will not be required at this time of platting. However, impact fees will be required at the time a building permit is issued for any new construction.

JACK CLOUD
IMPACT FEE ADMINISTRATOR


1404
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CITY OF ALBUQUERQUE

PLANNING DEPARTMENT
DEVELOPMENT AND BUILDING SERVICES
HYDROLOGY DEVELOPMENT SECTION

DEVELOPMENT REVIEW BOARD – SPEED MEMO

DRB CASE NO/PROJECT NO: 1003857 **AGENDA ITEM NO: 12**

SUBJECT:

Sketch Plat

ACTION REQUESTED:

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

ENGINEERING COMMENTS:

An approved grading and drainage plan must be on file prior to Preliminary Plat approval.

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New Mexico 87103

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RESOLUTION:

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

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

SIGNED: Bradley L. Bingham
City Engineer / AMAFCA Designee

DATE: SEPTEMBER 20, 2006

DEVELOPMENT REVIEW BOARD

TRANSPORTATION DEVELOPMENT

Standard Comment Sheet

DRB- 1003857 Item No. 12 Zone Atlas L-14

DATE ON AGENDA 9-20-06

INFRASTRUCTURE REQUIRED (X)YES ( )NO

CROSS REFERENCE: _____

_____

TYPE OF APPROVAL REQUESTED:

(X)SKETCH PLAT ( )PRELIMINARY PLAT ( )FINAL PLAT

( )SITE PLAN REVIEW AND COMMENT ( )SITE PLAN FOR SUBDIVISION

( )SITE PLAN FOR BUILDING PERMIT

No.	Comment
1)	Are these P1 designated lots?
2)	What happened to taking primary access from Simpier Lane?
3)	Where is the room for the sidewalks within the private access easement?
4)	Standard infrastructure is required per DPM.
5)	What are the distance from face of curb to the property lines? What are the existing right-of-way widths?
6)	What are the width of the sidewalks along 4th and 8th?
7)	Is there a site plan layout?

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

IMPACT FEES

Development Review Board 9/20/06
Project Number: 1003857
Agenda Item Number: 12
Site: Tract 31-B-1 MRGCD Map 4, Tract C-1, C-2 & D
Lands of Bromo Gonzales
To be known as: Barelas Townhomes
Zoned: SU-2 for RT/C-2

The creation of a new residential subdivision will not require payment of Impact Fees. However, Impact Fees will be required at the time a building permit is issued for each home on each lot. Impact fees will not be charged for the existing Café. Using an average of 2000sf of heated area the estimated impact fees are as follows:

1. Public Safety Facilities, Eastside: $552.00
2. Parks, Recs.,Trails, Central University area: $780.00

Impact Fees are to be paid at the time of issuance of building permits; however, the total Impact Fees may be paid at a rate of 67% if permits are obtained by December 29, 2006

JACK CLOUD
IMPACT FEE ADMINISTRATOR

12
1003857
9-20-2006
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OFFICIAL NOTICE OF DECISION

CITY OF ALBUQUERQUE
PLANNING DEPARTMENT
DEVELOPMENT REVIEW BOARD

May 3, 2006

3. Project # 1003857
06DRB-00442 Major-Vacation of Pub Right-of-Way

PRECISION SURVEYS INC agent(s) for MICHAEL A GONZALES request(s) the above action(s) for all or a portion of Lot(s) 4-6 and 10-12, Block(s) E, SIMPIER ADDITION (to be known as **BARELAS TOWNHOMES**) zoned SU-2/RT, located on SIMPIER LN SW, between 4TH ST SW and 8TH ST SW [REF: 04DRB-01973] (L-14)

At the May 3, 2006, Development Review Board meeting, the vacation was approved as shown on Exhibit B in the Planning file, subject to these findings and conditions:

FINDINGS:

1. The public welfare is in no way served by retaining the rights-of-way and/or easements.

2. There is no convincing evidence that any substantial property right is being abridged against the will of the owner of the right.

CONDITIONS:

1. Final disposition shall be through the City Real Estate Office.

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

A condition of final plat: Replat lots to consolidate or provide access.

If you wish to appeal this decision, you must do so by May 18, 2006, 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 the vacation of all plats, rights-of-way, and easements are void after one year from the final appeal date referenced above if all conditions are not met (The effective date of Development Review Board approval is the hearing date plus the 15-day appeal period.) (REF: Chapter 14 Article 14 Part 7-2 (E)(3)(6) Revised Ordinance.)

Sheran Matson, AICP, DRB Chair

Cc: Michael Gonzales, 1426 4th St SW, 87102
Precision Surveys Inc., 8414 Jefferson NE, Suite D, 87113
Cathy Garcia, 507 7th St SW, 87102
John Perrine, 912 Barelas SW, 87102
Ron Romero, 1106 Santa Fe SW, 87113
Marilyn Maldonado, Planning Department, 4th Floor, Plaza del Sol Bldg.
Scott Howell, Property Management, Legal Dept./4th Flr, City/County Bldg
File

DRB PUBLIC HEARING SIGN IN SHEETS

CASE NUMBER: 1003857 AGENDA#: 3 DATE: 5·3·06

✓ 1. Name: CATHY GARCIA Address: 507 7th SW Zip: 87102

✓ 2. Name: John Perrine Address: 912 BARELAS SW Zip: 87102

✓ 3. Name: Ron Romero Address: 1106 Santa Fe SW Zip: 87102

AGENT 4. Name: Lisa Parish Address: 4900 Alameda Zip: 87113

5. Name: _____ Address: _____ Zip: _____

6. Name: _____ Address: _____ Zip: _____

7. Name: _____ Address: _____ Zip: _____

8. Name: _____ Address: _____ Zip: _____

9. Name: _____ Address: _____ Zip: _____

10. Name: _____ Address: _____ Zip: _____

11. Name: _____ Address: _____ Zip: _____

12. Name: _____ Address: _____ Zip: _____

13. Name: _____ Address: _____ Zip: _____

14. Name: _____ Address: _____ Zip: _____

CITY OF ALBUQUERQUE

PLANNING DEPARTMENT
DEVELOPMENT AND BUILDING SERVICES
HYDROLOGY DEVELOPMENT SECTION

DEVELOPMENT REVIEW BOARD--SPEED MEMO

DRB CASE NO/PROJECT NO: 1003857 **AGENDA ITEM NO: 3**

SUBJECT:

Vacation

ACTION REQUESTED:

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

P.O. Box 1293

Albuquerque

New Mexico 87103

www.cabq.gov

ENGINEERING COMMENTS:

The Hydrology Section has no objection to the vacation request.

RESOLUTION:

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: May 3, 2006

CITY OF ALBUQUERQUE
PLANNING DEPARTMENT
DEVELOPMENT REVIEW BOARD

May 3, 2006

Project # 1003857
06DRB-00442 Major-Vacation of Pub Right-of-Way

PRECISION SURVEYS INC agent(s) for MICHAEL A GONZALES request(s) the above action(s) for all or a portion of Lot(s) 4-6 and 10-12, Block(s) E, SIMPIER ADDITION (to be known as **BARELAS TOWNHOMES**) zoned SU-2/RT, located on SIMPIER LN SW, between 4 TH ST SW and 8TH ST SW [REF: 04DRB-01973] (L-14)

AMAFCA — No comment.

COG — No comment.

Transit — No comments received.

Zoning Enforcement — No comment.

Neighborhood Coordination — Letter sent to Barelas N.A. (R)

APS

Barelas Townhomes is located on Simpier Ln SW between 4th St SW and 8th St SW. The proposed development will affect Dolores Gonzales Elementary, Washington Middle School, and Albuquerque High School. All three schools will have capacity to absorb any student growth from the planned development.

School	2006-07 Projections	2005-06 Capacity	Space Available
D. GONZALES ES	452	460	8
WASHINGTON MS	555	580	25
ALBUQUERQUE HS	1,764	2,110	346

Police Department — No crime prevention or CPTED comments at this time.

Fire Department — No adverse comment.

PNM Electric & Gas — Approved.

Comcast — No comments received.

QWEST — No comments received.

Environmental Health — No comments received.

M.R.G.C.D. — No comments received.

Open Space Division — No comments received.

City Engineer

The Hydrology section has no objection to the vacation request.

Transportation Development

1) How will access be provided to the lots after the vacation action? 5,6, 11 & 12 will be land locked.
2) In addition, tract 31B1 has rights also.

Parks & Recreation — No objection.

Utilities Development — **No objection to Vacation request.**

Planning Department

No objection to the requested vacation of the alley. Defer to Transportation Development.

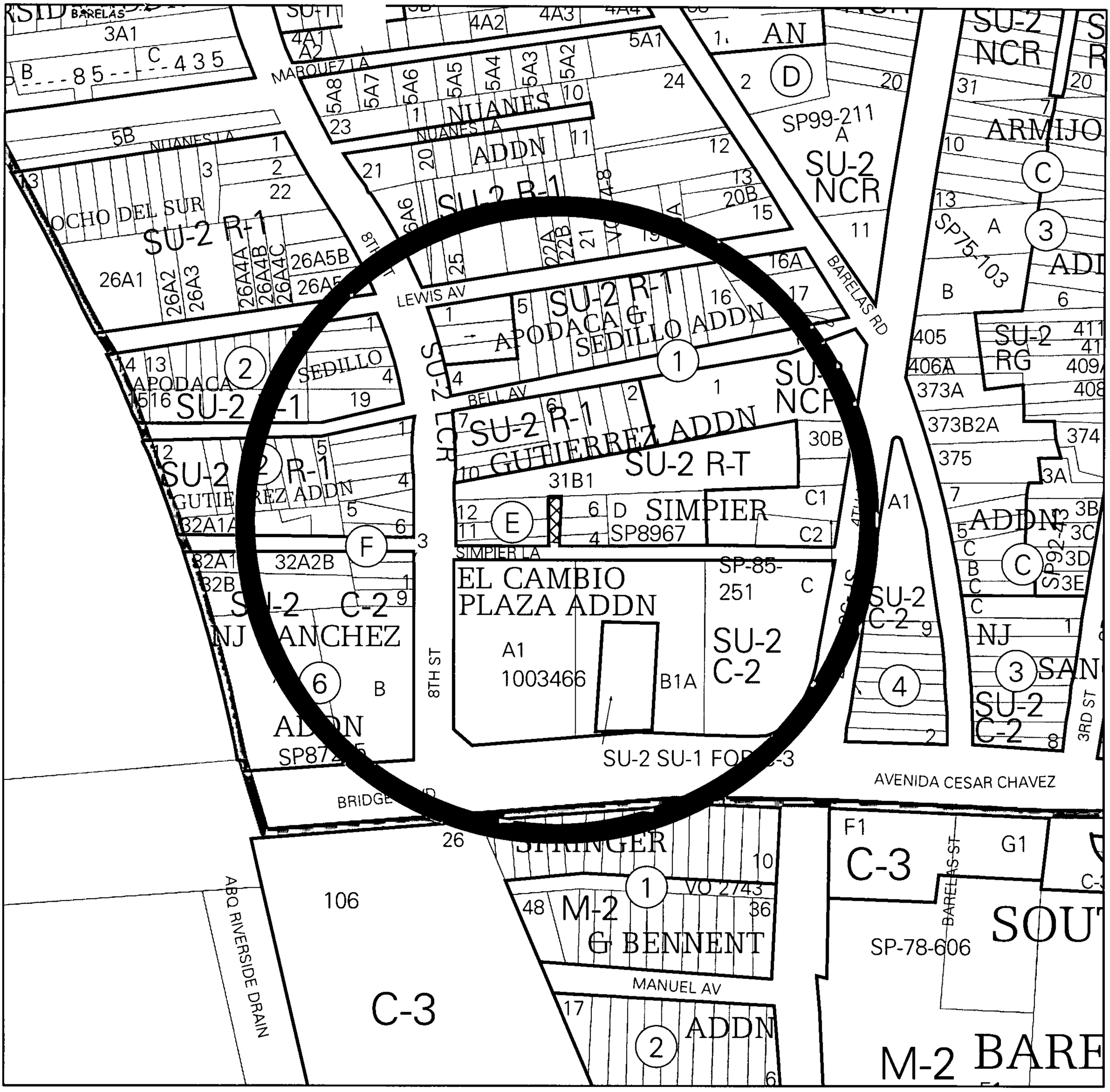
When replatting, make sure the zoning requirements for RT zoning are met per the Barelas Sector Plan.

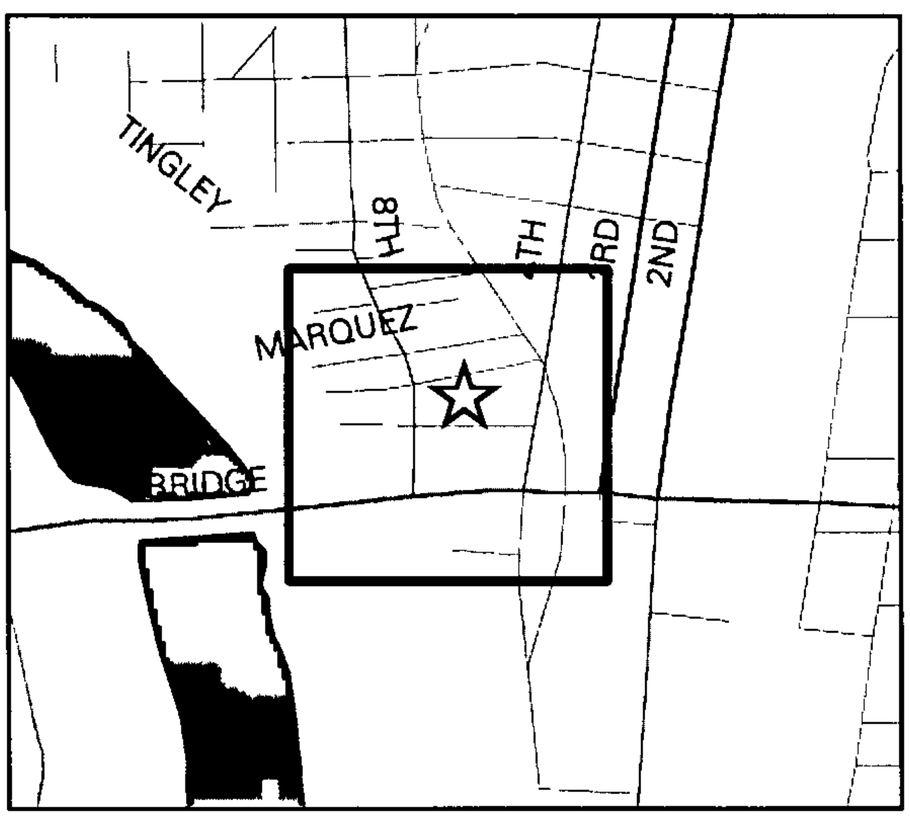
Impact Fee Administrator

No comment on proposed vacation of public right-of-way.

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

cc: Michael A. Gonzales, 1428 4th St SW, Abq., NM 87102
Precision Surveys, Inc. 8414 Jefferson NE, Suite D, Abq., NM 87113





ZONING MAP

Note: Grey shading indicates County.

1 inch equals 200 feet

Project Number:
1003857
Hearing Date:
5/3/06
Zone Map Page:
L-14
Additional Case Numbers:
06DRB-00442

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, May 3, 2006,** beginning at **9:00 a.m.** for the purpose of considering the following:

Project # 1000788 06DRB-00482 Major-Two Year SIA	MARK GOODWIN & ASSOCIATES agent(s) for LONGFORD AT PARADISE SKIES request(s) the above action(s) for all or a portion of Tract(s) AAAA-1A, **PARADISE SKIES, UNIT 8 & 9,** zoned SU-1 RT, located on MILKY WAY ST NW, between SAGITTARIUS AVE NW and MCMAHON BLVD NW containing approximately 20 acre(s). [REF: S-99-150] (A-10/A-11)
Project # 1003778 06DRB-00330 Major-Vacation of Pub Right-of-Way 06DRB-00328 Major-Preliminary Plat Approval 06DRB-00332 Minor-Sidewalk Variance 06DRB-00333 Minor-Temp Defer SDWK	LARRY READ & ASSOCIATES INC agent(s) for SHAKEEL RIZVI request(s) the above action(s) for all or a portion of Lot(s) 21 & 22, Block(s) 2, Tract(s) 2, Block(s) 2, NORTH ALBUQUERQUE ACRES, UNIT 3 (to be known as **SHAHEEN SUBDIVISION**) zoned R-D, located on OAKLAND AVE NE, between WYOMING BLVD NE and LOUISIANA BLVD NE containing approximately 2 acre(s). [REF: 04DRB-01750, 04DRB-01751, 04DRB-01752, 04DRB-01753] (C-19)
Project # 1003857 06DRB-00442 Major-Vacation of Pub Right-of-Way	PRECISION SURVEYS INC agent(s) for MICHAEL A GONZALES request(s) the above action(s) for all or a portion of Lot(s) 4-6 and 10-12, Block(s) E, SIMPIER ADDITION (to be known as **BARELAS TOWNHOMES**) zoned SU-2/RT, located on SIMPIER LN SW, between 4TH ST SW and 8TH ST SW [REF: 04DRB-01973] (L-14)
Project # 1004717 06DRB-00478 Major-Preliminary Plat Approval 06DRB-00481 Minor-Temp Defer SDWK	TERRAMETRICS OF NEW MEXICO agent(s) for ESMAIL HAIDARI request(s) the above action(s) for all or a portion of Tract(s) A, **SONORA SUBDIVISION,** zoned R-D, located on TESORO PL NE, between SAN PEDRO NE and LOUISIANA BLVD NE containing approximately 1 acre(s). [REF: 06DRB-00253] (C-18)

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

Sheran Matson, AICP, DRB Chair
Development Review Board

TO BE PUBLISHED IN THE ALBUQUERQUE JOURNAL MONDAY, APRIL 17, 2006.

CITY OF PLANNING
PLANNING DEPARTMENT
PROPERTY OWNERSHIP LIST

Meeting Date: MAY 3, 2006
Zone Atlas Page: L-14-Z
Notification Radius: 100 Ft.

Project# 1003857
App#06DRB-00442

Cross Reference and Location: SIMPIER LANE BETWEEN 4TH STREET AND 8TH STREET

Applicant: MICHALE A GONZALES
Address: 1426 4TH STREET SW
ALBUQUERQUE, NM 87102

Agent: PRECISION SURVEYS INC.
8414 JEFFERSON NE STE # D
ALBUQUERQUE, NM 87113

Special Instructions:

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

Date Mailed: APRIL 14, 2006
Signature: YVONNE SAAVEDRA

CITY OF ALBUQUERQUE
PLANNING DEPARTMENT
PROPERTY OWNERSHIP / LEGAL LIST

PROJECT # 1003857
APPLICATION # _____

PAGE 1 **OF** 2

ZONE ATLAS PAGE #	ZONE ATLAS #	GRID LOCATIONS	PARCEL SEQUENCES	NAME AND ADDRESS
L-14	1014056	063-467	217-03	✓
		082-469	04	✓
		076-459	211-15	✓ Dup
		078-455	16	✓ Dup 2
		058-456	14	✓ Dup 2
		045-459	210-07	✓ Dup 2
		040-457	10	✓ Dup 2
		033-460	12	✓
		035-437	01	✓ Dup
		055-438	02	✓ Dup 2
		075-439	03	✓ Dup 2
		033-468	217-12	✓
		044-478	09	✓
		051-472	08	✓
		054-472	07	✓ COA
		070-476	06	✓

CITY OF ALBUQUERQUE
PLANNING DEPARTMENT
PROPERTY OWNERSHIP / LEGAL LIST

PROJECT # 1003857
APPLICATION # _____

ZONE ATLAS PAGE #	ZONE ATLAS #	GRID LOCATIONS	PARCEL SEQUENCES	NAME AND ADDRESS
L-14	1014056	034-472	217-13	✓
		019-461	216-14	✓ Dup
		017-462	02	✓ Dupo
		017-466	03	✓
		018-459	01	✓
		020-450	209-04	✓
		016-432	02	✓ Dup
		016-450	05	✓ Dupo
		055-438	210-02	✓
		016-468	216-04	✓ Dup
		017-470	05	✓ Dup 2
		093-453	213-15	✓ Dup 2

mainframe@coa1mp3.ca To
bq.gov cc
04/11/2006 03:27 PM bcc
Subject

1 R E C O R D S W I T H L A B E L S PAGE
1
01014056 *** THIS UPC CODE HAS NO MASTER RECORD ON FILE
01014056063467217 03 LEGAL: MAP 41 T R 31B1
LAND USE:
PROPERTY ADDR: 00000 4TH
OWNER NAME: GONZALES MICHAEL A & VILLANUEV
OWNER ADDR: 01426 4TH ST SW
ALBUQUERQUE NM 87102
01014056082469217 04 LEGAL: TR 3 0 B MAP 41
LAND USE:
PROPERTY ADDR: 00000 4TH
OWNER NAME: GUTIERREZ MARY EMMA
OWNER ADDR: 13001 ARROYO DE VISTA NE
ALBUQUERQUE NM 87111
01014056076459211 15 LEGAL: TRAC T C- 1 LANDS OF BROMO GONZALES BEING A REPL
OF LAND USE:
PROPERTY ADDR: 00000 4TH
OWNER NAME: GONZALES MICHAEL A
OWNER ADDR: 01426 4TH ST SW
ALBUQUERQUE NM 87102
01014056078455211 16 LEGAL: TRAC T C- 2 LANDS OF BROMO GONZALES BEING A REPL
OF LAND USE:
PROPERTY ADDR: 00000 4TH
OWNER NAME: GONZALES MICHAEL A
OWNER ADDR: 01426 4TH ST SW
ALBUQUERQUE NM 87102
01014056058456211 14 LEGAL: TR D LAN DS OF BROMO GONZALES BEING A REPL OF AN
EL LAND USE:
PROPERTY ADDR: Q0000 SIMPLIER
OWNER NAME: GONZALES MICHAEL A
OWNER ADDR: 01426 4TH ST SW
ALBUQUERQUE NM 87102
01014056045459210 07 LEGAL: E SI MPIE R ADD NO 2 W58 FT OF LOTS 4X5X6
LAND USE:
PROPERTY ADDR: 00000 SIMPIER
OWNER NAME: GONZALES MICHAEL A
OWNER ADDR: 01426 4TH ST SW
ALBUQUERQUE NM 87102
01014056040459210 10 LEGAL: THE E 42 FT OF LOTS 10, 11 & 12 BLOCK E SIMPIER
AD LAND USE:
PROPERTY ADDR: 00000 SIMPIER
OWNER NAME: GONZALES MICHAEL A
OWNER ADDR: 01426 4TH ST SW
ALBUQUERQUE NM 87102
01014056033460210 12 LEGAL: E WE ST 1 00 FT OF LOTS 10 11 & 12 SIMPIER NO 2
LAND USE:
PROPERTY ADDR: 00000 SIMPIER
OWNER NAME: RODRIGUEZ MILDRED A
OWNER ADDR: 07813 CLEON AV
SUN VALLEY CA 91352

0101405603543721001 LEGAL: TR A -1 P LAT OF TRACTS A-1 AND B-1-A EL CAMBIO
PLAZ LAND USE:
PROPERTY ADDR: 00000 AVENIDA CESAR CHAVEZ
OWNER NAME: H & S INC
OWNER ADDR: PO BOX 690110
SAN ANTONIO TX 78269
0101405605543821002 LEGAL: TR B -1-A PLAT OF TRACTS A-1 AND B-1-A EL CAMBIO
PL LAND USE:
PROPERTY ADDR: 00000 BRIDGE
OWNER NAME: H & S INC
OWNER ADDR: PO BOX 690110
SAN ANTONIO TX 78269
0101405607543921003 LEGAL: TR C PLA T OF EL CAMBINO PLAZA ADDN TRACTS B1 &
C C LAND USE:
PROPERTY ADDR: 00000 4TH
OWNER NAME: H & S INC
SAN ANTONIO TX 78269
0101405603346821712 LEGAL: 009 001G UTIERREZ ALL EXC E10 FT OF 8 9 10 BLK 1
LAND USE:
PROPERTY ADDR: 00000 8TH
OWNER NAME: PONDER JOE N
OWNER ADDR: 01414 8TH ST SW
ALBUQUERQUE NM 87102
0101405604447021709 LEGAL: W 22 ' LO T 4 ALL OF LOT 5 & 6 & E 10' OF LOTS 8
9 & LAND USE:
PROPERTY ADDR: 00000 BELL
OWNER NAME: GARCIA RUDOLPH A
OWNER ADDR: 00703 BELL AV SW
ALBUQUERQUE NM 87102
0101405605147221708 LEGAL: 003 001G UTTIERREZ ADD &E 8FT L4
LAND USE:
PROPERTY ADDR: 00000 BELL
OWNER NAME: VILLA BERNARDO & MARCELA
OWNER ADDR: 00616 BELL AV SW
ALBUQUERQUE NM 87102
0101405605447221707 LEGAL: 002 001G UTIERREZ ADDN
LAND USE:
PROPERTY ADDR: 00000 BELL
OWNER NAME: CITY OF ALBUQUERQUE
OWNER ADDR: PO BOX 1293
ALBUQUERQUE NM 87103
0101405607047621706 LEGAL: 001 001L OT 1 BLK 1 GUTIERREZ ADD
LAND USE:
PROPERTY ADDR: 00000 4TH
OWNER NAME: GUTIERREZ MARY EMMA
OWNER ADDR: 13001 ARROYO DE VISTA NE
ALBUQUERQUE NM 87111
0101405603447221713 LEGAL: 007 001G UTTIERREZ ADD
LAND USE:
PROPERTY ADDR: 00000 8TH
OWNER NAME: GARCIA MELA
OWNER ADDR: 01410 8TH ST SW
ALBUQUERQUE NM 87102

```
0101405601946121614   LEGAL: MAP  41 T RACT 31B2
LAND USE:
                      PROPERTY ADDR: 00000   N/A
                         OWNER NAME: CHAVEZ NANCY
                         OWNER ADDR: 01413   8TH                        ST SW
ALBUQUERQUE NM       87102
0101405601746221602   LEGAL: 004  002G UTTIERREZ ADD
LAND USE:
                      PROPERTY ADDR: 00000   8TH
                         OWNER NAME: CHAVEZ NANCY
                         OWNER ADDR: 01413   8TH                        ST SW
ALBUQUERQUE NM       87102
0101405601746621603   LEGAL: 003  002G UTTIERREZ ADD
LAND USE:
                      PROPERTY ADDR: 00000   8TH
                         OWNER NAME: VIGIL OSWALD
                         OWNER ADDR: 01411   8TH                        ST SW
ALBUQUERQUE NM       87102
0101405601845921601   LEGAL: F SI MPIE R NO 2 LTS 4 5 X 6 X PORT OF WEST ADJ
BLK   LAND USE:
                      PROPERTY ADDR: 00000   SIMPIER
                         OWNER NAME: GONZALEZ JESUS G
                         OWNER ADDR: 00807   SIMPIER                    LN SW
ALBUQUERQUE NM       87102
0101405602045020904   LEGAL: 001  F SI MPIER ADD#2 L1,2&3 EXC W25FT &PORT
STADJ    LAND USE:
                      PROPERTY ADDR: 00000   8TH
                         OWNER NAME: GONZALES ROSA EMMA
                         OWNER ADDR: 01501   8TH                        ST SW
ALBUQUERQUE NM       87102
0101405601643220902   LEGAL: LT B  PLA T OF LTS A & B BLK 6 N.J. SANCHEZ ADD
(BEI  LAND USE:
                      PROPERTY ADDR: 00000   AVENIDA CESAR CHAVEZ
                         OWNER NAME: PERRY JERRY G & JERRY T TRUSTE
                         OWNER ADDR: 02524   DEL SUR                       SW
ALBUQUERQUE NM       87105
0101405601645020905   LEGAL: F SI MPIE R ADD#2 W 25FT L 1,2 & 3
LAND USE:
                      PROPERTY ADDR: 00000   08TH
                         OWNER NAME: PERRY JERRY G TRUSTEE PERRY RV
                         OWNER ADDR: 02524   DEL SUR                       SW
ALBUQUERQUE NM       87105
0101405601646821604   LEGAL: 002  002G UTTIERREZ ADD
LAND USE:
                      PROPERTY ADDR: 00000   8TH
                         OWNER NAME: VIGIL ROSARIO
                         OWNER ADDR: 01411   8TH                        ST SW
ALBUQUERQUE NM       87102
0101405601747021605   LEGAL: 001  002G UTIERREZ ADD
LAND USE:
                      PROPERTY ADDR: 00000   8TH
                         OWNER NAME: VIGIL ROBERT & VIGIL SHARON
                         OWNER ADDR: 01411   8TH                        ST SW
ALBUQUERQUE NM       87102
```

01014056093453213 15 LEGAL: TRAC T A- 1 LANDS OF BROMO GONZALES BEING A REPL
OF LAND USE:
PROPERTY ADDR: 00000 4TH
OWNER NAME: GONZALES MICHAEL A
OWNER ADDR: 01426 4TH ST SW
ALBUQUERQUE NM 87102
.
QUIT

101405603543721001	LEGAL: TR A-1 PLAT OF TRACTS A-1 AND B-1-A EL CAMBINO CONT 1.0748 AC PROPERTY ADDR: 511 AVENIDA CESAR CHAVEZ SW	
	OWNERS NAME: OWNERS ADDR:	H & S INC PO BOX 690110 SAN ANTONIO, TX 78269
101405605543821002	LEGAL: TR B-1-A PLAT OF TRACTS A-1 AND B-1-A EL CAMION CONT 1.0840 AC PROPERTY ADDR: 507 BRIDGE BLVD SW	
	OWNERS NAME: OWNERS ADDR:	H & S INC PO BOX 690110 SAN ANTONIO, TX 78269
101405607543921003	LEGAL: TR C PLAT OF EL CAMBINO PLAZA ADDN TRACTS B1 AC M/L PROPERTY ADDR: 1523 4TH ST SW	
	OWNERS NAME: OWEERS ADDR:	H & S INC PO BOX 66207 SAN ANTONIO, TX 78269
101405605447221707	LEGAL: * 002 001 GUTIERREZ ADDN PROPERTY ADDR: 514 BELL AVE SW	
	OWNERS NAME: OWNERS ADDR:	CITY OF ALBUQUERQUE PO BOX 1293 ALBUQUERQUE, NM 87103

ALBUQUERQUE
Making History
City of Albuquerque

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.

March 29, 2006

Lisa
Precision Surveys Inc.
8414 Jefferson NE/87109
Phone: 856-5700 Fax: 856-7900

Dear Lisa:

Thank you for your inquiry of **March 29, 2006** requesting the names of Recognized Neighborhood Associations who would be affected under the provisions of O-92 by your proposed project at **LOTS 4, 5, 6, AND 10, 11, 12, BLOCK E, SIMPIER ADDITION, LOCATED ON SIMPIER LANE SW, BETWEEN 4TH STREET SW AND 8TH STREET SW**zone map **L-14.**

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

BARELAS N.A. (BRL) "R"
***Cathy Garcia**
P.O. Box 275/87103 243-3530 (h)
Robert Vigil
919 Santa Fe SW/87102 243-0413 (h)

See attached side for additional Neighborhood Association Information: YES { } NO {X}
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 our office at (505) 924-3914 or by fax at 924-3913.

Sincerely,

Stephanie Wu

OFFICE OF NEIGHBORHOOD COORDINATION
Planning Department

LETTERS MUST BE SENT TO BOTH CONTACTS OF EACH NEIGHBORHOOD ASSOCIATION

DEVELOPER INQUIRY SHEET

(To be completed prior to application submittal)

The Office of Neighborhood Coordination (ONC) located in Room 120 (basement) of the Plaza Del Sol Building, 600 Second St. NW, **Fax – (505) 924-3913** - will need the following information **BEFORE** neighborhood association information will be released to the applicant/developer on any project being presented to the Planning Department. If you have any questions, please feel free to contact our office at (505) 924-3914. **Your request is for the following: Cell Tower [ ]; Private Development [X]; City Project [ ]; -OR- Other [ ]**

CONTACT NAME: Lisa

COMPANY NAME: Precision Surveys Inc.

ADDRESS/ZIP: 8414 Jefferson N.E. Albuquerque NM 87109

PHONE: 856-5700 FAX: 856-7900

NEIGHBORHOOD ASSOCIATION INFORMATION

PLEASE FORWARD INFORMATION ON ANY NEIGHBORHOOD ASSOCIATIONS IN THE AREA OF THE PROPERTY DESCRIBED AS:

Lots 4,5,6 + 10,11,12, Block E, Simpier Addition (alley between Lots)
LEGAL DESCRIPTION

LOCATED ON

Simpier Lane S.W.
STREET NAME OR OTHER IDENTIFYING LANDMARK

BETWEEN 4th Street S.W. AND
STREET NAME OR OTHER IDENTIFYING LANDMARK

8th Street S.W.
STREET NAME OR OTHER IDENTIFYING LANDMARK

THE SITE IS INDICATED ON THE FOLLOWING ZONE ATLAS PAGE (L 14).

(PLEASE MARK/HATCH ZONE MAP WHERE PROPERTY IS LOCATED)

(Zone Map MUST be provided with request)

Project # 1003857

MICHAEL A GONZALES
1426 4TH STREET SW
ALBUQUERQUE, NM 87102

Project # 1003857
ROBERT VIGIL
Barelas N.A.
919 SANTA FE SW
ALBUQUERQUE, NM 87102

101405607645921115

GONZALES MICHAEL A
1426 4TH ST SW
ALBUQUERQUE NM 87102

101405607543921003

H & S INC
PO BOX 66207
SAN ANTONIO, TX 78269

101405605147221708

VILLA BERNARDO & MARCELA
616 BELL AV SW
ALBUQUERQUE NM 87102

101405601946121614

CHAVEZ NANCY
1413 8TH ST SW
ALBUQUERQUE NM 87102

101405602045020904

GONZALES ROSA EMMA
1501 8TH ST SW
ALBUQUERQUE NM 87102

Project # 1003857

PRECISION SURVEYS INC
8414 JEFFERSON NE STE # D
ALBUQUERQUE, NM 87113

101405606346721703

GONZALES MICHAEL A & VILLANUE
1426 4TH ST SW
ALBUQUERQUE NM 87102

101405603346021012

RODRIGUEZ MILDRED A
7813 CLEON AV
SUN VALLEY CA 91352

101405603346821712

PONDER JOE N
1414 8TH ST SW
ALBUQUERQUE NM 87102

101405607047621706

GUTIERREZ MARY EMMA
13001 ARROYO DE VISTA NE
ALBUQUERQUE NM 87111

101405601746621603

VIGIL OSWALD
1411 8TH ST SW
ALBUQUERQUE NM 87102

101405601643220902

PERRY JERRY G & JERRY T TRUST
2524 DEL SUR SW
ALBUQUERQUE NM 87105

Project # 1003857
CATHY GARCIA
Barelas N.A.
PO BOX 275
ALBUQUERQUE, NM 87103

101405608246921704

GUTIERREZ MARY EMMA
13001 ARROYO DE VISTA NE
ALBUQUERQUE NM 87111

101405603543721001

H & S INC
PO BOX 690110
SAN ANTONIO, TX 78269

101405604447021709

GARCIA RUDOLPH A
703 BELL AV SW
ALBUQUERQUE NM 87102

101405603447221713

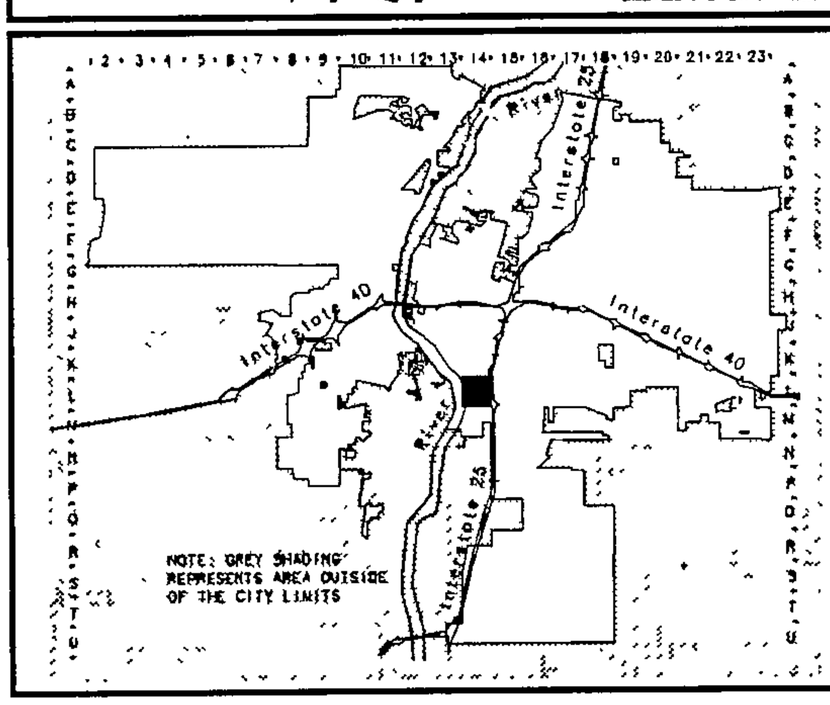
GARCIA MELA
1410 8TH ST SW
ALBUQUERQUE NM 87102

101405601845921601

GONZALEZ JESUS G
807 SIMPIER LN SW
ALBUQUERQUE NM 87102

101405601646821604

VIGIL ROSARIO
1411 8TH ST SW
ALBUQUERQUE NM 87102



CITY OF Albuquerque

Albuquerque Geographic Information System

PLANNING DEPARTMENT

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GRAPHIC SCALE IN FEET

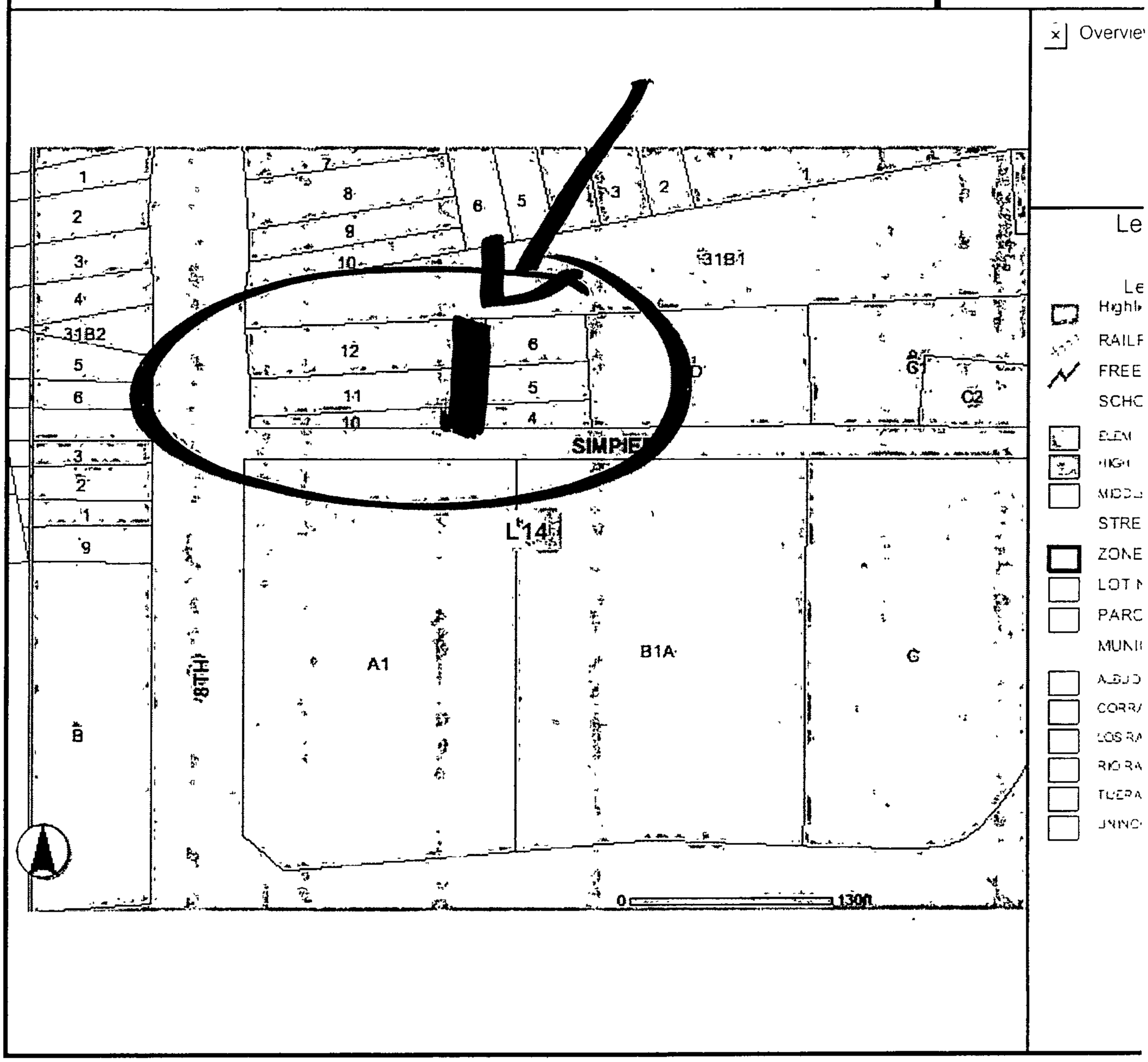
250 0 750 1000

Zone Atlas Page

L-14-Z

Map Amended through August 01, 2003

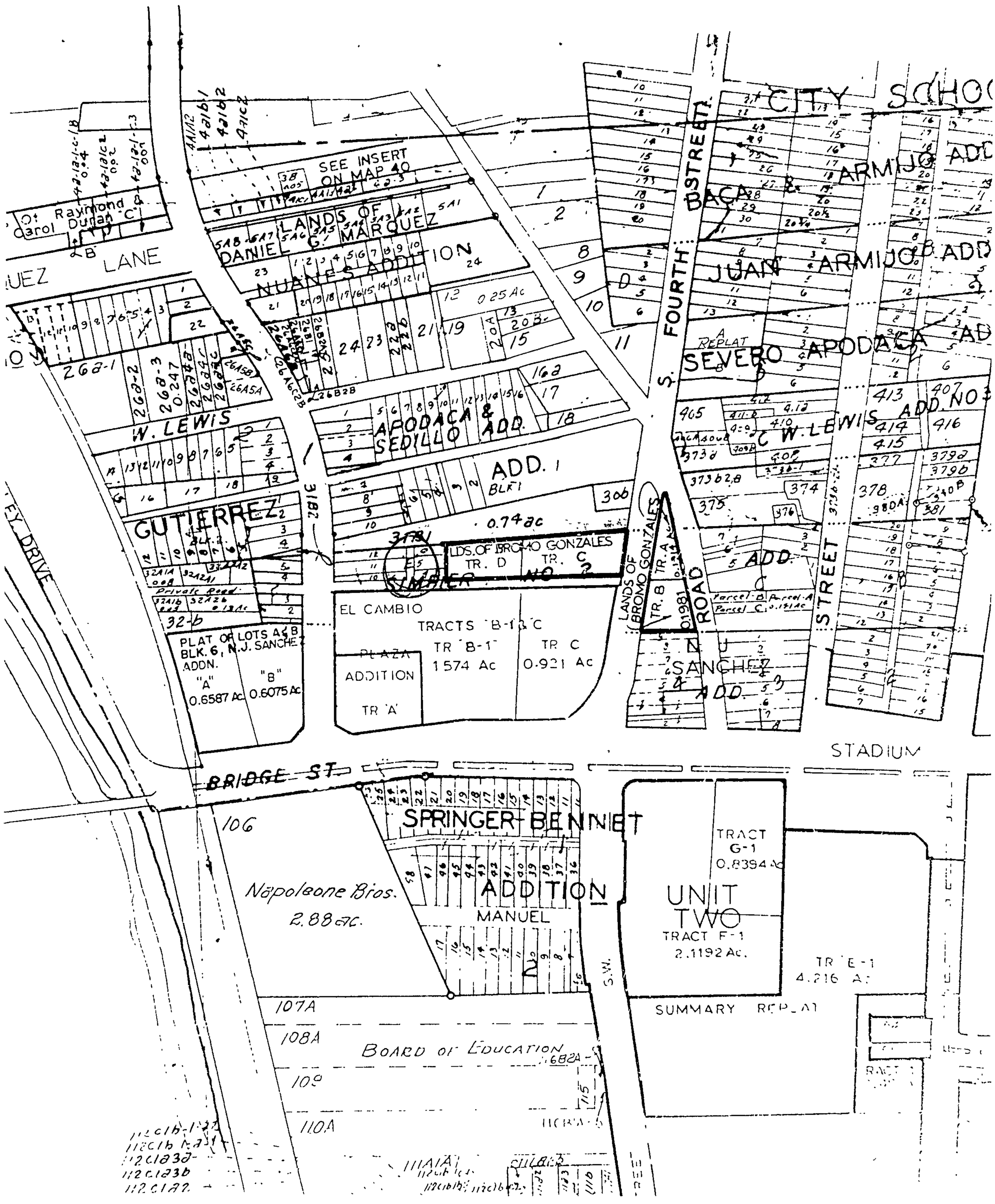
ArcIMS HTML Viewer Map



Blow up so you can see easier.

Thank You
Lisa

MRGCD Map 41


SEE INSERT ON MAP 40
LANDS OF DANIEL G. MARQUEZ
NUANES ADDITION
Raymond & Carol Duran
LANE
W. LEWIS
GUTIERREZ
APODACA & SEDILLO ADD.
ADD. 1 BLK 1
LDS. OF BROMO GONZALES
TR. D
TR. C
SUMMER
EL CAMBIO
TRACTS "B-1" & "C"
TR "B-1" 1.574 Ac
TR C 0.921 Ac
PLAZA ADDITION
TR "A"
PLAT OF LOTS A & B BLK. 6, N.J. SANCHEZ ADDN.
"A" 0.6587 Ac
"B" 0.6075 Ac
LANDS OF BROMO GONZALES
TR. A
TR. B
SANCHEZ ADD.
FOURTH STREET
S. FOURTH STREET
BACA & JUAN ARMIJO ADD
SEVERO APODACA ADD
C. W. LEWIS ADD. NO 3
ADD.
STREET
ROAD
CITY SCHO
BRIDGE ST
STADIUM
SPRINGER-BENNET ADDITION
MANUEL
Napoleone Bros.
2.88 ac.
BOARD OF EDUCATION
TRACT G-1 0.8394 Ac
UNIT TWO
TRACT F-1 2.1192 Ac.
TR E-1 4.216 Ac
SUMMARY REPLAT
106
107A
108A
109
110A
111A1A
S.W.

PRECISION SURVEYS, INC.

April 3, 2006

City of Albuquerque
Sharon Matson
600 2ND. Street N. W.
Albuquerque, New Mexico 87103

RE: VACATION OF ALLEY ON SIMPIER BETWEEN LOTS 4, 5, 6 AND 10, 11, 12, BLOCK E, SIMPIER ADDITION

Dear: Ms. Matson

On behalf of our client Michael Gonzales, we are submitting an application for vacation of Public Right of Way of the alley between Lots 4, 5, 6, and 10, 11, 12, Block E, Simpier Addition, for the purpose of development of a subdivision to be known as Barelas Townhomes. I have enclosed the Zone Atlas page with site marked I have also enclosed a blow up of the zone atlas page as it is a difficult area to see on the zone atlas page.

Please call me at 856-5700 if you have any questions or if you need additional information.

Sincerely,

Lisa Parish

8414 - D JEFFERSON ST NE
ALBUQUERQUE, NEW MEXICO 87113
email pres[illegible]presurv.com
PHONE 505 856 5700
FAX 505 856 7900
ww[illegible]presurv.com

CITY OF ALBUQUERQUE

FYI

THREE HUNDRED YEARS 1706 • 2006
ALBUQUERQUE
Making History

NOTIFICATION OF HEARING for the DEVELOPMENT REVIEW BOARD

April 13, 2006

TO: Cathy Garcia and Robert Vigil, Barelas Neigh. Assoc.

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 Major Vacation of Public Right-of-Way for the Barelas Town homes.**

Proposed by: **Precision Surveys Inc. at 505-856-5700**
Agent for: **Michael A. Gonzales**

For property located: **On or near Simpier Lane SW between 4th Street SW and 8th Street SW.**

The case number(s) assigned is: **06DRB- 00442, Project # 1003857**

City Planning accepted application for this request on **April 4, 2006**.

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, May 3, 2006** 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

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

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, May 3, 2006,** beginning at **9:00 a.m.** for the purpose of considering the following:

Project # 1000788 06DRB-00482 Major-Two Year SIA	MARK GOODWIN & ASSOCIATES agent(s) for LONGFORD AT PARADISE SKIES request(s) the above action(s) for all or a portion of Tract(s) AAAA-1A, **PARADISE SKIES, UNIT 8 & 9,** zoned SU-1 RT, located on MILKY WAY ST NW, between SAGITTARIUS AVE NW and MCMAHON BLVD NW containing approximately 20 acre(s). [REF: S-99-150] (A-10/A-11)
Project # 1003778 06DRB-00330 Major-Vacation of Pub Right-of-Way 06DRB-00328 Major-Preliminary Plat Approval 06DRB-00332 Minor-Sidewalk Variance 06DRB-00333 Minor-Temp Defer SDWK	LARRY READ & ASSOCIATES INC agent(s) for SHAKEEL RIZVI request(s) the above action(s) for all or a portion of Lot(s) 21 & 22, Block(s) 2, Tract(s) 2, Block(s) 2, NORTH ALBUQUERQUE ACRES, UNIT 3 (to be known as **SHAHEEN SUBDIVISION**) zoned R-D, located on OAKLAND AVE NE, between WYOMING BLVD NE and LOUISIANA BLVD NE containing approximately 2 acre(s). [REF: 04DRB-01750, 04DRB-01751, 04DRB-01752, 04DRB-01753] (C-19)
Project # 1003857 06DRB-00442 Major-Vacation of Pub Right-of-Way	PRECISION SURVEYS INC agent(s) for MICHAEL A GONZALES request(s) the above action(s) for all or a portion of Lot(s) 4-6 and 10-12, Block(s) E, SIMPIER ADDITION (to be known as **BARELAS TOWNHOMES**) zoned SU-2/RT, located on SIMPIER LN SW, between 4TH ST SW and 8TH ST SW [REF: 04DRB-01973] (L-14)
Project # 1004717 06DRB-00478 Major-Preliminary Plat Approval 06DRB-00481 Minor-Temp Defer SDWK	TERRAMETRICS OF NEW MEXICO agent(s) for ESMAIL HAIDARI request(s) the above action(s) for all or a portion of Tract(s) A, **SONORA SUBDIVISION,** zoned R-D, located on TESORO PL NE, between SAN PEDRO NE and LOUISIANA BLVD NE containing approximately 1 acre(s). [REF: 06DRB-00253] (C-18)

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

Sheran Matson, AICP, DRB Chair
Development Review Board

TO BE PUBLISHED IN THE ALBUQUERQUE JOURNAL MONDAY, APRIL 17, 2006.

CITY OF ALBUQUERQUE

Planning Department

UNITED STATES POSTAGE
PITNEY BOWES
02 1A $ 00.39⁰
0004329277 APR 12 2006
MAILED FROM ZIP CODE 87102

101405607543921003

H & S INC
PO BOX 66207
SAN ANTONIO, TX 78269

NIXIE 782 1 10 06/21/06
RETURN TO SENDER
NO SUCH NUMBER
UNABLE TO FORWARD

BC: 87109129393 *0269-05461-12-39

78213/3333
87109129393

P O Box 1293 Albuquerque New Mexico 87103

City of Albuquerque Planning Department

One Stop Shop – Development and Building Services

03/18/2008 Issued By: PLNSDH

Permit Number: **2008 070 141** **Category Code 910**

Application Number: **08DRB-70141**, Major - Final Plat Approval

Address:

Location Description: SIMPIER LANE SW BETWEEN 8TH ST SW AND 4TH ST SW

Project Number: 1003857

Applicant
Michael Gonzales

1626 4th St Sw
Albuquerque NM 87102
877-5057

Agent / Contact
Precision Surveys Inc
Larry Medrano
4900 Alameda Blvd Ne Suite A
Albuquerque NM 87113

larry@presurv.com

Application Fees

441018/4971000	Public Notification	
441032/3424000	Conflict Mgmt Fee	$20.00
441006/4983000	DRB Actions	
	TOTAL:	**$20.00**

City Of Albuquerque
Treasury Division

3/18/2008 11:46AM LOC: ANNX
WS# 008 TRANS# 0018
RECEIPT# 00088779-00088779
PERMIT# 2008070141 TRSDMG
Trans Amt $20.00
Conflict Manag. Fee $20.00
CA $20.00
CHANGE $0.00

Thank You

No. of Lots: 12
Nearest Major Streets
4TH ST SW / SIMPLER LN

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 ___ day of _____, 2007, by and between the City of Albuquerque, New Mexico ("City"), a municipal corporation, whose address is P. O. Box 1293 (One Civic Plaza), Albuquerque, New Mexico 87103, and MICHAEL A. GONZALES, ("Subdivider"), a [state the type of business entity, for instance, "New Mexico corporation," "general partnership," "joint venture," "individual," etc.:] INDIVIDUAL, whose address is 1502 4TH ST NW, ALBUQUERQUE, NM 87102 and whose telephone number is 505-877-5057, 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, BARELAS COFFEE HOUSE, recorded on 05-07-2007 in the records of the Bernalillo County Clerk at Book 2007C, pages 112 through 112 (the "Subdivision"). The Subdivider certifies that the Subdivision is owned by [state the name of the present real property owner exactly as shown on the real estate document conveying title in the Subdivision to the present owner:] MICHAEL A. GONZALES ("Owner").

The Subdivider has submitted and the City has approved a preliminary plat or Site Development Plan identified as BARELAS TOWNHOMES LOTS 1-12 describing Subdivider's Property.

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

2. Improvements and Construction Deadline. The Subdivider agrees to install and complete the public and/or private improvements described in Exhibit A, the required infrastructure listing ("Improvements"), to the satisfaction of the City, on or before the 2ND day of AUGUST, 2008 ("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. 623582.

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

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

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

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

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

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 SURV·TEK, INC, and construction surveying of the private Improvements shall be performed by SURV·TEK, INC. 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 BRASHER + LORENZ, and inspection of the private Improvements shall be performed by BRASHER + LORENZ, both New Mexico Registered Professional Engineers. If the inspection is performed by an entity other than the City, the City may monitor the inspection and the Subdivider

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

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

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

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

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

Type of Financial Guaranty: IRREVOCABLE LETTER OF CREDIT NO. 5044274038 NEW MEXICO BANK AND TRUST
Amount: $ 176,562.64 Name of Financial Institution or Surety
Date City first able to call Guaranty: AUGUST 2, 2008
[Construction Completion Deadline]: AUGUST 2 2008
If Guaranty other than a Bond, last day City able to call Guaranty is: OCTOBER 2, 2008
Additional information: _____

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

SUBDIVIDER:

By [Signature]: _____
Name: Michael A. Gonzales
Title: owner
Dated: 11/4/07

CITY OF ALBUQUERQUE

_____
City Engineer
Dated: _____

SIGN HERE

SUBDIVIDER'S NOTARY

STATE OF NEW MEXICO)
) ss.
COUNTY OF BERNALILLO

This instrument was acknowledged before me on 4th day of OCTOBER, 2007 by [name of person:] MICHAEL A GONZALES, [title or capacity, for instance, "President" or "Owner":] OWNER of [Subdivider:] _____

Geraldine Lucero
Notary Public

My Commission Expires:
OCTOBER 24, 2008

OFFICIAL SEAL
GERALDINE LUCERO
NOTARY PUBLIC-NEW MEXICO
My Commission Expires 10/24/2008

CITY'S NOTARY

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

This instrument was acknowledged before me on _____ day of , _____, 20_____ by _____, City Engineer of the City of Albuquerque, a municipal corporation, on behalf of said corporation.

_____
Notary Public

My Commission Expires:
_____

EXHIBIT A AND POWER OF ATTORNEY ATTACHED

Current DRC
Project Number:

FIGURE 12

ORIGINAL

Date Submitted: 6-20-2007
Date Site Plan Approved: N/A
Date Preliminary Plat Approved: 6-20-07
Date Preliminary Plat Expires: 6-20-08
DRB Project No.: 1003857
DRB Application No.: 07-DRB-70017

INFRASTRUCTURE LIST

(Rev. 9-20-05)

EXHIBIT "A"

TO SUBDIVISION IMPROVEMENTS AGREEMENT

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

BARELAS TOWNHOMES, LOTS 1 THROUGH 12

PROPOSED NAME OF PLAT AND/OR SITE DEVELOPMENT PLAN

TRACT B, BARELAS COFFEE HOUSE

EXISTING LEGAL DESCRIPTION PRIOR TO PLATTING ACTION

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

Financially Guaranteed DRC #	Constructed Under DRC #	Size	Type of Improvement	Location	From	To	Construction Certification: Private Inspector	Private P.E.	City Cnst Engineer
		24'FF	PRIVATE STREET	BENICIA LANE SW	△1 50' EAST OF EIGHTH ST SW	EAST EDGE LOT 12	/	/	/
		24' FF	PRIVATE STREET	BENICIA LANE SW	BENICIA LA SW	SIMPIER LA SW	/	/	/
		8 INCH	SANITARY SEWER	BENICIA LANE SW	LOT 8	LOT 12	/	/	/
		8 INCH	SANITARY SEWER	BENICIA LANE SW	BENICIA LA SW	SIMPIER LN SW	/	/	/
		6 INCH	WATER	BENICIA LANE SW	EIGHTH ST SW	LOT 12	/	/	/
		6 INCH	WATER	BENICIA LN SW	BENICIA LN SW	SIMPIER LN SW	/	/	/
							/	/	/
		△ 18.57'-24' FF	PRIVATE STREET	BENICIA LN	EIGHTH ST	50' EAST OF EIGHTH	/	/	/
		△ 4'	SIDEWALK	"	"	"	/	/	/

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

Financially Guaranteed DRC #	Constructed Under DRC #	Size	Type of Improvement	Location	From	To	Construction Certification: Private Inspector	Private P.E.	City Cnst Engineer
							/	/	/
							/	/	/

Approval of Creditable Items: _____
Impact Fee Admistrator Signature Date

Approval of Creditable Items: _____
City User Dept. Signature Date

NOTES

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

Street lights per City rquirements.

1 TEMPORARY DEFERRAL OF 6' SIDEWALKS WITHIN BENICIA LANE SW ALONG LOTS 1 THROUGH 7 UNITL HOME CONSTRUCTION

2 GRADING AND DRAINAGE CERTIFICATION REQUIRED PRIOR TO RELEASE OF FINANCIAL GUARANTEES AND SIA

3 PRIVATE STREETS TO INCLUDE ASPHALT PAVING, CONCRETE CURB & GUTTER, 6' SIDEWALK ONE SIDE ONLY, STRIPING AND SIGNAGE PER DRC.

4. SIGNAGE PER DRC

AGENT / OWNER

DENNIS A. LORENZ, PE
NAME (print)

BRASHER & LORENZ, INC.
FIRM

6.20.07
SIGNATURE - date

DEVELOPMENT REVIEW BOARD MEMBER APPROVALS

6/20/07
DRB CHAIR - date

Christina Sandoval 6/20/07
PARKS & RECREATION - date

TRANSPORTATION DEVELOPMENT - date

AMAFCA - date

6/20/07
UTILITY DEVELOPMENT - date

_____ - date

6-20-07
CITY ENGINEER - date

_____ - date

DESIGN REVIEW COMMITTEE REVISIONS

REVISION	DATE	DRC CHAIR	USER DEPARTMENT	AGENT / OWNER
1	8-17-07	Stephen Woodall		

(rev. 9-20-05)

NEW MEXICO
BANK & TRUST

Post Office Box 1048
Albuquerque, New Mexico 87103-1048

IRREVOCABLE LETTER OF CREDIT
AND AGREEMENT NO. 5044274038

Amount: $176,562.64

October 2, 2007

Bruce Perlman
Chief Administrative Officer
City of Albuquerque
One Civic Plaza NW/City County Building
Albuquerque, New Mexico 87102

Re: Letter of Credit for Michael A. Gonzales
City of Albuquerque Project No. 623582
Project Name: Barelas Town Homes, Phase/Unit # 1

Dear Mr. Perlman:

This letter is to advise the City of Albuquerque ("City") that, at the request of Michael A. Gonzales, New Mexico Bank & Trust, Albuquerque, New Mexico has established our Irrevocable Letter of Credit in the sum of One Hundred Seventy Six Thousand Five Hundred and Sixty Two Dollars and 64/100 ($176,562.64) ("Letter of Credit") for the exclusive purpose of providing the financial guarantee which the City requires of Michael A Gonzales ("Subdivider") to provide for the installation of the improvements which must be constructed at Barelas Town Homes Subdivision; Project No. 623582 ("Project"). The amount of the Letter of Credit is 125% of the City's estimated cost of construction of improvements as required by the City's Subdivision Ordinance. The improvements are identified in the agreement between the City of Albuquerque and Subdivider, which was recorded on _____, 20____ in the records of the Clerk of Bernalillo County, New Mexico in Book Misc. _____, at pages _____ to _____, as amended ("Agreement").

A Draft or Draft(s) for any amount up to, but not in excess of One Hundred Seventy Six Thousand Five Hundred and Sixty Two Dollars and 64/100 ($176,562.64)is/are available at sight at New Mexico Bank & Trust; 320 Gold Ave. SW; Albuquerque, New Mexico 87102 between October 2, 2007 and October 2, 2008.

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

1. Michael A Gonzales has failed to comply with the terms of the Agreement.

2. The undersigned is the Chief Administrative Officer of the City of Albuquerque and is authorized to sign this certification; and

3. The amount of the draft does not exceed 125% of the City's estimated cost of completing the improvements specified in the Agreements."

We hereby agree with the drawer of draft(s) drawn under and in compliance with the terms of this credit and that such draft(s) will be duly honored upon presentation to the drawee if negotiated between October 2, 2007 and October 2, 2008.

The Draft(s) drawn under this credit must contain the clause: "Drawn under Letter of Credit and Agreement No. 5044274038 of New Mexico Bank & Trust, Albuquerque, New Mexico, dated October 2, 2007" and the original Letter of Credit must be endorsed on the reverse side with the amount of each draft. This Letter of Credit must accompany each draft and be attached to the draft which exhausts this credit.

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

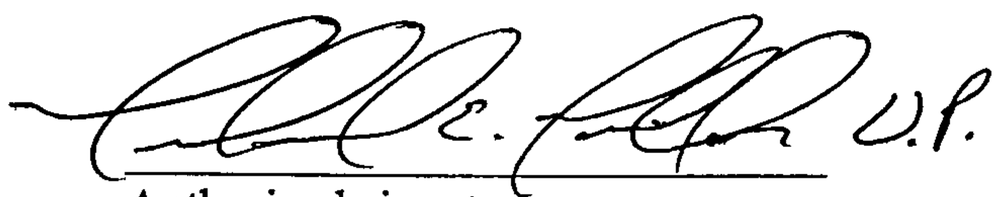
1. Sixty (60) days after the City accepts the completed improvements specified in the Agreement; or
2. City notification of Michael A Gonzales' failure to comply with the terms of the Agreement, and payment by Certified check from New Mexico Bank & Trust to the City of Albuquerque of 125% of the City's estimated costs of completing the improvements specified in the Agreement; or
3. Expiration of the date October 2, 2008; or
4. Written termination of this Letter of Credit by the City of Albuquerque, signed by its Chief Administration Officer.

This Letter of Credit will terminate at 4 o'clock p.m., New Mexico time, October 2, 2008.

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

Very truly yours,

NEW MEXICO BANK & TRUST



Authorized signature

ACCEPTED:

CITY OF ALBUQUERQUE

By: _____
Chief Administrative Officer

Dated: _____

FINANCIAL GUARANTY AMOUNT

09/14/2007

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

Project Description:

Project ID #: 623582, Barelas Townhomes, Phase/Unit #: 1

Requested By: **Dennis Lorenz**

Approved estimate amount:		$121,697.83
Contingency Amount:	0.00%	$.00
Subtotal:		$121,697.83
NMGRT	6.875%	$8,366.73
Subtotal:		$130,064.56
Engineering Fee	6.60%	$8,584.26
Testing Fee	2.00%	$2,601.29
Subotal:		$141,250.11
FINANCIAL GUARANTY RATE		1.25
Retainage Amount:		$.00
TOTAL FINANCIAL GUARANTY REQUIRED		**$176,562.64**

APPROVAL: DATE:

S Taylor Woodall 9-14-07

Notes: B-1: Grading and Drainage Certification required prior to release of Financial Guarantee and SIA

OFFICIAL NOTICE OF DECISION

CITY OF ALBUQUERQUE
PLANNING DEPARTMENT
DEVELOPMENT REVIEW BOARD

June 20, 2007

2. Project# 1003857
07DRB-70017 MAJOR - PRELIMINARY PLAT APPROVAL
07DRB-70018 MINOR - TEMP DEFR SWDK CONST

BRASHER AND LORENZ INC agent(s) for MIKE GONZALES request(s) the above action(s) for all or a portion of Lot(s) A, **BARELAS TOWN HOMES** zoned SU-2 FOR RT, located on SIMPIER LN SW BETWEEN FOURTH ST SW AND EIGHTH ST SW containing approximately 1.0618 acre(s). [REF: 06DRB-01300] (L-14)

At the June 20, 2007, Development Review Board meeting, with the signing of the infrastructure list dated 06/20/07 and approval of the grading plan engineer stamp dated 05/11/07 the preliminary plat was approved with the following condition of final plat approval:

A sidewalk waiver request and a subdivision design variance request are required.

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 July 5, 2007, in the manner described below.

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

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

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: Mike Gonzales, 1502 4th St SW, 87102
Brasher & Lorenz, 2201 San Pedro NE, Bldg. 1, Suite 1300, 87110
Marilyn Maldonado, Planning Department, 4th Floor, Plaza del Sol Bldg.
File

No. of Lots: 12
Nearest Major Streets
4TH SW / SIMPIER LN

FIGURE 19
SIDEWALK DEFERRAL AGREEMENT
PROJECT NO. 623582

THIS AGREEMENT is made this _____ day of _____, 20___, by and between the City of Albuquerque, New Mexico ("City"), a municipal corporation, whose address is P.O. Box 1293 (One Civic Plaza), Albuquerque, New Mexico 87103 and MICHAEL A. GONZALES ("Developer"), whose address is 1502 4TH NW, ALBUQUERQUE, NM 87102 and whose telephone number is 505.877.5057, a (state the type of business entity, for instance, "New Mexico corporation," "general partnership," "joint venture," "individual," etc.:) INDIVIDUAL, 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) (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:) BARELAS TOWN HOMES LOTS 1-12.; 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 AUGUST 2, 2009 ("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: NEW MEXICO BANK AND TRUST IRREVOCABLE LETTER OF CREDIT NO. 5044274039
Amount: $ 6450.58 Name of Financial Institution or Surety providing Guaranty: NEW MEXICO BANK AND TRUST
Date City first able to call Guaranty (Sidewalk Construction Deadline): AUGUST 2, 2009.
If Guaranty other than a Bond, last day City able to call Guaranty is: OCTOBER 2, 2009.
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.

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.

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

DEVELOPER:

By (Signature): Michael A. Gonzales
Name: Michael A. Gonzales
Title: Owner
Dated: 10/4/07

CITY OF ALBUQUERQUE:

City Engineer
Dated: _____

DEVELOPER'S NOTARY

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

This instrument was acknowledged before me on 4th day of October, 2007 by (name of person:) Michael A. Gonzales (title or capacity, for instance, "President" or "Owner":) Owner of (Developer:) _____.

Geraldine Lucero
Notary Public

My Commission Expires:
October 24, 2008

OFFICIAL SEAL
GERALDINE LUCERO
NOTARY PUBLIC-NEW MEXICO
My Commission Expires 10/24/2008

CITY'S NOTARY

STATE OF _____)
) ss.
COUNTY OF _____)

This instrument was acknowledged before me on _____ day of _____, 20___ by _____, City Engineer of the City of Albuquerque, a municipal corporation, on behalf of said corporation.

_____
Notary Public

My Commission Expires:
_____

EXHIBIT "A" ATTACHED

Current DRC
Project Number:

FIGURE 12

ORIGINAL

Date Submitted: 6-20-2007
Date Site Plan Approved: N/A
Date Preliminary Plat Approved: 6-20-07
Date Preliminary Plat Expires: 6-20-08
DRB Project No.: 1003857
DRB Application No.: 07-DRB-70017

INFRASTRUCTURE LIST

(Rev. 8-20-05)

EXHIBIT "A"

TO SUBDIVISION IMPROVEMENTS AGREEMENT

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

BARELAS TOWNHOMES, LOTS 1 THROUGH 12

PROPOSED NAME OF PLAT AND/OR SITE DEVELOPMENT PLAN

TRACT B, BARELAS COFFEE HOUSE

EXISTING LEGAL DESCRIPTION PRIOR TO PLATTING ACTION

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

Financially Guaranteed DRC #	Constructed Under DRC #	Size	Type of Improvement	Location	From	To	Construction Certification: Private Inspector	Private P.E.	City Cnst Engineer
		24'FF	PRIVATE STREET	BENICIA LANE SW	△1 50' east of EIGHTH ST SW	EAST EDGE LOT 12	/	/	/
		24' FF	PRIVATE STREET	BENICIA LANE SW	BENICIA LA SW	SIMPIER LA SW	/	/	/
		8 INCH	SANITARY SEWER	BENICIA LANE SW	LOT 8	LOT 12	/	/	/
		8 INCH	SANITARY SEWER	BENICIA LANE SW	BENICIA LA SW	SIMPIER LN SW	/	/	/
		6 INCH	WATER	BENICIA LANE SW	EIGHTH ST SW	LOT 12	/	/	/
		6 INCH	WATER	BENICIA LN SW	BENICIA LN SW	SIMPIER LN SW	/	/	/
							/	/	/
		△ 18.57'-24' FF	PRIVATE STREET	BENICIA LN	EIGHTH ST	50' EAST of EIGHTH	/	/	/
		△ 4'	SIDEWALK	"	"	"	/	/	/

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

Financially Guaranteed DRC #	Constructed Under DRC #	Size	Type of Improvement	Location	From	To	Construction Certification: Private Inspector	Private P.E.	City Cnst Engineer
							/	/	/
							/	/	/

Approval of Creditable Items:

Impact Fee Admistrator Signature Date

Approval of Creditable Items:

City User Dept. Signature Date

NOTES

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

Street lights per City rquirements.

1 TEMPORARY DEFERRAL OF 6' SIDEWALKS WITHIN BENICIA LANE SW ALONG LOTS 1 THROUGH 7 UNITL HOME CONSTRUCTION

2 GRADING AND DRAINAGE CERTIFICATION REQUIRED PRIOR TO RELEASE OF FINANCIAL GUARANTEES AND SIA

3 PRIVATE STREETS TO INCLUDE ASPHALT PAVING, CONCRETE CURB & GUTTER, 6' SIDEWALK ONE SIDE ONLY, STRIPING AND SIGNAGE PER DRC.

4. SIGNAGE PER DRC

AGENT / OWNER

DENNIS A. LORENZ, PE
NAME (print)

BRASHER & LORENZ, INC.
FIRM

6.20.07
SIGNATURE - date

DEVELOPMENT REVIEW BOARD MEMBER APPROVALS

6/20/07
DRB CHAIR - date

Christina Sandoval 6/20/07
PARKS & RECREATION - date

TRANSPORTATION DEVELOPMENT - date

AMAFCA - date

6/20/07
UTILITY DEVELOPMENT - date

_____ - date

6-20-07
CITY ENGINEER - date

_____ - date

DESIGN REVIEW COMMITTEE REVISIONS

REVISION	DATE	DRC CHAIR	USER DEPARTMENT	AGENT / OWNER
1	6-17-07	Stephen Woodall		

(rev. 9-20-05)

NEW MEXICO
BANK & TRUST

Post Office Box 1048
Albuquerque, New Mexico 87103-1048

IRREVOCABLE LETTER OF CREDIT AND AGREEMENT NO. 5044274039

Amount: $6,450.58

October 2, 2007

Bruce Perlman
Chief Administrative Officer
City of Albuquerque
One Civic Plaza NW/City County Building
Albuquerque, New Mexico 87102

Re: Letter of Credit for Michael A. Gonzales
City of Albuquerque Project No. 623582
Project Name: Barelas Town Homes, Phase/Unit # 1

Dear Mr. Perlman:

This letter is to advise the City of Albuquerque ("City") that, at the request of Michael A. Gonzales, New Mexico Bank & Trust, Albuquerque, New Mexico has established our Irrevocable Letter of Credit in the sum of Six Thousand Four Hundred and Fifty Dollars and 58/100 ($6,450.58) ("Letter of Credit") for the exclusive purpose of providing the financial guarantee which the City requires of Michael A Gonzales ("Subdivider") to provide for the installation of the improvements which must be constructed at Barelas Town Homes Subdivision; Project No. 623582 ("Project"). The amount of the Letter of Credit is 125% of the City's estimated cost of construction of improvements as required by the City's Subdivision Ordinance. The improvements are identified in the agreement between the City of Albuquerque and Subdivider, which was recorded on _____, 20____ in the records of the Clerk of Bernalillo County, New Mexico in Book Misc. _____, at pages _____ to _____, as amended ("Agreement").

A Draft or Draft(s) for any amount up to, but not in excess of Six Thousand Four Hundred and Fifty Dollars and 58/100 ($6,450.58) is/are available at sight at New Mexico Bank & Trust; 320 Gold Ave. SW; Albuquerque, New Mexico 87102 between October 2, 2007 and October 2, 2009.

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

1. Michael A Gonzales has failed to comply with the terms of the Agreement.

2. The undersigned is the Chief Administrative Officer of the City of Albuquerque and is authorized to sign this certification; and

3. The amount of the draft does not exceed 125% of the City's estimated cost of completing the improvements specified in the Agreements."

We hereby agree with the drawer of draft(s) drawn under and in compliance with the terms of this credit and that such draft(s) will be duly honored upon presentation to the drawee if negotiated between October 2, 2007 and October 2, 2009.

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2. City notification of Michael A Gonzales' failure to comply with the terms of the Agreement, and payment by Certified check from New Mexico Bank & Trust to the City of Albuquerque of 125% of the City's estimated costs of completing the improvements specified in the Agreement; or
3. Expiration of the date October 2, 2009; or
4. Written termination of this Letter of Credit by the City of Albuquerque, signed by its Chief Administration Officer.

This Letter of Credit will terminate at 4 o'clock p.m., New Mexico time, October 2, 2009.

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

Very truly yours,

NEW MEXICO BANK & TRUST

V.P.

Authorized signature

ACCEPTED:

CITY OF ALBUQUERQUE

By: _____
Chief Administrative Officer

Dated: _____

FINANCIAL GUARANTY AMOUNT

09/14/2007

Type of Estimate: Sidewalk Deferral

Project Description:

Project ID #: 623582, Barelas Townhomes, Phase/Unit #: 1

Requested By: **Dennis Lorenz**

Approved estimate amount:		$4,828.50
NMGRT	6.875%	$331.96
Subtotal:		$5,160.46
125% FINANCIAL GUARANTY RATE		1.25
TOTAL FINANCIAL GUARANTY REQUIRED		**$6,450.58**

APPROVAL: DATE:

S Woodall 9-14-07

Notes: Temp 6' SDW Deferral within Benicia Lane SW along lots 1 thru 7

OFFICIAL NOTICE OF DECISION

CITY OF ALBUQUERQUE
PLANNING DEPARTMENT
DEVELOPMENT REVIEW BOARD

June 20, 2007

2. Project# 1003857
07DRB-70017 MAJOR - PRELIMINARY PLAT APPROVAL
07DRB-70018 MINOR - TEMP DEFR SWDK CONST

BRASHER AND LORENZ INC agent(s) for MIKE GONZALES request(s) the above action(s) for all or a portion of Lot(s) A, **BARELAS TOWN HOMES** zoned SU-2 FOR RT, located on SIMPIER LN SW BETWEEN FOURTH ST SW AND EIGHTH ST SW containing approximately 1.0618 acre(s). [REF: 06DRB-01300] (L-14)

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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).

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Sheran Matson, AICP, DRB Chair

Cc: Mike Gonzales, 1502 4th St SW, 87102
Brasher & Lorenz, 2201 San Pedro NE, Bldg. 1, Suite 1300, 87110
Marilyn Maldonado, Planning Department, 4th Floor, Plaza del Sol Bldg.
File

City of Albuquerque

DEVELOPMENT/ PLAN REVIEW APPLICATION

Supplemental form

SUBDIVISION
- X Major Subdivision action
- ____ Minor Subdivision action
- ____ Vacation
- ____ Variance (Non-Zoning)

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

STORM DRAINAGE (Form D)
- ____ Storm Drainage Cost Allocation Plan

S Z ZONING & PLANNING
- ____ Annexation
  - ____ County Submittal
  - ____ EPC Submittal
- ____ Zone Map Amendment (Establish or Change Zoning)
- ____ Sector Plan **(Phase I, II, III)**
- ____ Amendment to Sector, Area, Facility or Comprehensive Plan
- ____ Text Amendment (Zoning Code/Sub Regs)
- ____ Street Name Change (Local & Collector)

V

P

D

L A APPEAL / PROTEST of...
- ____ Decision by: DRB, EPC, LUCC, Planning Director or Staff, ZHE, Zoning Board of Appeals

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

APPLICATION INFORMATION:

Professional/Agent (if any): Precision Surveys, Inc. PHONE: 856-5700
ADDRESS: 8500-A Jefferson N.E. FAX: 856-7900
CITY: Albuquerque STATE NM ZIP 87113 E-MAIL: presurv@presurv.com

APPLICANT: Michael Gonzales PHONE: 877-5057
ADDRESS: 1426 4th Street SW FAX: 243-1799
CITY: Albuquerque STATE NM ZIP 87102 E-MAIL: ____
Proprietary interest in site: Owner **List all owners:** ____

DESCRIPTION OF REQUEST: The purpose of this plat is to replat the existing one tract into 12 new lots + one new tract and to grant easements

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

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

Lot or Tract No. B / TBKA Lots 1-12 + Tract A Block: ____ Unit: ____
Subdiv/Addn/TBKA: Barelas Coffee House / TBKA Barelas Town Homes
Existing Zoning: SU-2 + SU-2RT Proposed zoning: SU-2 + SU-2RT MRGCD Map No N/A
Zone Atlas page(s): L-14 UPC Code: 101405606346721703

CASE HISTORY:
List **any** current or prior case number that may be relevant to your application (Proj., App., DRB-, AX_,Z_, V_, S_, etc.): 1003857
07DRB00166

CASE INFORMATION:
Within city limits? X Yes Within 1000FT of a landfill? No
No. of **existing** lots: 1 No. of **proposed** lots: 13 Total area of site (acres): 1.0618
LOCATION OF PROPERTY BY STREETS: On or Near: Simpier Lane SW
Between: 8th Street SW and 4th Street SW

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

SIGNATURE [signature] DATE 3-13-08
(Print) Lisa Parish Applicant: ☐ Agent: ☒

FOR OFFICIAL USE ONLY Form revised 4/07

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

Application case numbers	Action	S.F.	Fees
08DRB-____-70141	FP	5(B)	$ 0
____-____-____	CMF	____	$ 20.00
____-____-____	____	____	$ ____
____-____-____	____	____	$ ____
____-____-____	____	____	$ ____
			Total $ 20.00

Hearing date 03/26/08

Sandy Handley 03/18/08
Planner signature / date

Project # 1003857

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

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

☐ **SKETCH PLAT REVIEW AND COMMENT (DRB22)** **Your attendance is required.**

__ Scale drawing of the proposed subdivision plat (folded to fit into an 8.5" by 14" pocket) 6 **copies**
__ Site sketch with measurements showing structures, parking, Bldg. setbacks, adjacent rights-of-way and street improvements, 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) clearly outlined
__ Letter briefly describing, explaining, and justifying the request
__ List any original and/or related file numbers on the cover application

☐ **EXTENSION OF MAJOR PRELIMINARY PLAT (DRB08)** **Your attendance is required.**

__ Preliminary Plat reduced to 8.5" x 11"
__ Zone Atlas map with the entire property(ies) clearly outlined
__ Letter briefly describing, explaining, and justifying the request
__ Copy of DRB approved infrastructure list
__ Copy of the LATEST Official DRB Notice of approval for Preliminary Plat Extension request
__ List any original and/or related file numbers on the cover application

Extension of preliminary plat approval expires after one year.

☒ **MAJOR SUBDIVISION FINAL PLAT APPROVAL (DRB12)** **Your attendance is required.**

X Proposed Final Plat (folded to fit into an 8.5" by 14" pocket) **6 copies**
X Signed & recorded Final Pre-Development Facilities Fee Agreement for **Residential** development only
X Design elevations & cross sections of perimeter walls **3 copies**
X Zone Atlas map with the entire property(ies) clearly outlined
X Bring original Mylar of plat to meeting, ensure property owner's and City Surveyor's signatures are on the plat
X Copy of recorded SIA
X Landfill disclosure and EHD signature line on the Mylar if property is within a landfill buffer
X List any original and/or related file numbers on the cover application
X DXF file and hard copy of final plat data for AGIS is required.

☐ **MINOR SUBDIVISION PRELIMINARY/FINAL PLAT APPROVAL (DRB16)** **Your attendance is required.**

__ 5 Acres or more: Certificate of No Effect or Approval
__ Proposed Preliminary / Final Plat (folded to fit into an 8.5" by 14" pocket) **6 copies** for unadvertised meetings
__ Signed & recorded Final Pre-Development Facilities Fee Agreement for **Residential** development only
__ Design elevations and cross sections of perimeter walls (11" by 17" maximum) **3 copies**
__ Site sketch with measurements showing structures, parking, Bldg. setbacks, adjacent rights-of-way and street improvements, 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) clearly outlined
__ Letter briefly describing, explaining, and justifying the request
__ Bring original Mylar of plat to meeting, ensure property owner's and City Surveyor's signatures are on the plat
__ Landfill disclosure and EHD signature line on the Mylar if property is within a landfill buffer
__ Fee (see schedule)
__ List any original and/or related file numbers on the cover application
__ Infrastructure list if required **(verify with DRB Engineer)**
__ DXF file and hard copy of final plat data for AGIS is required.

☐ **AMENDMENT TO PRELIMINARY PLAT (with minor changes) (DRB03)** **Your attendance is required.**

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**
__ Original Preliminary Plat, Infrastructure List, and/or Grading Plan (folded to fit into an 8.5" by 14" pocket) **6 copies**
__ Zone Atlas map with the entire property(ies) clearly outlined
__ Letter briefly describing, explaining, and justifying the request
__ Bring original Mylar of plat to meeting, ensure property owner's and City Surveyor's signatures are on the plat
__ List any original and/or related file numbers 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.

Lisa Parish
Applicant name (print)

Lisa Parish 3-18-08
Applicant signature / date

Form revised **October 2007**

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

Application case numbers
08DRB - 70141
____ - ____ - ____
____ - ____ - ____

Sandy Handley 03/18/08
Planner signature / date

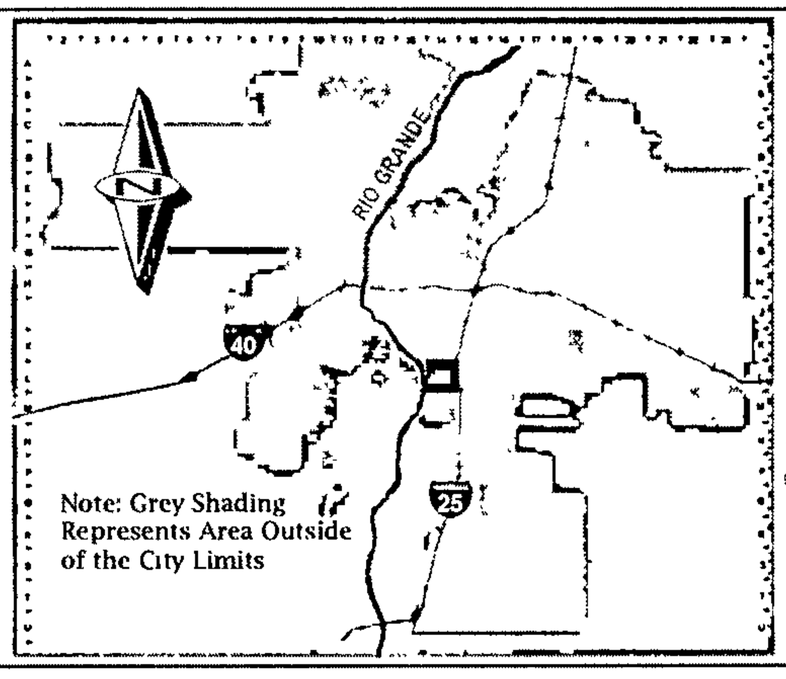
Project # 1003857

34-6552

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

Albuquerque Geographic Information System

Map amended through. 1/4/2008



Zone Atlas Page:

L-14-Z

Selected Symbols

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

0 750 1,500 Feet

1003857
Albuquerque

EXHIBIT B

FINAL
PRE-DEVELOPMENT FACILITIES FEE AGREEMENT

THIS AGREEMENT is made by and between the Albuquerque Municipal School District No. 12, Bernalillo and Sandoval Counties, New Mexico ("Albuquerque Public Schools" or "APS"), a public school district organized and existing pursuant to the laws of New Mexico, and Michael Gonzales ("Developer") effective as of this 17 day of March, 2008 and pertains to the subdivision commonly known as Barelas Town Homes and more particularly described as Lots 1-12 + Tract A, Barelas Town Homes (the "Subdivision".) The following individual lots comprise the subdivision:

[List lots by street address; Lots which will be used for multi-family residences should be marked "multifamily- __ units" with the number of units filled in.]

WHEREAS, the City of Albuquerque requires that APS approve the plat(s) for any new subdivision; and

WHEREAS, Developer is proposing the development of a new residential subdivision, and requires APS approval of the plat for said subdivision; and

WHEREAS, Developer is the owner of the real estate being subdivided and platted; and

WHEREAS, Developer is required by the Albuquerque Subdivision Ordinance to provide appropriate infrastructure and improvements as a condition of developing a subdivision; and

WHEREAS, as a condition of approving such plat APS requires the provision of appropriate infrastructure and facilities or the payment of a facilities fee for each new residence to be constructed to help defray the cost of school construction, expansion, or maintenance; and

WHEREAS, APS has determined that the amount of the facilities fee is reasonably related to the impact the subdivision will have on the operation of the area schools.

THEREFORE, in consideration of the mutual promises contained herein, APS and Developer agree as follows:

1. Developer agrees to pay to APS a facilities fee for each dwelling unit to be constructed in the Subdivision.

2. The amount of the fee shall be:

Doc# 2008030497
03/18/2008 10:57 AM Page 1 of 6
AGRE R $19.00 M. Toulouse, Bernalillo County

1003857
Albuquerque

- If the building permit is issued on or after January 1, 2007, the fee shall be $1875 per dwelling unit.

- If the building permit is issued on or after July 1, 2008, the fee shall be $2425 per dwelling unit.

- If the permit is issued on or after January 1, 2010, the fee shall be $2975 per dwelling unit.

The fee for each dwelling unit in multi-family residential structures shall be sixty percent (60 %) of the fee for a single family home. "Multi-family residential structure" means any type of residential property other than single-family houses (one single family, detached dwelling unit per lot).

3. Developer agrees that the fee shall be paid to APS at or before the issuance of any building permit for any lot or other parcel of property subject to this agreement.

4. Developer may satisfy all or part of its obligations under this contract by transferring improved or unimproved property to APS, provided that APS must agree to the transfer and to the value placed on the transferred property. APS, upon accepting such transfer, shall credit Developer with an amount equal to the agreed value, and the developer may designate the lot(s) to which such amount(s) shall be applied in satisfaction of its obligations hereunder.

5. This contract may be recorded in the office of the County Clerk of Bernalillo and/or Sandoval County, and shall serve as notice of the Developer's obligation to pay facilities fees. Developer shall include on the plat of the Subdivision a statement that "The property on this plat is subject to a Pre-Development Facilities Fee Agreement with the Albuquerque Public Schools, recorded at [recording data]."

6. APS, through its Facilities Fee Administrator, will provide a Payment Acknowledgement in the form attached hereto to the Developer reflecting receipt of the facilities fee (or equivalent compensation as described in paragraph 4 above), which form may be given to the City to show satisfaction of the fee obligation and satisfy that condition for receiving building permits. Developer may record that Payment Acknowledgment in the real estate records of Bernalillo or Sandoval County, but APS shall not be responsible for paying any recording fees nor shall APS be responsible for recording any such documents with the office of the County Clerk or any other office.

Michael A. Gonzales

Signature

Michael A. Gonzales / Owner

Name (typed or printed) and title

_____

1003857
Albuquerque

Developer

STATE OF NEW MEXICO

COUNTY OF BERNALILLO

This instrument was acknowledged before me on March 17, 2008 by Michael Gonzales as Owner of Barelas Town Homes a corporation.

(Seal) OFFICIAL SEAL
Lisa Parish
NOTARY PUBLIC
STATE OF NEW MEXICO
My Commission Expires: 9-6-2011

Notary Public

My commission expires: 9-6-2011

ALBUQUERQUE PUBLIC SCHOOLS

By: _____
Signature

BETTY KING, APS PLANNER
Name (typed or printed) and title

STATE OF NEW MEXICO

COUNTY OF BERNALILLO

This instrument was acknowledged before me on March 17, 2008 by Betty King _____ as APS Planner of the Albuquerque Municipal School District No. 12, Bernalillo and Sandoval Counties, a school district organized and existing under the laws of the State of New Mexico.

(Seal)

Notary Public

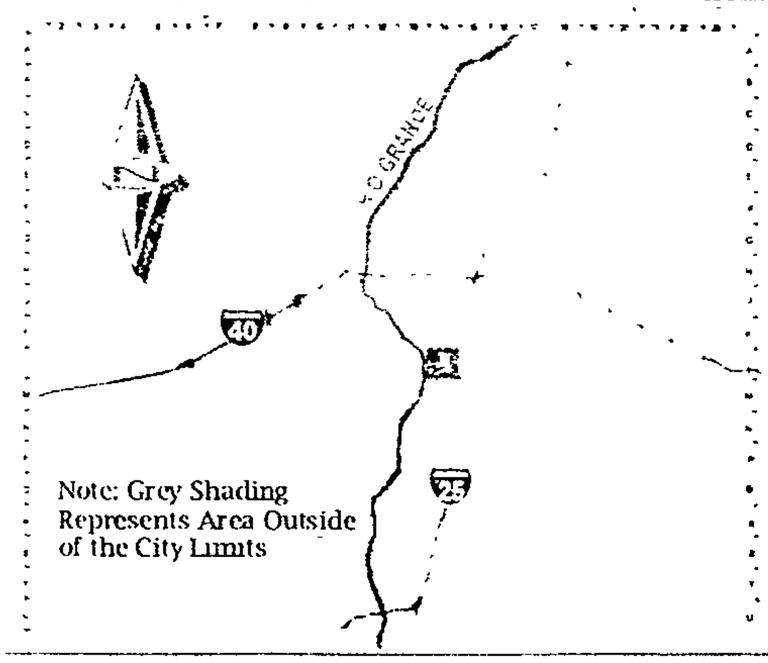
My commission expires: May 18, 2011

1003857

For more current information and more details visit http //www cabq gov/gis

AGIS
Albuquerque Geographic Information System

Map amended through 3/22/2007

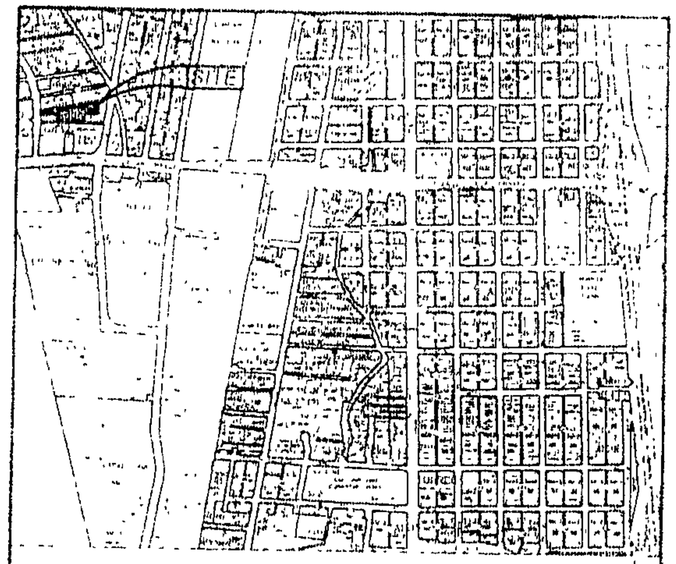


Zone Atlas Page

L-14-Z

Selected Symbols

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



Location Map

Zone Atlas Map No L-14-Z

N.T.S.

Subdivision Data.

GROSS SUBDIVISION ACREAGE: 1.0616 ACRES±
ZONE ATLAS INDEX NO: L-14-Z
NO. OF TRACTS CREATED: 1
NO. OF LOTS CREATED: 12
MILES OF FULL-WIDTH STREETS CREATED: 0
DATE OF SURVEY: MARCH 22, 2006

Disclosure Statement

THE PURPOSE OF THIS PLAT IS TO REPLAT THE EXISTING ONE TRACT INTO TWELVE (12) NEW LOTS AND ONE (1) NEW TRACT

Notes

1. MISC. DATA: ZONING: SU-2 AND SU-2 RT
2. BEARINGS SHOWN ARE GRID BEARINGS (NAD 83 NEW MEXICO STATE PLANE CENTRAL ZONE [illegible] 1997)
3. ALL DISTANCES ARE GROUND DISTANCES- US SURVEY FOOT
4. THIS PROPERTY LIES WITHIN PROJECTED SECTION 29, TOWNSHIP 10 NORTH, RANGE 3 EAST, TOWN OF ALBUQUERQUE GRANT, N.M.P.M., CITY OF ALBUQUERQUE, BERNALILLO COUNTY, NEW MEXICO
5. PLAT SHOWS ALL EASEMENTS OF RECORD
6. SP NO. 2002050637
7. THE PROPERTY ON THIS PLAT IS SUBJECT TO A PRE-DEVELOPMENT FACILITIES FEE AGREEMENT WITH THE ALBUQUERQUE PUBLIC SCHOOLS RECORDED AT / /2007

Easements

THIS PLAT SHOWS EXISTING RECORDED AND APPARENT EASEMENTS AS NOTED

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

1. PNM ELECTRIC SERVICES FOR INSTALLATION, MAINTENANCE, AND SERVICE OF OVERHEAD AND UNDERGROUND ELECTRICAL LINES, COMMUNICATION FACILITIES, TRANSFORMERS, POLES AND ANY OTHER EQUIPMENT, FIXTURES, STRUCTURES AND RELATED FACILITIES REASONABLY NECESSARY TO PROVIDE ELECTRICAL SERVICE
2. PNM GAS SERVICES FOR INSTALLATION, MAINTENANCE, AND SERVICE OF NATURAL GAS LINES, VALVES AND OTHER EQUIPMENT AND FACILITIES REASONABLY NECESSARY TO PROVIDE NATURAL GAS
3. QWEST CORPORATION FOR THE INSTALLATION, MAINTENANCE AND SERVICE OF ALL BURIED AND AERIAL COMMUNICATION LINES AND OTHER RELATED EQUIPMENT AND FACILITIES REASONABLY NECESSARY TO PROVIDE COMMUNICATION SERVICES, INCLUDING BUT NOT LIMITED TO ABOVE GROUND PEDESTALS AND CLOSURES.
4. COMCAST CABLE FOR THE INSTALLATION, MAINTENANCE, AND SERVICE OF SUCH LINES, CABLE, AND OTHER RELATED EQUIPMENT AND FACILITIES REASONABLY NECESSARY TO PROVIDE CABLE TV SERVICE

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

EASEMENTS FOR ELECTRIC TRANSFORMERS/SWITCHGEARS, AS INSTALLED, SHALL EXTEND TEN FEET (10') IN FRONT OF TRANSFORMER/SWITCHGEAR DOOR AND FIVE FEET (5') ON EACH SIDE

IN APPROVING THIS PLAT, PNM ELECTRIC SERVICES AND GAS SERVICES (PNM) DID NOT CONDUCT A TITLE SEARCH OF THE PROPERTIES HEREON. CONSEQUENTLY, PNM DOES NOT WAIVE NOR RELEASE ANY EASEMENT OR EASEMENT RIGHTS TO WHICH IT MAY BE ENTITLED

RECORDING STAMP

Legal Description

TRACT 1 OF LAND LYING AND SITUATE IN [illegible] ALBUQUERQUE GRANT PROJECTED SECTION 29, TOWNSHIP 10 NORTH, RANGE 3 EA[illegible] MERIDIAN CITY OF ALBUQUERQUE, BERNALILLO COUNTY, NEW MEXICO [illegible] 1 OR LESS NOW COMPRISING OF LOTS [illegible] THROUGH 12 AND TRACT A BARELA[illegible]

Free Consent

THE REPLAT SHOWN HEREON IS MADE [illegible] IN ACCORDANCE WITH THE DESIRES OF THE UNDERSIGNED OWNER AND [illegible] TO A UTILITY EASEMENTS SHOWN HEREON FOR THE COMMON AND JOINT USE OF [illegible] POWER AND COMMUNICATION SERVICES FOR BURIED AND/OR OVERHEAD [illegible] STRUCTURES, AND PIPES FOR UNDERGROUND UTILITIES WHERE SHOWN [illegible] GRANTING THE RIGHT OF INGRESS AND EGRESS FOR CONSTRUCTION AND MAINTENANCE [illegible] RIGHT TO TRIM INTERFERING TREES AND SHRUBS. SAID OWNER AND/OR [illegible] THAT THIS SUBDIVISION IS TRULY FREE ACT AND DEED. SAID OWNERS [illegible] HELD AMONG THEM COMPLETE AND INDEFEASIBLE TITLE IN FEE SIMPLE TO THE LAND [illegible]

MICHAEL A. GONZALES
OWNER

DATE

Acknowledgment

STATE OF NEW MEXICO)
COUNTY OF BERNALILLO) SS

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON THIS [illegible] DAY OF [illegible], 2007 BY MICHAEL A. GONZALES

BY [illegible]
NOTARY PUBLIC

Plat of

Lots 1 through 12 and Tract A

Barelas Town Homes

[illegible] Bernalillo County, New Mexico

March 21, 07

Project No. 1005587

Application No. 07DRB-

Utility Approvals

PNM ELECTRIC SERVICES — DATE

PNM GAS SERVICE — DATE

QWEST TELECOMMUNICATIONS — DATE

COMCAST — DATE

City Approvals

CITY SURVEYOR — DATE

REAL PROPERTY DIVISION — DATE

ENVIRONMENTAL HEALTH DEPARTMENT — DATE

TRAFFIC ENGINEERING, TRANSPORTATION DEPARTMENT — DATE

WATER UTILITY DEPARTMENT — DATE

PARKS AND RECREATION DEPARTMENT — DATE

AMAFCA — DATE

CITY ENGINEER — DATE

DRB, CHAIRPERSON, PLANNING DEPARTMENT

TREASURER'S CERTIFICATE

Surveyor's Certificate

I, LARRY W. MEDRANO, A REGISTERED PROFESSIONAL SURVEYOR UNDER THE LAWS OF THE STATE OF NEW MEXICO, HEREBY CERTIFY THAT THIS PLAT WAS PREPARED FROM FIELD NOTES OF AN ACTUAL SURVEY MEETING THE MINIMUM REQUIREMENTS FOR MONUMENTATION AND SURVEYS OF THE CITY OF ALBUQUERQUE SUBDIVISION ORDINANCE AND OF STANDARDS FOR LAND SURVEYS OF THE N.M. BOARD OF LICENSURE FOR ENGINEERS AND SURVEYORS AND IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF, AND THAT NO ENCROACHMENTS EXIST EXCEPT AS NOTED ABOVE AND THAT ALL IMPROVEMENTS ARE SHOWN IN THEIR CORRECT LOCATION RELATIVE TO RECORD BOUNDARIES AS LOCATED BY THIS SURVEY.

LARRY W. MEDRANO
N.M.P.S. No. 11993

DATE

LARRY W. MEDRANO
NEW MEXICO
11993
REGISTERED PROFESSIONAL SURVEYOR

PRECISION SURVEYS, INC.
8500-A Jefferson Street, NE
Albuquerque, NM 87113

866.422.8011 TOLL FREE
505.856.5700 PHONE
505.856.7900 FAX

1003587

Plat of
Lots 1 through 12 and Tract A

Barelas Town Homes

Albuquerque, Bernalillo County, New Mexico
March 2007

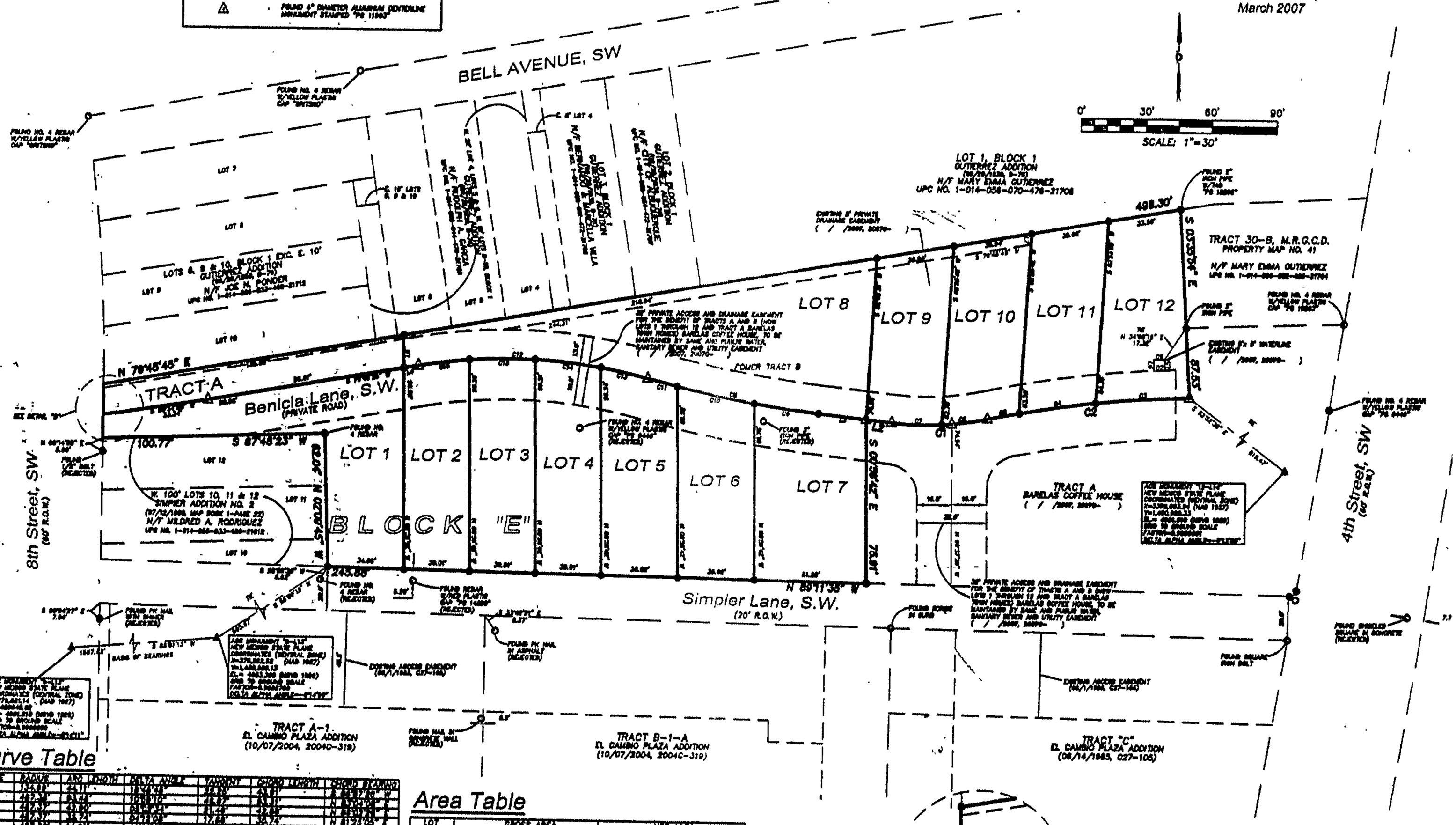
RECORDING STAMP

Line Table

LINE	BEARING	DISTANCE
L1	N 00°14'08" W	26.17'
L2	N 83°30'43" W	11.19'
L3	N 83°30'43" W	22.02'
L4	N 83°30'43" W	6.08'
L5	N 87°41'08" W	1.50'
L6	S 00°56'42" E	14.87'

Legend

N 90°00'00" E	MEASURED BEARING AND DISTANCES MATCH RECORD BEARING AND DISTANCES
○	BONITED FOUND AND USED NO. 4 REBAR WITH YELLOW PLASTIC CAP "PS 11983" UNLESS OTHERWISE DESIGNATED AS SHOWN
●	BONITED NO. 4 REBAR W/YELLOW PLASTIC CAP "PS 11983" SET THIS SURVEY
△	FOUND 4" DIAMETER ALUMINUM DENVERLINE MONUMENT STAMPED "PS 11983"



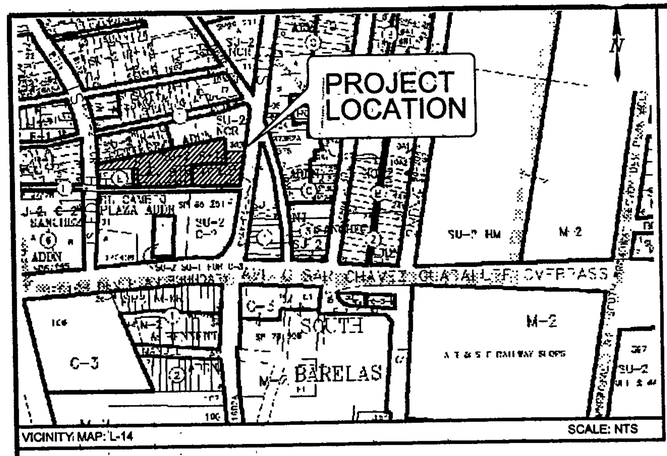
Curve Table

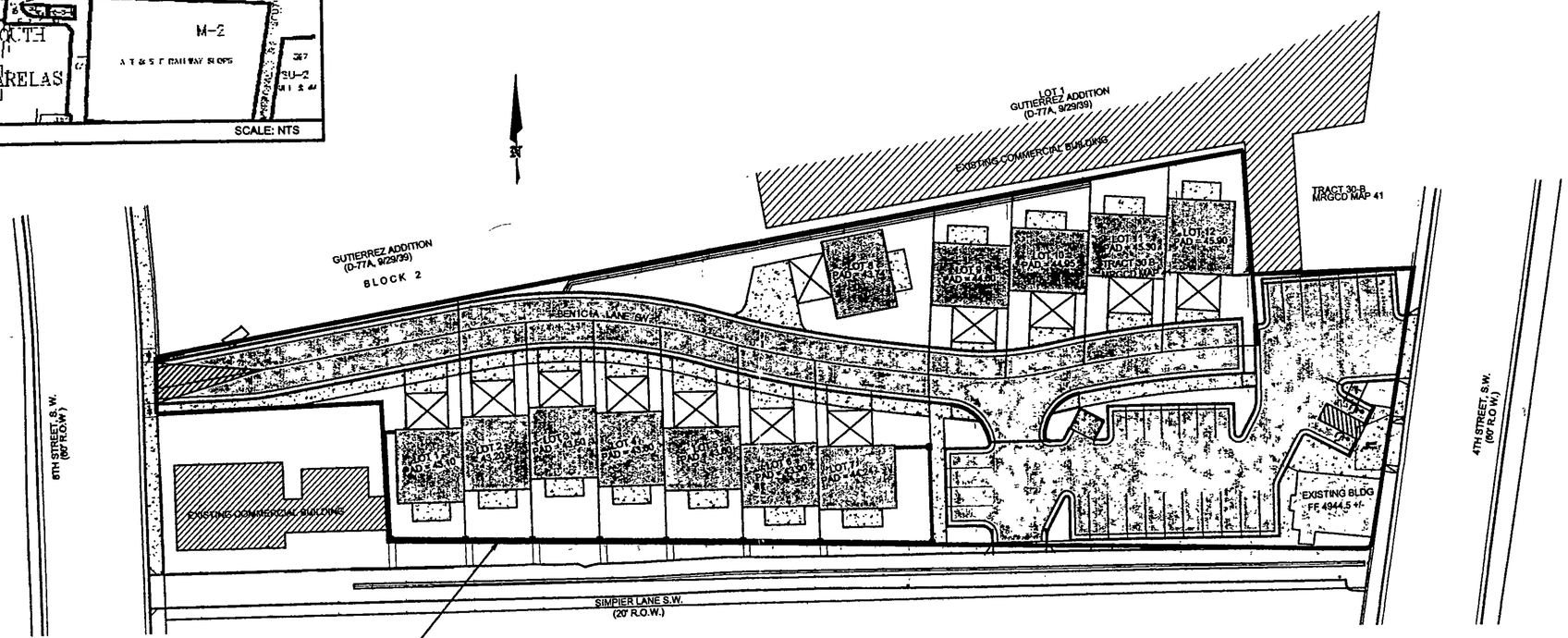
CURVE	RADIUS	ARC LENGTH	DELTA ANGLE	TANGENT	CHORD LENGTH	CHORD BEARING
C1	134.81'	44.11'	18°44'46"	22.24'	43.91'	S 88°37'49" W
C2	482.37'	83.44'	09°55'10"	41.81'	83.31'	N 84°32'06" E
C3	482.37'	83.80'	09°55'10"	41.96'	83.69'	N 84°32'06" E
C4	482.37'	98.74'	11°43'08"	49.48'	98.57'	N 81°22'18" E
C5	482.37'	14.81'	01°45'58"	7.41'	14.81'	N 78°24'47" E
C6	134.81'	21.06'	08°57'30"	10.55'	21.04'	S 82°33'18" W
C7	134.81'	23.05'	09°47'41"	11.54'	23.02'	S 73°03'18" W
C8	134.81'	28.87'	12°16'11"	14.47'	28.82'	N 61°19'35" W
C9	134.81'	18.24'	07°45'01"	9.13'	18.22'	N 47°17'43" W
C10	134.81'	18.87'	08°00'54"	9.45'	18.86'	N 39°16'06" W
C11	134.81'	18.86'	08°00'54"	9.44'	18.85'	N 31°15'12" W
C12	134.81'	18.86'	08°00'54"	9.44'	18.85'	N 23°14'18" W
C13	134.81'	104.80'	44°31'41"	55.21'	102.19'	N 12°31'07" E
C14	134.81'	21.18'	09°00'00"	10.61'	21.16'	S 77°28'31" E
C15	134.81'	20.94'	08°54'02"	10.49'	20.92'	S 68°14'34" E
C16	134.81'	30.06'	12°46'30"	15.09'	30.00'	N 56°39'01" E
C17	134.81'	23.40'	09°56'41"	11.72'	23.40'	N 45°49'14" E
C18	134.81'	18.84'	08°00'54"	9.43'	18.83'	N 37°13'12" E

Area Table

LOT	GROSS AREA		NET AREA	
LOT 1	0.1143 ACRES	4,975 SQ. FT.±	0.0498 ACRES	2,607 SQ. FT.±
LOT 2	0.0661 ACRES	2,878 SQ. FT.±	0.0531 ACRES	2,311 SQ. FT.±
LOT 3	0.0661 ACRES	2,878 SQ. FT.±	0.0531 ACRES	2,311 SQ. FT.±
LOT 4	0.0626 ACRES	2,726 SQ. FT.±	0.0544 ACRES	2,368 SQ. FT.±
LOT 5	0.0621 ACRES	2,704 SQ. FT.±	0.0537 ACRES	2,338 SQ. FT.±
LOT 6	0.0618 ACRES	2,691 SQ. FT.±	0.0537 ACRES	2,338 SQ. FT.±
LOT 7	0.0624 ACRES	2,718 SQ. FT.±	0.0538 ACRES	2,343 SQ. FT.±
LOT 8	0.1031 ACRES	4,491 SQ. FT.±	0.0798 ACRES	3,476 SQ. FT.±
LOT 9	0.0638 ACRES	2,778 SQ. FT.±	0.0531 ACRES	2,311 SQ. FT.±
LOT 10	0.0621 ACRES	2,702 SQ. FT.±	0.0544 ACRES	2,368 SQ. FT.±
LOT 11	0.0628 ACRES	2,736 SQ. FT.±	0.0526 ACRES	2,290 SQ. FT.±
LOT 12	0.0744 ACRES	3,238 SQ. FT.±	0.0511 ACRES	2,225 SQ. FT.±
TRACT A	0.0488 ACRES	2,011 SQ. FT.±	0.0488 ACRES	2,124 SQ. FT.±

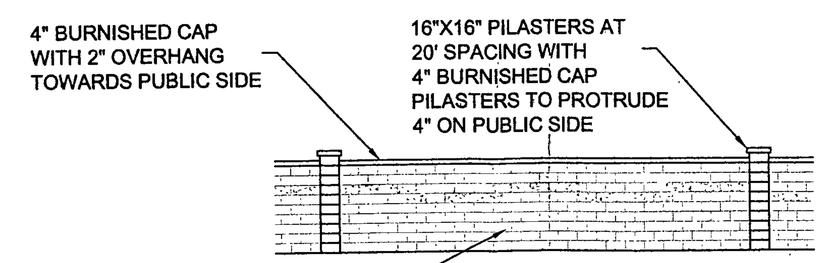
PRECISION SURVEYS, INC.
8500-A Jefferson Street, NE
Albuquerque, NM 87113
866.422.8011 TOLL FREE
505.856.5700 PHONE
505.856.7900 FAX





PLAN

N.T.S.



PERIMETER WALL - DETAIL

N.T.S.

Perimeter Wall Approved

DRB Chair

6/20/07

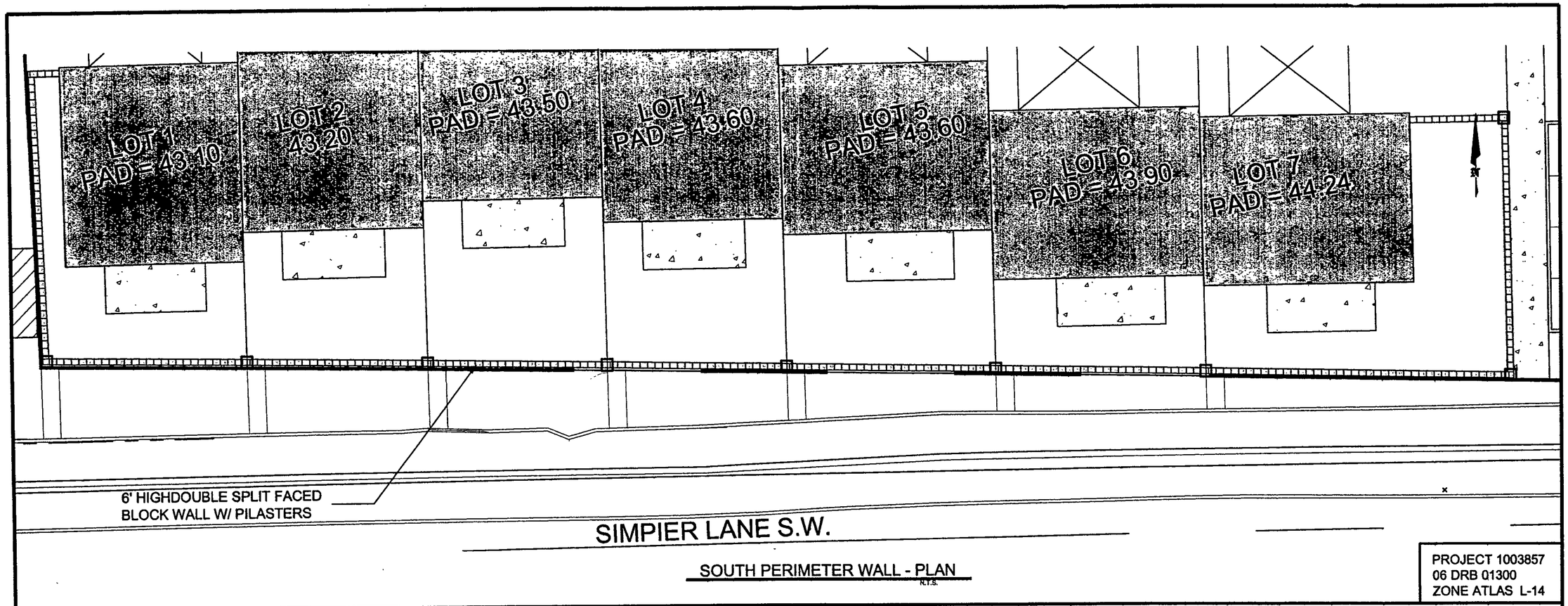
Date

PROJECT 1003857
06 DRB 01300
ZONE ATLAS L-14

SHEET 1 OF2

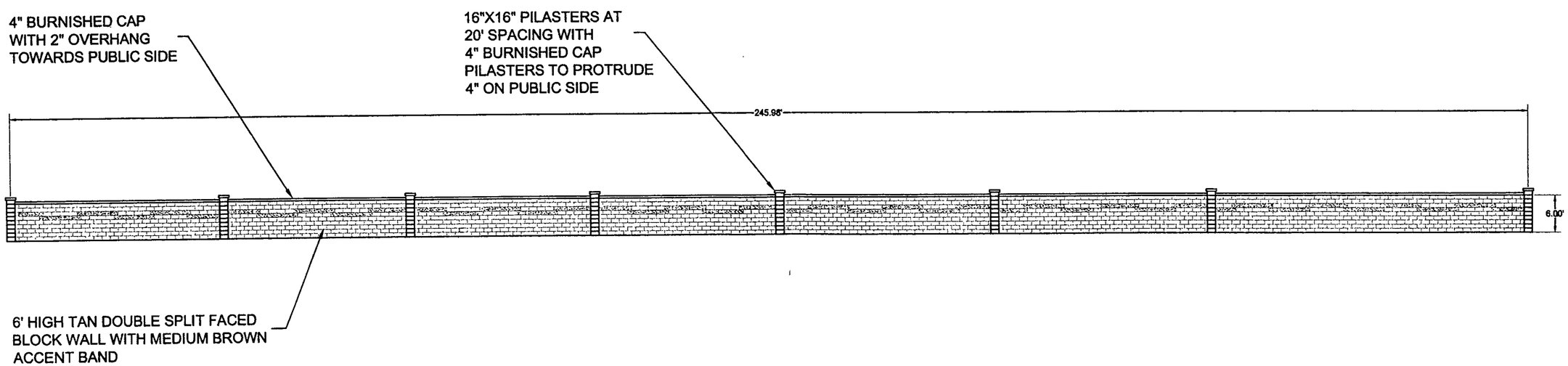
BARELAS TOWNHOMES

PERIMETER WALL - SIMPIER LANE SW



SOUTH PERIMETER WALL - PLAN
N.T.S.

PROJECT 1003857
06 DRB 01300
ZONE ATLAS L-14

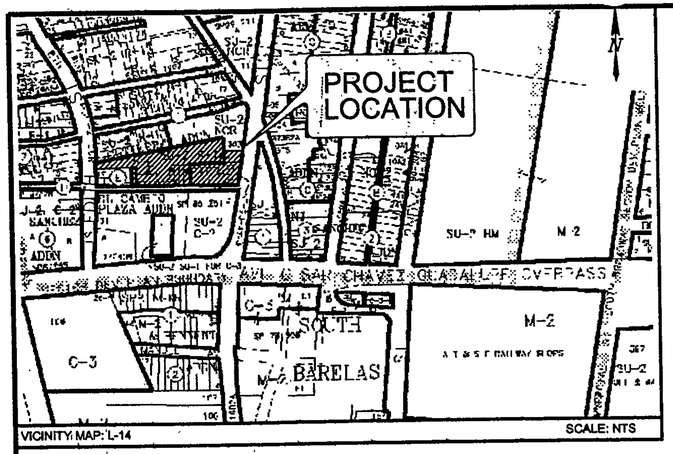


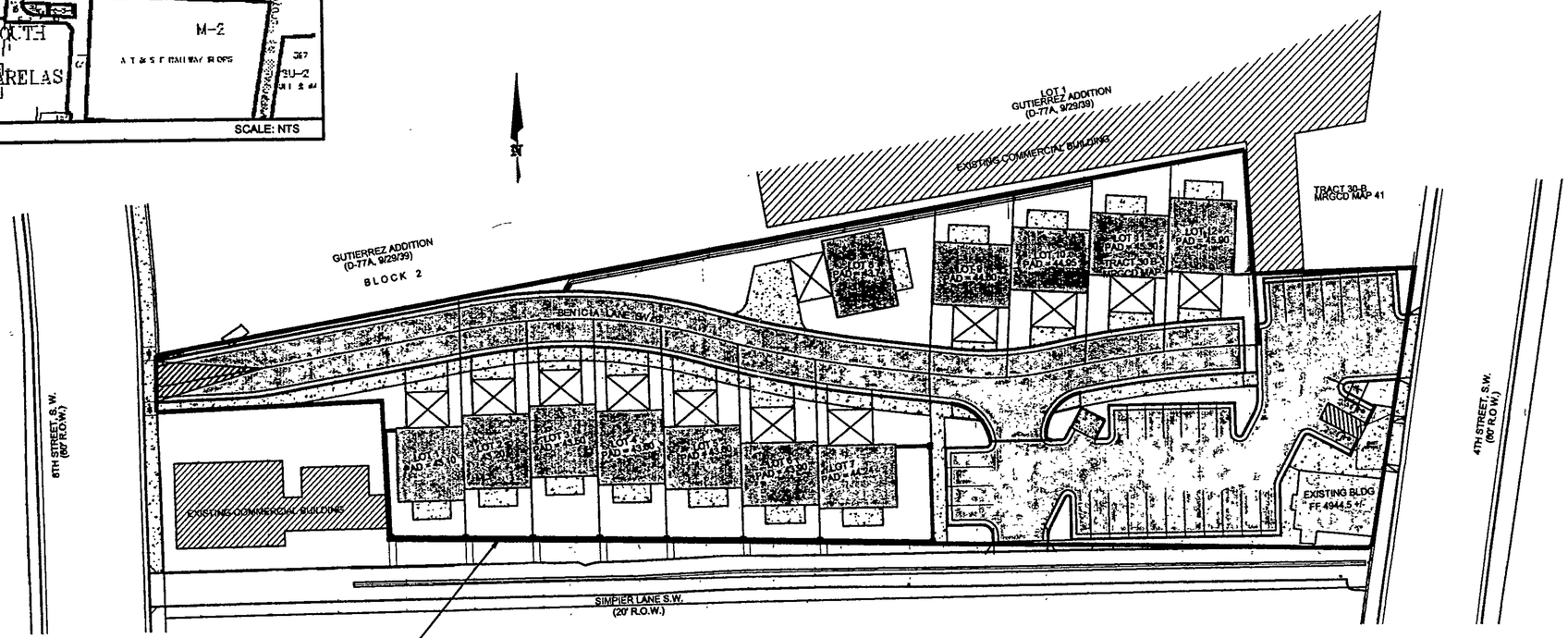
SOUTH PERIMETER WALL - ELEVATION
N.T.S.

SHEET 2 OF2

BARELAS TOWNHOMES

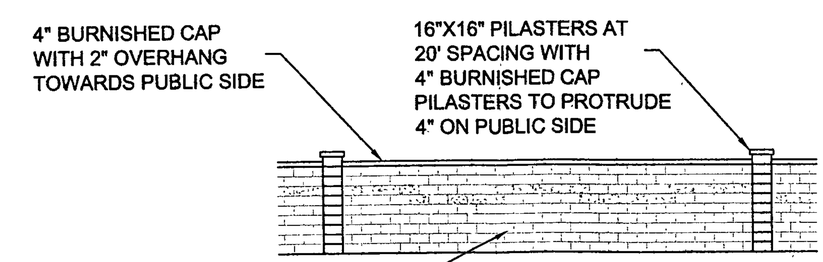
PERIMETER WALL - SIMPIER LANE SW





PLAN

N.T.S.



PERIMETER WALL - DETAIL

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DRB Chair

6/20/07

Date

PROJECT 1003857
06 DRB 01300
ZONE ATLAS L-14

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BARELAS TOWNHOMES

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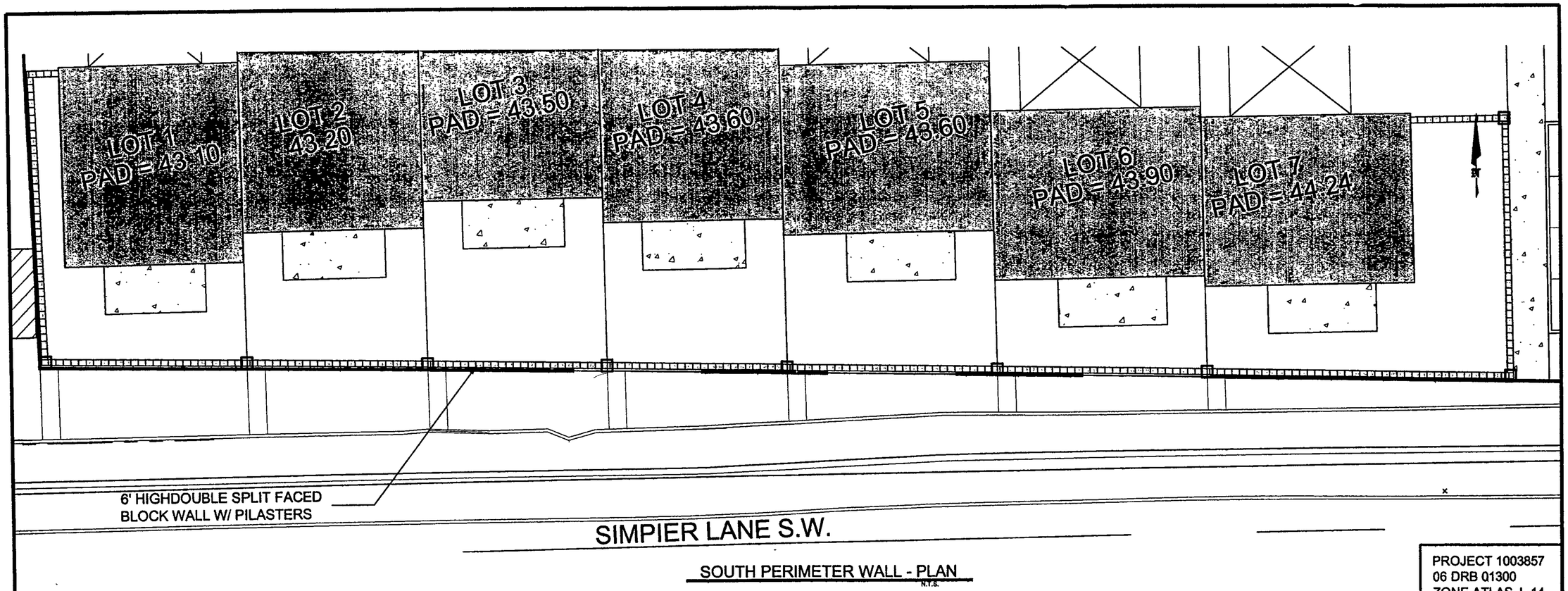

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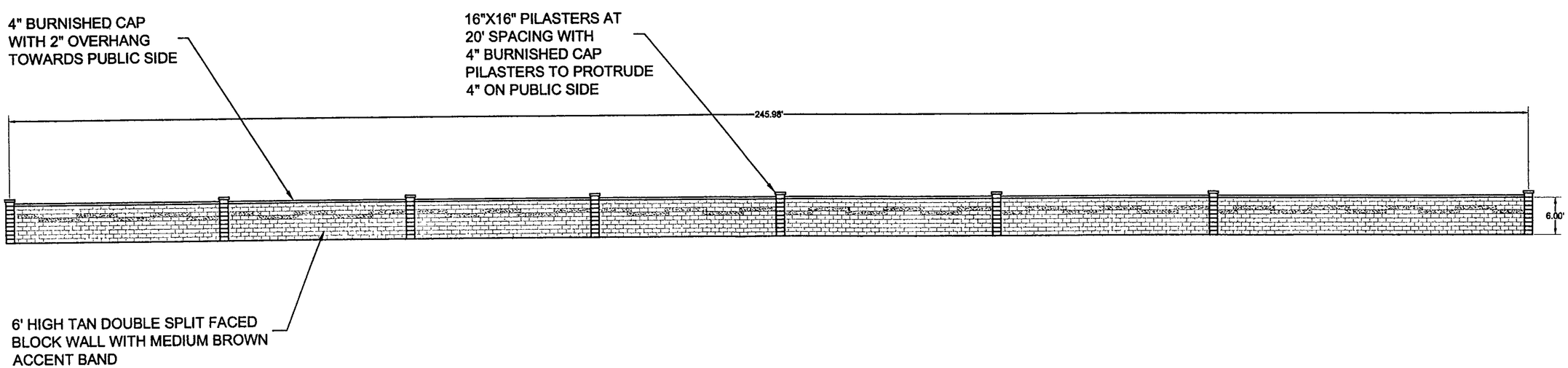
N.T.S.

PROJECT 1003857
06 DRB 01300
ZONE ATLAS L-14

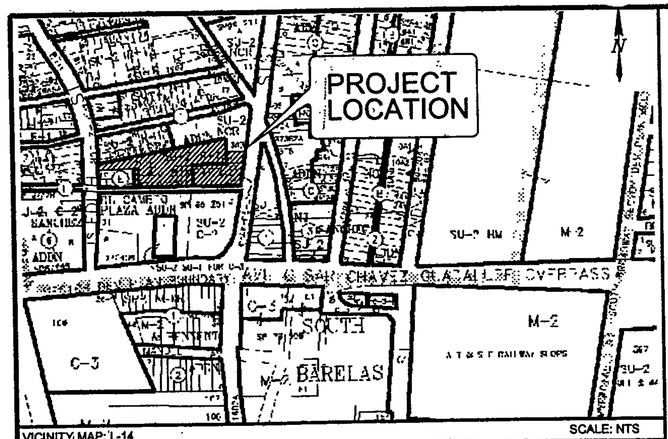


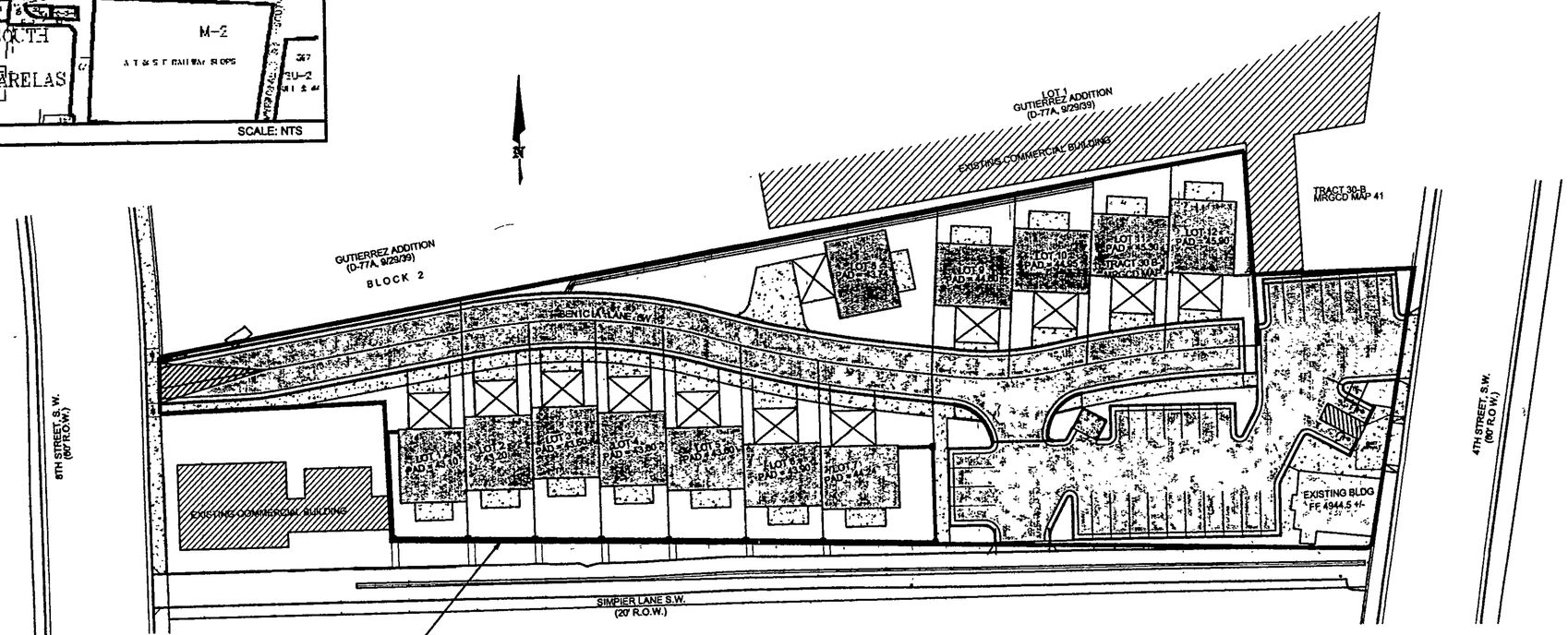
SOUTH PERIMETER WALL - ELEVATION
N.T.S.

SHEET 2 OF2

BARELAS TOWNHOMES

PERIMETER WALL - SIMPIER LANE SW





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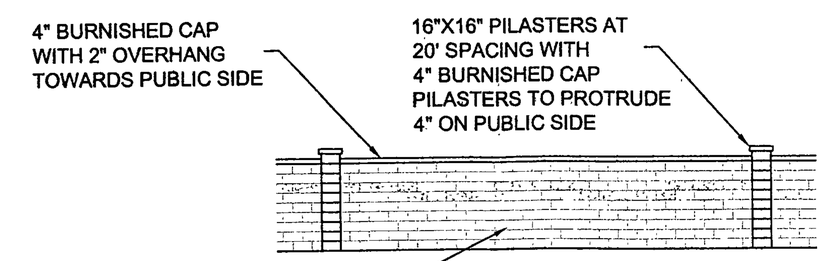

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DRB Chair

6/20/07

Date

PROJECT 1003857
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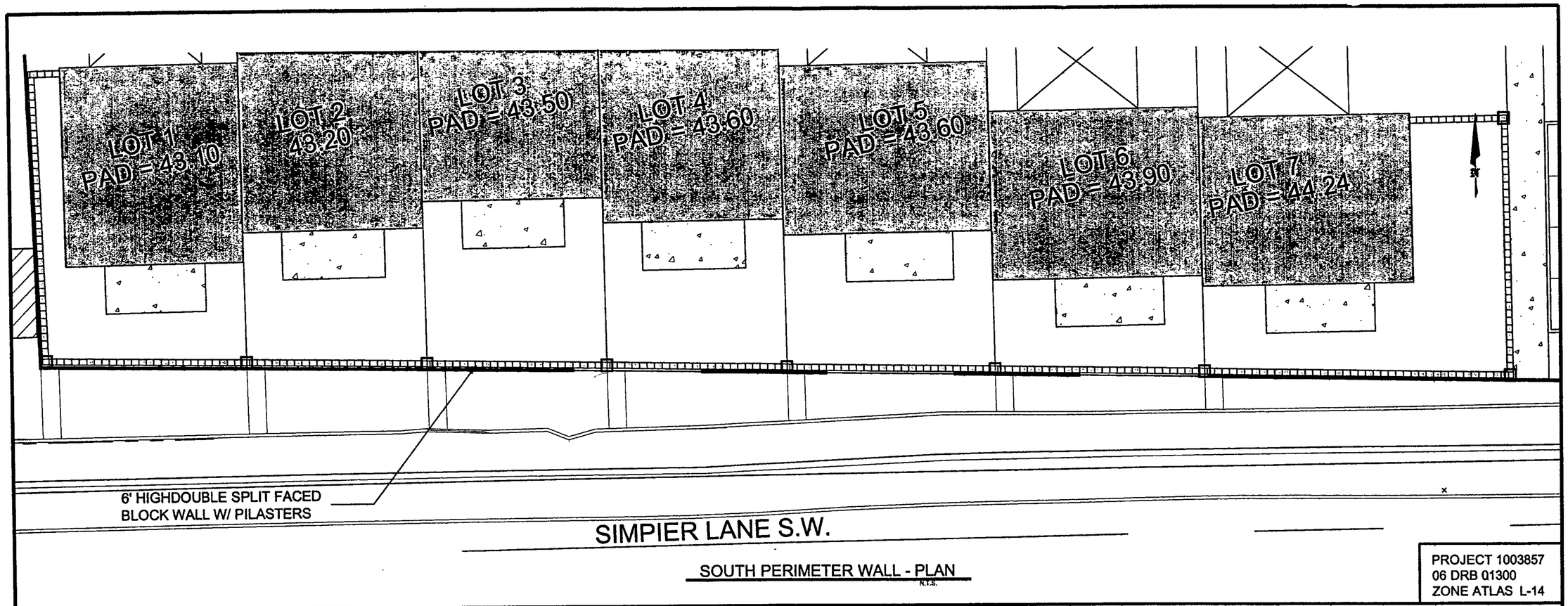
BARELAS TOWNHOMES

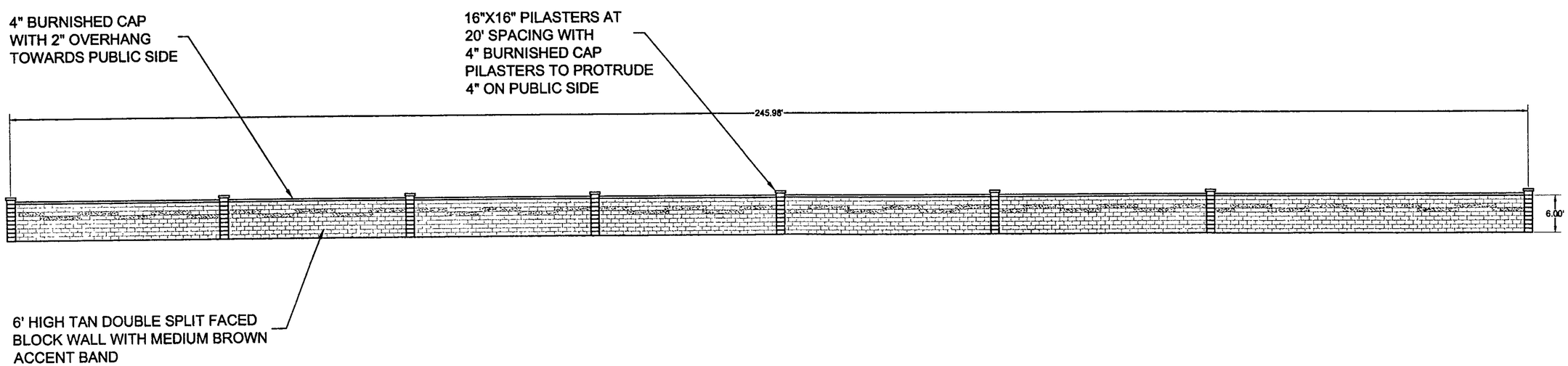
PERIMETER WALL - SIMPIER LANE SW

SHEET 1 OF2



SOUTH PERIMETER WALL - PLAN
N.T.S.

PROJECT 1003857
06 DRB 01300
ZONE ATLAS L-14



SOUTH PERIMETER WALL - ELEVATION
N.T.S

SHEET 2 OF2

BARELAS TOWNHOMES

PERIMETER WALL - SIMPIER LANE SW

Current DRC
Project Number:_____

FIGURE 12

Date Submitted: 6-20-2007
Date Site Plan Approved: N/A
Date Preliminary Plat Approved: 6-20-07
Date Preliminary Plat Expires: 6-20-08
DRB Project No.: 1003857
DRB Application No.: 07-DRB-70017

ORIGINAL

INFRASTRUCTURE LIST

(Rev. 9-20-05)

EXHIBIT "A"

TO SUBDIVISION IMPROVEMENTS AGREEMENT

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

BARELAS TOWNHOMES, LOTS 1 THROUGH 12

PROPOSED NAME OF PLAT AND/OR SITE DEVELOPMENT PLAN

TRACT B, BARELAS COFFEE HOUSE

EXISTING LEGAL DESCRIPTION PRIOR TO PLATTING ACTION

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

Financially Guaranteed DRC #	Constructed Under DRC #	Size	Type of Improvement	Location	From	To	Construction Certification: Private Inspector	Private P.E.	City Cnst Engineer
		24'FF	PRIVATE STREET	BENICIA LANE SW	△1 50' east of EIGHTH ST SW	EAST EDGE LOT 12	/	/	/
							/	/	/
		24' FF	PRIVATE STREET	BENICIA LANE SW	BENICIA LA SW	SIMPIER LA SW			
							/	/	/
		8 INCH	SANITARY SEWER	BENICIA LANE SW	LOT 8	LOT 12			
							/	/	/
		8 INCH	SANITARY SEWER	BENICIA LANE SW	BENICIA LA SW	SIMPIER LN SW			
							/	/	/
		6 INCH	WATER	BENICIA LANE SW	EIGHTH ST SW	LOT 12			
							/	/	/
		6 INCH	WATER	BENICIA LN SW	BENICIA LN SW	SIMPIER LN SW			
							/	/	/
		△ 18.57'-24' FF	PRIVATE STREET	BENICIA LN	EIGHTH ST	50' EAST of EIGHTH	/	/	/
		△ 4'	SIDEWALK	"	"	"	/	/	/

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

Financially Guaranteed DRC #	Constructed Under DRC #	Size	Type of Improvement	Location	From	To	Construction Certification: Private Inspector	Private P.E.	City Cnst Engineer
							/	/	/
							/	/	/

Approval of Creditable Items:

Impact Fee Admistrator Signature Date

Approval of Creditable Items:

City User Dept. Signature Date

NOTES

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

Street lights per City rquirements.

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3 PRIVATE STREETS TO INCLUDE ASPHALT PAVING, CONCRETE CURB & GUTTER, 6' SIDEWALK ONE SIDE ONLY, STRIPING AND SIGNAGE PER DRC.

4. SIGNAGE PER DRC

AGENT / OWNER

DENNIS A. LORENZ, PE
NAME (print)

BRASHER & LORENZ, INC.
FIRM

6.20.07
SIGNATURE - date

DEVELOPMENT REVIEW BOARD MEMBER APPROVALS

6/20/07
DRB CHAIR - date

Christina Sandoval 6/20/07
PARKS & RECREATION - date

TRANSPORTATION DEVELOPMENT - date

AMAFCA - date

Roger A Green 6/20/07
UTILITY DEVELOPMENT - date

_____ - date

6-20-07
CITY ENGINEER - date

_____ - date

DESIGN REVIEW COMMITTEE REVISIONS

REVISION	DATE	DRC CHAIR	USER DEPARTMENT	AGENT / OWNER
1	8-17-07	Stephen Woodall		

(rev. 9-20-05)

Current DRC
Project Number:_____

FIGURE 12

Date Submitted: 6-20-2007
Date Site Plan Approved: N/A
Date Preliminary Plat Approved: 6-20-07
Date Preliminary Plat Expires: 6-20-08
DRB Project No.: 1003857
DRB Application No.: 07-DRB-70017

ORIGINAL

INFRASTRUCTURE LIST

(Rev. 9-20-05)

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		8 INCH	SANITARY SEWER	BENICIA LANE SW	LOT 8	LOT 12	/	/	/
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		6 INCH	WATER	BENICIA LN SW	BENICIA LN SW	SIMPIER LN SW	/	/	/
							/	/	/
							/	/	/
							/	/	/

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Impact Fee Admistrator Signature Date

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NAME (print)

BRASHER & LORENZ, INC.
FIRM

6.20.07
SIGNATURE - date

DEVELOPMENT REVIEW BOARD MEMBER APPROVALS

6/20/07
DRB CHAIR - date

Christina Sandoval 6/20/07
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AMAFCA - date

6/20/07
UTILITY DEVELOPMENT - date

_____ - date

6-20-07
CITY ENGINEER - date

_____ - date

DESIGN REVIEW COMMITTEE REVISIONS

REVISION	DATE	DRC CHAIR	USER DEPARTMENT	AGENT /OWNER

(rev. 9-20-05)

Current DRC
Project Number:_____

FIGURE 12

Date Submitted: 6-20-2007
Date Site Plan Approved:_____
Date Preliminary Plat Approved:_____
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INFRASTRUCTURE LIST

(Rev. 9-20-05)

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		6 INCH	WATER	BENICIA LN SW	BENICIA LN SW	SIMPIER LN SW	/	/	/
							/	/	/
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FIRM

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DESIGN REVIEW COMMITTEE REVISIONS

REVISION	DATE	DRC CHAIR	USER DEPARTMENT	AGENT /OWNER

(rev. 9-20-05)

City of Albuquerque

DEVELOPMENT/ PLAN REVIEW APPLICATION

Supplemental form

SUBDIVISION — S
- X Major Subdivision action
- ___ Minor Subdivision action
- ___ Vacation — V
- ___ Variance (Non-Zoning)

SITE DEVELOPMENT PLAN — P
- ___ for Subdivision
- ___ for Building Permit
- ___ Administrative Amendment (AA)
- ___ IP Master Development Plan
- ___ Cert. of Appropriateness (LUCC)

STORM DRAINAGE — D
- ___ Storm Drainage Cost Allocation Plan

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)
- ___ Street Name Change (Local & Collector)

APPEAL / PROTEST of... — L 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: MIKE GONZALES PHONE: 877-5057
ADDRESS: 1502 FOURTH ST SW FAX:
CITY: ALBQ STATE NM ZIP 87102 E-MAIL:
Proprietary interest in site: OWNER **List all owners:**
AGENT (if any): BRASHER + LORENZ PHONE: 888-6088
ADDRESS: 2201 SAN PEDRO NE B-1 SUITE 1300 FAX: 888-6188
CITY: ALBQ STATE NM ZIP 87110 E-MAIL: DENNISL@BRASHERLORENZ.COM

DESCRIPTION OF REQUEST: PRELIMINARY PLAT, INFRASTRUCTURE LIST GRADING PLAN, SIDE WALK, PERIMETER WALL APPROVAL

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

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

Lot or Tract No. A Block: NA Unit:
Subdiv/Addn/TBKA: Barelas Town Homes
Existing Zoning: SU2 FOR RT Proposed zoning: SAME
Zone Atlas page(s): L-14 MRGCD Map No.

CASE HISTORY:
List any current or prior case number that may be relevant to your application (Proj., App., DRB-, AX_,Z_, V_, S_, etc.): 06 DRB 01300 PROJ 1003857

CASE INFORMATION:
Within city limits? X Yes Within 1000FT of a landfill? NO
No. of **existing** lots: 1 No. of **proposed** lots: 12 Total area of site (acres): 1.0618
LOCATION OF PROPERTY BY STREETS: On or Near: SIMPLER LN SW
Between: FOURTH ST SW and EIGHTH ST SW
Check-off if project was previously reviewed by Sketch Plat/Plan ☒, or Pre-application Review Team ☐. Date of review: 9.20.06

SIGNATURE DATE 5.24.07
(Print) DENNIS A. LORENZ ___ Applicant X Agent

FOR OFFICIAL USE ONLY Form revised 4/07

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

Application case numbers	Action	S.F.	Fees
07DRB - - 70017	PP	52	$ 745.00
07DRB - - 70018	TDS	V	$ Ø
- -	CMF		$ 20.00
- -	AVD		$ 75.00
- -			$
			Total $ 840.00

Hearing date June 20/07

5/25/07
Planner signature / date

Project # 1003857

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

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

☒ **MAJOR SUBDIVISION PRELIMINARY PLAT APPROVAL (DRB13)**

- ✓ Proposed Preliminary Plat including the Grading Plan (folded to fit into an 8.5" by 14" pocket) **24 copies**
- ✓ Proposed Infrastructure List
- ✓ Signed Preliminary Pre-Development Facilities Fee Agreement for **Residential** development only
- ✓ Design elevations & cross sections of perimeter walls **3 copies** (11" x 17" maximum)
- ✓ Zone Atlas map with the entire property(ies) clearly outlined
- ✓ Letter briefly describing, explaining, and justifying the request
- ✓ Property owner's and City Surveyor's signature on the proposed plat
- ✓ FORM DRWS Drainage Report, Water & Sewer availability statement filing information
- ✓ Office of Community & Neighborhood Coordination inquiry response, notifying letter, certified mail receipts
- ✓ Sign Posting Agreement
- N/A **Signed** Pre-Annexation Agreement if Annexation required.
- ✓ TIS/AQIA Traffic Impact Study / Air Quality Impact Assessment form
- ✓ Fee (see schedule)
- ✓ List any original and/or related file numbers on the cover application

Preliminary plat approval expires after one year.
DRB Public hearings are approximately 30 DAYS after the filing deadline. Your attendance is required.

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

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

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

Amended preliminary plat approval expires after one year.
DRB Public hearings are approximately 30 DAYS after the filing deadline. Your attendance is required.

☐ **MAJOR SUBDIVISION IMPROVEMENTS AGREEMENT (DRB09)**

(Temporary sidewalk deferral extension use FORM-V)

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

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

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

DENNIS A. LORENZ
Applicant name (print)

5-24-07
Applicant signature / date

Form revised 4/07

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

Application case numbers
07DRB - ____ - 70017
____ - ____ - ____
____ - ____ - ____

5/25/07
Planner signature / date

Project # 1003857

FORM V: SUBDIVISION VARIANCES & VACATIONS

☐ **BULK LAND VARIANCE (DRB04)** **(PUBLIC HEARING CASE)**
- __ Application for Minor Plat on FORM S-3, including those submittal requirements. **24 copies**
- __ Letter briefly describing and explaining: the request, compliance with the Development Process Manual, and all 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)
- __ List any original and/or related file numbers on the cover application

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

☐ **VACATION OF PUBLIC EASEMENT (DRB27)**

☐ **VACATION OF PUBLIC RIGHT-OF-WAY (DRB28)**
- __ The complete document which created the public easement (folded to fit into an 8.5" by 14" pocket) **24 copies.** (Not required for City owned public right-of-way.)
- __ Drawing showing the easement or right-of-way to be vacated, etc. (not to exceed 8.5" by 11") **24 copies**
- __ Zone Atlas map with the entire property(ies) clearly outlined
- __ 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)
- __ List any original and/or related file numbers 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 30 DAYS after the filing deadline. Your attendance is required.

☐ **SIDEWALK VARIANCE (DRB20)**

☐ **SIDEWALK WAIVER (DRB21)**
- __ Scale drawing showing the proposed variance or waiver (not to exceed 8.5" by 14") **6 copies**
- __ Zone Atlas map with the entire property(ies) clearly outlined
- __ Letter briefly describing, explaining, and justifying the variance or waiver
- __ List any original and/or related file numbers on the cover application

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

☐ **SUBDIVISION DESIGN VARIANCE FROM MINIMUM DPM STANDARDS (DRB25)**
- __ Scale drawing showing the location of the proposed variance or waiver (not to exceed 8.5" by 14") **24 copies**
- __ Zone Atlas map with the entire property(ies) clearly outlined
- __ Letter briefly describing, explaining, and justifying the variance
- __ Office of Community & Neighborhood Coordination inquiry response, notifying letter, certified mail receipts
- __ Sign Posting Agreement
- __ Fee (see schedule)
- __ List any original and/or related file numbers on the cover application

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

☒ **TEMPORARY DEFERRAL OF SIDEWALK CONSTRUCTION (DRB19)**

☐ **EXTENSION OF THE SIA FOR TEMPORARY DEFERRAL OF SIDEWALK CONSTRUCTION (DRB07)**
- 7 Drawing showing the sidewalks subject to the proposed deferral or extension (not to exceed 8.5" by 14") **6 copies**
- 7 Zone Atlas map with the entire property(ies) clearly outlined
- 7 Letter briefly describing, explaining, and justifying the deferral or extension
- 7 List any original and/or related file numbers on the cover application

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

☐ **VACATION OF PRIVATE EASEMENT (DRB26)**

☐ **VACATION OF RECORDED PLAT (DRB29)**
- __ The complete document which created the private easement/recorded plat (not to exceed 8.5" by 14") **6 copies**
- __ Scale drawing showing the easement to be vacated (8.5" by 11") **6 copies**
- __ Zone Atlas map with the entire property(ies) clearly outlined
- __ Letter/documents briefly describing, explaining, and justifying the vacation **6 copies**
- __ Letter of authorization from the grantors and the beneficiaries (private easement only)
- __ Fee (see schedule)
- __ List any original and/or related file numbers 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.

DENNIS A. LORENZ
Applicant name (print)

5.24.07
Applicant signature / date

Form revised 4/07

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

Application case numbers
07DRB - - 20018
- -
- -

5/25/07
Planner signature / date

Project # 1003857

Current DRC
Project Number:_____

FIGURE 12

Date Submitted: **5-25-2007**
Date Site Plan Approved:_____
Date Preliminary Plat Approved:_____
Date Preliminary Plat Expires _____
DRB Project No.: 1003857
DRB Application No.: 06-DRB-01300

INFRASTRUCTURE LIST

(Rev 9-20-05)

EXHIBIT "A"

TO SUBDIVISION IMPROVEMENTS AGREEMENT

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

BARELAS TOWNHOMES, LOTS 1 THROUGH 12

PROPOSED NAME OF PLAT AND/OR SITE DEVELOPMENT PLAN

TRACT B, BARELAS COFFEE HOUSE

EXISTING LEGAL DESCRIPTION PRIOR TO PLATTING ACTION

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

Financially Guaranteed DRC #	Constructed Under DRC #	Size	Type of Improvement	Location	From	To	Construction Certification: Private Inspector	Private P.E.	City Cnst Engineer
		24'FF	PRIVATE STREET	BENICIA LANE SW	FOURTH ST SW	EIGHTH ST SW	/	/	/
		24' FF	PRIVATE STREET	BENICIA LANE SW	BENICIA LA SW	SIMPIER LA SW	/	/	/
		8 INCH	SANITARY SEWER	BENICIA LANE SW	LOT 8	LOT 12	/	/	/
		8 INCH	SANITARY SEWER	BENICIA LANE SW	BENICIA LA SW	SIMPIER LN SW	/	/	/
		6 INCH	WATER	BENICIA LANE SW	EIGHTH ST SW	LOT 12	/	/	/
		6 INCH	WATER	BENICIA LN SW	BENICIA LN SW	SIMPIER LN SW	/	/	/
							/	/	/
							/	/	/
							/	/	/

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

Financially Guaranteed DRC #	Constructed Under DRC #	Size	Type of Improvement	Location	From	To	Construction Certification: Private Inspector	Private P.E.	City Cnst Engineer
							/	/	/
							/	/	/

Approval of Creditable Items:

Impact Fee Admistrator Signature Date

Approval of Creditable Items:

City User Dept. Signature Date

NOTES

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

Street lights per City rquirements.

1 TEMPORARY DEFERRAL OF 4' SIDEWALKS WITHIN BENICIA LANE SW ALONG LOTS 1 THROUGH 7 UNITL HOME CONSTRUCTION

2 GRADING AND DRAINAGE CERTIFICATION REQUIRED PRIOR TO RELEASE OF FINANCIAL GUARANTEES AND SIA

3

AGENT / OWNER

DENNIS A. LORENZ, PE
NAME (print)

BRASHER & LORENZ, INC.
FIRM

SIGNATURE - date 5-25-07

DEVELOPMENT REVIEW BOARD MEMBER APPROVALS

DRB CHAIR - date

TRANSPORTATION DEVELOPMENT - date

UTILITY DEVELOPMENT - date

CITY ENGINEER - date

PARKS & RECREATION - date

AMAFCA - date

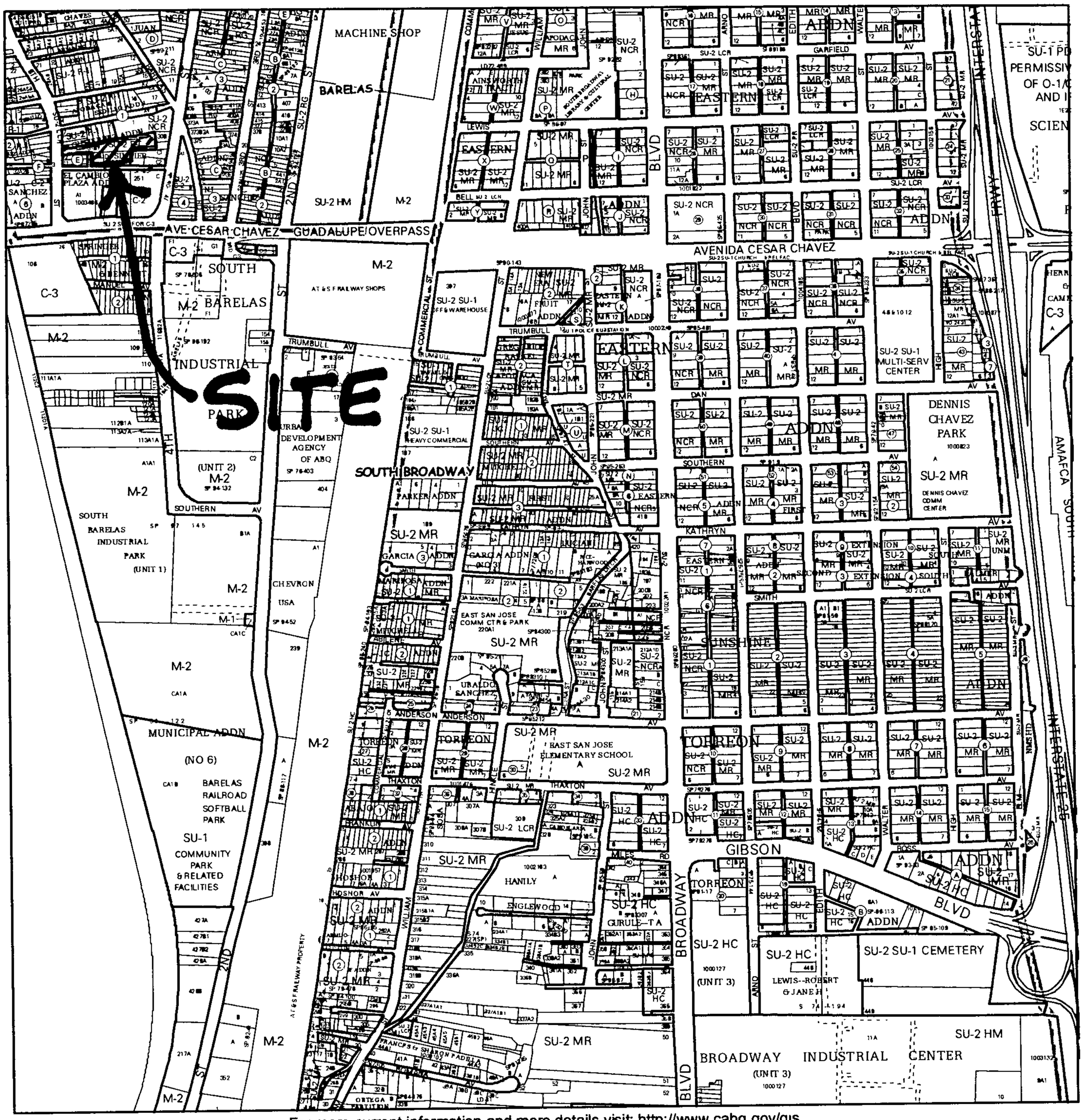
_____ - date

_____ - date

DESIGN REVIEW COMMITTEE REVISIONS

REVISION	DATE	DRC CHAIR	USER DEPARTMENT	AGENT /OWNER

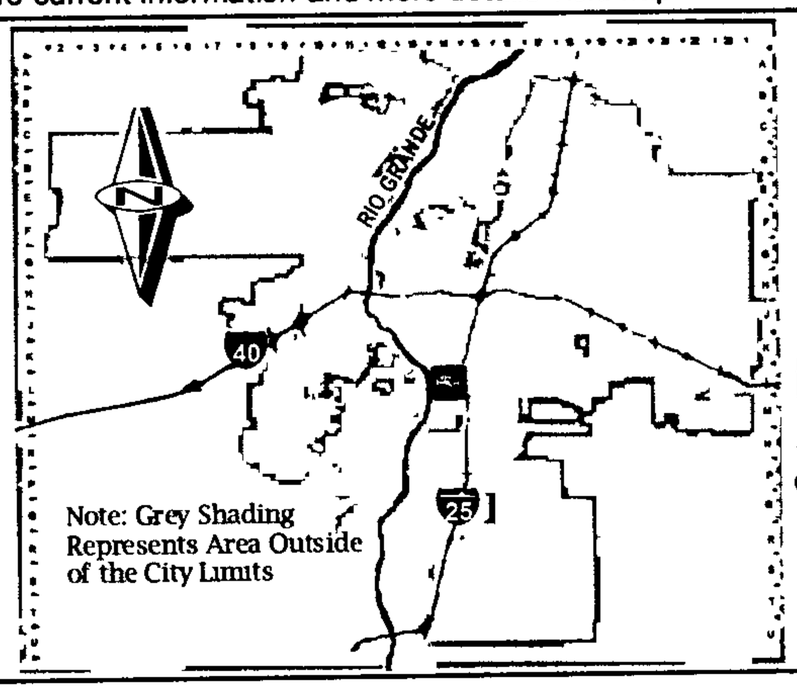
(rev. 9-20-05)



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

Albuquerque Geographic Information System

Map amended through: 3/22/2007



Zone Atlas Page:

L-14-Z

Selected Symbols

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

0 750 1,500 Feet

BRASHER & LORENZ, INC.
CONSULTING ENGINEERS
2201 San Pedro NE Bldg 1 Suite 1200 • Albuquerque, NM 87110 • Phone (505) 888-6088 • Fax (505) 888-6188 • www.brasherlorenz.com

May 24, 2007

Sheran Matson, AICP, Chair
Development review Board
City of Albuquerque
Plaza Del Sol
Albuquerque, New Mexico 87102

SUBJECT: BARELAS TOWNHOMES
TRACT B, BARELAS COFFEE HOUSE
06 DRB 01300, Project 1003857
ZAP L-14

Dear Ms Matson:

Submitted herewith for Preliminary Plat approval are the following:

1. DRB Application
2. 24 copies of the Preliminary Plat
3. 24 copies of the Grading Plan
4. Infrastructure Listing
5. Sidewalk deferral exhibit.
6. TIS/QIA Form
7. DRSW Form
8. One copy of current Zone Atlas page L-14 depicting the project location.
9. Certified Mail receipts proving notification to affected Neighborhood Associations.
10. DRB Sketch Plat comments.

The project consists of the subdivision of Tract B, Barelas Coffee House into 12 single-family residential lots. The property is located on Simpier Lans SW, between fourth Street and Eighth Street SW, and is currently zoned SU@ for RT. We are requesting approval of Preliminary Plat, Grading Plan, Infrastructure Listing, and temporary deferral of sidewalk construction.

If you have any questions, or if I can be of any assistance, please feel free to call.

Sincerely,

BRASHER & LORENZ, INC.

Dennis A. Lorenz, PE
Principal

/dl/06503
encl

FORM DRWS: DRAINAGE REPORT / WATER & SANITARY SEWER AVAILABILITY
THIS FORM IS REQUIRED WITH THE DEVELOPMENT REVIEW BOARD APPLICATION FOR MAJOR SUBDIVISIONS AND SITE DEVELOPMENT PLANS.

PROJECT NAME: Barelas Coffee House

AGIS MAP # L14

LEGAL DESCRIPTIONS: Lots 1 through 12 Tract A
Barelas Town Homes

✓ **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 5-11-07 (date). L-14/D33

Carl Brown — Applicant/Agent — 5/25/07 Date

[signature] — Hydrology Division Representative — 5/25/07 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 July/Aug 2006 (date).

Carl Brown — Applicant/Agent — 5/25/07 Date

[signature] — Utilities Division Representative — 5-25-07 Date

PROJECT # 1003857

Revised 4/03

ALBUQUERQUE
Making History

City of Albuquerque

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.

Date: 5/3/07

stephanie w

924 3902

TO CONTACT NAME: Dennis Lorenz
COMPANY/AGENCY: Bradbord Lorenz
ADDRESS/ZIP: 2201 San Pedro NE Bldg 1 #1200
PHONE/FAX #: 888-1088, 888-4188 fax

Thank you for your inquiry of May 3, 2007 (date) requesting the names of **Recognized Neighborhood Associations** who would be affected under the provisions of O-92 by your proposed project at Tract "B" Barelas Coffee House located on fourth st SW between Fourth st SW & eighth st. SW zone map page(s) L-14.

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

Barelas N.A. (BRL)

Neighborhood Association

Contacts: Cathy Garcia
P.O. Box 275/87103
243-3530
John Perrine
912 Barelas SW/87102
242-1346

Neighborhood Association

Contacts:

See reverse side for additional Neighborhood Association Information: YES ( ) NO (X)

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 our office at (505) 924-3914 or by fax at 924-3913.

Sincerely,

Dolores L Cardona
OFFICE OF NEIGHBORHOOD COORDINATION

Attention: Both contacts per neighborhood association need to be notified.

planning.recognized.na.form(10/14/04)

!!!Notice to Applicants!!!

SUGGESTED INFORMATION FOR NEIGHBORHOOD NOTIFICATION LETTERS

pplicants for Zone Change, Site Plan, Sector Development Plan approval or an amendment to a Sector Development Plan by the E RB, etc. are required under Council Bill O-92 to notify all affected recognized neighborhood associations **PRIOR TO FILING THE PPLICATION TO THE PLANNING DEPARTMENT.** Because the purpose of the notification is to ensure communication as a me identifying and resolving problems early, it is essential that the notification be fully informative.

WE RECOMMEND THAT THE NOTIFICATION LETTER INCLUDE THE FOLLOWING INFORMATION:

The street address of the subject property.

The legal description of the property, including lot or tract number (if any), block number (if any), and name of the subdivision.

A physical description of the location, referenced to streets and existing land uses.

A complete description of the actions requested of the EPC:

a) If a **ZONE CHANGE OR ANNEXATION**, the name of the existing zone category and primary uses and the name of the proposed category and primary uses (i.e., "from the R-T Townhouse zone, to the C-2 Community Commercial zone").
b) If a **SITE DEVELOPMENT OR MASTER DEVELOPMENT PLAN** approval or amendment describe the physical nature c the proposal (i.e., "an amendment to the approved plan to allow a drive-through restaurant to be located just east of the main shopping center entrance off Montgomery Blvd.").
c) If a **SECTOR DEVELOPMENT PLAN OR PLAN AMENDMENT** a general description of the plan area, plan concept, the mix of zoning and land use categories proposed and description of major features such as location of significant shoppin centers, employment centers, parks and other public facilities.
d) The name, address and telephone number of the applicant and of the agent (if any). In particular the name of an individ contact person will be helpful so that neighborhood associations may contact someone with questions or comments.

Information from the Office of Neighborhood Coordination

The following information should always be in __each__ application packet that you submit for an EPC or DRB application. Listed below is a "Checklist" of the items needed.

[ ] ONC's "Official" Letter to the applicant *(if there are associations)*. A copy must be submitted with application packet -OR-

[ ] The ONC "Official" Letter *(if there are no associations)* A copy must be submitted with application packet.

[ ] Copies of Letters to Neighborhood Associations *(if there are associations)*. A copy must be submitted with application packet.

[ ] Copies of the certified receipts to Neighborhood Associations *(if there are associations)*. A copy must be submitted with application packet.

Just a reminder - **Our ONC "Official" Letter is only valid for a one (1) month period and if you haven't submitted your application by this date, you will need to get an updated letter from our office.**

Any questions, please feel free to contact Stephani at 924-3902 or via an e-mail message at swinklepleck@cabq.gov.

Thank you for your cooperation on this matter.

* *

(below this line for ONC use only)

Date of Inquiry: 5/3/07 Time Entered: 1400 ONC Rep. Initials: [initials]

BRASHER & LORENZ, INC.
CONSULTING ENGINEERS
2201 San Pedro NE Bldg 1 Suite 1300 • Albuquerque, NM 87110 • Phone (505) 888-6088 • Fax (505) 888-6188 • www.brasherlorenz.com

Cathy Garcia
Barelas Neighborhood Association
PO Box 275
Albuquerque, New Mexico 87103

SUBJECT: **Tract B, Barelas Coffee House**
Proposed Barelas Townhomes
Map Zone L-14

Dear Ms. Garcia:

Enclosed please find one copy of the Preliminary Plat and Grading Plan for the subject project. The project proposes subdivision of 1 existing parcel into 12 residential lots. The project site is located on Simpier Lane SW between Fourth Street and Eighth Street SW. The proposed development is in compliance with the existing SU2 for RT zoning and is also consistent with existing development in the surrounding area.

We are requesting Preliminary Plat approval for the subject property from the Development Review Board. You are encouraged to attend the public hearing scheduled in approximately 30 days. The hearing date will be advertised in the Albuquerque Journal, and signs will be posted on the property. The hearing will be held in the DRB meeting room, basement level, Plaza Del Sol, 600 Second St. NW. The Preliminary Plat application may be reviewed at Development Services Division at Plaza del Sol. If you need additional information, or if I can be of any assistance, please feel free to call me at 888-6088.

Sincerely,

BRASHER & LORENZ, INC.

Dennis A. Lorenz, PE

/dl/06503
encl

7004 2510 0006 5141 4356

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ALBUQUERQUE NM 87103
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Postage	$ $2.16	0110
Certified Fee	$2.65	03
Return Receipt Fee (Endorsement Required)	$2.15	Postmark Here
Restricted Delivery Fee (Endorsement Required)	$0.00	
Total Postage & Fees	$ $6.96	05/24/2007

ALBUQUERQUE NM 87110-3801 MAY 24 2007 USPS

Sent To: Cathy Garcia
Street, Apt. No.; or PO Box No.: 509 7th ST SW
City, State, ZIP+4: Albuquerque, NM, 87120

PS Form 3800, June 2002 See Reverse for Instructions

BRASHER & LORENZ, INC.
CONSULTING ENGINEERS
2201 San Pedro NE Bldg 1 Suite 1300 • Albuquerque, NM 87110 • Phone (505) 888-6088 • Fax (505) 888-6188 • www.brasherlorenz.com

John Perrine
Barelas Neighborhood Association
912 Barelas SW
Albuquerque, New Mexico 87102

SUBJECT: **Tract B, Barelas Coffee House**
Proposed Barelas Townhomes
Map Zone L-14

Dear Mr. Perrine:

Enclosed please find one copy of the Preliminary Plat and Grading Plan for the subject project. The project proposes subdivision of 1 existing parcel into 12 residential lots. The project site is located on Simpier Lane SW between Fourth Street and Eighth Street SW. The proposed development is in compliance with the existing SU2 for RT zoning and is also consistent with existing development in the surrounding area.

We are requesting Preliminary Plat approval for the subject property from the Development Review Board. You are encouraged to attend the public hearing scheduled in approximately 30 days. The hearing date will be advertised in the Albuquerque Journal, and signs will be posted on the property. The hearing will be held in the DRB meeting room, basement level, Plaza Del Sol, 600 Second St. NW. The Preliminary Plat application may be reviewed at Development Services Division at Plaza del Sol. If you need additional information, or if I can be of any assistance, please feel free to call me at 888-6088.

Sincerely,

BRASHER & LORENZ, INC.

Dennis A. Lorenz, PE

/dl/06503
encl

7005 0390 0006 3773 6482

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ALBUQUERQUE, NM 87102
OFFICIAL USE

Postage	$ $2.16	0110
Certified Fee	$2.65	07
Return Receipt Fee (Endorsement Required)	$2.15	Postmark Here
Restricted Delivery Fee (Endorsement Required)	$0.00	MAY 24 2007
Total Postage & Fees	$ $6.96	05/24/2007

Sent To: John Perrine
Street, Apt. No.; or PO Box No.: 912 Barelas SW
City, State, ZIP+4: Albuquerque, NM 87102

PS Form 3800, June 2002 See Reverse for Instructions

CITY OF ALBUQUERQUE

TRAFFIC IMPACT STUDY (TIS) / AIR QUALITY IMPACT ASSESSMENT (AQIA) FORM

APPLICANT: Brooker & Haeny **DATE OF REQUEST:** 5/25/07 **ZONE ATLAS PAGE(S):** L14

CURRENT:

ZONING SU1 · RT

PARCEL SIZE (AC/SQ. FT.) _____

LEGAL DESCRIPTION:

LOT OR TRACT# B BLOCK # NA

SUBDIVISION NAME Barelas Coffee House

REQUESTED CITY ACTION(S):

– ANNEXATION	[ ]	– SECTOR PLAN	[ ]	SITE DEVELOPMENT PLAN:	
COMP. PLAN	[ ]	ZONE CHANGE	[ ]	A) SUBDIVISION [X]	BUILDING PERMIT [ ]
AMENDMENT	[ ]	CONDITIONAL USE	[ ]	B) BUILD'G PURPOSES [ ]	ACCESS PERMIT [ ]
				C) AMENDMENT [ ]	OTHER [ ]

PROPOSED DEVELOPMENT:

NO CONSTRUCTION/DEVELOPMENT [ ]

NEW CONSTRUCTION [X]

EXPANSION OF EXISTING DEVELOPMENT [ ]

GENERAL DESCRIPTION OF ACTION: [1]

OF UNITS: 12

BUILDING SIZE: 2000 (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 Carl Brooker DATE 5-24-07

(TO BE SIGNED UPON COMPLETION OF PROCESSING BY TRAFFIC ENGINEER AND ENVIRONMENTAL HEALTH)

Planning Department, Development & Building Services Division, Transportation Development Section -
2ND Floor West, 600 2nd St. NW, Plaza del Sol Building, City, 87102, phone 924-3994

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

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.***

TRAFFIC ENGINEER _____ DATE 5-25-07

Air Quality Impact Analysis (AQIA) May Be Required:

Section 14-16-3-14 of the COA Comprehensive Zoning Code contains threshold requirements for air quality studies. Criteria and thresholds contained in the Zoning Code specify which land use or plan actions will require preparation of an **AQIA.** Please refer to this section in order to determine if your proposal merits study for air quality impacts. An **AQIA** is not required, if a **TIS** is not required by the City or an associated **TIS** shows all signalized intersections functioning at Level of Service (LOS) C or better. An **AQIA** will only be required for a Sector Development Plan or Sector Development Plan Amendment if it meets AQIA thresholds in the Zoning Code.

AIR QUALITY IMPACT ANALYSIS (AQIA) REQUIRED: YES [ ] NO [X]

Contact an Air Quality Planner at 768-2660 to insure that input is received from the Air Quality Division during the scoping of the companion **TIS**. ***Any subsequent changes to the development proposal identified above may require an update or new AQIA.***

APPLICANT Carl Brooker DATE 5/25/07

Required **TIS** and/or **AQIA** **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.

TIS **-SUBMITTED** ___/___/___ _____ _____

-FINALIZED ___/___/___ TRAFFIC ENGINEER DATE

Revised June 27, 2005

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 JUNE 5, 2007 To JUNE 20, 2007

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.

Paul Brown — (Applicant or Agent) 5/25/07 — (Date)

I issued 2 signs for this application, 05/25/07 (Date) Sandy Handley (Staff Member)

DRB PROJECT NUMBER: 1003857

Rev. 1/11/05

ALBUQUERQUE PUBLIC SCHOOLS
Capital Master Plan
Expect Great Things!

M. Elizabeth Everitt, Ph.D.
SUPERINTENDENT

Pre-Development Facilities Fee (PDFF)
Cover Sheet

PDFF agreements received by 5PM Thursday will be ready for pick up by 8AM on the following Tuesday.

Please drop off and pick up all Pre-Development Facilities Fee agreements at APS' Capital Master Plan office. The office is located in Suite 9, 2nd floor, of the Lincoln Building at 915 Locust St SE. A map to our offices is located at: http://construction.voteaps.com/LincolnMap.html

Project # (if already assigned by DRB/EPC) 1003857

Please check one:

☒ Preliminary PDFF
(Preliminary PDFF are required for preliminary plat submittals.)

☐ Final PDFF
(Final PDFF are required for final plat submittals and **must be recorded** prior to DRB hearing)

Project Information

Subdivision Name Barelas Town Homes

Location of Project (address or major cross streets) Simpier Lane S.W. Between 4th Street + 8th Street S.W.

Proposed # of Units: ____ Single-Family 12 X Multi-Family

Note: A single-family unit is a single-family, detached dwelling unit.

Contact Information

Name Lisa Parish

Company Precision Surveys Inc.

Phone 856-5700

E-mail presurv@presurv.com

Please include with your submittal:

☒ Zone Atlas map with the entire property(ies) precisely and clearly outlined

☒ Copy of a plat or plan for the proposed project

☐ List of legal description (e.g. lot, block) and street address for each lot **(for final plat only)**

☒ Please include project number on the top right corner of all documents

☒ Please paper clip all submitted documents (for ease of making copies)

FOR OFFICIAL USE ONLY

APS Cluster Albuquerque

Preliminary PDFF Date Submitted 4/27/07

Preliminary PDFF Date Completed ____

Final PDFF Date Submitted ____

Final PDFF Date Completed ____

100300/

Albuquerque

EXHIBIT A

PRELIMINARY
PRE-DEVELOPMENT FACILITIES FEE AGREEMENT

THIS AGREEMENT is made by and between the Albuquerque Municipal School District No. 12, Bernalillo and Sandoval Counties, New Mexico ("Albuquerque Public Schools" or "APS"), a public school district organized and existing pursuant to the laws of New Mexico, and

Michael Gonzales ("Developer") effective as of this 27 day of April, 2007, and pertains to the subdivision commonly known as Barelas Town Homes, and more particularly described as Lots 1-12 and Tract A, Barelas Town Homes Subdivision

(the "Subdivision".)

WHEREAS, In order to provide for APS becoming more knowledgeable of development plans within the City so that APS may better plan for future growth, the City of Albuquerque requires that APS approve the plat(s) for any new subdivision; and

WHEREAS, Developer is proposing the development of a new residential subdivision, and requires APS approval of the plat for said subdivision; and

WHEREAS, Developer is the owner of the real estate being subdivided and platted; and

WHEREAS, Developer is required by the Albuquerque Subdivision Ordinance to provide appropriate infrastructure and improvements as a condition of developing a subdivision; and

WHEREAS, as a condition of approving such plat APS requires the provision of appropriate infrastructure and facilities or the payment of a facilities fee for each new residence to be constructed to help defray the cost of school construction, expansion, or maintenance; and

WHEREAS, APS has determined that the amount of the facilities fee is reasonably related to the impact the subdivision will have on the operation of the area schools:

THEREFORE, in consideration of the mutual promises contained herein, APS and Developer agree as follows:

1. Developer agrees that a facilities fee will be paid to APS for each dwelling unit to be constructed in the Subdivision.

2. The amount of the fee shall be: ~~$22,500.00~~ BK

- If the building permit is issued on or after January 1, 2007, the fee shall be $1875 per dwelling unit.

100505 /

Albuquerque

- If the building permit is issued on or after July 1, 2008, the fee shall be $2425 per dwelling unit.

- If the permit is issued on or after January 1, 2010, the fee shall be $2975 per dwelling unit.

The fee for each dwelling unit in multi-family residential structures shall be sixty percent (60 %) of the fee for a single family home. "Multi-family residential structure" means any type of residential property other than single-family houses (one single family, detached dwelling unit per lot).

3. Developer agrees that the fee shall be paid to APS at or before the issuance of any building permit for any lot or other parcel of property subject to this Agreement.

4. Developer may satisfy all or part of its obligations under this contract by transferring improved or unimproved property to APS, provided that APS must agree to the transfer and to the value placed on the transferred property. APS, upon accepting such transfer, shall credit Developer with an amount equal to the agreed value, and the developer may designate the lot(s) to which such amount(s) shall be applied in satisfaction of its obligations hereunder.

5. This contract may be recorded in the office of the County Clerk of Bernalillo and/or Sandoval County, and shall serve as notice of the Developer's obligation to pay facilities fees. Developer shall include on the plat of the Subdivision a statement that "The property on this plat is subject to a Pre-Development Facilities Fee Agreement with the Albuquerque Public Schools, recorded at [recording data]."

6. APS, through its Facilities Fee Administrator, will provide a Payment Acknowledgement in the form attached hereto to the Developer reflecting receipt of the facilities fee (or equivalent compensation as described in paragraph 4 above), which form may be given to the City to show satisfaction of the fee obligation and satisfy that condition for receiving building permits. Developer may record that Payment Acknowledgment in the real estate records of Bernalillo or Sandoval County, but APS shall not be responsible for paying any recording fees nor shall APS be responsible for recording any such documents with the office of the County Clerk or any other office.

Signature

Michael A. Gonzales

Michael Gonzales, Owner

100504.

ABQ.

OFFICIAL SEAL
Lisa Parish
NOTARY PUBLIC
STATE OF NEW MEXICO
My Commission Expires Aug 22 2007

STATE OF NEW MEXICO

COUNTY OF BERNALILLO

This instrument was acknowledged before me on 4-3-2007, by Michael A Gonzales

(Seal)

Notary Public

My commission expires: August 22, 2007

ALBUQUERQUE PUBLIC SCHOOLS

By: _____
Signature

Kizito Wijenje, Director, Capital Master Plan

Name (typed or printed) and title

STATE OF NEW MEXICO

COUNTY OF BERNALILLO

This instrument was acknowledged before me on April 30, 2007, by Kizito Wijenje as Director, CMP of the Albuquerque Municipal School District No. 12, Bernalillo and Sandoval Counties, a school district organized and existing under the laws of the State of New Mexico.

(Seal)

Notary Public

My commission expires: Nov. 20, 2010

OFFICIAL SEAL
Pauline C. Trujillo
NOTARY PUBLIC
STATE OF NEW MEXICO
My Commission Expires: 11-20-2010

City of Albuquerque Planning Department

One Stop Shop – Development and Building Services

05/25/2007 Issued By: PLNSDH

Permit Number: 2007 070 017

Application Number: 07DRB-70017, Major - Preliminary Plat Approval

Address:

Location Description: SIMPIER LN SW FOURTH ST SW EIGHTH ST SW

Project Number: 1003857

Applicant
Mike Gonzales
1502 Fourth St Sw
Albuquerque, NM 87102
877-5057

Agent / Contact
Brasher And Lorenz Inc
Dennis Lorenz
2201 San Pedro Ne- Bld #1- Ste 220
Albuquerque, NM 87110
dennisl@brasherlorenz.com

Application Fees

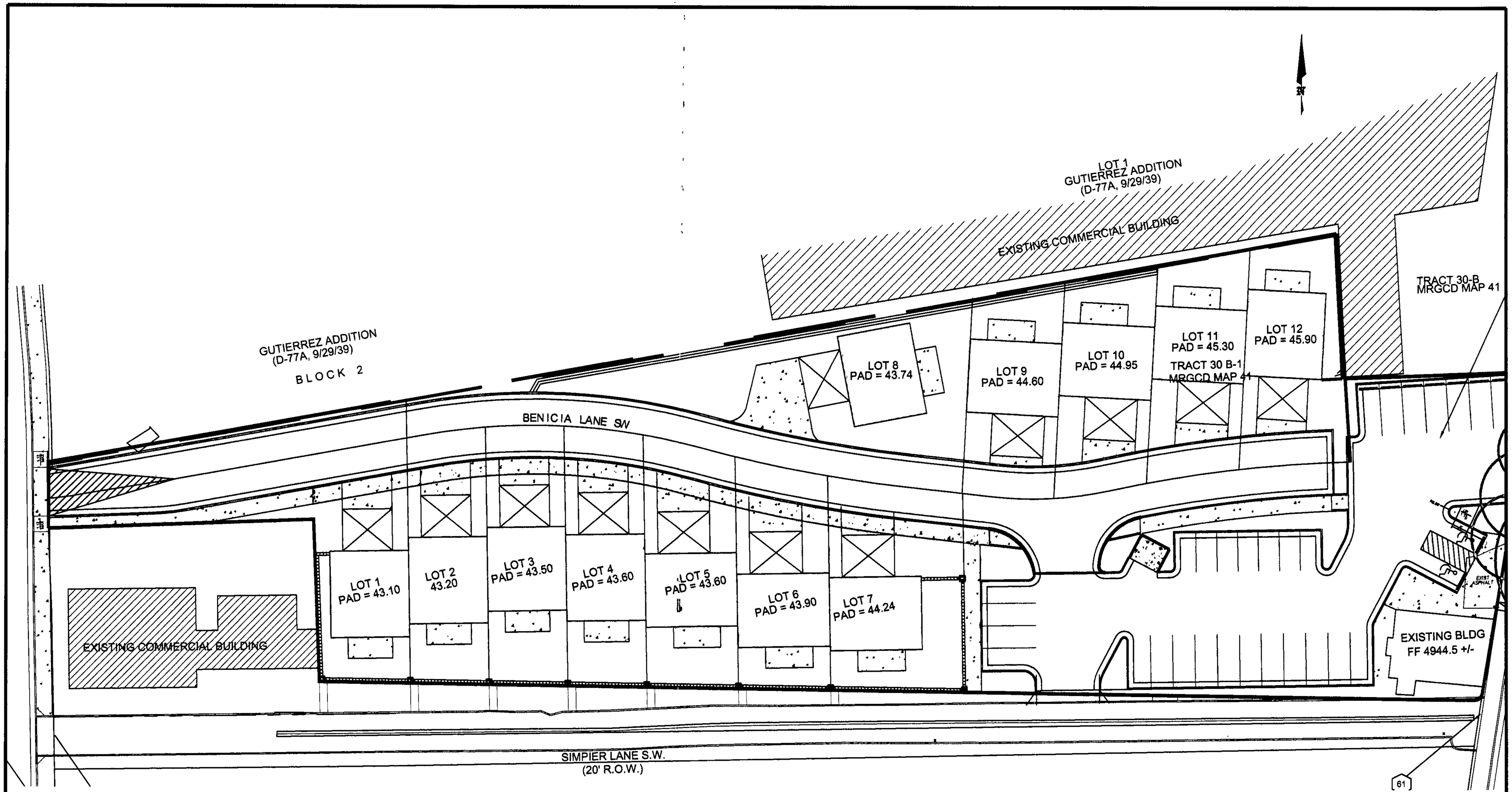
441018/4971000	Public Notification	$75.00
441032/3424000	Conflict Mgmt Fee	$20.00
441006/4983000	DRB Actions	$745.00
	TOTAL:	**$840.00**

City Of Albuquerque
Treasury Division

5/25/2007 10:51AM LOC: ANNX
RECEIPT# 00076010 WS# 008 TRANS# 0007
Account 441018 Fund 0110
Activity 4971000 TRSLJS
Trans Amt $840.00
J24 Misc $75.00
Thank You

City Of Albuquerque
Treasury Division

5/25/2007 10:51AM LOC: ANNX
RECEIPT# 00076011 WS# 008 TRANS# 0007
Account 441032 Fund 0110
Activity 3424000 TRSLJS
Trans Amt $840.00
J24 Misc $20.00
Thank You



SOUTH SIDEWALK DEFERRAL- BENICIA LANE SW

N.T.S.

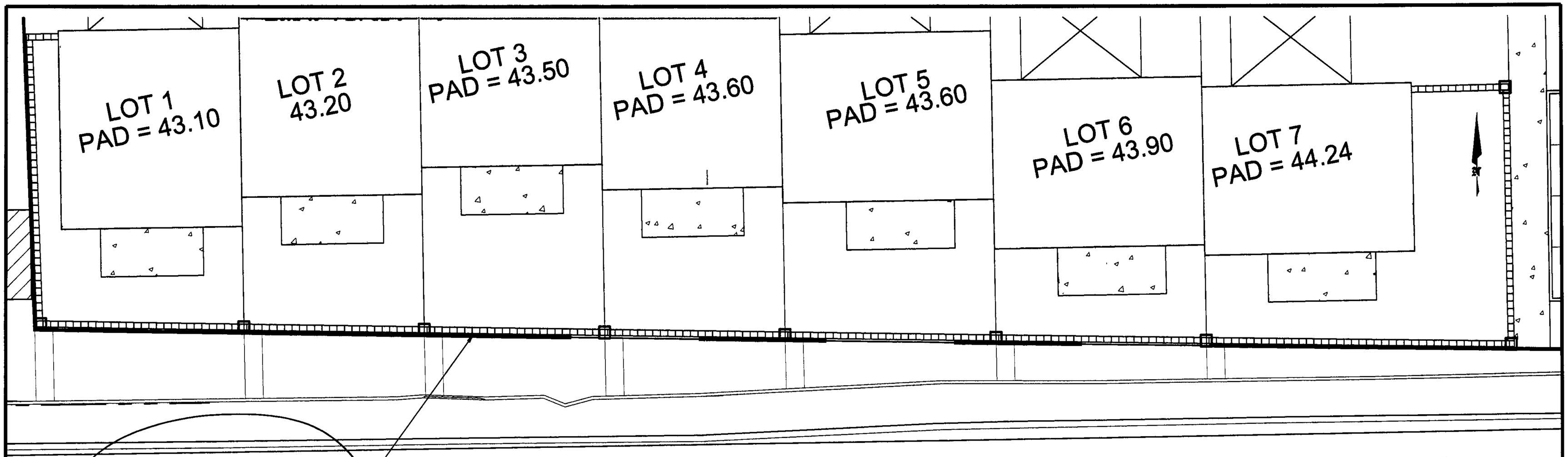
SIDEWALK DEFERRED SIDEWALK

EXHIBIT

Date 06/30/07

BARELAS TOWNHOMES

SIDEWALK DEFERRAL EXHIBIT



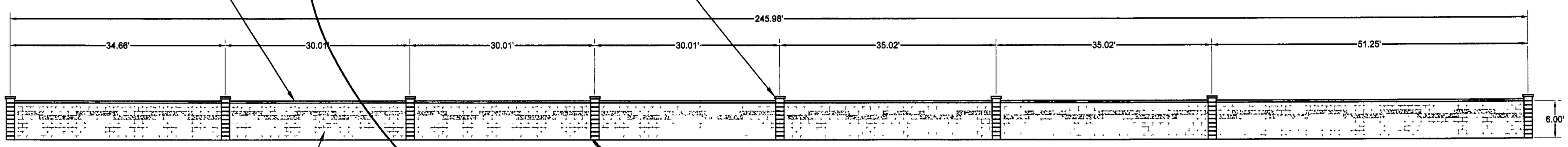
6' HIGHDOUBLE SPLIT FACED BLOCK WALL W/ PILASTERS AT LOT CORNERS

SOUTH PERIMETER WALL - PLAN
N.T.S.

PROJECT 1003857
06 DRB 01300
ZONE ATLAS L-14

4" BURNISHED CAP WITH 2" OVERHANG TOWARDS PUBLIC SIDE

16"X16" PILASTERS AT LOT CORNERS WITH 4" BURNISHED CAP



6' HIGH TAN DOUBLE SPLIT FACED BLOCK WALL WITH MEDIUM BROWN ACCENT BAND

pilasters extend on public side

20' maximum distance between pilasters per 14-16-3-19 zone code

SOUTH PERIMETER WALL - ELEVATION
NTS

need location map

BARELAS TOWNHOMES
PERIMETER WALL - SIMPIER LANE SW

City of Albuquerque

DEVELOPMENT/ PLAN REVIEW APPLICATION

	Supplemental form		Supplemental form
SUBDIVISION	**S**	**ZONING & PLANNING**	**Z**
____ Major Subdivision action		____ Annexation	
X Minor Subdivision action		____ County Submittal	
____ Vacation	**V**	____ EPC Submittal	
____ Variance (Non-Zoning)		____ Zone Map Amendment (Establish or Change Zoning)	
SITE DEVELOPMENT PLAN	**P**	____ Sector Plan (Phase I, II, III)	
____ ...for Subdivision Purposes		____ Amendment to Sector, Area, Facility or Comprehensive Plan	
____ ...for Building Permit		____ Text Amendment (Zoning Code/Sub Regs)	
____ IP Master Development Plan			
____ Cert. of Appropriateness (LUCC)	**L**	**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: Michael A. Gonzales PHONE: 877-5057
ADDRESS: 1426 4th Street SW FAX: 243-1799
CITY: Albuquerque STATE NM ZIP 87102 E-MAIL:
Proprietary interest in site: Owner List all owners: Benita L. Villanueva
AGENT (if any): Precision Surveys Inc. PHONE: 856-5700
ADDRESS: 8500-A Jefferson NE FAX: 856-7900
CITY: Albuquerque STATE NM ZIP 87113 E-MAIL: presurv@presurv.com

DESCRIPTION OF REQUEST: To replat the four existing lots + remaining portions of six lots into two new tracts + to vacate existing 16' wide alley.

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

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

Lot or Tract No. Tracts C-1, C-2 + D / Tract 31-B-1 / Lots a portions of 4,5,6 + 10,11,12 Block: E Unit:
Subdiv. / Addn. Lands of Bruno Gonzales / MRGCD Map 41 / Simpies Addition #2
TBKA: Tracts A+B, Barelas Coffee House
Current Zoning: SU-2 + SU-2 RT FOG NCR Proposed zoning: SAME
Zone Atlas page(s): L-14 No. of existing lots: Portions of 10 No. of proposed lots: 2
Total area of site (acres): 1.5098 Density if applicable: dwellings per gross acre: N/A dwellings per net acre: N/A
Within city limits? X Yes. No___, but site is within 5 miles of the city limits.) Within 1000FT of a landfill? NO
UPC No. 101405606346721703, 101405607645921115, 101405607845521116, 101405605846621114, 101405604591921007, 101405604045721010 MRGCD Map No. 41
LOCATION OF PROPERTY BY STREETS: On or Near: Simpies Lane SW
Between: 8th Street S.W. and 4th Street S.W.

CASE HISTORY:

List **any** current or prior case number that may be relevant to your application (Proj., App., DRB-, AX_,Z_, V_, S_, etc.): 1003857, 07DRB00166

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

SIGNATURE Lisa Parish DATE ____
(Print) Lisa Parish ___ Applicant X Agent

FOR OFFICIAL USE ONLY Form revised 9/01, 3/03, 7/03, 10/03, 3/04

☐ **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
07DRB - - 00230	P&E	$(3)	$ 285.00
- -	CMF		$ 20.00
- -			$
- -			$
- -			$
			Total $ 305.00

Hearing date 03/07/07

Sandy Handley 02/27/07
Planner signature / date

Project # 1003857

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.**

X Proposed Preliminary / Final Plat (folded to fit into an 8.5" by 14" pocket) **6** copies for unadvertised meetings, **4** copies for internal routing.
N 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.
X Zone Atlas map with the entire property(ies) precisely and clearly outlined and crosshatched (to be photocopied)
X Letter briefly describing, explaining, and justifying the request
X Original Mylar drawing of the proposed plat for internal routing only. Otherwise, bring Mylar to meeting.
X Property owner's and City Surveyor's signatures on the Mylar drawing
N/A Landfill disclosure and EHD signature line on the Mylar drawing if property is within a landfill buffer
X Fee (see schedule)
X Any original and/or related file numbers are listed on the cover application
N/A Infrastructure list if required **(verify with DRB Engineer)** **NO INTERNAL ROUTING**
X **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.

Lisa Parish
Applicant name (print)

Lisa Parish 2-12-07
Applicant signature / date

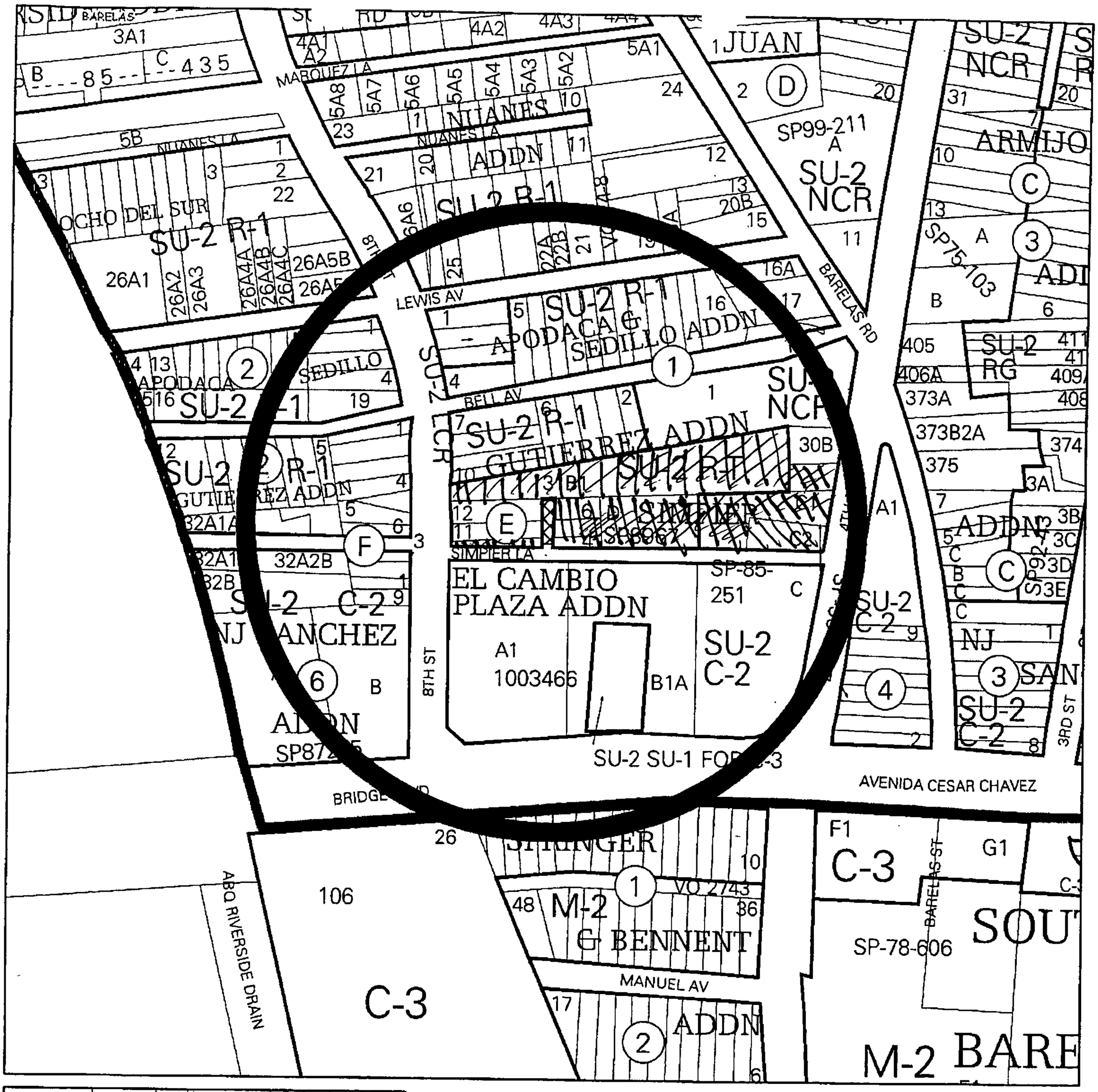
Form revised 3/03, 8/03 and **11/03**

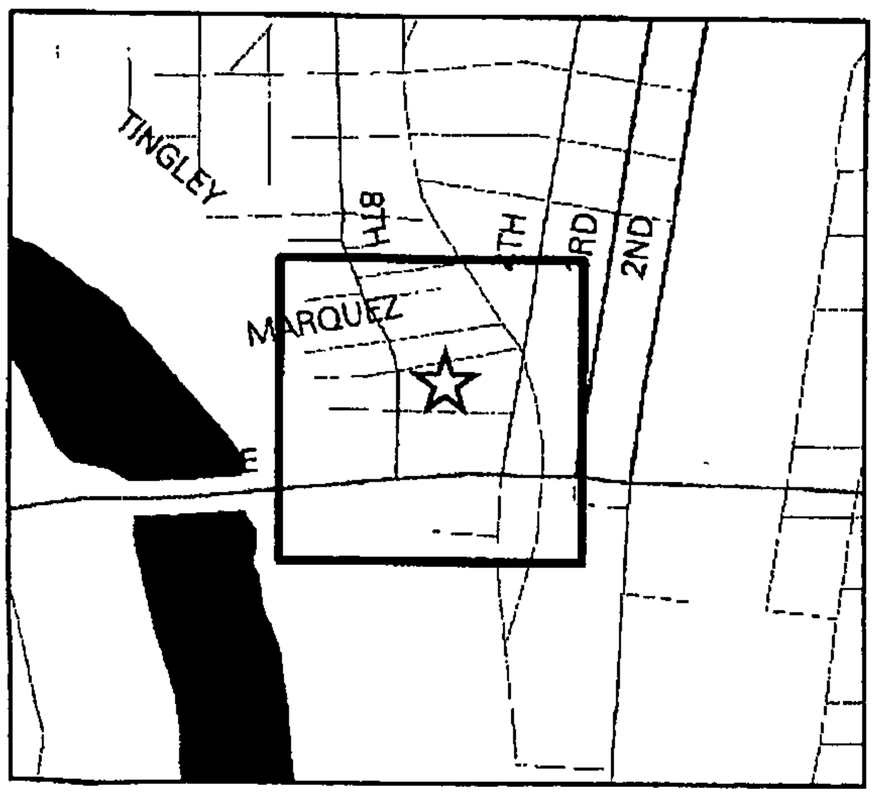
☑ Checklists complete
☑ Fees collected
☑ Case #s assigned
☐ Related #s listed

Application case numbers
07DRB - ____ - 00230
____ - ____ - ____
____ - ____ - ____

Sandy Handley 02/27/07
Planner signature / date

Project # 1003857





ZONING MAP

Note: Grey shading indicates County

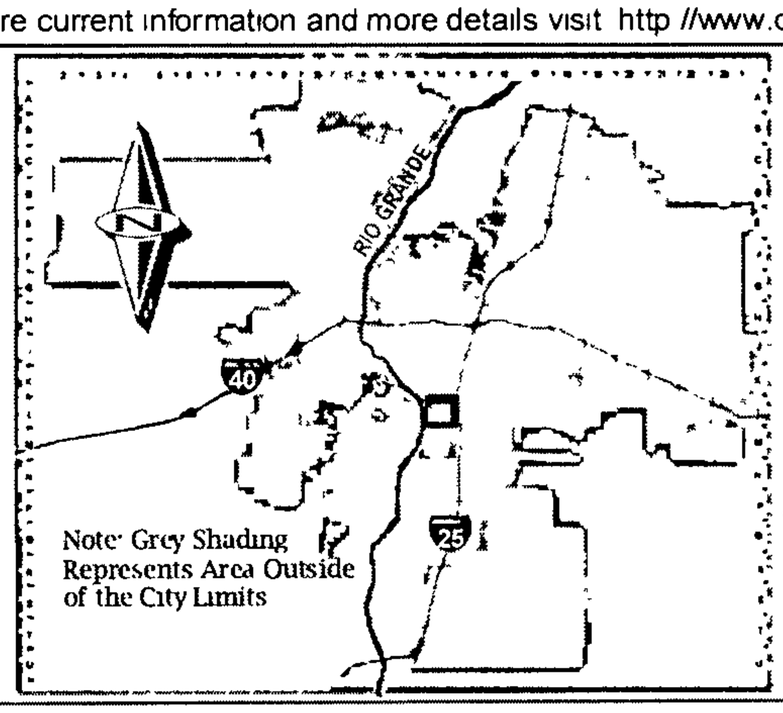
1 inch equals 200 feet

Project Number:
1003857
Hearing Date:
5/3/06
Zone Map Page:
L-14
Additional Case Numbers:
06DRB-00442

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

Albuquerque Geographic Information System

Map amended through: 1/9/2007



Zone Atlas Page:

L-14-Z

Selected Symbols

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

0 750 1,500 Feet

PRECISION SURVEYS, INC.

8500-A Jefferson Street, NE
Albuquerque, NM 87113

866.422.8011 TOLL FREE
505.856.5700 PHONE
505.856.7900 FAX
www.precisionsurveys.com

February 5, 2007

Ms. Sheran Matson, AICP
Chair, Development Review Board
Planning/Development Services Division
600 2nd Street, NW
Albuquerque, NM 87102

RE: REQUEST FOR PRELIMINARY/FINAL PLAT, TRACTS A AND B, BARELAS COFFEE HOUSE LOCATED ON SIMPIER LANE S.W. BETWEEN 8TH.STREET S.W. AND 4TH.STREET S.W., ZONE ATLAS L- 14.

Dear Ms Matson,

On behalf of our client, Michael A Gonzales, we are submitting an application for a Preliminary/Final plat. This re-plat will consolidate the existing four tracts and portions of six lots into two new tracts and will reflect the recent vacation of a public alley.

Enclosed are the required submittals.

If you have any questions or need additional information, please do not hesitate to contact our office at 856-5700.

Sincerely,

Lisa Parish
Precision Surveys

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

PAID RECEIPT

APPLICANT NAME MICHAEL GONZALES

AGENT PRECISION SURVEYS INC

ADDRESS 8500-A JEFFERSON NE

PROJECT & APP # 1003857/07DRB00230

PROJECT NAME BARELAS COFFEE HOUSE

$ 20.00 **441032/3424000 Conflict Management Fee**

$ 285.00 **441006/4983000 DRB Actions**

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

$ _____ **441018/4971000 Public Notification**

$ _____ **441006/4983000 DRAINAGE PLAN REVIEW OR TRAFFIC IMPACT STUDY*****
( )Major/Minor Subdivision ( )Site Development Plan ( )Bldg Permit
( ) Letter of Map Revision ( )Conditional Letter of Map Revision
( ) Traffic Impact Study

$ 305.00 **TOTAL AMOUNT DUE**

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

1125

PRECISION SURVEYS, INC.
8414-D JEFFERSON ST. NE
ALBUQUERQUE, NM 87113

95-8965/1070
279

DATE 2-12-07

$ 305.00

PAY TO THE ORDER OF City of Albuquerque

Three Hundred Five dollars 00/100 DOLLARS

Security features are included. Details on back.

City Of Albuquerque
Treasury Division
2/27/2007 11:15AM LOC: ANNX
RECEIPT# 00076799 WS# 007 TRANSH 0026
Account 441032 Fund 110
Activity 3424000 TRNSF
Transamt $305.00
$20.00

IronStone Bank
Albuquerque, NM 87109
www.ironstonebank.com

FOR Submit 04-6552

MP

⑈001125⑈ ⑆107089652⑆ 009460018587⑈

©Clarke American

City of Albuquerque

DEVELOPMENT/ PLAN REVIEW APPLICATION

Supplemental form

SUBDIVISION S

____ Major Subdivision action
_X_ 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: Michael A. Gonzales PHONE: 877-5057
ADDRESS: 1426 4th street SW. FAX: 243-1799
CITY: Albuquerque STATE NM ZIP 87102 E-MAIL:
Proprietary interest in site: Owner List all owners: Benita J. Villanueva
AGENT (if any): Precision Surveys Inc. PHONE: 856-5700
ADDRESS: 8500-A Jefferson NE FAX: 856-7900
CITY: Albuquerque STATE NM ZIP 87113 E-MAIL: presurv@presurv.com

DESCRIPTION OF REQUEST: Sketch plat review for vacation of Triangular piece of Simpier Lane SW

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

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

Lot or Tract No. Tracts A & B Block: E Unit:
Subdiv. / Addn. Barelas Coffee House
Current Zoning: SU-2 NCR + SU-2 RT Proposed zoning: SU-2 + SU-2 RT
Zone Atlas page(s): L-14 No. of **existing** lots: No. of **proposed** lots:
Total area of site (acres): 1.3269 Density if applicable: dwellings per gross acre: N/A dwellings per net acre: N/A
Within city limits? X Yes. No___, but site is within 5 miles of the city limits.) Within 1000FT of a landfill? No
UPC No. 101405606346721703 MRGCD Map No. 41
LOCATION OF PROPERTY BY STREETS: On or Near: Simpier Lane SW
Between: 8th Street SW and 4th Street SW

CASE HISTORY:

List **any** current or prior case number that may be relevant to your application (Proj., App., DRB-, AX_,Z_, V_, S_, etc.): 1003857

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

SIGNATURE Lisa Parish DATE
(Print) Lisa Parish ___ Applicant X Agent

FOR OFFICIAL USE ONLY Form revised 9/01, 3/03, 7/03, 10/03, **3/04**

☐ **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
07DRB - - 00166	SK	S(3)	$ 0.00
- -			$
- -			$
- -			$
- -			$
			Total $ 0.00

Hearing date 02/21/07

Sandy Handley 02/12/07
Planner signature / date

Project # 1003857

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

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

X 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.
X 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.
X Zone Atlas map with the entire property(ies) precisely and clearly outlined and crosshatched (to be photocopied)
X Letter briefly describing, explaining, and justifying the request
X 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.

Lisa Parish
Applicant name (print)

Lisa Parish 2-12-07
Applicant signature / date

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

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

Application case numbers
07DRB - ____ - 00166
____ - ____ - ____
____ - ____ - ____

Sandy Handley 02/12/07
Planner signature / date

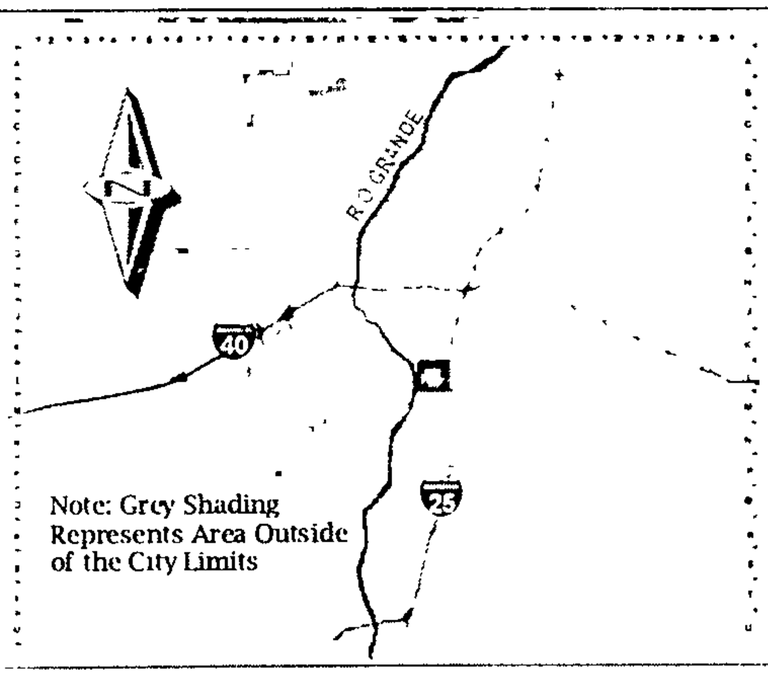
Project # 1003857

See attached Detail

For more current information and more details visit http //www cabq gov/gis

Albuquerque Geographic Information System

Map amended through 1/9/2007



Zone Atlas Page

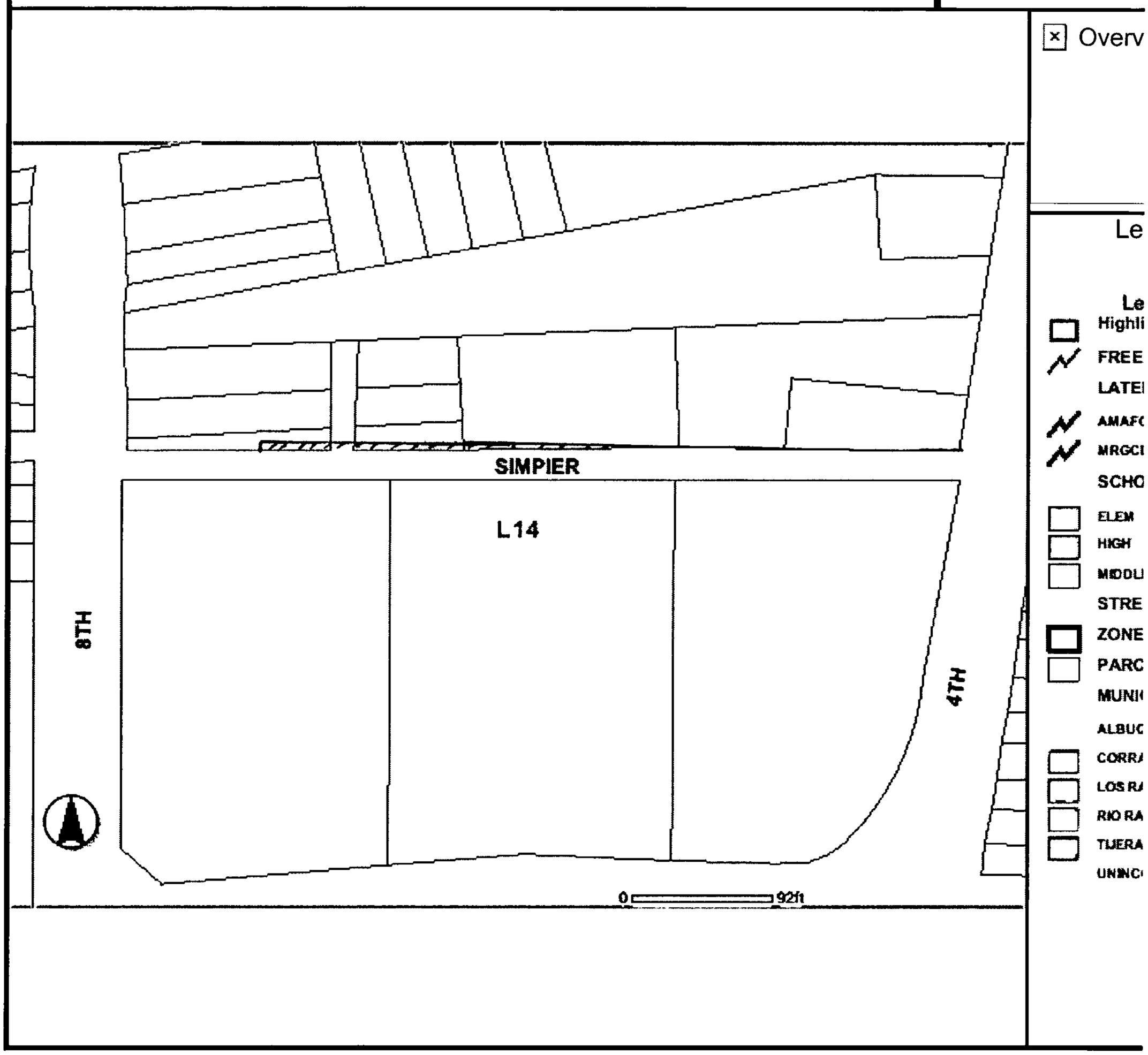
L-14-Z

Selected Symbols

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

0 750 1,500 Feet

ArcIMS HTML Viewer Map



PRECISION SURVEYS, INC.

8500-A Jefferson Street, NE
Albuquerque, NM 87113

866.422.8011 TOLL FREE
505.856.5700 PHONE
505.856.7900 FAX
www.precisionsurveys.com

February 12, 2007

Ms. Sheran Matson, AICP
Chair, Development Review Board
Planning/Development Services Division
600 2nd Street, NW
Albuquerque, NM 87102

RE: REQUEST FOR SKETCH PLAT, TRACTS A AND B, BARELAS COFFEE HOUSE LOCATED ON SIMPIER LANE S.W. BETWEEN 8TH.STREET S.W. AND 4TH.STREET S.W., ZONE ATLAS L- 14.

Dear Ms Matson,

On behalf of our client, Michael A Gonzales, we are submitting an application for a sketch plat. The plat is to vacate a triangle shaped portion of Simpier Lane S.W.

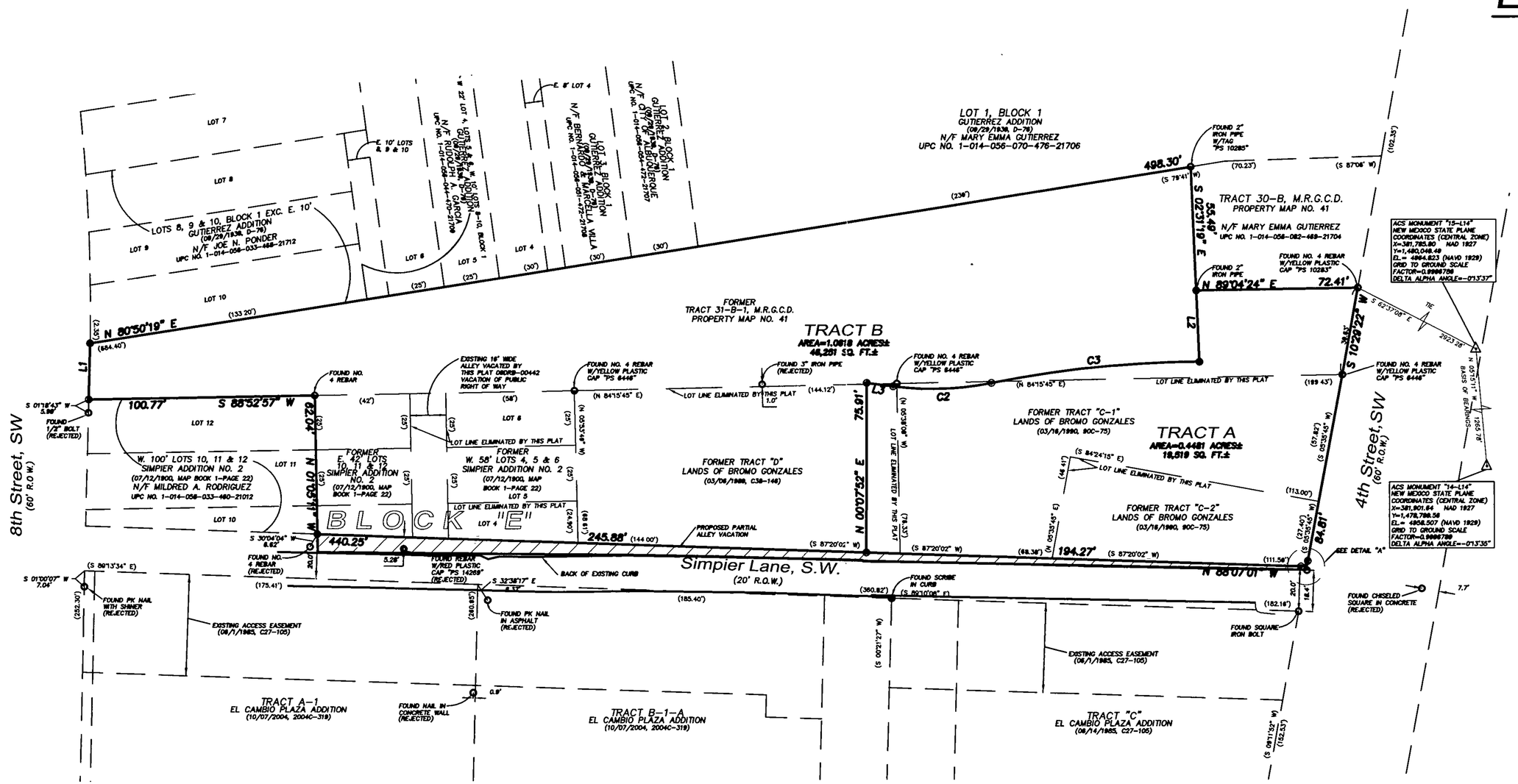
Enclosed are the required submittals.

If you have any questions or need additional information, please do not hesitate to contact our office at 856-5700.

Sincerely,

Lisa Parish
Precision Surveys

EXHIBIT A



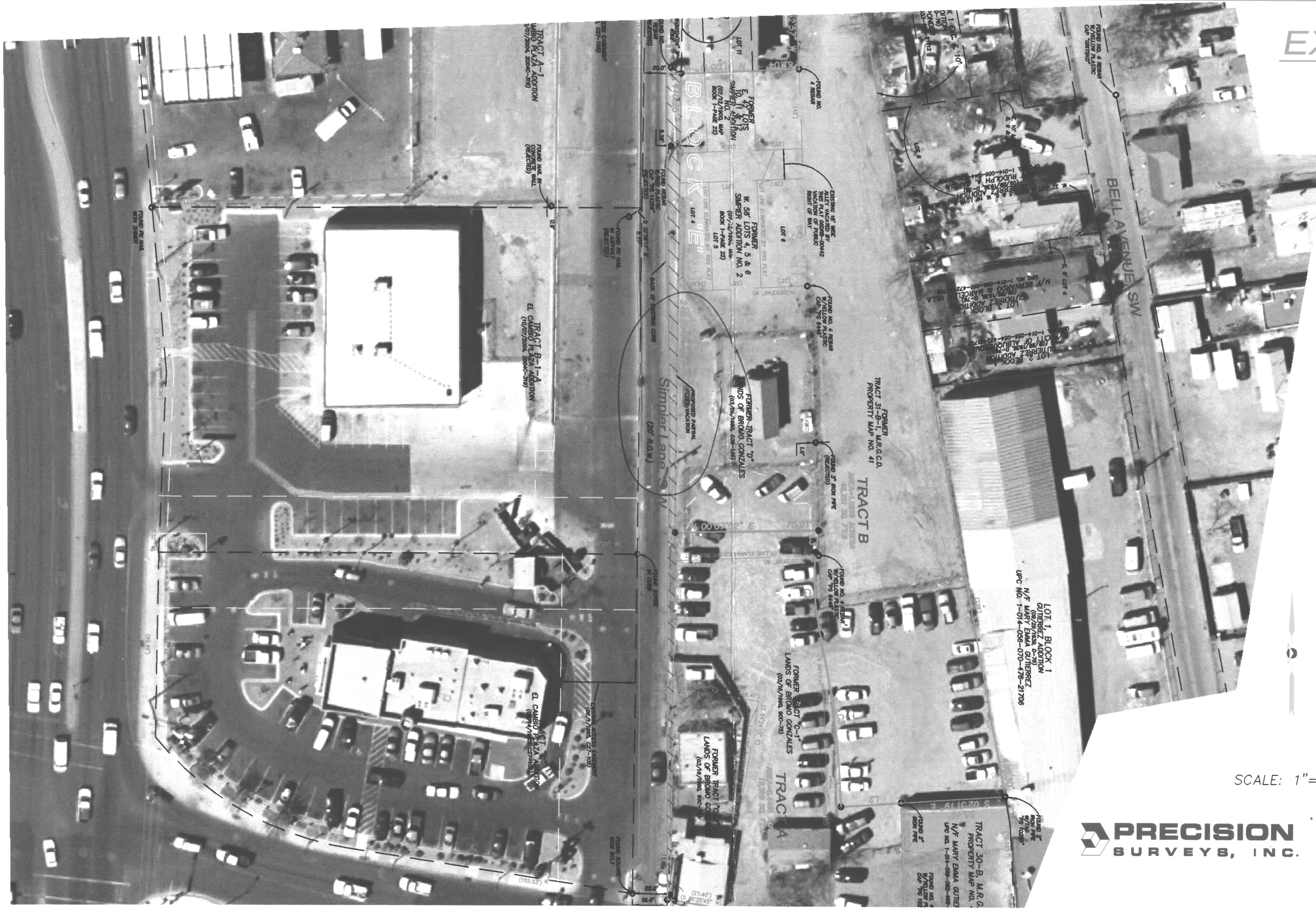
PRECISION SURVEYS, INC.

8500-A Jefferson Street, NE
Albuquerque, NM 87113

866.442.8011 TOLL FREE
505.856.5700 PHONE
505.856.7900 FAX

046552EX

EXHIBIT A



SCALE: 1"=50'

PRECISION SURVEYS, INC.

8500-A Jefferson Street, NE
Albuquerque, NM 87113

866.442.8011 TOLL FREE
505.856.5700 PHONE
505.856.7900 FAX

046552EX

City of Albuquerque

DEVELOPMENT/ PLAN REVIEW APPLICATION

Supplemental form

SUBDIVISION — S
- X Major Subdivision action
- ___ Minor Subdivision action
- ___ Vacation
- ___ Variance (Non-Zoning)

SITE DEVELOPMENT PLAN — P
- ___ for Subdivision Purposes
- ___ for Building Permit
- ___ IP Master Development Plan
- ___ Cert. of Appropriateness (LUCC)

STORM DRAINAGE — D
- ___ Storm Drainage Cost Allocation Plan

ZONING & PLANNING — Z
- ___ Annexation
  - ___ County Submittal
  - ___ EPC Submittal
- ___ Zone Map Amendment (Establish or Change Zoning) — V
- ___ Sector Plan **(Phase I, II, III)** — P
- ___ Amendment to Sector, Area, Facility or Comprehensive Plan
- ___ Text Amendment (Zoning Code/Sub Regs)
- ___ Street Name Change (Local & Collector)

APPEAL / PROTEST of... — L A D
- ___ Decision by: DRB, EPC, LUCC, Planning Director or Staff, ZHE, Zoning Board of Appeals

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

APPLICANT INFORMATION:

NAME: MIKE GONZALES PHONE: 877.5057
ADDRESS: 1502 FOURTH ST SW FAX: ___
CITY: ALBQ STATE NM ZIP ___ E-MAIL: ___
Proprietary interest in site: OWNER List all owners: ___
AGENT (if any): BRASHER + LORENZ PHONE: 888.6088
ADDRESS: 2201 SAN PEDRO NE FAX: 888.6188
CITY: ALBQ STATE NM ZIP 87110 E-MAIL: ___

DESCRIPTION OF REQUEST: SKETCH PLAT REVIEW + COMMENT

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

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

Lot or Tract No. TR 31.B.1 MRGCD MAP 41 Block: ___ Unit: ___
Subdiv. / Addn. AND TRACTS C.1, C.2 + D LANDS OF BROMO GONZALES
Current Zoning: SU2 FOR RT / C2 Proposed zoning: SAME TBK: BARELAS TOWNHOMES
Zone Atlas page(s): L14 No. of **existing** lots: 4 No. of **proposed** lots: 13
Total area of site (acres): ___ Density if applicable: dwellings per gross acre: NA dwellings per net acre: ___
Within city limits? X Yes. No___, but site is within 5 miles of the city limits.) Within 1000FT of a landfill? NO
UPC No. 101405660634672 1703 MRGCD Map No. 41
LOCATION OF PROPERTY BY STREETS: On or Near: SIMPIER LANE SW
Between: FOURTH ST SW and EIGHTH ST SW

CASE HISTORY:

List **any** current or prior case number that may be relevant to your application (Proj., App., DRB-, AX_,Z_, V_, S_, etc.): ___
04 DRB 01973, 06 DRB 00442
Check-off if project was previously reviewed by Sketch Plat/Plan ?, or Pre-application Review Team ?. Date of review: ___

SIGNATURE ___ DATE 9.6.06
(Print) DENNIS L. LORENZ ___ Applicant X Agent

FOR OFFICIAL USE ONLY Form revised 4/04

- ☐ **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
06DRB-___-01300	SK	S(3)	$ 0.00
___-___-___	___	___	$ ___
___-___-___	___	___	$ ___
___-___-___	___	___	$ ___
___-___-___	___	___	$ ___
		Total	$ 0.00

Hearing date 09/20/06

Sandy Handley 09/06/06 **Project #** 1003857

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
__ Design elevations & cross sections of perimeter walls **3 copies**
__ Zone Atlas map with the entire property(ies) precisely and clearly outlined and crosshatched (to be photocopied)
__ Original Mylar drawing of the proposed plat for internal routing only. Otherwise, bring Mylar to meeting.
__ Property owner's and City Surveyor's signatures on the Mylar drawing
__ Copy of recorded SIA
__ Landfill disclosure and EHD signature line on the Mylar drawing if property is within a landfill buffer
__ Any original and/or related file numbers are listed on the cover application
__ **DXF FILE AND HARD COPY OF FINAL PLAT DATA FOR AGIS IS REQUIRED.**

☐ **MINOR SUBDIVISION PRELIMINARY / FINAL PLAT APPROVAL** **Your attendance is required.**

__ Proposed Preliminary / Final Plat (folded to fit into an 8.5" by 14" pocket) **6** copies for unadvertised meetings, **4** copies for internal routing.
__ Site sketch with measurements showing structures, parking, Bldg. setbacks, adjacent rights-of-way and street improvements, etcetera, if there is any existing land use (folded to fit into an 8.5" by 14" pocket) **6** copies.
__ Zone Atlas map with the entire property(ies) precisely and clearly outlined and crosshatched (to be photocopied)
__ Letter briefly describing, explaining, and justifying the request
__ Original Mylar drawing of the proposed plat for internal routing only. Otherwise, bring Mylar to meeting.
__ Property owner's and City Surveyor's signatures on the Mylar drawing
__ Landfill disclosure and EHD signature line on the Mylar drawing if property is within a landfill buffer
__ Fee (see schedule)
__ Any original and/or related file numbers are listed on the cover application
__ Infrastructure list if required **(verify with DRB Engineer)** **NO INTERNAL ROUTING**
__ **DXF FILE AND HARD COPY OF FINAL PLAT DATA FOR AGIS IS REQUIRED.**

☐ **AMENDMENT TO PRELIMINARY PLAT (with minor changes)** **Your attendance is required.**
☐ **AMENDMENT TO INFRASTRUCTURE LIST (with minor changes)**
☐ **AMENDMENT TO GRADING PLAN (with minor changes)**

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

__ Proposed Amended Preliminary Plat, Infrastructure List, and/or Grading Plan (folded to fit into an 8.5" by 14" pocket) **6** copies for unadvertised meetings.
__ Original Preliminary Plat, Infrastructure List, and/or Grading Plan (folded to fit into an 8.5" by 14" pocket) **6** copies for unadvertised meetings
__ Zone Atlas map with the entire property(ies) precisely and clearly outlined and crosshatched (to be photocopied)
__ Letter briefly describing, explaining, and justifying the request
__ Original Mylar drawing of the proposed amended plat for internal routing only. Otherwise, bring Mylar to meeting.
__ Property owner's and City Surveyor's signatures on the Mylar drawing, if the plat is being amended
__ Any original and/or related file numbers are listed on the cover application

Amended preliminary plat approval expires after one year

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

DENNIS A. LORENZ
Applicant name (print)

9.6.06
Applicant signature / date

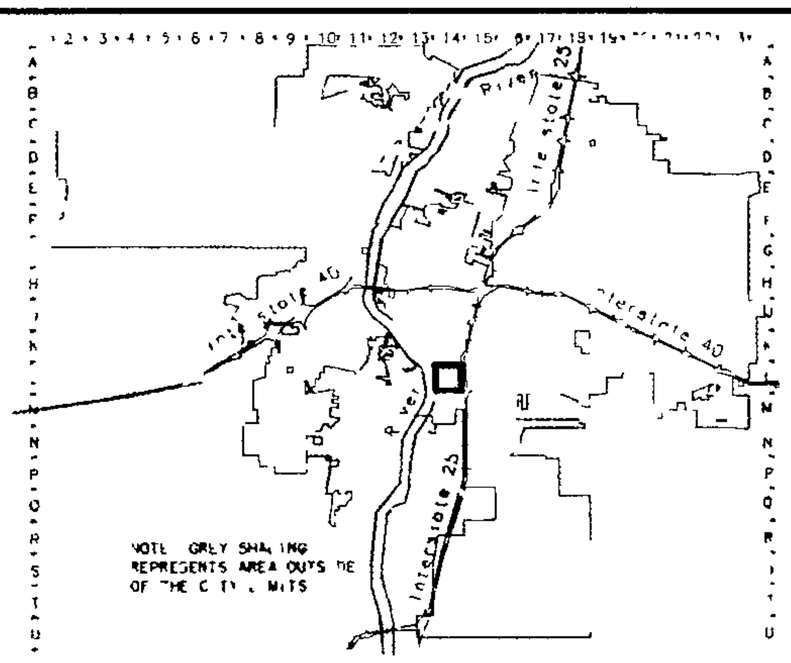
Form revised 8/04, 1/05 & 10/05

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

Application case numbers
06DRB - 01300
- -
- -

Sandy Handley 09/06/06
Planner signature / date

Project # 1003857



GRAPHIC SCALE IN FEET

250 0 750 1000

Albuquerque Geographic Information System

PLANNING DEPARTMENT

© Copyright 2003

Zone Atlas Page

L-14-Z

Map Amended through November 01, 2003

BRASHER & LORENZ, INC.
CONSULTING ENGINEERS
2201 San Pedro NE Bldg 1 Suite 1200 • Albuquerque, NM 87110 • Phone (505) 888-6088 • Fax (505) 888-6188 • www.brasherlorenz.com

September 6, 2006

Sheron Matson, Chair
Development Review Board
Planning Department
Plaza Del Sol
Albuquerque, New Mexico 87102

SUBJECT: BARELAS TOWNHOMES
Tract 31-B-1, MRGCD Map 41
Tracts C-1, C-2 and D, Lands of Bromo Gonzales
Map Zone L-14

Dear Sheron:

Submitted herewith for review and comment by DRB are 6 copies of the Sketch Plat and supporting documents for the proposed Barelas Townhomes project. The subject site is located north of Simpier Lane SW, between Fourth Street and Eighth Street SW. The properties are to be subdivided into 12 residential lots (SU2, R-T), and one commercial lot (C2) for a parking lot and café. Please provide written comments for planning, transportation, water, sewer and drainage.

If you have any questions, or if I can be of any assistance, please feel free to call.

Sincerely,

BRASHER & LORENZ, INC.

Dennis A. Lorenz, PE
Principal

/dl/06503
encl

BARELAS TOWNHOMES
LEGAL DESCRIPTIONS

TRACT 31-B-1 MRGCD MAP 41	UPC 101405606346721703
TRACT C-1 LANDS OF BROMO GONZALES	UPC 101405607645921115
TRACT C-2 LANDS OF BROMO GONZALES	UPC 101405607845521116
TRACT D LANDS OF BROMO GONZALES	UPC 101405605845621114

City of Albuquerque

DEVELOPMENT/ PLAN REVIEW APPLICATION

Supplemental form

SUBDIVISION **S**

____ Major Subdivision action
____ Minor Subdivision action
X 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: Michael A. Gonzales PHONE: 877-5057
ADDRESS: 1426 4th street S.W. FAX: 243-1799
CITY: Albuquerque STATE NM ZIP 87102 E-MAIL:
Proprietary interest in site: Owner **List all owners:**
AGENT (if any): Precision Surveys Inc. PHONE: 856-5700
ADDRESS: 8414 Jefferson NE Suite D FAX: 856-7900
CITY: Albuquerque STATE NM ZIP 87113 E-MAIL: presurv@presurv.com

DESCRIPTION OF REQUEST: Vacation of Public Alley between Lots 4,5,6 and 10,11,12, Block E, Simpier Addition. North of Simpier Lane.

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

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

Lot or Tract No. Lots 4,5,6, and 10,11,12 Block: E Unit:
Subdiv. / Addn. Simpier addition TBK BARELAS TOWN HOMES
Current Zoning: SU-2 R-T Proposed zoning: N/A
Zone Atlas page(s): L-14 No. of **existing** lots: 6 No. of **proposed** lots: 6
Total area of site (acres): ____ Density if applicable: dwellings per gross acre: N/A dwellings per net acre: N/A
Within city limits? X Yes. No___, but site is within 5 miles of the city limits.) Within 1000FT of a landfill? No
UPC No. 101405606346721703 MRGCD Map No. 41
LOCATION OF PROPERTY BY STREETS: On or Near: Simpier Lane
Between: 4th street and 8th Street

CASE HISTORY:

List **any** current or prior case number that may be relevant to your application (Proj., App., DRB-, AX_,Z_, V_, S_, etc.): 04DRB-01973 SK Project # 1003857

Check-off if project was previously reviewed by Sketch Plat/Plan ☒, or Pre-application Review Team ☐. Date of review: 12-29-04

SIGNATURE Lisa Parish DATE 4-3-06
(Print) Lisa Parish ___ Applicant X Agent

FOR OFFICIAL USE ONLY Form revised 9/01, 3/03, 7/03, 10/03, **3/04**

☐ **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
06DRB - - 00442	VRW		$ 300.00
- -		ADV	$ 75.00
- -		CMF	$ 20.00
- -			$
- -			$
			Total $ 395.00

Hearing date 5-3-06

Planner signature / date 4/4/06

Project # 1003857

FORM V: SUBDIVISION VARIANCES & VACATIONS

☐ **BULK LAND VARIANCE** **(PUBLIC HEARING CASE)**

__ Application for subdivision (Plat) on FORM S-3, including those submittal requirements. **24 copies** of the plat are required. The Variance and subdivision should be applied for simultaneously.
__ 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**

N/A 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.

Lisa Parish / Precision Surveys
Applicant name (print)

Lisa Parish 4-4-06
Applicant signature / date

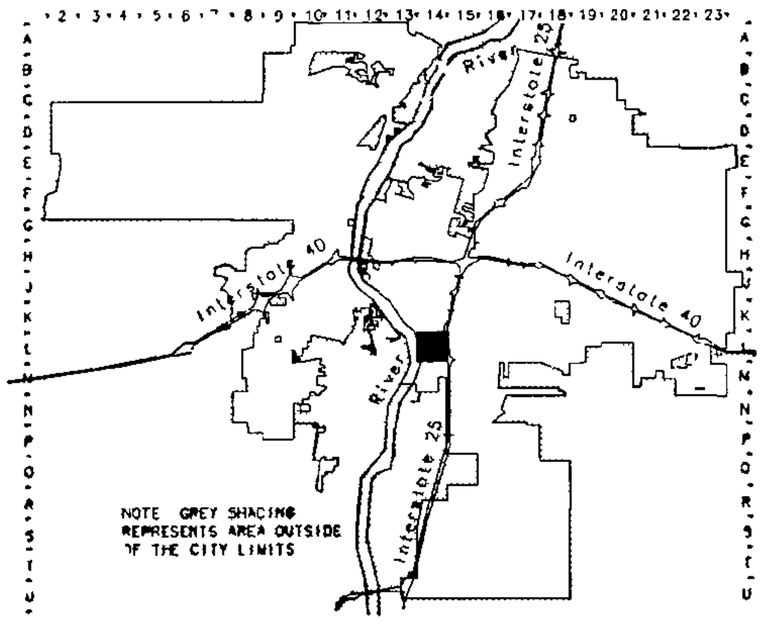
Form revised 4/03 and October 2003

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

Application case numbers
06DRB-_____-00442
_____-_____-_____
_____-_____-_____

Clare Lenora 4/4/06
Planner signature / date

Project # 1003857



CITY OF Albuquerque

Albuquerque Geographic Information System

PLANNING DEPARTMENT

© Copyright 2003

GRAPHIC SCALE IN FEET

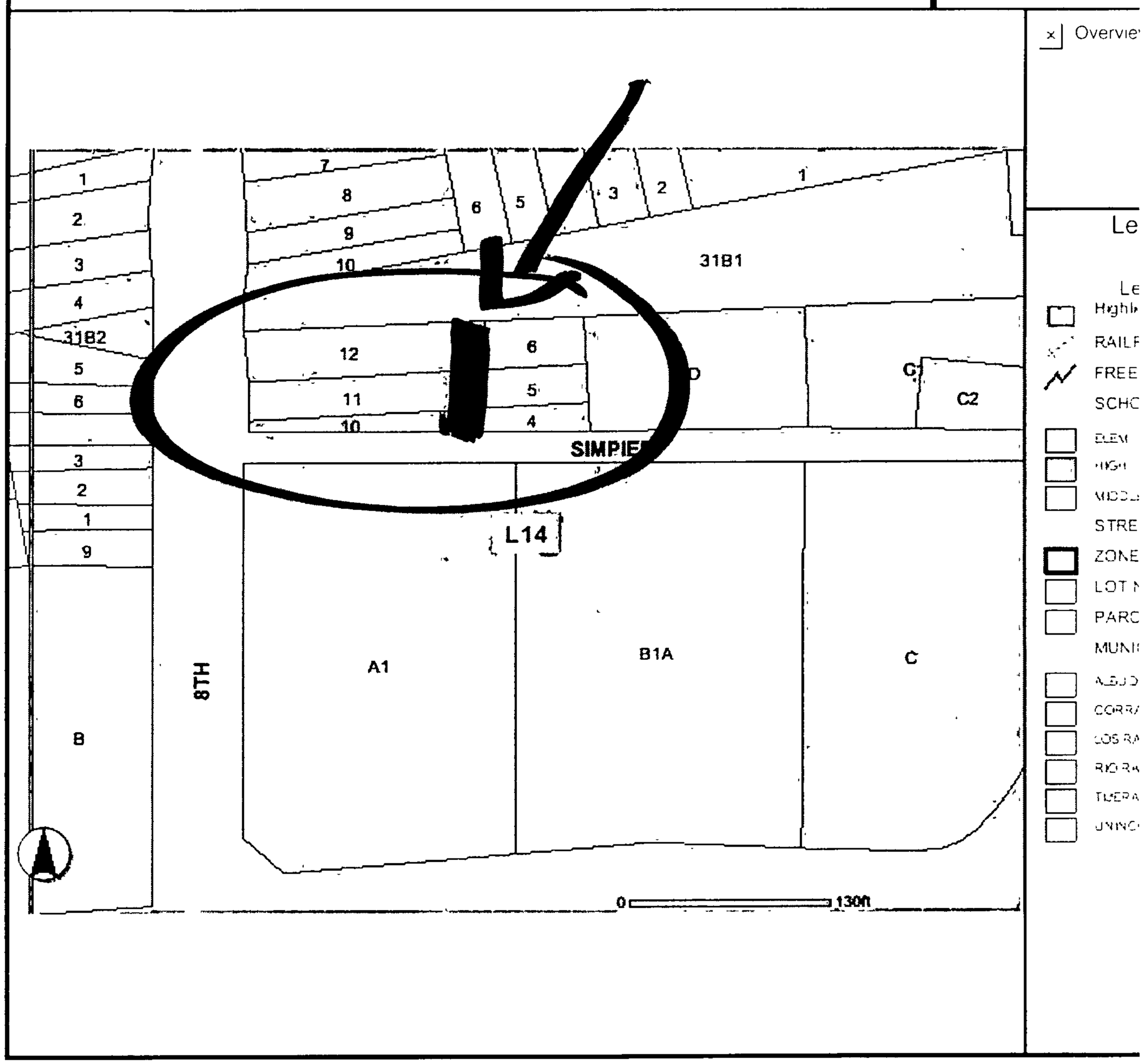
250 0 750 1000

Zone Atlas Page

L-14-Z

Map Amended through August 01, 2003

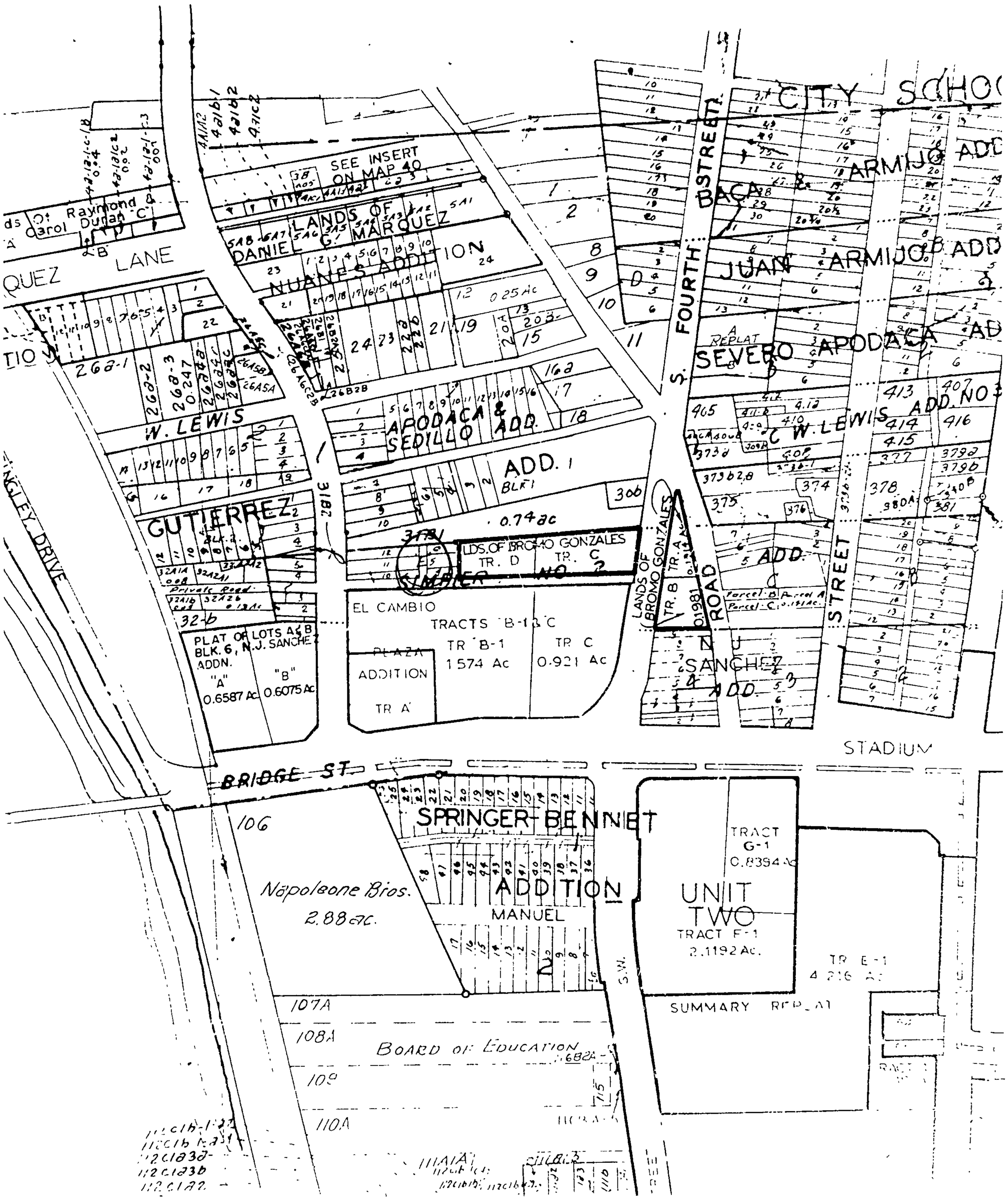
ArcIMS HTML Viewer Map



Blow up so you can see easier.

Thank You
Lisa

MRGCD Map 41


SEE INSERT ON MAP 40
LANDS OF MARQUEZ
DANIEL G.
NUANES ADDITION
W. LEWIS
GUTIERREZ
APODACA & SEDILLO ADD.
ADD. 1
BLK 1
0.74 ac
LDS. OF BROMO GONZALES
TR. D
TR. C
SIMPLER
EL CAMBIO
TRACTS B-1 & C
TR B-1
1.574 Ac
TR C
0.921 Ac
PLAZA ADDITION
TR A
PLAT OF LOTS A & B
BLK. 6, N.J. SANCHEZ ADDN.
"A"
0.6587 Ac
"B"
0.6075 Ac
LANDS OF BROMO GONZALES
TR. A
TR. B
0.1981
N. J. SANCHEZ ADD.
FOURTH STREET
BACA
JUAN ARMIJO ADD
SEVERO APODACA ADD
A REPLAT
C. W. LEWIS ADD. NO 3
STREET
LANE
QUEZ
TIO
NGLEY DRIVE
BRIDGE ST.
STADIUM
SPRINGER-BENNET
ADDITION
MANUEL
Napoleone Bros.
2.88 ac.
TRACT G-1
0.8394 Ac
UNIT TWO
TRACT F-1
2.1192 Ac.
TR E-1
4.216 Ac
SUMMARY REPLAT
BOARD OF EDUCATION
106
107A
108A
109
110A
111A1A
S.W.

PRECISION SURVEYS, INC.

April 3, 2006

City of Albuquerque
Sharon Matson
600 2ND. Street N. W.
Albuquerque, New Mexico 87103

RE: VACATION OF ALLEY ON SIMPIER BETWEEN LOTS 4, 5, 6 AND 10, 11, 12, BLOCK E, SIMPIER ADDITION

Dear: Ms. Matson

On behalf of our client Michael Gonzales, we are submitting an application for vacation of Public Right of Way of the alley between Lots 4, 5, 6, and 10, 11, 12, Block E, Simpier Addition, for the purpose of development of a subdivision to be known as Barelas Townhomes. I have enclosed the Zone Atlas page with site marked I have also enclosed a blow up of the zone atlas page as it is a difficult area to see on the zone atlas page.

Please call me at 856-5700 if you have any questions or if you need additional information.

Sincerely,

Lisa Parish

8414 - D JEFFERSON ST NE
ALBUQUERQUE, NEW MEXICO 87113
email presurv@presurv.com
PHONE 505 856 5700
FAX 505 856 7900
www.presurv.com

DEVELOPER INQUIRY SHEET

(To be completed prior to application submittal)

The Office of Neighborhood Coordination (ONC) located in Room 120 (basement) of the Plaza Del Sol Building, 600 Second St. NW, **Fax – (505) 924-3913** - will need the following information **BEFORE** neighborhood association information will be released to the applicant/developer on any project being presented to the Planning Department. If you have any questions, please feel free to contact our office at (505) 924-3914. **Your request is for the following: Cell Tower [ ]; Private Development [X]; City Project [ ]; -OR- Other [ ]**

CONTACT NAME: Lisa

COMPANY NAME: Precision Surveys Inc.

ADDRESS/ZIP: 8414 Jefferson N.E. Albuquerque NM 87109

PHONE: 856-5700 FAX: 856-7900

NEIGHBORHOOD ASSOCIATION INFORMATION

PLEASE FORWARD INFORMATION ON ANY NEIGHBORHOOD ASSOCIATIONS IN THE AREA OF THE PROPERTY DESCRIBED AS:

Lots 4,5,6 + 10,11,12, Block E, Simpies Addition (alley between Lots)
LEGAL DESCRIPTION

LOCATED ON

Simpies Lane S.W.
STREET NAME OR OTHER IDENTIFYING LANDMARK

BETWEEN 4th Street S.W. AND
STREET NAME OR OTHER IDENTIFYING LANDMARK

8th Street S.W.
STREET NAME OR OTHER IDENTIFYING LANDMARK

THE SITE IS INDICATED ON THE FOLLOWING ZONE ATLAS PAGE (L 14).

(PLEASE MARK/HATCH ZONE MAP WHERE PROPERTY IS LOCATED)

(Zone Map MUST be provided with request)

ALBUQUERQUE
Making History

City of Albuquerque

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.

March 29, 2006

Lisa
Precision Surveys Inc.
8414 Jefferson NE/87109
Phone: 856-5700 Fax: 856-7900

Dear Lisa:

Thank you for your inquiry of **March 29, 2006** requesting the names of Recognized Neighborhood Associations who would be affected under the provisions of O-92 by your proposed project at **LOTS 4, 5, 6, AND 10, 11, 12, BLOCK E, SIMPIER ADDITION, LOCATED ON SIMPIER LANE SW, BETWEEN 4TH STREET SW AND 8TH STREET SW**zone map **L-14.**

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

BARELAS N.A. (BRL) "R"
***Cathy Garcia**
P.O. Box 275/87103 243-3530 (h)
Robert Vigil
919 Santa Fe SW/87102 243-0413 (h)

See attached side for additional Neighborhood Association Information: YES { } NO {X}
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 our office at (505) 924-3914 or by fax at 924-3913.

Sincerely,

Stephanie Wiggins

OFFICE OF NEIGHBORHOOD COORDINATION
Planning Department

LETTERS MUST BE SENT TO BOTH CONTACTS OF EACH NEIGHBORHOOD ASSOCIATION

PRECISION SURVEYS, INC.

April 3, 2006

Barelas Neighborhood Association
Cathy Garcia
P. O. Box 275
Albuquerque, New Mexico 87103

RE: VACATION OF ALLEY ON SIMPIER BETWEEN LOTS 4, 5, 6 AND 10, 11, 12, BLOCK E, SIMPIER ADDITION

Dear: Ms. Garcia

On behalf of our client Michael Gonzales, we are submitting an application for vacation of Public Right of Way of the alley between Lots 4, 5, 6, and 10, 11, 12, Block E, Simpier Addition, for the purpose of development of a subdivision to be known as Barelas Townhomes. I have enclosed the Zone Atlas page with site marked I have also enclosed a blow up of the zone atlas page as it is a difficult area to see on the zone atlas page.

Please call me at 856-5700 if you have any questions or if you need additional information.

Sincerely,

Lisa Parish

8414 - D JEFFERSON ST NE
ALBUQUERQUE, NEW MEXICO 87113
email presurv@presurv.com
PHONE 505 856 5700
FAX 505 856 7900
www.presurv.com

PRECISION SURVEYS, INC.

April 3, 2006

Barelas Neighborhood Association
Robert Vigil
919 Santa Fe S.W.
Albuquerque, New Mexico 87102

RE: VACATION OF ALLEY ON SIMPIER BETWEEN LOTS 4, 5, 6 AND 10, 11, 12, BLOCK E, SIMPIER ADDITION

Dear: Mr. Vigil

On behalf of our client Michael Gonzales, we are submitting an application for vacation of Public Right of Way of the alley between Lots 4, 5, 6, and 10, 11, 12, Block E, Simpier Addition, for the purpose of development of a subdivision to be known as Barelas Townhomes. I have enclosed the Zone Atlas page with site marked I have also enclosed a blow up of the zone atlas page as it is a difficult area to see on the zone atlas page.

Please call me at 856-5700 if you have any questions or if you need additional information.

Sincerely,

Lisa Parish

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FAX 505 856 7900
www.presurv.com

7005 2570 0001 6481 4453

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ALBUQUERQUE, NM 87102

Postage	$ 0.39	UNIT ID: 0101
Certified Fee	2.40	
Return Receipt Fee (Endorsement Required)		Postmark Here
Restricted Delivery Fee (Endorsement Required)		Clerk: KG7308
Total Postage & Fees	$ 2.79	04/04/06

ALBUQUERQUE NM 87101 APR 4 2006 USPS

Sent To: Robert Vigil
Street, Apt. No.; or PO Box No.: 919 Santa Fe S.W.
City, State, ZIP+4: Albuquerque New Mexico 87102

PS Form 3800, June 2002 — See Reverse for Instructions

7005 2570 0001 6481 4446

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ALBUQUERQUE, NM 87103

Postage	$ 0.39	UNIT ID: 0101
Certified Fee	2.40	
Return Receipt Fee (Endorsement Required)		Postmark Here
Restricted Delivery Fee (Endorsement Required)		Clerk: KG7308
Total Postage & Fees	$ 2.79	04/04/06

ALBUQUERQUE NM 87101 APR 4 2006 USPS

Sent To: Cathy Garcia
Street, Apt. No.; or PO Box No.: P.O. Box 275
City, State, ZIP+4: Albuquerque New Mexico 87103

PS Form 3800, June 2002 — See Reverse for Instructions

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

PAID RECEIPT

APPLICANT NAME Michael Gonzales

AGENT Precision Surveys

ADDRESS

PROJECT & APP # 1003857 06DRB00442

PROJECT NAME Barelas Townhomes

$ 20.00 **441032/3424000 Conflict Management Fee**

$ 300.00 **441006/4983000 DRB Actions**

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

$ 75.00 **441018/4971000 Public Notification**

$ _____ **441006/4983000 DRAINAGE PLAN REVIEW OR TRAFFIC IMPACT STUDY*****
( )Major/Minor Subdivision ( )Site Development Plan ( )Bldg Permit
( ) Letter of Map Revision ( )Conditional Letter of Map Revision
( ) Traffic Impact Study

$ 395.00 **TOTAL AMOUNT DUE**

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

DUPLICATE
City Of Albuquerque
Treasury Division

4/4/2006 11:33AM LOC: ANNX
RECEIPT# 00055571 WS# 008 TRANS# 0045
Account 441032 Fund 0110
Activity 3424000 TRSCCS
Trans Amt $395.00
J24 Misc
$20.00
Thank You

DUPLICATE
City Of Albuquerque
Treasury Division

4/4/2006 11:33AM LOC: ANNX
RECEIPT# 00055572 WS# 008 TRANS# 0045
Account 441006 Fund 0110
Activity 4983000 TRSCCS
Trans Amt $300.00
J24 Misc
$300.00
Thank You

DUPLICATE
City Of Albuquerque
Treasury Division

4/4/2006 11:34AM LOC: ANNX
RECEIPT# 00055573 WS# 008 TRANS# 0045
Account 441018 Fund 0110
Activity 4971000 TRSCCS
Trans Amt $395.00
J24 Misc
$75.00
CK $395.00
CHANGE $0.00
Thank You

SIGN POSTING AGREEMENT

REQUIREMENTS

POSTING SIGNS ANNOUNCING PUBLIC HEARINGS

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

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

1. LOCATION

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

2. NUMBER

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

3. PHYSICAL POSTING

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

4. TIME

Signs must be posted from 4-18-06 To 5-3-06

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.

Luis Paris — 4-4-06
(Applicant or Agent) (Date)

I issued 2 signs for this application, 4.4.06 (Date) Claire Aenora (Staff Member)

DRB PROJECT NUMBER: 1003857

Rev. 1/11/05

C-15

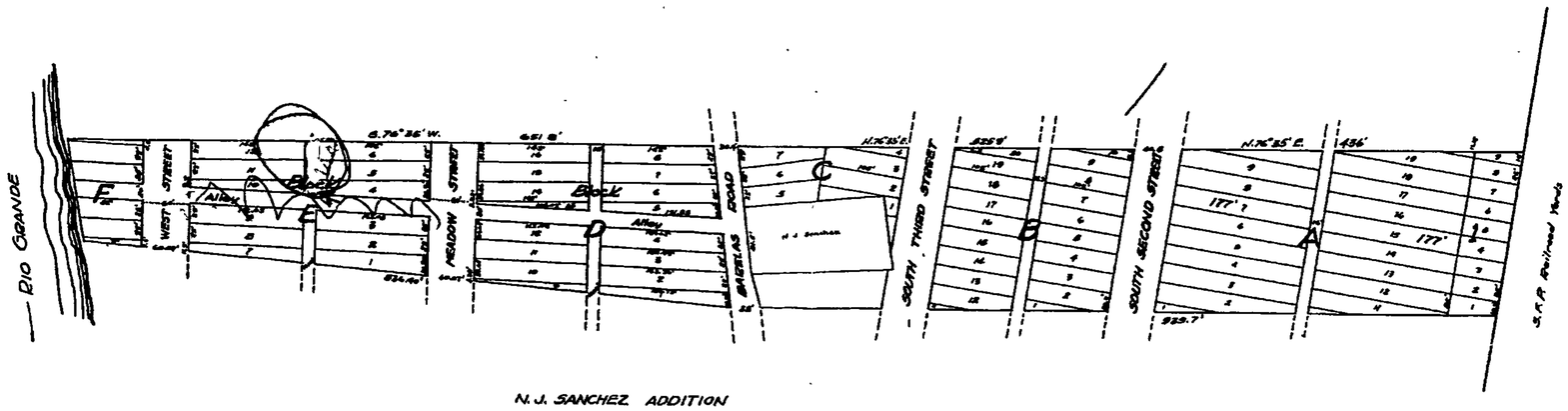
EXHIBIT B
Date 8/08/06

By action of the Board of County Commissioners had at its meeting of April 23, 1940, the following change in street and road names were approved:

WEST STREET to SOUTH EIGHTH STREET
to
to
to

PLAT AMENDING
THAT PORTION OF THE
AMENDED AND SUPPLEMENTAL MAP
OF THE
SIMPIER ADDITION NO. 2,
TO THE CITY OF ALBUQUERQUE, NEW MEXICO,
LYING WEST OF THE BARELAS ROAD

Scale 1" = 100 feet



N. J. SANCHEZ ADDITION

That Portion of the Tract of Land represented on this Map, as lying between the Barelas Road and the Rio Grande, and Surveyed, Platted and Subdivided as shown thereon; is now with the free consent and in accordance with the desire of the undersigned owners and proprietors thereof dedicated as and to be known as "Subdivision No. 2 to the Simpier Addition No. 2 to the City of Albuquerque, New Mexico."

s/ SERSON L. ALTHEIMER
s/ ALPHONSE SIMPIER

Territory of New Mexico }
County of Bernalillo } ss

On this 12th day of July A.D. 1900, before me personally appeared Alphonse Simpier and Serson L. Altheimer to me known to be the persons described in and who executed the foregoing instrument, and acknowledged that they executed the same as their free act and deed.

In witness whereof I have hereunto set my hand and affixed my official seal at my office in said county, the day and year last above written.

s/ PITT BOSS
Notary Public for Bernalillo County

My Commission expires Nov. 22, 1903.

SEAL

Territory of New Mexico }
County of Bernalillo } ss

This instrument was filed for record on the 18th day of July 19[illegible] at [illegible] o'clock [illegible] M. Recorded in Vol. [illegible] of Records of said County, folio [illegible]

[illegible] Surveyor & Recorder

SEAL

NOTE: The above filing date appears on the original tracing on file in Map Book No. 1, page 82.

I certify this Plat was filed in my office on this 23rd day of March, 1915 at 8:40 o'clock P.M.
s/ A.E. WALKER Clerk.

SEAL

NOTE: The above written filing information appears on blueprint of tracing filed 12 July 1900, print filed in Map Book No. 1, page 15.

I, May Clayhorn, County Clerk of Bernalillo County, New Mexico, do hereby certify that the map on which this certificate appears is a true copy, made under my direction and under the provisions of Chapter 130 of New Mexico Session Laws 1939, of a map filed for record on the 23rd day of March 1915

May Clayhorn
County Clerk, Bernalillo County, New Mexico

EXHIBIT C
Date 05/03/06

C-15

C15

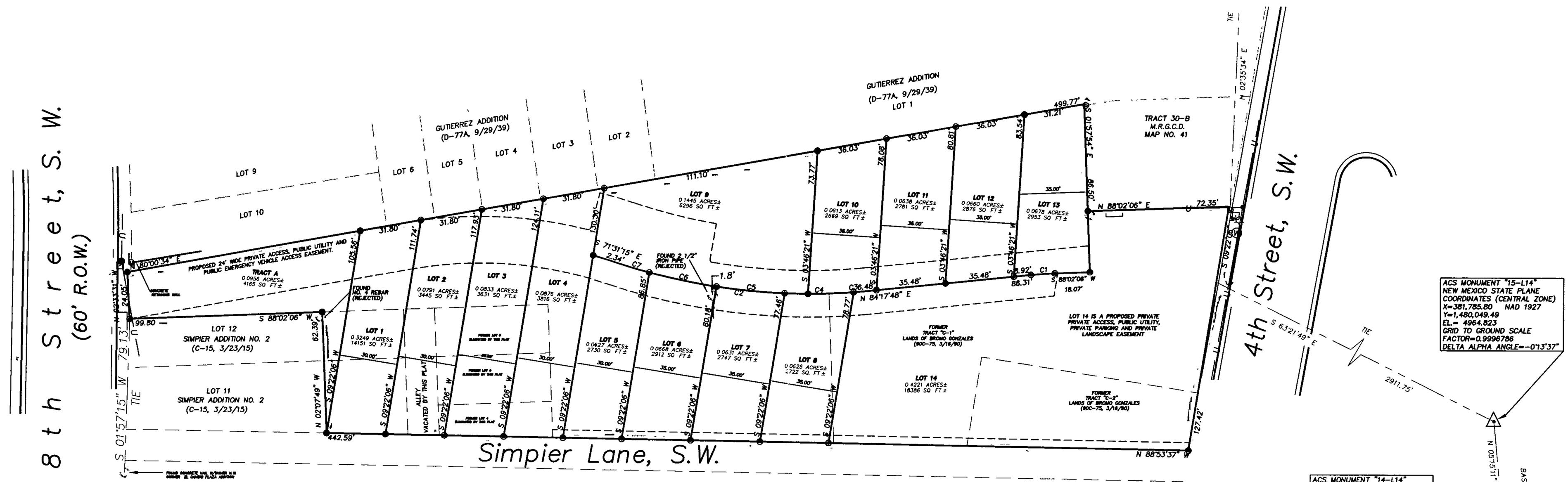


EXHIBIT 6
Date 05/03/06

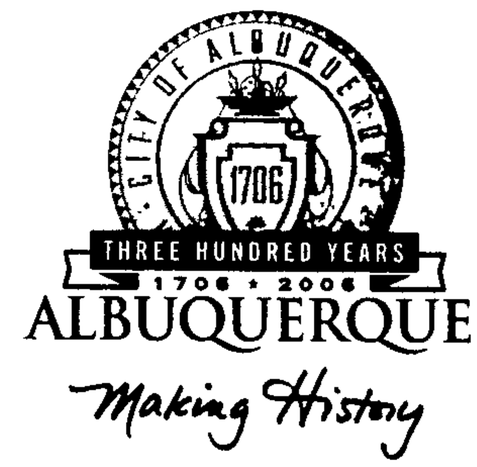
CURVE	RADIUS	ARC LENGTH	DELTA ANGLE	TANGENT	CHORD LENGTH	CHORD BEARING
C1	188.50'	12.30'	03°44'19"	6.15'	12.30'	N 86°08'37" E
C2	311.50'	129.03'	23°43'50"	65.45'	128.10'	N 83°33'10" W
C3	311.50'	5.38'	00°59'27"	2.69'	5.38'	S 85°14'38" W
C4	311.50'	35.80'	06°32'52"	17.92'	35.58'	S 88°00'48" W
C5	311.50'	35.10'	06°27'21"	17.57'	35.08'	N 84°29'06" W
C6	311.50'	35.05'	06°26'52"	17.55'	35.04'	N 78°01'58" W
C7	311.50'	17.88'	03°17'19"	8.94'	17.88'	N 73°08'54" W

G:\Plats\2006\04653\2PCHCK.DWG 5/3/2006 7:53:53 AM

PLANNING TRACKING LOG

Date	Project Name & #	Action Request	Action Taken
12/29/04	Lovesy Bromo Gonzales Proj 1003857	Sketch Plat	Comments given
5/3/06	BARELAS TOWNHOMES PROJ 1003857	VAC R/W	

CITY OF ALBUQUERQUE



PLANNING DEPARTMENT
DEVELOPMENT AND BUILDING SERVICES
HYDROLOGY DEVELOPMENT SECTION

DEVELOPMENT REVIEW BOARD--SPEED MEMO

DRB CASE NO/PROJECT NO: 1003857 **AGENDA ITEM NO: 27**

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:(x) APP:() SIGN-OFF:() EXTN:() AMEND:()

ENGINEERING COMMENTS:

An approved drainage report is required for Preliminary Plat approval.
An approved infrastructure list is required for Preliminary Plat approval.

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: December 29, 2004

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

City of Albuquerque
Parks and Recreation Department

PO Box 1293, Albuquerque, New Mexico 87103
Inter-Office Correspondence

Development Review Board Comments

Project Number: 1003857
Application Number: 04DRB-01973

DRB Date: 12/29/04
Item Number: 27

Subdivision: Barelas Town Homes
Tracts D, C1, C2, and 31B1, Lands of Bromo Gonzales

Zoning: SU-2, NCR and SU-2 RT

Zone Page: L-14

New Lots (or units) : 13

Request for:

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

Parks and Recreation Comments:

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

Prior to sign-off on the final plat, a fee in-lieu of and equal to the value of the required park land dedication for 13 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.

Add a maintenance and beneficiary note to the plat for the private landscape easement.

Signed: CS

Christina Sandoval, (DMD) Phone: 768-3808

DEVELOPMENT REVIEW BOARD

TRANSPORTATION DEVELOPMENT

Standard Comment Sheet

DRB-1003857 **Item No. 27** **Zone Atlas L-14**

DATE ON AGENDA 12-29-04

INFRASTRUCTURE REQUIRED (X)YES ( )NO

CROSS REFERENCE: _____

_____

TYPE OF APPROVAL REQUESTED:

(X)SKETCH PLAT ( )PRELIMINARY PLAT ( )FINAL PLAT

( )SITE PLAN REVIEW AND COMMENT ( )SITE PLAN FOR SUBDIVISION

( )SITE PLAN FOR BUILDING PERMIT

No.	Comment
1)	4th and 8th streets are Minor Arterials. (1-2 drives per 200')
2)	Suggest the private drive enter from Simpier Lane through lot A and lead out to 8th street.
3)	Private Drive should be a minimum of 32' (24' plus 4' sidewalks)
4)	Standard infrastructure required per DPM.
5)	Radii will be required at entrances.
6)	Need to know what the distance from face of curb to property line is and the existing right-of-way widths for 4th and 8th.
7)	Is Simpier Lane paved?

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

CITY OF ALBUQUERQUE
PLANNING DEPARTMENT
DECEMBER 29, 2004
DRB Comments

ITEM #27

PROJECT # 1003857 **APPLICATION # 04-01973**

RE: Tract D, C1, and C2, Lands of Bromo Gonzales and Tract 31B1, MRGCD Map 41 / Sketch Plat

1. The site is within the boundaries of the *Barelas Sector Development Plan* and is subject to the land use and zoning requirements of this Plan.

2. Is the applicant proposing to rezone the property to eliminate the SU-2 designation?

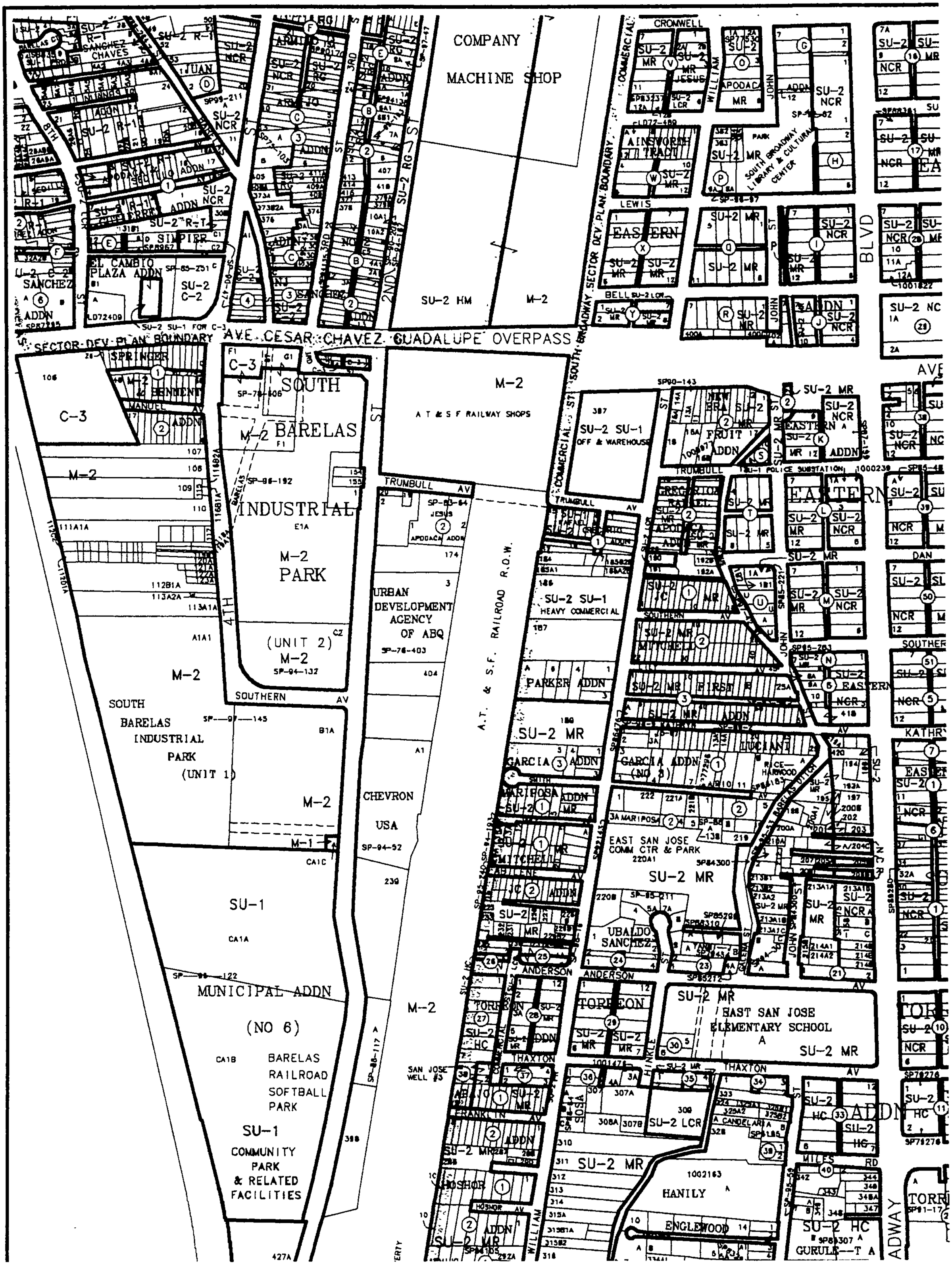
3. Sketch plat meets the minimum lot size requirement for R-T and R-2 zoning.

4. Setbacks shall be in accordance with the R-T and R-2 zoning.

5. No garages?

6. Who will maintain the private common areas?

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


COMPANY
MACHINE SHOP
SU-2 HM
M-2
AVE. CESAR CHAVEZ GUADALUPE OVERPASS
SECTOR DEV. PLAN BOUNDARY
SOUTH BROADWAY SECTOR DEV. PLAN BOUNDARY
SOUTH BARELAS INDUSTRIAL PARK (UNIT 1)
SOUTH BARELAS INDUSTRIAL PARK (UNIT 2)
M-2 PARK
A T & S F RAILWAY SHOPS
URBAN DEVELOPMENT AGENCY OF ABQ
CHEVRON USA
A.T. & S.F. RAILROAD R.O.W.
MUNICIPAL ADDN (NO 6)
BARELAS RAILROAD SOFTBALL PARK
SU-1 COMMUNITY PARK & RELATED FACILITIES
EAST SAN JOSE COMM CTR & PARK
EAST SAN JOSE ELEMENTARY SCHOOL
SOUTH BROADWAY LIBRARY & CULTURAL CENTER
SU-2 SU-1 OFF & WAREHOUSE
SU-2 SU-1 HEAVY COMMERCIAL
SU-2 MR
SU-2 LCR
SU-2 HC
SU-1 POLICE SUBSTATION
EL CAMBIO PLAZA ADDN
SANCHEZ ADDN
GARCIA ADDN
GARCIA ADDN (NO 3)
PARKER ADDN
FIRST ADDN
FRUIT ADDN
EASTERN ADDN
UBALDO SANCHEZ
TORREON
THAXTON
HANILY
ENGLEWOOD
GURULE—T A
SAN JOSE WELL #3
BARELAS
SPRINGER
BENNETT
MANUEL
TRUMBULL AV
SOUTHERN AV
ANDERSON
MITCHELL
FRANKLIN AV
HOSHOR AV
MILES RD
CRONWELL
LEWIS
BELL
JOHN
WILLIAM
DAN
KATHRYN
SOUTHERN
BLVD
AVE
4TH
8TH
2ND
3RD
ST

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: Michael Gonzales PHONE: 877-5057
ADDRESS: 1426 4th Street SW FAX: 243-1799
CITY: Albuquerque STATE NM ZIP 87102 E-MAIL:
Proprietary interest in site: List all owners:
AGENT (if any): Precision Surveys, Inc. PHONE: 856-5700
ADDRESS: 8414-D Jefferson St. NE FAX: 856-7900
CITY: Albuquerque STATE NM ZIP 87113 E-MAIL: presurv@presurv.com

DESCRIPTION OF REQUEST: Sketch Plat Review, Replat 4 existing tracts into 14 new lots.

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

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

Lot or Tract No. Tract D, C1, C2 & 31B1 Block: Unit:
Subdiv. / Addn Lands of Bromo Gonzales, MRGCD Map 41 Barelas Tract & Horsey
Current Zoning: SU-2 NCR & SU-2 R-T Proposed zoning: RT & NCR
Zone Atlas page(s): L-14 No. of **existing** lots: 4 No. of **proposed** lots: 14
Total area of site (acres): 1.3269 Density if applicable: dwellings per gross acre: n/A dwellings per net acre: n/A
Within city limits? X Yes. No___, but site is within 5 miles of the city limits.) Within 1000FT of a landfill? no
UPC No. 101405606346721703, 101405605845621114, 101405607649921115, 101405497845521116 MRGCD Map No. 41
LOCATION OF PROPERTY BY STREETS: On or Near: Simpier Lane SW
Between: 8th Street and 4th Street

CASE HISTORY:

List **any** current or prior case number that may be relevant to your application (Proj., App., DRB-, AX_,Z_, V_, S_, etc.):

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

SIGNATURE Bernadette Bustos DATE 12/21/04
(Print) Bernadette Bustos ___ Applicant X Agent

FOR OFFICIAL USE ONLY Form revised 9/01, 3/03, 7/03, 10/03, 3/04

☐ **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
04DRB - - 01973	SK		$ -0-
			$
			$
			$
			$
			Total $ -0-

Hearing date 12.29.04

Planner signature / date 12/21/04

Project # 1003857

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
N/A Any original and/or related file numbers are listed on the cover application

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

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

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

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

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

Precision Surveys / [illegible] 12/21/04
Applicant name (print)
Precision Surveys / Berna Bustos
Applicant signature / date 12/21/04

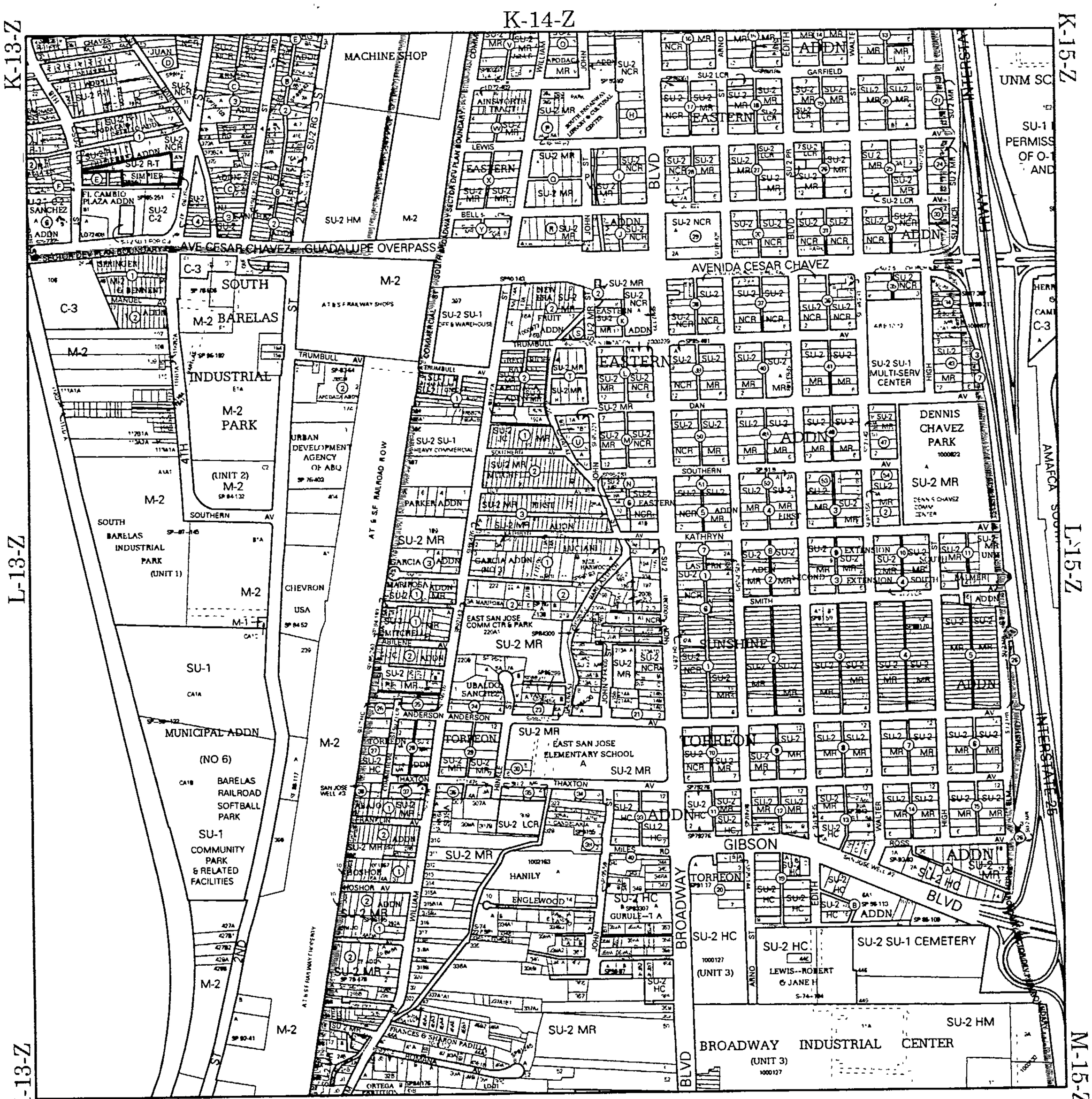
Form revised 3/03, 8/03, 11/03 & 8/04

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

Application case numbers
04DRB-____-01973
____-____-____
____-____-____

Claire Sanora 12/21/04
Planner signature / date

Project # 1003857



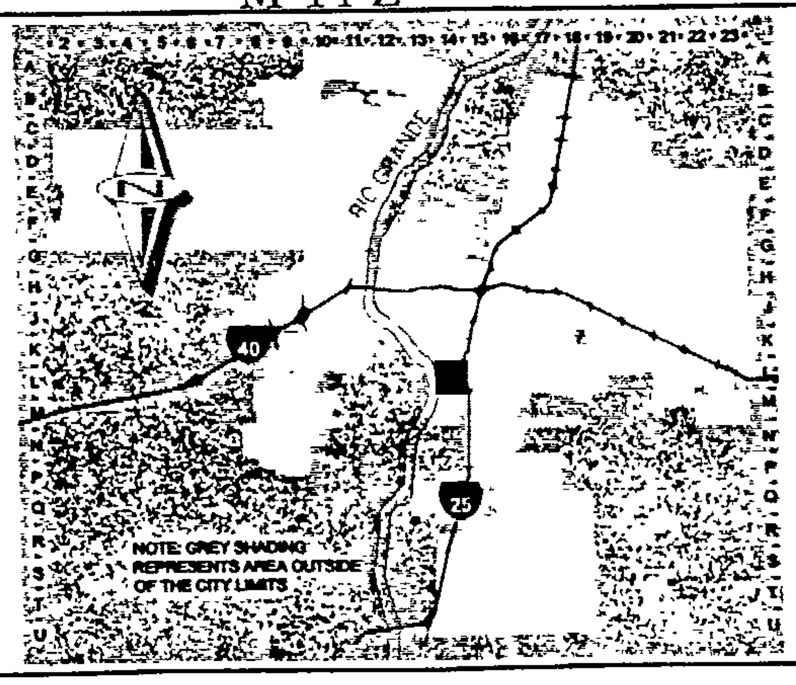
Zone Atlas Page: **L-14-Z**

Map amended through: **Aug 06, 2004**

Selected Symbols

- Unincorporated Areas
- Sector Plan Boundaries
- Parcel Boundaries
- Easement Lines
- Freeway Lanes
- Jurisdictional Boundaries
- Westgate Wall
- Escarpment
- Grant Boundaries
- Petroglyph
- H-1 Buffer Zone
- Arroyos
- LDN Noise Level
- Airport Clearance Zone
- Design Overlay Zones

0 750 1,500 Feet



CITY OF ALBUQUERQUE 1706
THREE HUNDRED YEARS 1706 · 2006
ALBUQUERQUE
Haciendo Historia
Albuquerque Geographic Information System
PLANNING DEPARTMENT

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PRECISION SURVEYS, INC.

December 21, 2004

Ms. Sheran Matson, AICP
Chair, Development Review Board
Planning/Development Services Division
600 2nd Street, NW
Albuquerque, NM 87102

RE: REQUEST FOR SKETCH PLAT REVIEW, TRACTS D, C1, C2 & 31B1, LANDS OF BROMO GONZALES & MRGCD MAP 41, LOCATED ON SIMPIER LANE SW BETWEEN 4TH STREET & 8TH STREET SW, PROPOSED BARELAS TOWN HOMES, ZONE ATLAS L-14

Dear Ms Matson,

On behalf of our client, Michael Gonzales, we are submitting an application for sketch plat review to replat 4 existing tracts into 14 new lots within Lands of Bromo Gonzales, and Tract 31B1 MRGCD Map 41.

Enclosed are the required submittals

If you have any questions or need additional information, please do not hesitate to contact our office at 856-5700.

Sincerely,

Larry W. Medrano
President

8414 - D JEFFERSON ST NE
ALBUQUERQUE, NEW MEXICO 87113
email presurv@presurv.com
PHONE 505 856 5700
FAX 505 856 7900
www.presurv.com