

OFFICIAL NOTICE OF DECISION

CITY OF ALBUQUERQUE
PLANNING DEPARTMENT
DEVELOPMENT REVIEW BOARD

AUGUST 22, 2007

1. **Project# 1003859**
07DRB-70161 MAJOR - 2YR SUBD IMP AGMT (2YR SIA)

BOHANNAN HUSTON INC agent(s) for SILVERLEAF VENTURES LLC request(s) the above action(s) for all or a portion of Tract(s) 1-9, **NORTH ANDALUCIA AT LA LUZ**, zoned SU-1 for C-2, O-1 & PRD, located on COORS BLVD NW BETWEEN MONTANO RD NW AND LEARNING RD NW containing approximately 50.77 acre(s). (E-12 & F-12)

At the August 22, 2007, Development Review Board meeting, the two year extension of the Subdivision Improvements Agreement was approved.

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).

If you wish to appeal this decision, you must do so by September 6, 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.


Sheran Matson, AICP, DRB Chair

Cc: Bohannan Huston Inc, 7500 Jefferson St NE, 87109
Silver Leaf Ventures LLC, 5351 Menaul Blvd NE, 87110
Rae Perls, 15 Tennis Ct NW, 87120
Andrew Wooden, 8 Arco NW, 87120
Pat Gallagher, 24 Link NW, 87120
Marilyn Maldonado, Planning Department, 4th Floor, Plaza del Sol Bldg.
File

DRB PUBLIC HEARING SIGN IN SHEETS

PROJECT #: 1003859 AGENDA# 1 DATE: 08/22/07

✓ 1. Name: RAE PERLS Address: 15 TENNIS COURT^{NW} Zip: 87120

✓ 2. Name: Andrew Woodh Address: 8 ARCO NW Zip: 87120

✓ 3. Name: PAT GALLAGHER Address: 24 LINK NW Zip: 87120

4. Name: _____ Address: _____ Zip: _____

5. Name: _____ Address: _____ Zip: _____

6. Name: _____ Address: _____ Zip: _____

7. Name: _____ Address: _____ Zip: _____

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17. Name: _____ Address: _____ Zip: _____



CITY OF ALBUQUERQUE
 PLANNING DEPARTMENT
 DEVELOPMENT REVIEW BOARD

August 22, 2007

Project# 1003859
 07DRB-70161 MAJOR - 2YR SUBD IMP AGMT (2YR SIA)

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- AMAFCA** No adverse comments.
- COG** No comments received.
- Transit** No comments received.
- Zoning Enforcement** No adverse comments.
- Neighborhood Coordination** Letters sent to: Coors Trail NA (R)
 La Luz Landowners Association (R)
 Taylor Ranch NA (R)

APS

The request for a major subdivision extension of subdivision improvements agreement for **North Andalusia at La Luz**, Tracts 1-9, North Andalusia at La Luz, located on Coors Blvd NW and between Montano Rd NW and Learning Rd NW, is for a condominium project consisting of 405 units. **The proposed project will impact Marie Hughes Elementary School, LBJ Middle School, and Cibola High School.** Marie Hughes Elementary and LBJ Middle schools will be nearing capacity, while Cibola High School is exceeding capacity.

Loc No	School	2007-08 Projections	2006-07 Capacity	Space Available
365	Marie Hughes	720	800	80
485	L.B. Johnson	1,044	1,203	159
580	Cibola	2,717	2,575	-142

Volcano Vista High School will open with a 9th grade academy in 2007 with the remainder of the school to open in 2008. The new high school will relieve overcrowding at Cibola High School.

To address overcrowding at schools, APS will explore various alternatives. A combination or all of the following options may be utilized to relieve overcrowded schools.

- Provide new capacity (long term solution)
 - Construct new schools or additions
 - Add portables
 - Use of non-classroom spaces for temporary classrooms
 - Lease facilities
 - Use other public facilities
- Improve facility efficiency (short term solution)
 - Schedule Changes
 - Double sessions
 - Multi-track year-round
 - Other
 - Float teachers (flex schedule)
- Shift students to Schools with Capacity (short term solution)
 - Boundary Adjustments / Busing
 - Grade reconfiguration
- Combination of above strategies

All planned additions to existing educational facilities are contingent upon taxpayer approval.

Police Department	No crime prevention or CPTED comments at this time.
Fire Department	No adverse comments.
PNM Electric & Gas	No comments received.
Comcast	No comments received.
QWEST	No comments received.
Environmental Health	No comments received.
M.R.G.C.D.	No adverse comments.
Open Space Division	No adverse comments.
City Engineer	No objection to the request.
Transportation Development	No objection to the request.
Parks & Recreation	No objection to the request.

ABCWUA

No objection to extension request.

Planning Department

Planning has no objection to this request.

Impact Fee Administrator

No adverse comments.

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

Cc: Bohannon Huston Inc, 7500 Jefferson St NE, 87109
Silver Leaf Ventures LLC, 5351 Menaul Blvd NE, 87110

#1

Dee Berls

- Part of:
1. Bike path - needs replacing
 2. Indian ruins - excavated over
 3. Removal of cottonwoods
 4. O.S. credit - status?
 5. AEND - dust control
 6. Written notice of what happens as it happens
 7. Removal of plank material

Andrew Wooden

Same as above

1. Roundabout
2. New roads - 80' @ complete
walkway bikes & cars

Pat Gallagher

Stop 51A

Matson, Sheran A.

From: Andrew Wooden [awood@bosqueschool.org]
Sent: Wednesday, August 22, 2007 7:09 AM
To: Matson, Sheran A.
Subject: RE: Silverleaf project #1003859

Hello Sheran,

As you suggested, I spoke with Consensus Planning and they were informative and helpful, but the schools' concerns remain:

#1 It has been over two years of scraping and dust from this property without any progress toward any construction other than road and utility. Can a reasonable construction timeline be established? Is there anything in the meantime that can be done about the ongoing dust problem—especially on the portion of the site that has immediate plans for construction? Can some of the land be replanted?

#2 The EPC approved the residential development with the condition that the landscaping along learning road be increased. I have seen no evidence that it has. Jim Strozier said that they will begin that landscape design, but I hope that DRB will continue to look for evidence of a significant increase in landscaping along the North and West edges of Learning Road.

#3 Our school year has just started and there are traffic problems from 7:30-8:00 in the morning and there and from 3:00-3:45 in the afternoon. I fear the round about design may be problematic—and this is before the addition of all the additional traffic that the new development will produce.

#5 I think the new road system that is under construction and not near completion should be barricaded until it is fully operational. There are many cars and bikes using it all week and especially on the weekends and because it isn't complete it seems prone to accidents between cars and bikes in its current condition. That also begs the question of whether bikes are able to use it currently.

Many thanks,

Andrew Wooden

From: Matson, Sheran A. [mailto:SMatson@cabq.gov]
Sent: Friday, August 17, 2007 12:15 PM
To: Andrew Wooden
Subject: RE: Silverleaf project #1003859

Hi Andrew

I live on the west side & drive by this site daily. I have seen the dust blowing despite the contractor's efforts to keep it watered. So, I understand your growing impatience.

The request before DRB is for an extension to the 2 years allotted to build the required public infrastructure. You may certainly come if you would like. There is a traffic engineer on DRB to answer questions about the roundabout, etc.

The easiest way to understand DRB submittals is to come down to our office in Plaza del Sol at 2nd & Roma, NW and look at the file. Then, if you have questions, we can certainly help you understand. Don't worry about "bothering us". We are here to help you understand what's happening in your neighborhood.

As I understand it, it took most of this time to get an agreement between the developers and Open Space on how

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the required open space would be satisfied.

When you said "headmaster school", I thought of Albus Dumbledore in the Harry Potter saga. I have really enjoyed reading those books.

Perhaps we will see you at DRB.

From: Andrew Wooden [mailto:awood@bosqueschool.org]
Sent: Friday, August 17, 2007 11:51 AM
To: Matson, Sheran A.
Subject: RE: Silverleaf project #1003859

Hello Sharon,
 I hope that I don't have to bother you again. I did as you suggested and requested Consensus Planning to show me an updated landscape plan. They said they are just starting to work on it. I still continue to worry about the roundabout for traffic safety issues. Jackie said the purpose of the DRB meeting is to seek an extension from DRB? I don't know if I should come and go on record that I am worried about traffic and landscaping? The school is also getting impatient. We are going into year three of dirt blowing around campus due to scraping both on the site that has been approved by EPC and also the other parcel at Coors and Montano.

For the future, is there a way to look up what the request is of DRB and look at submittals? Or do I come down and ask to look at the submittal in person? Sorry for my ignorance. They don't teach you this stuff in headmaster school.

Thanks for your help,
 Andrew

From: Matson, Sheran A. [mailto:SMatson@cabq.gov]
Sent: Friday, August 10, 2007 2:59 PM
To: Andrew Wooden
Cc: Garcia, Juanita C.
Subject: RE: Silverleaf project #1003859

I forwarded this e-mail to the DRB traffic engineer for his response to your traffic concerns.

As far as the landscaping issue is concerned, I suggest you watch our DRB agendas on the Planning website. When you see the project on our agenda, plan to attend. Or, give Mr. Strozier a call at 764-9801 and meet with him to see what's planned.

I hope this helps.

From: Andrew Wooden [mailto:awood@bosqueschool.org]
Sent: Friday, August 10, 2007 12:08 PM
To: Matson, Sheran A.
Subject: RE: Silverleaf project #1003859

Hello Ms. Matson,
 Thank you for your prompt reply.

In response to your question, here are my concerns: When Silverleaf went through EPC over a year ago I testified that I supported the project, but I found their landscape plane insufficient along Learning Road to shield the very large multi-family structures that are in the school's and La Luz's sightlines. Silverleaf and their planner, Jim Strozier, agreed to add landscaping and EPC added language (vague) in a condition in the approval to that end, but I have not seen evidence that there have been any additions made to the landscape plan since that meeting, (and if there have been some I fear that they have been insufficient).

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My second concern is about traffic patterns. There has been a "round-about" added to learning road at the intersection of the new development and La Luz's connector road (about 75 years East of Coors) that will also have to accommodate all the school traffic. I know little about traffic engineering, but the four way yield and the shape of the round about is likely to turn into a bottle neck and with hundreds of teenage drivers I fear the worst in terms of traffic accidents.

Again, my primary concern is landscaping, but as I watch the construction of the new road system I think it would behoove the city to have a traffic engineer take one more look at the traffic plan generally and at the round-about specifically. There may be more volume at peak times than the city is aware of.

Please let me know if you want more information, or if you have any suggestions as to how the school should handle this.

Many thanks,
Andrew

From: Matson, Sheran A. [mailto:SMatson@cabq.gov]
Sent: Friday, August 10, 2007 9:34 AM
To: Andrew Wooden
Subject: RE: Silverleaf project #1003859

Mr.. Wooden

Would you give me a little more detail on what your concerns are and what the project is that we will see later? Has it gone to EPIC first?

Actually, you are certainly allowed to give oral comments at the hearing as well as written ones.

From: Andrew Wooden [mailto:awood@bosqueschool.org]
Sent: Thursday, August 09, 2007 4:23 PM
To: Matson, Sheran A.
Subject: Silverleaf project #1003859

Hello Ms. Matson,
I am Andrew Wooden, Head of Bosque School. We met in your offices about a year ago. I still have two concerns about the design of the Silverleaf Project that you will hear later this month (#1003859). I think I remember that although you cannot hear testimony at the hearing that you accept written concerns. If that is the case should it be a letter on School letterhead or would an e-mail suffice? As you may remember, at EPC I spoke in favor of the project, and I still endorse the project, but I have two concerns about the design that I would like to express and simply want to know how best to do that.

Many thanks,
Andrew Wooden

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Senova, Claire A.

From: Vega, Sonny [Sonny.Vega@pnm.com]
Sent: Monday, August 20, 2007 12:39 PM
To: Senova, Claire A.
Subject: DRB's for August 22 meeting

Date received: August 8, 2007

Date Prepared: August 8, 2007

DRB Meeting: August 22, 2007

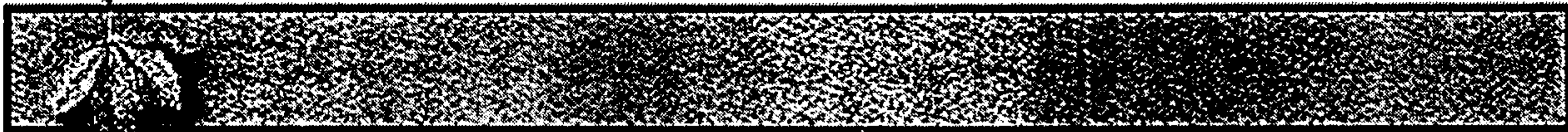
PNM Comments for the following DRB Cases:

Project #1003859 Major- 2yr SUBD IMP AGMNT (2yr SIA): No Comment

Project # 1004355 Major- Vacation of Public Right-of-Way : Approved

Project #1004607 Major- Vacation of Public Right-of-Way : Approved

*Sonny Vega
Right-of-Way Dept.
241-4423*



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

Meeting Date: August 22, 2007
Zone Atlas Page: E-12, F-12
Notification Radius: 100 Ft.

Project# 1003859
App#07DRB-70161

Cross Reference and Location: COORS BLVD NW BETWEEN MONTANO RD
NW AND LEARNING RD NW

Applicant: BOHANNAN HUSTON, INC.
7500 JEFFERSON ST NE
ALBUQUERQUE, NM 87109

Agent: SILVER LEAF VENTURES, LLC
5351 MENAUL BLVD NE
ALBUQUERQUE, NM 87110

Special Instructions:

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

Date Mailed: AUGUST 3, 2007
Signature: ERIN TREMLIN

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
- 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.

Stephanie L. Walton
 Applicant name (print)
Stephanie L. Walton 7-27-07
 Applicant signature / date



Form revised 4/07

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

Application case numbers
 07DRB - _____ - 70161
 _____ - _____ - _____
 _____ - _____ - _____

Sandy Handley 07/26/07
 Planned signature / date
 Project # 1003859

16	101206 200301 930901	CORDOVA LOUIE	5236 APO LLO NW	ALB UQU ERQ UE	N M	871 20	R	A1 A	LT 18 PLAT OF THE VILLAGE AT TAYLOR RIDGE (REPL OF TR C TAYL OR RIDGE) CONT 0.1561 AC M/L OR 6,800 SF M/L
17	101206 204005 530911	KARA AZIM	5336 APO LLO DR N W	ALB UQU ERQ UE	N M	871 20	R	A1 A	LOT 8 PLAT OF THE VILLAGE AT TAYLOR RIDG E (REPL OF TR C TAYL OR RIDGE) CONT 0.3034 AC M/L OR 13,217 SF M/L
18	101206 227210 840364	BICOASTAL 4 LLC	3604 CAL LE OVEJA CT NW	ALB UQU ERQ UE	N M	871 20	R	A1 A	LOT 45 CORRECTED PLAT OF BOSQUE MONTA NO SUBDIVISION CONT .0826 AC
19	101106 147043 010225	LA LUZ LANDOWNER S ASSOCIATION	1 LOOP O NE NW A	ALB UQU ERQ UE	N M	871 20	V	A1 A	TRACT 5 UNIT 2 REPL OF UNITS 1,2&3 LA LUZ D EL OESTE CONT. 3.3 2 ACRES
20	101106 251700 741707	BROUGHTON RANDA LL J	5224 APO LLO DR N W	ALB UQU ERQ UE	N M	871 20	R	A1 A	LT 21 PLAT OF THE VILLAGE AT TAYLOR RIDGE (REPL OF TR C TAYL OR RIDGE) CONT 0.1856 AC M/L OR 8,087 SF M/L
21	101206 229814 340345	RAYLEE HOMES INC	4011 BAR BARA LP S E SUITE 2 06	RIO RAN CHO	N M	871 24	V	A1 A	TRACT A CORRECTED PLAT OF BOSQUE MON TANO SUBDIVISION CONT 2.0600 AC
22	101206 214915 630108	WOLVERINE LAND C OMPANY LLC	8525 JEFF ERSON N E	ALB UQU ERQ UE	N M	871 13	C	A1 A	TRACT D1C PLAT FOR TRACT D- 1 TAYLOR RIDGE SUBDIVISION CONT 1.43 AC OR 62,458 SF
23	101206 213713 730109	HALLE PROPERTIES LLC DEPT 1100 NMA0 7	20225 N S COTTSDAL E RD	SCO TTS DAL E	AZ	852 55	C	A1 A	TRACT D1D PLAT FOR TRACT D- 1 TAYLOR RIDGE SUBDIVISION CONT 1.49 AC OR 65,087 SF
24	101206 207301 831301	SILVER LEAF VENTU RES LLC	5321 MEN AUL BLVD NE	ALB UQU ERQ UE	N M	871 10	V	A1 A	TR 4 PLAT OF NORTH ANDALUCIA AT LA LUZ C ONT 7.7061 AC
25	101206 215006 131202	SILVER LEAF VENTU RES LLC	5321 MEN AUL BLVD NE	ALB UQU ERQ UE	N M	871 10	V	A1 A	TR 2 PLAT OF NORTH ANDALUCIA AT LA LUZ C ONT 12.2781 AC
26	101206 220010 931201	SILVER LEAF VENTU RES LLC	5321 MEN AUL BLVD NE	ALB UQU ERQ UE	N M	871 10	V	A1 A	TR 1 PLAT OF NORTH ANDALUCIA AT LA LUZ C ONT 10.2332 AC
27	101206 209608 830112	CITY OF ALBUQUERQ UE REAL ESTATE OF FICE	PO BOX 12 93	ALB UQU ERQ UE	N M	871 03 129 3	V	A1 A	TR F CORRECTED PLAT OF TAYLOR RIDGE SU BD CONT 1.7501 AC M/L OR 76,234 SF M/L
28	101206 202103 630906	SAAVEDRA HENRY & CHARISSA	5316 APO LLO DR N W	ALB UQU ERQ UE	N M	871 20	R	A1 A	LT 13 PLAT OF THE VILLAGE AT TAYLOR RIDGE (REPL OF TR C TAYL OR RIDGE) CONT 0.1561 AC M/L OR 6,800 SF M/L
29	101206 226211 440361	THELEN MELANIE	3616 CAL LE OVEJA CT NW	ALB UQU ERQ UE	N M	871 20	R	A1 A	LOT 48 CORRECTED PLAT OF BOSQUE MONTA NO SUBDIVISION CONT .0764 AC
30	101206 203304 630909	SULEIMAN IMAN	5328 APO LLO DR N W	ALB UQU ERQ UE	N M	871 20	R	A1 A	LT 10 PLAT OF THE VILLAGE AT TAYLOR RIDGE (REPL OF TR C TAYL OR RIDGE) CONT 0.1554 AC M/L OR 6,771 SF M/L
31	101206 203704 930910	DIDIAN PATRICIA A	5332 APO LLO DR N W	ALB UQU ERQ UE	N M	871 20 571 0	R	A1 A	LOT 9 PLAT OF THE VILLAGE AT TAYLOR RIDG E (REPL OF TR C TAYL OR RIDGE) CONT 0.2026 AC M/L OR 8,828 SF M/L
32	101206 202904	PAUL HELENE	5324 APP OLO DR N	ALB UQU	N M	871 20	R	A1 A	LT 11 PLAT OF THE VILLAGE AT TAYLOR RIDGE (REPL OF TR C TAYL OR RIDGE) CONT 0.1561

R e c	UPC CODE	OWNER	OWNER ADDRESS	OWN ER CITY	OW NE R ST A TE	OW NE R Z IP CO DE	PR OP ER TY CL AS S	TA X DI ST RI CT	LEGAL
1	101206 200602 330902	HAHN DAVID	3323 LUN A AVE	SAN DIEG O	C A	921 17	R	A1 A	LT 17 PLAT OF THE VILLAGE AT TAYLOR RIDGE (REPL OF TR C TAYL OR RIDGE) CONT 0.1561 AC M/L OR 6,800 SF M/L
2	101206 201002 730903	GARCIA JOHN & ROS E MARIE	5304 APO LLO NW	ALB UQU ERQ UE	N M	871 20	R	A1 A	LT 16 PLAT OF THE VILLAGE AT TAYLOR RIDGE (REPL OF TR C TAYL OR RIDGE) CONT 0.1561 AC M/L OR 6,800 SF M/L
3	101206 115351 820102	BOSQUE SCHOOL	4000 LEA RNING RD	ALB UQU ERQ UE	N M	871 20	V	A1 A	TR 7 PLAT OF NORTH ANDALUCIA AT LA LUZ C ONT .9995 AC
4	101206 226509 030210	CITY OF ALBUQUERQ UE	PO BOX 12 93	ALB UQU ERQ UE	N M	871 03 129 3	V	A1 A	TR 6-A BULK LAND PLAT TRACT 6- A CITY OF ALBUQUERQUE AND TRACT 6- B LANDS OF RAY A. GRAHAM III CONT 2.1809 A C
5	101206 112046 320103	BOSQUE SCHOOL	4000 LEA RNING RD	ALB UQU ERQ UE	N M	871 20	V	A1 A	TR 8 PLAT OF NORTH ANDALUCIA AT LA LUZ C ONT 2.9101 AC
6	101206 103251 420301	SILVER LEAF VENTU RES LLC	5321 MEN AUL BLVD NE	ALB UQU ERQ UE	N M	871 10	V	A1 A	TR 5 PLAT OF NORTH ANDALUCIA AT LA LUZ C ONT 3.3826 AC
7	101206 109948 920101	SILVER LEAF VENTU RES LLC	5321 MEN AUL BLVD NE	ALB UQU ERQ UE	N M	871 10	V	A1 A	TR 6 PLAT OF NORTH ANDALUCIA AT LA LUZ C ONT 15.8628 AC
8	101206 216302 831203	SILVER LEAF VENTU RES LLC	5321 MEN AUL BLVD NE	ALB UQU ERQ UE	N M	871 10	V	A1 A	TR 3 PLAT OF NORTH ANDALUCIA AT LA LUZ C ONT 1.3797 AC
9	101106 142034 910501	LA LUZ LANDOWNER S ASSOC	1 LOOP O NE NW	ALB UQU ERQ UE	N M	871 20 180 6	V	A1 A	COMMON AREA A IN LA LUZ DEL OESTE UNIT 1 CONT 195,200 SQUARE FEET
10	101106 148050 510301	GIL VIRGILIO S	6506 CAL LE REDON DA NW	ALB UQU ERQ UE	N M	871 20	C	A1 A	TR A PLAT MIRADOR SUBD CONT 2.7356 AC M/ L OR 119,163 SF M/L
11	101206 226911 140363	WRIGHT MICHAEL S & PAREO SHANNYN C	3608 CAL LE OVEJA CT NW	ALB UQU ERQ UE	N M	871 20	R	A1 A	LOT 46 CORRECTED PLAT OF BOSQUE MONTA NO SUBDIVISION CONT .0826 AC
12	101206 226611 340362	EDWARDS DIXIE D	3612 CAL LE OVEJA CT NW	ALB UQU ERQ UE	N M	871 20	R	A1 A	LOT 47 CORRECTED PLAT OF BOSQUE MONTA NO SUBDIVISION CONT .0826 AC
13	101206 218118 630505	GMR LLC	7060 CAM INITO MAN RESA	LA J OLLA	C A	920 37	C	A1 A	TR 38-4-A PLAT OF TRATCS 27B-B-1-A, 38-1- A, 38-2-A, 38-3-A & 38-4- A TAYLOR RANCH CONT 1.6124 AC
14	101206 201303 030904	BLEA WALTER A & FL ORA	5308 APO LLO DR N W	ALB UQU ERQ UE	N M	871 20	R	A1 A	LT 15 PLAT OF THE VILLAGE AT TAYLOR RIDGE (REPL OF TR C TAYL OR RIDGE) CONT 0.1561 AC M/L OR 6,800 SF M/L
15	101206 208411 530110	AMERICAN REALPRO P	5601 TAY LOR RANC H DR NW	ALB UQU ERQ UE	N M	871 20	R	A1 A	TR D- 2 TAYLOR RIDGE SUBD CONT 11.2663 AC M/L

	330908		W	ERQUE		5710			AC M/L OR 6,800 SF M/L
33	101206 202504 030907	SANCHEZ DEREK & F ELIX ANDREA	5320 APO LLO DR N W	ALB UQU ERQUE	N M	871 20	R	A1 A	LT 12 PLAT OF THE VILLAGE AT TAYLOR RIDGE (REPL OF TR C TAYL OR RIDGE) CONT 0.1561 AC M/L OR 6,800 SF M/L
34	101206 201703 330905	RAMOS CHARLES L	1024 BAD GER CT	SAN TA R OSA	C A	954 09	R	A1 A	LT 14 PLAT OF THE VILLAGE AT TAYLOR RIDGE (REPL OF TR C TAYL OR RIDGE) CONT 0.1561 AC M/L OR 6,800 SF M/L
35	101106 251100 241706	RAVER JOHN R	5220 APO LLO DR N W	ALB UQU ERQUE	N M	871 20	R	A1 A	LT 22 PLAT OF THE VILLAGE AT TAYLOR RIDGE (REPL OF TR C TAYL OR RIDGE) CONT 0.2080 AC M/L OR 9,063 SF M/L
36	101106 252401 441709	CARLSON DENNIS L & SANDRA M	5232 APO LLO NW	ALB UQU ERQUE	N M	871 20	R	A1 A	LT 19 PLAT OF THE VILLAGE AT TAYLOR RIDGE (REPL OF TR C TAYL OR RIDGE) CONT 0.1561 AC M/L OR 6,800 SF M/L
37	101106 252101 141708	SISNEROS MANUEL E	5228 APO LLO DR N W	ALB UQU ERQUE	N M	871 20	R	A1 A	LT 20 PLAT OF THE VILLAGE AT TAYLOR RIDGE (REPL OF TR C TAYL OR RIDGE) CONT 0.1559 AC M/L OR 6,792 SF M/L
38	101106 250500 841705	SANDOVAL RUBEN & SHANNON	10901 CA RTAGENA AVE SW	ALB UQU ERQUE	N M	871 21	V	A1 A	LT 23 PLAT OF THE VILLAGE AT TAYLOR RIDGE (REPL OF TR C TAYL OR RIDGE) CONT 0.1244 AC M/L OR 5,419 SF M/L
39	101106 149045 710217	ASW REALTY PARTN ERS LLC	401 PASE O DE PERA LTA	SAN TA F E	N M	875 01	V	A1 A	TR 5 PLAT OF TRACTS A, B, 1, 2, 3, 4, 5 & 6 OF L ANDS OF RAY A GRAHAM III, OVENWEST CORP AND CITY OF ALBUQUERQUE CONT 7.6853 AC
40	101206 225015 440210	JPS LLC	7600 JEFF ERSON N E	ALB UQU ERQUE	N M	871 09	V	A1 A	TR 5-A1-B-1 LANDS OF JOEL P. TAYLOR TRS 5- A1-B-1 & 5-A2-A-1 CONT 3.9418 AC
41	101206 222417 940208	WALGREEN HASTING S CO	200 WILM OT RD	DEE RFIE LD	IL	600 15	C	A1 A	TR 5-A2-A-1 LANDS OF JOEL P. TAYLOR TRS 5- A1-B-1 & 5-A2-A-1 CONT 2.7848 AC
42	101206 225420 640201	TAYLOR JOEL P ETUX ETAL TRUST % WELL S FARGO BNK NM N.A	PO BOX 19 68	ALB UQU ERQUE	N M	871 03 196 8	C	A1 A	PARCEL 4-A-1- A PLAT OF PARCELS 4A1A & 4A1B LANDS OF J OEL P TAYLOR CONT 4.8235 AC M/L
43	101206 222904 930211	BOSQUE SCHOOL	4000 LEA RNING RD	ALB UQU ERQUE	N M	871 20	V	A1 A	TR 9 PLAT OF NORTH ANDALUCIA AT LA LUZ C ONT 8.8254 AC
44	101206 115043 520110	BOSQUE SCHOOL	4000 LEA RNING RD NW	ALB UQU ERQUE	N M	871 20	C	A1 A	LOT 4A PLAT OF LOT 4A BOSQUE PREPARATO RY SCHOOL CONT 22.4842 AC.
45	101206 105940 820137	BOSQUE SCHOOL	4000 LEA RNING RD NW	ALB UQU ERQUE	N M	871 20	V	A1 A	TR 4 PLAT OF TRACTS A, B, 1, 2, 3, 4, 5 & 6 OF L ANDS OF RAY A GRAHAM III, OVENWEST CORP AND CITY OF ALBUQUERQUE CONT 11.8905 A C

Or Current Resident
AMERICAN REALPROP
5601 TAYLOR RANCH DR NW
ALBUQUERQUE, NM 87120

Or Current Resident
BLEA WALTER A & FLORA
5308 APOLLO DR NW
ALBUQUERQUE, NM 87120

Or Current Resident
CARLSON DENNIS L & SANDRA M
5232 APOLLO NW
ALBUQUERQUE, NM 87120

Or Current Resident
EDWARDS DIXIE D
3612 CALLE OVEJA CT NW
ALBUQUERQUE, NM 87120

Or Current Resident
GMR LLC
7060 CAMINITO MANRESA
LA JOLLA, CA 92037

Or Current Resident
JPS LLC
7600 JEFFERSON NE
ALBUQUERQUE, NM 87109

Or Current Resident
PAUL HELENE
5324 APPOLO DR NW
ALBUQUERQUE, NM 87120 5710

Or Current Resident
RAYLEE HOMES INC
4011 BARBARA LP SE SUITE 206
RIO RANCHO, NM 87124

Or Current Resident
SANDOVAL RUBEN & SHANNON
10901 CARTAGENA AVE SW
ALBUQUERQUE, NM 87121

Or Current Resident
SULEIMAN IMAN
5328 APOLLO DR NW
ALBUQUERQUE, NM 87120

Or Current Resident
ASW REALTY PARTNERS LLC
401 PASEO DE PERALTA
SANTA FE, NM 87501

Or Current Resident
BOSQUE SCHOOL
4000 LEARNING RD
ALBUQUERQUE, NM 87120

Or Current Resident
CORDOVA LOUIE
5236 APOLLO NW
ALBUQUERQUE, NM 87120

Or Current Resident
GARCIA JOHN & ROSE MARIE
5304 APOLLO NW
ALBUQUERQUE, NM 87120

Or Current Resident
HAHN DAVID
3323 LUNA AVE
SAN DIEGO, CA 92117

Or Current Resident
KARA AZIM
5336 APOLLO DR NW
ALBUQUERQUE, NM 87120

Or Current Resident
RAMOS CHARLES L
1024 BADGER CT
SANTA ROSA, CA 95409

Or Current Resident
SAAVEDRA HENRY & CHARISSA
5316 APOLLO DR NW
ALBUQUERQUE, NM 87120

Or Current Resident
SILVER LEAF VENTURES LLC
5321 MENAUL BLVD NE
ALBUQUERQUE, NM 87110

Or Current Resident
TAYLOR JOEL P ETUX ETAL TRUST
WELLS FARGO BNK NM N.A.
PO BOX 1968
ALBUQUERQUE, NM 87103 1968

Or Current Resident
BICOASTAL 4 LLC
3604 CALLE OVEJA CT NW
ALBUQUERQUE, NM 87120

Or Current Resident
BROUGHTON RANDALL J
5224 APOLLO DR NW
ALBUQUERQUE, NM 87120

Or Current Resident
DIDIAN PATRICIA A
5332 APOLLO DR NW
ALBUQUERQUE, NM 87120 5710

Or Current Resident
GIL VIRGILIO S
6506 CALLE REDONDA NW
ALBUQUERQUE, NM 87120

Or Current Resident
HALLE PROPERTIES LLC DEPT 1100
NMA07
20225 N SCOTTSDALE RD
SCOTTSDALE, AZ 85255

Or Current Resident
LA LUZ LANDOWNERS
ASSOCIATION
1 LOOP ONE NW A
ALBUQUERQUE, NM 87120

Or Current Resident
RAVER JOHN R
5220 APOLLO DR NW
ALBUQUERQUE, NM 87120

Or Current Resident
SANCHEZ DEREK & FELIX ANDREA
5320 APOLLO DR NW
ALBUQUERQUE, NM 87120

Or Current Resident
SISNEROS MANUEL E
5228 APOLLO DR NW
ALBUQUERQUE, NM 87120

Or Current Resident
THELEN MELANIE
3616 CALLE OVEJA CT NW
ALBUQUERQUE, NM 87120

Or Current Resident
WALGREEN HASTINGS CO
200 WILMOT RD
DEERFIELD, IL 60015

Project# 1003859
BOHANNAN HUSTON, INC.
7500 JEFFERSON STREET NE
ALBUQUERQUE, NM 87109

Project# 1003859
PATRICK GALLAGHER
La Luz Landowners Assoc.
2520 JEFFERSON NE STE E
ALBUQUERQUE, NM 87110

Project# 1003859
RENE HORVATH
Taylor Ranch N.A.
5515 PALOMINO DR NW
ALBUQUERQUE, NM 87120

Or Current Resident
WOLVERINE LAND COMPANY LLC
8525 JEFFERSON NE
ALBUQUERQUE, NM 87113

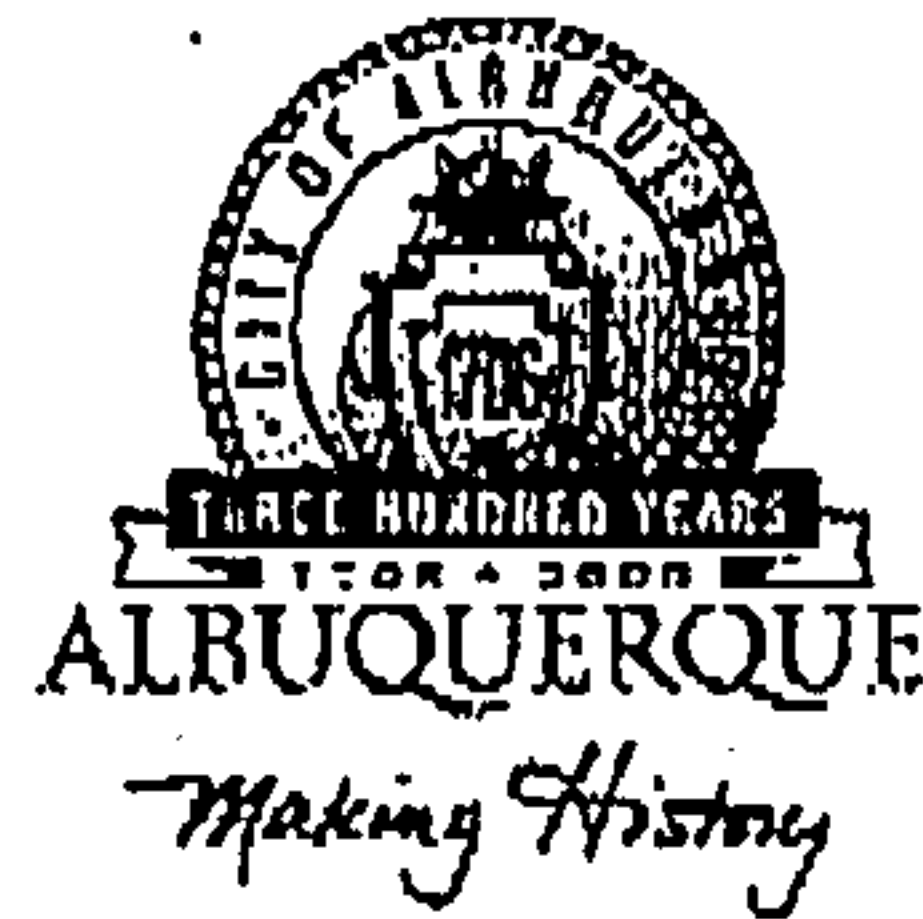
Project# 1003859
JANET LAROS
Coors Trail N.A.
2924 RIVER WILLOW TR NW
ALBUQUERQUE, NM 87120

Project# 1003859
RAE PERLS
La Luz Landowners Assoc
15 TENNIS CT NW
ALBUQUERQUE, NM 87120

Or Current Resident
WRIGHT MICHAEL S & PAREO
SHANNYN C
3608 CALLE OVEJA CT NW
ALBUQUERQUE, NM 87120

Project# 1003859
JIM TIMMONS
Coors Trail N.A.
2715 PUEBLO GRANDE NW
ALBUQUERQUE, NM 87120

Project# 1003859
JOLENE WOLFEY
Taylor Ranch N.A.
6804 STAG HORN DR NW
ALBUQUERQUE, NM 87120



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

July 25, 2007

Stephanie Walton
Bohannan Huston Inc.
7500 Jefferson NE/87109
Phone: 798-7988/Fax: 798-7988

Dear Stephanie:

Thank you for your inquiry of July 25, 2007 requesting the names of Recognized Neighborhood Associations who would be affected under the provisions of O-92 by your proposed project at **TRACTS 1-9, NORTH ANDALUCIA AT LA LUZ** zone map **E-F-12**.

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

COORS TRAIL N.A. (CRT) "R"

- ✓ *Janet Laros, 2924 River Willow Tr. NW/87120 890-0657 (h)
- ✓ Jim Timmons, 2715 Pueblo Grande NW/87120 890-8471 (h)

LA LUZ LANDOWNERS ASSOC. (LUZ) "R"

- ✓ *Patrick Gallagher, 2520 Jefferson NE, Ste. E/87110 898-5364 (h) 830-3100 (w)
- ✓ Rae Perls, 15 Tennis Ct. NW/87120 898-8833 (h)

TAYLOR RANCH N.A. (TRN) "R"

- ✓ Jolene Wolfley, 6804 Stag Horn Dr. NW/87120 890-9414 (h)
- ✓ Rene Horvath, 5515 Palomino Dr. NW/87120 898-2114 (h)

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

Sincerely,


Stephani Winklepleck

Stephani I. Winklepleck
Neighborhood Liaison
OFFICE OF NEIGHBORHOOD COORDINATION
Planning Department

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

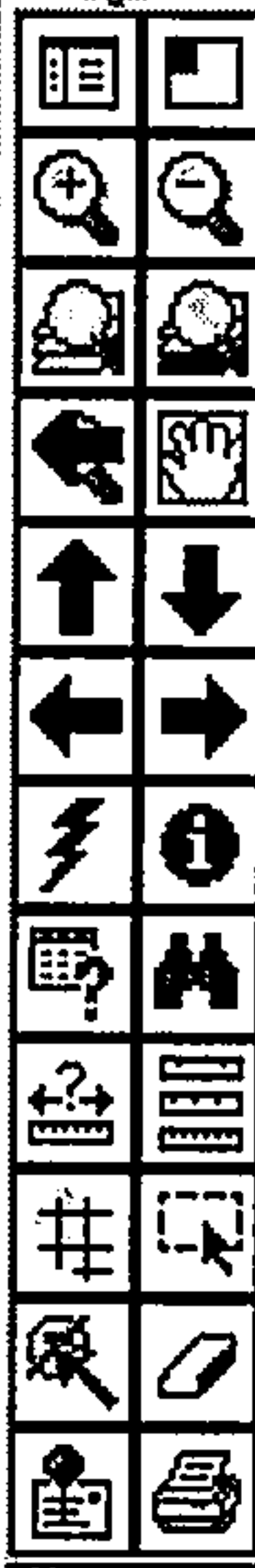
LETTERS MUST BE SENT TO BOTH CONTACTS OF EACH NEIGHBORHOOD ASSOCIATION.

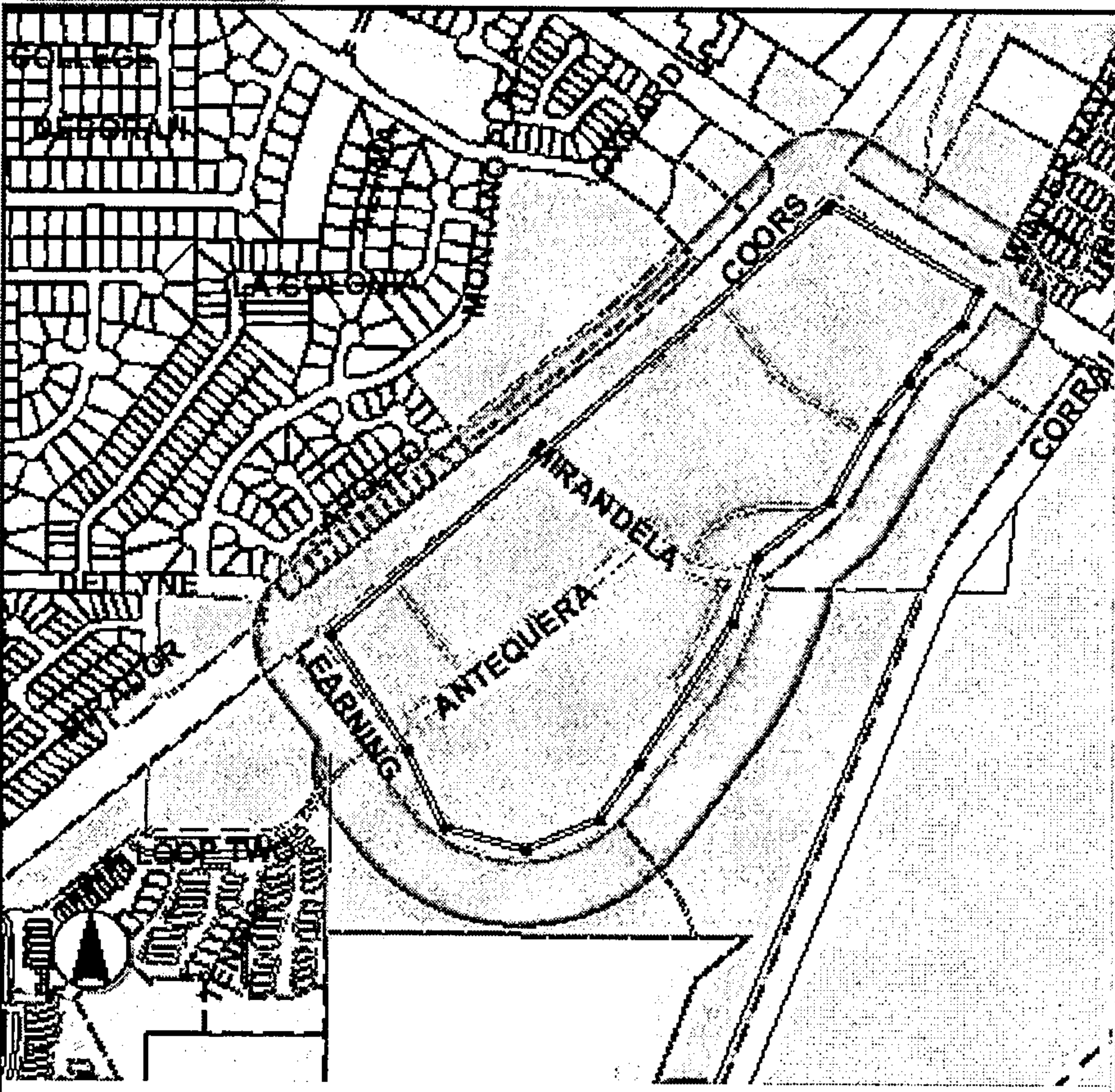
planningrnaform(07/23/07)



CITY OF ALBUQUERQUE
www.cabq.gov


ALBUQUERQUE GIS DATA WEBSITE





LAYERS

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

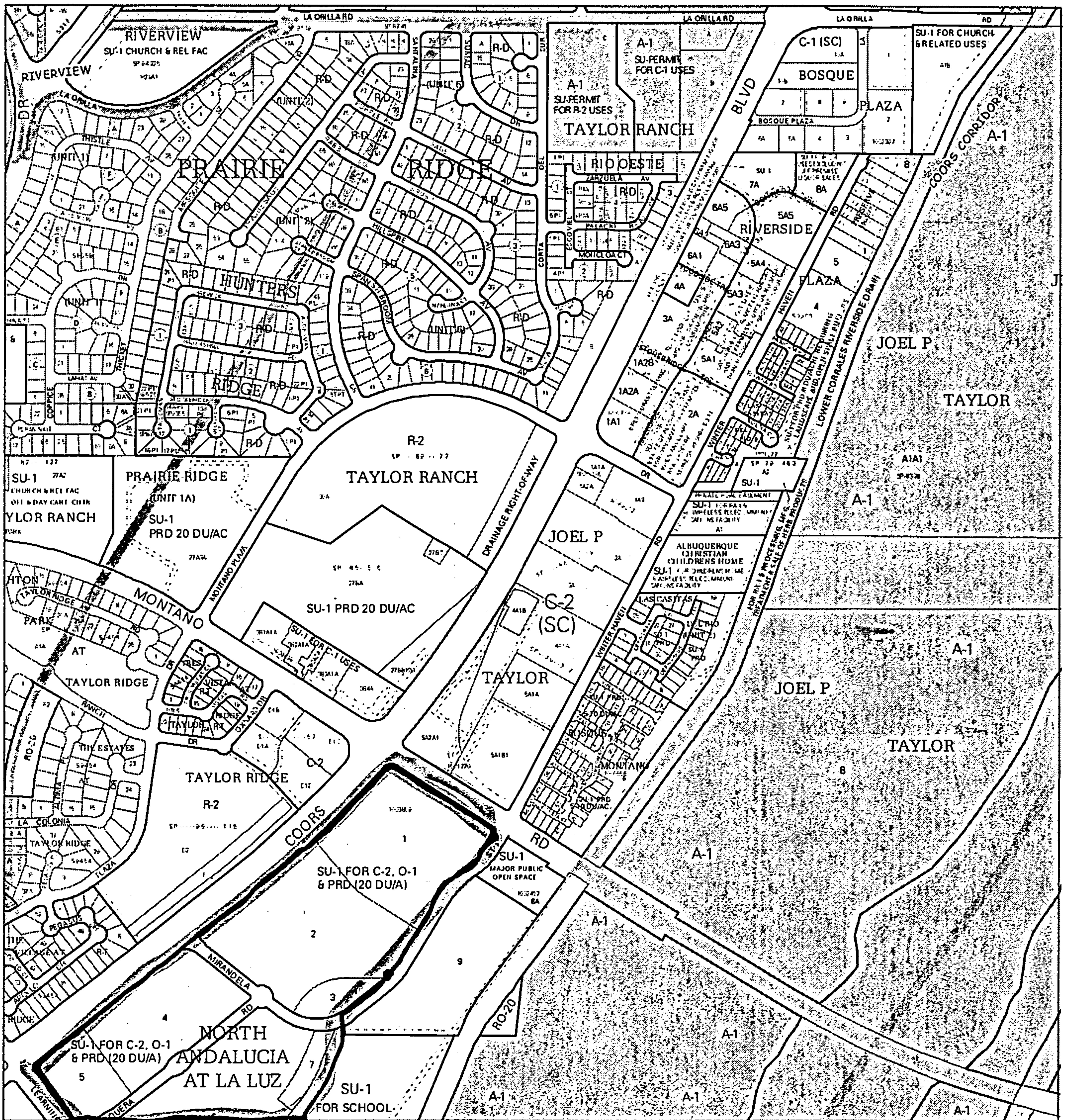


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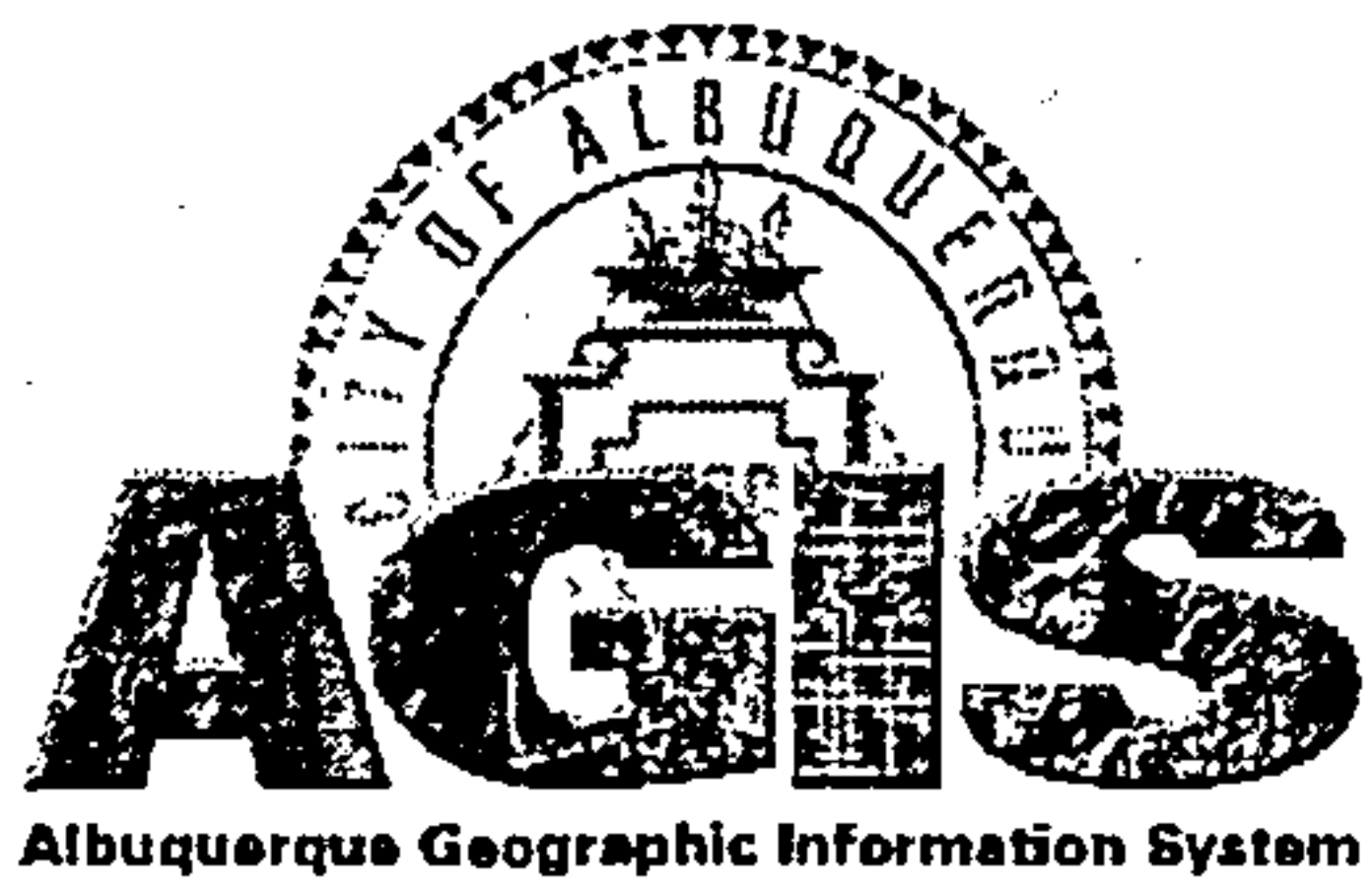
Refresh Map

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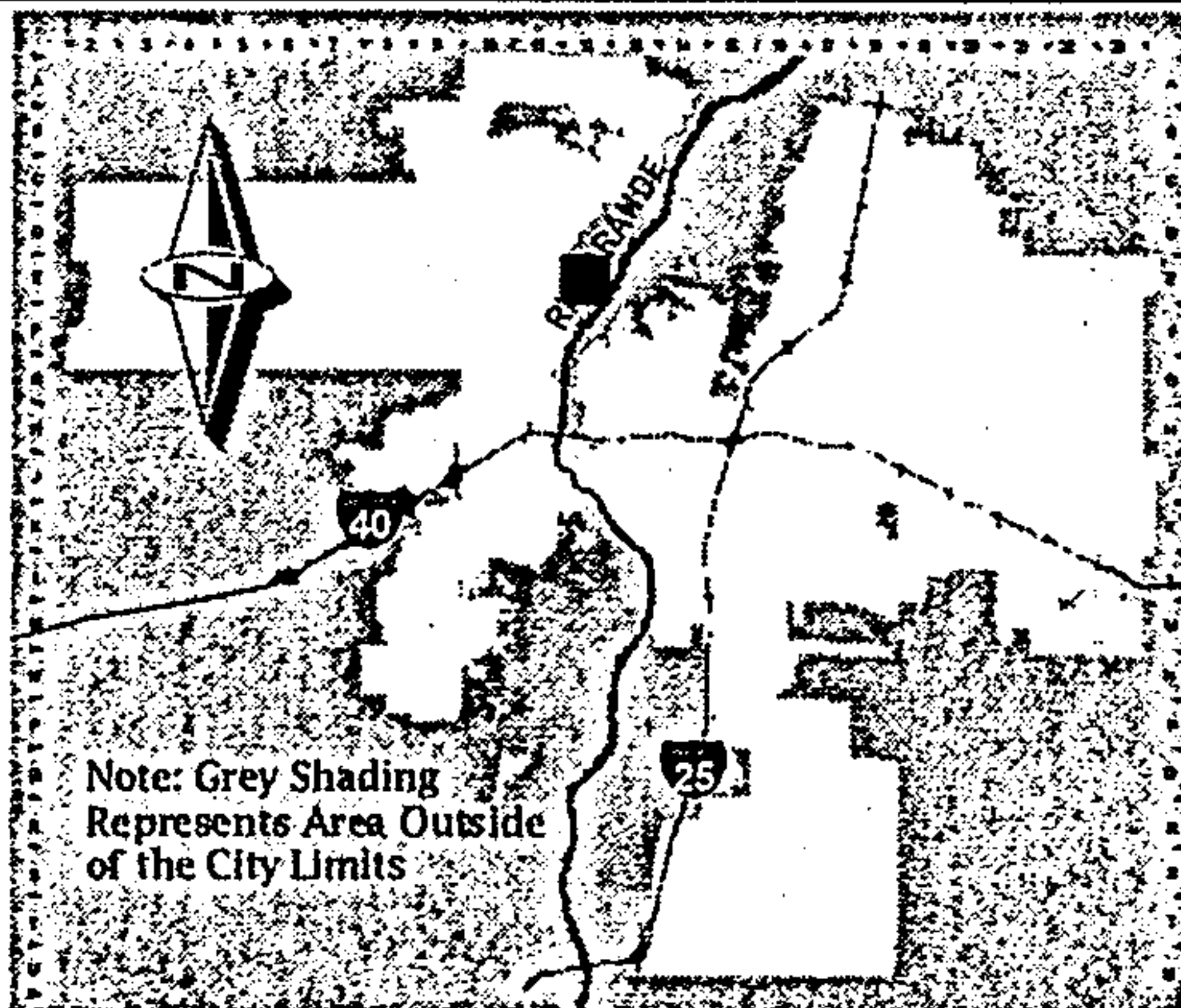
Pan
[SEARCH CONTACT](#)
[REFRESH](#)
[HELP](#)
[INDEX PAGE](#)



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



Map amended through: 3/22/2007




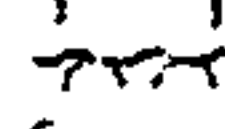







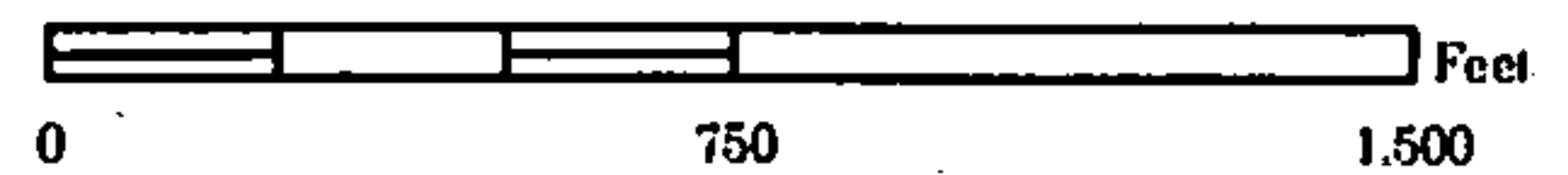
Note: Grey Shading Represents Area Outside of the City Limits

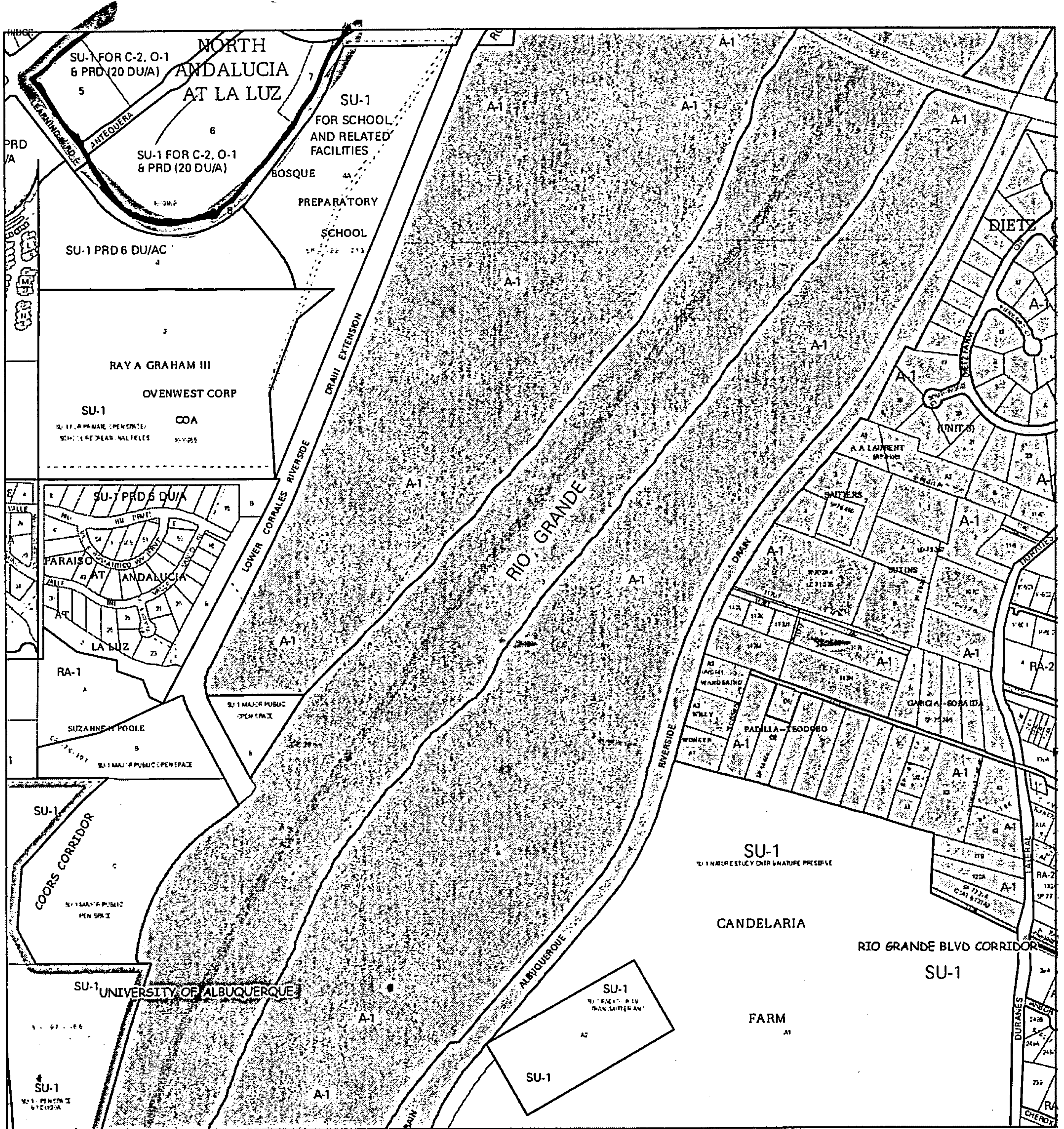
Zone Atlas Page:

E-12-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





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

Map amended through: 3/22/2007

Note: Grey Shading Represents Area Outside of the City Limits

Zone Atlas Page:
F-12-Z

Selected Symbols

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

0 750 1,500 Feet

2. **Project # 1000515**
06DRB-00540 Major-Two Year SIA

WESTLAND DEVELOPMENT CO INC request(s) the above action(s) for all or a portion of Tract(s) B, **THE CROSSING**, zoned SU-2, RL-T, located on TIERRA PINTADA ST NW between 98TH STREET NW and LADERA DR NW and containing approximately 50 acre(s). [REF: 04DRB00444] (H-9) **A TWO-YEAR EXTENSION OF THE SIA WAS APPROVED.**

3. **Project # 1002857**
06DRB-00532 Major-Two Year SIA

MARK GOODWIN & ASSOCIATES agent(s) for ANDERSON HILLS LLC request(s) the above action(s) for all or a portion of Tract(s) A-B **HIGHLANDS AT ANDERSON HILLS, UNIT 1**, zoned RL-T, located on DENNIS CHAVEZ SW, between 98TH ST SW and 118TH ST SW containing approximately 62 acre(s). [REF: 04DRB-00233, 04DRB-00232, 03DRB-01200, 03DRB-01202, 03DRB-01203, 03DRB-01204, 03DRB-01205] (N-9/P-9) **A ONE-YEAR EXTENSION OF THE SIA WAS APPROVED.**

4. **Project # 1003859**
06DRB-00533 Major-Vacation of Pub
Right-of-Way
06DRB-00534 Major-Vacation of Public
Easements

PRECISION SURVEYS INC agent(s) for SILVERLEAF VENTURES LLC request(s) the above action(s) for all or a portion of Tract(s) 4 & 6, **NORTH ANDALUCIA AT LA LUZ**, zoned SU-1, O-1, C-2, PRD, located on COORS BLVD NW, between MONTANO RD NW and LEARNING RD NW containing approximately 64 acre(s). [REF: 05DRB-00869, 05DRB-01010, 05DRB-00994] [*Deferred from 5/10/06*] (E-12/ F-12) **DEFERRED AT THE AGENT'S REQUEST TO 5/24/06.**

5. **Project # 1002632**
06DRB-00541 Major-Preliminary Plat
Approval
06DRB-00542 Minor-Temp Defer SDWK

TIERRA WEST LLC agent(s) for CAPITAL ALLIANCE INVESTMENTS request(s) the above action(s) for all or a portion of Lot(s) 3-9, 12, 23 & 24 Block(s) 5, Tract(s) A & 5 **SUNDANCE ESTATES, PHASE 1-B, UNIT 1**, zoned R-LT residential zone, located on LYON BLVD NW, between PARADISE BLVD NW and PROPOSED UNSER ALIGNMENT containing approximately 11 acre(s). [REF: 03EPC-00690, 03DRB-01306, 04DRB-00760, 04DRB-00761] *[Deferred from 5/10/06]* (B-11) **DEFERRED AT THE AGENT'S REQUEST TO 5/31/06.**

6. **Project # 1003238**
06DRB-00543 Major-Vacation of Public
Easements
06DRB-00432 Minor-Prelim&Final Plat
Approval
06DRB-00545 Minor-Vacation of Private
Easements

SURV-TEK INC agent(s) for VANTAGE BUILDERS request(s) the above action(s) for all or a portion of Lot(s) 58-P1, Parcel E, **FLORAL MEADOWS**, zoned R-LT, located on SARITA AVE NW, between MONTROYA NW and MACIEL NW containing approximately 1 acre(s). *[Deferred from 5/10/06]* (H-12) **DEFERRED AT THE AGENT'S REQUEST TO 5/17/06.**

7. **Project # 1003779**
06DRB-00547 Major-Preliminary Plat
Approval
06DRB-00548 Major-Vacation of Pub
Right-of-Way
06DRB-00549 Minor-Sidewalk Waiver
06DRB-00550 Minor-Temp Defer SDWK

LARRY READ & ASSOCIATES agent(s) for ADIL RIZVI request(s) the above action(s) for all or a portion of Lot(s) 17 & 18, Block(s) 2, Tract(s) 2, **KUMAIL SUBDIVISION, NORTH ALBUQUERQUE ACRES, UNIT 3**, zoned R-D residential and related uses zone, developing area, located on OAKLAND AVE NE, between WYOMING BLVD NE and LOUISIANA BLVD NE containing approximately 2 acre(s). [REF: 04DRB-01754, 04DRB-01765, 04DRB-01756, 04DRB-01757] (C-19) **WITH THE SIGNING OF THE INFRASTRUCTURE LIST DATED 5/10/06 AND APPROVAL OF THE GRADING PLAN ENGINEER STAMP DATED 1/4/05 THE PRELIMINARY PLAT WAS APPROVED WITH CONDITION OF FINAL PLAT: NEED A RADIUS DEDICATION ON LOT 7P1. THE VACATIONS WERE APPROVED AS SHOWN ON EXHIBIT B IN THE PLANNING FILE. A SIDEWALK VARIANCE FOR WAIVER OF SIDEWALKS WAS APPROVED AS SHOWN ON EXHIBIT C IN THE PLANNING FILE. THE TEMPORARY DEFERRAL OF CONSTRUCTION OF SIDEWALKS ON THE INTERIOR**

STREET WAS APPROVED AS SHOWN ON EXHIBIT C
IN THE PLANNING FILE.

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

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

THERE ARE NO SITE PLANS THIS WEEK...

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

8. **Project # 1004868**
06DRB-00605 Minor-Prelim&Final Plat
Approval

JACK'S HIGH COUNTRY INC agent(s) for ALAN &
DOROTHEA SPAFFORD request(s) the above action(s)
for all or a portion of Lot(s) 7-A, Block(s) 5, **ENCHANTED
MESA SUBDIVISION**, zoned C-1, located on MENAUL
NE, between ZENA LONA NE and HIAWATHA NE
containing approximately 1 acre(s). (H-22) **THE
PRELIMINARY AND FINAL PLAT WAS APPROVED
WITH FINAL SIGN OFF DELEGATED TO PLANNING TO
RECORD.**

9. **Project # 1004530**
06DRB-00607 Major-Final Plat Approval

SURVEYS SOUTHWEST agent(s) for AMERI-
CONTRACTORS, DWAYNE PINO request(s) the above
action(s) for all or a portion of Tract(s) G-2,
ALBUQUERQUE WEST, UNIT 1 (to be known as **LAS
MIRADAS TOWNHOMES**) zoned SU-1 FOR PDA, located
on PARADISE BLVD NW, between MARNA LYNN AVE
NW and DAVENPORT ST NW containing approximately 2
acre(s). [REF: 05DRB-01769, 05DRB-01774, 05DRB-
01773, 05DRB-01772, 05DRB-01770, 05DRB-01771] (C-
12) **THE FINAL PLAT WAS APPROVED WITH FINAL
SIGN OFF DELEGATED TO TRANSPORTATION
DEVELOPMENT FOR MAINTENANCE AND
BENEFICIARIES STATEMENT ON THE PLAT FOR
COMMON ACCESS EASEMENT AND A SIDEWALK
EASEMENT ON MARNA LYNN AND TO PLANNING
FOR NEW MEXICO UTILITIES INC SIGNATURE, DRY
UTILITIES SIGNATURES, AGIS DXF FILE AND TO
RECORD THE PLAT.**

10. **Project # 1004039**
06DRB-00606 Minor-Final Plat Approval

ISAACSON & ARFMAN PA agent(s) for RUTLEDGE INVESTMENT COMPANY request(s) the above action(s) for all or a portion of Tract(s) 8A, HIGH DESERT (to be known as **THE LEGENDS AT HIGH DESERT**) zoned SU-2 HD/C-1, located on ACADEMY BLVD NE, between CORTADERIA ST NE and HIGH DESERT PARK NE containing approximately 8 acre(s). [REF: 05ZHE-00449, 05ZHE-00480, 05DRB-01074, 05DRB-01532, 05DRB-01533, 05DRB-01536] (E-23) **FINAL PLAT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO PLANNING TO RECORD THE PLAT.**

11. **Project # 1003624**
05DRB-01001 Minor-Final Plat Approval

MICHAEL RENFRO request(s) the above action(s) for all or a portion of Tract(s) 22A, 22B, 38A, 38B, MRGCD MAP 34, (to be known as **SAN ISIDRO GARDENS**), zoned RA-2 residential and agricultural zone, located on SAN ISIDRO ST NW, between CANDELARIA RD NW and GRIEGOS RD NW containing approximately 2 acre(s). [Deferred from 6/22/05] [Indef Deferred from 7/13/05 for SIA] [REF: 04ZHE-01281] (G-13) **FINAL PLAT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO PLANNING FOR AGIS DXF FILE AND TO RECORD THE PLAT.**

12. **Project # 1004788**
06DRB-00408 Minor-Prelim&Final Plat Approval

BOHANNAN HUSTON agent(s) for UNIVERSITY OF NEW MEXICO request(s) the above action(s) for all or a portion of Tract(s) 1E1-A-1 and 1E2-A-1, 1E2-A-2, **UNIVERSITY OF NEW MEXICO, SCIENCE & TECHNOLOGY PARK**, zoned SU-1 PDA, PERMISSIVE USE OF O-1/C-2, IP, located on UNIVERSITY BLVD SE, between AVENIDA CESAR CHAVEZ SE and INTERSTATE 40 SE containing approximately 13 acre(s). [Deferred from 4/5/06][Indef deferred from 4/12/06] (L-15) **PRELIMINARY AND FINAL PLAT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO PLANNING TO RECORD THE PLAT.**

13. **Project # 1003285**
06DRB-00426 Minor-Prelim&Final Plat
Approval

ALDRICH LAND SURVEYING agent(s) for WESTLAND DEVELOPMENT CO request(s) the above action(s) for all or a portion of Lot(s) 1, 2 & 4, Tract(s) S, Block(s) 13, **SUNDORO SOUTH, UNIT 6**, zoned SU-2/R-LT, located on SILICA AVE NW, between 94TH ST NW and TUMULUS NW containing approximately 2 acre(s). [REF: 05DRB-01296, 05DRB-00106, 05DRB-00107] [Listed as Project #1004797 in error] *[Deferred from 4/12/06]* (J-9) **PRELIMINARY AND FINAL PLAT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO PLANNING TO RECORD THE PLAT.**

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

14. **Project # 1004727**
06DRB-00600 Minor-Sketch Plat or Plan

ELADIO & ETNA CHAVEZ request(s) the above action(s) for all or a portion of Lot(s) 2, **LANDS OF BACA & CHAVEZ**, zoned RA-2 residential and agricultural zone, located on GRIEGOS ST NW, between RIO GRANDE BLVD NW and the GRIEGOS DRAIN containing approximately 1 acre(s). (F-13) **THE ABOVE REQUEST WAS REVIEWED AND COMMENTS WERE GIVEN.**

15. **Project # 1004867**
06DRB-00604 Minor-Sketch Plat or Plan

JR REALTY INC agent(s) for NORTH VALLEY SEVENTH DAY ADVENTIST request(s) the above action(s) for all or a portion of Tract(s) A & A-2-3, **ALBUQUERQUE WEST, UNIT 2**, zoned SU, C-1, located on PASEO DEL NORTE NW, between EAGLE RANCH RD NW and PARADISE RD NW containing approximately 4 acre(s). (C-13) **THE ABOVE REQUEST WAS REVIEWED AND COMMENTS WERE GIVEN.**

16. **Project # 1004866**
06DRB-00592 Minor-Sketch Plat or Plan

PATSY F WELCH request(s) the above action(s) for all or a portion of Tract(s) 3, MRGCD MAP C, **ROBERSON CONSTRUCTION CO., INC.**, zoned SU-2, C-1, located on 12TH ST NW between CANDELARIA NW and GRIEGOS NW containing approximately 1 acre(s). (G-14) **THE ABOVE REQUEST WAS REVIEWED AND COMMENTS WERE GIVEN.**

ADJOURNED: 10:45 A.M.

CITY OF ALBUQUERQUE



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

DEVELOPMENT REVIEW BOARD--SPEED MEMO

DRB CASE NO/PROJECT NO: 1003859

AGENDA ITEM NO: 4

SUBJECT:

Vacation

ACTION REQUESTED:

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

P.O. Box 1293

ENGINEERING COMMENTS:

The Hydrology Section has no objection to the subject request.

Albuquerque

New Mexico 87103

RESOLUTION:

5-24-06

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

www.cabq.gov

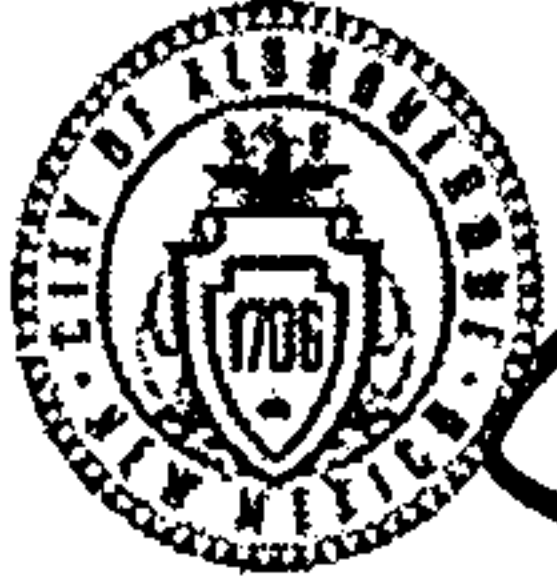
SIGNED-OFF: (SEC-PLN) (SP-SUB) (SP-BP) (FP) BY: (UD) (CE) (TRANS) (PKS) (PLNG)

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

FOR:

SIGNED: Bradley L. Bingham
City Engineer/AMAFCA Designee

DATE: May 10, 2006



Myrna I.
 Marquez/PARKS/CABQ
 05/08/2006 10:14 AM

To Claire A. Senova/PLN/CABQ@COA
 cc
 bcc
 Subject Re: comments for 5/10/06

*Late
 Comments*

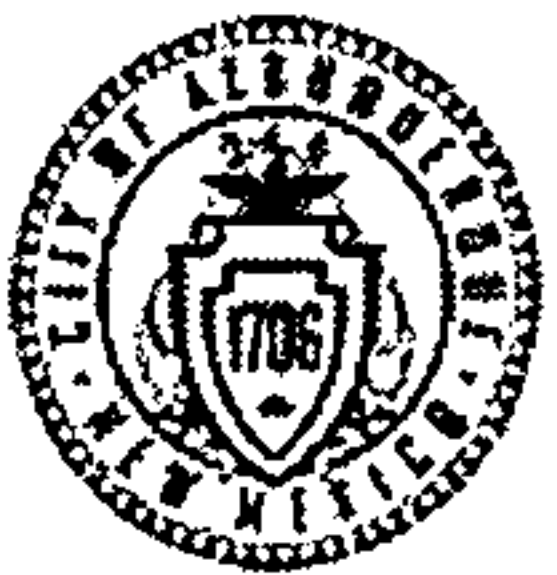
Hello Claire,

Concerning project# 1003859:

1. The plat needs to be more specific that the right-of-way for Mirandela Street (varies from 60 to 70 feet) is dedicated by this plat. This issue is important for access to the Pueblo Montano Open Space tract, since the existing 45 foot access easement to the parking area from Montano Road is being vacated by this plat.
2. The plat should indicate whether Mirandela Street is a public roadway.
3. The 10 foot P.U.E. along the east side of Mirandela Street appears to end at the south boundary line of Tract 6-A (Pueblo Montano Open Space). Is this intended to continue to the north?
4. The plat, as submitted, is unclear as to the status of the existing paved tract that connects Learning Road to Montano Road. This trail easement needs to be more clearly indicated; is there an on-street trail programmed for Mirandela? If so, it needs to be indicated on the plat.
5. As commented on several times previously, Open Space Division notes that the construction of Mirandela Street in its presently proposed configuration will result in the complete removal of all existing cottonwood trees on Tracts 1,2, and 3. The street could have been designed to preserve some of these trees but has not.
6. Access to the maintenance road for Lift Station #23 from Learning Road needs to be more clearly delineated. On the plat, it is only inferred to be an extension of a "20 foot wide private limited access easement granted to the City of Albuquerque." This notation is vague- if is for the City, how can it still be private? What are the "limitations" on this access?

Thank you.

Myrna I. Marquez
 Associate Planner
 City of Albuquerque Open Space Division
 P: (505) 452-5222
 F: (505) 873-6628
 Claire A. Senova/PLN/CABQ



Claire A.
 Senova/PLN/CABQ
 05/05/2006 10:29 AM

To mimarquez@cabq.gov
 cc
 Subject comments for 5/10/06

Hi I NEED THE COMMENTS RIGHT AWAY FOR 5/10 THANKS CLAIRE

*** TX REPORT ***

TRANSMISSION OK

TX/RX NO 0121
CONNECTION TEL 9p8425495
SUBADDRESS
CONNECTION ID
ST. TIME 04/24 07:42
USAGE T 01'19
PGS. 3
RESULT OK



DEVELOPMENT REVIEW BOARD FAX FORM

TO: Jackie

FAX NUMBER: 842-5495

PAGES 3

SENT BY: Sheran Matson, DRB Chair

DATE: 4/24/06

PHONE NUMBER: 924-3880

FAX # 924-3864

PROJECT NO: 1003859 APPLICATION NO: _____

In North Andaluca
My comments. *Tracts to H*

*** TX REPORT ***

TRANSMISSION OK

TX/RX NO 0123
CONNECTION TEL 9p8567900
SUBADDRESS
CONNECTION ID
ST. TIME 04/24 08:38
USAGE T 01'53
PGS. 3
RESULT OK



DEVELOPMENT REVIEW BOARD FAX FORM

TO: Larry M. Howard

FAX NUMBER: 856-7900 # PAGES 3

SENT BY: Sheran Matson, DRB Chair DATE: 4/24/06

PHONE NUMBER: 924-3880 FAX # 924-3864

PROJECT NO: 1003859 APPLICATION NO: _____

North Andalusia Tract A-16

Blanning's comment.



**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 10, 2006, beginning at 9:00 a.m. for the purpose of considering the following:

Project # 1000364
06DRB-00538 Major-Two Year SIA

BRET & DEBORA TABOR request(s) the above action(s) for all or a portion of Lot(s) 1-B-1, Block(s) 1, **CHANSLOR'S REPLAT OF GALLAGHER ADDITION**, zoned C-2, located on CENTRAL NE, between BURMA NE and GLENRIDGE PARK NE containing approximately 1 acre(s). [REF: DRB-97-396] (L-22)

No objection.

Project # 1000515
06DRB-00540 Major-Two Year SIA

WESTLAND DEVELOPMENT CO INC request(s) the above action(s) for all or a portion of Tract(s) B, **THE CROSSING**, zoned SU-2, RL-T, located on TIERRA PINTADA ST NW between 98TH STREET NW and LADERA DR NW and containing approximately 50 acre(s). [REF: 04DRB00444] (H-9)

No objection.

Project # 1002857
06DRB-00532 Major-Two Year SIA

MARK GOODWIN & ASSOCIATES agent(s) for ANDERSON HILLS LLC request(s) the above action(s) for all or a portion of Tract(s) A-B TBK HIGHLANDS AT ANDERSON HILLS UNIT 1 (to be known as **HIGHLANDS, UNIT 2**) zoned RL-T, located on DENNIS CHAVEZ SW, between 98TH ST SW and 118TH ST SW containing approximately 62 acre(s). [REF: 04DRB-00233, 04DRB-00232, 03DRB-01200, 03DRB-01202, 03DRB-01203, 03DRB-01204, 03DRB-01205](N-9/P-9)

No objection to the 1 year extension.

Project # 1003859
06DRB-00533 Major-Vacation of Pub
Right-of-Way
06DRB-00534 Major-Vacation of Public
Easements

PRECISION SURVEYS INC agent(s) for SILVERLEAF VENTURES LLC request(s) the above action(s) for all or a portion of Tract(s) 4 & 6, **NORTH ANDALUCIA AT LA LUZ**, zoned SU-1, O-1, C-2, PRD, located on COORS BLVD NW, between MONTANO RD NW and LEARNING RD NW containing approximately 64 acre(s). [REF: 05DRB-00869, 05DRB-01010, 05DRB-00994] (E-12/ F-12)

DRB now has two vacation exhibits. They differ from each other. One is marked as to what is proposed for vacation. The other is not. Which one is correct?

These are the two Tracts currently under EPC appeal. Therefore, this vacation request will probably be indefinitely deferred unless the appeal is resolved before the scheduled hearing date. Indefinite deferral means the applicant will have to re-apply and repay the application fees after the appeal is resolved.

Project # 1002632

06DRB-00541 Major-Preliminary Plat Approval
06DRB-00542 Minor-Temp Defer SDWK

TIERRA WEST LLC agent(s) for CAPITAL ALLIANCE INVESTMENTS request(s) the above action(s) for all or a portion of Lot(s) 3-9, 12, 23 & 24 Block(s) 5, Tract(s) A & 5 **SUNDANCE ESTATES, PHASE 1-B, UNIT 1**, zoned R-LT residential zone, located on LYON BLVD NW, between PARADISE BLVD NW and PROPOSED UNSER ALIGNMENT containing approximately 11 acre(s). [REF: 03EPC-00690, 03DRB-01306, 04DRB-00760, 04DRB-00761] (B-11)

Project # 1003238

06DRB-00543 Major-Vacation of Public Easements
06DRB-00432 Minor-Prelim&Final Plat Approval
06DRB-00545 Minor-Vacation of Private Easements

SURV-TEK INC agent(s) for VANTAGE BUILDERS request(s) the above action(s) for all or a portion of Lot(s) 58-P1, Parcel E, **FLORAL MEADOWS**, zoned R-LT, located on SARITA AVE NW, between MONTOYA NW and MACIEL NW containing approximately 1 acre(s). (H-12)

Project # 1003779

06DRB-00547 Major-Preliminary Plat Approval
06DRB-00548 Major-Vacation of Pub Right-of-Way
06DRB-00549 Minor-Sidewalk Waiver
06DRB-00550 Minor-Temp Defer SDWK

LARRY READ & ASSOCIATES agent(s) for ADIL RIZVI request(s) the above action(s) for all or a portion of Lot(s) 17 & 18, Block(s) 2, Tract(s) 2, **KUMAIL SUBDIVISION, NORTH ALBUQUERQUE ACRES, UNIT 3**, zoned R-D residential and related uses zone, developing area, located on OAKLAND AVE NE, between WYOMING BLVD NE and LOUISIANA BLVD NE containing approximately 2 acre(s). [REF: 04DRB-01754, 04DRB-01765, 04DRB-01756, 04DRB-01757] (C-19)



Refer 5/24/06

DRB PUBLIC HEARING SIGN IN SHEETS

CASE NUMBER: 1003859 AGENDA#: 4 DATE: 5-10-06

1. Name: _____ Address: _____ 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: _____

#4

Open Space

dated
Pruesson
5/9/06



Myrna I.
Marquez/PARKS/CABQ
05/08/2006 10:14 AM

To Claire A. Senova/PLN/CABQ@COA
cc
bcc
Subject Re: comments for 5/10/06

Late
Comments

Hello Claire,

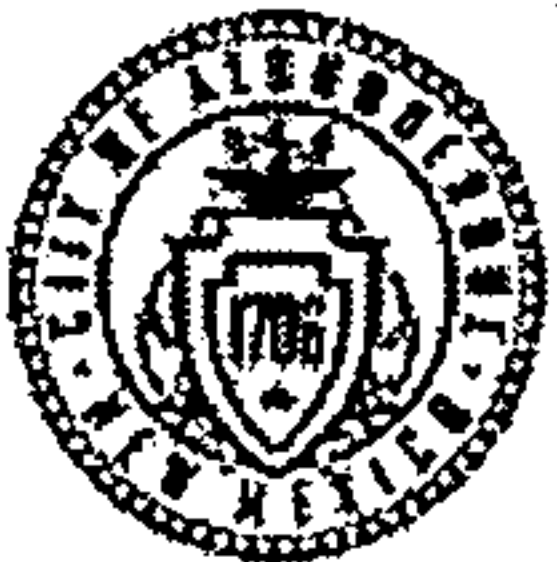
Concerning project# 1003859:

1. The plat needs to be more specific that the right-of-way for Mirandela Street (varies from 60 to 70 feet) is dedicated by this plat. This issue is important for access to the Pueblo Montañño Open Space tract, since the existing 45 foot access easement to the parking area from Montañño Road is being vacated by this plat.
2. The plat should indicate whether Mirandela Street is a public roadway.
3. The 10 foot P.U.E. along the east side of Mirandela Street appears to end at the south boundary line of Tract 6-A (Pueblo Montañño Open Space). Is this intended to continue to the north?
4. The plat, as submitted, is unclear as to the status of the existing paved tract that connects Learning Road to Montañño Road. This trail easement needs to be more clearly indicated; is there an on-street trail programmed for Mirandela? If so, it needs to be indicated on the plat.
5. As commented on several times previously, Open Space Division notes that the construction of Mirandela Street in its presently proposed configuration will result in the complete removal of all existing cottonwood trees on Tracts 1,2, and 3. The street could have been designed to preserve some of these trees but has not.
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Thank you.

Myrna I. Marquez
Associate Planner
City of Albuquerque Open Space Division
P: (505) 452-5222
F: (505) 873-6628

Claire A. Senova/PLN/CABQ



Claire A.
Senova/PLN/CABQ
05/05/2006 10:29 AM

To mimarquez@cabq.gov
cc
Subject comments for 5/10/06

Hi I NEED THE COMMENTS RIGHT AWAY FOR 5/10 THANKS CLAIRE



CITY OF ALBUQUERQUE
 PLANNING DEPARTMENT
 DEVELOPMENT REVIEW BOARD

May 10, 2006

Project # 1003859

06DRB-00533 Major-Vacation of Pub Right-of-Way

06DRB-00534 Major-Vacation of Public Easements

PRECISION SURVEYS INC agent(s) for SILVERLEAF VENTURES LLC request(s) the above action(s) for all or a portion of Tract(s) 4 & 6, **NORTH ANDALUCIA AT LA LUZ**, zoned SU-1, O-1, C-2, PRD, located on COORS BLVD NW, between MONTANO RD NW and LEARNING RD NW containing approximately 64 acre(s). [REF: 05DRB-00869, 05DRB-01010, 05DRB-00994] (E-12/ F-12)

AMAFCA

No adverse comments.

COG

No adverse comments.

Transit

No objection to the request.

Zoning Enforcement

No adverse comments.

Neighborhood Coordination

Letters sent to La Luz Landowners Assoc. (R), La Luz Del Sol NA (R), Taylor Ranch NA (R).

APS The request for a vacation of public easements for North Andaluca at La Luz is for a condominium project consisting of 405 units. The proposed project will impact Marie Hughes Elementary School, LBJ Middle School, and Cibola High School. Marie Hughes Elementary and LBJ Middle schools will be nearing capacity, while Cibola High School is exceeding capacity.

School	2006-07 Projections	2006-07 Prelim Cap	Space Available
MARIE M HUGHES	727	802	75
L. B. JOHNSON	1,175	1,204	29
CIBOLA HS	3,071	2,200	-871

A new northwest high school is planned to open with a 9th grade academy in 2007 with the remainder of the school to open in 2008. The new high school will relieve overcrowding at Cibola High School.

To address overcrowding at schools, APS will explore various alternatives. A combination or all of the following options may be utilized to relieve overcrowded schools.

- Provide new capacity (long term solution)
- Construct new schools or additions
- Add portables
- Use of non-classroom spaces for temporary classrooms
- Lease facilities
- Use other public facilities
- Improve facility efficiency (short term solution)
- Schedule Changes
- Double sessions
- Multi-track year-round
- Other
- Float teachers (flex schedule)
- Shift students to Schools with Capacity (short term solution)
- Boundary Adjustments / Busing
- Grade reconfiguration
- Combination of above strategies

All planned additions to existing educational facilities are contingent upon taxpayer approval.

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

No objection to the vacation request. Why is there a curve (C9) between tract 1 and tract 2 @ Coors?

Parks & Recreation

Defer to Transportation and the affected utilities regarding the vacation requests.

Utilities Development

No objection to Vacation requests.

Planning Department

DRB now has two vacation exhibits. They differ from each other. One is marked as to what is proposed for vacation. The other is not. Which one is correct?

These are the two Tracts currently under EPC appeal. Therefore, this vacation request will probably be indefinitely deferred unless the appeal is resolved before the scheduled hearing date. Indefinite deferral means the applicant will have to re-apply and repay the application fees after the appeal is resolved.

Impact Fee Administrator

No comment on proposed vacation of public right-of-way & utility easement.

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

cc: Precision Surveys Inc., 8414 Jefferson St NE, Suite D, 87113

Silverleaf Ventures LLC, 5321 Menaul Blvd NE, 87110



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

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Project # 1000364

06DRB-00538 Major-Two Year SIA

BRET & DEBORA TABOR request(s) the above action(s) for all or a portion of Lot(s) 1-B-1, Block(s) 1, **CHANSLOR'S REPLAT OF GALLAGHER ADDITION**, zoned C-2, located on CENTRAL NE, between BURMA NE and GLENRIDGE PARK NE containing approximately 1 acre(s). [REF: DRB-97-396] (L-22)

Project # 1000515

06DRB-00540 Major-Two Year SIA

WESTLAND DEVELOPMENT CO INC request(s) the above action(s) for all or a portion of Tract(s) B, **THE CROSSING**, zoned SU-2, RL-T, located on TIERRA PINTADA ST NW between 98TH STREET NW and LADERA DR NW and containing approximately 50 acre(s). [REF: 04DRB00444] (H-9)

Project # 1002857

06DRB-00532 Major-Two Year SIA

MARK GOODWIN & ASSOCIATES agent(s) for ANDERSON HILLS LLC request(s) the above action(s) for all or a portion of Tract(s) A-B TBK HIGHLANDS AT ANDERSON HILLS UNIT 1 (to be known as **HIGHLANDS, UNIT 2**) zoned RLT, located on DENNIS CHAVEZ SW, between 98TH ST SW and 118TH ST SW containing approximately 62 acre(s). [REF: 04DRB-00233, 04DRB-00232, 03DRB-01200, 03DRB-01202, 03DRB-01203, 03DRB-01204, 03DRB-01205](N-9/P-9)

Project # 1003859

06DRB-00533 Major-Vacation of Pub
Right-of-Way

06DRB-00534 Major-Vacation of Public
Easements

PRECISION SURVEYS INC agent(s) for SILVERLEAF VENTURES LLC request(s) the above action(s) for all or a portion of Tract(s) 4 & 6, **NORTH ANDALUCIA AT LA LUZ**, zoned SU-1, O-1, C-2, PRD, located on COORS BLVD NW, between MONTANO RD NW and LEARNING RD NW containing approximately 64 acre(s). [REF: 05DRB-00869, 05DRB-01010, 05DRB-00994] (E-12/ F-12)

SEE PAGE 2...



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

PAGE 2

Project # 1002632

06DRB-00541 Major-Preliminary Plat
Approval
06DRB-00542 Minor-Temp Defer SDWK

TIERRA WEST LLC agent(s) for CAPITAL ALLIANCE INVESTMENTS request(s) the above action(s) for all or a portion of Lot(s) 3-9, 12, 23 & 24 Block(s) 5, Tract(s) A & 5 **SUNDANCE ESTATES, PHASE 1-B, UNIT 1**, zoned R-LT residential zone, located on LYON BLVD NW, between PARADISE BLVD NW and PROPOSED UNSER ALIGNMENT containing approximately 11 acre(s). [REF: 03EPC-00690, 03DRB-01306, 04DRB-00760, 04DRB-00761] (B-11)

Project # 1003238

06DRB-00543 Major-Vacation of Public
Easements
06DRB-00432 Minor-Prelim&Final Plat
Approval
06DRB-00545 Minor-Vacation of Private
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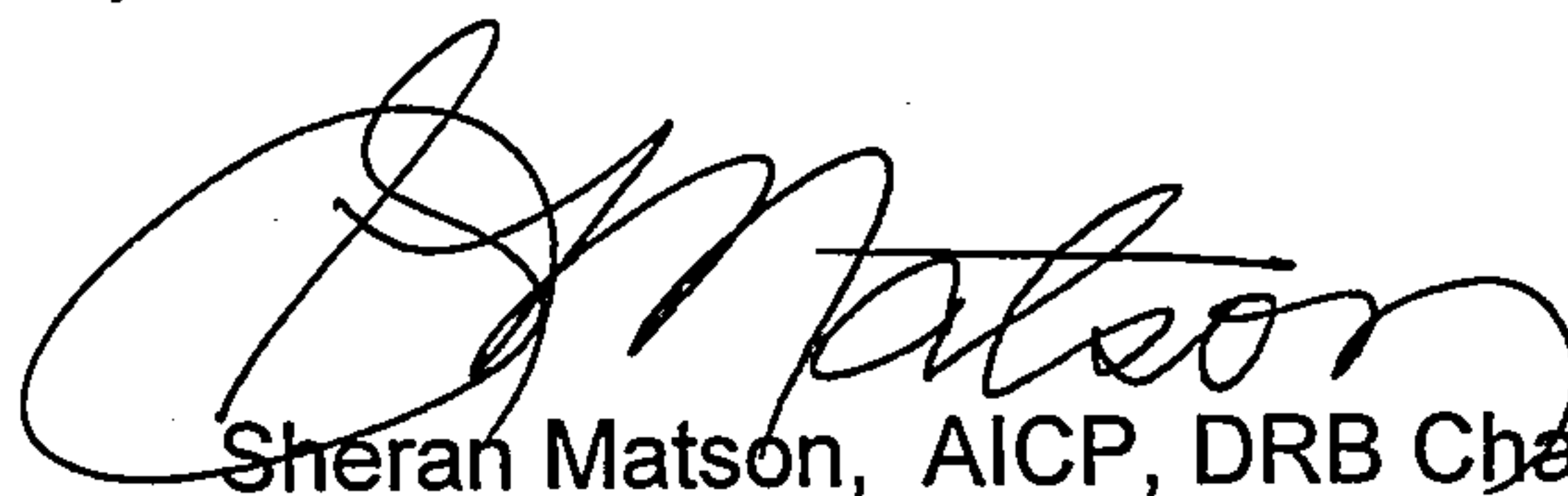
SURV-TEK INC agent(s) for VANTAGE BUILDERS request(s) the above action(s) for all or a portion of Lot(s) 58-P1; Parcel E, **FLORAL MEADOWS**, zoned R-LT, located on SARITA AVE NW, between MONTOYA NW and MACIEL NW containing approximately 1 acre(s). (H-12)

Project # 1003779

06DRB-00547 Major-Preliminary Plat
Approval
06DRB-00548 Major-Vacation of Pub
Right-of-Way
06DRB-00549 Minor-Sidewalk Waiver
06DRB-00550 Minor-Temp Defer SDWK

LARRY READ & ASSOCIATES agent(s) for ADIL RIZVI request(s) the above action(s) for all or a portion of Lot(s) 17 & 18, Block(s) 2, Tract(s) 2, **KUMAIL SUBDIVISION**, NORTH ALBUQUERQUE ACRES, UNIT 3, zoned R-D residential and related uses zone, developing area, located on OAKLAND AVE NE, between WYOMING BLVD NE and LOUISIANA BLVD NE containing approximately 2 acre(s). [REF: 04DRB-01754, 04DRB-01765, 04DRB-01756, 04DRB-01757] (C-19)

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.

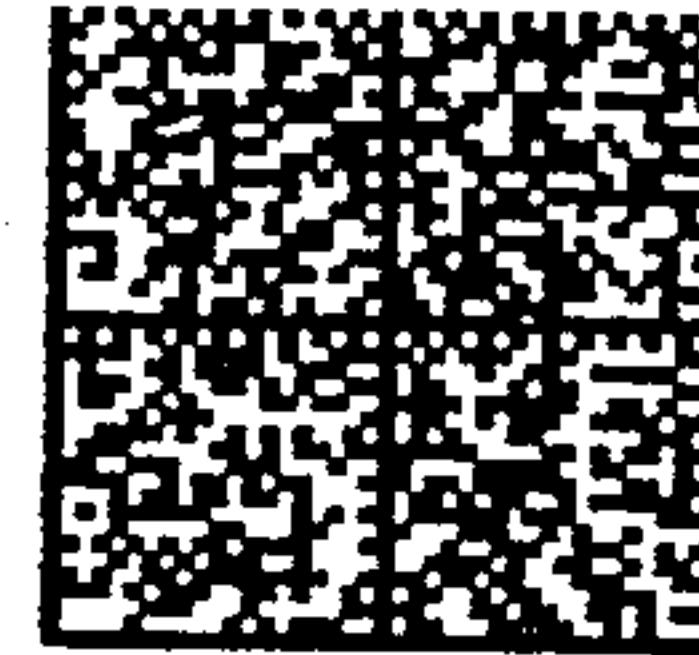

Sheran Matson, AICP, DRB Chair
Development Review Board

TO BE PUBLISHED IN THE ALBUQUERQUE JOURNAL MONDAY, APRIL 24, 2006.

CITY OF ALBUQUERQUE



Planning Department



02 1A \$ 00.39⁰
0004329277 APR 21 2006
MAILED FROM ZIP CODE 87102

EPC

101206215003030215

SILVER LEAF VENTURES LLC
321 MENAUL BL NE
ALBUQUERQUE NM 87110

87107/1527



DRB

P O Box 1293 Albuquerque, New Mexico 87103



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

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Project # 1003859

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Right-of-Way
06DRB-00534 Major-Vacation of Public
Easements

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SEE PAGE 2 . . .



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

PAGE 2

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Approval
06DRB-00542 Minor-Temp Defer SDWK

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Project # 1003238

06DRB-00543 Major-Vacation of Public
Easements
06DRB-00432 Minor-Prelim&Final Plat
Approval
06DRB-00545 Minor-Vacation of Private
Easements

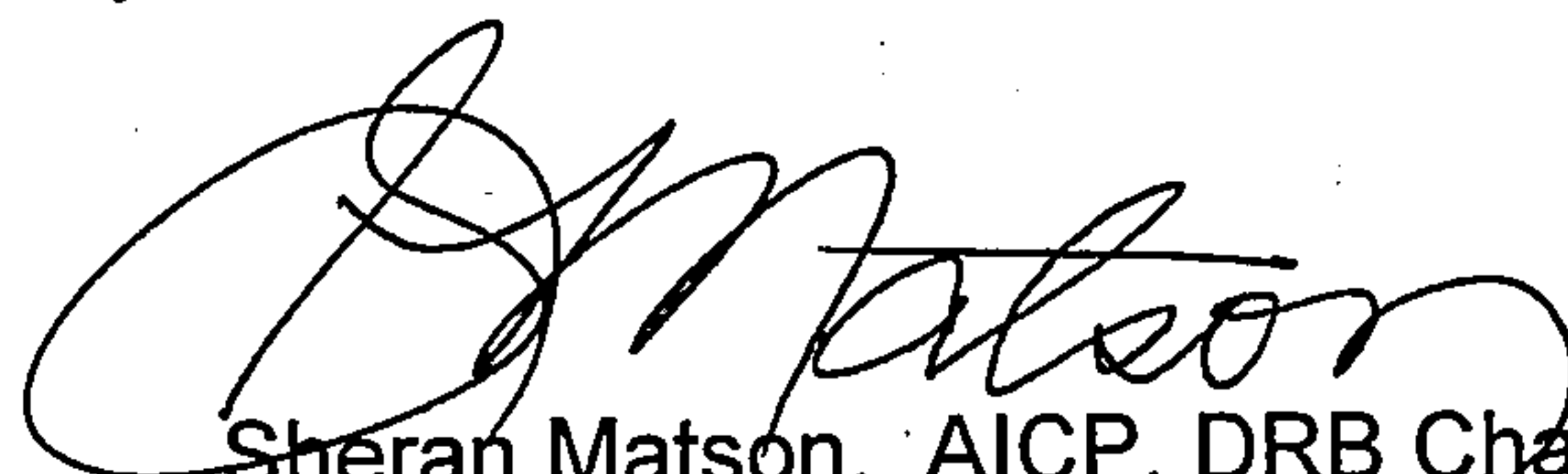
SURV-TEK INC agent(s) for VANTAGE BUILDERS request(s) the above action(s) for all or a portion of Lot(s) 58-P1, Parcel E, **FLORAL MEADOWS**, zoned R-LT, located on SARITA AVE NW, between MONTOYA NW and MACIEL NW containing approximately 1 acre(s). (H-12)

Project # 1003779

06DRB-00547 Major-Preliminary Plat
Approval
06DRB-00548 Major-Vacation of Pub
Right-of-Way
06DRB-00549 Minor-Sidewalk Waiver
06DRB-00550 Minor-Temp Defer SDWK

LARRY READ & ASSOCIATES agent(s) for ADIL RIZVI request(s) the above action(s) for all or a portion of Lot(s) 17 & 18, Block(s) 2, Tract(s) 2, **KUMAIL SUBDIVISION, NORTH ALBUQUERQUE ACRES, UNIT 3**, zoned R-D residential and related uses zone, developing area, located on OAKLAND AVE NE, between WYOMING BLVD NE and LOUISIANA BLVD NE containing approximately 2 acre(s). [REF: 04DRB-01754, 04DRB-01765, 04DRB-01756, 04DRB-01757] (C-19)

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 24, 2006.

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

Meeting Date: MAY 10, 2006
Zone Atlas Page: E-12-Z & F-12-Z
Notification Radius: 100 Ft.

Project# 1003859
App#06DRB-00533
App#06DRB-00534

Cross Reference and Location: COORS BLVD NW BETWEEN MONTANO ROAD
NW AND LEARNING ROAD NW

Applicant: SILVERLEAF VENTURES LLC
Address: 5321 MENAUL BLVD NE
ALBUQUERQUE, NM 87110

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 21, 2006
Signature: YVONNE SAAVEDRA

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

PROJECT # 1003859
APPLICATION # _____

PAGE 1 **OF** 3

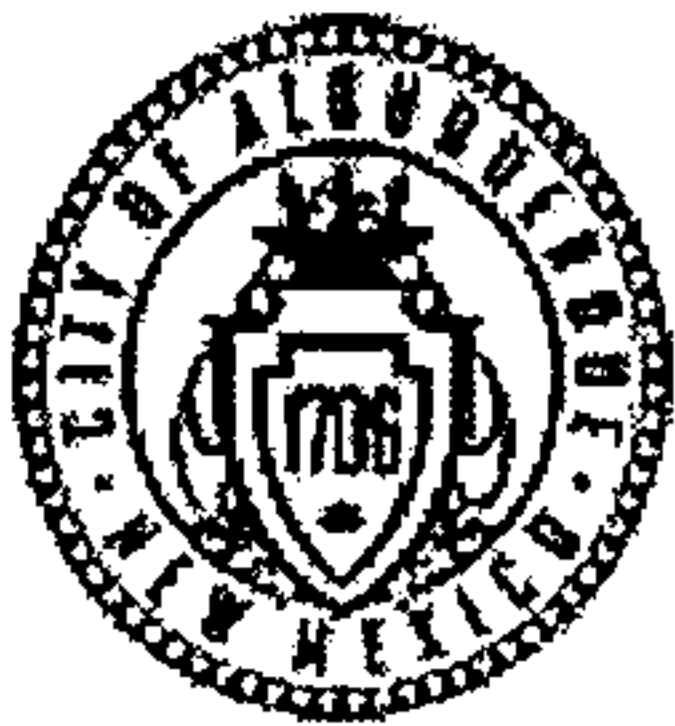
ZONE ATLAS PAGE #	ZONE ATLAS #	GRID LOCATIONS	PARCEL SEQUENCES	NAME AND ADDRESS
E-12	1012062	150-030	302-15	✓
		265-090	10	✓ COA
		188-128	16	✓ COA
	1012061	150-435	201-10	✓ Dup
		236-412	202-02	✓ COA
		059-408	201-37	✓ Dup ²
	1011061	490-457	102-17	✓
	1012062	399-135	401-10	✓ COA
		313-133	403-01	✓
		279-104	66	✓
		275-106	65	✓
		272-108	64	✓
		269-111	63	✓
		266-113	62	✓
		262-114	61	✓
		212-160	402-08	✓

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

PROJECT # 1003859
APPLICATION # _____

PAGE 2 OF 3

ZONE ATLAS PAGE #	ZONE ATLAS #	GRID LOCATIONS	PARCEL SEQUENCES	NAME AND ADDRESS
	1012062	181-186	305-05	✓
		149-156	301-08	✓
		137-137	09	✓
		084-115	10	✓
		040-055	309-11	✓
		037-049	10	✓
		033-046	09	✓
		029-043	08	✓
		025-040	07	✓
		021-036	06	✓
		017-033	05	✓
		013-030	04	✓
		010-027	03	✓
		006-023	02	✓
		003-019	01	✓
	1011062	524-014	417-09	✓



mainframe@coa1mp3.ca
bq.gov
04/18/2006 02:15 PM

To
cc
bcc
Subject

1 R E C O R D S W I T H L A B E L S PAGE
1
01012062 *** THIS UPC CODE HAS NO MASTER RECORD ON FILE
0101206215003030215 LEGAL: TR 6 -B B ULK LAND PLAT TRACT 6-A CITY OF
ALBUQUERQU LAND USE:
PROPERTY ADDR: 00000 COORS
OWNER NAME: SILVER LEAF VENTURES LLC
OWNER ADDR: 00321 MENAUL BL NE
ALBUQUERQUE NM 87110
0101206226509030210 LEGAL: TR 6 -A B ULK LAND PLAT TRACT 6-A CITY OF
ALBUQUERQU LAND USE:
PROPERTY ADDR: 00000 COORS
OWNER NAME: CITY OF ALBUQUERQUE
OWNER ADDR: PO BOX 1293
ALBUQUERQUE NM 87103
0101206218812830216 LEGAL: TR A PLA T OF TRACTS A, B, 1, 2, 3, 4, 5 & 6 OF
LAN LAND USE:
PROPERTY ADDR: 00000 COORS
OWNER NAME: CITY OF ALBUQUERQUE
OWNER ADDR: PO BOX 1293
ALBUQUERQUE NM 87103
0101206115043520110 LEGAL: LOT 4A P LAT OF LOT 4A BOSQUE PREPARATORY SCHOOL
LAND USE:
PROPERTY ADDR: 00000 LEARNING
OWNER NAME: BOSQUE SCHOOL
OWNER ADDR: 04000 LEARNING RD NW
ALBUQUERQUE NM 87120
0101206123641220202 LEGAL: A CE RTAI N TRACT OF LAND SITUATED IN SECTIONS 25
AN LAND USE:
PROPERTY ADDR: 00000
OWNER NAME: CITY OF ALBUQUERQUE
OWNER ADDR: PO BOX 1293
ALBUQUERQUE NM 87103
0101206105940820137 LEGAL: TR 4 PLA T OF TRACTS A, B, 1, 2, 3, 4, 5 & 6 OF
LAN LAND USE:
PROPERTY ADDR: 00000
OWNER NAME: BOSQUE SCHOOL
OWNER ADDR: 04000 LEARNING RD NW
ALBUQUERQUE NM 87120
0101106149045710217 LEGAL: TR 5 PLA T OF TRACTS A, B, 1, 2, 3, 4, 5 & 6 OF
LAN LAND USE:
PROPERTY ADDR: 00000
OWNER NAME: ASW REALTY PARTNERS LLC
OWNER ADDR: 00401 PASEO DE PERALTA
SANTA FE NM 87501
0101206239913540110 LEGAL: THE ELY PORT OF TR "B" LDS OF JOEL P TAYLOR EXC
SL LAND USE:
PROPERTY ADDR: 00000 N/A
OWNER NAME: CITY OF ALBUQUERQUE
OWNER ADDR: PO BOX 1293
ALBUQUERQUE NM 87103

PAGE 2

0101206231313340301 LEGAL: TRAC T B CORRECTED PLAT OF BOSQUE MONTANO
SUBDIVISI LAND USE:
PROPERTY ADDR: 00000
OWNER NAME: RAYLEE HOMES INC
OWNER ADDR: 04011 BARBARA LP SE
RIO RANCHO NM 87124

0101206227910440366 LEGAL: LOT 43 C ORRECTED PLAT OF BOSQUE MONTANO
SUBDIVISIO LAND USE:
PROPERTY ADDR: 00000 CALLE OVEJA
OWNER NAME: JAECKEL KURT
OWNER ADDR: 03600 CALLE OVEJA CT NW
ALBUQUERQUE NM 87120

0101206227510640365 LEGAL: LOT 44 C ORRECTED PLAT OF BOSQUE MONTANO
SUBDIVISIO LAND USE:
PROPERTY ADDR: 00000 CALLE OVEJA
OWNER NAME: MARRIOTT JOHN T &
OWNER ADDR: 03602 CALLE OVEJA CT NW
ALBUQUERQUE NM 87114

0101206227210840364 LEGAL: LOT 45 C ORRECTED PLAT OF BOSQUE MONTANO
SUBDIVISIO LAND USE:
PROPERTY ADDR: 00000 CALLE OVEJA
OWNER NAME: BICOASTAL 4 LLC
OWNER ADDR: 03604 CALLE OVEJA CT NW
ALBUQUERQUE NM 87120

0101206226911140363 LEGAL: LOT 46 C ORRECTED PLAT OF BOSQUE MONTANO
SUBDIVISIO LAND USE:
PROPERTY ADDR: 00000 CALLE OVEJA
OWNER NAME: WRIGHT MICHAEL S & PAREO SHANN
OWNER ADDR: 03608 CALLE OVEJA CT NW
ALBUQUERQUE NM 87120

0101206226611340362 LEGAL: LOT 47 C ORRECTED PLAT OF BOSQUE MONTANO
SUBDIVISIO LAND USE:
PROPERTY ADDR: 00000 CALLE OVEJA
OWNER NAME: EDWARDS DIXIE D
OWNER ADDR: 03612 CALLE OVEJA CT NW
ALBUQUERQUE NM 87120

0101206226211440361 LEGAL: LOT 48 C ORRECTED PLAT OF BOSQUE MONTANO
SUBDIVISIO LAND USE:
PROPERTY ADDR: 00000 CALLE OVEJA
OWNER NAME: THELEN MELANIE
OWNER ADDR: 03616 CALLE OVEJA CT NW
ALBUQUERQUE NM 87120

0101206221216040208 LEGAL: PARC EL 5 -A2-A PLAT OF PARCEL 5-A2-A LANDS OF
JOEL LAND USE:
PROPERTY ADDR: 00000 COORS
OWNER NAME: WALGREEN HASTINGS CO
OWNER ADDR: 00200 WILMOT RD

DEERFIELD IL 60015

0101206218118630505 LEGAL: TR 3 8-4- A PLAT OF TRATCS 27B-B-1-A, 38-1-A,
38-2-A LAND USE:
PROPERTY ADDR: 00000 COORS
OWNER NAME: GMR LLC
OWNER ADDR: 07060 CAMINITO MANRESA
LA JOLLA CA 92037

PAGE 4

0101206201703330905 LEGAL: LT 1 4 PL AT OF THE VILLAGE AT TAYLOR RIDGE (REPL
OF LAND USE:

PROPERTY ADDR: 00000 APOLLO
OWNER NAME: MARTIN YOLANDA M
OWNER ADDR: 05312 APOLLO DR NW

ALBUQUERQUE NM
0101206201303030904
OF LAND USE:

87120
LEGAL: LT 1 5 PL AT OF THE VILLAGE AT TAYLOR RIDGE (REPL

PROPERTY ADDR: 00000 APOLLO
OWNER NAME: BLEA WALTER A & FLORA
OWNER ADDR: 05308 APOLLO DR NW

ALBUQUERQUE NM
0101206201002730903
OF LAND USE:

87120
LEGAL: LT 1 6 PL AT OF THE VILLAGE AT TAYLOR RIDGE (REPL

PROPERTY ADDR: 00000 APOLLO
OWNER NAME: GARCIA JOHN & ROSE MARIE
OWNER ADDR: 05304 APOLLO NW

ALBUQUERQUE NM
0101206200602330902
OF LAND USE:

87120
LEGAL: LT 1 7 PL AT OF THE VILLAGE AT TAYLOR RIDGE (REPL

PROPERTY ADDR: 00000 APOLLO
OWNER NAME: HAHN DAVID
OWNER ADDR: 03323 LUNA AV

SAN DIEGO CA
0101206200301930901
OF LAND USE:

92117
LEGAL: LT 1 8 PL AT OF THE VILLAGE AT TAYLOR RIDGE (REPL

PROPERTY ADDR: 00000 APOLLO
OWNER NAME: TAILA KATHLEEN A & LAURA SHAW
OWNER ADDR: 10914 CORTE PALYA MAZATIAN

SAN DIEGO CA
0101106252401441709
OF LAND USE:

92124
LEGAL: LT 1 9 PL AT OF THE VILLAGE AT TAYLOR RIDGE (REPL

PROPERTY ADDR: 00000 APOLLO
OWNER NAME: CARLSON DENNIS L & SANDRA M
OWNER ADDR: 05232 APOLLO NW

ALBUQUERQUE NM
0101106252101141708
OF LAND USE:

87120
LEGAL: LT 2 0 PL AT OF THE VILLAGE AT TAYLOR RIDGE (REPL

PROPERTY ADDR: 00000 APOLLO
OWNER NAME: SISNEROS MANUEL E
OWNER ADDR: 05228 APOLLO DR NW

ALBUQUERQUE NM
0101106251700741707
OF LAND USE:

87120
LEGAL: LT 2 1 PL AT OF THE VILLAGE AT TAYLOR RIDGE (REPL

PROPERTY ADDR: 00000 APOLLO
OWNER NAME: BROUGHTON RANDALL J
OWNER ADDR: 05224 APOLLO DR NW

ALBUQUERQUE NM
0101106251100241706
OF LAND USE:

87120
LEGAL: LT 2 2 PL AT OF THE VILLAGE AT TAYLOR RIDGE (REPL

PROPERTY ADDR: 00000 APOLLO
OWNER NAME: RAVER JOHN R
OWNER ADDR: 05220 APOLLO DR NW

ALBUQUERQUE NM

87120

PAGE 5

0101106148050510301 LEGAL: TR A PLA T MIRADOR SUBD CONT 2.7356 AC M/L OR
119,1 LAND USE:

PROPERTY ADDR: 00000 COORS

OWNER NAME: GIL VIRGILIO S

OWNER ADDR: 06506 CALLE REDONDA

NW

ALBUQUERQUE NM

87120

QUIT

101206226509030210

LEGAL: TR 6-A BULK LAND PLAT TRACT 6-A CITY OF ALBUQ. CT 6-B
LANDS OF RAY
PROPERTY ADDR: COORS BLV NW

OWNERS NAME: CITY OF ALBUQUERQUE
OWNERS ADDR: PO BOX 1293
ALBUQUERQUE, NM 87103

101206218812830216

LEGAL: TR A PLAT OF TRACTS A, B, 1, 2, 3, 4, 5 & 6 A GRAHAM III, OVENW
PROPERTY ADDR: COORS BLVD NW

OWNERS NAME: CITY OF ALBUQUERQUE
OWNERS ADDR: PO BOX 1293
ALBUQUERQUE, NM 87103

101206123641220202

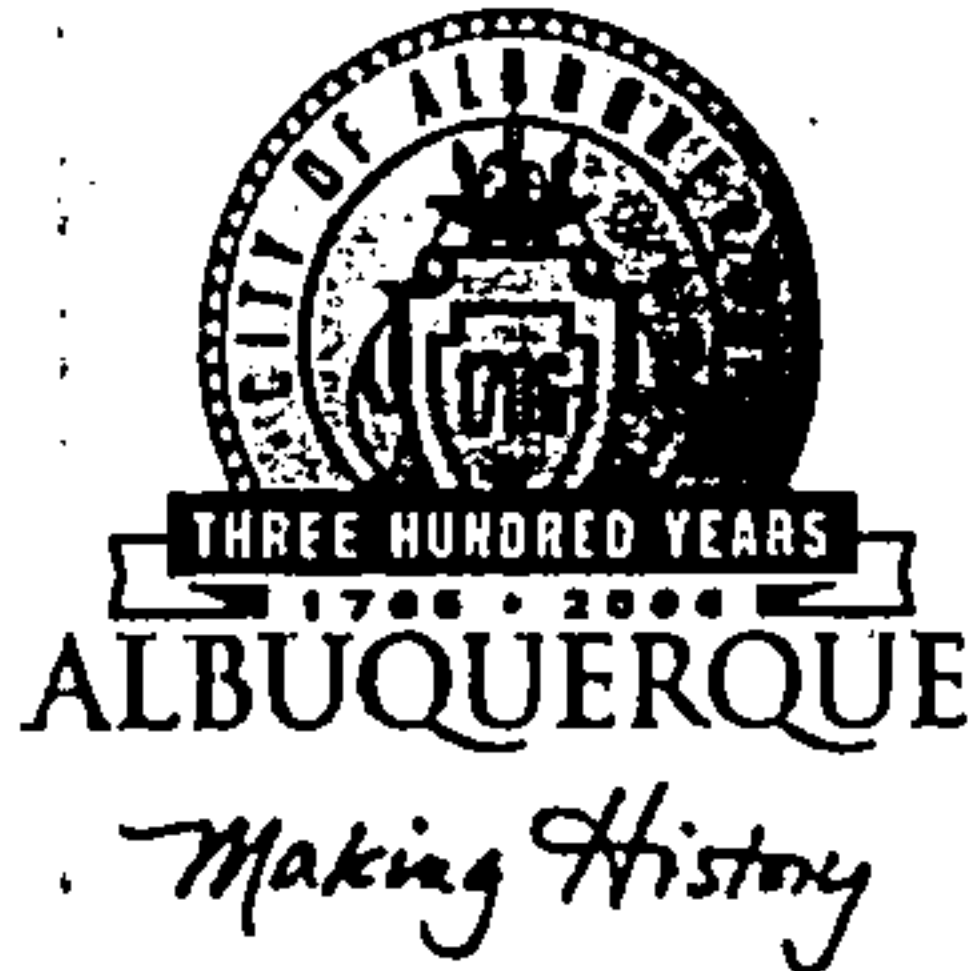
LEGAL: A CERTAIN TRACT OF LAND SITUATED IN SECTIONS R2E AKA
UNPLATTED L
PROPERTY ADDR: N/A

OWNERS NAME: CITY OF ALBUQUERQUE
OWNERS ADDR: PO BOX 1293
ALBUQUERQUE, NM 87103

101206239913540110

LEGAL: THE ELY PORT OF TR "B" LDS OF JOEL P TAYLOR T TO DRAINAGE
ESMT
PROPERTY ADDR: N/A

OWNERS NAME: CITY OF ALBUQUERQUE
OWNERS ADDR: PO BOX 1293
ALBUQUERQUE, NM 87103



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: 4-6-06

TO CONTACT NAME: Lisa Parish
COMPANY/AGENCY: Precision Surveys, Inc.
ADDRESS/ZIP: 8414 Jefferson NE, Suite D, ABQ, 87113
PHONE/FAX #: 856-5700 856-7900

Thank you for your inquiry of 4-6-06 (date) requesting the names of **Recognized**

Neighborhood Associations who would be affected under the provisions of O-92 by your proposed project at Lots 1-9 North Andaluca at La Luz

zone map page(s) E-12, F-12

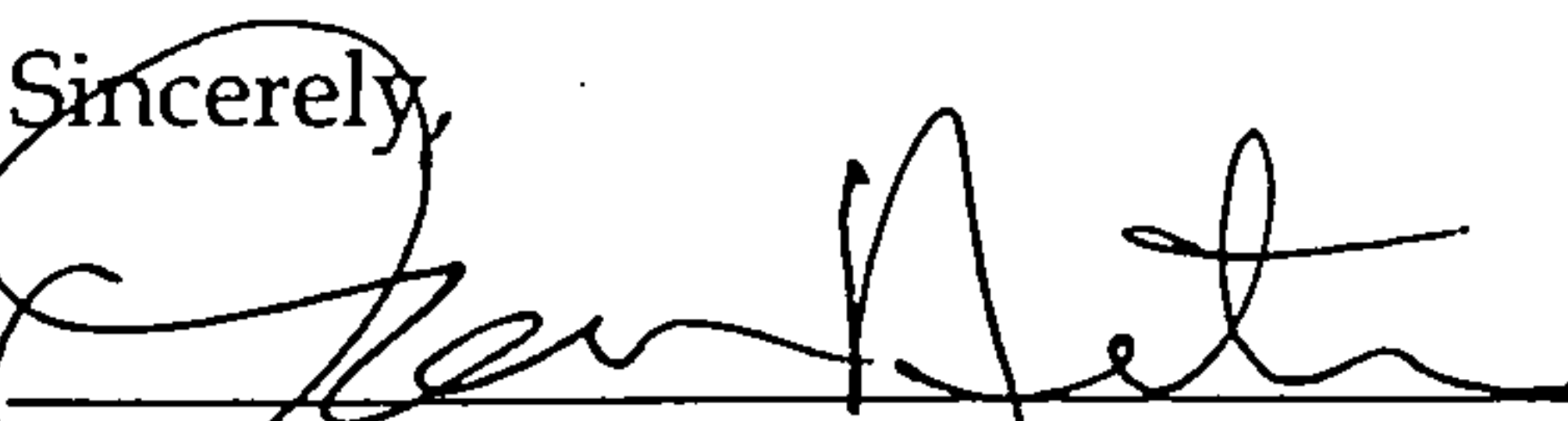
Our records indicate that the **Recognized Neighborhood Association(s)** affected by this proposal and the contact names are as follows:

La Luz Landowners
Neighborhood Association
Contacts: Rae Perls
15 Tennis Court NW 87120
898-8833
Patrick Gallagher
24 Link NW 87120
898-5364

La Luz Del Sol
Neighborhood Association
Contacts: Abn Przbilinski
20 Mill Road NW 87120
792-0251
Charles Sanchez
20 Wind Road NW 87120
897-6553

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

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,

OFFICE OF NEIGHBORHOOD COORDINATION

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

Additional Neighborhood Association Information

TAYLOR RANCH

Neighborhood Association

Contacts: Bill JACK Rodgers
8308 Cedar Creek Dr. NW

ABQ 87120

897-9737

Robert Wood

6500 Carney Ave NW

ABQ 87120

899-9064

Neighborhood Association

Contacts: _____

Neighborhood Association

Contacts: _____

Neighborhood Association

Contacts: _____

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

Neighborhood Association

Contacts: _____

Neighborhood Association

Contacts: _____

Neighborhood Association

Contacts: _____

Neighborhood Association

Contacts: _____

Project # 1003859

SILVERLEAF VENTURES LLC
5321 MENAUL BLVD NE
ALBUQUERQUE, NM 87110

Project # 1003859

PATRICK GALLAGHER
La Luz Landowners
24 LINK NW
ALBUQUERQUE, NM 87120

Project # 1003859

BILL JACK RODGERS
Taylor Ranch N.A.
8308 CEDAR CREEK DR NW
ALBUQUERQUE, NM 87120

101206115043520110

BOSQUE SCHOOL
4000 LEARNING RD NW
ALBUQUERQUE NM 87120

101206227910440366

JAECKEL KURT
3600 CALLE OVEJA CT NW
ALBUQUERQUE NM 87120

101206226911140363

WRIGHT MICHAEL S & PAREO SHAN
3608 CALLE OVEJA CT NW
ALBUQUERQUE NM 87120

101206221216040208

WALGREEN HASTINGS CO
200 WILMOT RD
DEERFIELD IL 60015

101206213713730109

HALLE PROPERTIES LLC
20225 SCOTTSDALE RD
SCOTTSDALE AZ 85255

101206203704930910

DIDIAN PATRICIA A
5332 APOLLO DR NW
ALBUQUERQUE NM 87120

101206202504030907

SANCHEZ DEREK & FELIX ANDREA
5320 APOLLO DR NW
ALBUQUERQUE NM 87120

Project # 1003859

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

Project # 1003859

ALAN PRZBYLINSKI
La Luz Del Sol
20 MILL ROAD NW
ALBUQUERQUE, NM 87120

Project # 1003859

ROBERT WOOD
Taylor Ranch N.A.
6500 CARNEY AVE NW
ALBUQUERQUE, NM 87120

101106149045710217

ASW REALTY PARTNERS LLC
401 PASEO DE PERALTA
SANTA FE NM 87501

101206227510640365

MARRIOTT JOHN T &
3602 CALLE OVEJA CT NW
ALBUQUERQUE NM 87114

101206226611340362

EDWARDS DIXIE D
3612 CALLE OVEJA CT NW
ALBUQUERQUE NM 87120

101206218118630505

GMR LLC
7060 CAMINITO MANRESA
LA JOLLA CA 92037

101206208411530110

AMERICAN REALPROP
5601 TAYLOR RANCH DR NW
ALBUQUERQUE NM 87120

101206203304630909

SULEIMAN IMAN
5328 APOLLO DR NW
ALBUQUERQUE NM 87120

101206202103630906

SAAVEDRA HENRY & CHARISSA
5316 APOLLO DR NW
ALBUQUERQUE NM 87120

Project # 1003859

RAE PERLS
La Luz Landowners
15 TENNIS COURT NE
ALBUQUERQUE, NM 87120

Project # 1003859

CHARLES SANCHEZ
La Luz Del Sol
20 WIND ROAD NW
ALBUQUERQUE, NM 87120

101206215003030215

SILVER LEAF VENTURES LLC
321 MENAUL BL NE
ALBUQUERQUE NM 87110

101206231313340301

RAYLEE HOMES INC
4011 BARBARA LP SE
RIO RANCHO NM 87124

101206227210840364

BICOASTAL 4 LLC
3604 CALLE OVEJA CT NW
ALBUQUERQUE NM 87120

101206226211440361

THELEN MELANIE
3616 CALLE OVEJA CT NW
ALBUQUERQUE NM 87120

101206214915630108

PETER DEFRIES CORPORATION
8525 JEFFERSON NE
ALBUQUERQUE NM 87113

101206204005530911

KARA AZIM
5336 APOLLO DR NW
ALBUQUERQUE NM 87120

101206202904330908

PAUL HELENE
5324 APPOLO DR NW
ALBUQUERQUE NM 87120

101206201703330905

MARTIN YOLANDA M
5312 APOLLO DR NW
ALBUQUERQUE NM 87120

101206201303030904

BLEA WALTER A & FLORA
5308 APOLLO DR NW
ALBUQUERQUE NM 87120

101206201002730903

GARCIA JOHN & ROSE MARIE
5304 APOLLO NW
ALBUQUERQUE NM 87120

101206200602330902

HAHN DAVID
3323 LUNA AV
SAN DIEGO CA 92117

101206200301930901

TAILA KATHLEEN A & LAURA SHAW
10914 CORTE PALYA MAZAT
SAN DIEGO CA 92124

101106252401441709

CARLSON DENNIS L & SANDRA M
5232 APOLLO NW
ALBUQUERQUE NM 87120

101106252101141708

SISNEROS MANUEL E
5228 APOLLO DR NW
ALBUQUERQUE NM 87120

101106251700741707

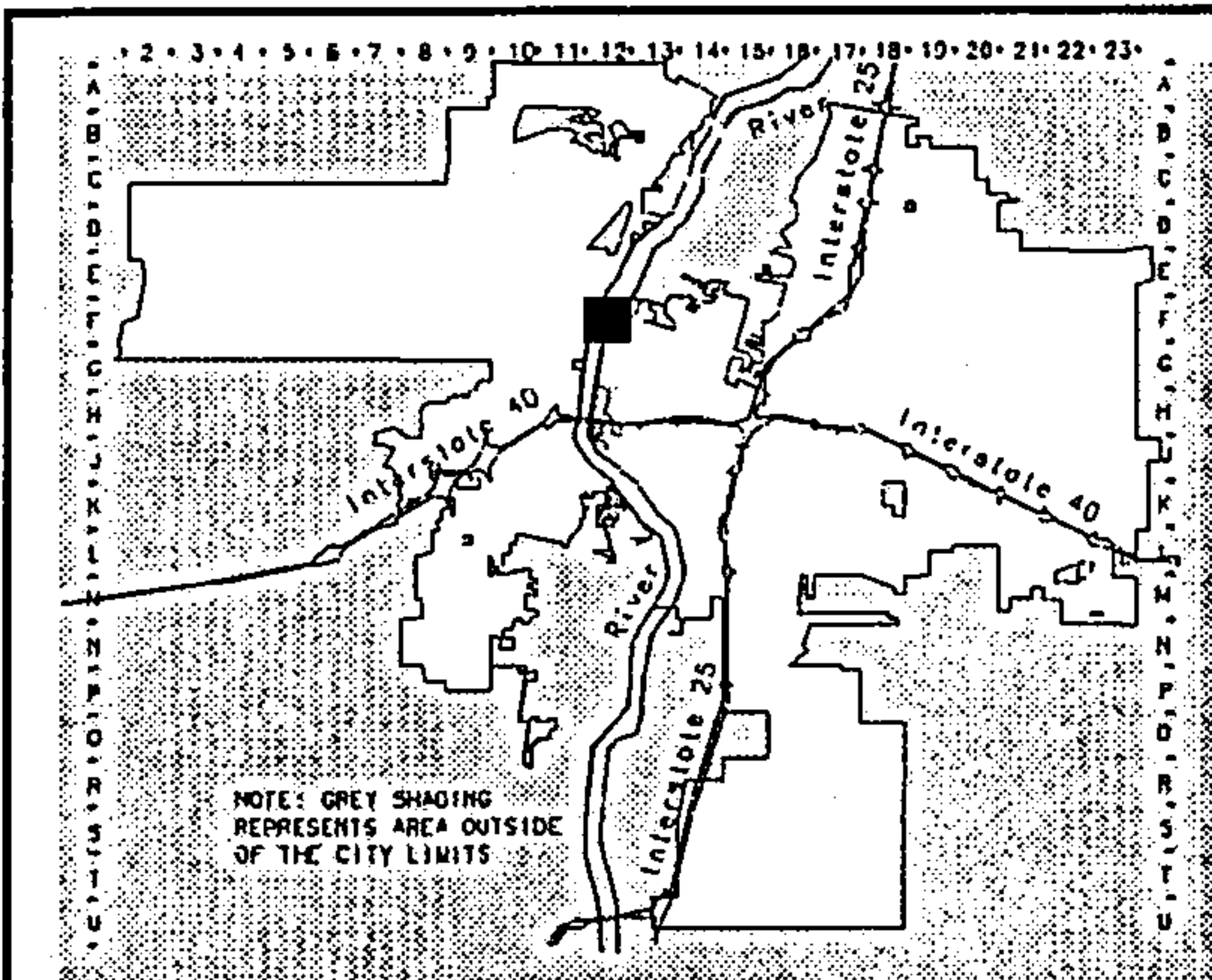
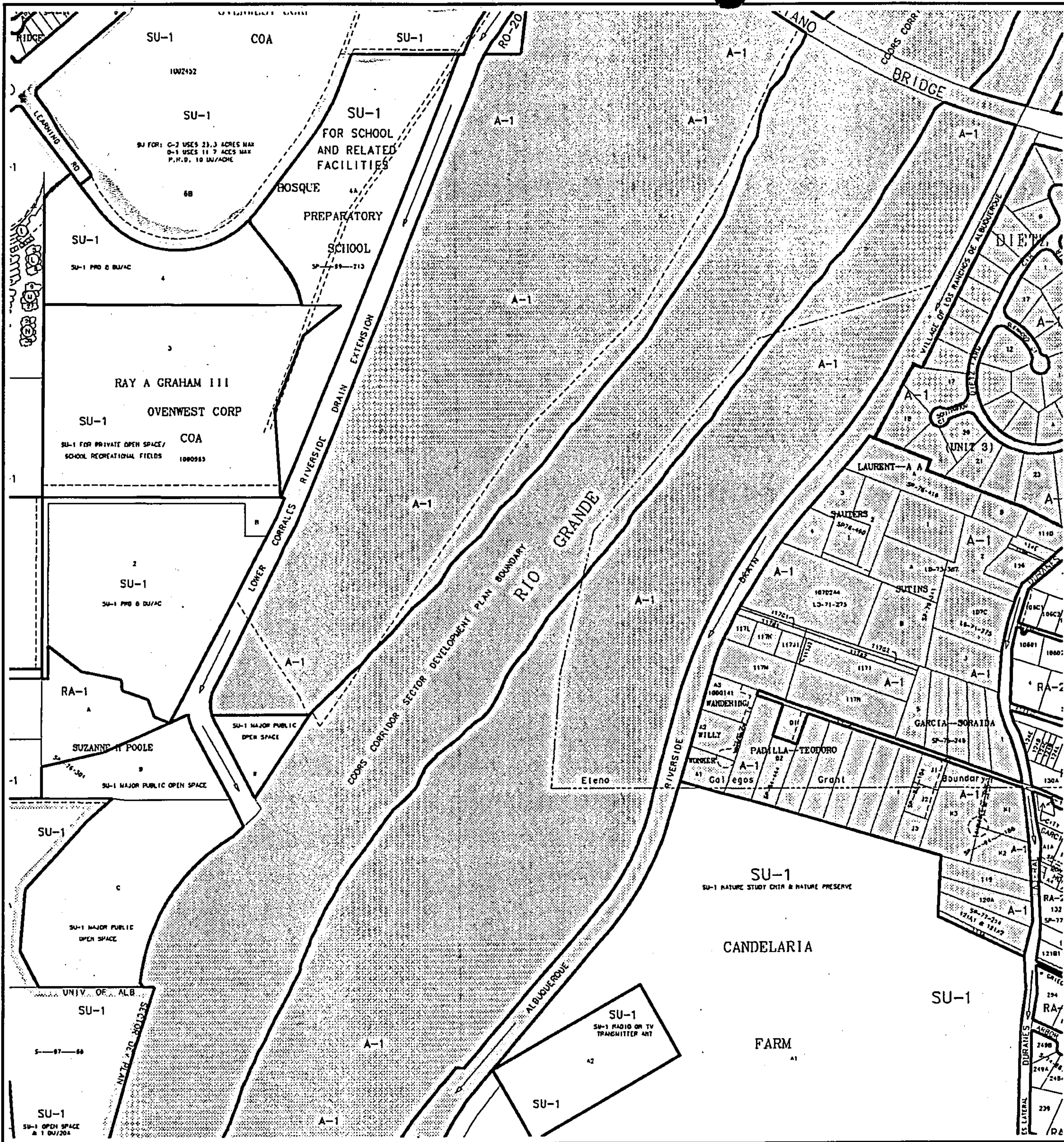
BROUGHTON RANDALL J
5224 APOLLO DR NW
ALBUQUERQUE NM 87120

101106251100241706

RAVER JOHN R
5220 APOLLO DR NW
ALBUQUERQUE NM 87120

101106148050510301

GIL VIRGILIO S
6506 CALLE REDONDA NW
ALBUQUERQUE NM 87120



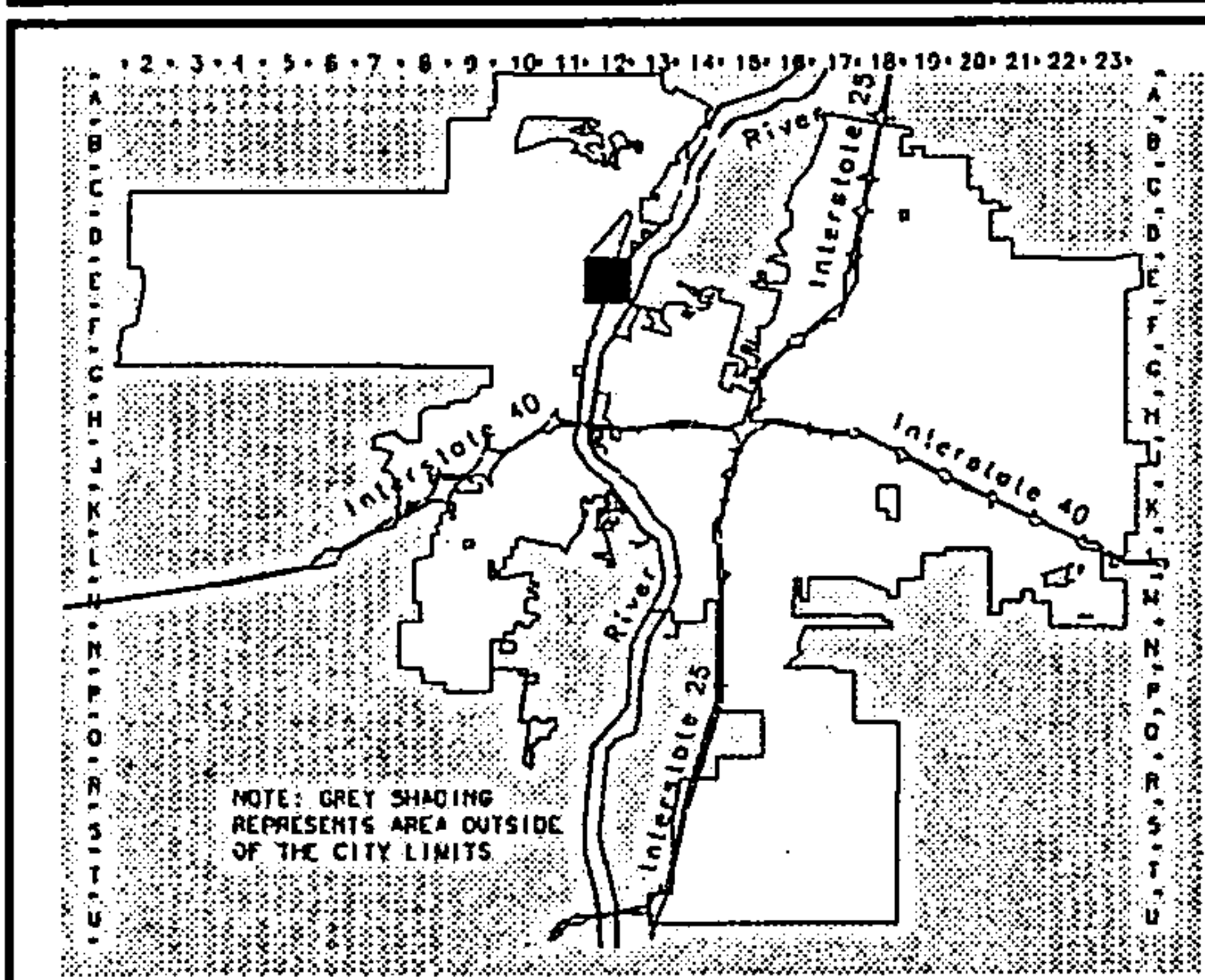
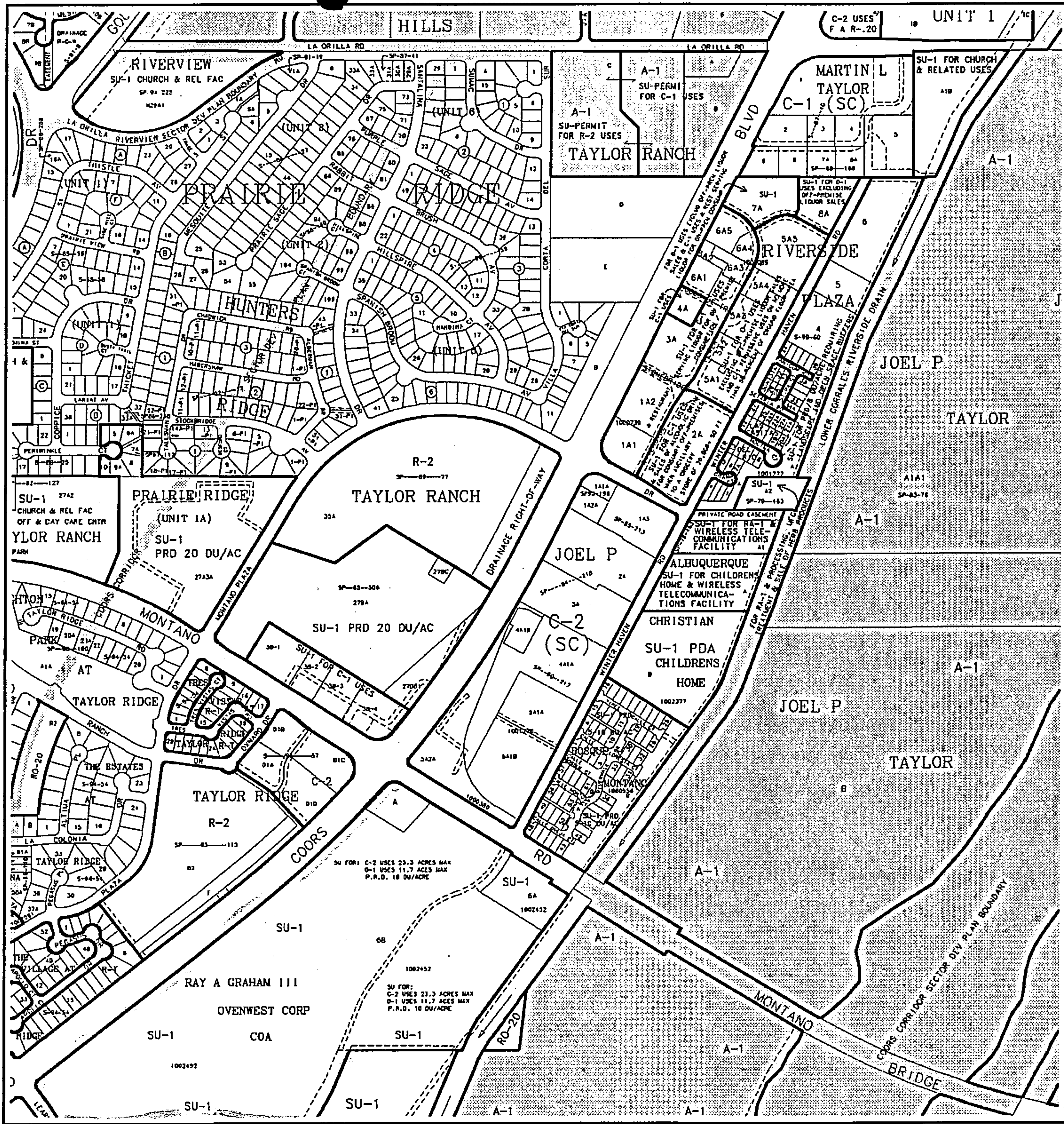
CITY OF
Albuquerque
Albuquerque Geographic Information System
PLANNING DEPARTMENT
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Zone Atlas Page

F-12-Z

Map Amended through July 31, 2003



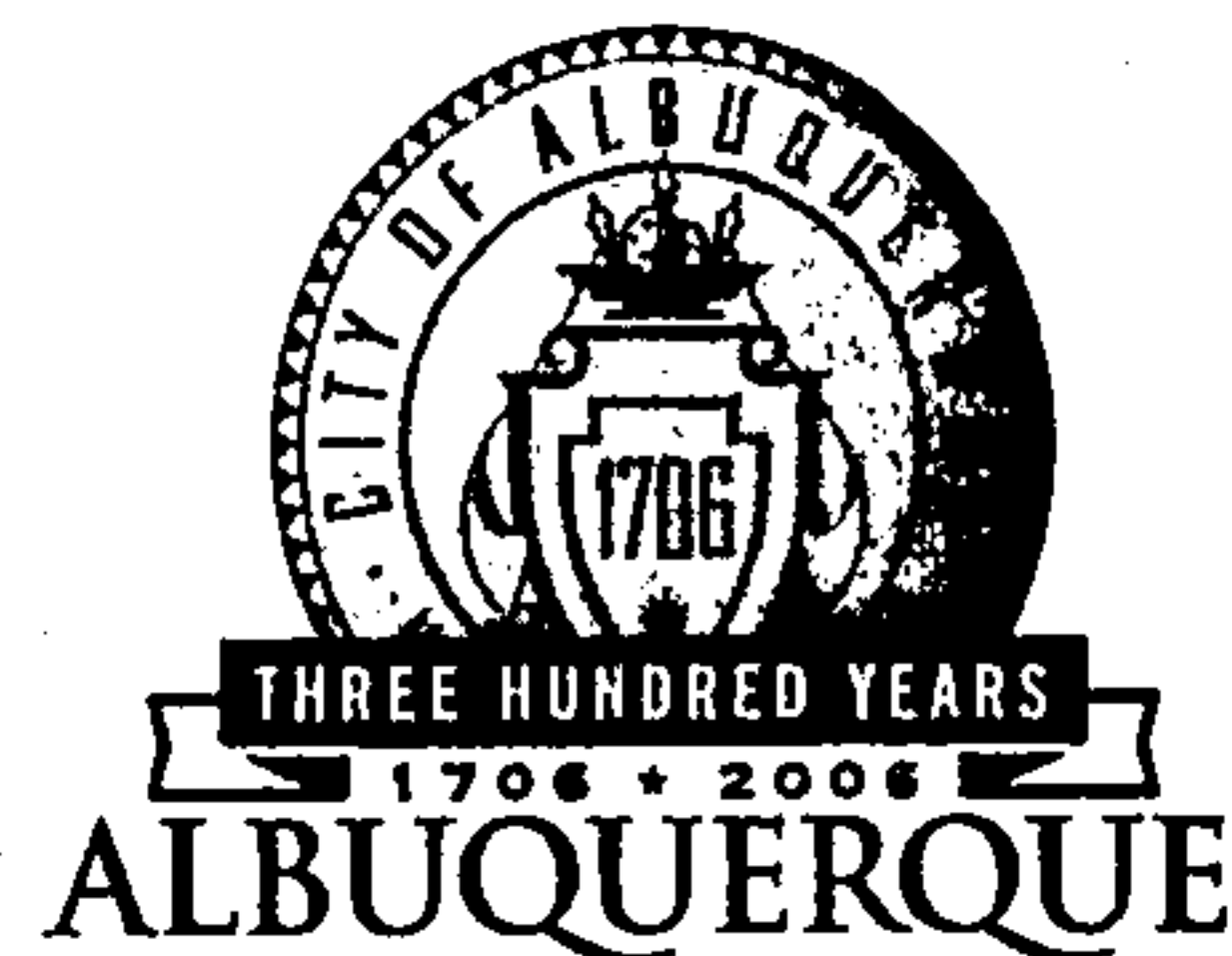
CITY OF
Albuquerque
A buquerque G eographic I nformation S ystem
PLANNING DEPARTMENT
© Copyright 2003



Zone Atlas Page
E-12-Z
Map Amended through July 31, 2003

CITY OF ALBUQUERQUE

F Y I



Making History

NOTIFICATION OF HEARING for the DEVELOPMENT REVIEW BOARD

April 21, 2006

TO: Rae Perls and Patrick Gallagher, La Luz Landowners Assoc.
Alan Przbylinski and Charles Sanchez, La Luz Del Sol Neigh. Assoc.
Bill Jack Rodgers and Robert Wood, Taylor Ranch 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 approximately sixty-four (64) acre(s) - Major Vacation of Public Right-of-Way and Major Vacation of Public Easements for a revised subdivision layout to accommodate a tenant at the existing egg shaped knuckle.

Proposed by: Precision Surveys, Inc. at (505) 856-8700
Agent for: Silverleaf Ventures, LLC

P.O. Box 1293

For property located: On or near Coors Boulevard NW between Montano Road NW and Learning Road NW.

Albuquerque

The case number(s) assigned is: 06DRB- 00533 and 00534, Project # 1003859

City Planning accepted application for this request on April 12, 2006.

New Mexico 87103

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.*

www.cabq.gov

Please be advised that this application is scheduled for a hearing before the Development Review Board (DRB) at 9 a.m. on Wednesday, May 10, 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 J. Winklepleck

Stephani I. Winklepleck

Neighborhood Program Coordinator

OFFICE OF NEIGHBORHOOD COORDINATION

PLANNING DEPARTMENT

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



DRB CASE ACTION LOG (SITE PLAN B.P.)

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.: 06DRB-00074 (SBP) Project # 1003859
 Project Name: LANDS OF NORTH ANDALUCIA
 Agent: CONSENSUS PLANNING Phone No.: 764-9801

Project Number 1003859

Your request for (SDP for SUB), (SDP for BP), (FINAL PLATS), (MASTER DEVELOP. PLAN), was approved on 1/25/06 by the DRB with delegation of signature(s) to the following departments.
OUTSTANDING SIGNATURES COMMENTS TO BE ADDRESSED

TRANSPORTATION: Per comment sheet provided @ DRB MTC 1-25-06

UTILITIES: _____

CITY ENGINEER / AMAFCA: _____

PARKS / CIP: _____

PLANNING (Last to sign): Case Planner initials SHPO approval
3 Copies

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



**DEVELOPMENT REVIEW BOARD
ACTION SHEET**

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

January 25, 2006

9:00 a.m.

MEMBERS:

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

Wilfred Gallegos, Transportation Development
Brad Bingham, Alternate City Engineer

Roger Green, Utility Development
Christina Sandoval, Parks & Recreation

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

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

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

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

Adjourned: 10:55 A.M.

B. Changes and/or Additions to the Agenda

C. New or Old Business

CASES WHICH REQUIRE PUBLIC NOTIFICATION

MAJOR SUBDIVISIONS, VACATIONS, SIA EXTENSIONS AND SITE DEVELOPMENT PLANS

1. Project # 1000696

05DRB-01529 Major-Preliminary Plat
Approval

05DRB-01530 Minor-Sidewalk Waiver

05DRB-01531 Minor-Temp Defer
SDWK

MARK GOODWIN & ASSOCIATES agent(s) for ICDC LLC request(s) the above action(s) for all or a portion of Tract(s) C, LEE'S BOSQUE SUBDIVISION (to be known as **BOSQUECITO SUBDIVISION**) zoned RD, located on BOSQUE MEADOWS BLVD NW, between LA ORILLA NW and PASEO DEL NORTE containing approximately 7 acre(s). [Deferred from 10/26/05 & 11/9/05 & 11/23/05 & 11/30/05 & 1/4/06 & 1/25/06] (D-12) **DEFERRED AT THE AGENT'S REQUEST TO 2/22/06.**

2. **Project # 1004282**
05DRB-01061 Major-Preliminary Plat
Approval

GARCIA/KRAEMER & ASSOCIATES agent(s) for PAT MILLIGAN request(s) the above action(s) for all or a portion of Lots(s) A-1, B-1, C-1, D-1, E-1, F-1, H-1, J-1, K-1, **ALAMOSA ADDITION**, zoned R-T residential zone, located on TRUJILLO RD SW, between 62nd ST SW and BATAAN DR SW containing approximately 2 acre(s). [Deferred from 7/20/05 & 7/27/05 & 1/11/06 & 1/18/06 & 1/25/06] (K-11) **DEFERRED AT THE AGENT'S REQUEST TO 2/1/06.**

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

WILSON & COMPANY, INC. agent(s) for VISTA VIEJA INVESTMENTS, LLC request(s) the above action(s) for all or a portion of Tract(s) 3 & 4, **VISTA VIEJA SUBDIVISION**, zoned RD, located on SCENIC NW, between 81ST ST NW and ALBERICOQUE PL NW containing approximately 78 acre(s). [REF: 04DRB-00825, 04DRB-01460, 05DRB-01235, 05DRB-01236] [Deferred from 1/11/06 & 1/18/06 & 1/25/06](D-9) **DEFERRED AT THE AGENT'S REQUEST TO 2/1/06.**

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

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

4. **Project # 1003445**
06DRB-00075 Minor-SiteDev Plan
BldPermit

JLS ARCHITECTS agent(s) for TERRY CORLIS request(s) the above action(s) for all or a portion of Tract(s) E2 and F, **ALBUQUERQUE WEST, UNIT 1**, zoned SU-1 PDA to include C-3, located on EDUCATION PLACE NW, between PARADISE BLVD NW and PASEO DEL NORTE NW containing approximately 5 acre(s). [REF: 05EPC-00022] [Deferred from 1/25/06] (C-12) **DEFERRED AT THE AGENT'S REQUEST TO 2/1/06.**

5. **Project # 1002112**
05DRB-01933 Minor-SiteDev Plan
Subd/EPC
05DRB-01934 Minor-SiteDev Plan
BldPermit/EPC

02DRB-01110 Minor-Prelim&Final Plat
Approval

DCSW INC agent(s) for SOLID GOLD CLASSIC LTD request(s) the above action(s) for all or a portion of Lot(s) 1-5 and 28-32, Block(s) 21, Tract(s) A, **NORTH ALBUQUERQUE ACRES, UNIT A**, zoned SU-2 special neighborhood zone, located on PASEO DEL NORTE NE, between WYOMING BLVD NE and PALOMAS DR NE containing approximately 6 acre(s). [REF: 04EPC01221, 04EPC01222][**Carmen Marrone, EPC Case Planner**] [*Indef deferred on 1/25/06*] (D-19) **INDEFINITELY DEFERRED AT THE AGENT'S REQUEST.**

SURVEYS SOUTHWEST LTD agent(s) for PEGGY DASKALOS request(s) the above action(s) for all or a portion of Lot(s) 1-5, 28-32, Block(s) 21, Tract(s) A, **NORTH ALBUQUERQUE ACRES - UNIT A**, zoned SU-2 / Mixed Use, located on PASEO DEL NORTE NE, between WYOMING BLVD NE and PALOMAS AVE NE containing approximately 6 acre(s). [REF: Z-98-141, AX-98-16] [*Was Indef Deferred 7/31/02. [Indef deferred on 1/25/06]*] (D-19) **INDEFINITELY DEFERRED AT THE AGENT'S REQUEST.**

6. **Project # 1003859**
06DRB-00074 Minor-SiteDev Plan
BldPermit/EPC

CONSENSUS PLANNING agent(s) for SILVERLEAF VENTURES LLC request(s) the above action(s) for all or a portion of Tract(s) 2 & 3, **LANDS OF NORTH ANDALUCIA**, zoned SU-1, 0-1, C-2 AND PRD, located on COORS BLVD NW, between MONTANO RD NW and LEARNING RD NW containing approximately 15 acre(s). [REF: 04EPC-01844] [**Juanita Garcia, EPC Case Planner**] (E-12/ F-12) **THE SITE PLAN FOR BUILDING PERMIT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO TRANSPORTATION DEVELOPMENT TO ADDRESS COMMENTS AND PLANNING FOR JUANITA GARCIA'S INITIALS, SHPO APPROVAL AND 3 COPIES OF THE SITE PLAN.**

7. **Project # 1001275**
06DRB-00076 Minor-SiteDev Plan
BldPermit/EPC

CONSENSUS PLANNING INC agent(s) for TEAM RETAIL COTTONWOOD LTD request(s) the above action(s) for all or a portion of Tract(s) 1, LOWE'S, (to be known as **COTTONWOOD COMMONS**) zoned SU-1 FOR C-1, located on OLD AIRPORT RD NW, between COTTONWOOD NW and COORS NW containing approximately 9 acre(s). [REF: CZ-82-4, CSU-88-45, Z-97-106, SC-78-38, AX-97-17] [Stephanie Shumsky, EPC Case Planner] [Deferred from 1/25/06] (A-14) **DEFERRED AT THE AGENT'S REQUEST TO 2/1/06.**

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

8. **Project # 1003520**
06DRB-00060 Minor-Final Plat
Approval

MARK GOODWIN & ASSOCIATES agent(s) for WASHINGTON STREET INVESTORS LLC, request(s) the above action(s) for all or a portion of Lot(s) 27 & 28, Block(s) 16, Tract(s) 1, NORTH ALBUQUERQUE ACRES, UNIT 3 (to be known as **BENJAMIN PLACE**) zoned R-D, located on GLENDALE AVE NE, between BARSTOW ST NE and VENTURA ST NE containing approximately 2 acre(s). [REF: 04DRB01567] (B-20) **FINAL PLAT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO PLANNING TO RECORD.**

9. **Project # 1004575**
06DRB-00069 Minor-Prelim&Final Plat
Approval

SURVEY'S SOUTHWEST, LTD agent(s) for VITALIA CANDELARIA C/O BARBARA DELGADO request(s) the above action(s) for all or a portion of Tract(s) D, **PEREA ACRES**, zoned RA-2, located on DURANES RD NW, between DURANES DITCH and JULIET NW containing approximately 2 acre(s). [REF: DRB-95-338, 05DRB-01847] (H-12) **PRELIMINARY AND FINAL PLAT APPROVED WITH FINAL SIGN OFF DELEGATED TO PLANNING FOR PERIMETER WALL DESIGN APPROVAL ALONG LOS DURANES PARK.**

10. **Project # 1004651**
06DRB-00073 Minor-Prelim&Final Plat
Approval

WAYJOHN SURVEYING INC agent(s) for GARY & STEPHANIE HOLBERT, STEVE DINH & STAN PADILLA request(s) the above action(s) for all or a portion of Lot(s) 12, 13 & 14, Block(s) 10, **KNOLLS OF PARADISE HILLS, UNIT 2**, zoned R-1 residential zone, located on CHANTILLY RD NW, between ARROWHEAD AVE NW and CONGRESS AVE NW containing approximately 1 acre(s). (B-13) **PRELIMINARY AND FINAL PLAT APPROVED WITH FINAL SIGN OFF DELEGATED TO UTILITIES DEVELOPMENT FOR NMU INC SIGNATURE.**

11. **Project # 1001789**
05DRB-01718 Minor-Prelim&Final Plat
Approval

PRECISION SURVEYS INC agent(s) for DASKALOS NOB HILL request(s) the above action(s) for all or a portion of Block(s) 6, Tract(s) 17-28, **MONTE VISTA**, zoned CCR, located on CENTRAL AVE NE, between TULANE NE and WELLESLEY NE containing approximately 1 acre(s). [Deferred from 11/16/05 & Indef deferred on 11/23/05] (K-16) **WITH THE SIGNING OF THE INFRASTRUCTURE LIST DATED 1/25/06 THE PRELIMINARY PLAT WAS APPROVED WITH A CONDITION OF FINAL PLAT: DEDICATION ALONG TULANE WITH WHATEVER THEY ARE PUTTING IN AND DEDICATION ALONG CENTRAL AVENUE. FINAL PLAT WAS INDEFINITELY DEFERRED FOR SIA.**

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

ADVANCED ENGINEERING & CONSULTING agent(s) for SHARIF (FELIX) RABADI request(s) the above action(s) for all or a portion of Tract(s) T-1A-2, **TOWN OF ALAMEDA GRANT**, zoned SU-1 FOR PRD, located on GOLF COURSE RD NW, between IRVING BLVD NW and the CALABACILLAS ARROYO, containing approximately 9 acre(s). [REF: 05DRB01272, 05DRB01273, 04EPC00498, 04DRB00596, Z-80-74, AX-80-16, Z-85-84, AX-85-20, Z-93-131, DRB-94-146, V-96-89] [Deferred from 1/18/06 & 1/25/06] (A-12/B-12) **DEFERRED AT THE AGENT'S REQUEST TO 2/8/06.**

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

13. **Project # 1003793**
06DRB-00058 Minor-Sketch Plat or Plan
- SUSAN L HOMER request(s) the above action(s) for all or a portion of Lot(s) 18 & 19, Block(s) A, **GRANDE HEIGHTS ADDITION**, zoned R-1 residential zone, located on SEQUOIA RD NW and SEQUOIA CT NW and containing approximately 1 acre(s). [REF: 04DRB01803] (G-11) **THE ABOVE REQUEST WAS REVIEWED AND COMMENTS WERE GIVEN.**
14. **Project # 1004648**
06DRB-00067 Minor-Sketch Plat or Plan
- VINCENTE M QUINTANA request(s) the above action(s) for all or a portion of Tract(s) 5, Block(s) 0000, **ORONA ADDITION**, zoned R-2, located on MONTE ALTO NE, between TRAMWAY NE and MONTE LARGO NE containing approximately 1 acre(s). (L-23) **THE ABOVE REQUEST WAS REVIEWED AND COMMENTS WERE GIVEN.**
15. **Project # 1004652**
06DRB-00070 Minor-Sketch Plat or Plan
- MARK GOODWIN & ASSOCIATES PA agent(s) for ADAL DEVELOPMENT request(s) the above action(s) for all or a portion of Tract(s) RR-3-E, WESTLAND SOUTH, (to be known as **CEJA VISTA, UNIT 1**) zoned R-LT residential zone, located on DENNIS CHAVEZ BLVD SW AND FUTURE UNSER BLVD SW and containing approximately 19 acre(s). (P-9) **THE ABOVE REQUEST WAS REVIEWED AND COMMENTS WERE GIVEN.**

16. **Project # 1004649**
06DRB-00071 Minor-Sketch Plat or
Plan

MARK GOODWIN & ASSOCIATES PA agent(s) for ADAL DEVELOPMENT request(s) the above action(s) for all or a portion of Tract(s) RR-3-D, WESTLAND SOUTH, (to be known as **CEJA VISTA, UNIT 2**) zoned R-LT residential zone, located on DENNIS CHAVEZ BLVD SW south of UNSER BLVD SW AND 98TH ST SW containing approximately 42 acre(s).(P-9) **THE ABOVE REQUEST WAS REVIEWED AND COMMENTS WERE GIVEN.**

17. **Project # 1004650**
06DRB-00072 Minor-Sketch Plat or
Plan

MARK GOODWIN & ASSOCIATES PA agent(s) for ADAL DEVELOPMENT request(s) the above action(s) for all or a portion of Tract(s) RR-3-A, WESTLAND SOUTH, (to be known as **CEJA VISTA, UNIT 3**) zoned R-LT residential zone, located on DENNIS CHAVEZ BLVD SW south of UNSER BLVD SW AND 118TH ST SW containing approximately 15 acre(s). (P-9) **THE ABOVE REQUEST WAS REVIEWED AND COMMENTS WERE GIVEN.**

18. Approval of the Development Review Board Minutes for January 18, 2006. **THE DRB MINUTES FOR JANUARY 18, 2006 WERE APPROVED BY THE BOARD.**

ADJOURNED: 10:55 A.M.

DEVELOPMENT REVIEW BOARD
TRANSPORTATION DEVELOPMENT
Standard Comment Sheet

DRB- 1003859

Item No. 6

Zone Atlas E-12/ & F-12

DATE ON AGENDA 1-25-06

INFRASTRUCTURE REQUIRED (X) YES () NO

CROSS REFERENCE: _____

TYPE OF APPROVAL REQUESTED:

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

No. Comment

Sector Plan Boundaries

- 1) The decel lane on Montano is required and SHPO clearance is needed prior to approval.
- 2) The ADA ramps need to be within a public sidewalk easement.
- 3) Many of the aisle widths do not meet DPM criteria.
- 4) It appears that the roundabouts will require additional dedication.
- 5) Has the NMDOT approved the second (north) Coors access point?
- 6) Radii need to meet DPM criteria.

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

January 24, 2006

TO: Sheran Matson, DRB Chair
FROM: Juanita Garcia, Planner
SUBJECT: Project # 1003859 – North Andaluca

J. Garcia

Need JG's initials

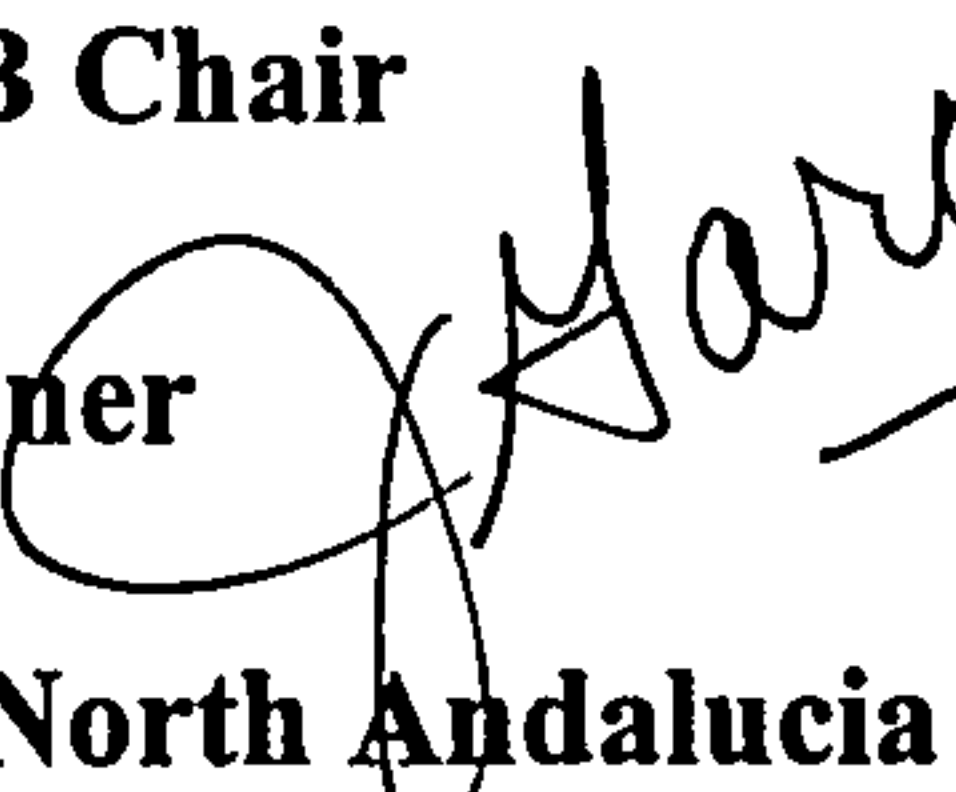
The EPC approved application 04EPC-01844, Site Development Plan for Building Permit on June 17, 2005 with conditions. The following conditions still need to be satisfied:

1. Condition five requires final approval from the State Historic Preservation Officer.
2. Condition 6m requires the applicant to meet with members from the Transit Department to discuss a Transportation Demand Management plan.
3. The following facades still need to comply with Condition 9d:
 - a. Building 6B2.4 (South Façade)
 - b. Building 6B2. 5 & 6 (West Façade)
 - c. 6B2.9 (East Façade)
 - The offsets shown as notation 1, need to be verified if they are projecting at least six inches from the façade for facades on 6B2.5 & 6 & 6B2.9.
 - Building 6B2.4 has a blank façade greater than 30 feet.
4. Outdoor seating is not clearly noted on the site plan and is required for the retail areas as well as the restaurants.
5. The final design of the rear outfall still needs coordination with the Open Space Division.

If you should have any questions regarding this matter, please do not hesitate to contact me at 924-3349.

Thank you.

January 24, 2006

TO: Sheran Matson, DRB Chair
FROM: Juanita Garcia, Planner 
SUBJECT: Project # 1003859 – North Andaluca

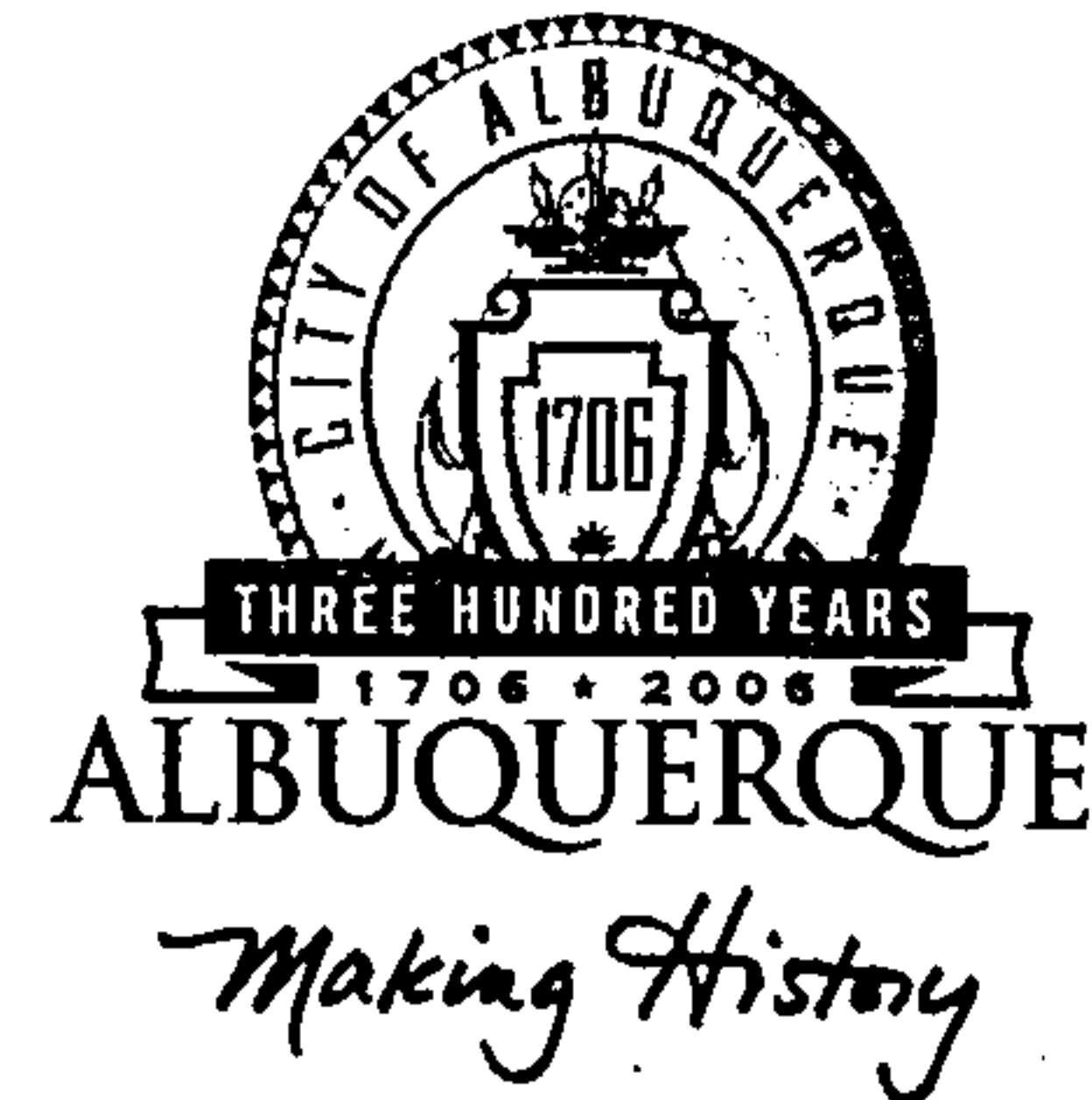
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Thank you.

CITY OF ALBUQUERQUE



PLANNING DEPARTMENT
DEVELOPMENT AND BUILDING SERVICES
HYDROLOGY DEVELOPMENT SECTION

DEVELOPMENT REVIEW BOARD--SPEED MEMO

DRB CASE NO/PROJECT NO: 1003859

AGENDA ITEM NO: 6

SUBJECT:

Site Plan for BP

ACTION REQUESTED:

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

ENGINEERING COMMENTS:

No adverse comments.

P.O. Box 1293

Albuquerque

New Mexico 87103

www.cabq.gov

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: January 25, 2006

#6 1003859



"Andrew Wooden"
<awood@bosqueschool.
org>

01/23/2006 10:56 AM

To <smatson@cabq.gov>

cc

bcc

Subject Andalucia North and Bosque School

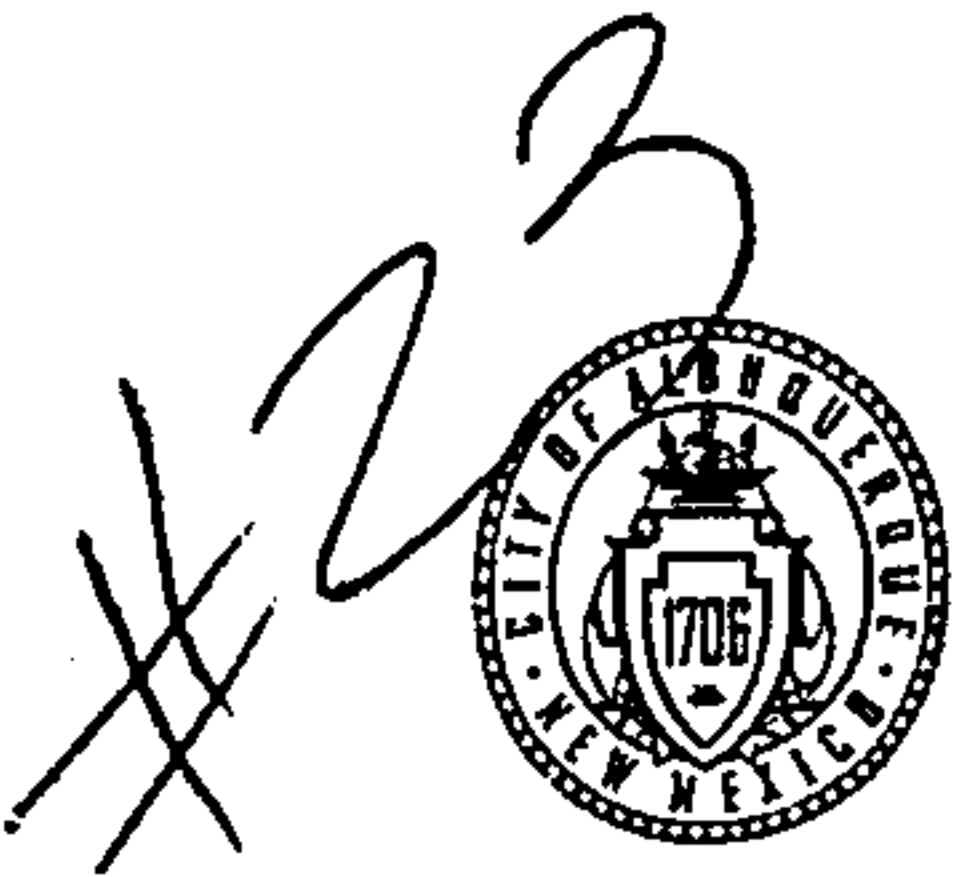
Hello Sheran,

Thank you for meeting with me today. As suggested, her are my comments concerning project:1003859/04EPC-01844:

EPC imposed a buffer long the school's borders that restricts the uses to Office and residential (commercial is not an approved use in the buffer) this buffer appropriately appears on the plan. However, there are tractor trailer loading bays drawn within the buffer. I think these bays should not be allowed in the commercial free buffer. I also question the dumpsters that appear in the buffer.

Secondly, the drainage plan that shows a large drainage pond on the school land to the east of the site is way out of date and the school would not approve such a pond. We recognize that we have to accept the water, but our agreement is that the design on the pond shall be mutually agreed upon, and there is no final plan yet. We have yet to be presented with a plan that meets our design needs. We will not unreasonably withhold our agreement, but the current plan we believe to be unreasonable.

Thank you,
Andrew



COMPLETED 10/14/05 SH

DRB CASE ACTION LOG

REVISED 9/28/05

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

DRB Application No.: 09 DRB01010 Project # 1003859
Project Name: North Chihuahua
Agent: [Signature] Phone No.: Bruce 823-1000

Your request for (SDP for SUB), (SDP for BP), (FINAL PLATS), (MASTER DEVELOP. PLAN), was approved on 10/12/05 by the DRB with delegation of signature(s) to the following departments. OUTSTANDING SIGNATURES COMMENTS TO BE ADDRESSED

TRANSPORTATION: [Blank lines]

UTILITIES: Water line easement. [Blank lines]

CITY ENGINEER / AMAFCA: [Blank lines]

PARKS / CIP: [Blank lines]

PLANNING (Last to sign): dx f adjoining drainage easement. N/A [Signature] 10/13/05

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

Project Number 1003859



**DEVELOPMENT REVIEW BOARD
ACTION SHEET**

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

October 12, 2005

9:00 a.m.

MEMBERS:

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

Wilfred Gallegos, Transportation Development
Brad Bingham, Alternate City Engineer

Roger Green, Utility Development
Christina Sandoval, Parks & Recreation

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

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

Adjourned: 11:57 A.M.

CASES WHICH REQUIRE PUBLIC NOTIFICATION

MAJOR SUBDIVISIONS, VACATIONS, SIA EXTENSIONS AND SITE DEVELOPMENT PLANS

1. **Project # 1002201**
05DRB-01471 Major-Two Year SIA

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

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

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

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

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

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

ISAACSON & ARFMAN agent(s) for CURB INC request(s) the above action(s) for all or a portion of Tract(s) 16D, A PORTION OF TRACT 16D OF BULK LAND TRACT FOR EL RANCHO GRANDE and Tract(s) 16-A, 16-B, 16-C, 16-D, 16-E & 16-F, (to be known as **EL RANCHO GRANDE UNIT 17**) zoned R-D, located on GIBSON BLVD SW, between MESSINA DR SW and DELGADO DR SW containing approximately 3 acre(s). [REF: 05DRB-01033, 05DRB-01038, 05DRB-01039, 05DRB-01084] (N-8) **THE VACATION WAS APPROVED AS SHOWN ON EXHIBIT B IN THE PLANNING FILE.**

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

TIERRA WEST LLC agent(s) for WAL-MART STORES EAST LP request(s) the above action(s) for all or a portion of Tract(s) 1, 4 & 5, WYOMING MALL (to be known as **WALMART**) zoned C-2 (SC), located on WYOMING BLVD NE, between MENAUL BLVD NE and NORTHEASTERN ST NE containing approximately 31 acre(s). [REF: ZA-99-017, ZA-79-214, ZA-78-225, ZA-84-226, ZA-78-143, ZA-14-95,, DRB-97-319, 05EPC-00024, 05EPC-00025] [**Carmen Marrone, EPC Case Planner**] [*Deferred from 10/12/05*] (H-20) **DEFERRED AT THE AGENT'S REQUEST TO 10/26/05.**

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

23. Project # 1003859
05DRB-01010 Minor-Final Plat Approval

PRECISION SURVEYS INC agent(s) for SILVERLEAF VENTURES LLC request(s) the above action(s) for all or a portion of Tract(s) A & 6B, LANDS OF RAY A GRAHAM, (to be known as **NORTH ANDALUCIA @ LA LUZ**) zoned SU-1, O-1, C-2 and PRD, located on COORS BLVD NW, between MONTANO RD NW and LEARNING RD NW containing approximately 64 acre(s). [REF: [REF: 04EPC00855, 02EPC01770 & 01771, 04EPC01845] [*Indef deferred on 6/22/05 for SIA*] (E-12/F-12) **THE FINAL PLAT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO UTILITIES DEVELOPMENT FOR FINALIZING OF WATER LINE EASEMENT AND PLANNING FOR AGIS DXF FILE AND ADJOINING DRAINAGE EASEMENT.**

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

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

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

25. **Project # 1001235**
05DRB-01539 Minor-Sketch Plat or Plan

SURVEYS SOUTHWEST LTD agent(s) for TURNER BRANCH & MARGARET MOSES request(s) the above action(s) for all or a portion of Lot(s) 13 & 14, Block(s) 6, Tract(s) 11, EDWARD KROGH ADDITION (to be known as **LANDS OF BRANCH**) zoned R-1 residential zone, located on RIO GRANDE BLVD NW, between KROGH CT NW and containing approximately 2 acre(s). [REF: 01EPC00639, 01EPC00640] (H-13) **THE ABOVE REQUEST WAS REVIEWED AND COMMENTS WERE GIVEN.**

26. **Project # 1004465**
05DRB-01541 Minor-Sketch Plat or Plan

GARCIA/KRAEMER & ASSOCIATES agent(s) for AMY HENKEL request(s) the above action(s) for all or a portion of Lot(s) 9, **MAJOR ACRES**, zoned R-1, located on MAJOR AVE NW, between 12TH ST NW and 10TH ST NW containing approximately 1 acre(s). (G-14) **THE ABOVE REQUEST WAS REVIEWED AND COMMENTS WERE GIVEN.**

27. Approval of the Development Review Board Minutes for September 28, 2005. **THE DRB MINUTES FOR SEPTEMBER 28, 2005 WERE APPROVED BY THE BOARD.**

ADJOURNED: 11:57 A.M.

#23



Final Plat

DRB CASE ACTION LOG

REVISED 9/28/05

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

DRB Application No.: 09 DRB01010 (FP) Project # 1003859
 Project Name: North Albany
 Agent: Theresa S. Sisco Phone No.: Blue 823.1000

Your request for (SDP for SUB), (SDP for BP), (FINAL PLATS), (MASTER DEVELOP. PLAN), was approved on 10/12/05 by the DRB with delegation of signature(s) to the following departments.
OUTSTANDING SIGNATURES COMMENTS TO BE ADDRESSED

- TRANSPORTATION: _____
- _____
- _____
- _____
- UTILITIES: Water line easement.
- _____
- _____
- CITY ENGINEER / AMAFCA: _____
- _____
- _____
- PARKS / CIP: _____
- _____
- _____
- PLANNING (Last to sign): dxfi
- adjoining drainage easement.
- _____
- _____

Project Number 1003859

- 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.

OK

#23

3859

DXF Electronic Approval Form

DRB Project Case #: 1003859

Subdivision Name: NORTH ANDALUCIA AT LA LUZ

Surveyor: LARRY W MEDRANO

Contact Person: MARGUERITE MARTINEZ

Contact Information: 856-5700

DXF Received: 10/13/2005

Hard Copy Received: 10/12/2005

Coordinate System: NMSP Grid (NAD 27)


Approved

10-13-2005
Date

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

AGIS Use Only
Copied fc 3859 to agiscov on 10/13/2005 Contact person notified on 10/13/2005

**City Of Albuquerque
PLANNING DEPARTMENT
October 12, 2005
DRB Comments**

Item # 23

Project # 1003859

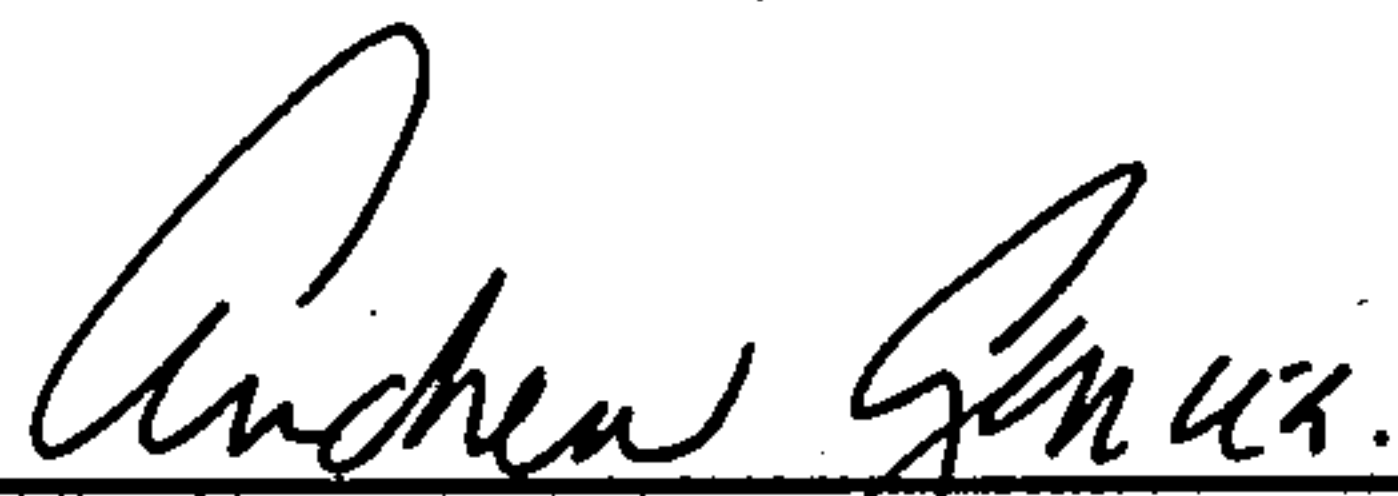
Application # 05-01010

RE: North Andalucia@La Luz/final plat

Are there any changes from the approved preliminary plat?

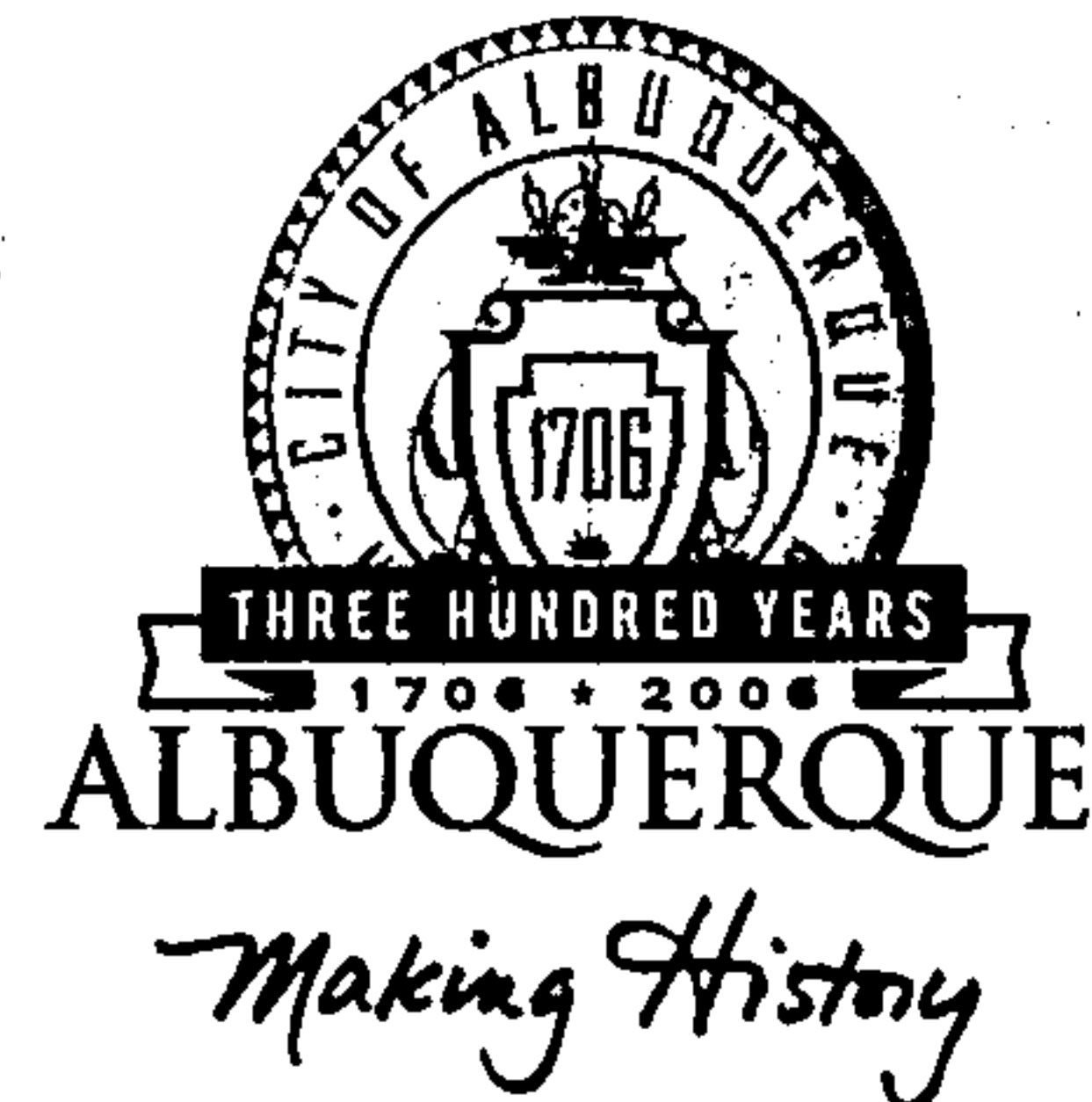
Planning will record the plat. So, we will take delegation. ✓

Is AGIS dxf approved?



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

CITY OF ALBUQUERQUE



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

DEVELOPMENT REVIEW BOARD--SPEED MEMO

DRB CASE NO/PROJECT NO: 1003859

AGENDA ITEM NO: 23

SUBJECT:

Final Plat

ACTION REQUESTED:

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

ENGINEERING COMMENTS:

P.O. Box 1293

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

Albuquerque

New Mexico 87103

RESOLUTION:

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

www.cabq.gov

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

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

FOR:

SIGNED: Bradley L. Bingham
City Engineer/AMAFCA Designee

DATE: October 12, 2005



**DEVELOPMENT REVIEW BOARD
ACTION SHEET**

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

June 22, 2005

9:00 a.m.

MEMBERS:

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

Wilfred Gallegos, Transportation Development
Brad Bingham, Alternate City Engineer

Roger Green, Utility Development
Christina Sandoval, Parks & Recreation

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

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

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

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

Adjourned: 12:55 P.M.

CASES WHICH REQUIRE PUBLIC NOTIFICATION

MAJOR SUBDIVISIONS, VACATIONS, SIA EXTENSIONS AND SITE DEVELOPMENT PLANS

1. **Project # 1000635**
05DRB-00904 Major-One Year SIA

TIERRA WEST LLC agent(s) for DE BARTOLO DEVELOPMENT request(s) the above action(s) for all or a portion of Tract(s) 38-1A1, 38-2A1, 38-2A2 and 38-3A1, **TAYLOR RANCH**, zoned SU-1 FOR C-1, located on MONTANO RD NW, between MONTANO PLAZA DR NW and COORS BYPASS BLVD NW containing approximately 4 acre(s). [REF: 00DRB00878, 02DRB01040, 04DRB01698, 04DRB01764] [Deferred from 6/22/05] (E-12) **DEFERRED AT AGENT'S REQUEST TO 6/29/05.**

2. **Project # 1000650**
05DRB-00903 Major-Two Year SIA

TIERRA WEST LLC agent(s) for WAL-MART STORES EAST LP request(s) the above action(s) for all or a portion of Tract(s) 1-A-1, **LANDS OF LAMONICA & WENK**, zoned SU-1, C-1, located on COORS BLVD SW, between RIO BRAVO BLVD SW and LAMONICA RD SW containing approximately 20 acre(s). [REF: 00EPC00905, 00EPC00907, 04DRB00277] (P-10) **A 6-MONTH EXTENSION OF THE SIA WAS APPROVED.**

3. **Project # 1003874**
05DRB-00894 Major-Vacation of
Public Easements

ISAACSON & ARFMAN agent(s) for CURB INC request(s) the above action(s) for Tract(s) 16-D, 16-E and 16-F, **EL RANCHO GRANDE, UNIT 16**, zoned R-D, located on GIBSON BLVD SW, between MESSINA DR SW and DELGADO DR SW. [REF: 04DRB00717, 04DRB01892, 05DRB00032, 05DRB00033, 05DRB00034, 05DRB00035, 05DRB00126, 05DRB00199, 05DRB00342] (N-8) **VACATION WAS APPROVED AS SHOWN ON EXHIBIT B IN THE PLANNING FILE.**

4. **Project # 1004223**
05DRB-00884 Major-Vacation of
Public Easements
05DRB-00885 Minor-Prelim&Final Plat
Approval

SURVEYS SOUTHWEST agent(s) for LUTHER MARTINEZ request(s) the above action(s) for all or a portion of Tract(s) 6-B, **SUNDT'S INDUSTRIAL CENTER** (to be known as **RENAISSANCE CENTER III, PARCEL D-1**), zoned M-2 & SU-1 1P, located on MONTANO RD NE, between ALEXANDER BLVD NE and DESERT SURF CIRCLE NE containing approximately 9 acre(s). [REF: V-96-84, DRB-96-377] [Deferred from 6/22/05] (F-16) **DEFERRED AT THE AGENT'S REQUEST TO 6/29/05.**

5. **Project # 1004228**
05DRB-00888 Major-Vacation of Pub
Right-of-Way

PHILIP TURNER agent(s) for JAMES P GUTHRIE request(s) the above action(s) for all or a portion of Tract(s) 89A2, 89B2, 89B3, 89C3, 89C4 SUNRISE HEIGHTS ADDITION, (to be known as **GUTHRIE COMMERCE PARK**) zoned M-1, located on MONTANO NE and RENAISSANCE NE containing approximately 1 acre(s). (F-15) **VACATION APPROVED AS SHOWN ON EXHIBIT B IN THE PLANNING FILE.**

6. **Project # 1004232**
05DRB-00896 Major-Vacation of
Public Easements

MIGUEL TRUJILLO agent(s) for WILLIAM WILSON request(s) the above action(s) for all or a portion of Block(s) 13, Tract(s) A, **CLAYTON HEIGHTS SUBDIVISION**, zoned C-2 community commercial zone, located on GIBSON BLVD SE, between BUENA VISTA SE and WILMOORE DR SE containing approximately 2 acre(s). [Will be readvertised] (L-15) **INDEFINITELY DEFERRED ON A NO SHOW.**

7. **Project # 1004233**
05DRB-00899 Major-Preliminary Plat
Approval
05DRB-00900 Major-Vacation of
Public Easements
05DRB-00901 Minor-Sidewalk Waiver
05DRB-00902 Minor-Temp Defer
SDWK

BOHANNAN HUSTON INC agent(s) for WESTLAND DEVELOPMENT CO request(s) the above action(s) for all or a portion of Tract(s) I-2, WESTLAND NORTH (to be known as **STORM CLOUD SUBDIVISION**) zoned SU-2, RLT, located on TIERRA PINTADA ST SW, between ARROYO VISTA BLVD SW and LADERA DR SW containing approximately 107 acre(s). [Deferred from 6/22/05] (H-9, J-8, J-9) **DEFERRED AT THE AGENT'S REQUEST TO 6/29/05.**

8. **Project # 1004071**
05DRB-00511 Major-Bulk Land
Variance
05DRB-00512 Major-Vacation of
Public Easements
05DRB-00513 Minor-Prelim&Final Plat
Approval

JEFF MORTENSEN & ASSOCIATES agent(s) for ALBUQUERQUE PUBLIC SCHOOLS & NEW MEXICO STATE LAND OFFICE, request(s) the above action(s) for **GOVERNMENT LOTS 1-4, SECTION 16, 11N, R2E AND THE SOUTH 1/2 OF THE SOUTH 1/2 OF SECTION 16, 11N, R2E, zoned RO-20, located on RAINBOW BLVD NW, between COMPASS DR NW and PETROGLYPH NATIONAL MONUMENT containing approximately 289 acre(s). [Deferred from 4/20/05 & 5/11/05 & 6/1/05] (C-9) BULK LAND VARIANCE APPROVED. VACATION WAS APPROVED AS SHOWN ON EXHIBIT B IN THE PLANNING FILE. PRELIMINARY PLAT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO PLANNING FOR 15-DAY APPEAL PERIOD, RECORDING OF PLAT AND AGIS DXF FILE.**

9. **Project # 1004204**
05DRB-00871 Major-Vacation of
Public Easements

PRECISION SURVEYS agent(s) for WESTLAND DEVELOPMENT CO request(s) the above action(s) for all or a portion of Block(s) F, Tract(s) A, **CEDAR RIDGE ESTATES, UNIT 2, zoned R-1, located on QUAIL BRUSH DR NW and ROSEBUD DR NW. [REF: S-93-23, DRB-96-150] [Deferred from 6/15/05](J-10) VACATION WAS APPROVED AS SHOWN ON EXHIBIT B IN THE PLANNING FILE.**

- 05DRB-01007 Minor-Prelim&Final Plat
Approval

PRECISION SURVEYS INC agent(s) for WESTLAND DEVELOPMENT CO., INC request(s) the above action(s) for all or a portion of Block(s) F, Tract(s) A, **CEDAR RIDGE ESTATES, UNIT 2, zoned R-1 residential zone, located on SILKWOOD AVE NW and LOS VOLCANES RD NW and containing approximately 1 acre(s). [REF: S-93-23, DRB-96-150] (J-10) PRELIMINARY PLAT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO CITY ENGINEER FOR CERTIFICATION OF GRADING PERMIT AND ACCEPTANCE OF STORM DRAIN IN LOS VOLCANES AND PLANNING FOR AGIS DXF FILE AND 15-DAY APPEAL PERIOD.**

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.

10. Project # 1004266
05DRB-01017 Minor-SiteDev Plan
BldPermit

ADVANCED ENGINEERING & CONSULTING agent(s) for MAVERICK DEVELOPMENT INC., RON SPRADLIN request(s) the above action(s) for all or a portion of Lot(s) 29, **ALAMEDA BUSINESS PARK**, zoned SU-2 IP, located on ALAMEDA DR NE, between ALAMEDA PARK DR NE and the AMAFCA NORTH DIVERSION CHANNEL, containing approximately 2 acre(s). [REF: DRB-98-223] [Deferred from 6/22/05] (C-16) **DEFERRED AT THE AGENT'S REQUEST TO 6/29/05.**

11. Project # 1000195
05DRB-01016 Minor-SiteDev Plan
Subd/EPC
05DRB-01018 Minor-SiteDev Plan
BldPermit/EPC

MARK GOODWIN & ASSOCIATES agent(s) for GRAYBAR ELECTRIC request(s) the above action(s) for all or a portion of Lot(s) A, B, C & D, **GATEWAY INDUSTRIAL PARK ADDITION**, zoned SU-1 PLANNED INDUSTRIAL DEVELOPMENT, located on MENAUL BLVD NE, between NBSR RR AND BROADWAY NE and containing approximately 5 acre(s). [REF: 05EPC00584, 05EPC00583] [Elvira Lopez, EPC Case Planner] (H-14) **SITE PLAN FOR SUBDIVISION WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO PLANNING FOR EPC CASE PLANNER'S INITIALS. SITE PLAN FOR BUILDING PERMIT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO TRANSPORTATION DEVELOPMENT FOR STALL DIMENSIONS AND PLANNING FOR EPC CASE PLANNER'S INITIALS.**

05DRB-01014 Minor-Prelim&Final Plat
Approval
05DRB-01015 Minor-Vacation of
Private Easements

MARK GOODWIN & ASSOCIATES, PA agent(s) for HENSLEY CONSTRUCTION, INC. request(s) the above action(s) for all or a portion of Tract(s) A, B, C & D, **GATEWAY INDUSTRIAL PARK**, (to be known as **GRAYBAR ELECTRIC**) zoned SU-1 PLANNED INDUSTRIAL DEVELOPMENT, located on MENAUL BLVD NE and BROADWAY BLVD NE and containing approximately 5 acre(s). (H-14) **PRELIMINARY**

PLAT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO TRANSPORTATION DEVELOPMENT FOR EASEMENTS. VACATION WAS APPROVED AS SHOWN ON EXHIBIT B IN THE PLANNING FILE.

12. Project # 1003859
05DRB-00994 Minor-SiteDev Plan
Subd/EPC

CONSENSUS PLANNING agent(s) for SILVERLEAF VENTURES LLC request(s) the above action(s) for all or a portion of Tract(s) A & 6B, LANDS OF RAY GRAHAM III, OVENWEST CORPORATION AND CITY OF ALBUQUERQUE, (to be known as **NORTH ANDALUCIA @ LA LUZ**) zoned SU-1, O-1, C-2 and PRD, located on COORS BLVD NW, between MONTANO RD NW and LEARNING RD NW containing approximately 70 acre(s). [REF: 04EPC00855, 02EPC01770, 02EPC01771, 04EPC01845] [Juanita Garcia, EPC Case Planner] (E-12/F-12) **SITE PLAN FOR SUBDIVISION WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO TRANSPORTATION DEVELOPMENT FOR MTB APPROVAL, NMDOT APPROVAL AND DMD APPROVAL.**

05DRB-01010 Minor-Prelim&Final Plat
Approval

PRECISION SURVEYS INC agent(s) for SILVERLEAF VENTURES LLC request(s) the above action(s) for all or a portion of Tract(s) A & 6B, LANDS OF RAY A GRAHAM, (to be known as **NORTH ANDALUCIA @ LA LUZ**) zoned SU-1, O-1, C-2 and PRD, located on COORS BLVD NW, between MONTANO RD NW and LEARNING RD NW containing approximately 64 acre(s). [REF: 04EPC00855, 02EPC01770, 02EPC01771, 04EPC01845] (E-12/F-12) **WITH THE SIGNING OF THE INFRASTRUCTURE LIST DATED 6/22/05 AND APPROVAL OF THE GRADING PLAN ENGINEER STAMP DATED 3/14/05 THE PRELIMINARY PLAT WAS APPROVED WITH THE FOLLOWING CONDITIONS OF FINAL PLAT: A PUBLIC DRAINAGE EASEMENT IS REQUIRED ON TRACT 9. A WATERLINE MUST BE RELOCATED AND ACCEPTED BY WATER UTILITY DEPARTMENT**

OR HAVE A TEMPORARY EASEMENT IN PLACE FOR THE EXISTING WATER LINE LOCATION. A ROUND-ABOUT DESIGN SHALL BE PROVIDED. STREET INTERSECTION ANGLES MUST BE REEVALUATED. ~~THE FINAL PLAT WAS INDEFINITELY DEFERRED FOR THE SIA.~~

13. **Project # 1003883**
05DRB-00999 Minor-SiteDev Plan
BldPermit

MULLEN HELLER ARCHITECTURE agent(s) for LANDHLAFORD, LLC request(s) the above action(s) for all or a portion of Lot(s) 9, Tract(s) 9-A-1A-2, **JOURNAL CENTER PHASE 2, UNIT 1**, zoned IP, located on TIBURON ST NE and JEFFERSON ST NE and containing approximately 3 acre(s). (D-17) **SITE PLAN FOR BUILDING PERMIT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO TRANSPORTATION DEVELOPMENT FOR PARKING DIMENSIONS AND PLANNING FOR WRITTEN COMMENTS AND 3 COPIES OF THE SITE PLAN.**

05DRB-01000 Minor-Prelim&Final Plat
Approval

MARK GOODWIN & ASSOCIATES, PA agent(s) for LANDHLAFORD, LLC request(s) the above action(s) for all or a portion of Lot(s) 9, Tract(s) 9-A-1A-2, **JOURNAL CENTER PHASE 2, UNIT 1**, (to be known as **JOURNAL CENTER LAW OFFICES**) zoned IP, located on TIBURON ST NE, between JEFFERSON ST NE and containing approximately 3 acre(s). (D-17) **WITH THE SIGNING OF THE INFRASTRUCTURE LIST DATED 6/22/05 THE PRELIMINARY PLAT WAS APPROVED WITH THE CONDITION OF FINAL PLAT: PROVIDE A SIDEWALK EASEMENT FOR THE MEANDERING SIDEWALK. FINAL PLAT WAS INDEFINITELY DEFERRED FOR THE SIA.**

14. **Project # 1003057**
05DRB-00980 Minor-SiteDev Plan
BldPermit

KEN HOVEY, agent(s) for I-40 GATEWAY WEST LLC request(s) the above action(s) for all or a portion of Block(s) 1, Tract(s) A-2-C-1, **CLIFFORD WEST BUSINESS PARK, UNIT 3**, zoned IP industrial park zone, located on UNSER BLVD NW, between LOS VOLCANES NW and SAUL BELL RD NW containing approximately 7 acre(s). [REF: Z-97-11, AA-98-54] [Given Project #1004257 in error.] [Deferred from 6/22/05] (K-9) **DEFERRED AT THE AGENT'S REQUEST TO 6/29/05.**

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

15. **Project # 1003591**
05DRB-00996 Minor-Final Plat
Approval

BOHANNAN HUSTON INC. agent(s) for D.R. HORTON, INC. request(s) the above action(s) for all or a portion of Tract(s) 31A-1-A, **SUNGATE ESTATES SUBDIVISION, UNIT 1**, zoned R-2 FOR R-T & R-LT, located on GIBSON BLVD SW, between BLAKE RD SW and 98TH ST SW containing approximately 46 acre(s). [REF: 04DRB-01185] (N-9) **FINAL PLAT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO PARKS FOR CASH-IN-LIEU AND PLANNING FOR PLAT RECORDING.**

16. **Project # 1003429**
05DRB-00995 Minor-Final Plat
Approval

BOHANNAN HUSTON INC agent(s) for CURB INC. request(s) the above action(s) for all or a portion of Tract(s) 16B and 16C, EL RANCHO GRANDE (to be known as **SIERRA RANCH SUBDIVISION, UNIT 1**) zoned R-LT, R-D, located on GIBSON BLVD SW, and containing approximately 62 acre(s). (N-8) **FINAL PLAT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO PLANNING FOR PLAT RECORDING.**

17. **Project # 1003030**
05DRB-00997 Minor-Final Plat
Approval

BOHANNAN HUSTON, INC. agent(s) for CURB INC request(s) the above action(s) for all or a portion of Tract(s) 15, **EL RANCHO GRANDE, UNIT 15**, zoned R-LT, located on GIBSON BLVD SW, between BLAKE RD SW and MESSINA DR SW containing approximately 23 acre(s).[REF: 05DRB00282] (N-8) **FINAL PLAT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO PLANNING FOR PLAT RECORDING.**

18. **Project # 1003571**
05DRB-01002 Minor-Final Plat
Approval

MARK GOODWIN & ASSOCIATES, PA agent(s) for CURB INC. request(s) the above action(s) for all or a portion of Tract(s) 9-B-1, 9-B-2 and 12-A-2, ATRISCO GRANT (to be known as **EL RANCHO GRANDE, UNIT 9B**) zoned R-LT residential zone, located south of BLAKE RD NW and west of the AMOLE CHANNEL and containing approximately 35 acre(s). [REF: 04DRB01518] (N-9) **FINAL PLAT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO TRANSPORTATION DEVELOPMENT FOR SIDEWALK WAIVER APPLICATION, TRACT A REFERENCE, AMAFCA LICENSE AGREEMENT FOR WATER AND SEWER LINES AND PLANNING FOR RECORDING OF PLAT.**

19. **Project # 1002857**
05DRB-01004 Minor-Final Plat
Approval

MARK GOODWIN & ASSOCIATES, PA agent(s) for ANDERSON HILLS LLC request(s) the above action(s) for all or a portion of Tract(s) A & B, ARROWOOD RANCH DEVELOPMENT, (to be known as **THE HIGHLANDS @ ANDERSON HILLS, UNIT 2**) zoned R-LT residential zone, located on 98TH ST SW north of DENNIS CHAVEZ BLVD SW and containing approximately 34 acre(s).[REF:Z-99-8] (N-9) **FINAL PLAT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO PLANNING FOR PLAT RECORDING. UNIT 2 NEEDS TO BE RECORDED FIRST.**

05DRB-01006 Minor-Final Plat
Approval

MARK GOODWIN & ASSOCIATES, PA agent(s) for ANDERSON HILLS LLC request(s) the above action(s) for all or a portion of Tract(s) A & B, ARROWOOD RANCH DEVELOPMENT, (to be known as **THE HIGHLANDS @ ANDERSON HILLS, UNIT 3**) zoned R-LT residential zone, located on 98TH ST SW north of DENNIS CHAVEZ BLVD SW and containing approximately 34 acre(s). [REF: Z-99-8, SPR-95-22] (N-9) **FINAL PLAT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO PLANNING FOR PLAT RECORDING.**

20. **Project # 1003696**
05DRB-00998 Minor-Prelim&Final Plat
Approval

RIO GRANDE ENGINEERING agent(s) for J D HOME CORPORATION, request(s) the above action(s) for all or a portion of Lot(s) 26 and 27, **TORRENTINO SUBDIVISION**, zoned R-D residential and related uses zone, developing area, located on 97TH ST SW, between TOWER RD SW and SAN YGNACIO RD SW containing approximately 6 acre(s). (L-9) **PRELIMINARY AND FINAL PLAT WERE APPROVED AND SIGNED OFF BY THE BOARD.**

21. **Project # 1003624**
05DRB-01001 Minor-Prelim&Final Plat
Approval

MICHAEL RENFRO, request(s) the above action(s) for all or a portion of Tract(s) 22-A, 22-B, 38-A and 38-B, M.R.G.C.D. MAP #34, (to be known as **SAN ISIDRO GARDENS**) zoned RA-2 residential and agricultural zone, located on SAN ISIDRO ST NW, between CANDELARIA RD NW and GRIEGOS RD NW containing approximately 2 acre(s). [REF: 04ZHE01281] [Deferred from 6/22/05] (G-13) **DEFERRED AT THE AGENT'S REQUEST TO 7/13/05.**

22. **Project # 1004178**
05DRB-01013 Minor-Prelim&Final Plat
Approval

WAYJOHN SURVEYING INC., agent(s) for GREVEY INVESTMENTS, request(s) the above action(s) for all or a portion of Tract(s) D, E, F & G, Block(s) 27, (to be known as **MESA VILLAGE**) zoned C-1, C-2 and O-1, located on EUBANK BLVD NE between LOMAS BLVD NE and WALKER DR NE, containing approximately 5 acre(s). [REF: 05DRB00794] (J-20) **WITH THE SIGNING OF THE INFRASTRUCTURE LIST DATED 6/22/05 THE PRELIMINARY PLAT WAS APPROVED. FINAL PLAT WAS INDEFINITELY DEFERRED FOR THE SIA.**

23. **Project # 1003238**
05DRB-01012 Major-Final Plat
Approval

TIERRA WEST LLC agent(s) for AMC DEVELOPMENT SERVICES request(s) the above action(s) for all or a portion of Lot(s) A, B C, Tract(s) 267, 268-B, 270-A-2, 270-A-1-C, 270-A-1-D, 270-B AND 315-A-1-A-1, M.R.G.C.D. MAP 35 AND LAND OF ALBERT PEREZ, TRACT(S) B1 AND B2, LAND OF MACIEL & TRUJILLO (to be known as **FLORAL MEADOWS SUBDIVISION**) zoned R-LT residential zone, located on INTERSTATE 40 between RIO GRANDE BLVD NW and MONTOYA ST NW containing approximately 8 acre(s). [REF: 04EPC00156, 04EPC00157, 04DRB00661, 04DRB01227] (H-12/H-13) **FINAL PLAT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO UTILITIES DEVELOPMENT FOR EASEMENTS ON PARCELS D & E FOR WATER/SEWER SERVICES (OR SHOW OFFSITE EASEMENTS FOR LOTS NEXT TO PARCEL E) AND TO PLANNING FOR M.R.G.C.D. SIGNATURE AND PLAT RECORDING.**

24. **Project # 1004264**
05DRB-01003 Minor-Prelim&Final Plat
Approval

ISAACSON & ARFMAN, PA agent(s) for TERRY & SHIRLEY CURRY request(s) the above action(s) for all or a portion of Lot(s) 20, 21 and 22, Block(s) 3, **DEL NORTE ADDITION**, zoned R-1, located on ESPANOLA NE, between COPPER NE and GIRARD NE containing approximately 1 acre(s). (K-19) **PRELIMINARY PLAT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO PLANNING FOR AGIS DXF FILE.**

25. **Project # 1003629**
05DRB-01008 Minor-Prelim&Final Plat
Approval

ARMIJO SURVEYING agent(s) for DONALD VASQUEZ request(s) the above action(s) for all or a portion of Lot(s) 1, **PARKSITO SUBDIVISION**, zoned R-D, located on 97TH ST SW, between FIRMAN CT SW and SAN YGNACIO RD SW containing approximately 1 acre(s). [REF: DRB-96-529, S-98-83, S-97-55] (L-9) **PRELIMINARY PLAT APPROVED WITH FINAL SIGN OFF DELEGATED TO PLANNING FOR AGIS DXF FILE.**

26. **Project # 1004261**
05DRB-00988 Minor-Prelim&Final Plat
Approval

SURVEYS SOUTHWEST LTD agent(s) for MATT SMITH request(s) the above action(s) for all or a portion of Tract(s) A, **LANDS OF W. D. KING & C. D. KING**, and Tract(s) 140, **M.R.G.C.D. MAP 38**, zoned SU-2, located on CENTRAL AVE SW, between SAN PASQUALE AVE SW and CHACOMA PL SW containing approximately 1 acre(s). [REF: LUC-9-25, LUC-98-7, LUC-95-31, LUC-94-1] (J-13) **PRELIMINARY PLAT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO TRANSPORTATION DEVELOPMENT FOR DEDICATION ALONG SAN PASQUALE AND PLANNING FOR AGIS DXF FILE.**

27. **Project # 1003554**
05DRB-00530 Minor- Final Plat
Approval

TIERRA WEST LLC agent(s) for AMC DEVELOPMENT INC request(s) the above action(s) for all or a portion of Lot(s) 1-8, Block(s) 9 and Lot(s) 2-9, Block(s) 8, SKYLINE HEIGHTS, (to be known as **CENTRAL PARK PLACE, PHASE 1**) zoned C-2, located on CENTRAL AVE SE, between CONCHAS ST SE and EUBANK BLVD SE containing approximately 4 acre(s). [REF: ZA-88-406, 04DRB01099, 04DRB01100] *[Deferred from 4/6/05 and 4/20/05 FINAL PLAT WAS INDEF DEFERRED FOR SIA]* (L-20) **FINAL PLAT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO PLANNING FOR PLAT RECORDING.**

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

28. **Project # 1000696**
05DRB-00977 Minor-Sketch Plat or
Plan

MARK GOODWIN & ASSOCIATES agent(s) for ICDC LLC request(s) the above action(s) for all or a portion of Tract(s) C, LEE'S BOSQUE SUBDIVISION (to be known as **BOSQUECITO SUBDIVISION**) zoned R-D residential and related uses zone, developing area, located on COORS BLVD NW, between EAGLE RANCH RD NW and LA ORILLA RD NW containing approximately 7 acre(s). (D-12) **THE ABOVE REQUEST WAS REVIEWED AND COMMENTS WERE GIVEN.**

29. **Project # 1004258**
05DRB-00984 Minor-Sketch Plat or
Plan

KIMBERLY A. KIEGEL request(s) the above action(s) for all or a portion of Lot(s) 27 & 28, Block(s) 32, **MONTEREY HILLS ADDITION, UNIT 2**, zoned R-1, located on SAN RAFAEL SE, between GIRARD SE and RICHMOND SE containing approximately 1 acre(s).(L-16) **THE ABOVE REQUEST WAS REVIEWED AND COMMENTS WERE GIVEN.**

30. **Project # 1004232**
05DRB-00991 Minor-Sketch Plat or Plan

MIGUEL TRUJILLO agent(s) for WILLIAM K WILSON, request(s) the above action(s) for all or a portion of Tract(s) A, Block(s) 13, **CLAYTON HEIGHTS**, zoned C-2, located on GIBSON BLVD SE, between BUENA VISTA SE and WILMOORE DR SE containing approximately 2 acre(s). [Was issued Project #1004262 in error.] (L-15) **THE ABOVE REQUEST WAS REVIEWED AND COMMENTS WERE GIVEN.**

31. **Project # 1004267**
05DRB-01019 Minor-Sketch Plat or Plan

GARY MIRABAL request(s) the above action(s) for all or a portion of Tract(s) 1, LANDS OF MANUEL GONZALES (to be known as **VILLA PLAZA VIEJA**) zoned RA-2 residential and agricultural zone, located on MOUNTAIN RD NW, between MONTOYA RD NW and CENTRAL AVE NW containing approximately 2 acre(s). [REF: DRB-97-247] (J-12) **THE ABOVE REQUEST WAS REVIEWED AND COMMENTS WERE GIVEN.**

32. **Project # 1004240**
05DRB-00918 Minor-Sketch Plat or Plan

SCHARLES WILDER agent(s) for ED GARCIA request(s) the above action(s) for all or a portion of Tract(s) 87A2, 87B1, 87B2, 87B3, 88, 89A, A2 and A1, **MAES-ERNEST**, zoned R-1 residential zone, located on RIO GRANDE BLVD NW, between INDIAN SCHOOL RD NW and MEADOW VIEW RD NW containing approximately 3 acre(s). [Deferred from 6/15/05] (H-13) **THE ABOVE REQUEST WAS REVIEWED AND COMMENTS WERE GIVEN.**

33. **Approval of the Development Review Board Minutes for June 8, 2005. DRB MINUTES FOR JUNE 8, 2005 WERE APPROVED.**

ADJOURNED: 12:55 P.M.

#12



duplicate

OS

DRB CASE ACTION LOG (SITE PLAN SUBD.)

REVISED 2/5/04

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

DRB Application No.: 05DRB-00994 (SPS)
Project Name: NORTH ANDALUCIA @ LA LUZ
Agent: Consensus Planning

Project # 1003859
Phone No.: 764-9801

Your request for (SDP for SUB), (SDP for BP), (FINAL PLATS), (MASTER DEVELOP. PLAN), was approved on 6/22/05 by the DRB with delegation of signature(s) to the following departments.
OUTSTANDING SIGNATURES COMMENTS TO BE ADDRESSED

- TRANSPORTATION: - MTB APPROVAL
- A4007 "
- DMD LETTER REGARDING MONITORING / MAINTENANCE
-
-
- UTILITIES: _____
-
-
-
- CITY ENGINEER / AMAFCA: _____
-
-
-
- PARKS / CIP: _____
-
-
-
- PLANNING (Last to sign): _____
-
-
-

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

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

Project Number

1003859

F



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

Development Review Board Comments

Project Number: 1003859
Application Number: 05DRB-00994

DRB Date: 6/22/2005
Item Number: 12

Subdivision: North Andalucia @ La Luz
Tracts A & 6B, Lands of Ray Graham III, Owenwest Corporation and COA

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

Zoning: SU-1, O-1, C-2, PRD


Zone Page: E-12/F12

New Lots (or units) : 0

Parks and Recreation Comments:

Include the trail on Learning Rd. on the infrastructure list.

The detached open space requirements will need to be met prior to final sign-off of Site Plan for Building Permit.

Signed: 
Christina Sandoval, (DMD)

Phone: 768-3808

**CITY OF ALBUQUERQUE
PLANNING DEPARTMENT
June 22, 2005
DRB Comments**

AGENDA ITEM # 12

PROJECT # 1003859

APPLICATION # 05-00994 ✕ 01010

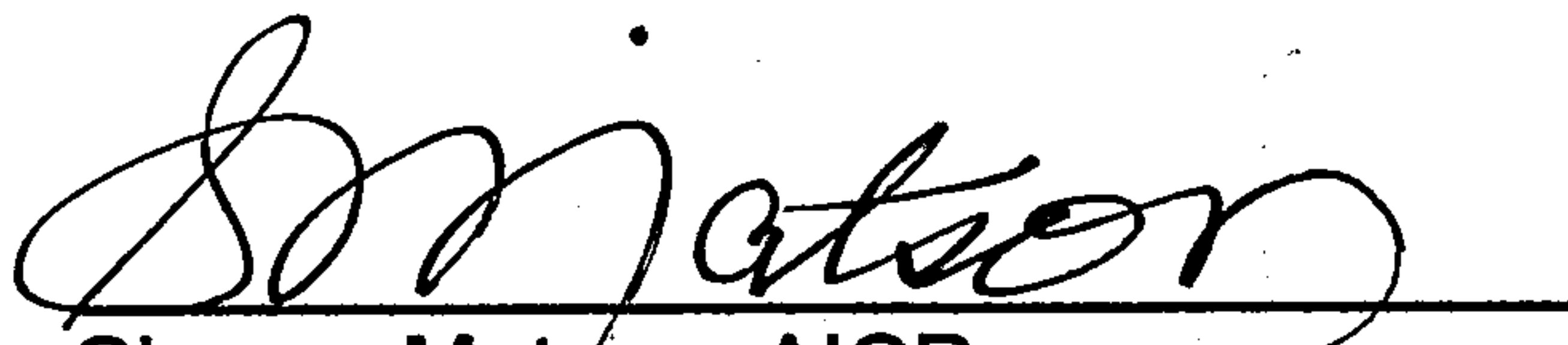
RE: North Andaluca @ La Luz/minor plat

R
Condition 5(m) of Site Plan for Subdivision (SPS) approval at EPC was to replat the property to match the SPS. The plat and the SPS do not match as submitted. The tracts are identified differently and the acreages don't match. Also, two of the roads have different names. The zoning listed in the Notes should indicate SU1 for PRD not PRO.

The plat cannot receive approval as shown.

AGIS dxf approval is required once the plat is correct.

Planning must record the plat.



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

*** TX REPORT ***

TRANSMISSION OK

TX/RX NO 3635
CONNECTION TEL 9p8425495
SUBADDRESS
CONNECTION ID
ST. TIME 06/21 07:28
USAGE T 00'52
PGS. 3
RESULT OK



**DEVELOPMENT REVIEW BOARD
FAX FORM**

TO: Jackie Fishman
FAX NUMBER: 842-5495 # PAGES 3
SENT BY: Sheran Matson, DRB Chair DATE: 6/21/05
PHONE NUMBER: 924-3880 FAX # 924-3864
PROJECT NO: 1003859 APPLICATION NO: _____

June 20, 2005

TO: Sheran Matson, DRB Chair
FROM: Juanita Garcia, Planner
SUBJECT: Project # 1003859 – North Andalucia

The EPC approved application 04EPC-01845, Site Development Plan for Subdivision on May 20, 2005 with conditions. The following conditions still need to be satisfied:

1. Condition four requires the applicant to provide a gate and appropriate signage near the "Gated Private Access for Bosque School" near Tract 6B-7 and Mirandela Road NW. Gate and signage information has not been provided.
2. Tract 6B-7 & Tract 6B-8 demonstrate off-street parking spaces that were not approved with the site development plan for subdivision, therefore, should be removed from the submittal.

If you should have any questions regarding this matter, please do not hesitate to contact me at 924-3349.

Thank you.

**CITY OF ALBUQUERQUE
PLANNING DEPARTMENT**

**June 22, 2005
DRB Comments**

AGENDA ITEM # 12

PROJECT # 1003859

APPLICATION # 05-00994

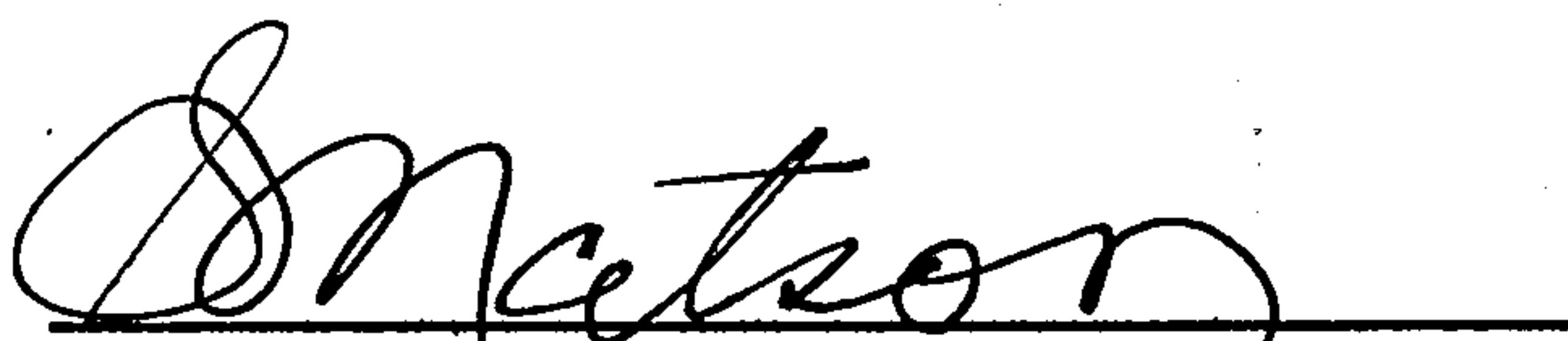
RE: North Andalucia @ La Luz/minor plat

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The plat cannot receive approval as shown.

AGIS dxf approval is required once the plat is correct.

Planning must record the plat.



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

*** TX REPORT ***

TRANSMISSION OK

TX/RX NO 3636
CONNECTION TEL 9p7987988
SUBADDRESS
CONNECTION ID
ST. TIME 06/21 07:30
USAGE T 00'41
PGS. 2
RESULT OK



DEVELOPMENT REVIEW BOARD FAX FORM

TO: Jeff Wosten

FAX NUMBER: 798-7988 # PAGES 2

SENT BY: Sheran Matson, DRB Chair DATE: 6/21/05

PHONE NUMBER: 924-3880 FAX # 924-3864

PROJECT NO: 1003859 APPLICATION NO: 05-01010

Planning's comments.

**CITY OF ALBUQUERQUE
PLANNING DEPARTMENT
June 22, 2005
DRB Comments**

AGENDA ITEM # 12

PROJECT # 1003859

APPLICATION # 05-00994

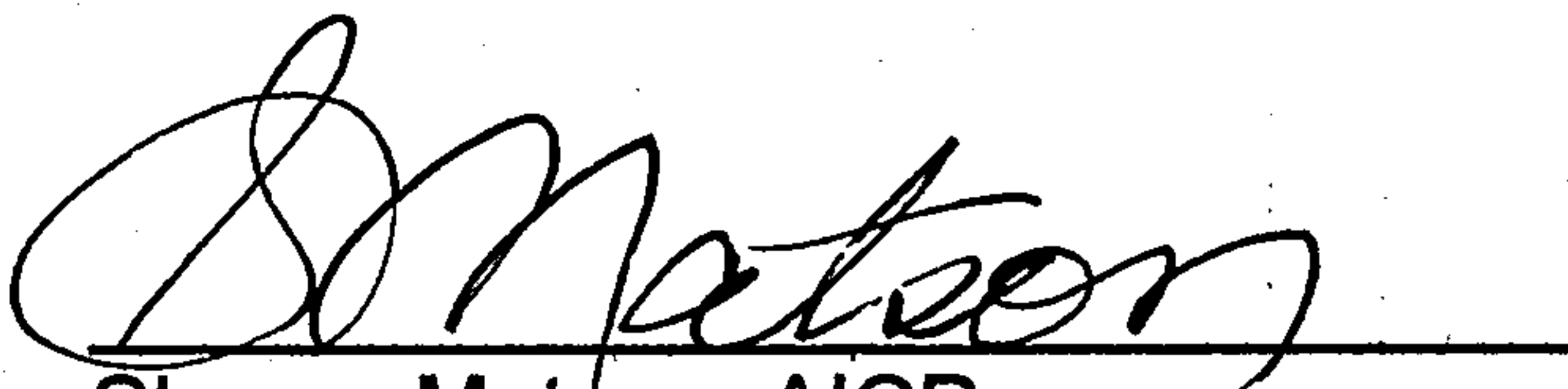
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The plat cannot receive approval as shown.

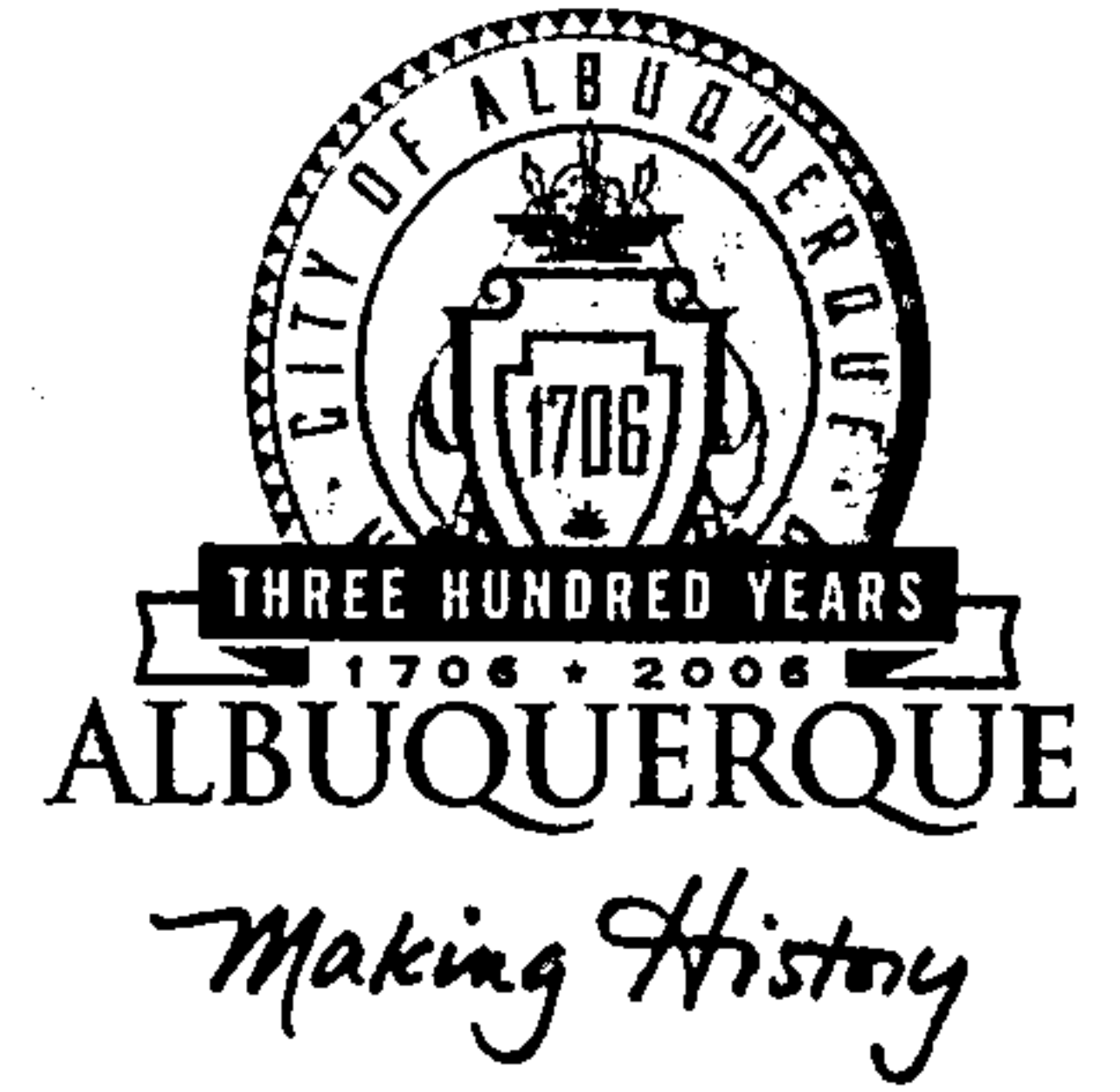
AGIS dxf approval is required once the plat is correct.

Planning must record the plat.



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

CITY OF ALBUQUERQUE



PLANNING DEPARTMENT
DEVELOPMENT AND BUILDING SERVICES
HYDROLOGY DEVELOPMENT SECTION

DEVELOPMENT REVIEW BOARD--SPEED MEMO

DRB CASE NO/PROJECT NO: 1003859

AGENDA ITEM NO: 12

SUBJECT:

Site Plan for Subd
Final Plat
Preliminary Plat

ACTION REQUESTED:

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

P.O. Box 1293

ENGINEERING COMMENTS:

Albuquerque

An approved conceptual grading and draining plan dated 3-14-05 is on file for Preliminary Plat approval.
Site Plan doesn't match plat.
An approved infrastructure list is required for Preliminary Plat approval.
Need public drainage easement on Tract 9.

New Mexico 87103

RESOLUTION: *signal I.L.*

www.cabq.gov

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: June 22, 2005



**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 15, 2005, beginning at 9:00 a.m. for the purpose of considering the following:

Project # 1003859
05DRB-00869 Major-Vacation of Public Easements

BOHANNAN HUSTON INC. agent(s) for SILVERLEAF VENTURES, LLC request(s) the above action(s) for all or a portion of Tract(s) A & 6B, **OVENWEST CORPORATION, CITY OF ALBUQUERQUE AND LANDS OF RAY GRAHAM III**, zoned SU-1, O-1, C-2 & PRD, located on COORS BLVD NW, between MONTANO RD NW and LEARNING RD NW containing approximately 70 acre(s). [REF: 04EPC-01844,04EPC-01845] (E-12 & F-12)

Project # 1003364
05DRB-00867 Major-Vacation of Public Easements

TIERRA WEST LLC agent(s) for CIRCLE K STORES INC. request(s) the above action(s) for all or a portion of Tract(s) 1-A-1 UNIT 3, **NORTH ALBUQUERQUE ACRES TRACT 2**, zoned SU-2 MIXED USE, located on LOUISIANA BLVD NE, between PASEO DEL NORTE NE and HOLLY AVE NE containing approximately 2 acre(s). [REF: 04DRB-01409/05DRB-00656 & 00657] (C-19)

Project # 1004204
05DRB-00871 Major-Vacation of Public Easements

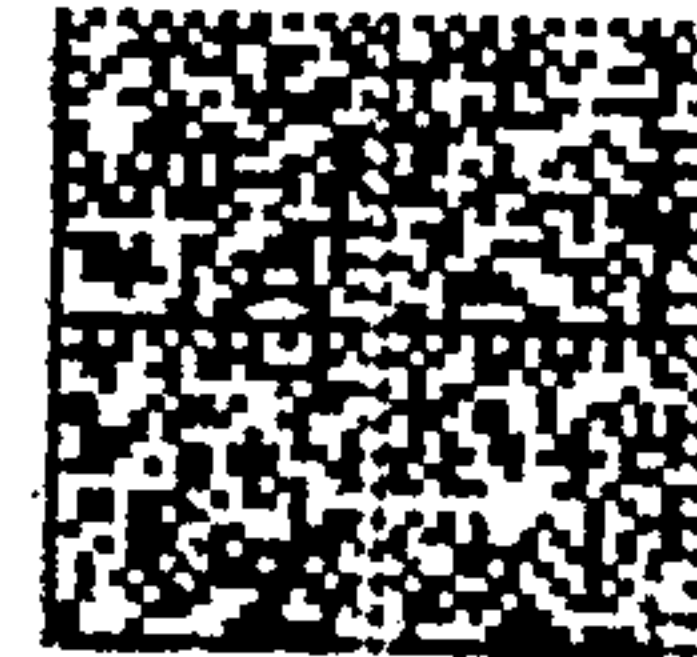
PRECISION SURVEYS agent(s) for WESTLAND DEVELOPMENT CO request(s) the above action(s) for all or a portion of Block(s) F, Tract(s) A, **CEDAR RIDGE ESTATES, UNIT 2**, zoned R-1, located on QUAIL BRUSH DR NW and ROSEBUD DR NW. [REF: S-93-23, DRB-96-150] (J-10)

Details of the application(s) may be examined at the Development Services Center of the Planning Department, Second Floor, Plaza Del Sol Building, 600 2nd St NW, between 10:00 a.m. and 12:00 p.m. or 2:00 p.m. and 4:00 p.m. Monday through Friday, except holidays. **INDIVIDUALS WITH DISABILITIES** who need special assistance to participate at this hearing should contact 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, MAY 30, 2005.

CITY OF ALBUQUERQUE



02 1A \$ 00.37⁰
0004329277 MAY 26 2005
MAILED FROM ZIP CODE 87102

DRB

101206225515840210

TAYLOR JOEL P ETUX TRUST
PO BOX 13519
ALBUQUERQUE NM 87103

Planning Department

P.O. [REDACTED]

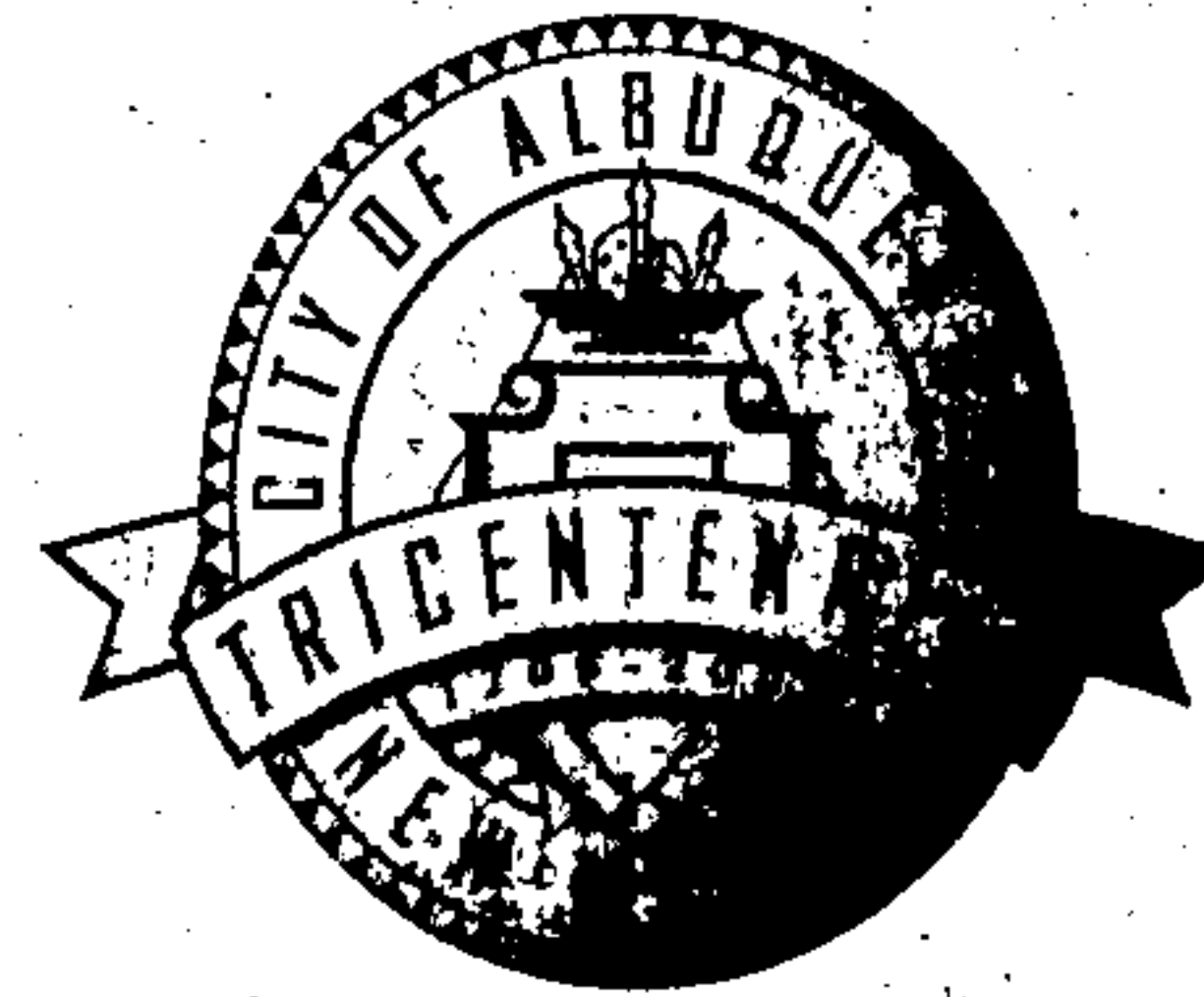
Albuquerque [REDACTED] 87103



**NOT DELIVERABLE
AS ADDRESSED,
UNABLE TO FORWARD**



CITY OF ALBUQUERQUE



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

DEVELOPMENT REVIEW BOARD – SPEED MEMO

DRB CASE NO/PROJECT NO: 1003859

AGENDA ITEM NO: 1

SUBJECT:

SIA – 2 Year

ACTION REQUESTED:

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

ENGINEERING COMMENTS:

No adverse comments.

P.O. Box 1293

Albuquerque

New Mexico 87103

www.cabq.gov

RESOLUTION:

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: AUGUST 22, 2007

505-924-3986

0

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

07/26/2007 Issued By: PLNABG

Permit Number: 2007 070 161

Category Code 910

Application Number: 07DRB-70161, Major - 2yr Subd Imp Agmt (2yr Sia)

Address:

Location Description: COORS BLVD NW BETWEEN MONTANO RD NW AND LEARNING RD NW

Project Number: 1003859

Applicant
Silverleaf Ventures Llc

Agent / Contact
Bohannan Huston Inc

5351 Menaul Blvd Ne
Albuquerque, NM 87110
883-0414

7500 Jefferson St Ne
823-10000

Application Fees

441018/4971000	Public Notification	\$75.00
441032/3424000	Conflict Mgmt Fee	\$20.00
441008/4983000	DRB Actions	\$50.00
TOTAL:		\$145.00

City Of Albuquerque
Treasury Division

7/26/2007 2:49PM LOC: ANNX
WS# 006 TRANSH 0030
RECEIPT# 00080132-00080132
PERMIT# 2007070161 TRSCCS
Trans Amt \$145.00
APN Fee \$75.00
Conflict Manag. Fee \$20.00
DRB Actions \$50.00
CK \$145.00
DUANCE \$0.00

City of Albuquerque



DEVELOPMENT/ PLAN REVIEW APPLICATION

Supplemental form

SUBDIVISION

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

SITE DEVELOPMENT PLAN

- for Subdivision
- 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)
- 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): Behannan Huston, Inc. PHONE: 505-823-1000
 ADDRESS: 7500 Jefferson Street NE FAX: 505-798-7988
 CITY: ABQ STATE NM ZIP 87109 E-MAIL: SWAHON@Bhinc.com

APPLICANT: Silverleaf Ventures, LLC. PHONE: 505-883-0414
 ADDRESS: 5351 Menaul Blvd. NE FAX: 505-872-1248
 CITY: ABQ STATE NM ZIP 87110 E-MAIL: _____

Proprietary interest in site: Silverleaf List all owners: _____

DESCRIPTION OF REQUEST: Major Subdivision Extension of Subdivision Implements Agreement

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

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

Lot or Tract No. Tracts 1-9 Block: _____ Unit: _____
 Subdiv/Addn/TBKA: North Andalusia at La Luz
 Existing Zoning: SU-1 for G-2, D-1 & D-2 Proposed zoning: _____ MRGCD Map No _____
 Zone Atlas page(s): E-12, F-12 UPC Code: 1012060220010931201, 101206021500013602, 101206109948920101

CASE HISTORY:

List any current or prior case number that may be relevant to your application (Proj., App., DRB-, AX_Z_, V_, S_, etc.):
DRB# 1003859 / 05 DRB-01010

CASE INFORMATION:

Within city limits? Yes Within 1000FT of a landfill? NO
 No. of existing lots: 9 No. of proposed lots: 9 Total area of site (acres): 50.77
 LOCATION OF PROPERTY BY STREETS: On or Near: Codes Blvd. NW
 Between: Montano Rd. NW and Learning Rd. NW

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

SIGNATURE Stephanie L. WATSON DATE 7-27-2006
 (Print) Stephanie L. Watson 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

07 DRB 70661

Action

SIA
ADV
CMF

S.F.

3(2)

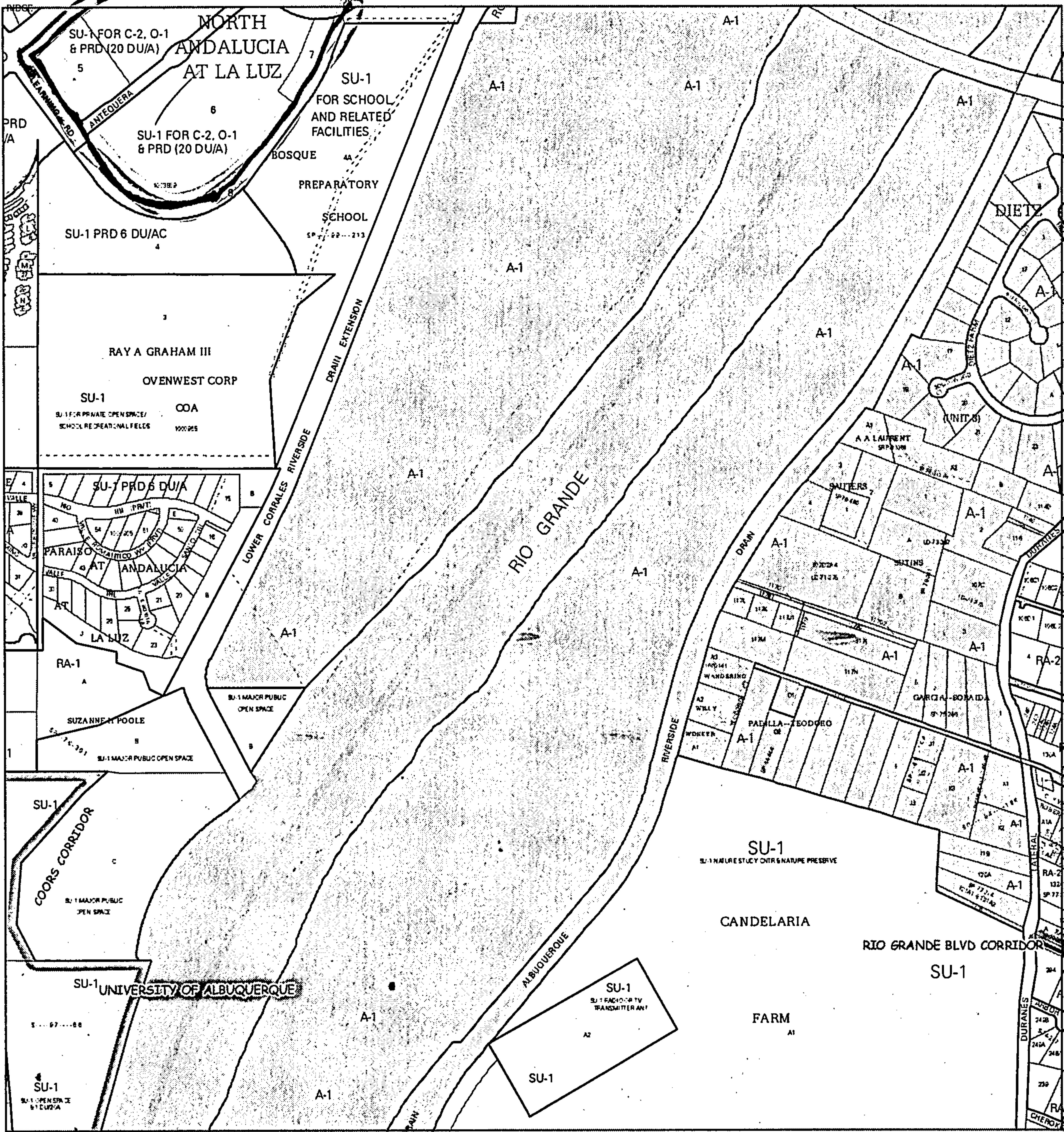
Fees

\$ 50.00
 \$ 75.00
 \$ 20.00
 \$ _____
 \$ _____
 Total
 \$ 145.00


Hearing date 08/22/07

Sandy Handley 07/26/07
 Planner signature / date

Project # 1003859

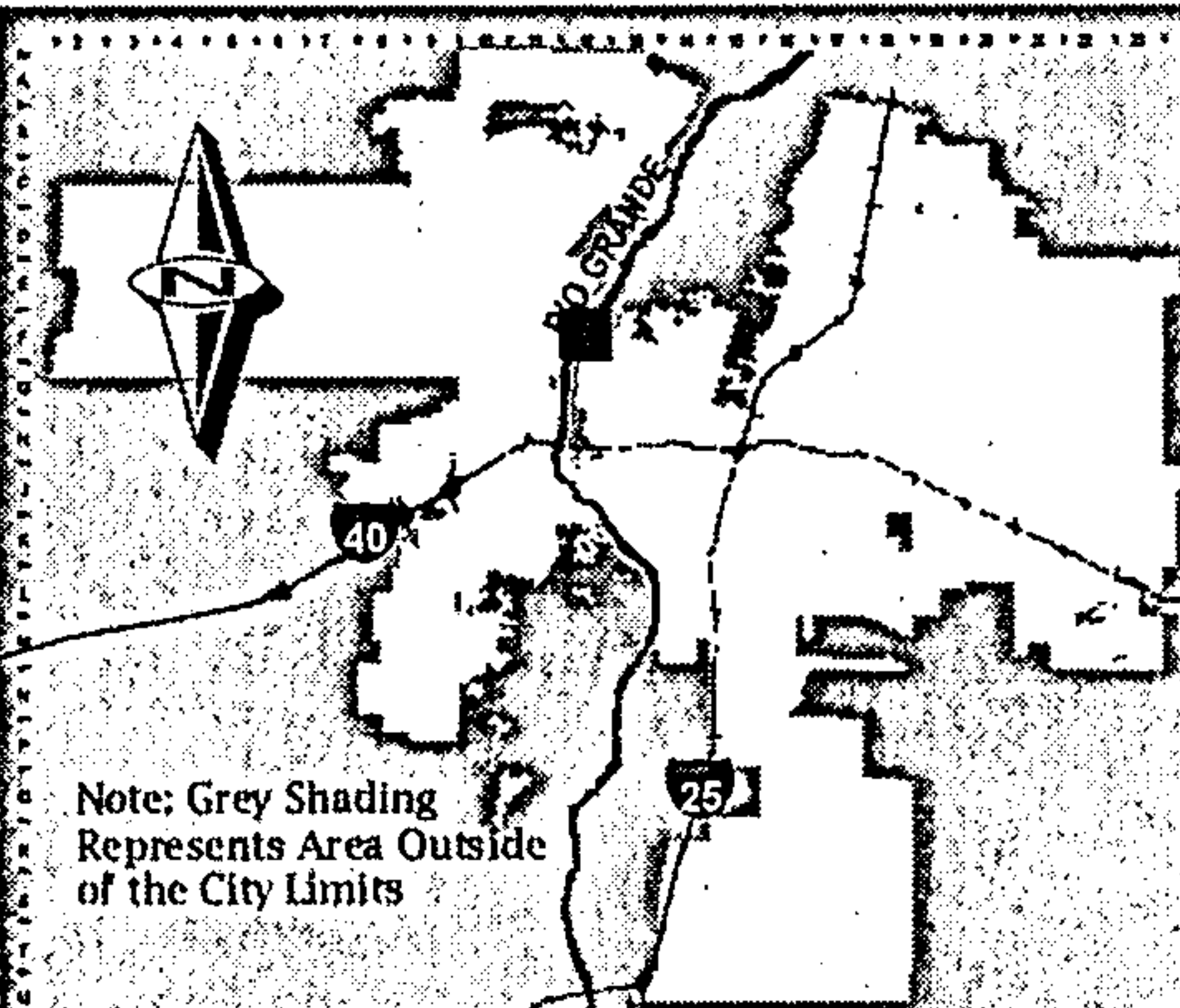


For more current information and more details visit: <http://www.cabq.gov/gis>



Albuquerque Geographic Information System







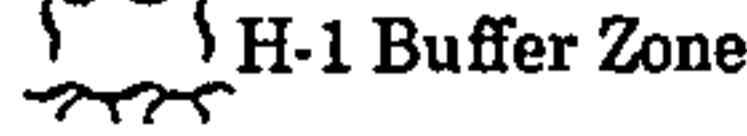

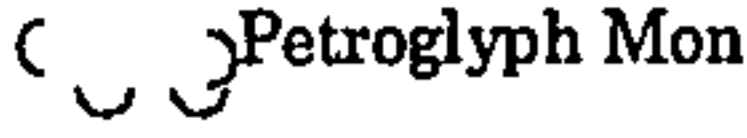
Map amended through: 3/22/2007

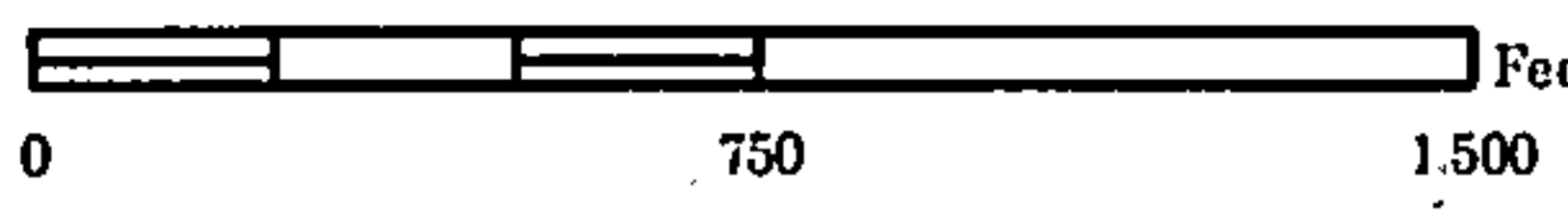


Note: Grey Shading Represents Area Outside of the City Limits

Zone Atlas Page:
F-12-Z

Selected Symbols

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



0 750 1500 Feet

Courtyard I
7500 Jefferson St. NE
Albuquerque, NM
87109-4335

www.bhinc.com

voice: 505.823.1000
facsimile: 505.798.7988
toll free: 800.877.5332

July 26, 2007

Sheran Matson, Chair
Development Review Board
City of Albuquerque
P.O. Box 1293
Albuquerque, New Mexico 87103

Re: Major Subdivision Improvements Agreement Extension
North Andalucia at La Luz DRB# 1003859 (city# 7308.84)

Dear Sheran:

Enclosed for review and approval by the Development Review Board (DRB) are copies of the following information:

- Development Review Applications
- Plat reduced to 8 ½ X 11
- Letter from the Office of Neighborhood Coordination and related data,
- Zone Atlas Map showing the location of the property, and
- Fee in the amount of \$145.00
- Approved Infrastructure List
- Previous SIA Extension

We are requesting a 2 year extension to this SIA. The closeout package will be submitted soon but it will not be in time for the expiration.

Please place this item on the DRB agenda to be heard on August 22, 2007. If you have any questions or require further information, please contact me.

Sincerely,

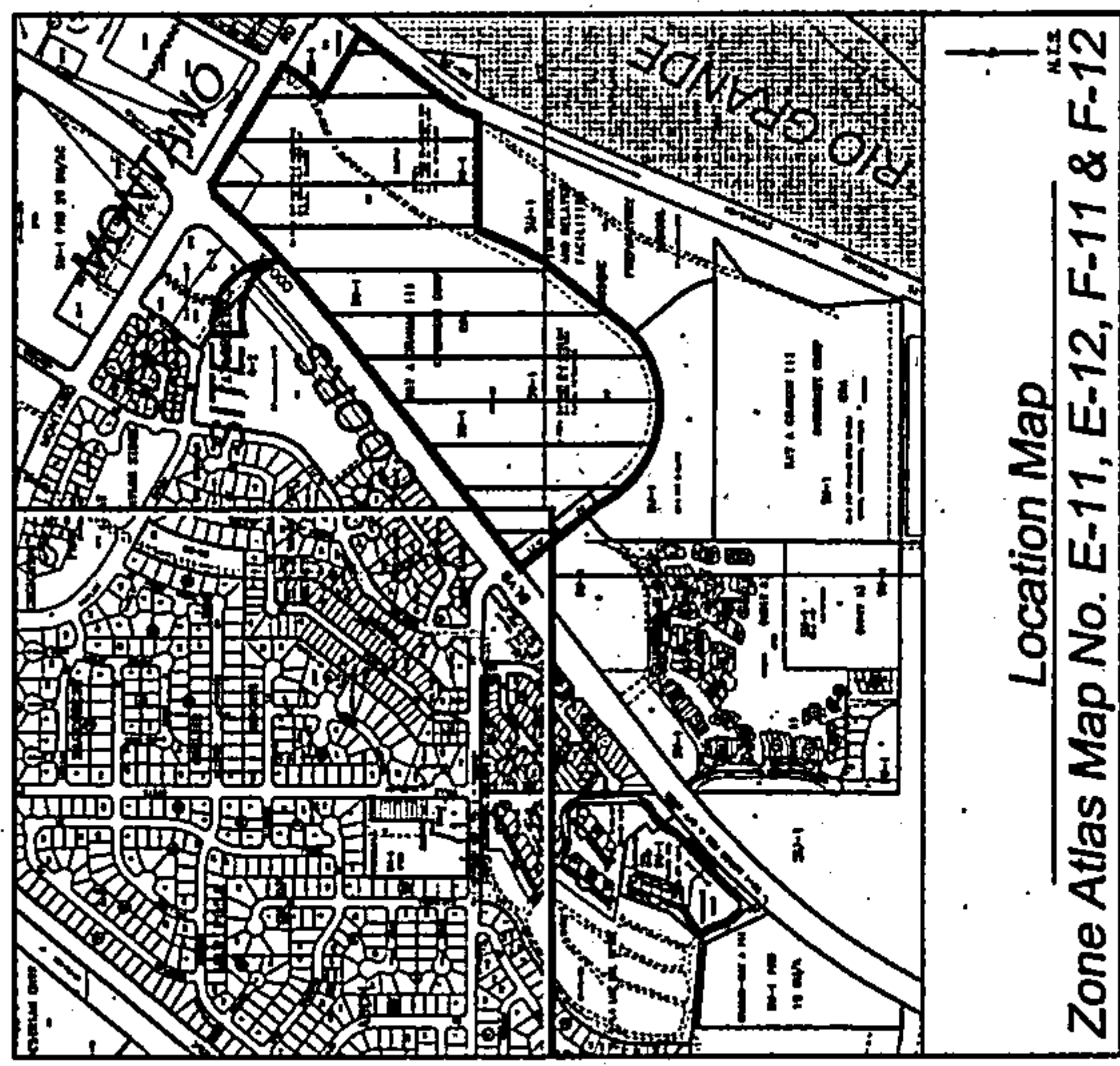


Bruce Stidworthy, P.E.
Vice President
Community Development and Planning Group

ENGINEERING ▲

SPATIAL DATA ▲

ADVANCED TECHNOLOGIES ▲



Location Map
 Zone Atlas Map No. E-11, E-12, F-11 & F-12

Subdivision Data:

GROSS SUBDIVISION ACREAGE: 63,5775 ACRES
 ZONE ATLAS INDEX NO: E-11, E-12, F-11 AND F-12
 NO. OF TRACTS CREATED: 9
 NO. OF LOTS CREATED: 0
 MILES OF FULL-WIDTH STREETS CREATED: 1.05 MILES
 DATE OF SURVEY: JUNE 2005

NOTE: A TOTAL OF 2 FLOATING 10'± QWEST EASEMENTS TO BE LOCATED WITHIN TRACTS 1 THRU 9 INCLUSIVE ARE GRANTED WITH THE RECORDING OF THIS PLAT. EASEMENT LOCATIONS SHALL BE DETERMINED BY QUEST AS DEVELOPMENT OF THE PROPERTY REQUIRES UTILIZATION OF THE EASEMENTS.

Disclosure Statement:

THE PURPOSE OF THIS PLAT IS TO REPLAT THE EXISTING TWO TRACTS INTO NINE NEW TRACTS, TO DEDICATE NEW RIGHT OF WAY, TO DEDICATE ADDITIONAL RIGHT OF WAY FOR COORS BOULEVARD, N.W. AND LEARNING ROAD, N.W. TO GRANT EASEMENTS AND TO VACATE EXISTING EASEMENTS.

Notes:

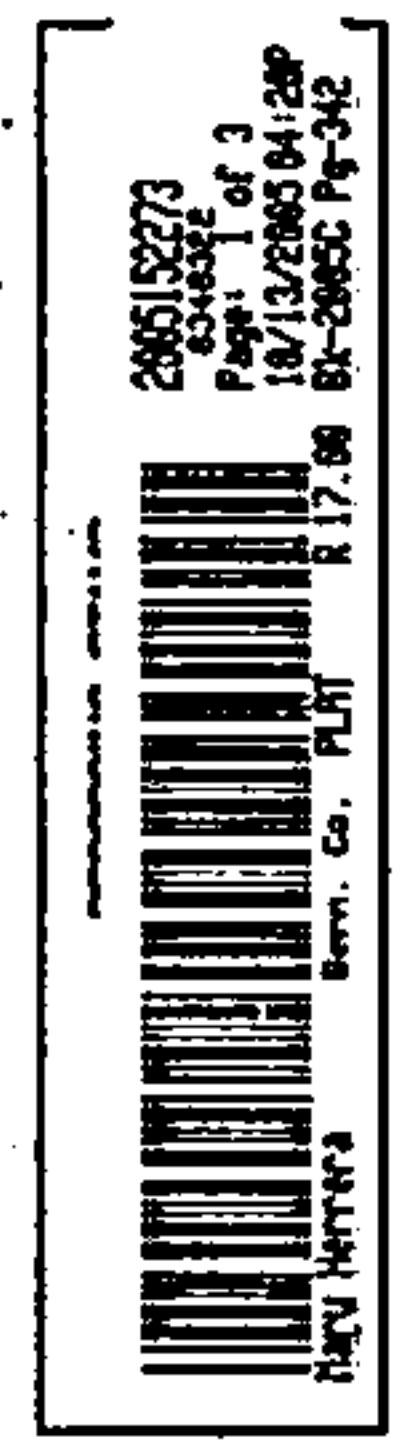
- MISC. DATA: ZONING SU-1 FOR C-2, O-1 AND PRO (20 DU/AC)
- BEARINGS SHOWN ARE GRID BEARINGS (NEW MEXICO STATE PLANE CENTRAL ZONE - NAD 1927).
- ALL DISTANCES ARE GROUND DISTANCES-US SURVEY FOOT.
- THIS PROPERTY LIES WITHIN SECTIONS 25, 35 AND 36, TOWNSHIP 11 NORTH, RANGE 2 EAST, N.M.P.M., CITY OF ALBUQUERQUE, BERNALILLO COUNTY, NEW MEXICO.
- PLAT SHOWS ALL EASEMENTS OF RECORD.
- SP NO. 2005240482

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:
- P.M.U. 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.
 - P.M.U. GAS SERVICES FOR INSTALLATION, MAINTENANCE, AND SERVICE OF NATURAL GAS LINES, VALVES AND OTHER EQUIPMENT AND FACILITIES REASONABLY NECESSARY TO PROVIDE NATURAL GAS.
 - 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 FEDESTALS AND CLOSURES.
 - CONCAST 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 ELECTRICAL 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 ERRECTED OR CONSTRUCTED ON SAID EASEMENTS, NOR SHALL ANY WELL BE DRILLED, 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, P.M.U. ELECTRIC SERVICES AND GAS SERVICES (P.M.U.) DO NOT CONDUCT A TITLE SEARCH OR TITLE CURATIVE, P.M.U. DOES NOT HAVE NOR RELEASE ANY EASEMENT OR EASEMENT RIGHTS TO WHICH IT MAY BE ENTITLED.

Legal Description

COMPRESSING OF TRACT "A" OF THE PLAT ENTITLED "PLAT OF TRACTS A, B, 1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, 12, 13, 14, 15, 16, 17, 18, 19, 20, 21, 22, 23, 24, 25, 26, 27, 28, 29, 30, 31, 32, 33, 34, 35, 36, 37, 38, 39, 40, 41, 42, 43, 44, 45, 46, 47, 48, 49, 50, 51, 52, 53, 54, 55, 56, 57, 58, 59, 60, 61, 62, 63, 64, 65, 66, 67, 68, 69, 70, 71, 72, 73, 74, 75, 76, 77, 78, 79, 80, 81, 82, 83, 84, 85, 86, 87, 88, 89, 90, 91, 92, 93, 94, 95, 96, 97, 98, 99, 100, 101, 102, 103, 104, 105, 106, 107, 108, 109, 110, 111, 112, 113, 114, 115, 116, 117, 118, 119, 120, 121, 122, 123, 124, 125, 126, 127, 128, 129, 130, 131, 132, 133, 134, 135, 136, 137, 138, 139, 140, 141, 142, 143, 144, 145, 146, 147, 148, 149, 150, 151, 152, 153, 154, 155, 156, 157, 158, 159, 160, 161, 162, 163, 164, 165, 166, 167, 168, 169, 170, 171, 172, 173, 174, 175, 176, 177, 178, 179, 180, 181, 182, 183, 184, 185, 186, 187, 188, 189, 190, 191, 192, 193, 194, 195, 196, 197, 198, 199, 200, 201, 202, 203, 204, 205, 206, 207, 208, 209, 210, 211, 212, 213, 214, 215, 216, 217, 218, 219, 220, 221, 222, 223, 224, 225, 226, 227, 228, 229, 230, 231, 232, 233, 234, 235, 236, 237, 238, 239, 240, 241, 242, 243, 244, 245, 246, 247, 248, 249, 250, 251, 252, 253, 254, 255, 256, 257, 258, 259, 260, 261, 262, 263, 264, 265, 266, 267, 268, 269, 270, 271, 272, 273, 274, 275, 276, 277, 278, 279, 280, 281, 282, 283, 284, 285, 286, 287, 288, 289, 290, 291, 292, 293, 294, 295, 296, 297, 298, 299, 300, 301, 302, 303, 304, 305, 306, 307, 308, 309, 310, 311, 312, 313, 314, 315, 316, 317, 318, 319, 320, 321, 322, 323, 324, 325, 326, 327, 328, 329, 330, 331, 332, 333, 334, 335, 336, 337, 338, 339, 340, 341, 342, 343, 344, 345, 346, 347, 348, 349, 350, 351, 352, 353, 354, 355, 356, 357, 358, 359, 360, 361, 362, 363, 364, 365, 366, 367, 368, 369, 370, 371, 372, 373, 374, 375, 376, 377, 378, 379, 380, 381, 382, 383, 384, 385, 386, 387, 388, 389, 390, 391, 392, 393, 394, 395, 396, 397, 398, 399, 400, 401, 402, 403, 404, 405, 406, 407, 408, 409, 410, 411, 412, 413, 414, 415, 416, 417, 418, 419, 420, 421, 422, 423, 424, 425, 426, 427, 428, 429, 430, 431, 432, 433, 434, 435, 436, 437, 438, 439, 440, 441, 442, 443, 444, 445, 446, 447, 448, 449, 450, 451, 452, 453, 454, 455, 456, 457, 458, 459, 460, 461, 462, 463, 464, 465, 466, 467, 468, 469, 470, 471, 472, 473, 474, 475, 476, 477, 478, 479, 480, 481, 482, 483, 484, 485, 486, 487, 488, 489, 490, 491, 492, 493, 494, 495, 496, 497, 498, 499, 500, 501, 502, 503, 504, 505, 506, 507, 508, 509, 510, 511, 512, 513, 514, 515, 516, 517, 518, 519, 520, 521, 522, 523, 524, 525, 526, 527, 528, 529, 530, 531, 532, 533, 534, 535, 536, 537, 538, 539, 540, 541, 542, 543, 544, 545, 546, 547, 548, 549, 550, 551, 552, 553, 554, 555, 556, 557, 558, 559, 560, 561, 562, 563, 564, 565, 566, 567, 568, 569, 570, 571, 572, 573, 574, 575, 576, 577, 578, 579, 580, 581, 582, 583, 584, 585, 586, 587, 588, 589, 590, 591, 592, 593, 594, 595, 596, 597, 598, 599, 600, 601, 602, 603, 604, 605, 606, 607, 608, 609, 610, 611, 612, 613, 614, 615, 616, 617, 618, 619, 620, 621, 622, 623, 624, 625, 626, 627, 628, 629, 630, 631, 632, 633, 634, 635, 636, 637, 638, 639, 640, 641, 642, 643, 644, 645, 646, 647, 648, 649, 650, 651, 652, 653, 654, 655, 656, 657, 658, 659, 660, 661, 662, 663, 664, 665, 666, 667, 668, 669, 670, 671, 672, 673, 674, 675, 676, 677, 678, 679, 680, 681, 682, 683, 684, 685, 686, 687, 688, 689, 690, 691, 692, 693, 694, 695, 696, 697, 698, 699, 700, 701, 702, 703, 704, 705, 706, 707, 708, 709, 710, 711, 712, 713, 714, 715, 716, 717, 718, 719, 720, 721, 722, 723, 724, 725, 726, 727, 728, 729, 730, 731, 732, 733, 734, 735, 736, 737, 738, 739, 740, 741, 742, 743, 744, 745, 746, 747, 748, 749, 750, 751, 752, 753, 754, 755, 756, 757, 758, 759, 760, 761, 762, 763, 764, 765, 766, 767, 768, 769, 770, 771, 772, 773, 774, 775, 776, 777, 778, 779, 780, 781, 782, 783, 784, 785, 786, 787, 788, 789, 790, 791, 792, 793, 794, 795, 796, 797, 798, 799, 800, 801, 802, 803, 804, 805, 806, 807, 808, 809, 810, 811, 812, 813, 814, 815, 816, 817, 818, 819, 820, 821, 822, 823, 824, 825, 826, 827, 828, 829, 830, 831, 832, 833, 834, 835, 836, 837, 838, 839, 840, 841, 842, 843, 844, 845, 846, 847, 848, 849, 850, 851, 852, 853, 854, 855, 856, 857, 858, 859, 860, 861, 862, 863, 864, 865, 866, 867, 868, 869, 870, 871, 872, 873, 874, 875, 876, 877, 878, 879, 880, 881, 882, 883, 884, 885, 886, 887, 888, 889, 890, 891, 892, 893, 894, 895, 896, 897, 898, 899, 900, 901, 902, 903, 904, 905, 906, 907, 908, 909, 910, 911, 912, 913, 914, 915, 916, 917, 918, 919, 920, 921, 922, 923, 924, 925, 926, 927, 928, 929, 930, 931, 932, 933, 934, 935, 936, 937, 938, 939, 940, 941, 942, 943, 944, 945, 946, 947, 948, 949, 950, 951, 952, 953, 954, 955, 956, 957, 958, 959, 960, 961, 962, 963, 964, 965, 966, 967, 968, 969, 970, 971, 972, 973, 974, 975, 976, 977, 978, 979, 980, 981, 982, 983, 984, 985, 986, 987, 988, 989, 990, 991, 992, 993, 994, 995, 996, 997, 998, 999, 1000.



Plat of
North Andalucia
 at La Luz
 Albuquerque, Bernalillo County, New Mexico
 June 2005

Project No. 100 38559
 Application No. 050RB-01010
 Utility Approvals

Lead D. Mads 9-6-05 DATE
 P.M.U. ELECTRIC SERVICES
Lead D. Mads 9-6-05 DATE
 P.M.U. GAS SERVICES
Lead D. Mads 10-13-05 DATE
 QWEST TELECOMMUNICATIONS
Lead D. Mads 1-26-07 DATE
 CONCAST

City Approvals

Lead D. Mads 6-14-05 DATE
 CITY SURVEYOR

Lead D. Mads 10-13-05 DATE
 TRANSPORTATION DIVISION

Lead D. Mads 10/12/05 DATE
 UTILITY DEVELOPMENT

Lead D. Mads 10/12/05 DATE
 PARKS AND RECREATION DEPARTMENT

Lead D. Mads 10/12/05 DATE
 AMAFCA

Lead D. Mads 10/12/05 DATE
 CITY ENGINEER

Lead D. Mads 10/12/05 DATE
 DRB CHAIRPERSON, PLANNING DEPARTMENT

THIS IS TO CERTIFY THAT I HAVE BEEN CURRENT AND PROUDLY REGISTERED AS A PROFESSIONAL SURVEYOR IN THE STATE OF NEW MEXICO SINCE 1993.

Lead D. Mads
 LARRY W. MEDRANO
 SURVEYOR NO. 11963

Surveyor's Certificate

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 LICENSES 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.

Lead D. Mads 6/14/05 DATE
 LARRY W. MEDRANO
 SURVEYOR NO. 11963



PRECISION SURVEYS, INC.

8414-D JEFFERSON ST., N.E. PHONE 505 869 8700
 ALBUQUERQUE, NEW MEXICO 87113 FAX 505 866 7800



Acknowledgment

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 14th DAY OF June 2005 BY
Peggy Daskalos, MANAGING PARTNER, SILVERLEAF VENTURES, LLC.

BY Lead D. Mads MY COMMISSION EXPIRES 9-19-2006
 NOTARY PUBLIC

23. **Project # 1003859**
05DRB-01010 Minor-Final Plat Approval

PRECISION SURVEYS INC agent(s) for SILVERLEAF VENTURES LLC request(s) the above action(s) for all or a portion of Tract(s) A & 6B, LANDS OF RAY A GRAHAM, (to be known as **NORTH ANDALUCIA @ LA LUZ**) zoned SU-1, O-1, C-2 and PRD, located on COORS BLVD NW, between MONTANO RD NW and LEARNING RD NW containing approximately 64 acre(s). [REF: [REF: 04EPC00855,02EPC01770 & 01771, 04EPC01845] [*Indef deferred on 6/22/05 for SIA*] (E-12/F-12) **THE FINAL PLAT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO UTILITIES DEVELOPMENT FOR FINALIZING OF WATER LINE EASEMENT AND PLANNING FOR AGIS DXF FILE AND ADJOINING DRAINAGE EASEMENT.**

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

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



**DEVELOPMENT REVIEW BOARD
ACTION SHEET**

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

October 12, 2005

9:00 a.m.

MEMBERS:

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

Wilfred Gallegos, Transportation Development
Brad Bingham, Alternate City Engineer

Roger Green, Utility Development
Christina Sandoval, Parks & Recreation

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

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

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

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

Adjourned: 11:57 A.M.

CASES WHICH REQUIRE PUBLIC NOTIFICATION

MAJOR SUBDIVISIONS, VACATIONS, SIA EXTENSIONS AND SITE DEVELOPMENT PLANS

- 1. **Project # 1002201**
05DRB-01471 Major-Two Year SIA

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

Current DRC Project No. N.A.

Date Submitted: June 7, 2005 *6/22/05*
 Date Site Plan for Bldg Permit App: 6/22/05
 Date Site Plan for Sub. Approved: 6/22/05
 Date Preliminary Plat Approved: N.A.
 Date Preliminary Plat Expires: N.A.

ORIGINAL

Figure 12
INFRASTRUCTURE LIST

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

~~LANDS OF RITA A. GRAHAM III TRACT #~~
NORTH ANDALUCIA AT LA LUZ

DRB Project No. 1003959
 Applic. No. 05-01010

Following is a summary of PUBLIC/PRIVATE Infrastructure required to be constructed or financially guaranteed for the above development. This Listing is not necessarily a complete listing. During the SIA process and/or in the review of the construction drawings, if the DRC Chair determines that appurtenant items and/or unforeseen items have not been included in the Infrastructure Listing, the DRC Chair may include those items in the listing and related financial guarantees. Likewise, if the DRC Chair 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 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.

* LENGTH AND TRANSITION SUBJECT TO NADOT APPROVAL.

SIA Sequence #	COA DRC Project #	Size	Type of Improvement	Location	From	To	Private Inspector	City Inspector	City Cnst Engineer
PUBLIC ROADWAY IMPROVEMENTS									
		40' WIDE	ROADWAY W/ CURB & GUTTER & BIKE LANES	MIRANDELA ST	COORS BLVD	MONTANO RD	/	/	/
		40' WIDE	ROADWAY W/ CURB & GUTTER & BIKE LANES	ANTEQUERA RD	LEARNING RD	MIRANDELA ST	/	/	/
		12' WIDE	ADDITION OF ONE LEFT TURN LANE (TOTAL 2) AT WEST BOUND LEARNING ROAD, INTERSECTION AT COORS BLVD				/	/	/
		12' WIDE	ADDITION OF DEDICATED RIGHT TURN LANE AT WEST BOUND LEARNING ROAD, INTERSECTION AT COORS BLVD				/	/	/
		12' WIDE	ADDITION OF ONE LEFT TURN LANE (TOTAL 2) AT EAST BOUND DELYNE ROAD, INTERSECTION AT COORS BLVD				/	/	/
		12' WIDE	ADDITION OF DEDICATED RIGHT ^{THRU-RIGHT} TURN LANE AT EAST BOUND DELYNE ROAD, INTERSECTION AT COORS BLVD				/	/	/
			ISLAND IN NORTH BOUND MIRANDELLA AT MONTANO AS REQUIRED TO ALLOW RIGHT-IN, RIGHT-OUT, LEFT-IN ONLY				/	/	/
		12' WIDE x 100' LONG	LEFT TURN LANE	SOUTH BOUND COORS @ MIRANDELLA			/	/	/
		12' WIDE	4TH NORTH BOUND THROUGH LANE	COORS	LEARNING ROAD	MONTANO ROAD	/	/	/
			ADDITION OF ONE LEFT TURN LANE (TOTAL 2) AT NORTH BOUND COORS, INTERSECTION AT LEARNING / DELYNE				/	/	/
			ADDITION OF ONE LEFT TURN LANE (TOTAL 2) AT SOUTH BOUND COORS, INTERSECTION AT LEARNING / DELYNE				/	/	/
		12' WIDE x 150' LONG	* DECELERATION LANE	COORS BLVD	150' SOUTH OF SOUTH DRIVE	SOUTH DRIVE	/	/	/
		12' WIDE x 150' LONG	* DECELERATION LANE	COORS BLVD	150' SOUTH OF MIRANDELLA	MIRANDELLA	/	/	/
		11' WIDE x 200' LONG	* 200' LONG FREE RIGHT TURN LANE PLUS TRANSITION	COORS BLVD	200' SOUTH OF MONTANO (NORTH BOUND)	MONTANO RD	/	/	/
			REPLACE LANDSCAPING IN LEARNING ROAD MEDIAN TO MEET OR EXCEED EXISTING CONDITIONS.				/	/	/
			TRAFFIC SIGNAL MODIFICATIONS AT THE INTERSECTION OF COORS AND LEARNING				/	/	/
			- DECELERATION LANE AT EASTBOUND MONTANO ONTO MIRANDELLA.				/	/	/
			- EXTENSION OF PUBLIC TRAIL ALONG MIRANDELLA FROM LEARNING TO MONTANO.				/	/	/
			- LANDSCAPING WITHIN PUBLIC RIGHT-OF-WAY				/	/	/

ORIGINAL

PUBLIC WATER & SANITARY SEWER LINE IMPROVEMENTS

<input type="checkbox"/>	<input type="checkbox"/>	12" DIA	REMOVE EXISTING WATER LINE	UNDEVELOPED PORTION OF EXISTING TRACT 8	N. END EXISTING LEARNING ROAD	+/- 300 FEET SOUTH OF MONTANO ROAD	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<input type="checkbox"/>	<input type="checkbox"/>	12" DIA	INSTALL NEW WATER LINE IN NEW R.O.W. (FH's, VALVES, SERVICES, ETC.)	MIRANDELA ST	N. END EXISTING LEARNING ROAD	+/- 300 FEET SOUTH OF MONTANO ROAD	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<input type="checkbox"/>	<input type="checkbox"/>	8" DIA	WATER LINE WITH NECESSARY FH's, VALVES, SERVICES, ETC.	MIRANDELA ST	N. END EXISTING LEARNING ROAD	COORS BOULEVARD	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<input type="checkbox"/>	<input type="checkbox"/>	8" DIA	WATER LINE WITH NECESSARY FH's, VALVES, SERVICES, ETC.	ANTEQUERA RD	LEARNING ROAD (SOUTH)	MIRANDELA ST	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<input type="checkbox"/>	<input type="checkbox"/>	8" DIA	SANITARY SEWER LINE WITH MH's, SERVICES, ETC.	N. END EXISTING LEARNING ROAD	EXISTING 8" SAS LINE N. END LEARNING	MIRANDELA ST	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<input type="checkbox"/>	<input type="checkbox"/>	8" DIA	SANITARY SEWER LINE WITH MH's, SERVICES, ETC.	MIRANDELA ST	N. END EXISTING LEARNING RD	SOUTH EDGE OF PROP. TRACT 1	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<input type="checkbox"/>	<input type="checkbox"/>	8" DIA	SANITARY SEWER LINE WITH MH's, SERVICES, ETC.	MIRANDELA ST	N. END EXISTING LEARNING RD	ANTEQUERA RD	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<input type="checkbox"/>	<input type="checkbox"/>						<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<input type="checkbox"/>	<input type="checkbox"/>						<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

DRAINAGE IMPROVEMENTS

<input type="checkbox"/>	<input type="checkbox"/>	24" - 36"	STORM DRAIN LINES	ANTEQUERA RD	LEARNING ROAD	MIRANDELLA ST	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<input type="checkbox"/>	<input type="checkbox"/>	36" - 48"	STORM DRAIN LINES	MIRANDELLA ST	ANTEQUERA RD	POND ON TRACT 9	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<input type="checkbox"/>	<input type="checkbox"/>	24" - 48"	STORM DRAIN LINES TO SERVE TRACTS 1, 2, AND 3	TRACTS 1 AND 2	TRACT 2	POND ON TRACT 9	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<input type="checkbox"/>	<input type="checkbox"/>						<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<input type="checkbox"/>	<input type="checkbox"/>						<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

DETENTION / RETENTION POND AND DRAINAGE OUTFALL LOCATED ON TRACT 689, WITH AGREEMENT AND COVENANT



AGENT/OWNER DEVELOPMENT REVIEW BOARD MEMBER APPROVALS

JEFFREY T. WOOTEN 6/22/2005 *[Signature]* 6/22/05 Christina Sandoval 6/22/05
 PREPARED BY: PRINT NAME DATE DRB CHAIR DATE PARKS & GENERAL SERVICES DATE

BOHANNAN HUSTON INC. *[Signature]* 6-22-05
 FIRM: TRANSPORTATION DEVELOPMENT DATE

[Signature] *[Signature]* 6/22/05 *[Signature]* 6/22/05
 SIGNATURE UTILITY DEVELOPMENT DATE CITY ENGINEER DATE

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



DESIGN REVIEW COMMITTEE REVISIONS

REVISION	DATE	DRC CHAIR	USER DEPARTMENT	AGENT/OWNER
1	10-20-06	<i>[Signature]</i>	<i>[Signature]</i>	<i>[Signature]</i>

2nd

FIGURE 18

EXTENSION AGREEMENT

Procedure "B"

PROJECT NO. 730884

This Agreement made this 29th day of November, 2006, by and between the City of Albuquerque, New Mexico, a municipal corporation ("City") and (name of developer/subdivider:) Silver Leaf Ventures LLC, ("Developer"), whose address is 5319 Menaul Blvd. NE Albu., Wm 87110 and whose telephone number is 883-4131 is made in Albuquerque, New Mexico and is entered into as of the date of final execution of this Agreement.

WHEREAS, the City and the Developer entered into an Agreement on the 27th day of September 2005, which was recorded in the office of the Clerk of Bernalillo County, New Mexico on 9/27/05, at Book Misc. A-104, pages 1507 through XXX, ("Earlier Agreement"), by which the Developer agreed to complete the construction of certain infrastructure improvements on or before the 8 day of July 2006; and

WHEREAS, the Earlier Agreement was amended by an Extension Agreement dated September 14, 2006 recorded 9/15/06, in Book Misc. A-124, pages 583 through XXX, records of Bernalillo County, New Mexico, extending the construction deadline to May 8, 2007; and

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

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

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

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

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

A. for all improvements, the 8 day of May, 2007.

B. on portions of the improvements as follows:

<u>IMPROVEMENTS</u>	<u>COMPLETION DATE</u>
_____	_____
_____	_____
_____	_____



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

Type of Financial Guaranty: _____
 Amount: \$3,132,289.21 Name of Financial Institution or Surety providing Guaranty: _____
 Date City first able to call Guaranty (Construction Completion Deadline): May 8, 2007
 If Guaranty other than a Bond, last day City able to call Guaranty is: July 8, 2007
 Additional information: _____

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

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

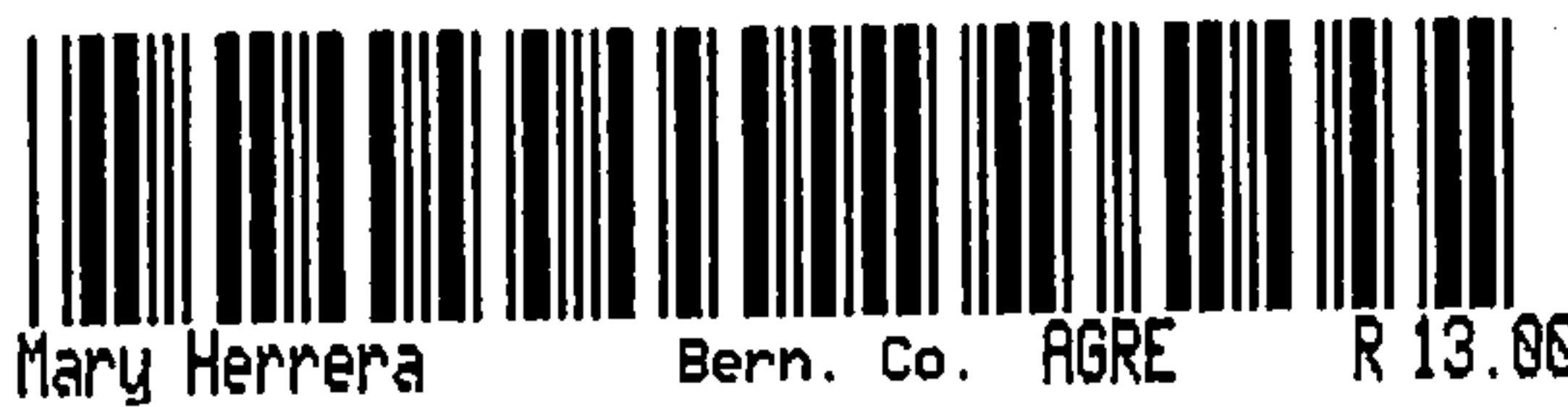
DEVELOPER:

By (Signature): [Signature]
 Name: Peggy Pastalos Lye
 Title: manager
 Dated: 11/28/06

CITY OF ALBUQUERQUE:

[Signature]
 City Engineer
 Dated: 11-29-06

[Signature]



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 Page: 2 of 3
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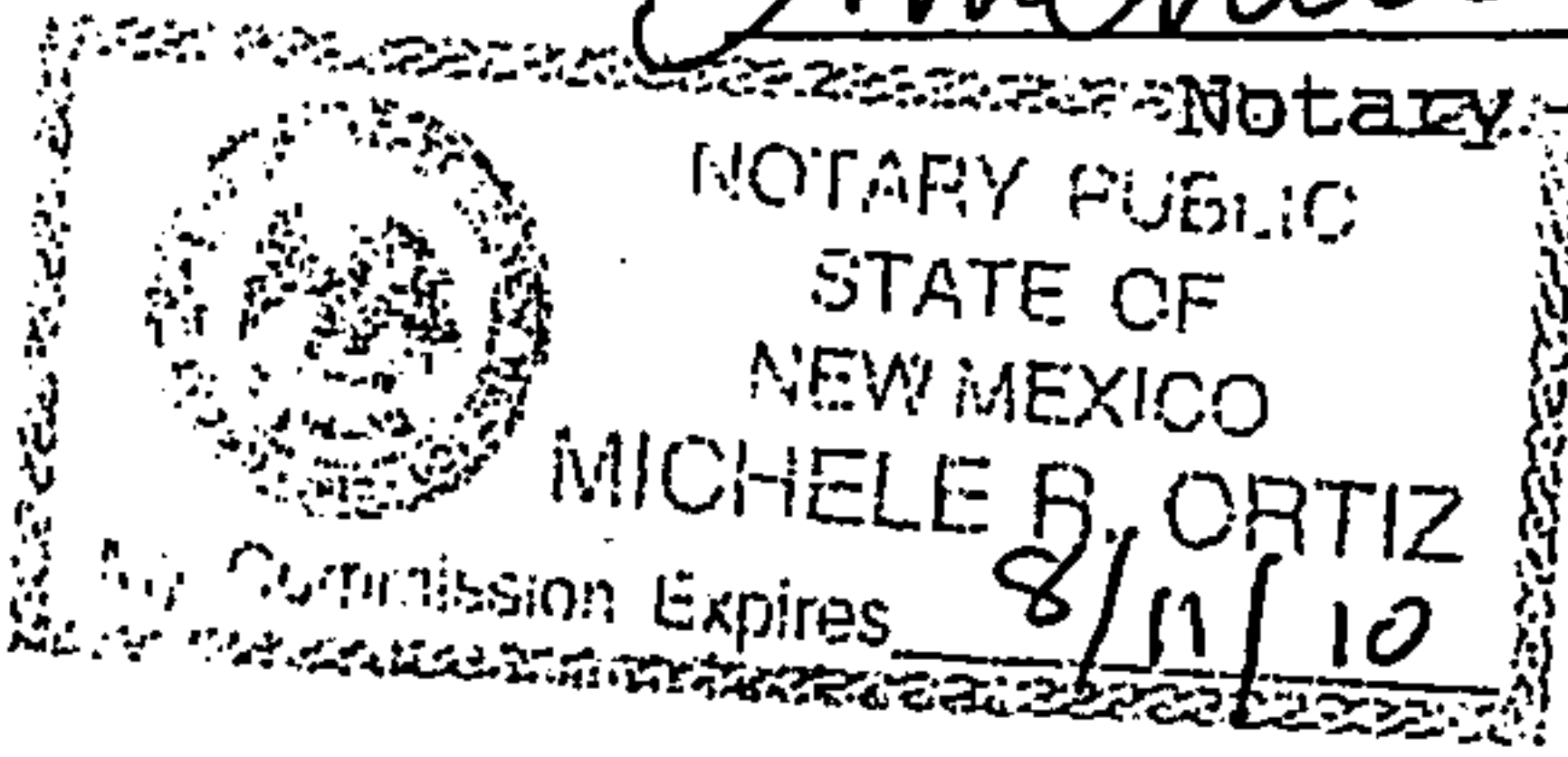
DEVELOPER'S NOTARY

STATE OF New Mexico
COUNTY OF Bernalillo) ss.

This instrument was acknowledged before me on 28th day of November, 2006 by (name of person:) Reggy Paskalos, (title or capacity, for instance, "President" or "Owner") manager of (Developer:) Silverleaf Ventures, LLC

Michele B. Ortiz
Notary Public

My Commission Expires:
8/11/2010



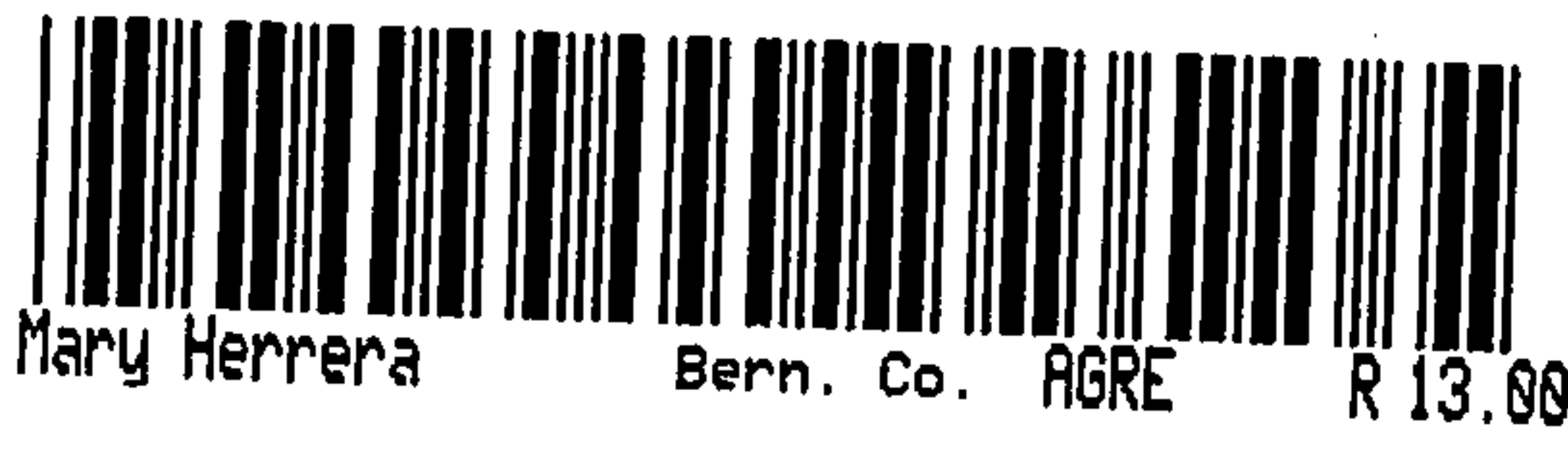
CITY'S NOTARY

STATE OF New Mexico
COUNTY OF Bernalillo

This instrument was acknowledged before me on 29th day of November, 2006 by Richard Dorote, City Engineer of the City of Albuquerque, a municipal corporation, on behalf of said corporation.

Gloria D. Seaveda
Notary Public

My Commission Expires:
11-25-2007



2006180365
8567929
Page: 3 of 3
11/30/2006 04:33P
Bk-A127 Pg-9868



**FIRST
COMMUNITY
BANK**

October 5, 2006

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

LOAN RESERVE LETTER No. 2359

RE: Loan Reserve for Silver Leaf Ventures, LLC
City of Albuquerque, Project ID# 7308.84
Project Name: North Andalucia at La Luz, Tract 1-9
Loan Reserve Amount: Three Million One Hundred Thirty
Two Thousand Two Hundred Eighty Nine Dollars and 24/100
(\$3,132,289.24)

Dear Dr. Perlman:

This is to advise the City of Albuquerque ("City") that, at the request of Silver Leaf Ventures, LLC ("Borrower"), First Community Bank N.M., ("Financial Institution") in Albuquerque, New Mexico, commits the sum of Three Million One Hundred Thirty Two Thousand Two Hundred Eight Nine Dollars and 24/100, (\$3,132,289.24) ("Loan Reserve") for the exclusive purpose of providing the financial guarantee which the City requires Silver Leaf Ventures, LLC, ("Subdivider") to provide for the installation of the improvements which must be constructed at North Andalucia at La Luz, Tract 1-9, Project No.7308.84 (Project"). The Amount of the Loan Reserve is 125% of the City's estimated cost of the Project, as required by the City's Subdivision Ordinance. The improvements are identified in the agreement between the City of Albuquerque and Subdivider, which was recorded on in the records of the Clerk of Bernalillo County, New Mexico, in Book Misc. at pages to , ("Agreement").

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

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

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


3. Draw on Reserve. If by May 8, 2007 the improvements described in the Agreement have not been fully installed, inspected, approved and accepted by the City, then, upon presentation between May 8, 2007, and July 8, 2007, inclusive, the City may demand payment from the Financial Institution up to the lesser of the amount stated in this Loan Reserve Letter or the latest Reduced Loan Reserve Balance authorized in writing by the City. The City may demand payment by delivering to the Financial Institution a certified "Demand for Payment" executed by the CAO which shall state that the Subdivider has failed to

comply with the terms of the Agreement and also shall state the estimated cost of completing the improvements specified in the Agreement ("Estimated Cost of Completion"). Upon receipt of the Demand for Payment, the Financial Institution promptly shall draw from the Loan Reserves cashier's check to the City of Albuquerque the amount of 125% of the estimated cost of completion, not to exceed the lesser of the total Loan Reserve amount stated in this Loan Reserve Letter or the latest Reduced Loan Reserve Balance authorized in writing by the City. The Financial Institution shall deliver the cashier's check promptly to the City.

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

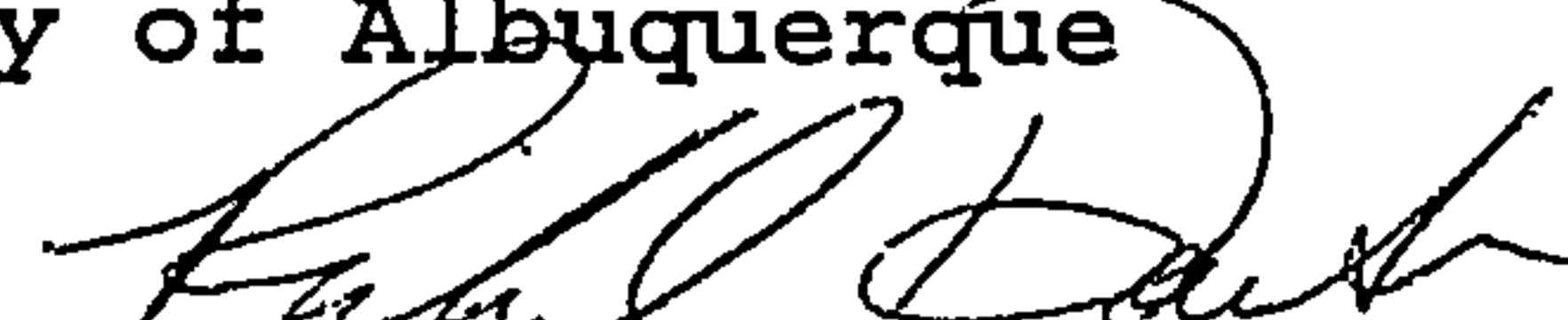
- A. Sixty (60) days after the City accepts the completed improvements specified in the Agreement; or
- B. City delivery of the Demand for Payment and the Financial Institution's payment to the City of cashier's check as required in Section 3 herein; or
- C. Expiration of the date July 8, 2007; or
- D. Written termination of this Loan Reserve Letter, signed by the Chief Administrative Officer of the City.

Very truly yours,

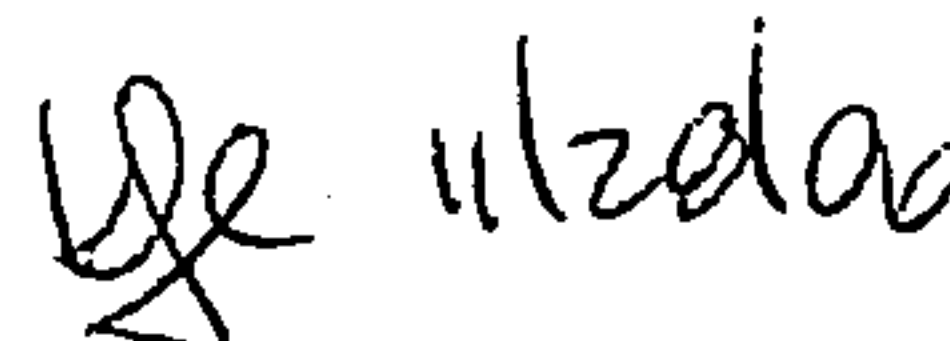

V. William Dolan, Jr.,
Executive Vice President

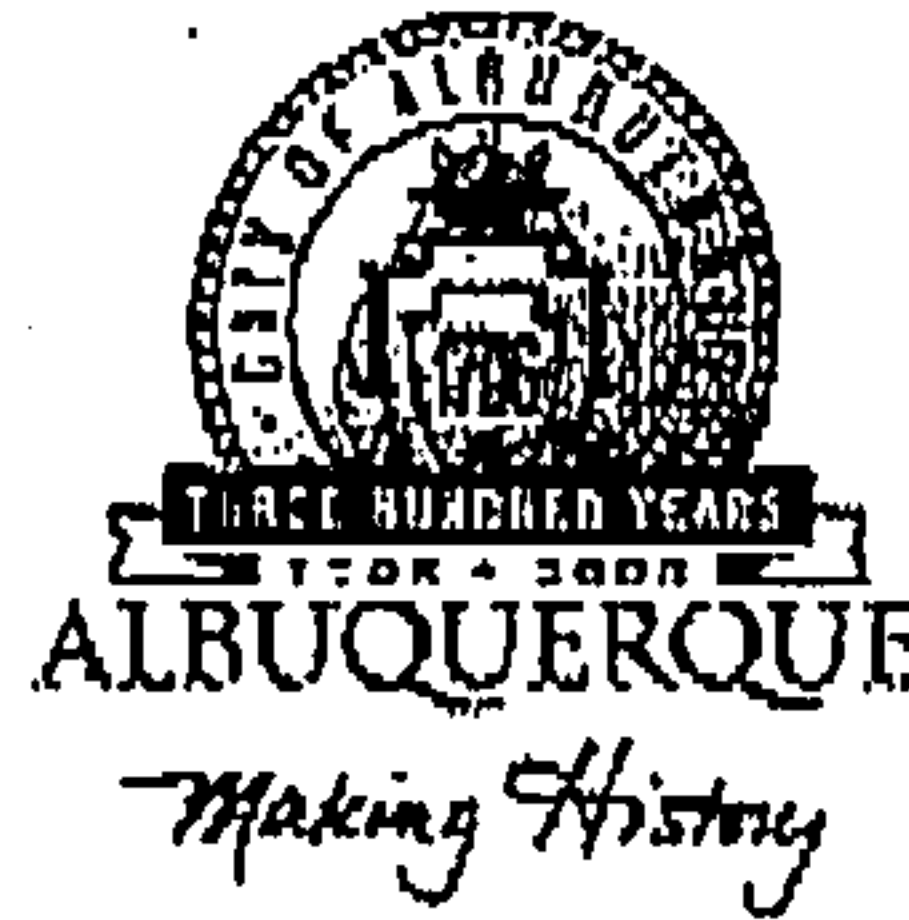
ACCEPTED:

City of Albuquerque

By: 
Chief Administrative Officer
Or authorized designee

Dated: 11-29-06





City of Albuquerque

P.O. Box 1293, Albuquerque, NM 87103

July 25, 2007

Stephanie Walton
Bohannon Huston Inc.
7500 Jefferson NE/87109
Phone: 798-7988/Fax: 798-7988

Dear Stephanie:

Thank you for your inquiry of July 25, 2007 requesting the names of Recognized Neighborhood Associations who would be affected under the provisions of O-92 by your proposed project at **TRACTS 1-9, NORTH ANDALUCIA AT LA LUZ** zone map **E-F-12**.

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

COORS TRAIL N.A. (CRT) "R"

- ✓ *Janet Laros, 2924 River Willow Tr. NW/87120 890-0657 (h)
- ✓ Jim Timmons, 2715 Pueblo Grande NW/87120 890-8471 (h)

LA LUZ LANDOWNERS ASSOC. (LUZ) "R"

- ✓ *Patrick Gallagher, 2520 Jefferson NE, Ste. E/87110 898-5364 (h) 830-3100 (w)
- ✓ Rae Perls, 15 Tennis Ct. NW/87120 898-8833 (h)

TAYLOR RANCH N.A. (TRN) "R"

- ✓ Tolene Wolfley, 6804 Stag Horn Dr. NW/87120 890-9414 (h)
- ✓ Rene Horvath, 5515 Palomino Dr. NW/87120 898-2114 (h)

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

Sincerely,

Stephani Winklepleck

Stephani I. Winklepleck
Neighborhood Liaison
OFFICE OF NEIGHBORHOOD COORDINATION
Planning Department

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

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

planningrnaform(07/23/07)

Courtyard I
7500 Jefferson St. NE
Albuquerque, NM
87109-4335

www.bhinc.com

voice: 505.823.1000
facsimile: 505.798.7988
toll free: 800.877.5332

CERTIFIED MAIL/RETURN RECEIPT REQUESTED

July 26, 2007

Rae Perls
15 Tennis Court NW
Albuquerque, New Mexico 87120

RE: Major Subdivision Extension of Subdivision Improvements Agreement
Tracts 1-9, North Andalucia at La Luz

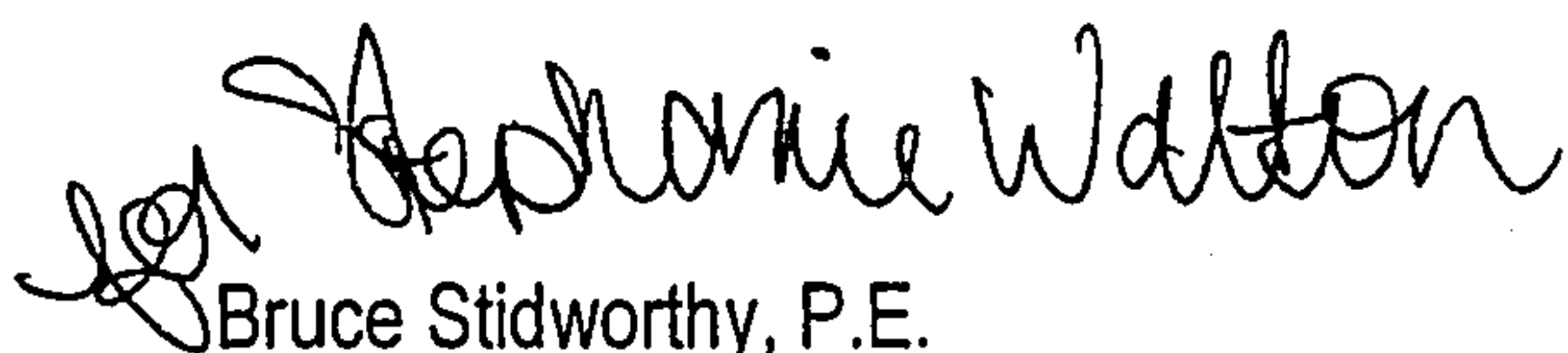
Dear Rae:

We have been informed by the City of Albuquerque's Office of Neighborhood Coordination that you are a representative of the La Luz Landowners Association.

This letter is to advise you that Bohannon Huston, Inc., agent for SilverLeaf Ventures, LLC, is seeking approval for Major Subdivision Extension of Subdivision Improvements Agreement from the City of Albuquerque's Development Review Board (DRB).

Enclosed for your review and information is a copy of the zone atlas page with the site highlighted submitted to the DRB. Please feel free to contact me if you have any questions regarding this matter or need information as to the date and time of the public hearing.

Sincerely,



Bruce Stidworthy, P.E.
Vice President
Community Development and Planning Group

BJS/SW
Enclosure

ENGINEERING

SPATIAL DATA

ADVANCED TECHNOLOGIES

Courtyard I
7500 Jefferson St. NE
Albuquerque, NM
87109-4335

www.bhinc.com

voice: 505.823.1000
facsimile: 505.798.7988
toll free: 800.877.5332

CERTIFIED MAIL/RETURN RECEIPT REQUESTED

June 26, 2007

Mr. Patrick Gallagher
2520 Jefferson NE Suite E
Albuquerque, New Mexico 87110

RE: Major Subdivision Extension of Subdivision Improvements Agreement
Tracts 1-9, North Andalucia at La Luz

Dear Mr. Gallagher:

We have been informed by the City of Albuquerque's Office of Neighborhood Coordination that you are a representative of the La Luz Landowners Association.

This letter is to advise you that Bohannon Huston, Inc., agent for Silverleaf Ventures, LLC, is seeking approval for Major Subdivision Extension of Subdivision Improvements Agreement from the City of Albuquerque's Development Review Board (DRB).

Enclosed for your review and information is a copy of the zone atlas page with the site highlighted submitted to the DRB. Please feel free to contact me if you have any questions regarding this matter or need information as to the date and time of the public hearing.

Sincerely,



Bruce Stidworthy, P.E.
Vice President
Community Development and Planning Group

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voice: 505.823.1000
facsimile: 505.798.7988
toll free: 800.877.5332

CERTIFIED MAIL/RETURN RECEIPT REQUESTED

June 26, 2007

Mr. Jim Timmons
2715 Pueblo Grande NW
Albuquerque, New Mexico 87120

RE: Major Subdivision Extension of Subdivision Improvements Agreement
Tracts 1-9, North Andalucia at La Luz

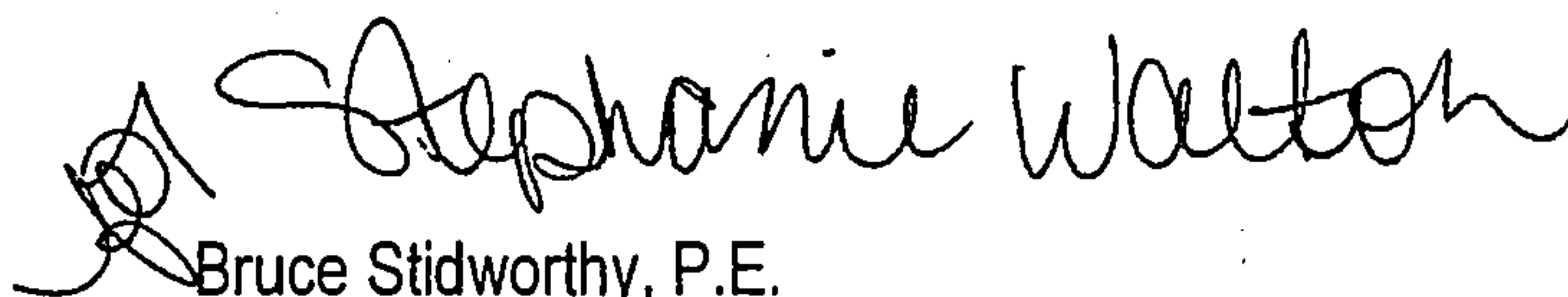
Dear Mr. Timmons:

We have been informed by the City of Albuquerque's Office of Neighborhood Coordination that you are a representative of the Coors Trail Neighborhood Association.

This letter is to advise you that Bohannon Huston, Inc., agent for Silverleaf Ventures, LLC, is seeking approval for Major Subdivision Extension of Subdivision Improvements Agreement from the City of Albuquerque's Development Review Board (DRB).

Enclosed for your review and information is a copy of the zone atlas page with the site highlighted that was submitted to DRB. Please feel free to contact me if you have any questions regarding this matter or need information as to the date and time of the public hearing.

Sincerely,



Bruce Stidworthy, P.E.
Vice President
Community Development and Planning Group

BJS/SW
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CERTIFIED MAIL/RETURN RECEIPT REQUESTED

June 26, 2007

Ms. Rene Horvath
5515 Palomino Dr. NW
Albuquerque, New Mexico 87120

RE: Major Subdivision Extension of Subdivision Improvements Agreement
Tracts 1-9, North Andalucia at La Luz

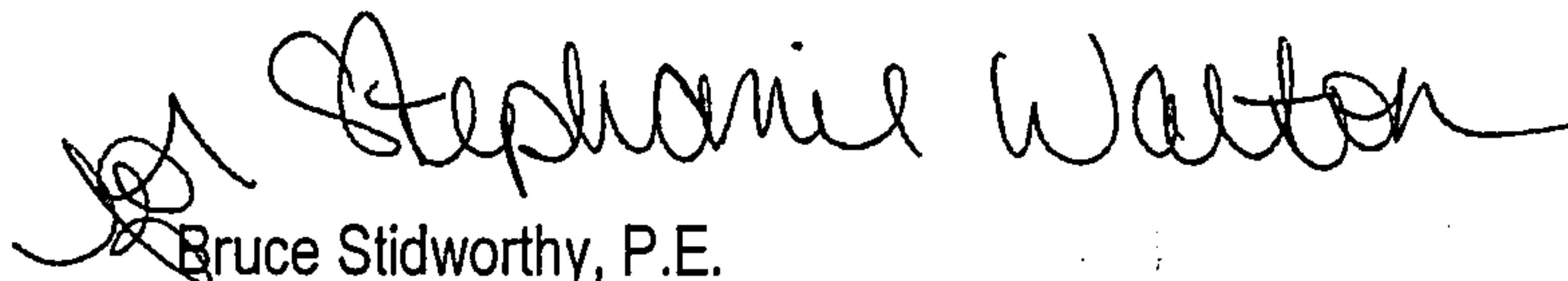
Dear Ms. Horvath:

We have been informed by the City of Albuquerque's Office of Neighborhood Coordination that you are a representative of the Taylor Ranch Neighborhood Association.

This letter is to advise you that Bohannon Huston, Inc., agent for Silverleaf Ventures, LLC, is seeking approval for Major Subdivision Extension of Subdivision Improvements Agreement from the City of Albuquerque's Development Review Board (DRB).

Enclosed for your review and information is a copy of the zone atlas page with the site highlighted that was submitted to the DRB. Please feel free to contact me if you have any questions regarding this matter or need information as to the date and time of the public hearing.

Sincerely,



Bruce Stidworthy, P.E.
Vice President
Community Development and Planning Group

BJS/SW
Enclosure

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voice: 505.823.1000
facsimile: 505.798.7988
toll free: 800.877.5332

CERTIFIED MAIL/RETURN RECEIPT REQUESTED

June 26, 2007

Ms. Jolene Wolfley
6804 Staghorn Dr. NW
Albuquerque, New Mexico 87120

RE: Major Subdivision Extension of Subdivision Improvements Agreement
Tracts 1-9, North Andalucia at La Luz

Dear Ms. Wolfley:

We have been informed by the City of Albuquerque's Office of Neighborhood Coordination that you are a representative of the Taylor Ranch Neighborhood Association.

This letter is to advise you that Bohannon Huston, Inc., agent for Silverleaf Ventures, LLC, is seeking approval for Major Subdivision Extension of Subdivision Improvements Agreement from the City of Albuquerque's Development Review Board (DRB).

Enclosed for your review and information is a copy of the zone atlas page with the site highlighted that was submitted to the DRB. Please feel free to contact me if you have any questions regarding this matter or need information as to the date and time of the public hearing.

Sincerely,

for Stephanie Walton

Bruce Stidworthy, P.E.
Vice President
Community Development and Planning Group

BJS/SW
Enclosure

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Albuquerque, NM
87109-4335

www.bhinc.com

voice: 505.823.1000
facsimile: 505.798.7988
toll free: 800.877.5332

CERTIFIED MAIL/RETURN RECEIPT REQUESTED

July 26, 2007

Ms. Janet Laros
2924 River Willow Tr. NW
Albuquerque, New Mexico 87120

RE: Major Subdivision Extension of Subdivision Improvements Agreement
Tracts 1-9, North Andalusia at La Luz

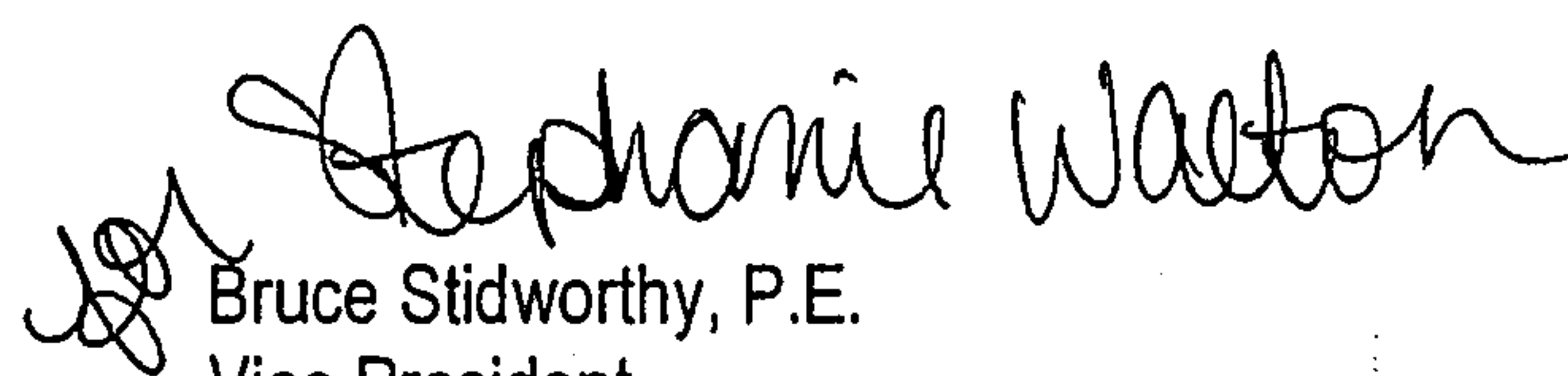
Dear Ms. Laros:

We have been informed by the City of Albuquerque's Office of Neighborhood Coordination that you are a representative of the Coors Trail Neighborhood Association.

This letter is to advise you that Bohannon Huston, Inc., agent for SilverLeaf Ventures, LLC, is seeking approval for Major Subdivision Extension of Subdivision Improvements Agreement from the City of Albuquerque's Development Review Board (DRB).

Enclosed for your review and information is a copy of the zone atlas page with the site highlighted that was submitted to DRB. Please feel free to contact me if you have any questions regarding this matter or need information as to the date and time of the public hearing.

Sincerely,



Bruce Stidworthy, P.E.
Vice President
Community Development and Planning Group

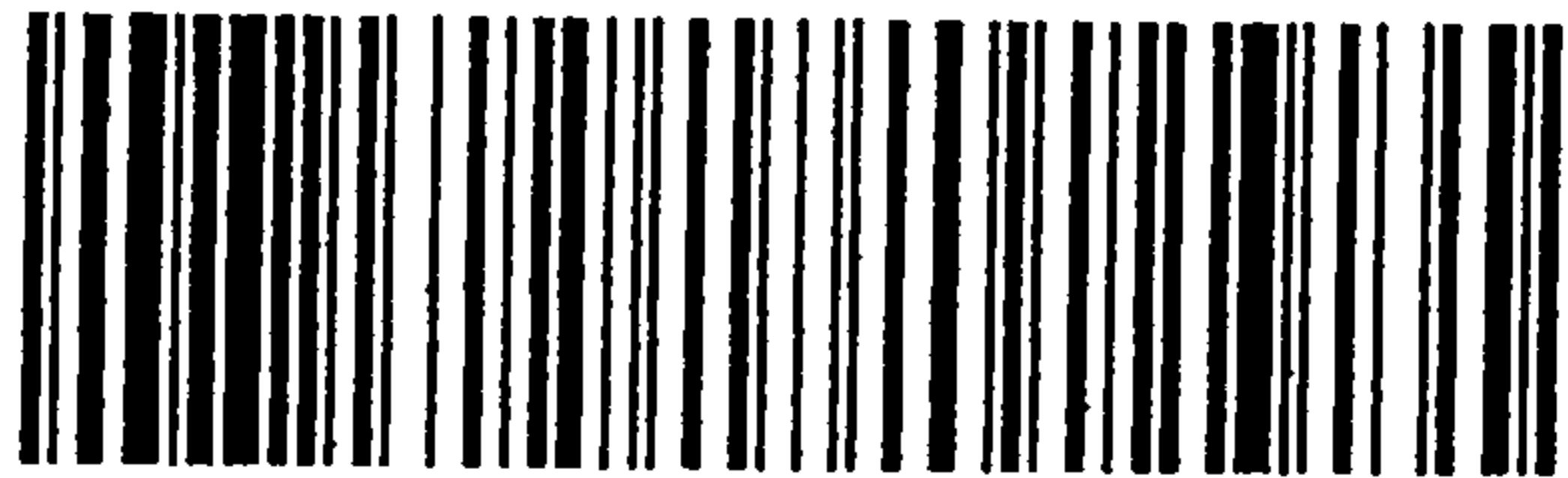
BJS/SW
Enclosure

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REGISTERED MAIL



91 7108 2133 3933 5608 3197



UNITED STATES POSTAGE

02 1P

\$05.38

0002368945 JUL 26 2007
MAILED FROM ZIP CODE 87109

SENDER: COMPLETE THIS SECTION

- Complete items 1, 2, and 3. Also complete item 4 if Restricted Delivery is desired.
- Print your name and address on the reverse so that we can return the card to you.
- Attach this card to the back of the mailpiece, or on the front if space permits.

1. Article Addressed to:

Rene Horvath
5515 Palomino Dr. NW
Albuquerque, NM 87120

2. Article Number

(Transfer from service label)

91 7108 2133 3933 5608 3197

PS Form 3811, February 2004

Domestic Return Receipt

102595-02-M-1540

COMPLETE THIS SECTION ON DELIVERY

A. Signature

X

Agent

Addressee

B. Received by (Printed Name)

C. Date of Delivery

D. Is delivery address different from item 1? Yes

If YES, enter delivery address below: No

3. Service Type

Certified Mail

Express Mail

Registered

Return Receipt for Merchandise

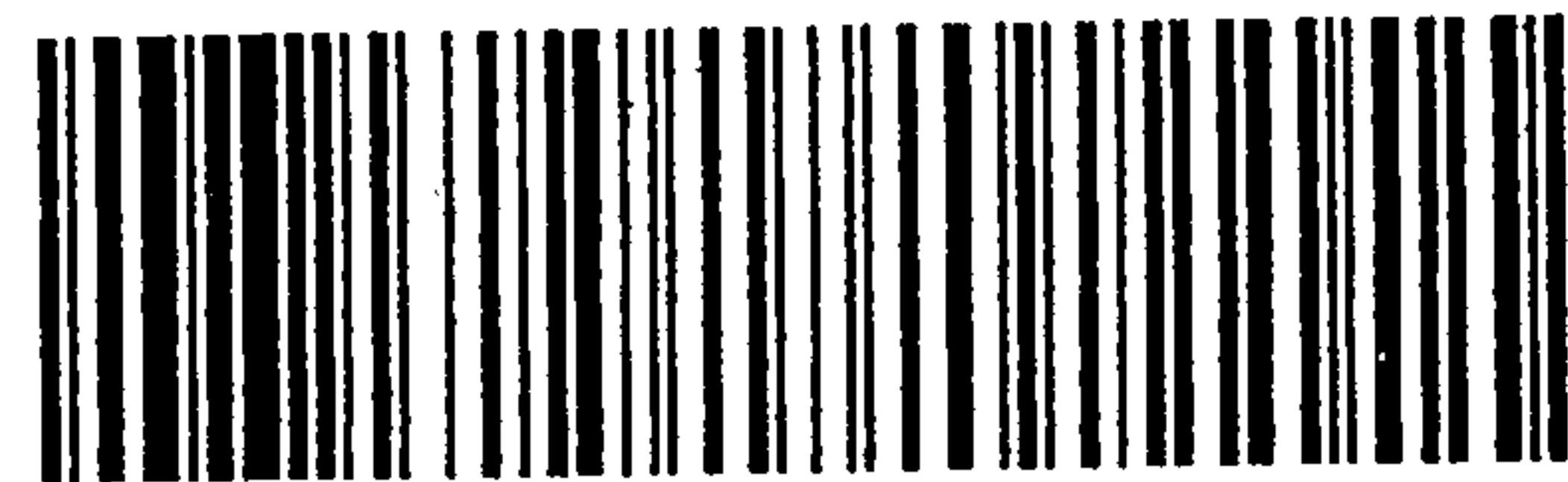
Insured Mail

C.O.D.

4. Restricted Delivery? (Extra Fee)

Yes

ON, INC.
ON, NE
NM 87109



91 7108 2133 3933 5608 3159

UNITED STATES POSTAGE
02 1P \$05.38⁰⁰
0002368945 JUL 26 2007
MAILED FROM ZIP CODE 87109

SENDER: COMPLETE THIS SECTION

- Complete items 1, 2, and 3. Also complete item 4 if Restricted Delivery is desired.
- Print your name and address on the reverse so that we can return the card to you.
- Attach this card to the back of the mailpiece, or on the front if space permits.

1. Article Addressed to:

PATRICK BALLAGHER
2520 JEFFERSON NE
SUITE E
ALBUQUERQUE, NM 87110

2. Article Number
(Transfer from service label)

91 7108 2133 3933 5608 3159

PS Form 3811, February 2004

Domestic Return Receipt

102595-02-M-1540

COMPLETE THIS SECTION ON DELIVERY

A. Signature

X

- Agent
 Addressee

B. Received by (*Printed Name*)

C. Date of Delivery

D. Is delivery address different from item 1? Yes
If YES, enter delivery address below: No

3. Service Type

- Certified Mail Express Mail
 Registered Return Receipt for Merchandise
 Insured Mail C.O.D.

4. Restricted Delivery? (*Extra Fee*) Yes

CERTIFIED MAIL



91 7108 2133 3933 5608 3166



UNITED STATES POSTAGE
02 1P \$ 05.38⁰⁰
000236S945 JUL 26 2007
MAILED FROM ZIP CODE 87109

INC.
NE
87109

SENDER: COMPLETE THIS SECTION

- Complete items 1, 2, and 3. Also complete item 4 if Restricted Delivery is desired.
- Print your name and address on the reverse so that we can return the card to you.
- Attach this card to the back of the mailpiece, or on the front if space permits.

1. Article Addressed to:

Jane + Laros
2924 River Willow Tr. NW
Albuquerque, NM 87120

2. Article Number
(Transfer from service label)

91 7108 2133 3933 5608 3166

PS Form 3811, February 2004

Domestic Return Receipt

102595-02-M-1540

COMPLETE THIS SECTION ON DELIVERY

A. Signature

X

- Agent
 Addressee

B. Received by (Printed Name)

C. Date of Delivery

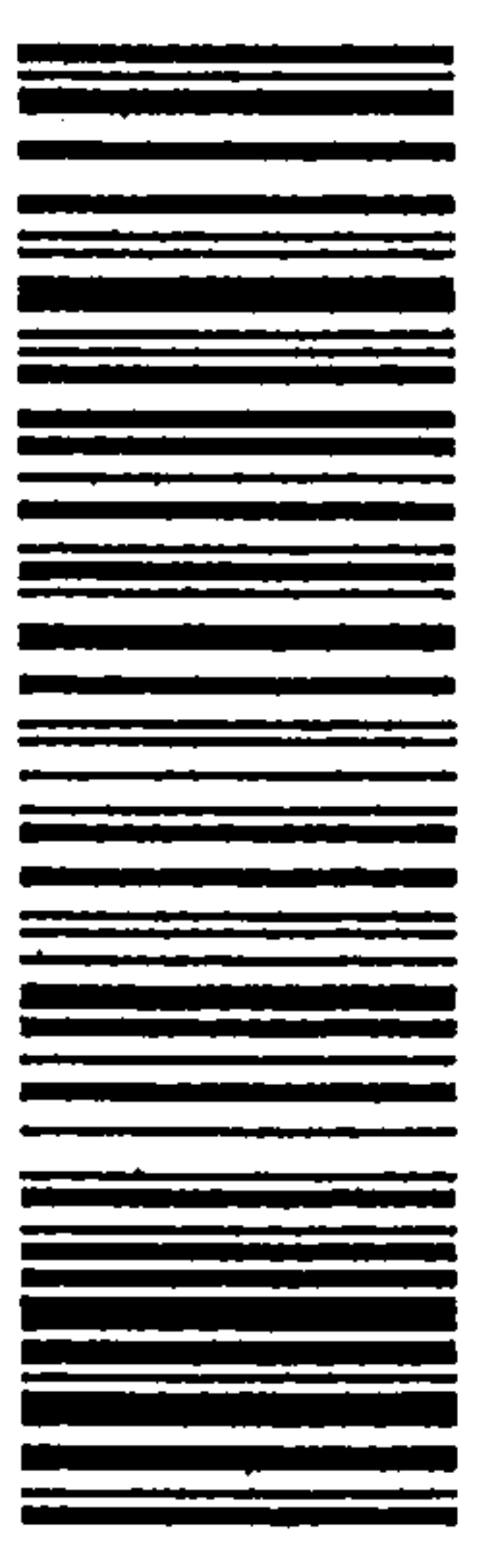
D. Is delivery address different from item 1? Yes
If YES, enter delivery address below: No

3. Service Type

- Certified Mail Express Mail
 Registered Return Receipt for Merchandise
 Insured Mail C.O.D.

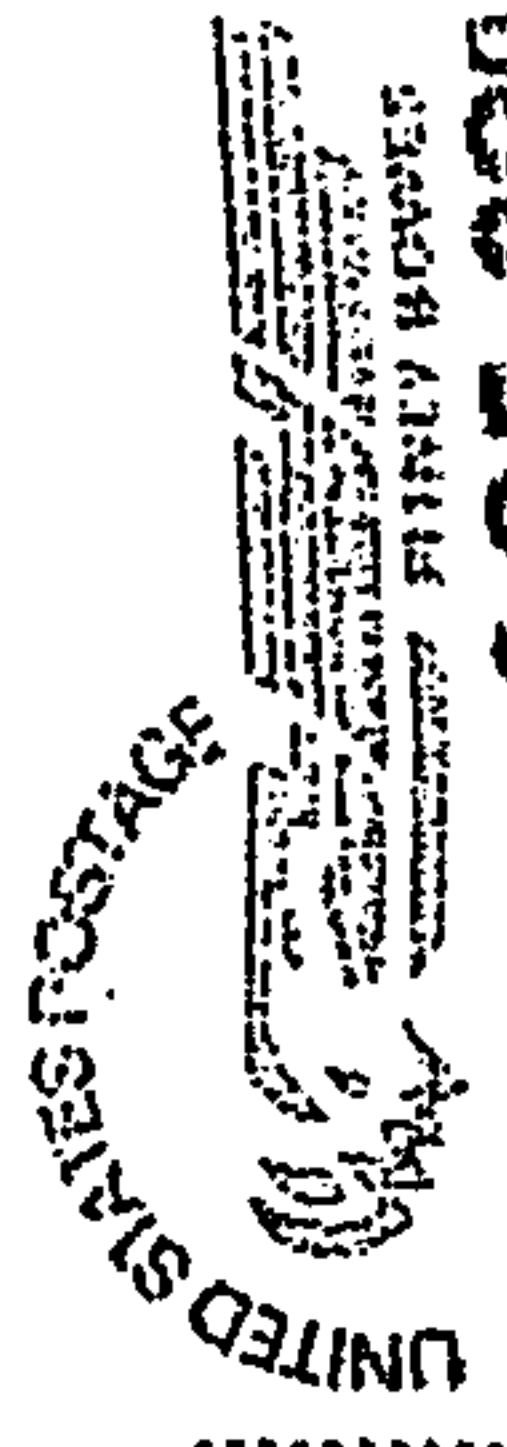
4. Restricted Delivery? (Extra Fee)

Yes

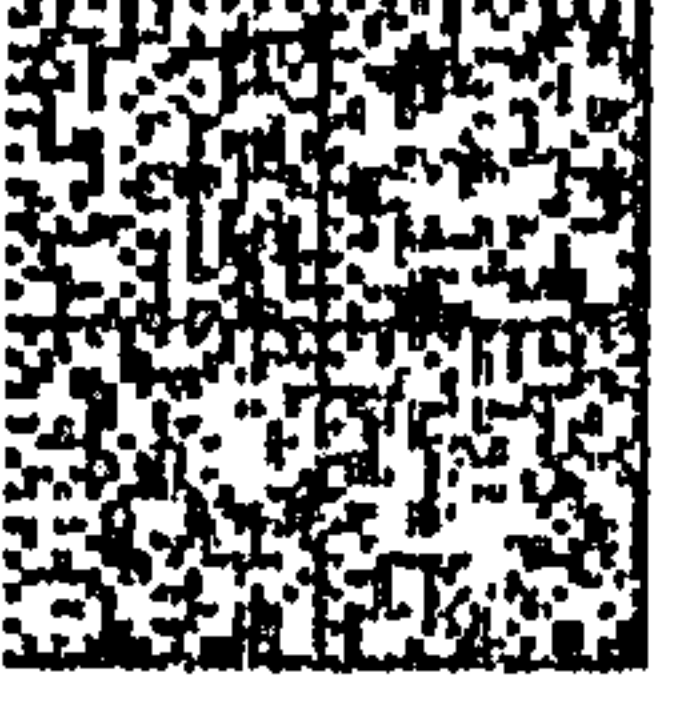


91 7108 2133 3933 5608 3180

ON, INC.
LINE
M-87109



02 1P
0002368945 JUL 26 2007
MAILED FROM ZIP CODE 87108



SENDER: COMPLETE THIS SECTION

- Complete items 1, 2, and 3. Also complete item 4 if Restricted Delivery is desired.
- Print your name and address on the reverse so that we can return the card to you.
- Attach this card to the back of the mailpiece, or on the front if space permits.

1. Article Addressed to:

Lae Peris
15 TERNIS Ct. NW
ALBUQUERQUE, NM 87108

2. Article Number
(Transfer from service label)

91 7108 2133 3933 5608 3180

PS Form 3811, February 2004

Domestic Return Receipt

102595-02-M-1540

COMPLETE THIS SECTION ON DELIVERY

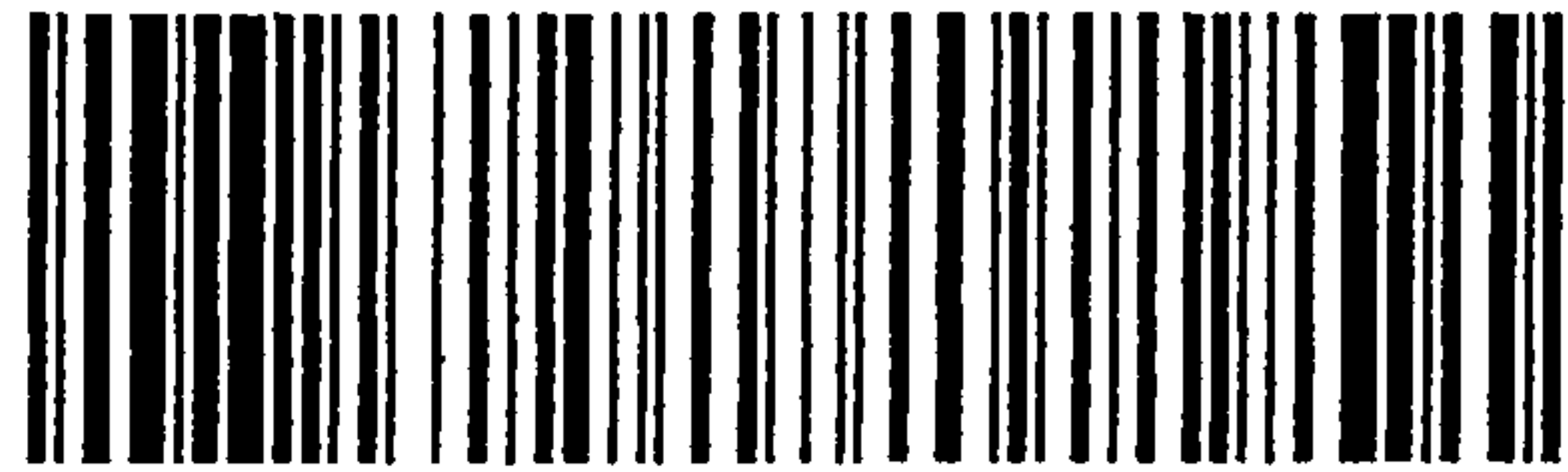
A. Signature Agent
 Addressee

B. Received by (Printed Name) C. Date of Delivery

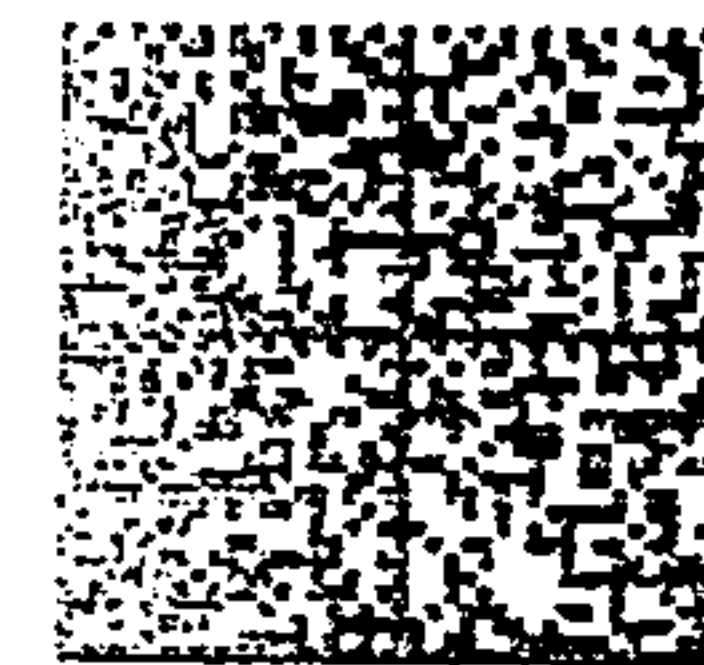
D. Is delivery address different from item 1? Yes No
If YES, enter delivery address below:

3. Service Type
 Certified Mail Express Mail
 Registered Return Receipt for Merchandise
 Insured Mail C.O.D.
4. Restricted Delivery? (Extra Fee) Yes

CERTIFIED MAIL



91 7108 2133 3933 5608 3203



UNITED STATES POSTAGE
02 1P \$05.38
0002368945 JUL 26 2007
MAILED FROM ZIP CODE 87109

SENDER: COMPLETE THIS SECTION

- Complete items 1, 2, and 3. Also complete Item 4 if Restricted Delivery is desired.
- Print your name and address on the reverse so that we can return the card to you.
- Attach this card to the back of the mailpiece, or on the front if space permits.

1. Article Addressed to:

Jim Timmons
2715 Pueblo Grande NW
Albuquerque, NM 87120

2. Article Number

(Transfer from service label)

91 7108 2133 3933 5608 3203

PS Form 3811, February 2004

Domestic Return Receipt

102595-02-M-1540

COMPLETE THIS SECTION ON DELIVERY

A. Signature

X

Agent

Addressee

B. Received by (Printed Name)

C. Date of Delivery

D. Is delivery address different from Item 1? Yes

If YES, enter delivery address below: No

3. Service Type

Certified Mail

Express Mail

Registered

Return Receipt for Merchandise

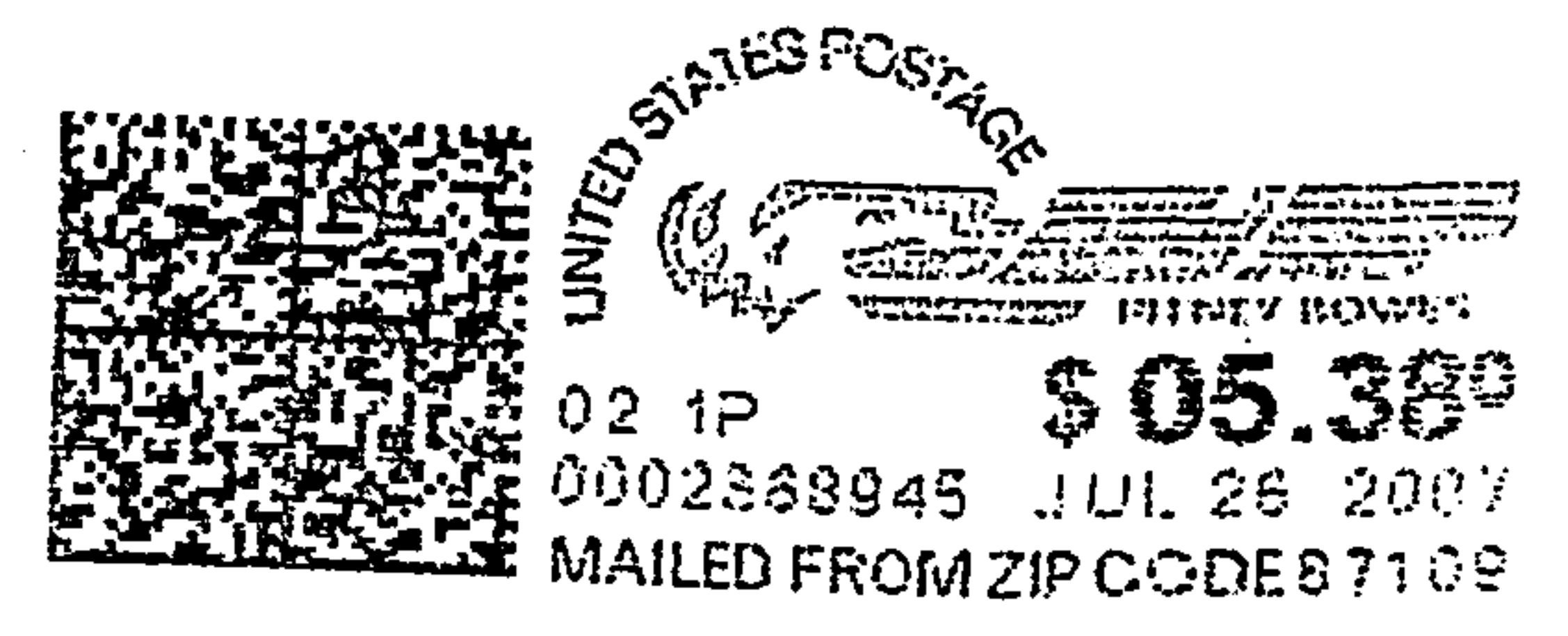
Insured Mail

C.O.D.

4. Restricted Delivery? (Extra Fee)

Yes

INC.
NE
37109



SENDER: COMPLETE THIS SECTION

- Complete items 1, 2, and 3. Also complete item 4 if Restricted Delivery is desired.
- Print your name and address on the reverse so that we can return the card to you.
- Attach this card to the back of the mailpiece, or on the front if space permits.

1. Article Addressed to:
 Johene Waffley
 6804 Staghorn Dr. NW
 Albuquerque, NM 87120

2. Article Number
 (Transfer from service label)

COMPLETE THIS SECTION ON DELIVERY

A. Signature Agent
 X Addressee

B. Received by (Printed Name) C. Date of Delivery

D. Is delivery address different from item 1? Yes
 If YES, enter delivery address below: No

3. Service Type
 Certified Mail Express Mail
 Registered Return Receipt for Merchandise
 Insured Mail C.O.D.

4. Restricted Delivery? (Extra Fee) Yes

91 7108 2133 3933 5608 3173

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
- 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.

Stephanie L. Walton
 Applicant name (print)
Stephanie L. Walton 7-27-07
 Applicant signature / date



Form revised 4/07

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

Application case numbers
07DRB - - 70161

Sandy Handley 07/26/07
 Planner signature / date
Project # 1003859

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 August 7, 2007 To August 22, 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.

Sandy Handley
(Applicant or Agent)

07/26/07
(Date)

I issued 3 signs for this application,

7/26/07
(Date)

Andrew J. ...
(Staff Member)

DRB PROJECT NUMBER: 1003859

7308.84

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

Grant of Permanent Easement between Silverleaf Ventures, LLC.
("Grantor"), whose address is 5351 Menaul Blvd. NE Albuquerque, NM 87110
, and the Albuquerque Bernalillo County Water Utility Authority (ABCWUA), whose address is P.O. Box
1293, Albuquerque, New Mexico, 87103.

Grantor grants to the ABCWUA an exclusive, permanent easement ("Easement") in, over, upon
and across the real property described on Exhibit "A" attached hereto ("Property") for the construction,
installation, maintenance, repair, modification, replacement and operation of 12" water line
appurtenances, together with the right to remove trees, bushes, undergrowth and any other obstacles
upon the Property if the ABCWUA determines they interfere with the appropriate use of this Easement.

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

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

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

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

APPROVED:

Roger A. Shea
Executive Director - ABC Water Utility
Authority
For

10/14/05
Dated

ACKNOWLEDGMENT BY:

Bradley J. Bingham
acting City Engineer

10/13/05
Dated

*Wfe
10/13/05*

*JK
10-13-05*

GRANTOR:

[Signature] 9/29/05
(Individual) Date

GRANTOR:

By: Peggy Daskalos
Its: Manager - Silverleaf Ventures LLC
(Corporation of Partnership)

Dated: 9/29/05



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Page: 1 of 6
10/13/2005 04:21P
Bk-A105 Pg-1847

INDIVIDUAL

STATE OF New Mexico
COUNTY OF Bernalillo)^{ss}

This instrument was acknowledged before me on 29th day of September, 2005,
by Peggy Duskalos manager Silverleaf ventures LLC

Notary Public

My Commission Expires:

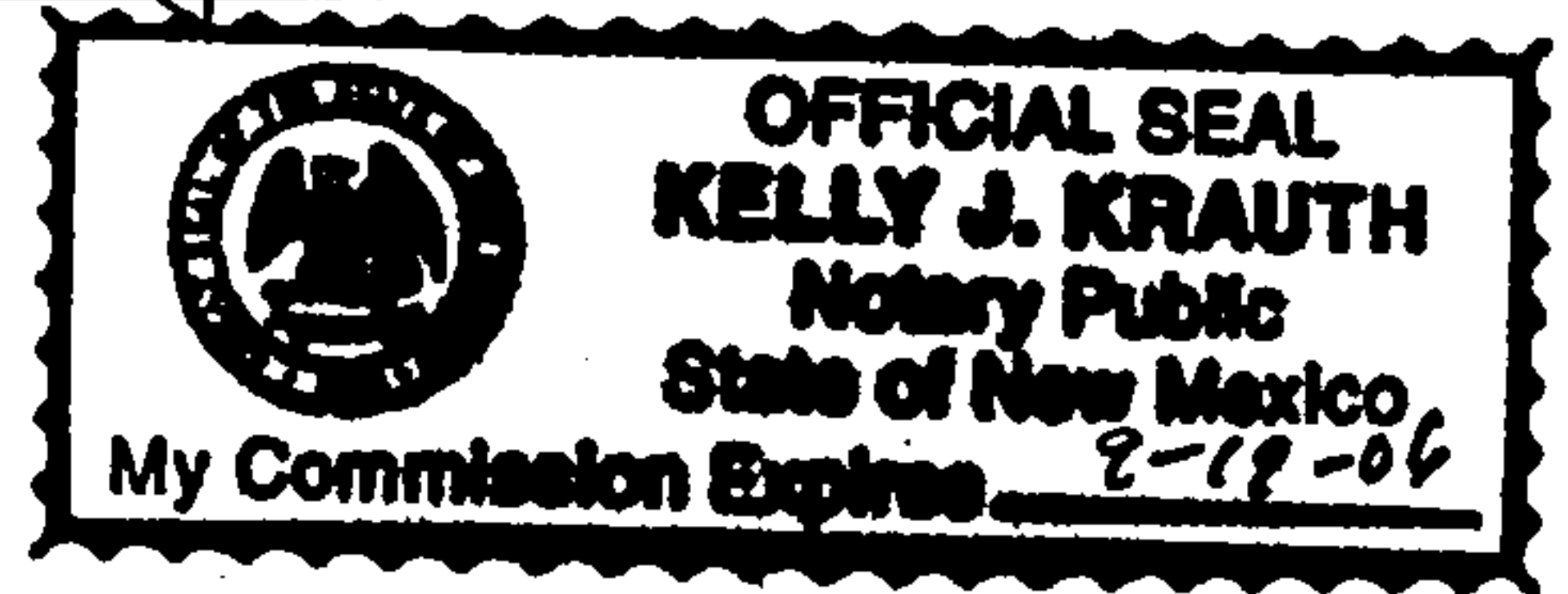
CORPORATION

STATE OF New Mexico
COUNTY OF Bernalillo)^{ss}

This instrument was acknowledged before me on 29 day of September, 2005,
by Peggy Duskalos
Of Silverleaf ventures, a New Mexico LLC corporation, on behalf of the corporation.

Notary Public

My Commission Expires:
9-19-2006



PARTNERSHIP

STATE OF _____)
COUNTY OF _____)

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

Notary Public

My Commission Expires:

ABC WATER UTILITY AUTHORITY

STATE OF NEW MEXICO)
COUNTY OF BERNALILLO)^{ss}

This instrument was acknowledged before me on October 11th, 2005 by
Roger A. Green Jr. Executive Director, on behalf of Albuquerque Bernalillo County Water
Utility Authority.

Gloria D. Saavedra
Notary Public

My Commission Expires:
11-25-2007



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Page: 2 of 6
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20' PUBLIC WATER LINE EASEMENT

A 20' PUBLIC WATER LINE EASEMENT WITHIN TRACT 6-B, OF THE PLAT ENTITLED, "TRACT 6-A CITY OF ALBUQUERQUE AND TRACT 6-B LANDS OF RAY A. GRAHAM III" FILED MAY 22, 2003 IN BOOK 2003C, PAGE 147, A TRACT OF LAND LYING AND SITUATE WITHIN SECTIONS 25, 35 AND 36, TOWNSHIP 11 NORTH, RANGE 2 EAST, NEW MEXICO PRINCIPAL MERIDIAN, CITY OF ALBUQUERQUE, BERNALILLO COUNTY, NEW MEXICO, BEING MORE PARTICULARLY DESCRIBED:

BEGINNING AT THE NORTHEAST CORNER OF SAID EASEMENT, FROM WHENCE A TIE TO ACS MONUMENT "HUGHES" BEARS N 15°13'14" E, A DISTANCE OF 4,967.12 FEET;

THENCE FROM SAID POINT OF BEGINNING, THENCE S 58°14'54" E, A DISTANCE OF 20.00 FEET TO AN ANGLE POINT;

THENCE S 31°45'21" W, A DISTANCE OF 93.79 FEET TO A POINT OF CURVATURE;

THENCE ALONG A CURVE TO THE RIGHT, AN ARC LENGTH OF 277.60 FEET, A RADIUS OF 392.00 FEET, A CHORD BEARING OF S 52°02'36" W, A CHORD LENGTH OF 271.84 FEET, AND A DELTA ANGLE OF 40°34'30" TO A POINT OF REVERSE CURVATURE;

THENCE ALONG A CURVE TO THE LEFT, AN ARC LENGTH OF 258.61 FEET, A RADIUS OF 408.00 FEET, A CHORD BEARING OF S 54°10'22" W, A CHORD LENGTH OF 254.30 FEET, AND A DELTA ANGLE OF 36°18'59" TO AN ANGLE POINT;

THENCE S 36°00'52" W, A DISTANCE OF 415.85 FEET TO A POINT OF CURVATURE;

THENCE ALONG A CURVE TO THE LEFT, AN ARC LENGTH OF 117.34 FEET, A RADIUS OF 508.00 FEET, A CHORD BEARING OF S 29°23'50" W, A CHORD LENGTH OF 117.08 FEET, AND A DELTA ANGLE OF 13°14'04" TO AN ANGLE POINT;

THENCE S 22°46'48" W, A DISTANCE OF 211.75 FEET TO AN ANGLE POINT;

THENCE ALONG A CURVE TO THE RIGHT, AN ARC LENGTH OF 26.40 FEET, A RADIUS OF 300.00 FEET, A CHORD BEARING OF S 72°03'24" W, AND A CHORD LENGTH OF 26.39 FEET, AND A DELTA ANGLE OF 5°02'30" TO AN ANGLE POINT;

THENCE N 22°46'48" E, A DISTANCE OF 228.97 FEET TO AN ANGLE POINT;



THENCE ALONG A CURVE TO THE RIGHT, AN ARC LENGTH OF 121.96 FEET TO A POINT OF CURVATURE;

A RADIUS OF 528.00 FEET, A CHORD BEARING OF N 29°23'50" E, A CHORD LENGTH OF 121.69 FEET, AND A DELTA ANGLE OF 13°14'04" TO AN ANGLE POINT,

THENCE N 36°00'52" E, A DISTANCE OF 415.85 FEET TO AN ANGLE POINT;

THENCE ALONG A CURVE TO THE RIGHT, AN ARC LENGTH OF 271.28 FEET, A RADIUS OF 428.00 FEET, HAVING A CHORD BEARING OF N 54°10'22" E, A CHORD LENGTH OF 266.77 FEET, AND A DELTA ANGLE OF 36°18'59" TO A POINT OF REVERSE CURVATURE;

THENCE ALONG A CURVE TO THE LEFT, AN ARC LENGTH OF 263.44 FEET, A RADIUS OF 372.00 FEET, HAVING A CHORD BEARING OF N 52°02'36" E, A CHORD LENGTH OF 257.97 FEET, AND A DELTA ANGLE OF 40°34'30" TO AN ANGLE POINT;

THENCE N 31°45'21" E, A DISTANCE OF 93.79 FEET TO THE POINT OF BEGINNING, HAVING AN AREA OF 27,707 SQUARE FEET, MORE OR LESS.

Larry W. Medrano
9/29/05



Maru Herrera

Bern. Co. EASE

R 19.00

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Page: 4 of 6

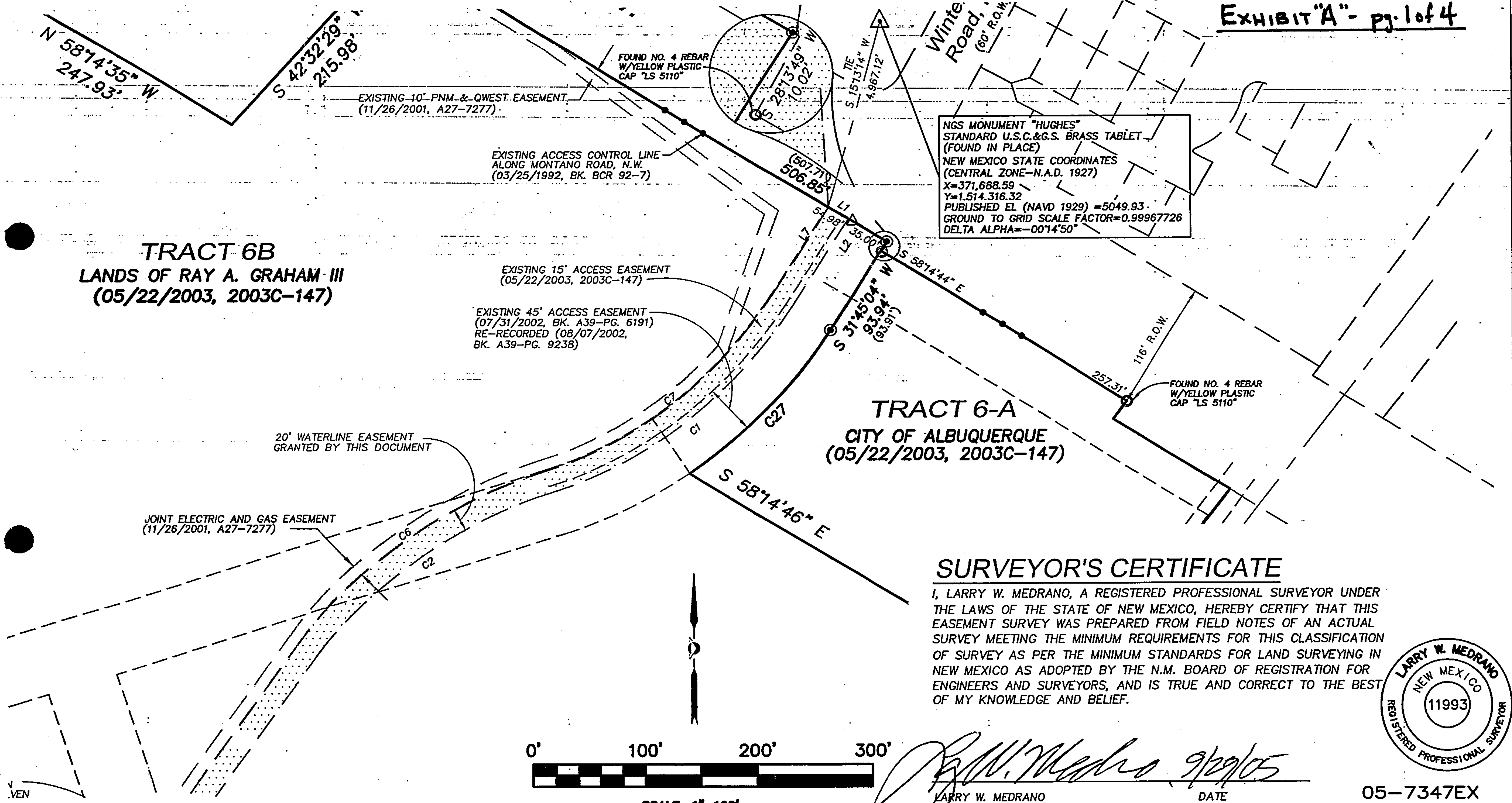
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EXHIBIT "A" - pg. 1 of 4

TRACT 6B
LANDS OF RAY A. GRAHAM III
(05/22/2003, 2003C-147)

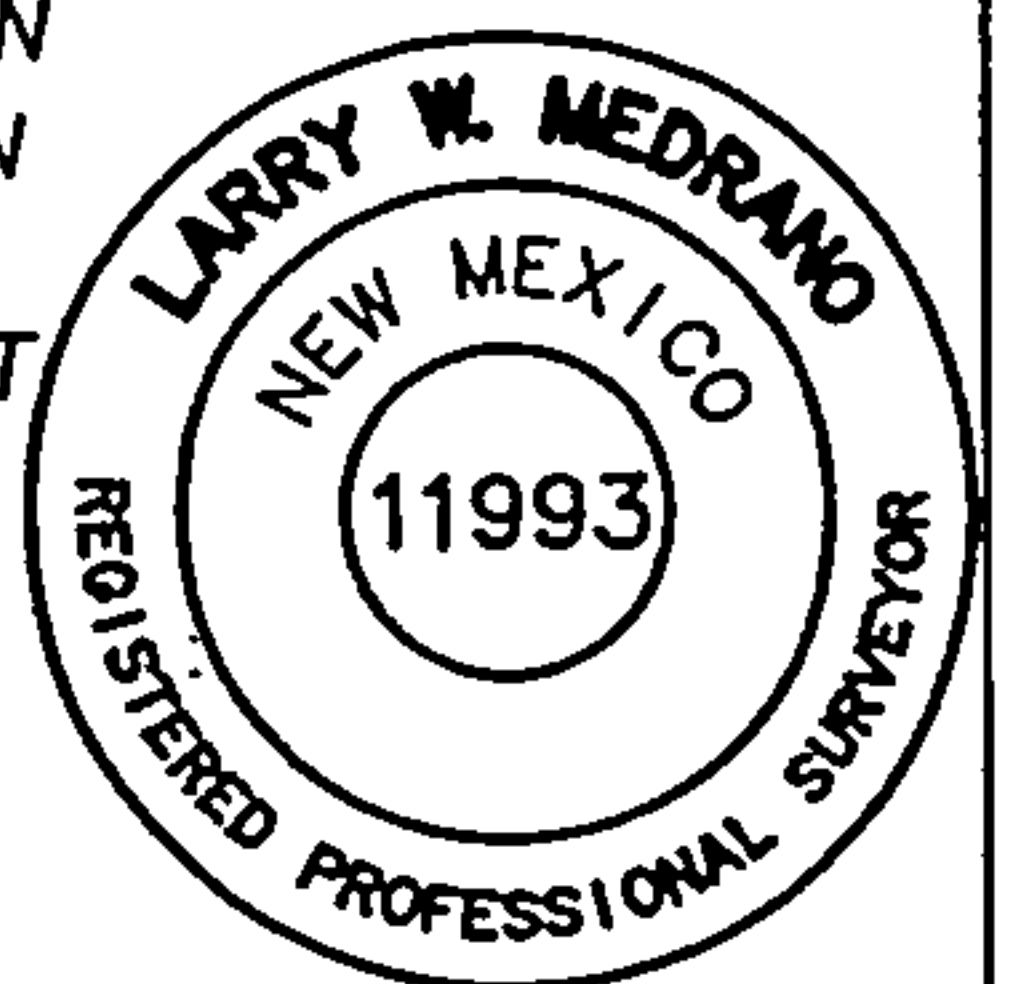
TRACT 6-A
CITY OF ALBUQUERQUE
(05/22/2003, 2003C-147)



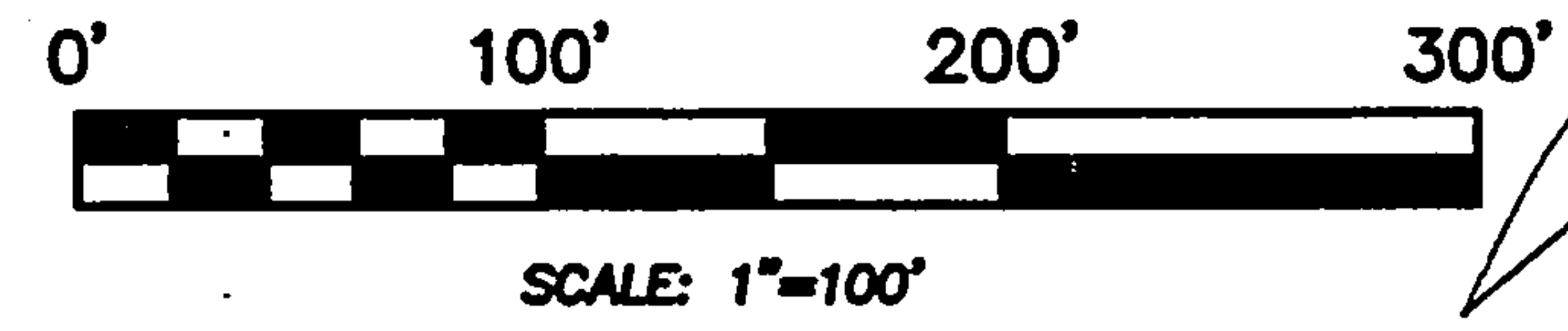
NGS MONUMENT "HUGHES"
STANDARD U.S.C.&G.S. BRASS TABLET
(FOUND IN PLACE)
NEW MEXICO STATE COORDINATES
(CENTRAL ZONE-N.A.D. 1927)
X=371,688.59
Y=1,514,316.32
PUBLISHED EL (NAVD 1929) =5049.93
GROUND TO GRID SCALE FACTOR=0.99967726
DELTA ALPHA=-00°14'50"

SURVEYOR'S CERTIFICATE

I, LARRY W. MEDRANO, A REGISTERED PROFESSIONAL SURVEYOR UNDER THE LAWS OF THE STATE OF NEW MEXICO, HEREBY CERTIFY THAT THIS EASEMENT SURVEY WAS PREPARED FROM FIELD NOTES OF AN ACTUAL SURVEY MEETING THE MINIMUM REQUIREMENTS FOR THIS CLASSIFICATION OF SURVEY AS PER THE MINIMUM STANDARDS FOR LAND SURVEYING IN NEW MEXICO AS ADOPTED BY THE N.M. BOARD OF REGISTRATION FOR ENGINEERS AND SURVEYORS, AND IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF.



Larry W. Medrano 9/29/05
LARRY W. MEDRANO
N.M.P.S. No. 11993
DATE

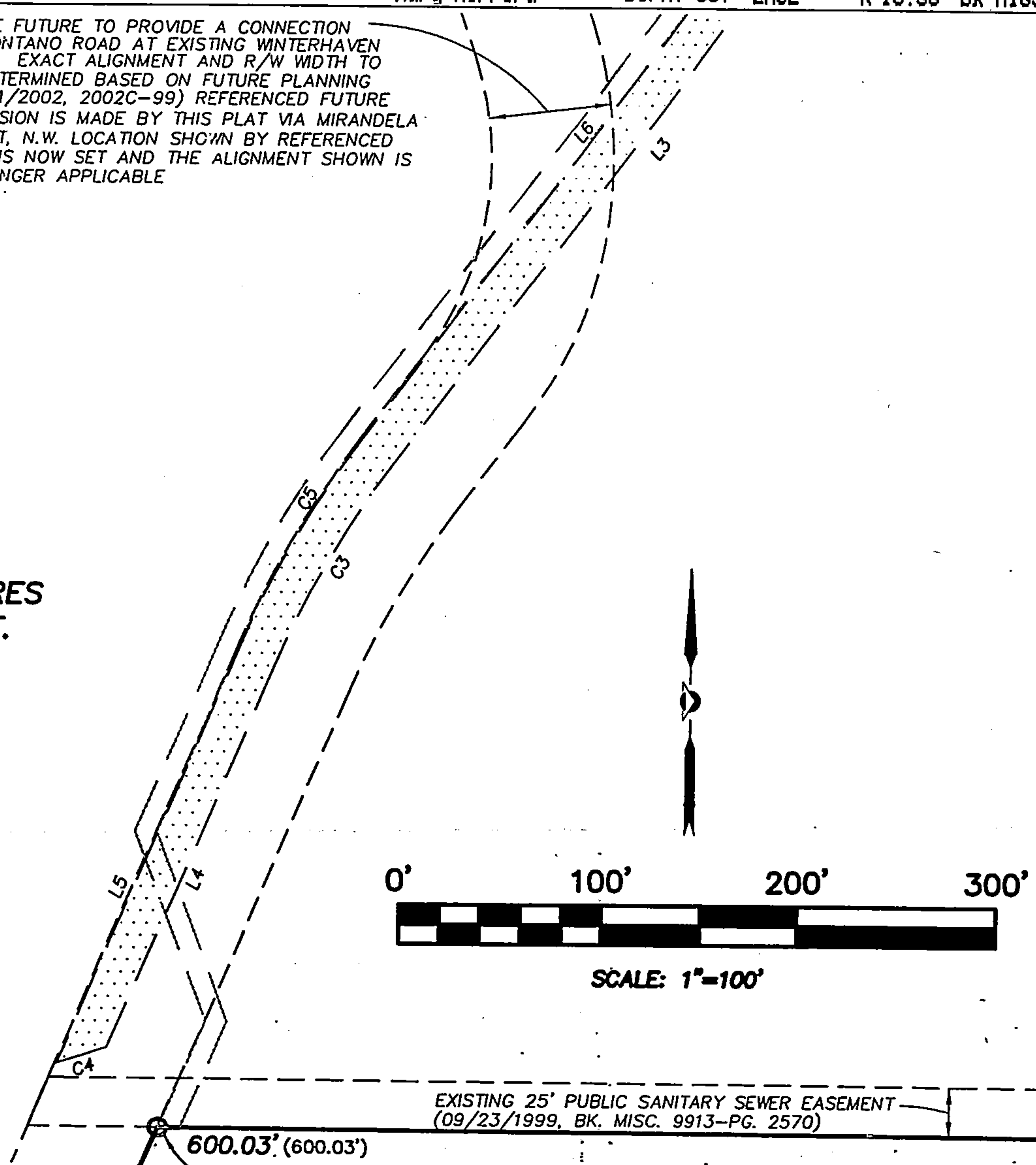


IN THE FUTURE TO PROVIDE A CONNECTION TO MONTANO ROAD AT EXISTING WINTERHAVEN ROAD. EXACT ALIGNMENT AND R/W WIDTH TO BE DETERMINED BASED ON FUTURE PLANNING (04/01/2002, 2002C-99) REFERENCED FUTURE EXTENSION IS MADE BY THIS PLAT VIA MIRANDELA STREET, N.W. LOCATION SHOWN BY REFERENCED PLAT IS NOW SET AND THE ALIGNMENT SHOWN IS NO LONGER APPLICABLE

TEMPORARY PUBLIC BLANKET DRAINAGE EASEMENT WITHIN TRACT 9, FOR THE BENEFIT OF TRACTS 1 THROUGH 8, GRANTED BY THIS PLAT. THE PERMANENT LOCATION TO BE SPECIFIED WITH FUTURE REPLATING OF TRACT 9.

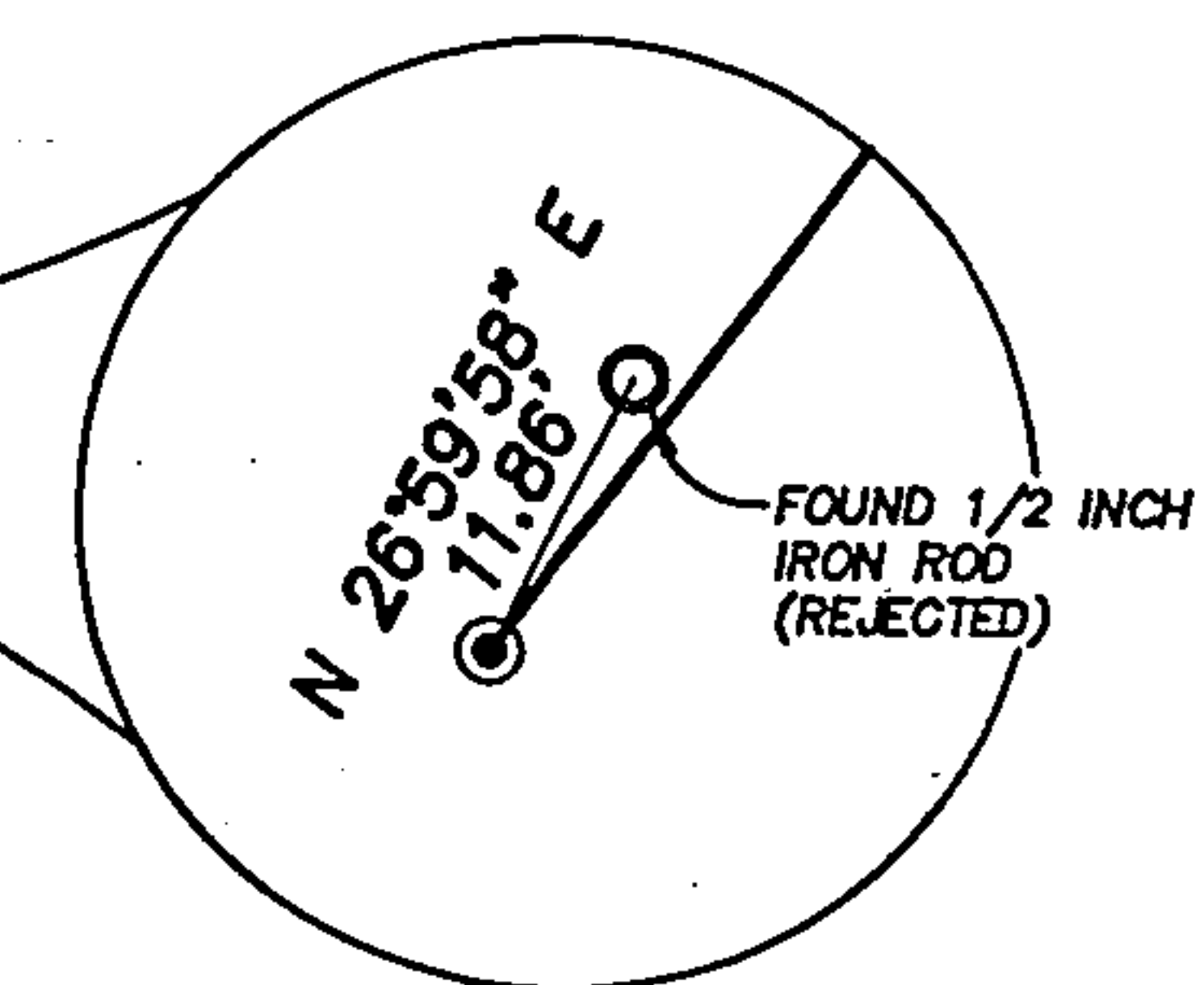
EXHIBIT "A" - Pg. 2 of 4

TRACT 6B
AREA=68.4135 ACRES
2,980,091 SQ. FT.



EXISTING 25' PUBLIC SANITARY SEWER EASEMENT (01/24/1992, BK. MISC. BCR 92-2,-PG. 2790)

Lower Corrales River



EASEMENT LINE TABLE

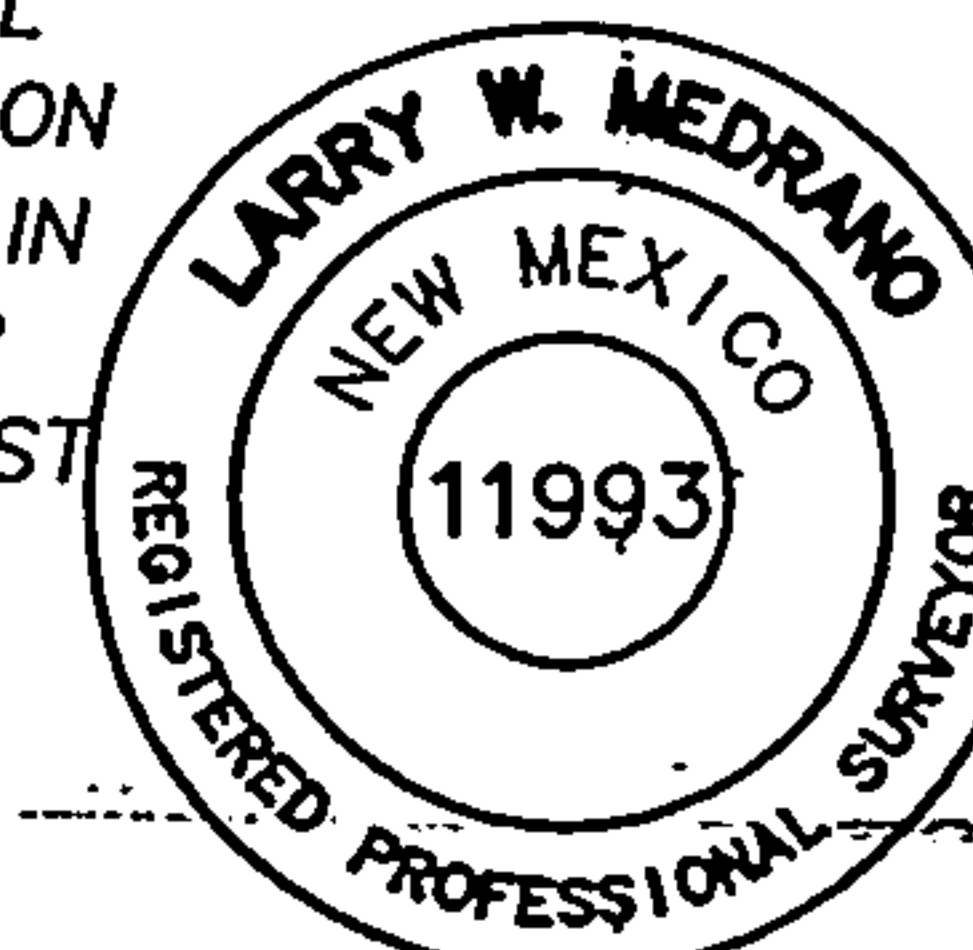
LINE	BEARING	DISTANCE
L1	N 58°14'54\" W	20.00'
L2	N 31°45'21\" E	93.79'
L3	N 36°00'52\" E	415.85'
L4	N 22°46'48\" E	211.75'
L5	S 22°46'48\" W	228.97'
L6	S 36°00'52\" W	415.85'
L7	S 31°45'21\" W	93.79'

EASEMENT CURVE TABLE

CURVE	RADIUS	ARC LENGTH	DELTA ANGLE	TANGENT	CHORD LENGTH	CHORD BEARING
C1	392.00'	277.60'	40°34'30\"	144.91'	271.84'	S 52°02'36\" W
C2	408.00'	258.61'	36°18'59\"	133.81'	254.30'	N 54°10'22\" E
C3	508.00'	117.34'	13°14'04\"	58.93'	117.08'	N 29°23'50\" E
C4	300.00'	26.40'	05°02'30\"	13.21'	26.39'	S 72°03'24\" W
C5	528.00'	121.96'	13°14'04\"	61.25'	121.69'	N 29°23'50\" E
C6	428.00'	271.28'	36°18'59\"	140.37'	266.77'	N 54°10'22\" E
C7	372.00'	263.44'	40°34'30\"	137.51'	257.97'	S 52°02'36\" W

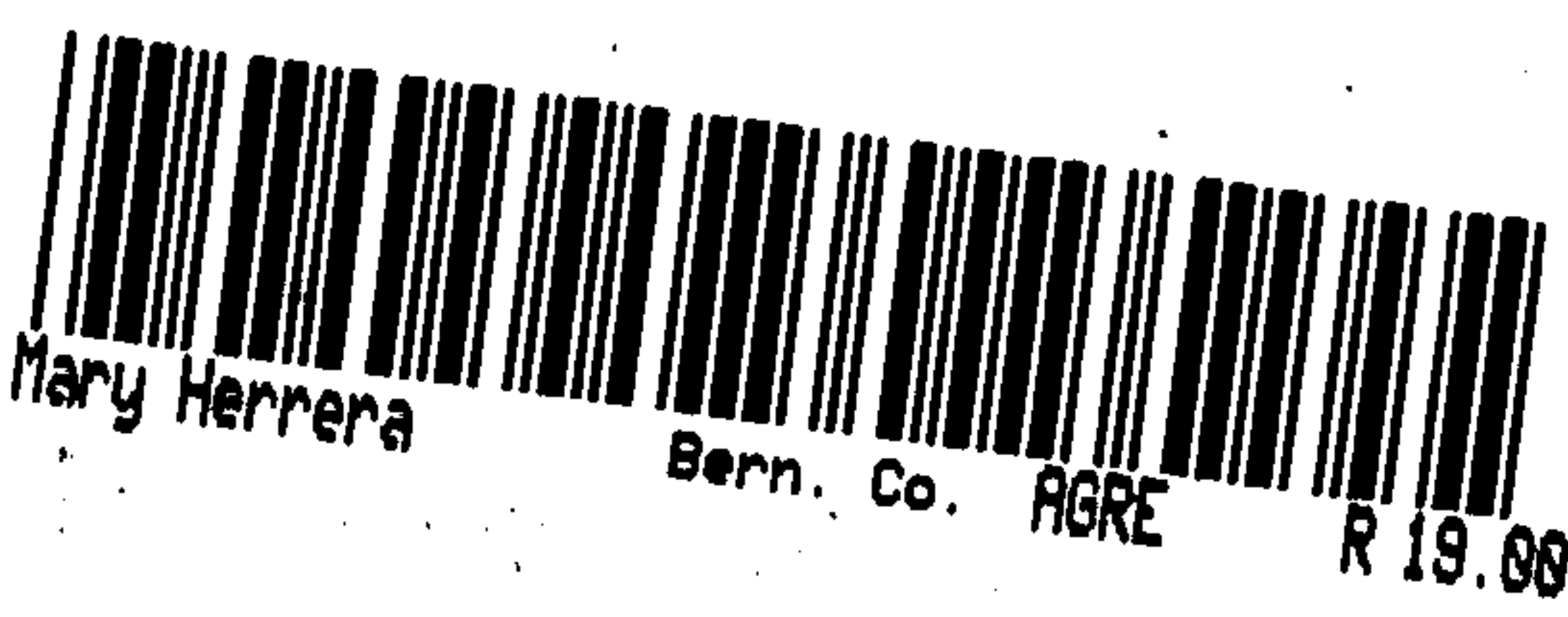
SURVEYOR'S CERTIFICATE

I, LARRY W. MEDRANO, A REGISTERED PROFESSIONAL SURVEYOR UNDER THE LAWS OF THE STATE OF NEW MEXICO, HEREBY CERTIFY THAT THIS EASEMENT SURVEY WAS PREPARED FROM FIELD NOTES OF AN ACTUAL SURVEY MEETING THE MINIMUM REQUIREMENTS FOR THIS CLASSIFICATION OF SURVEY AS PER THE MINIMUM STANDARDS FOR LAND SURVEYING IN NEW MEXICO AS ADOPTED BY THE N.M. BOARD OF REGISTRATION FOR ENGINEERS AND SURVEYORS, AND IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF.



Larry W. Medrano
LARRY W. MEDRANO
N.M.P.S. No. 11993
DATE 9/29/05

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Page: 1 of 6
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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 27th day of September, 2005, by and between the City of Albuquerque, New Mexico ("City"), a municipal corporation, whose address is P. O. Box 1293 (One Civic Plaza), Albuquerque, New Mexico 87103, and SilverLeaf Ventures, LLC, ("Subdivider"), a [state the type of business entity, for instance, "New Mexico corporation," "general partnership," "joint venture," "individual," etc.:] limited Liability Corporation, whose address is 5351 Menaul Blvd. NE Alb. NM 87110 and whose telephone number is 883-0414, 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:] * See below, recorded on _____ in the records of the Bernalillo County Clerk at Book _____, pages _____ through _____ (the "Subdivision"). The Subdivider certifies that the Subdivision is owned by [state the name of the present real property owner exactly as shown on the real estate document conveying title in the Subdivision to the present owner:] Silverleaf Ventures, LLC ("Owner").

The Subdivider has submitted and the City has approved a preliminary plat or Site Development Plan identified as North Andalucia at La Luz, Tracts 1-9 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 8 day of July, 2006 ("Construction Completion Deadline"), at no cost to the City. The Improvements are shown in greater detail on the Subdivider's proposed and approved plans, which have been filed with the City Engineer and are identified as Project No. 7308.84.

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

* Plat of Tracts A-B-1-2-3-4-5 & 6, of Lands of Ray A. Graham, Owenwest Corp, and City of Albuquerque, recorded on April 1, 2002 in Book 2002C, Page 99.

09/04

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

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

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

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

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

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

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

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

B. Construction Inspection Methods. Inspection of the construction of the public Improvements shall be performed by Bohannan Huston, Inc., and inspection of the private Improvements shall be performed by _____, 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

or inspection performed by the City.

C. Field Testing. Field testing of the construction of the public Improvements shall be performed by Geo-Test, and field testing of the private Improvements shall be performed by _____, 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:"

First State Bank

Type of Financial Guaranty: Loan Reserve Letter No. 2194
Amount: \$3,132,289.24 Name of Financial Institution or Surety _____
Date City first able to call Guaranty: July 8, 2006
[Construction Completion Deadline]: July 8, 2006 20 _____
If Guaranty other than a Bond, last day City able to call Guaranty is: September 8, 2006, 20 _____
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

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.

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.

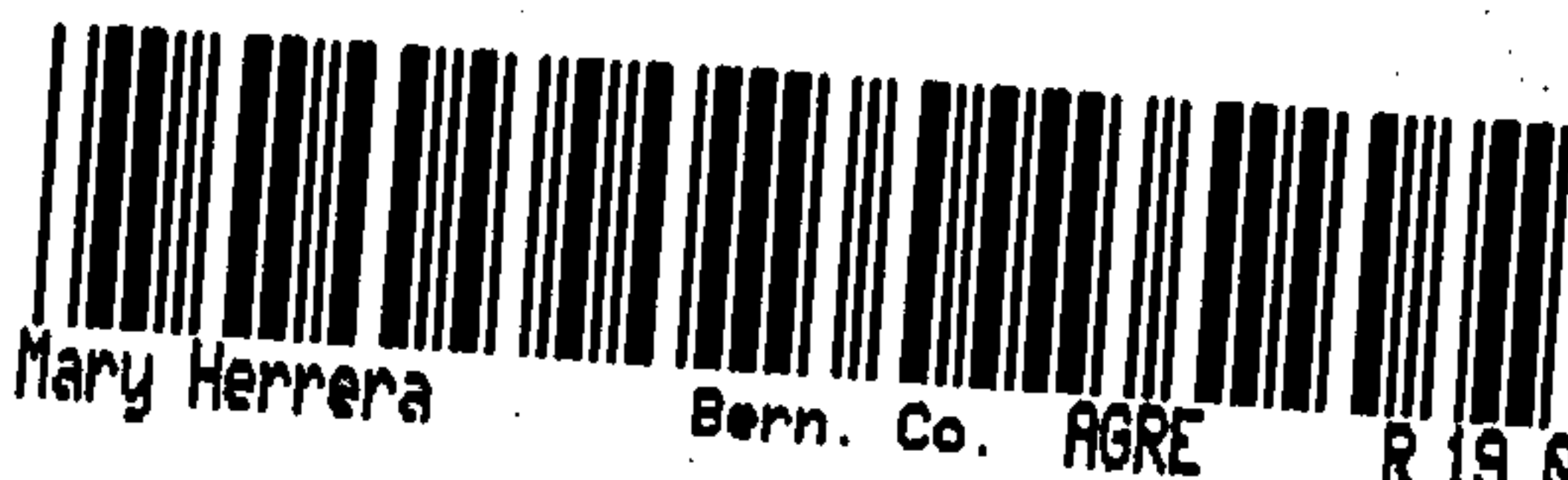
17. Changes to Agreement. Changes to this Agreement are not binding unless made in writing, signed by both parties.

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.

Name: Peggy Nuskalos Lyco
Title: manager
Dated: 7/26/05

Paul Dorte
City Engineer
Dated: 9-27-05

9/27/05

lyc 9/23/05

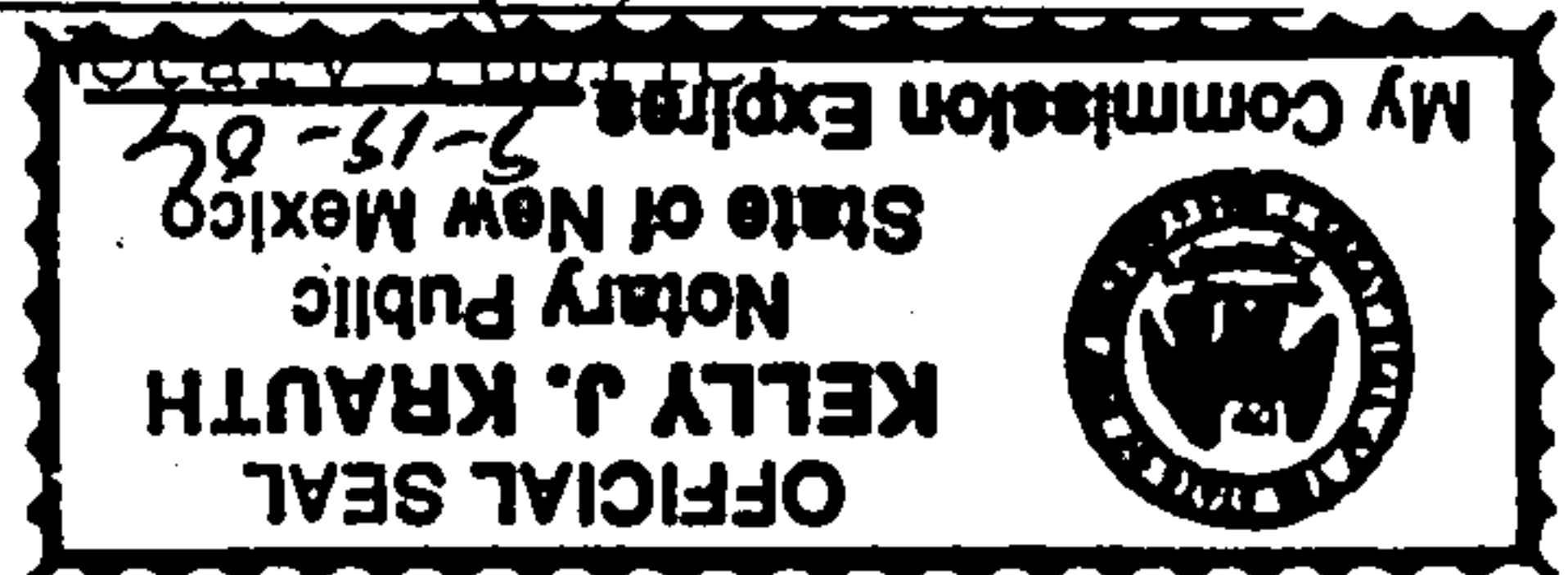
SUBDIVIDER'S NOTARY

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

This instrument was acknowledged before me on 26th day of July, 20 06 by [name of person:] Peggy Nuskalos Lyco, [title or capacity, for instance, "President" or "Owner":] manager of [Subdivider:] Silverleaf Ventures LLC

[Signature]

My Commission Expires: 9-19-2006



CITY'S NOTARY

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

This instrument was acknowledged before me on 27th day of September, 20 05 by Richard Dorte, City Engineer of the City of Albuquerque, a municipal corporation, on behalf of said corporation.

Claire Senova
Notary Public

My Commission Expires: 7-30-08

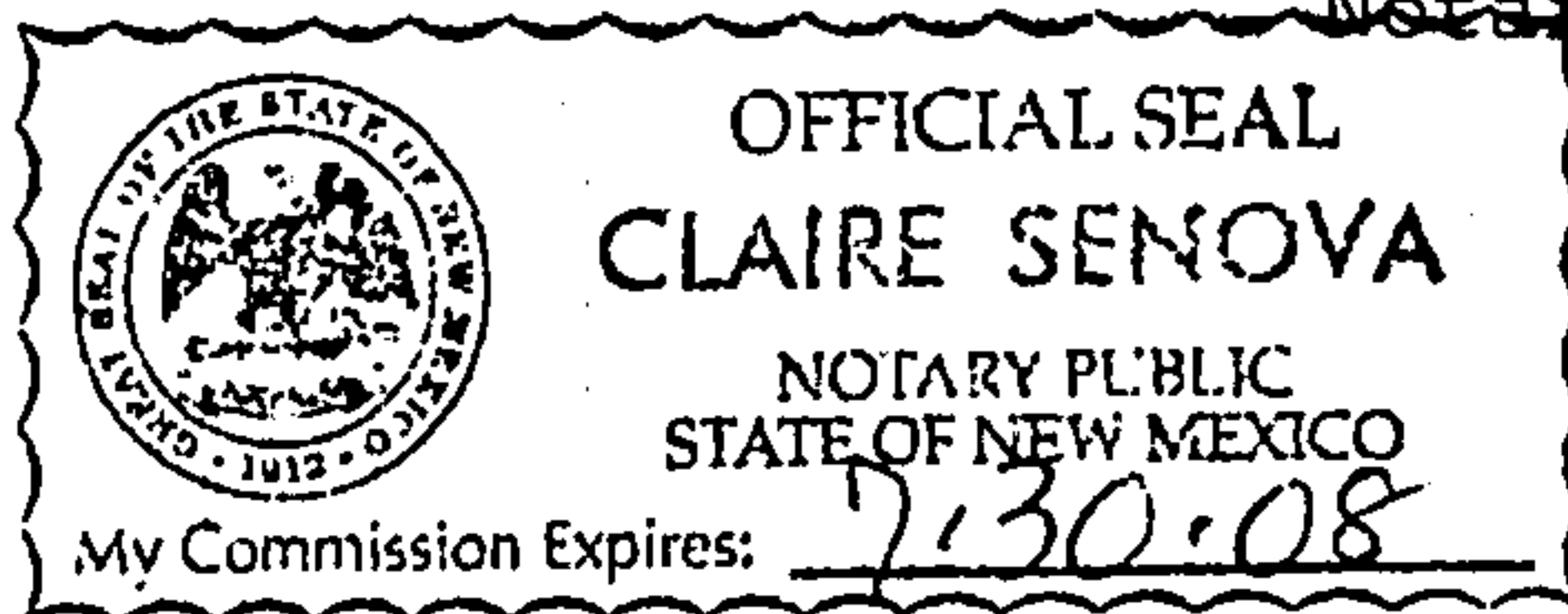
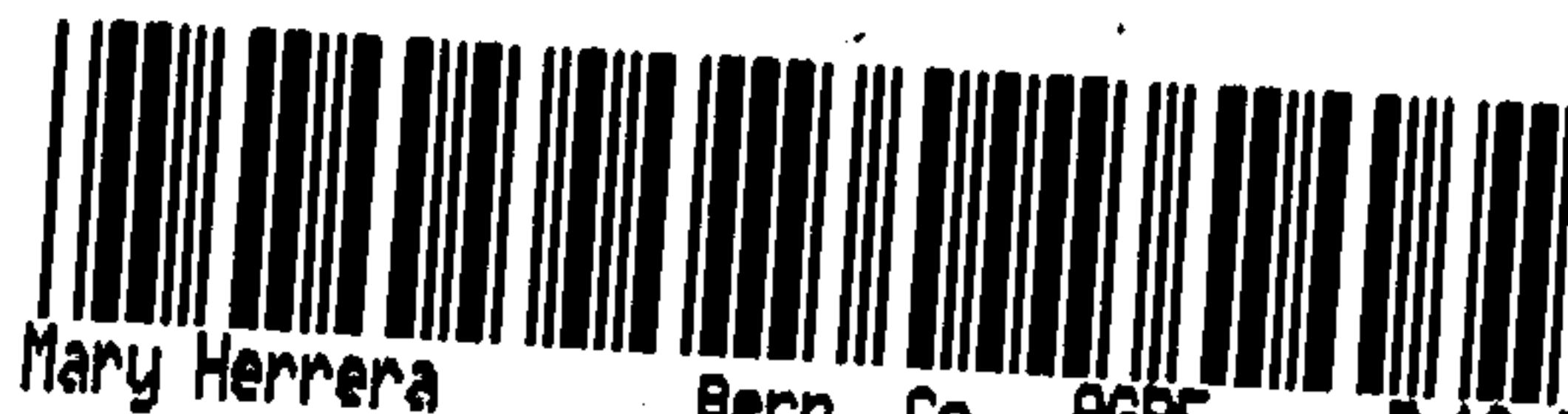


EXHIBIT A AND POWER OF ATTORNEY ATTACHED



FINANCIAL GUARANTY AMOUNT

07/15/2005

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

Project Description:

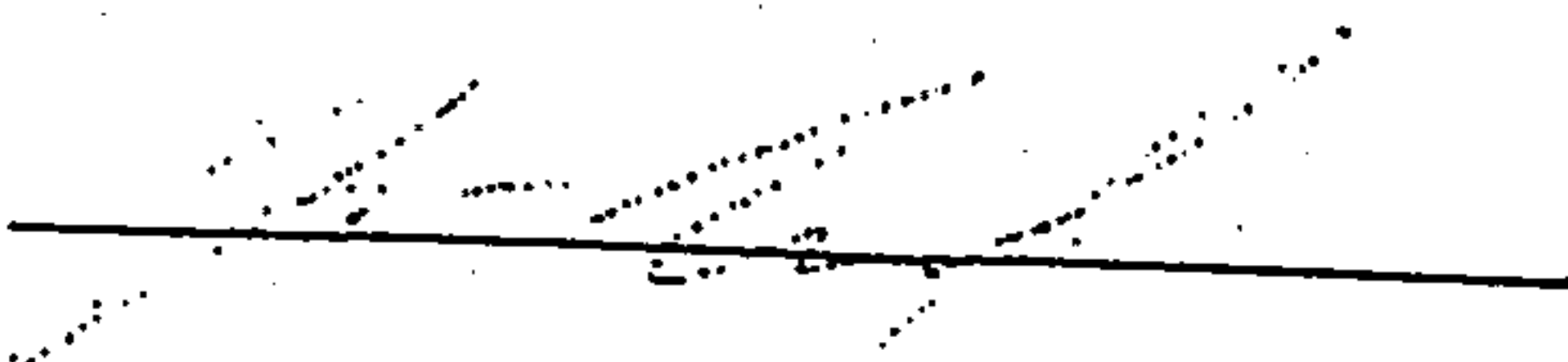
Project ID #: 730884, North Andalucia at La Luz, Tr 1-9, Phase/Unit #: 1

Requested By: Jeffrey Wooten, PE w/ BHI

Approved estimate amount:		\$1,964,995.00
Contingency Amount:	10.00%	\$196,499.50
Subtotal:		\$2,161,494.50
NMGRT	6.75%	\$145,900.88
Subtotal:		\$2,307,395.38
Engineering Fee	6.60%	\$152,288.10
Testing Fee	2.00%	\$46,147.91
Subtotal:		\$2,505,831.39
FINANCIAL GUARANTY RATE		1.25
Retainage Amount:		\$.00
TOTAL FINANCIAL GUARANTY REQUIRED		<u>\$3,132,289.24</u>

APPROVAL:

DATE:



7-15-2005

Notes: 10% contingency, plans not approved.



September 8, 2005

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

LOAN RESERVE LETTER No. 2194

RE: Loan Reserve for Silver Leaf Ventures, LLC
City of Albuquerque, Project ID# 7308.84
Project Name: North Andalucia at La Luz, Tract 1-9
Loan Reserve Amount: Three Million One Hundred Thirty
Two Thousand Two Hundred Eight Nine Dollars and
24/100, (\$3,132,289.24)

Dear Mr. Lewis:

This is to advise the City of Albuquerque ("City") that, at the request of Silver Leaf Ventures, LLC ("Borrower"), First State Bank N.M., ("Financial Institution") in Albuquerque, New Mexico, commits the sum of Three Million One Hundred Thirty Two Thousand Two Hundred Eight Nine Dollars and 24/100, (\$3,132,289.24) ("Loan Reserve") for the exclusive purpose of providing the financial guarantee which the City requires Silver Leaf Ventures, LLC, ("Subdivider") to provide for the installation of the improvements which must be constructed at North Andalucia at La Luz, Tract 1-9, Project No.7308.84 (Project"). The Amount of the Loan Reserve is 125% of the City's estimated cost of the Project, as required by the City's Subdivision Ordinance. The improvements are identified in the agreement between the City of Albuquerque and Subdivider, which was recorded on in the records of the Clerk of Bernalillo County, New Mexico, in Book Misc. at pages to , ("Agreement").

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

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

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

2. Liability of Financial Institution. Although the City may approve the Financial Institution's release of a part of the Loan Reserve, the approval will not constitute the City's final acceptance of part or all of the Project. However, no matter what agreement exists between the Subdivider and the City, the total liability of the Financial Institution to the City with respect to the Loan Reserve established pursuant to this Loan Reserve Letter shall at all times be limited to the lesser of the amount stated in this Loan Reserve Letter or the latest Reduced Loan Reserve Balance authorized in writing by the City, and the Financial Institution's liability to the City under this Loan Reserve Letter shall cease upon termination of the Loan Reserve as provided in Section 4 herein.
3. Draw on Reserve. If by July 8, 2006, the improvements described in the Agreement have not been fully installed, inspected, approved and accepted by the City, then, upon presentation between July 8, 2006, and September 8, 2006, inclusive, the City may demand payment from the Financial Institution up to the lesser of the amount stated in this Loan Reserve Letter or the latest Reduced Loan Reserve Balance authorized in writing by the City. The City may demand payment by delivering to the Financial Institution a certified "Demand for Payment" executed by the CAO which shall state that the Subdivider has failed to comply with the terms of the Agreement and also shall state the estimated cost of completing the improvements specified in the Agreement ("Estimated Cost of Completion"). Upon receipt of the Demand for Payment, the Financial Institution promptly shall draw from the Loan Reserves cashier's check to the City of Albuquerque the amount of 125% of the estimated cost of completion, not to exceed the lesser of the total Loan Reserve amount

stated in this Loan Reserve Letter or the latest Reduced Loan Reserve Balance authorized in writing by the City. The Financial Institution shall deliver the cashier's check promptly to the City.

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

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

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

C. Expiration of the date September 8, 2006; or

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


Very truly yours,



V. William Dolan, Jr.
Executive Vice President

ACCEPTED:

City of Albuquerque

By: 
Chief Administrative Officer
Or authorized designee

9/23/05

Title: City Engineer

Dated: 9-27-05

HJE 9/23/05

#12

Current DRC Project No. N.A.

Date Submitted: June 7, 2005 *6/22/05*
 Date Site Plan for Bldg Permit App: N.A.
 Date Site Plan for Sub. Approved: N.A.
 Date Preliminary Plat Approved: N.A.
 Date Preliminary Plat Expires: N.A.

ORIGINAL

Figure 12
INFRASTRUCTURE LIST
 EXHIBIT "A"
 TO SUBDIVISION IMPROVEMENTS AGREEMENT
 DEVELOPMENT REVIEW BOARD (D.R.B.) REQUIRED INFRASTRUCTURE LIST

~~LANDS OF JAY A. GRAHAM III, TRACT 88~~
NORTH ANDALUCIA AT LA LUZ

DRB Project No. 1003859
 Applic. No. 05-01010

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 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.

* LENGTH AND TRANSITION SUBJECT TO NADOT APPROVAL.

SIA Sequence #	COA DRC Project #	Size	Type of Improvement	Location	From	To	Private Inspector	City Inspector	City Cnst Engineer
PUBLIC ROADWAY IMPROVEMENTS									
		40' WIDE	ROADWAY W/ CURB & GUTTER & BIKE LANES	MIRANDELA ST	COORS BLVD	MONTANO RD	/	/	/
		40' WIDE	ROADWAY W/ CURB & GUTTER & BIKE LANES	ANTEQUERA RD	LEARNING RD	MIRANDELA ST	/	/	/
		12' WIDE	ADDITION OF ONE LEFT TURN LANE (TOTAL 2) AT WEST BOUND LEARNING ROAD, INTERSECTION AT COORS BLVD				/	/	/
		12' WIDE	ADDITION OF DEDICATED RIGHT TURN LANE AT WEST BOUND LEARNING ROAD, INTERSECTION AT COORS BLVD				/	/	/
		12' WIDE	ADDITION OF ONE LEFT TURN LANE (TOTAL 2) AT EAST BOUND DELYNE ROAD, INTERSECTION AT COORS BLVD				/	/	/
		12' WIDE	ADDITION OF DEDICATED RIGHT TURN LANE AT EAST BOUND DELYNE ROAD, INTERSECTION AT COORS BLVD				/	/	/
			ISLAND IN NORTH BOUND MIRANDELLA AT MONTANO AS REQUIRED TO ALLOW RIGHT-IN, RIGHT-OUT, LEFT-IN ONLY						
		12' WIDE x 100' LONG	LEFT TURN LANE	SOUTH BOUND COORS @ MIRANDELLA			/	/	/
		12' WIDE	4TH NORTH BOUND THROUGH LANE	COORS	LEARNING ROAD	MONTANO ROAD	/	/	/
			ADDITION OF ONE LEFT TURN LANE (TOTAL 2) AT NORTH BOUND COORS, INTERSECTION AT LEARNING / DELYNE				/	/	/
			ADDITION OF ONE LEFT TURN LANE (TOTAL 2) AT SOUTH BOUND COORS, INTERSECTION AT LEARNING / DELYNE				/	/	/
		12' WIDE x 150' LONG	* DECELERATION LANE	COORS BLVD	150' SOUTH OF SOUTH DRIVE	SOUTH DRIVE	/	/	/
		12' WIDE x 150' LONG	* DECELERATION LANE	COORS BLVD	150' SOUTH OF MIRANDELLA	MIRANDELLA	/	/	/
		12' WIDE x 200' LONG	* 200' LONG FREE RIGHT TURN LANE PLUS TRANSITION	COORS BLVD	200' SOUTH OF MONTANO (NORTH BOUND)	MONTANO RD	/	/	/
			REPLACE LANDSCAPING IN LEARNING ROAD MEDIAN TO MEET OR EXCEED EXISTING CONDITIONS.						
			TRAFFIC SIGNAL MODIFICATIONS AT THE INTERSECTION OF COORS AND LEARNING						
			- DECELERATION LANE AT EASTBOUND MONTANO ONTO MIRANDELLA.						
			- EXTENSION OF PUBLIC TRAIL ALONG MIRANDELLA FROM LEARNING TO MONTANO.						
			- LANDSCAPING WITHIN PUBLIC RIGHT-OF-WAY						

ORIGINAL

PUBLIC WATER & SANITARY SEWER LINE IMPROVEMENTS

12" DIA	REMOVE EXISTING WATER LINE	UNDEVELOPED PORTION OF EXISTING TRACT 8	N. END EXISTING LEARNING ROAD	+/- 300 FEET SOUTH OF MONTANO ROAD
12" DIA	INSTALL NEW WATER LINE IN NEW R.O.W. (FH's, VALVES, SERVICES, ETC.)	MIRANDELA ST	N. END EXISTING LEARNING ROAD	+/- 300 FEET SOUTH OF MONTANO ROAD
8" DIA	WATER LINE WITH NECESSARY FH's, VALVES, SERVICES, ETC.	MIRANDELA ST	N. END EXISTING LEARNING ROAD	COORS BOULEVARD
8" DIA	WATER LINE WITH NECESSARY FH's, VALVES, SERVICES, ETC.	ANTEQUERA RD	LEARNING ROAD (SOUTH)	MIRANDELA ST
8" DIA	SANITARY SEWER LINE WITH MH's, SERVICES, ETC.	N. END EXISTING LEARNING ROAD	EXISTING 8" SAS LINE N. END LEARNING	MIRANDELA ST
8" DIA	SANITARY SEWER LINE WITH MH's, SERVICES, ETC.	MIRANDELA ST	N. END EXISTING LEARNING RD	SOUTH EDGE OF PROP. TRACT 1
8" DIA	SANITARY SEWER LINE WITH MH's, SERVICES, ETC.	MIRANDELA ST	N. END EXISTING LEARNING RD	ANTEQUERA RD

/	/	/
/	/	/
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/	/	/
/	/	/
/	/	/
/	/	/

DRAINAGE IMPROVEMENTS

24" - 36"	STORM DRAIN LINES	ANTEQUERA RD	LEARNING ROAD	MIRANDELLA ST
36" - 48"	STORM DRAIN LINES	MIRANDELLA ST	ANTEQUERA RD	POND ON TRACT 9
24" - 48"	STORM DRAIN LINES TO SERVE TRACTS 1, 2, AND 3	TRACTS 1 AND 2	TRACT 2	POND ON TRACT 9

DETENTION / RETENTION POND AND DRAINAGE OUTFALL LOCATED ON TRACT 889, WITH AGREEMENT AND COVENANT

/	/	/
/	/	/
/	/	/
/	/	/
/	/	/
/	/	/



AGENT/OWNER **DEVELOPMENT REVIEW BOARD MEMBER APPROVALS**

JEFFREY T. WOOTEN	6/22/2005	<i>[Signature]</i>	6/22/05	<i>[Signature]</i>	6/22/05
PREPARED BY: PRINT NAME	DATE	DRB CHAIR	DATE	PARKS & GENERAL SERVICES	DATE

BOHANNAN HUSTON INC.	6-22-05	<i>[Signature]</i>	6-22-05	<i>[Signature]</i>	6/22/05
FIRM:	TRANSPORTATION DEVELOPMENT	UTILITY DEVELOPMENT	DATE	MAFCA	DATE
SIGNATURE			DATE	CITY ENGINEER	DATE

MAXIMUM TIME ALLOWED TO CONSTRUCT IMPROVEMENTS WITHOUT A DRB EXTENSION

	DATE
--	------



DESIGN REVIEW COMMITTEE REVISIONS

REVISION	DATE	DRC CHAIR	USER DEPARTMENT	AGENT/OWNER

	8" DIA	WATER LINE WITH NECESSARY FH's, VALVES, SERVICES, ETC.	MIRANDELA ROAD NW	N. END EXISTING LEARNING ROAD	COORS BOULEVARD	/	/	/
	8" DIA	WATER LINE WITH NECESSARY FH's, VALVES, SERVICES, ETC.	SIERRA MORENA RD NW	LEARNING ROAD (SOUTH)	MIRANDELA RD NW	/	/	/
	8" DIA	SANITARY SEWER LINE WITH MH's, SERVICES, ETC.	N. END EXISTING LEARNING ROAD	EXISTING 8" SAS LINE N. END LEARNING	MIRANDELA RD NW	/	/	/
	8" DIA	SANITARY SEWER LINE WITH MH's, SERVICES, ETC.	MIRANDELA RD NW	N. END EXISTING LEARNING RD	SOUTH EDGE OF PROP. TRACT 68-1	/	/	/
	8" DIA	SANITARY SEWER LINE WITH MH's, SERVICES, ETC.	MIRANDELA RD NW	N. END EXISTING LEARNING RD	SIERRA MORENA RD NW	/	/	/
	6" DIA	SANITARY SEWER SERVICE LINE (TO SERVE TRACT 685)	LEARNING ROAD	LEARNING RD	TRACT 685	/	/	/

DRAINAGE IMPROVEMENTS

	24" - 48"	STORM DRAIN LINES TO SERVE TRACTS 684, 685, AND 686	SIERRA MORENA & MIRONDELA	POND & OUTFALL ON TRACT 689	TRACT 685	/	/	/
	24" - 48"	STORM DRAIN LINES TO SERVE TRACTS 681, 682, AND 683	MIRONDELA	POND & OUTFALL ON TRACT 689	TRACT 682	/	/	/
DETENTION / RETENTION POND AND DRAINAGE OUTFALL LOCATED ON TRACT 689.								



AGENT/OWNER **DEVELOPMENT REVIEW BOARD MEMBER APPROVALS**

JEFFREY T. WOOTEN PREPARED BY: PRINT NAME	6/10/2005 DATE	DRB CHAIR	DATE	PARKS & GENERAL SERVICES	DATE
BOHANNAN HUSTON INC. FIRM:		TRANSPORTATION DEVELOPMENT	DATE	AMAFCA	DATE
		UTILITY DEVELOPMENT	DATE	CITY ENGINEER	DATE
MAXIMUM TIME ALLOWED TO CONSTRUCT IMPROVEMENTS WITHOUT A DRB EXTENSION					DATE



DESIGN REVIEW COMMITTEE REVISIONS

REVISION	DATE	DRC CHAIR	USER DEPARTMENT	AGENT/OWNER

City of Albuquerque



DEVELOPMENT/ PLAN REVIEW APPLICATION

Supplemental form

SUBDIVISION **S**

Major Subdivision action

Minor Subdivision action

Vacation **V**

Variance (Non-Zoning)

SITE DEVELOPMENT PLAN **P**

...for Subdivision Purposes

...for Building Permit

IP Master Development Plan

Cert. of Appropriateness (LUCC) **L**

Supplemental form

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: Silverleaf Ventures, LLC PHONE: 883-0414

ADDRESS: 5321 Menaul Blvd. NE FAX: 872-1248

CITY: Albuquerque STATE NM ZIP 87110 E-MAIL: _____

Proprietary interest in site: _____ List all owners: Silverleaf Ventures

AGENT (if any): Precision Surveys, Inc. PHONE: 856-5700

ADDRESS: 8414-2 Jefferson St. NE FAX: 856-7900

CITY: Albuquerque STATE NM ZIP 87113 E-MAIL: www.precision.com

DESCRIPTION OF REQUEST: Replat existing 2 tracts into 9 new tracts, dedicate ROW, grant easements, vacate easements

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

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

Lot or Tract No. A & 4B Block: _____ Unit: _____

Subdiv. / Adn. lands of Ray A. Graham tba North Andaluca

Current Zoning: SU-10-1.C-2 & PRD Proposed zoning: SA SUR

Zone Atlas page(s): 2-11, 2-12, F-11, F-12 No. of existing lots: 2 No. of proposed lots: 9

Total area of site (acres): 63.5775 Density if applicable: dwellings per gross acre: N/A dwellings per net acre: N/A

Within city limits? Yes. No , but site is within 5 miles of the city limits.) Within 1000FT of a landfill? no

UPC No. 1012062188128302 & 1012062150030302 MRGCD Map No. N/A

LOCATION OF PROPERTY BY STREETS: On or Near: Coors Blvd NW

Between: Montano Rd. NW and Learning Rd NW

CASE HISTORY:

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

1002452, 1003859

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

SIGNATURE Bernadette Martinez DATE 6/14/05

(Print) Bernadette Martinez Applicant Agent

FOR OFFICIAL USE ONLY

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

<input type="checkbox"/> INTERNAL ROUTING	Application case numbers	Action	S.F.	Fees
<input checked="" type="checkbox"/> All checklists are complete	<u>05DRB - 01010</u>	<u>P&F</u>	<u>2(3)</u>	<u>\$ 775.00</u>
<input checked="" type="checkbox"/> All fees have been collected	_____	<u>CMF</u>	_____	<u>\$ 20.00</u>
<input checked="" type="checkbox"/> All case #s are assigned	_____	_____	_____	\$ _____
<input checked="" type="checkbox"/> AGIS copy has been sent	_____	_____	_____	\$ _____
<input checked="" type="checkbox"/> Case history #s are listed	_____	_____	_____	\$ _____
<input checked="" type="checkbox"/> Site is within 1000ft of a landfill	_____	_____	_____	\$ _____
<input checked="" type="checkbox"/> F.H.D.P. density bonus	_____	_____	_____	\$ _____
<input checked="" type="checkbox"/> F.H.D.P. fee rebate	_____	_____	_____	\$ _____
	Hearing date <u>06/22/05</u>			Total <u>\$ 795.00</u>

Sandy Standlee 06/14/05
Planner signature / date

Project # 1003859

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

SKETCH PLAT REVIEW AND COMMENT

YOUR ATTENDANCE IS REQUIRED.

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

MAJOR SUBDIVISION EXTENSION OF PRELIMINARY PLAT

Your attendance is required.

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

Extensions are not reviewed through internal routing.

Extension of preliminary plat approval expires after one year.

MAJOR SUBDIVISION FINAL PLAT APPROVAL

Your attendance is required.

- Proposed Final Plat (folded to fit into an 8.5" by 14" pocket) 6 copies for unadvertised meetings, 4 copies for internal routing.
- Design elevations & cross sections of perimeter walls
- Zone Atlas map with the entire property(ies) precisely and clearly outlined and crosshatched (to be photocopied)
- Original Mylar drawing of the proposed plat for internal routing only. Otherwise, bring Mylar to meeting.
- Property owner's and City Surveyor's signatures on the Mylar drawing
- SIA financial guaranty verification
- Landfill disclosure and EHD signature line on the Mylar drawing if property is within a landfill buffer
- Any original and/or related file numbers are listed on the cover application
- DXF FILE AND HARD COPY OF FINAL PLAT DATA FOR AGIS IS REQUIRED.**

MINOR SUBDIVISION PRELIMINARY / FINAL PLAT APPROVAL

Your attendance is required.

- Proposed Preliminary / Final Plat (folded to fit into an 8.5" by 14" pocket) 6 copies for unadvertised meetings, 4 copies for internal routing.
- Site sketch with measurements showing structures, parking, Bldg. setbacks, adjacent rights-of-way and street improvements, etcetera, if there is any existing land use (folded to fit into an 8.5" by 14" pocket) 6 copies.
- Zone Atlas map with the entire property(ies) precisely and clearly outlined and crosshatched (to be photocopied)
- Letter briefly describing, explaining, and justifying the request
- Original Mylar drawing of the proposed plat for internal routing only. Otherwise, bring Mylar to meeting.
- Property owner's and City Surveyor's signatures on the Mylar drawing
- Landfill disclosure and EHD signature line on the Mylar drawing if property is within a landfill buffer
- Fee (see schedule)
- Any original and/or related file numbers are listed on the cover application
- Infrastructure list if required (verify with DRB Engineer) **NO INTERNAL ROUTING**
- DXF FILE AND HARD COPY OF FINAL PLAT DATA FOR AGIS IS REQUIRED.**

Pending

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.

Bernadette Martinez
 Applicant name (print)
[Signature]
 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

05 DEB - - 01010

Sandy Handley 06/14/05
 Planner signature / date

Project # 1003859



PRECISION SURVEYS, INC.

June 13, 2005

Ms. Sheran Matson, AICP
Chair, Development Review Board
Planning/Development Services Division
600 2nd Street, NW
Albuquerque, NM 87102

**RE: REQUEST FOR MINOR SUBDIVIOSN, TRACT "A"& "6B" OF LANDS OF
RAY A. GRAHAM, LOCATED ON COORS BLVD. NW & MONTANO RD NW,
ZONE ATLAS PAGES E-12 & F-12**

Dear Ms Matson,

On behalf of our client, Silverleaf Ventures, LLC, we are submitting an application for minor subdivision to re-plot the existing two (2) Tract into nine (9) new Tracts, dedicate new Right-of-way, dedicate additional Right-of way for Coors Blvd. NW & Learning Rd NW, grant easements and vacate existing easements.



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,

Bernadette Martinez

8414 - D JEFFERSON ST NE

ALBUQUERQUE, NEW MEXICO 87113

email presurv@presurv.com

PHONE 505 856 5700

FAX 505 856 7900

www.presurv.com

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


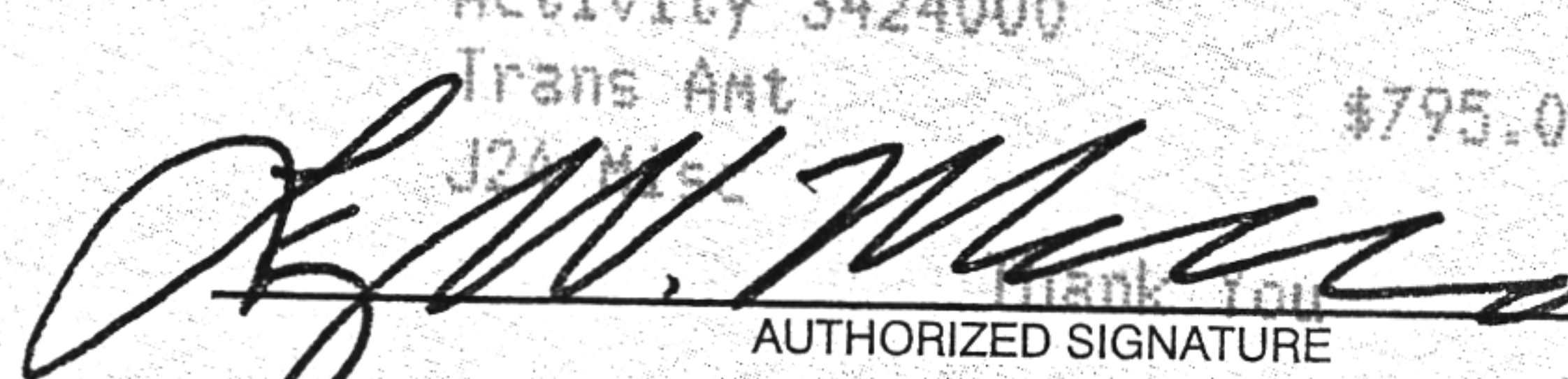
PAID RECEIPT

APPLICANT NAME SILVERLEAF VENTURES LLC
 AGENT PRECISION SURVEYS INC
 ADDRESS 8414-D JEFFERSON ST. N.E.
 PROJECT & APP # 1003859 / 05DRB 01010
 PROJECT NAME NORTH ANPALUCIA @ LA LUZ

City Of Albuquerque
 Treasury Division
 6/14/2005 11:35AM
 RECEIPT# 00041597 WSH 008 TRANSH# 0021
 Account 441006 Fund 0110
 Activity 4983000 TRSCCS
 Trans Amt \$795.00
 J24 Misc \$775.00
 CK \$795.00
 CHANGE \$0.00
 Thank You

- \$ 20.00 441032/3424000 Conflict Management Fee
- \$ 775.00 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
- \$ 795.00 TOTAL AMOUNT DUE

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

 <p>PRECISION SURVEYS, INC. PHONE 505-856-5700 FAX 505-856-7900 8414-D JEFFERSON ST. N.E. ALBUQUERQUE, N.M. 87113</p>	<p>FIRST STATE BANK Taos, Santa Fe, Albuquerque and Surrounding Communities Ph. 505-241-7500 95-145/1070</p>	<p>23367</p>
	<p>6/14/05</p>	
<p>PAY TO THE ORDER OF <u>City of Albuquerque</u></p>	<p>City Of Albuquerque Treasury Division</p>	<p>\$ <u>795.00</u></p>
<p><u>Seven-hundred & ninety five 00/100</u></p>		<p>DOLLARS LOC: ANN</p>
<p>MEMO <u>05-7347 (App. Fee)</u></p>	<p>6/14/2005 11:35AM RECEIPT# 00041596 WSH 008 TRANSH# 0021 Account 441032 Fund 0110 Activity 3424000 TRSCCS Trans Amt \$795.00 J24 Misc \$20.00 Thank You</p>	<p>AUTHORIZED SIGNATURE </p>

⑈023367⑈ ⑈10700452⑈ 001048147⑈

2. **Project # 1002949**
06DRB-00595 Major-Two Year SIA

JAMES F CRABTREE request(s) the above action(s) for all or a portion of Block(s) 10, Lot(s) 1-A, 1-B, 1-C, 1-D & 1-E, **PETROGLYPH PARK, UNIT 3**, zoned O-1 office and institution zone, located on UNSER BLVD NW, between SANTO DOMINGO ST NW and MOJAVE NW containing approximately 1 acre(s). [REF:04DRB-00774] (E-10) **A TWO-YEAR SIA WAS APPROVED. THIS WILL BE THE LAST EXTENSION.**

3. **Project # 1002632**
06DRB-00599 Major-Preliminary Plat Approval
06DRB-00601 Major-Vacation of Pub Right-of-Way
06DRB-00602 Major-Vacation of Public Easements
06DRB-00603 Minor-Temp Defer SDWK

TIERRA WEST LLC agent(s) for CAPITAL ALLIANCE INVESTMENTS request(s) the above action(s) for all or a portion of Tract(s) 4, 5 & 6 (to be known as **SUNDANCE ESTATES, UNIT 1**) zoned R-LT, located on PARADISE BLVD NW, between LYONS BLVD NW and PROPOSED UNSER ALIGNMENT containing approximately 36 acre(s). [REF: 03EPC-00690, 03DRB-01306, 04DRB-00760, 04DRB-01761] (B-11) **WITH THE SIGNING OF THE INFRASTRUCTURE LIST DATED 5/24/06 AND APPROVAL OF THE GRADING PLAN ENGINEER STAMP DATED 2/8/05 THE PRELIMINARY PLAT WAS APPROVED WITH CONDITIONS OF FINAL PLAT: MRCOG ACCESS, TRACT 5 ACCESS AND UNSER EASEMENT. THE VACATIONS WERE APPROVED AS SHOWN ON EXHIBIT B IN THE PLANNING FILE. THE TEMPORARY DEFERRAL OF CONSTRUCTION OF SIDEWALK ON THE INTERIOR STREETS WAS APPROVED AS SHOWN ON EXHIBIT C IN THE PLANNING FILE.**

06DRB-00585 Minor-Final Plat Approval

TIERRA WEST LLC agent(s) for CAPITAL ALLIANCE INVESTMENTS request(s) the above action(s) for all or a portion of Tract(s) 4-6, **SUNDANCE ESTATES, UNIT 1**, zoned R-LT residential zone, located on PARADISE BLVD NW, between LYONS BLVD NW and PROPOSED UNSER ALIGNMENT, containing approximately 36 acre(s). [REF: 03EPC00690, 03DRB01306, 04DRB00760, 04DRB00761, 04DRB01761] [*Deferred from 5/3/06 & 5/24/06*] (B-11) **THE FINAL PLAT WAS DEFERRED FOR THE SIA AND THE 15-DAY APPEAL PERIOD TO 6/14/06.**

4. **Project # 1004354**
06DRB-00392 Major-Vacation of Pub
Right-of-Way

TIERRA WEST LLC agent(s) for PETE DASKALOS request(s) the above action(s) for all or a portion of Lot(s) 22-26 and a portion of Lot(s) 27, Tract(s) O, Block(s) 9, **ORIGINAL TOWNSITE OF WESTLAND**, zoned SU-2 FOR C-2, IP, located on 98TH ST NW, between VOLCANO RD NW and CENTRAL AVE NW containing approximately 9 acre(s). [REF: ZA-88-3701, ZA-90-276, ZA-96-227, ZA-87-308, 05DRB-01229, 05EPC-01234] *[Deferred from 4/19/06 & 5/3/06]* (K-9) **WITHDRAWN AT THE AGENT'S REQUEST.**

5. **Project # 1003859**
06DRB-00533 Major-Vacation of Pub
Right-of-Way
06DRB-00534 Major-Vacation of Public
Easements

PRECISION SURVEYS INC agent(s) for SILVERLEAF VENTURES LLC request(s) the above action(s) for all or a portion of Tract(s) 4 & 6, **NORTH ANDALUCIA AT LA LUZ**, zoned SU-1, O-1, C-2, PRD, located on COORS BLVD NW, between MONTANO RD NW and LEARNING RD NW containing approximately 64 acre(s). [REF: 05DRB-00869, 05DRB-01010, 05DRB-00994] *[Deferred from 5/10/06]* (E-12/ F-12) **WITHDRAWN AT THE AGENT'S REQUEST.**

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

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

THERE ARE NO SITE PLANS THIS WEEK...

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

6. **Project # 1003655**
06DRB-00684 Minor-Extension of
Preliminary Plat

ADIL RIZVI request(s) the above action(s) for all or a portion of Lot(s) 15, 16, 17 and a portion of 18, Tract(s) 2, **NORTH ALBUQUERQUE ACRES, UNIT 3 (to be known as LA VISTA @ DESERT RIDGE TRAILS)** zoned RD, located on WYOMING BLVD NE, between EAGLE ROCK NE and MODESTO NE containing approximately 3 acre(s). [REF: 04DRB-01373, 05DRB-01833] (C-19) **A ONE-YEAR EXTENSION OF THE PRELIMINARY PLAT WAS APPROVED.**

7. **Project # 1004320**
06DRB-00682 Minor-Prelim&Final Plat
Approval

JACKS HIGH COUNTRY INC agent(s) for INSPIRATION RESEARCH EXCHANGE LLC request(s) the above action(s) for all or a portion of Tract(s) E-2, **SANDIA SCIENCE AND TECHNOLOGY PARK**, zoned IP, located on INNOVATION PKWY SE, between GIBSON AVE SE and RESEARCH AVE SE containing approximately 4 acre(s). [Deferred from 5/24/06] (M-21) **DEFERRED AT THE AGENT'S REQUEST TO 5/31/06.**

8. **Project # 1002254**
06DRB-00686 Minor-Prelim&Final Plat
Approval
06DRB-00685 Minor-Vacation of Private
Easements

JEFF MORTENSEN & ASSOCIATES INC agent(s) for PALMER INVESTMENTS & CORTLAND WALKER CONSTRUCTION INC., request(s) the above action(s) for all or a portion of Tract(s) A & B, **BEEHIVE VILLAGE**, zoned SU-2 IP, located on SAN PEDRO DR NE, between WILSHIRE AVE NE and CORONA AVE NE containing approximately 3 acre(s). [REF: 02DRB-01502, 02DRB-01503, 05AA-01720, 05DRB-01642, 05DRB-01643, 05AA-01850, 06DRB-00084] (C-18) **THE PRELIMINARY AND FINAL PLAT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO PLANNING FOR THE AGIS DXF FILE. THE VACATION WAS APPROVED AS SHOWN ON EXHIBIT B IN THE PLANNING FILE.**

9. **Project # 1004901**
06DRB-00689 Minor-Prelim&Final Plat
Approval

WAYJOHN SURVEYING agent(s) for RIVERA INVESTMENTS request(s) the above action(s) for all or a portion of Tract(s) A-1, Block(s) 29, **HUNING CASTLE ADDITION** (to be known as **HUNING CASTLE TOWNHOMES**) zoned R-3, located on ALCALDE PLACE SW, between LEAD AVE SW and COAL AVE SW containing approximately 1 acre(s). (K-13) **INDEFINITELY DEFERRED FOR GRADING AND DRAINAGE PLAN AND INFRASTRUCTURE LIST AT THE AGENT'S REQUEST.**

10. **Project # 1001789**
05DRB-01718 Minor-Final Plat Approval

PRECISION SURVEYS INC agent(s) for DASKALOS NOB HILL request(s) the above action(s) for all or a portion of Block(s) 6, Tract(s) 17-28, **MONTE VISTA**, zoned CCR, located on CENTRAL AVE NE, between TULANE NE and WELLESLEY NE containing approximately 1 acre(s). [Deferred from 11/16/05 & Indef deferred for SIA, Deferred from 5/17/06 & 5/24/06] (K-16) **DEFERRED AT THE AGENT'S REQUEST TO 5/31/06.**

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

11. **Project # 1000057**
06DRB-00688 Minor-Sketch Plat or Plan

NCA ARCHITECTS agent(s) for BRADBURY & STAMM PASEO LTD CO request(s) the above action(s) for all or a portion of Block(s) C-17, Tract(s) F-2, **LANDS OF SPRINGER CORPORATION**, zoned SU-2 M1, located on PASEO DEL NORTE NE, between WASHINGTON ST NE and EDITH BLVD NE containing approximately 5 acre(s). [REF: 00DRB-00313] (C-17) **THE ABOVE REQUEST WAS REVIEWED AND COMMENTS WERE GIVEN.**

12. **Project # 1000122**
06DRB-00687 Minor-Sketch Plat or Plan

ABQ ENGINEERING agent(s) for INTERSTATE DEVELOPMENT request(s) the above action(s) for all or a portion of Lot(s) 1A & 1C, EDEN, (to be known as **HIGH LONESOME RANCH**) zoned RA-1, O-1, located on GABALDON RD NW, between I-40 NW and SPUR CT NW containing approximately 21 acre(s). (H-12) **THE ABOVE REQUEST WAS REVIEWED AND COMMENTS WERE GIVEN.**

- 13. Project # 1004900**
06DRB-00683 Minor-Sketch Plat or Plan

DANNY DONALD request(s) the above action(s) for all or a portion of Lot(s) AR, **CARLOS REY SUBDIVISION**, zoned R-1, located on BRIDGE ST SW, between CARLOS REY DR SW and COORS SW containing approximately 1 acre(s). (L-11) **THE ABOVE REQUEST WAS REVIEWED AND COMMENTS WERE GIVEN.**

- 14. Approval of the Development Review Board Minutes for April 26, May 3 and May 10, 2006. THE DEVELOPMENT REVIEW BOARD MINUTES FOR APRIL 26, MAY 3 AND MAY 10, 2006 WERE APPROVED BY THE BOARD.**

ADJOURNED: 10:05 A.M.

Waldman

DRB PUBLIC HEARING SIGN IN SHEETS

CASE NUMBER: 1003859 AGENDA#: 5 DATE: 5/24/06

1. Name: _____ Address: _____ Zip: _____

2. Name: _____ Address: _____ Zip: _____

3. Name: _____ Address: _____ Zip: _____

4. Name: _____ Address: _____ Zip: _____

5. Name: _____ Address: _____ Zip: _____

6. Name: _____ Address: _____ Zip: _____

7. Name: _____ Address: _____ Zip: _____

8. Name: _____ Address: _____ Zip: _____

9. Name: _____ Address: _____ Zip: _____

10. Name: _____ Address: _____ Zip: _____

11. Name: _____ Address: _____ Zip: _____

12. Name: _____ Address: _____ Zip: _____

13. Name: _____ Address: _____ Zip: _____

14. Name: _____ Address: _____ Zip: _____

CITY OF ALBUQUERQUE



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

DEVELOPMENT REVIEW BOARD--SPEED MEMO

DRB CASE NO/PROJECT NO: 1003859

AGENDA ITEM NO: 5

SUBJECT:

Vacation

ACTION REQUESTED:

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

ENGINEERING COMMENTS:

The Hydrology Section has no objection to the vacation request.

RESOLUTION:

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

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 24, 2006

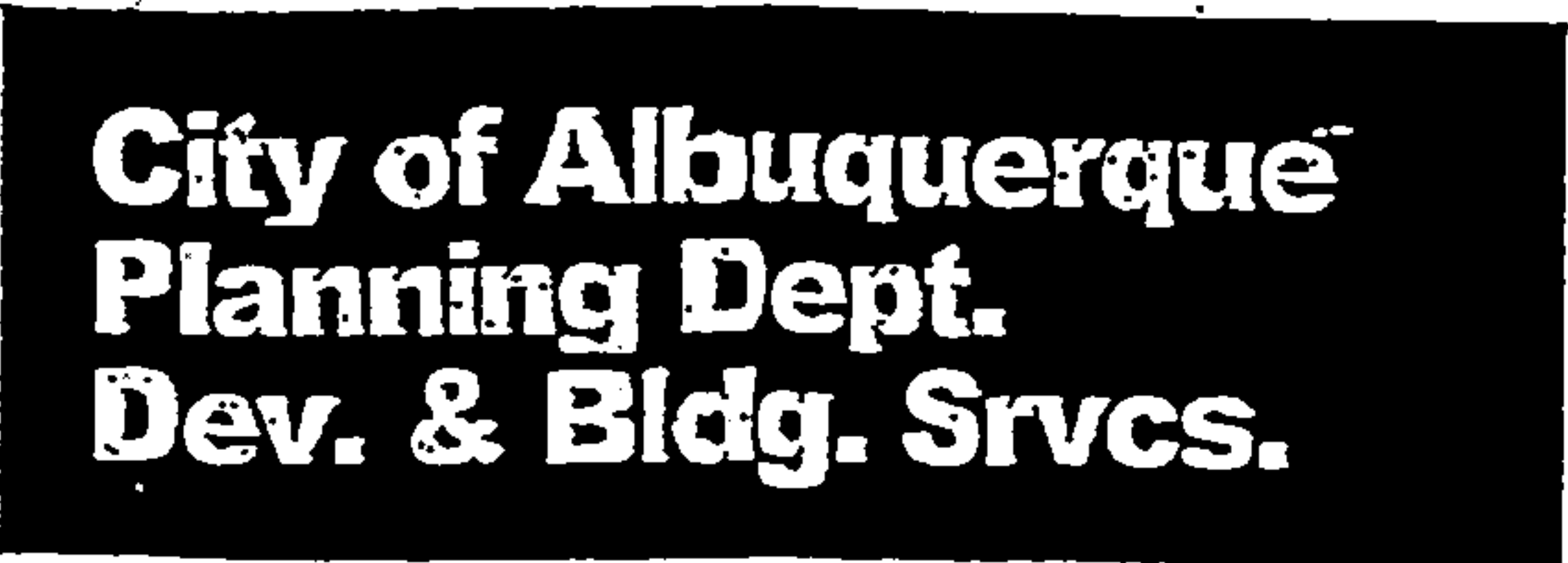
P.O. Box 1293

Albuquerque

New Mexico 87103

www.cabq.gov

City of Albuquerque
Planning Department
505-924-3900 (main number)
505-924-3864 (fax number - 2nd Level)
505-924-3440 (fax number - 4th Floor)
Development and Building Services (One Stop Shop)
600 2nd Street NW
Albuquerque, NM 87102



Fax

To: LISA From: SANDY
Fax: 856-7900 Pages Sent: (including this page) 2
Phone: 856-5700 Date: 01/31/08
Time: _____

- Urgent For Review Please Comment Please Reply Please Recycle

Comments:
PROJECT # 1003859 - THIS PROJECT
WITH VACATIONS SHOWN WERE
WITHDRAWN.

Plat of
Tracts 4-A and 6-A
**North Andaluca
at La Luz**

Albuquerque, Bernalillo County, New Mexico
December 2005

RECORDING STAMP

Curve Table

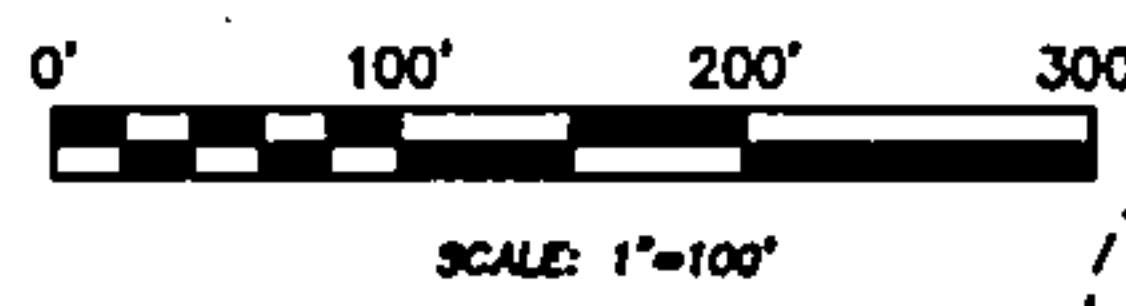
CURVE	RADIUS	ARC LENGTH	DELTA ANGLE	TANGENT	CHORD LENGTH	CHORD BEARING
C1	100.00'	82.37'	53°00'43"	48.87'	89.26'	S 70°02'21" E
C2	60.00'	17.17'	16°23'34"	8.64'	17.11'	N 00°43'46" W
C3	161.44'	160.17'	56°49'41"	87.34'	153.84'	N 52°43'11" E
C4	15.00'	23.88'	81°07'34"	15.30'	21.42'	N 07°34'35" E
C5	210.00'	86.75'	26°23'53"	48.25'	85.90'	S 24°47'18" E
C6	189.50'	104.72'	31°39'41"	53.73'	103.36'	N 27°25'10" W
C7	470.00'	811.82'	88°58'36"	550.08'	714.66'	S 87°15'40" W
C8	928.54'	274.12'	16°34'54"	138.07'	273.13'	S 31°38'42" W
C9	330.00'	195.28'	33°34'18"	100.59'	192.44'	N 69°29'08" W
C10	60.00'	45.87'	43°36'26"	24.00'	44.57'	S 89°18'14" W
C11	156.29'	162.22'	59°28'04"	88.27'	155.03'	S 52°43'20" W

TRACT 4-A
AREA=7.7041 ACRES±
335,591 SQ. FT.±

Vacated
New Location
TRACT 6-A
AREA=15.8649 ACRES±
691,077 SQ. FT.±

Legend

- (N 80°00'00" E) RECORD BEARINGS AND DISTANCES SHOWN IN PARENTHESES
- N 80°00'00" E MEASURED BEARING AND DISTANCES
- FOUND AND USED MONUMENT AS DESIGNATED
- DENOTES NO. 4 REBAR W/YELLOW PLASTIC CAP "PS 11993" SET THIS SURVEY
- ▲ DENOTES FOUND ALUMINUM CENTERLINE MONUMENT "PS 15702"
- ▲ DENOTES ALUMINUM CENTERLINE MONUMENT "PS 11993" SET THIS SURVEY



PRECISION SURVEYS, INC.

8414-D JEFFERSON ST., N.E. PHONE 505 858 5700
ALBUQUERQUE, NEW MEXICO 87113 FAX 505 858 7900

TRANSMISSION VERIFICATION REPORT

TIME : 01/31/2008 14:26
NAME :
FAX : 9243864
TEL : 5059243979
SER. # : BROL6J570919

DATE, TIME 01/31 14:25
FAX NO./NAME 98567900
DURATION 00:00:46
PAGE(S) 02
RESULT OK
MODE STANDARD

City of Albuquerque
Planning Department
505-924-3900 (main number)
505-924-3864 (fax number - 2nd Level)
505-924-3440 (fax number - 4th Floor)
Development and Building Services (One Stop Shop)
600 2nd Street NW
Albuquerque, NM 87102

**City of Albuquerque
Planning Dept.
Dev. & Bldg. Svcs.**

Fax

To: LISA From: SANDY

Fax: 856-7900 Pages Sent: (including this page) 2

Phone: 856-5700 Date: 01/31/08

Time:

Urgent For Review Please Comment Please Reply Please Recycle

Comments:

PROJECT # 1003859 - THIS PROJECT
WITH VACATIONS SHOWN WERE



PRECISION SURVEYS, INC.

#5

May 19, 2006

Ms. Claire Senova
Planning Department
600 2nd Street, NW
Albuquerque, NM 87102

**RE: NORTH ANDALUCIA AT LA LUZ, PROJECT #: 1003859, CASE
APPLICATION #'S: 06DRB-00533 AND 06DRB-00534**

Dear Ms. Senova,

Precision Surveys, Inc is requesting the withdrawal of the application for North Andaluca at La Luz. The project #: 1003859 and the case numbers are: 06DRB-00533 and 06DRB-00534.

Thank you for your cooperation in this matter. If you have any additional questions please call us at 856-5700.

Sincerely,

Lisa Parish

8414 - D JEFFERSON ST NE

PHONE 505 856 5700

ALBUQUERQUE, NEW MEXICO 87113

FAX 505 856 7900

email: presurv@presurv.com

www.presurv.com



PRECISION SURVEYS, INC.

City of Albuquerque
Planning Department
Attn: Clair Senova

#4

RE: Project # 1003859

Dear Clair,

Precision Surveys Inc. would like to defer case # 1003859 North Andalucia Vacation until May 24th. 2006. We are waiting on the outcome of an EPC appeal.

Thank you,

Lisa Parish
Precision Surveys, Inc.
856-5700/Fax 856-7900



8414 - D JEFFERSON ST NE PHONE 505 856 5700
ALBUQUERQUE, NEW MEXICO 87113 FAX 505 856 7900
email presurv@presurv.com www.presurv.com

City of Albuquerque



DEVELOPMENT/ PLAN REVIEW APPLICATION

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

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

APPLICANT INFORMATION:

NAME: Silverleaf Ventures LLC PHONE: 883-0414
 ADDRESS: 5321 Menaul Blvd. NE. FAX: 872-1248
 CITY: Albuquerque STATE NM ZIP 87110 E-MAIL: _____
 Proprietary interest in site: _____ List all owners: Silverleaf Ventures
 AGENT (if any): Precision Survey, Inc. PHONE: 856-5700
 ADDRESS: 8414 Jefferson N.E. Suite D FAX: 856-7900
 CITY: Albuquerque STATE NM ZIP 87113 E-MAIL: www.PRESURV@PRESURV.com
 DESCRIPTION OF REQUEST: Vacation of Public right of way + Utilities Easement

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: 486 Under appeal Block: _____ Unit: _____
 Subdiv. / Adm. North Andalusia at La Lun
 Current Zoning: SU-10-1, C-2 & PRD Proposed zoning: _____
 Zone Atlas page(s): E-12, F-12 No. of existing lots: 9 No. of proposed lots: _____
 Total area of site (acres): 63.5775 Density if applicable: dwellings per gross acre: _____ dwellings per net acre: _____
 Within city limits? Yes. No , but site is within 5 miles of the city limits.) Within 1000FT of a landfill? No
 UPC No. 1012062188128302^{1/4} & 1012062150030302 MRGCD Map No. N/A
 LOCATION OF PROPERTY BY STREETS: On or Near: Coors Blvd. NW.
 Between: Montano Road N.W. and Learning Road N.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.):
1002452, 1003859 - 05DRB00869, 01010, 00994

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

SIGNATURE Lisa Parish DATE 4-6-06
 (Print) Lisa Parish Applicant Agent

FOR OFFICIAL USE ONLY

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

<input type="checkbox"/> INTERNAL ROUTING	Application case numbers	Action	S.F.	Fees
<input checked="" type="checkbox"/> All checklists are complete	<u>06DRB - 00533</u>	<u>VRW</u>	<u>V</u>	<u>\$ 300.00</u>
<input checked="" type="checkbox"/> All fees have been collected	<u>06DRB - 00534</u>	<u>VPE</u>	<u>V</u>	<u>\$ 90.00</u>
<input checked="" type="checkbox"/> All case #s are assigned	_____	<u>ADV</u>	_____	<u>\$ 75.00</u>
<input checked="" type="checkbox"/> AGIS copy has been sent	_____	<u>CMF</u>	_____	<u>\$ 20.00</u>
<input checked="" type="checkbox"/> Case history #s are listed	_____	_____	_____	<u>\$ _____</u>
<input checked="" type="checkbox"/> Site is within 1000ft of a landfill	_____	_____	_____	<u>\$ _____</u>
<input checked="" type="checkbox"/> F.H.D.P. density bonus	Hearing date <u>05/10/06</u>	_____	_____	Total
<input checked="" type="checkbox"/> F.H.D.P. fee rebate	_____	_____	_____	<u>\$ 485.00</u>

Sandy Handley 04/12/06
 Planner signature / date

Project # 1003859

10/11/19
Mr. X
J. P. A. P. A.

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

- 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.

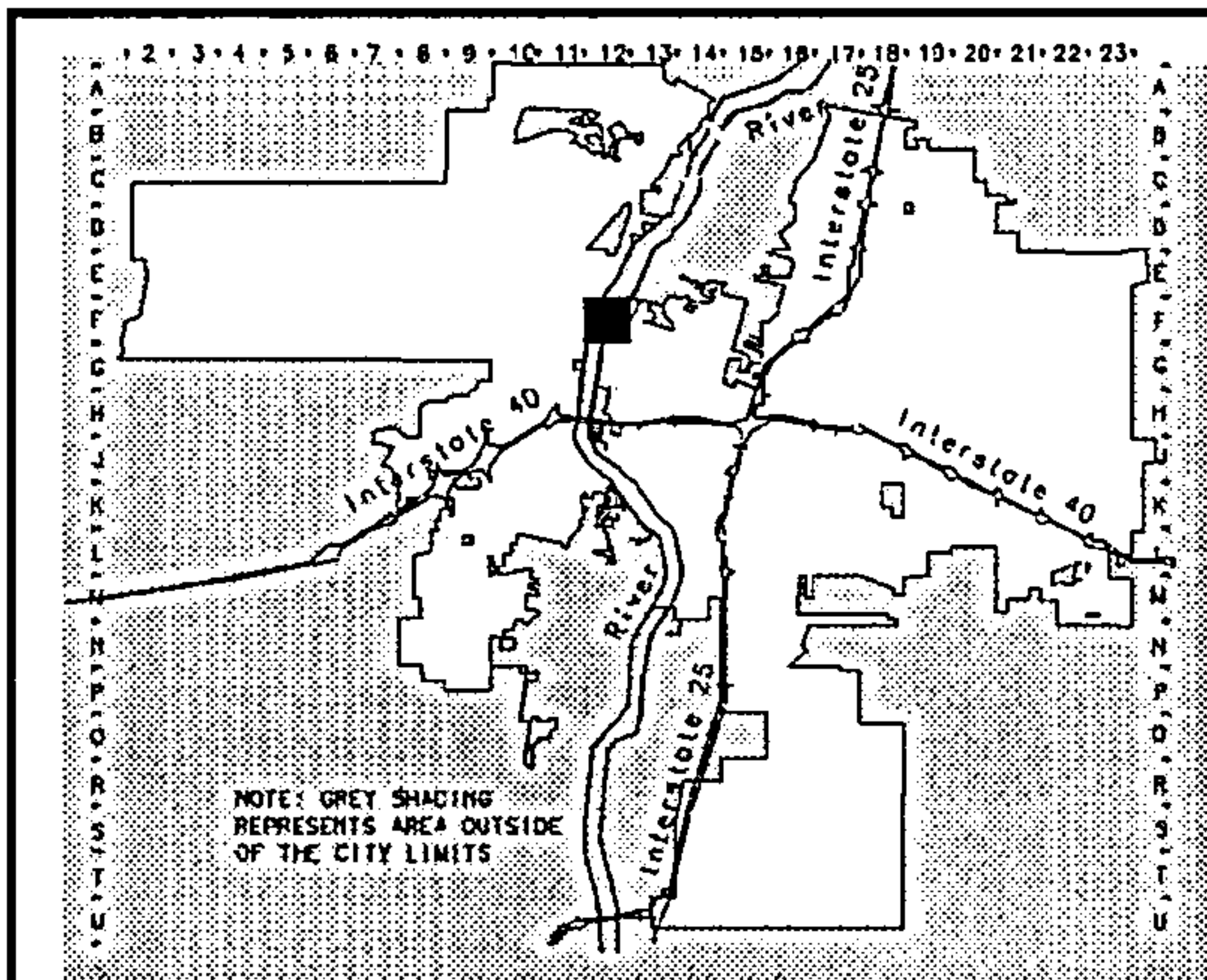
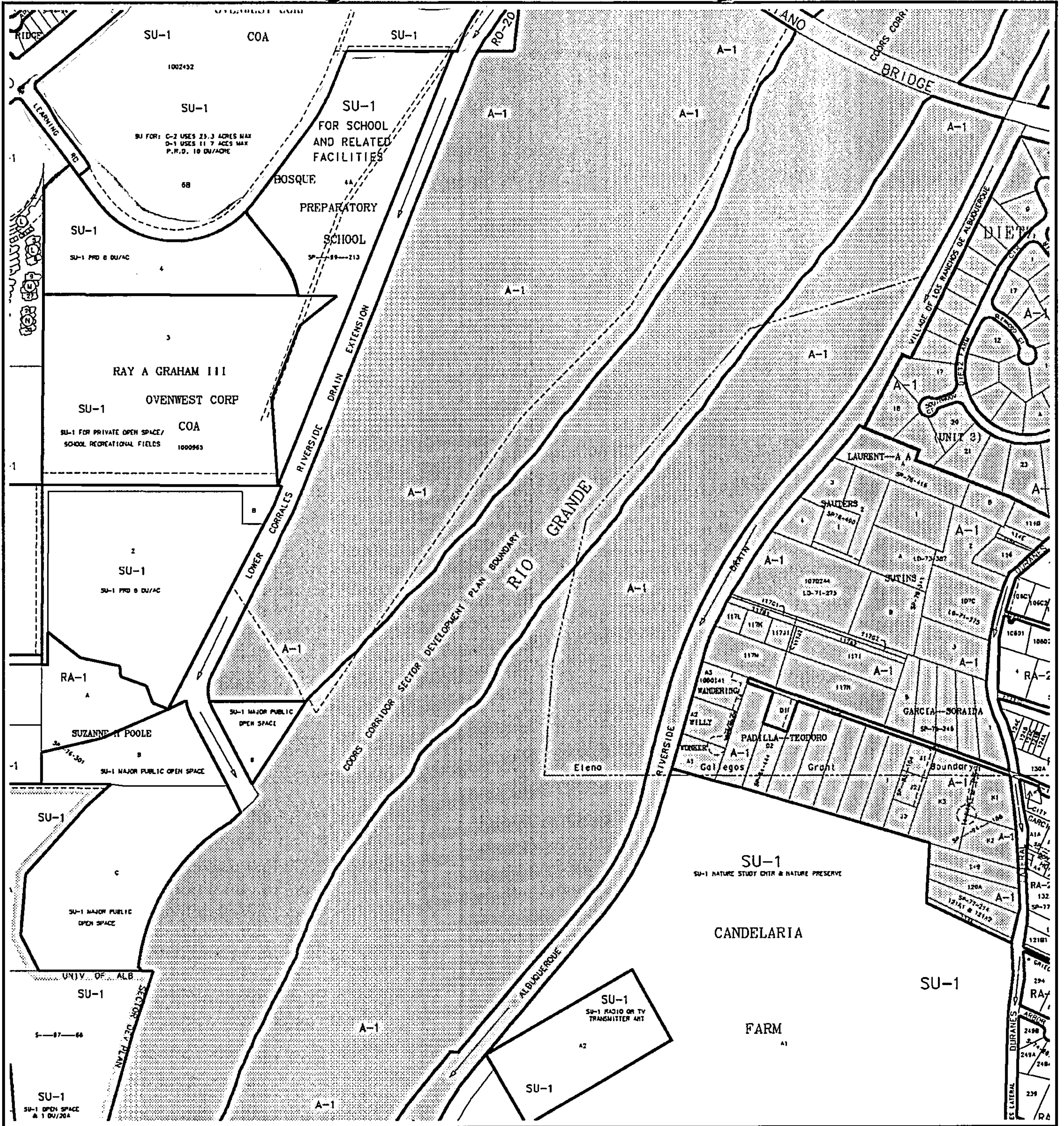
Lisa Parish Lisa Parish
 Applicant name (print)
Lisa Parish 4-12-06
 Applicant signature / date



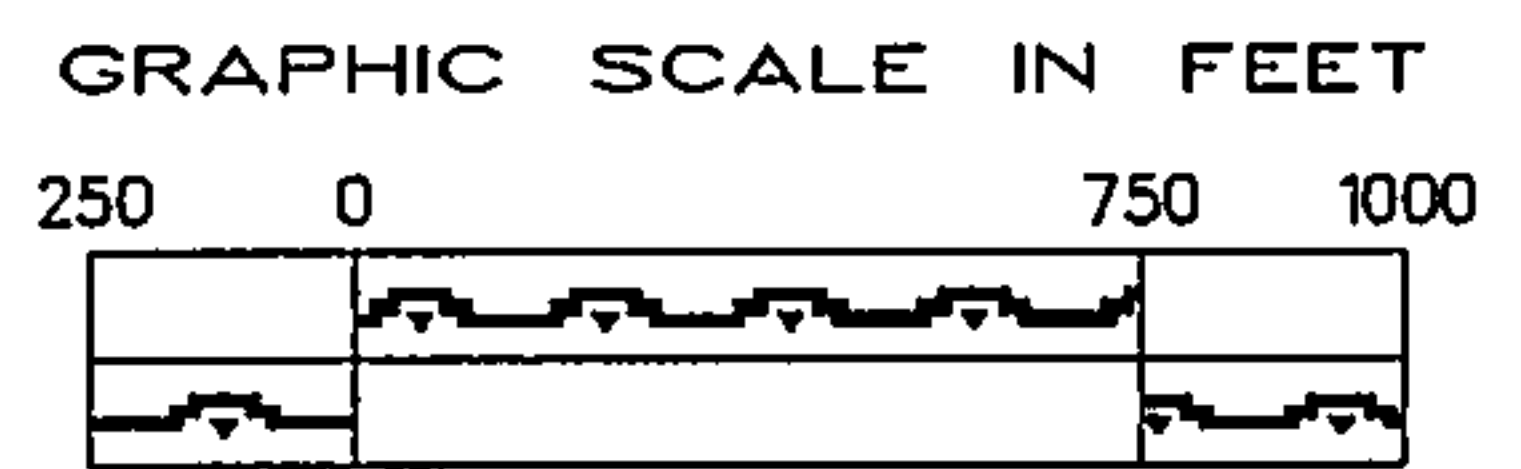
Form revised 4/03 and October 2003

- Checklists complete
 - Fees collected
 - Case #s assigned
 - Related #s listed
- Application case numbers
 06DRB - 00533
 06DRB - 00534

Sandy Handley 04/12/06
 Planner signature / date
Project # 1003859



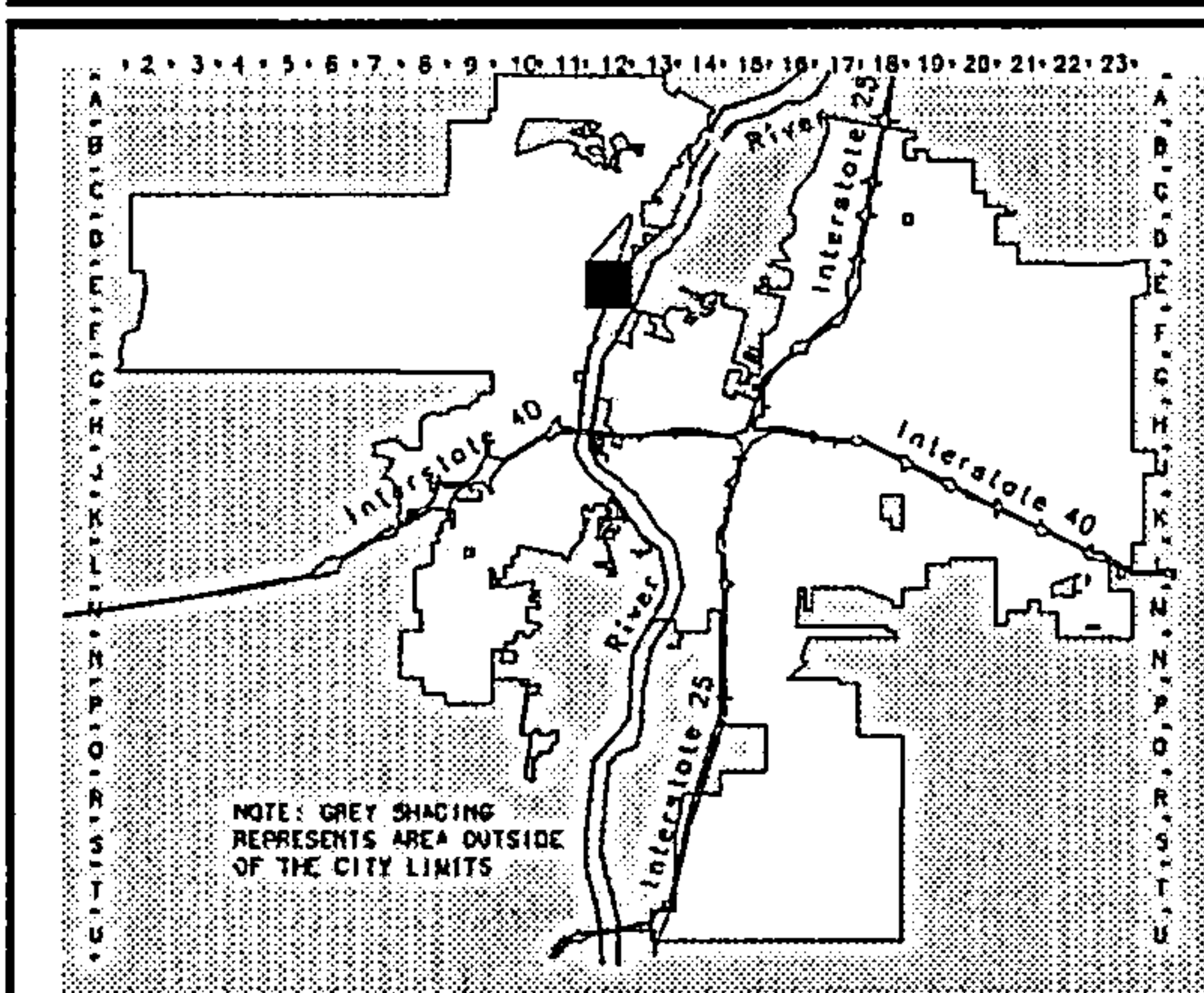
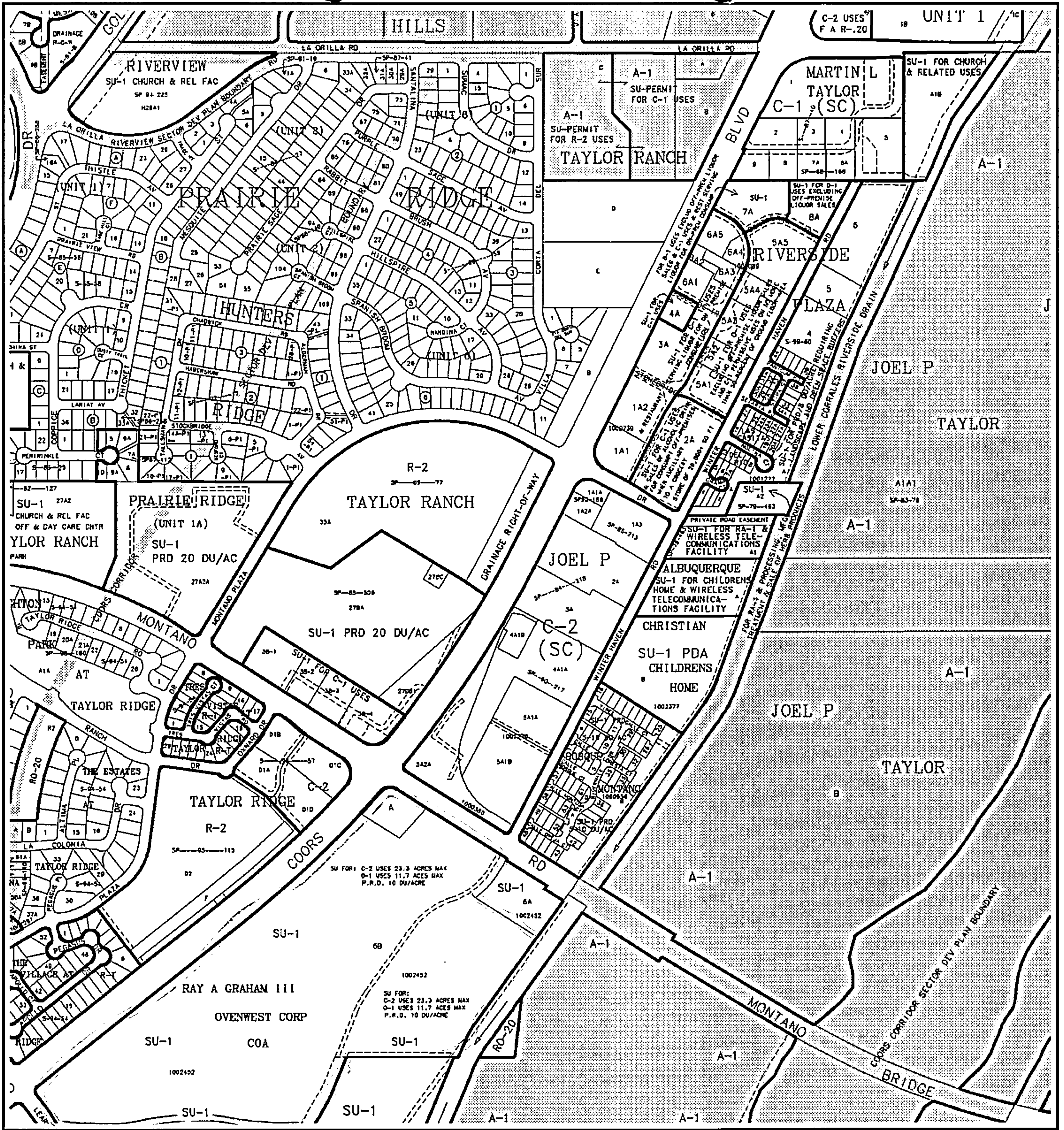
CITY OF
Albuquerque Geographic Information System
PLANNING DEPARTMENT
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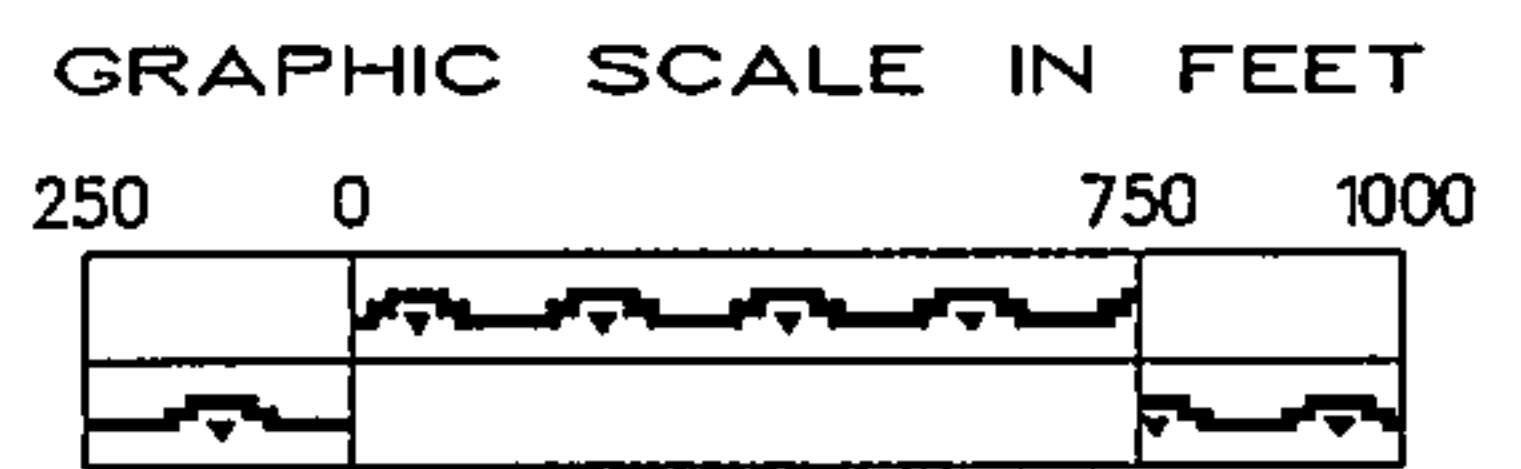
Zone Atlas Page

F-12-Z

Map Amended through July 31, 2003



CITY OF
Albuquerque
Geographic Information System
PLANNING DEPARTMENT
© Copyright 2003



Zone Atlas Page

E-12-Z

Map Amended through July 31, 2003



PRECISION SURVEYS, INC.

April 6, 2006

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

**RE: REQUEST FOR VACATION OF PUBLIC RIGHT OF WAY & UTILITY
EASEMENT LOTS 1-9, NORTH ANDALUCIA AT LA LUZ, LOCATED ON
COORS BLVD. NW & MONTANO RD NW, ZONE ATLAS PAGES E-12 & F-12**

Dear, Ms. Matson

On behalf of our client, Silverleaf Ventures, LLC, we are submitting an application for vacation of Public Right of Way & Utility Easement to accommodate a revised subdivision layout. The existing egg shaped knuckle is moving a few feet to accommodate a tenant.

If you have any questions or need additional information, please do not hesitate to contact our office at 856-5700.



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 – 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 924-3914. Your request is for the following: Cell Tower [] Private Development [X] City Project [] -OR- Other [] _____

(specify)

CONTACT NAME: Lisa Parish

COMPANY NAME: Precision Surveys Inc.

ADDRESS: 8414 Jefferson N.E. Suite D

ZIP CODE: 87113

PHONE: (505) 856-5700 CELL: () _____

FAX: (505) 856-7900

NEIGHBORHOOD ASSOCIATION INFORMATION

PLEASE FORWARD INFORMATION ON ANY NEIGHBORHOOD ASSOCIATIONS IN THE AREA OF THE PROPERTY DESCRIBED AS Lots 1-9 North Andalusia at La Brea
(LEGAL DESCRIPTION)

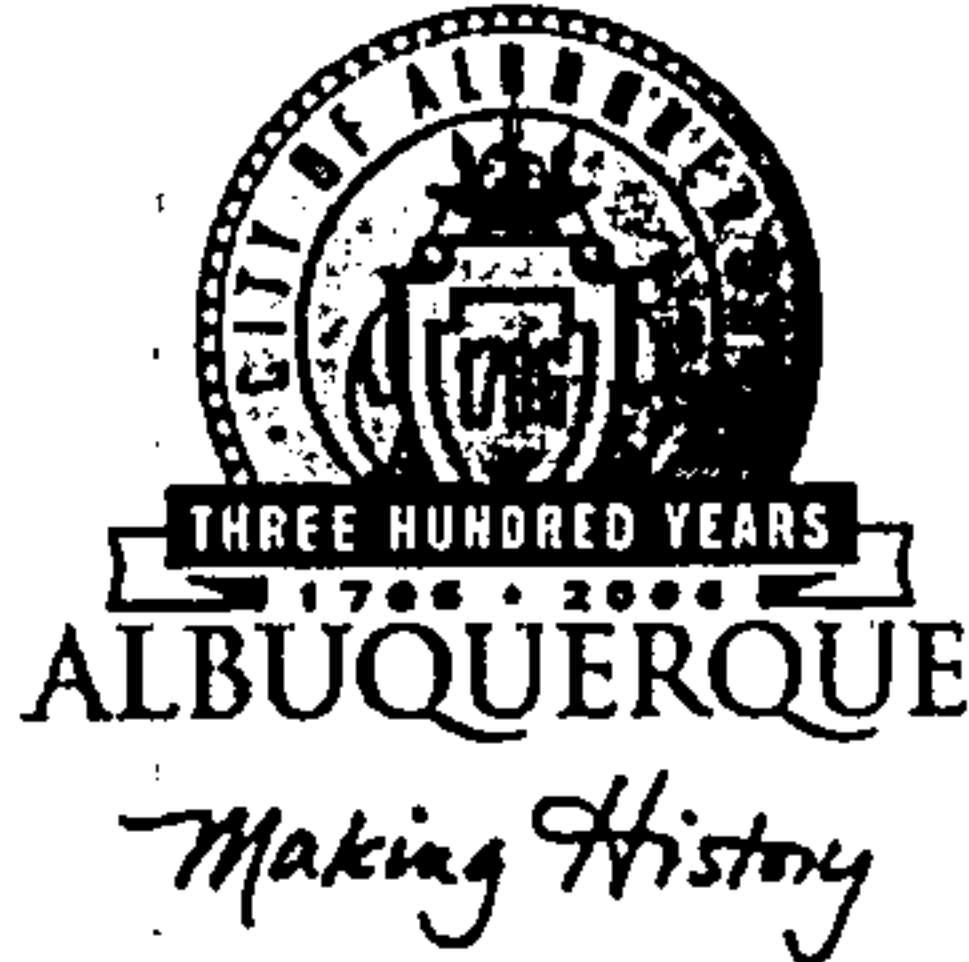
LOCATED ON Crows Blvd. N.W.
(STREET NAME OR OTHER IDENTIFYING LANDMARK)

BETWEEN Montono Road N.W. AND
(STREET NAME OR OTHER IDENTIFYING LANDMARK)

Learning Road N.W.
(STREET NAME OR OTHER IDENTIFYING LANDMARK)

THE SITE IS LOCATED ON THE FOLLOWING ZONE ATLAS PAGE(S) (E-12 + F-12).

PLEASE HATCH OUT ZONE MAP WHERE PROPERTY IS LOCATED
(ZONE MAP **MUST** BE PROVIDED WITH REQUEST)



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: 4-6-06

TO CONTACT NAME: Lisa Parish
COMPANY/AGENCY: Precision Surveys, Inc.
ADDRESS/ZIP: 8414 Jefferson NE, Suite D, ABQ, 87113
PHONE/FAX #: 856-5700 856-7900

Thank you for your inquiry of 4-6-06 requesting the names of **Recognized**
(date)

Neighborhood Associations who would be affected under the provisions of O-92 by your proposed project at Lots 1-9 North Andaluca at La Luz

zone map page(s) E-12, F-12

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

La Luz Landowners
Neighborhood Association
Contacts: Rae Perls
15 Tennis Court NW 87120
898-8833
Patrick Gallagher
24 Link NW 87120
898-5364

La Luz Del Sol
Neighborhood Association
Contacts: Abn Przbylinski
20 Mill Road NW 87120
792-0251
Charles Sanchez
20 Wind Road NW 87120
897-6553

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

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,

OFFICE OF NEIGHBORHOOD COORDINATION

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

Additional Neighborhood Association Information

TAYLOR RANCH

Neighborhood Association

Contacts: Bill JACK Rodgers

8308 Cedar Creek Dr. NW

ABQ 87120

897-9737

Robert Wood

6500 Carney Ave NW

ABQ 87120

899-9064

Neighborhood Association

Contacts: _____

Neighborhood Association

Contacts: _____

Neighborhood Association

Contacts: _____

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

Neighborhood Association

Contacts: _____

Neighborhood Association

Contacts: _____

Neighborhood Association

Contacts: _____

Neighborhood Association

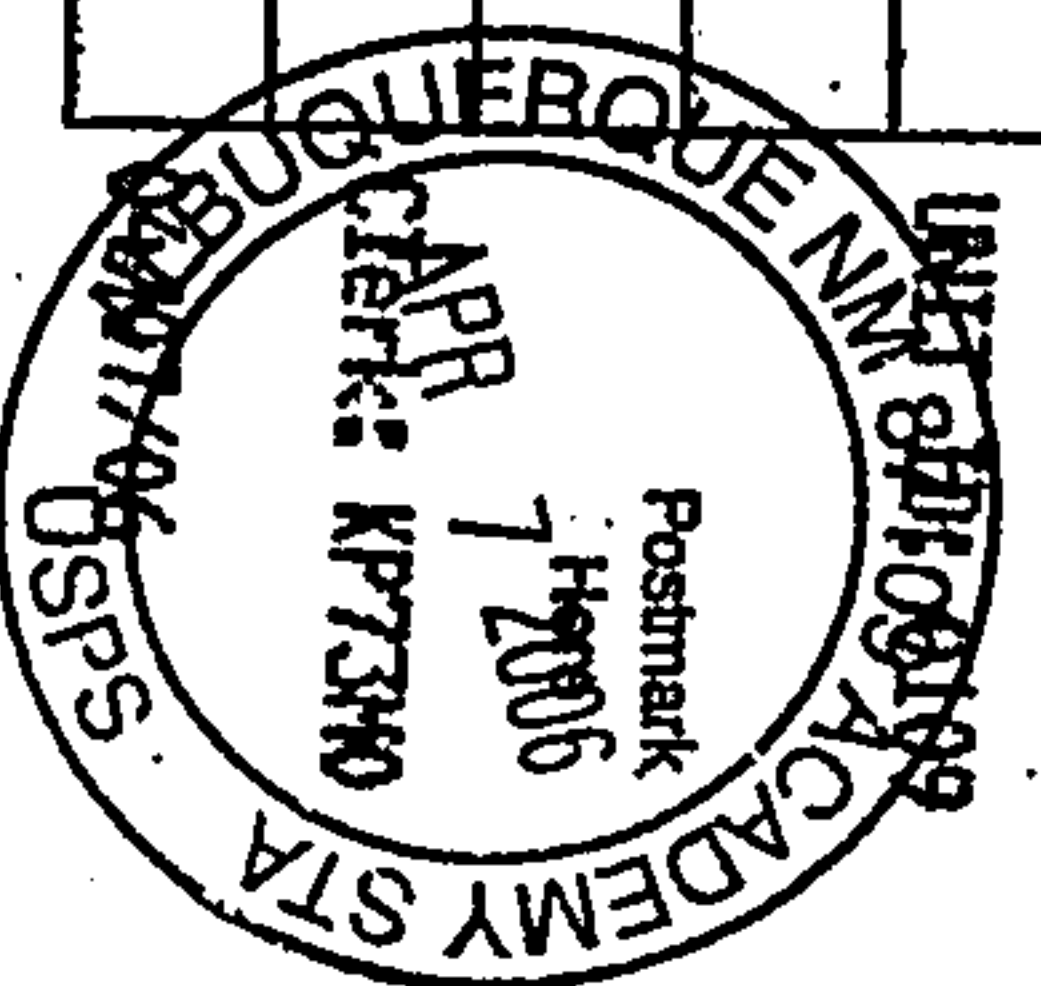
Contacts: _____

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Certified Fee	
Return Receipt Fee (Endorsement Required)	2.40
Restricted Delivery Fee (Endorsement Required)	
Total Postage & Fees	\$ 2.79



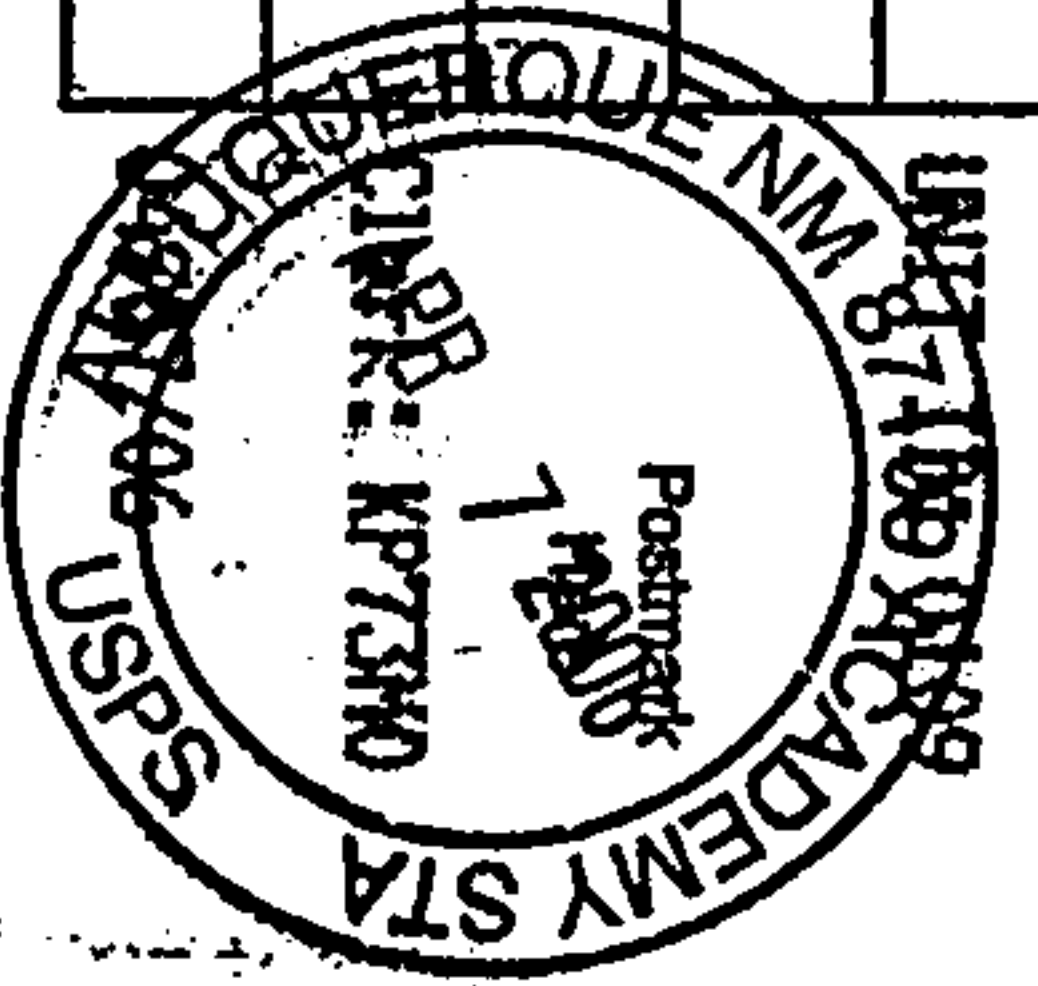
Sent To *Bill Jack Rodgers*
Street, Apt. No., or PO Box No. *8308 Cedar Creek Dr. NE*
City, State, ZIP+4 *Albuquerque New Mexico 87176*
PS Form 3800, June 2002 See Reverse for Instructions

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Total Postage & Fees	\$ 2.79



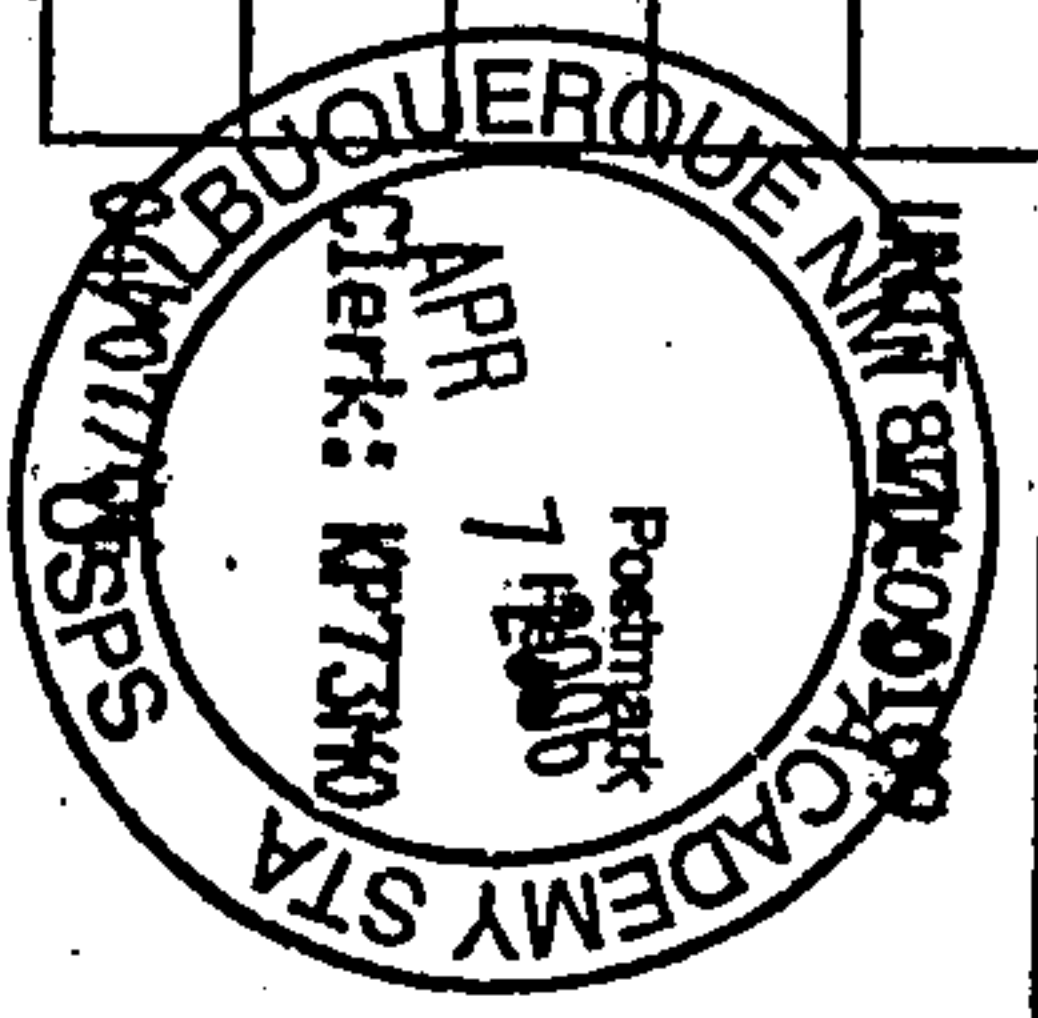
Sent To *Charles Sanchez*
Street, Apt. No., or PO Box No. *20 Wind Road NE 87120*
City, State, ZIP+4 *Albuquerque NM 87120*
PS Form 3800, June 2002 See Reverse for Instructions

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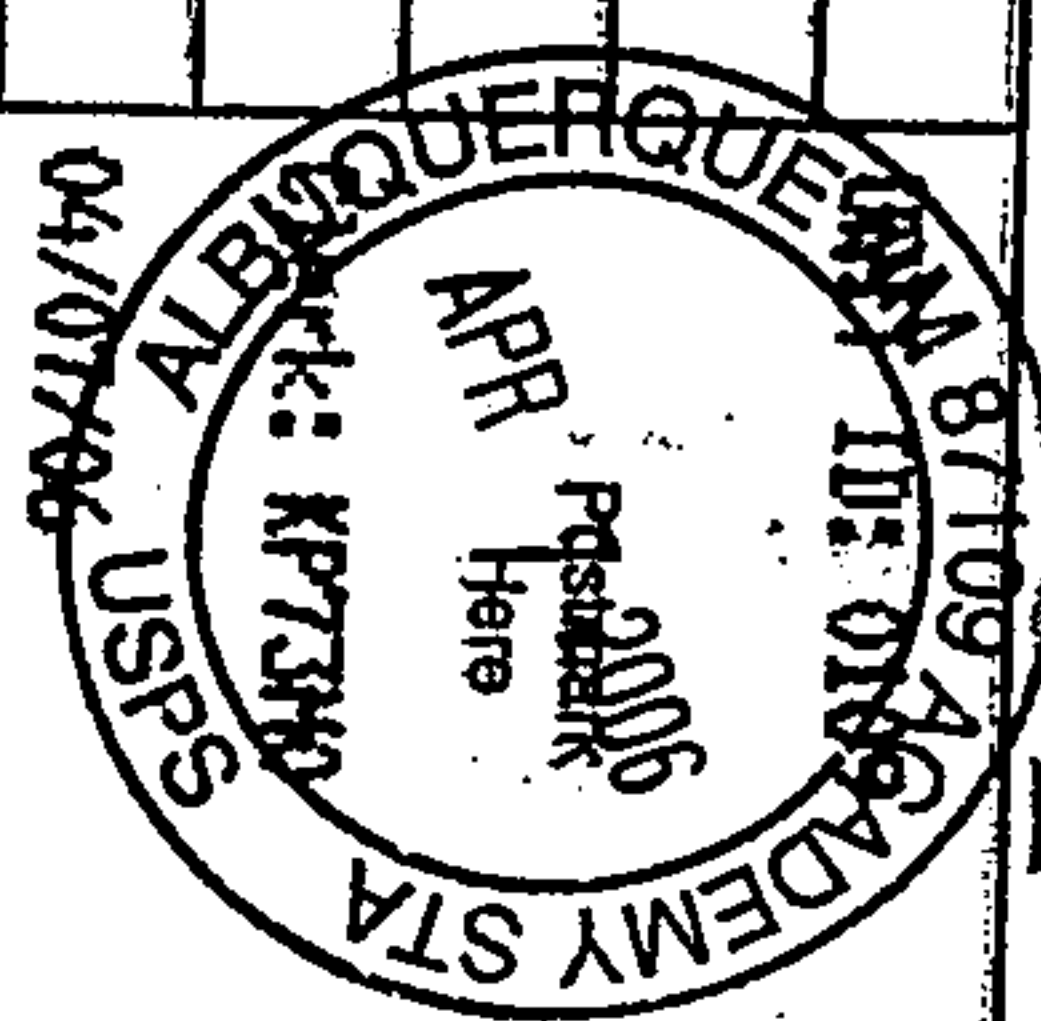
Sent To *Rae Parks*
Street, Apt. No., or PO Box No. *15 Timmis Court NW*
City, State, ZIP+4 *Albuquerque NM 87120*
PS Form 3800, June 2002 See Reverse for Instructions

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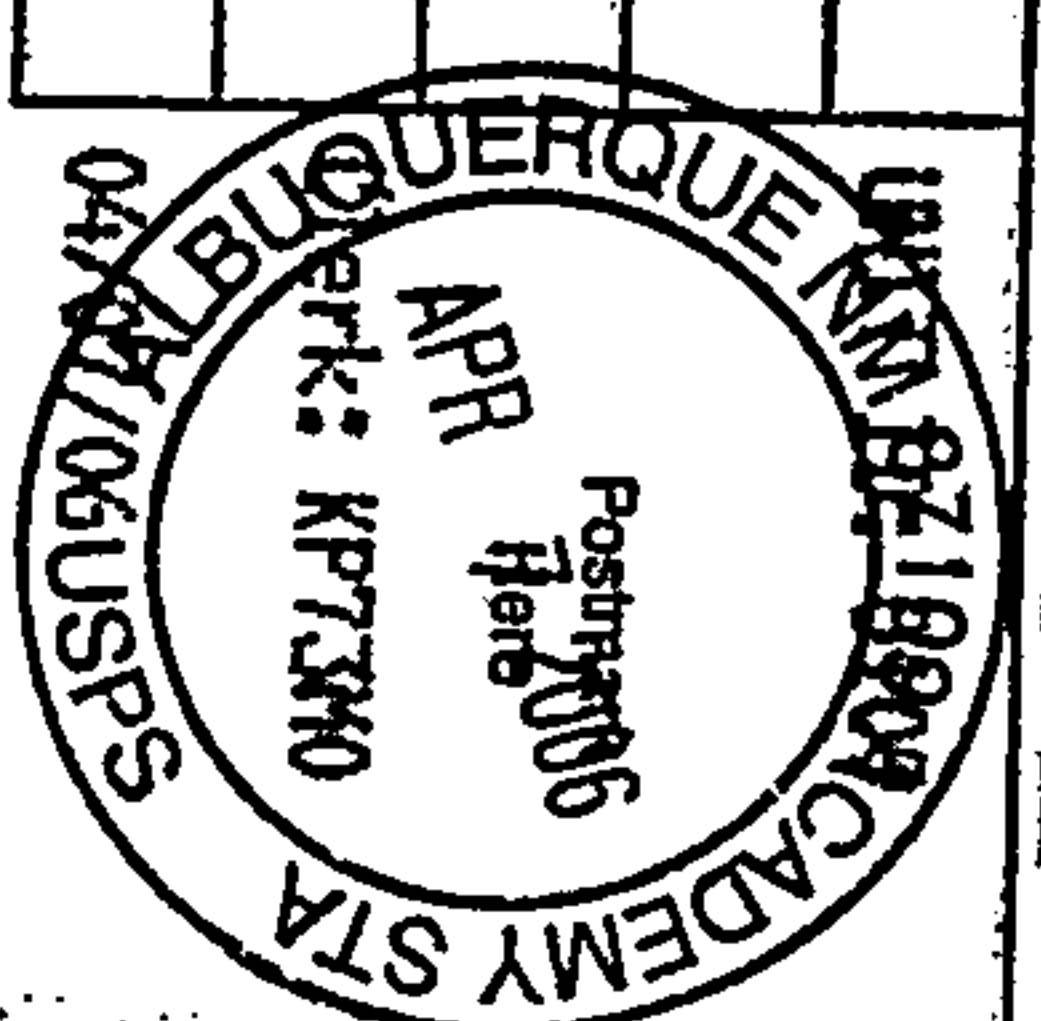
Sent To *Robert Wood*
Street, Apt. No., or PO Box No. *6500 Canyon Ave. NE*
City, State, ZIP+4 *Albuquerque New Mexico 87176*
PS Form 3800, June 2002 See Reverse for Instructions

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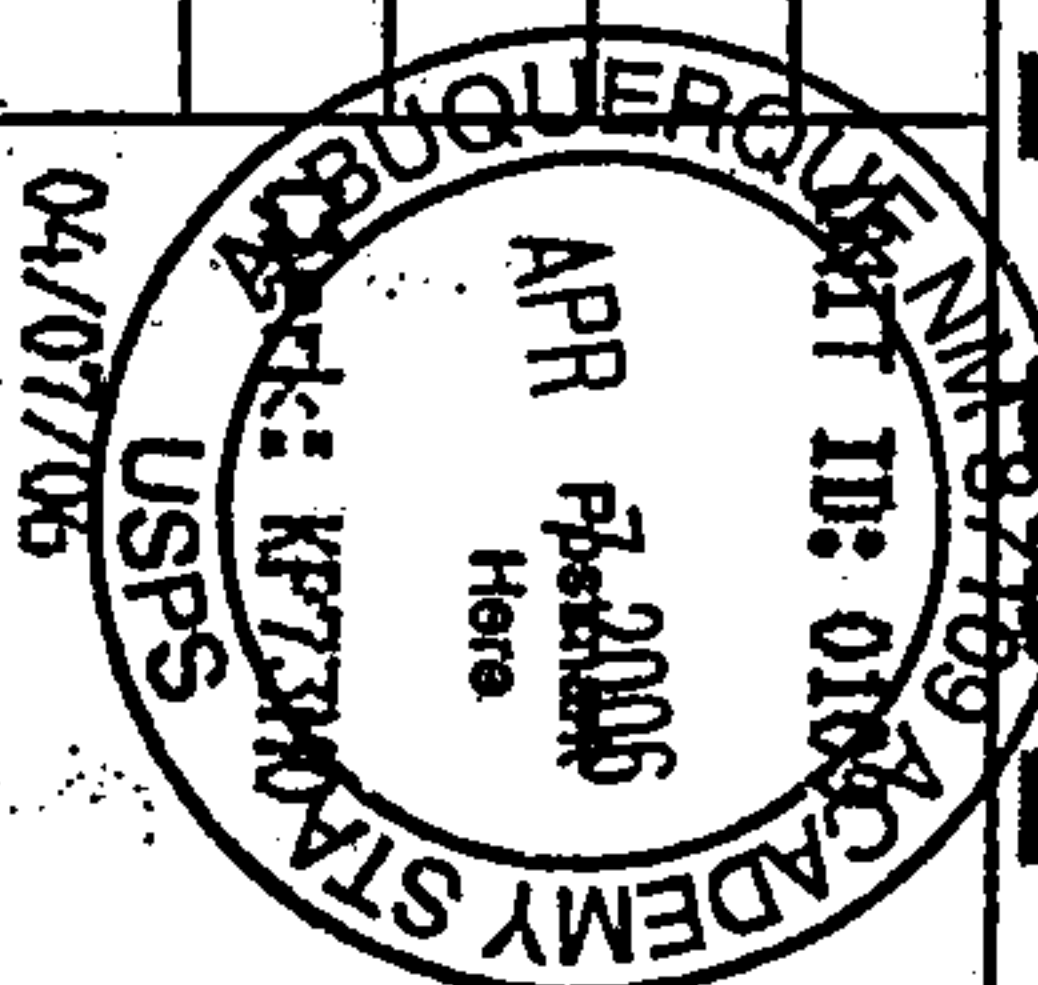
Sent To *Alan Tapfink*
Street, Apt. No., or PO Box No. *20 Mill Road NW*
City, State, ZIP+4 *Albuquerque NM 87120*
PS Form 3800, June 2002 See Reverse for Instructions

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Restricted Delivery Fee (Endorsement Required)	
Total Postage & Fees	\$ 2.79



Sent To *Patrick Ballaber*
Street, Apt. No., or PO Box No. *24 Link NW*
City, State, ZIP+4 *Albuquerque NM 87120*
PS Form 3800, June 2002 See Reverse for Instructions



PRECISION SURVEYS, INC.

April 6, 2006

La Luz Landowners
Rae Perls
15 Tennis Court N. W.
Albuquerque, New Mexico 87120

**RE: REQUEST FOR VACATION OF PUBLIC RIGHT OF WAY & UTILITY
EASEMENT LOTS 1-9, NORTH ANDALUCIA AT LA LUZ, LOCATED ON
COORS BLVD. NW & MONTANO RD NW, ZONE ATLAS PAGES E-12 & F-12**

Dear, Ms. Perls

On behalf of our client, Silverleaf Ventures, LLC, we are submitting an application for vacation of Public Right of Way & Utility Easement to accommodate a revised subdivision layout. The existing egg shaped knuckle is moving a few feet to accommodate a tenant.

If you have any questions or need additional information, please do not hesitate to contact our office at 856-5700.



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 6, 2006

La Luz Landowners
Patrick Gallagher
24 Link N. W.
Albuquerque, New Mexico 87120

**RE: REQUEST FOR VACATION OF PUBLIC RIGHT OF WAY & UTILITY
EASEMENT LOTS 1-9, NORTH ANDALUCIA AT LA LUZ, LOCATED ON
COORS BLVD. NW & MONTANO RD NW, ZONE ATLAS PAGES E-12 & F-12**

Dear, Mr. Gallagher

On behalf of our client, Silverleaf Ventures, LLC, we are submitting an application for vacation of Public Right of Way & Utility Easement to accommodate a revised subdivision layout. The existing egg shaped knuckle is moving a few feet to accommodate a tenant.

If you have any questions or need additional information, please do not hesitate to contact our office at 856-5700.

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 6, 2006

La Luz Del Sol
Alan Przbylinski
20 Mill Road N. W.
Albuquerque, New Mexico 87120

**RE: REQUEST FOR VACATION OF PUBLIC RIGHT OF WAY & UTILITY
EASEMENT LOTS 1-9, NORTH ANDALUCIA AT LA LUZ, LOCATED ON
COORS BLVD. NW & MONTANO RD NW, ZONE ATLAS PAGES E-12 & F-12**

Dear, Mr. Przbylinski

On behalf of our client, Silverleaf Ventures, LLC, we are submitting an application for vacation of Public Right of Way & Utility Easement to accommodate a revised subdivision layout. The existing egg shaped knuckle is moving a few feet to accommodate a tenant.

If you have any questions or need additional information, please do not hesitate to contact our office at 856-5700.



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 6, 2006

La Luz Del Sol
Charles Sanchez
20 Wind Road N. W.
Albuquerque, New Mexico 87120

**RE: REQUEST FOR VACATION OF PUBLIC RIGHT OF WAY & UTILITY
EASEMENT LOTS 1-9, NORTH ANDALUCIA AT LA LUZ, LOCATED ON
COORS BLVD. NW & MONTANO RD NW, ZONE ATLAS PAGES E-12 & F-12**

Dear, Mr. Sanchez

On behalf of our client, Silverleaf Ventures, LLC, we are submitting an application for vacation of Public Right of Way & Utility Easement to accommodate a revised subdivision layout. The existing egg shaped knuckle is moving a few feet to accommodate a tenant.

If you have any questions or need additional information, please do not hesitate to contact our office at 856-5700.



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 6, 2006

Taylor Ranch
Bill Jack Rodgers
8308 Cedar Creek Drive N. W.
Albuquerque, New Mexico 87120

**RE: REQUEST FOR VACATION OF PUBLIC RIGHT OF WAY & UTILITY
EASEMENT LOTS 1-9, NORTH ANDALUCIA AT LA LUZ, LOCATED ON
COORS BLVD. NW & MONTANO RD NW, ZONE ATLAS PAGES E-12 & F-12**

Dear, Mr. Rodgers

On behalf of our client, Silverleaf Ventures, LLC, we are submitting an application for vacation of Public Right of Way & Utility Easement to accommodate a revised subdivision layout. The existing egg shaped knuckle is moving a few feet to accommodate a tenant.

If you have any questions or need additional information, please do not hesitate to contact our office at 856-5700.



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 6, 2006

Taylor Ranch
Robert Wood
6500 Carney Avenue N. W.
Albuquerque, New Mexico 87120

**RE: REQUEST FOR VACATION OF PUBLIC RIGHT OF WAY & UTILITY
EASEMENT LOTS 1-9, NORTH ANDALUCIA AT LA LUZ, LOCATED ON
COORS BLVD. NW & MONTANO RD NW, ZONE ATLAS PAGES E-12 & F-12**

Dear, Mr. Wood

On behalf of our client, Silverleaf Ventures, LLC, we are submitting an application for vacation of Public Right of Way & Utility Easement to accommodate a revised subdivision layout. The existing egg shaped knuckle is moving a few feet to accommodate a tenant.

If you have any questions or need additional information, please do not hesitate to contact our office at 856-5700.

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

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 APRIL 25, 06 To MAY 10, 2006

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.


(Applicant or Agent)

4-12-06
(Date)

I issued 2 signs for this application, 04/12/06 Sandy Handley
(Date) (Staff Member)

DRB PROJECT NUMBER: 1003859

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

PAID RECEIPT

APPLICANT NAME SILVERLEAF VENTURES LLC
 AGENT PRECISION SURVEYS INC
 ADDRESS 8414 JEFFERSON NE STED
 PROJECT & APP # 1003859/06DRB00533/06DEP0034
 PROJECT NAME NORTH ANDALUCIA AT LA LUZ

DUPLICATE
 City of Albuquerque
 Treasury Division

4/12/2006 11:55AM LOC: ANN
 RECEIPT# 00055999 US# 008 TRANSH 0014
 ACCOUNT 441018 FUND 0110
 ACTIVITY 4971000 TRSCCS
 TRANS AMT \$485.00
 J24 TRISC H \$75.00

\$485.00
 \$0.00

- \$ 20.00 441032/3424000 Conflict Management Fee
- \$ 390.00 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
- \$ 485.00 TOTAL AMOUNT DUE

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

PRECISION SURVEYS, INC.
 8414-D JEFFERSON ST. NE
 ALBUQUERQUE, NM 87113
 (505) 856-5700

30854
 95-145-1070

DATE 4/6/06

CITY OF ALBUQUERQUE
 Four Hundred Eighty Five dollars 00/100

City of Albuquerque
 Treasury Division
 \$485.00

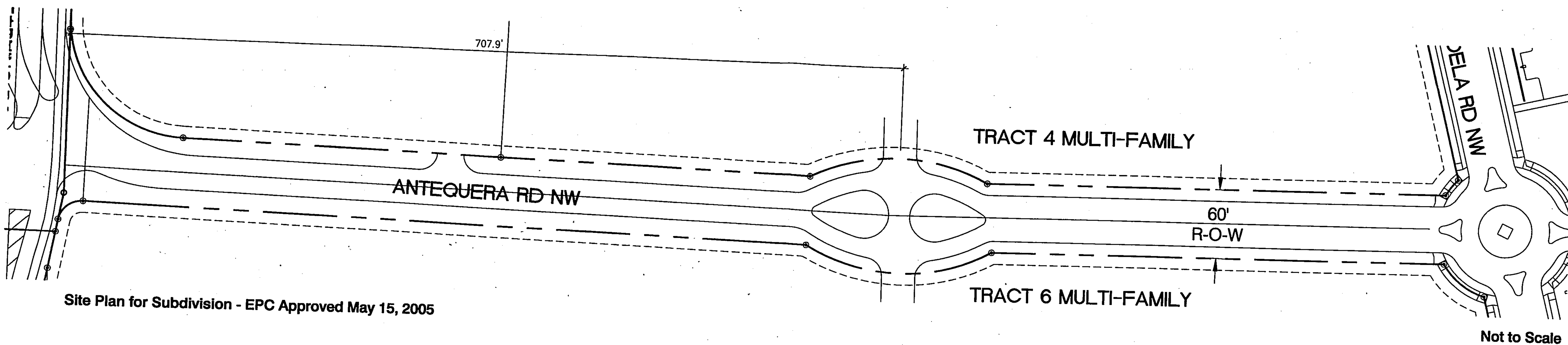
FIRST STATE BANK
 www.fsbnm.com

4/12/2006 11:55AM LOC: ANN
 RECEIPT# 00055999 US# 008 TRANSH 0014
 ACCOUNT 441018 FUND 0110
 ACTIVITY 4971000 TRSCCS
 TRANS AMT \$485.00

\$20.00
 Thank You

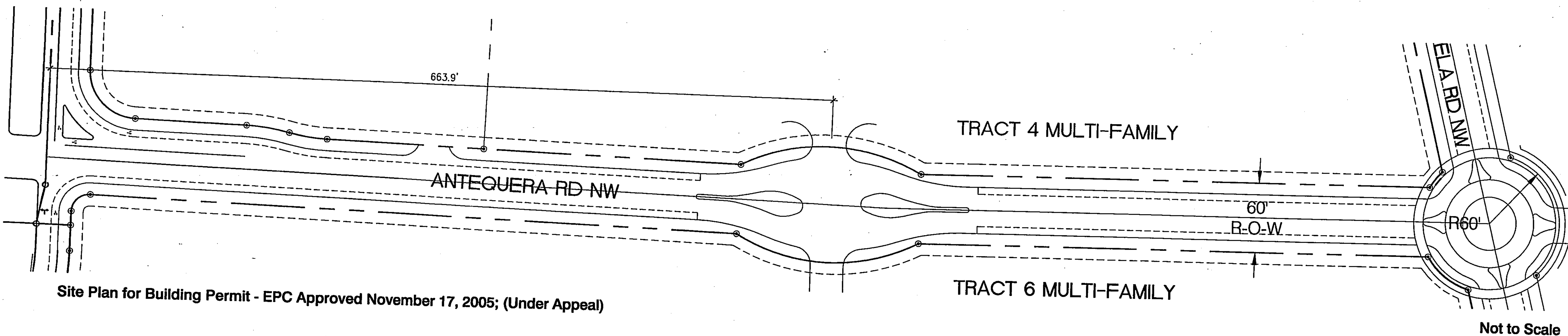
Thank You

CK
 CHANGE



Site Plan for Subdivision - EPC Approved May 15, 2005

Not to Scale



Site Plan for Building Permit - EPC Approved November 17, 2005; (Under Appeal)

Not to Scale

Note: Design and location of the 'Egg-About' was done in conjunction with City transportation staff in order to provide more queuing at the southbound left turn into tract 6.

*North
Andalucia
at Ca Cuz*

Relocation of 'Egg-About'
Prepared for: Silver Leaf Ventures, LLC.

#1003859
RECEIVED
APR 25 2006
LAND DEVELOPMENT SECTION

CONSENSUS PLANNING, INC.
Planning / Landscape Architecture
924 Park Avenue SW
Albuquerque, NM 87102
(505) 764-9801 Fax 842-5495
e-mail: cp@consensusplanning.com

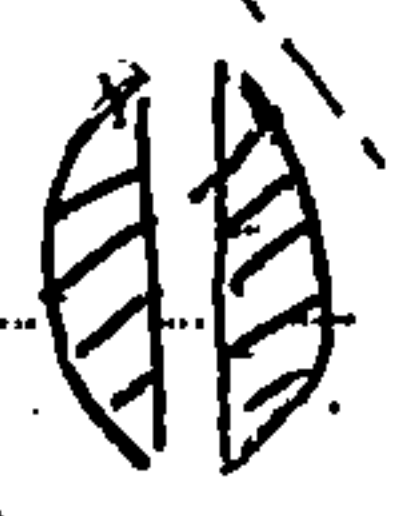
Behannan & Huston
17800 Jefferson Blvd NE Albuquerque, NM 87109
ENGINEERING & SPATIAL DATA & ADVANCED TECHNOLOGIES

Dokker Perich Sabatini
2201 Avenue H
Santa Fe, NM
87505-1200
Tel: 313-2322
Fax: 313-2322
www.dps.com

Vacating Existing Easement around knuckle
 Mountain Egg shaped knuckle 46 ft to the South

10' PUBLIC UTILITY

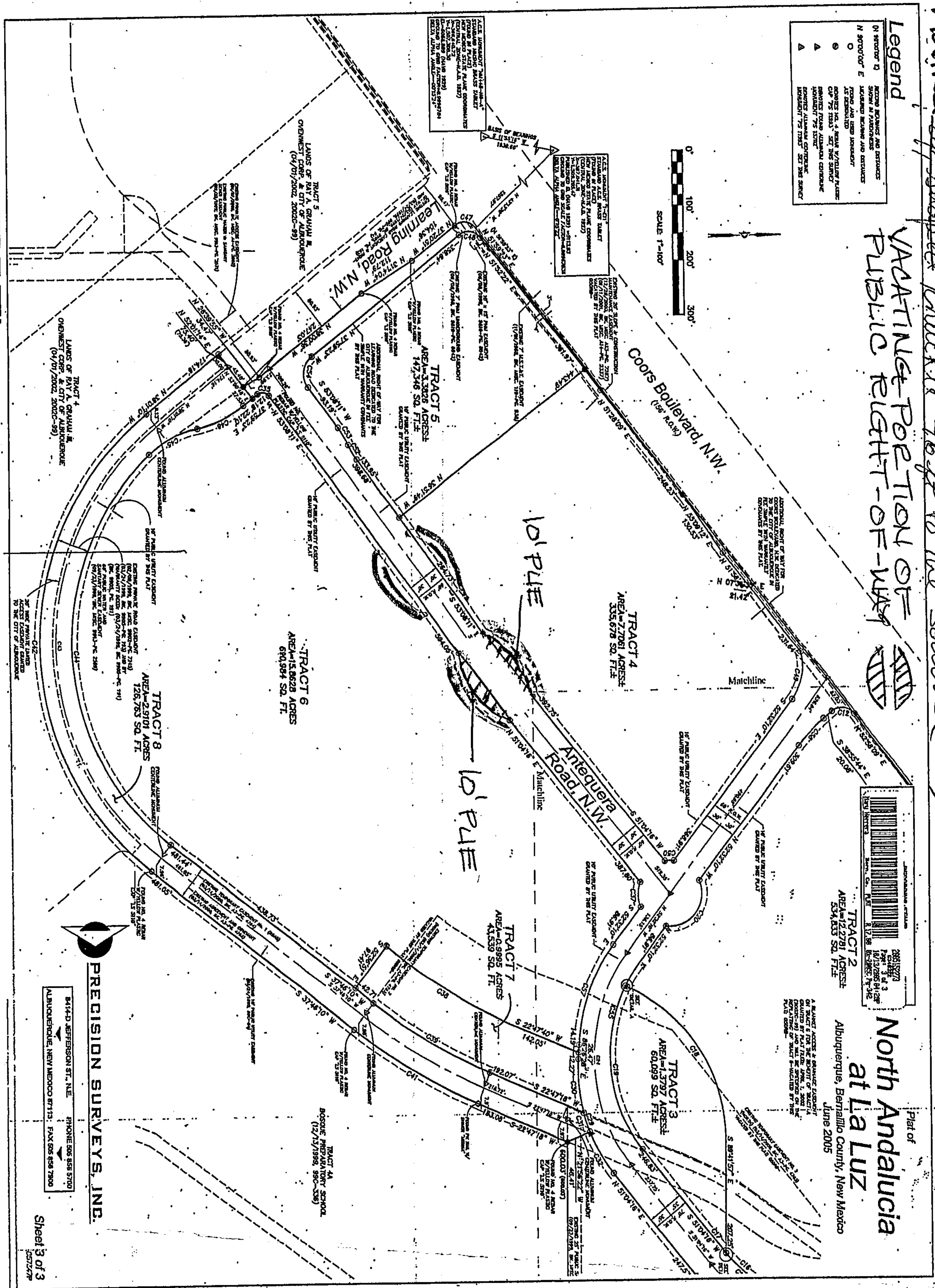
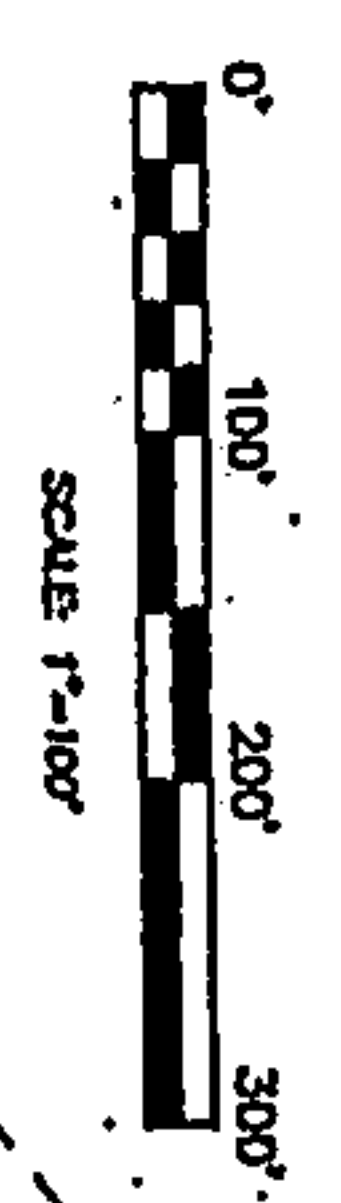
VACATING PORTION OF
 PUBLIC RIGHT-OF-WAY



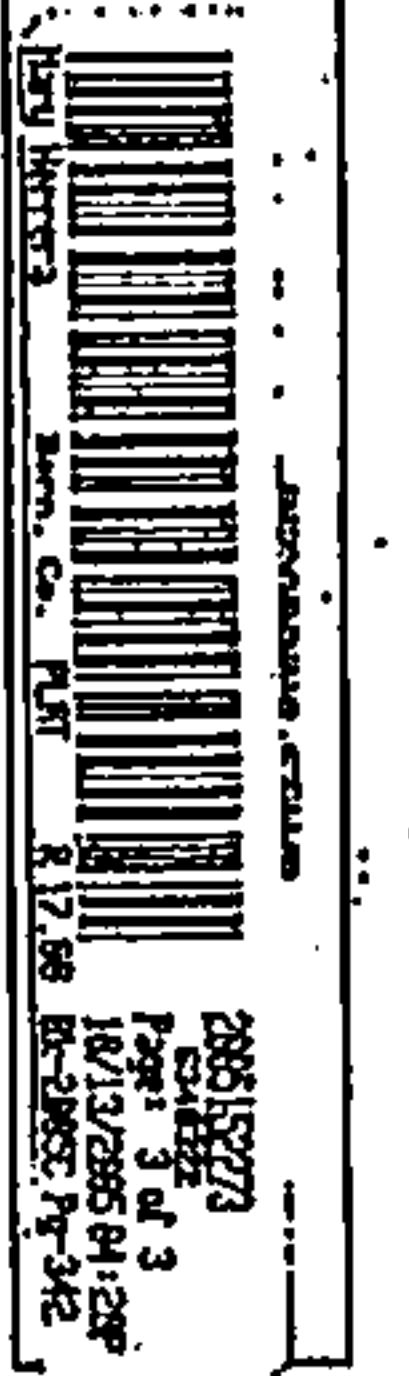
Legend

01 300'00" E
 02 300'00" E
 03 300'00" E
 04 300'00" E
 05 300'00" E

01 300'00" E
 02 300'00" E
 03 300'00" E
 04 300'00" E
 05 300'00" E



Plot of
North Andalucia
 at La Luz
 Albuquerque, Bernalillo County, New Mexico
 June 2005



PRECISION SURVEYS, INC.

8414D JEFFERSON ST., N.E.
 ALBUQUERQUE, NEW MEXICO 87113
 PHONE: 505 558 5700
 FAX: 505 558 7800

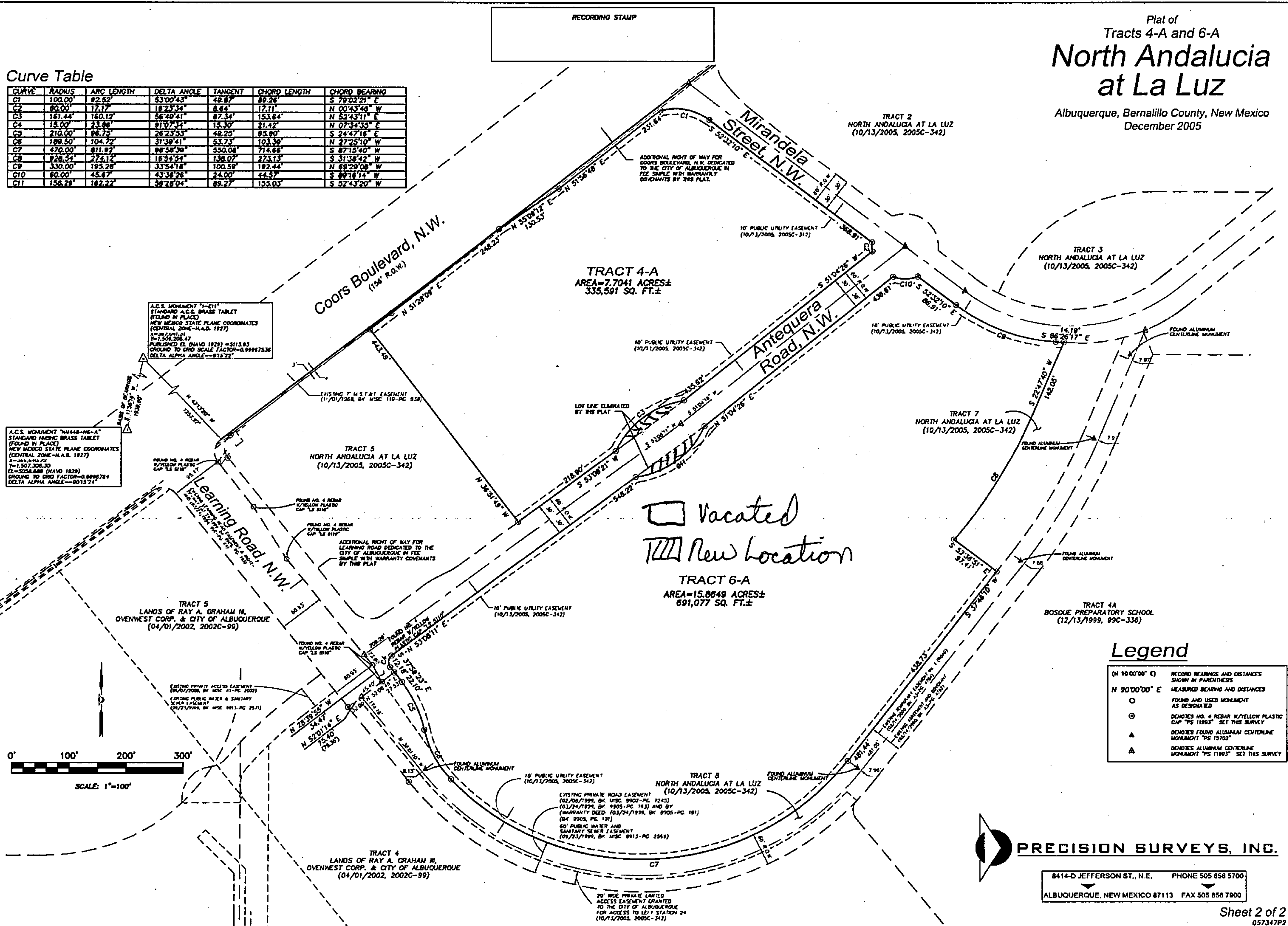
Plat of
Tracts 4-A and 6-A
**North Andaluca
at La Luz**

Albuquerque, Bernalillo County, New Mexico
December 2005

Curve Table

CURVE	RADIUS	ARC LENGTH	DELTA ANGLE	TANGENT	CHORD LENGTH	CHORD BEARING
C1	100.00'	82.52'	53°00'43"	48.87'	88.26'	S 78°02'21" E
C2	60.00'	17.17'	18°23'34"	8.84'	17.11'	N 00°43'48" W
C3	161.44'	160.12'	56°49'41"	87.34'	153.64'	N 52°43'11" E
C4	15.00'	23.86'	81°07'34"	15.30'	21.42'	N 07°34'33" E
C5	210.00'	86.75'	26°23'53"	48.25'	85.90'	S 24°47'18" E
C6	189.50'	104.72'	31°39'41"	53.75'	103.39'	N 27°25'10" W
C7	470.00'	811.82'	88°58'39"	550.08'	714.68'	S 87°15'40" W
C8	928.54'	274.12'	18°34'54"	138.07'	273.13'	S 31°38'42" W
C9	330.00'	185.28'	33°54'18"	100.59'	182.44'	N 69°29'08" W
C10	60.00'	45.67'	43°36'28"	24.00'	44.57'	S 88°16'14" W
C11	156.29'	182.22'	59°28'04"	89.27'	153.03'	S 52°43'20" W

RECORDING STAMP



A.C.S. MONUMENT "1-C11"
STANDARD A.C.S. BRASS TABLET
(FOUND IN PLACE)
NEW MEXICO STATE PLANE COORDINATES
(CENTRAL ZONE-N.A.B. 1927)
N=1508.208.47
E=5058.808
(NAVD 1928)
GROUND TO GRID SCALE FACTOR=0.99997538
DELTA ALPHA ANGLE=-875.22"

A.C.S. MONUMENT "M448-N6-A"
STANDARD A.C.S. BRASS TABLET
(FOUND IN PLACE)
NEW MEXICO STATE PLANE COORDINATES
(CENTRAL ZONE-N.A.B. 1927)
N=1501.308.30
E=5058.808
(NAVD 1928)
GROUND TO GRID FACTOR=0.9999784
DELTA ALPHA ANGLE=-8815.24"

Vacated
New Location

Legend

(N 80°00'00" E)	RECORD BEARINGS AND DISTANCES SHOWN IN PARENTHESES
N 80°00'00" E	MEASURED BEARINGS AND DISTANCES
○	FOUND AND USED MONUMENT AS DESIGNATED
⊙	MONIES NO. 4 REBAR W/YELLOW PLASTIC CAP "PS 11993" SET THIS SURVEY
▲	MONIES FOUND ALUMINUM CENTERLINE MONUMENT "PS 15702"
▲	MONIES ALUMINUM CENTERLINE MONUMENT "PS 11993" SET THIS SURVEY

PRECISION SURVEYS, INC.
8414-D JEFFERSON ST., N.E. PHONE 505 858 5700
ALBUQUERQUE, NEW MEXICO 87113 FAX 505 858 7900

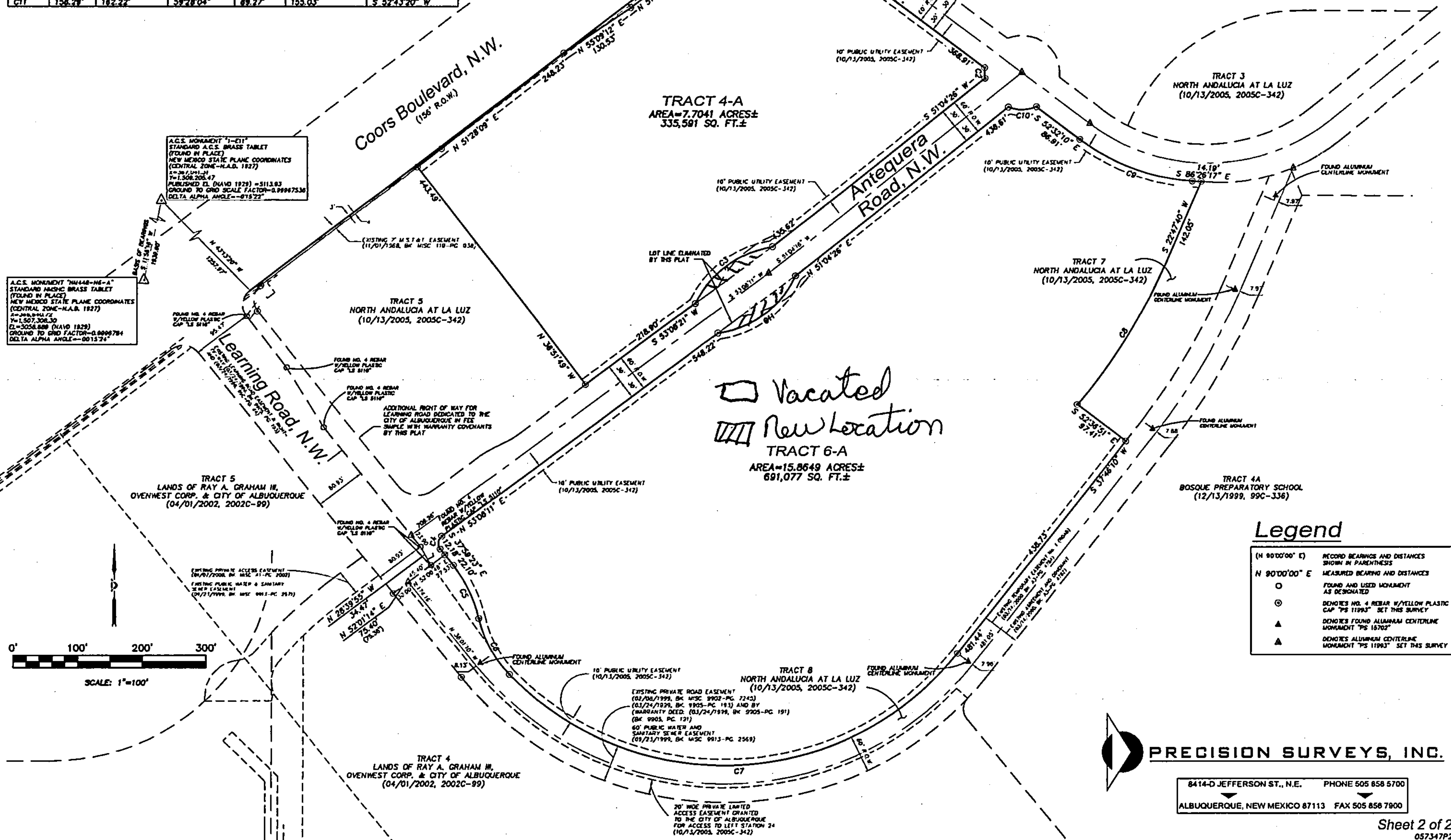
Plat of
Tracts 4-A and 6-A
**North Andaluca
at La Luz**

Albuquerque, Bernalillo County, New Mexico
December 2005

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RECORDING STAMP



PRECISION SURVEYS, INC.
8414-D JEFFERSON ST., N.E.
ALBUQUERQUE, NEW MEXICO 87113 FAX 505 858 7900
PHONE 505 858 5700

Legend

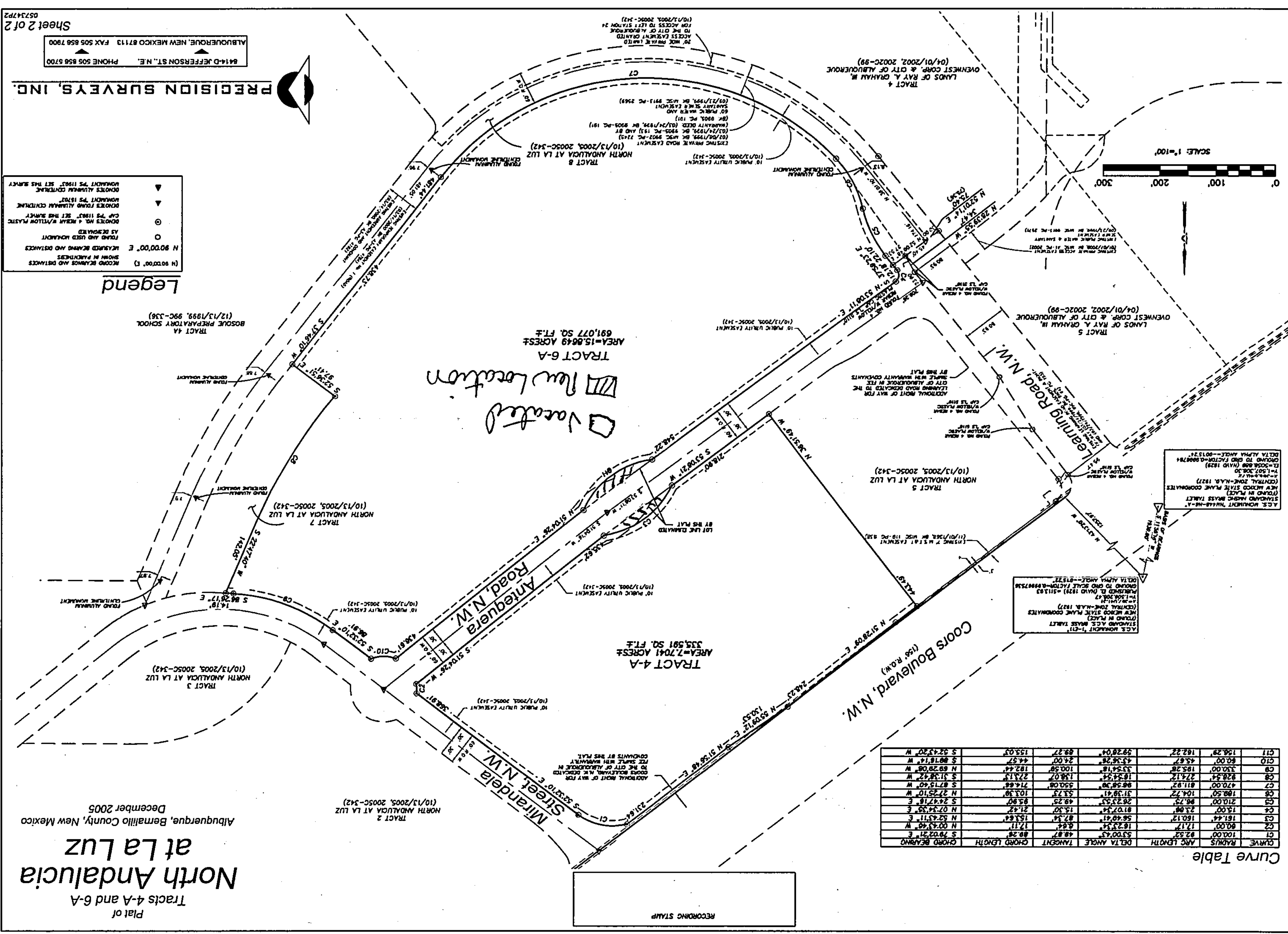
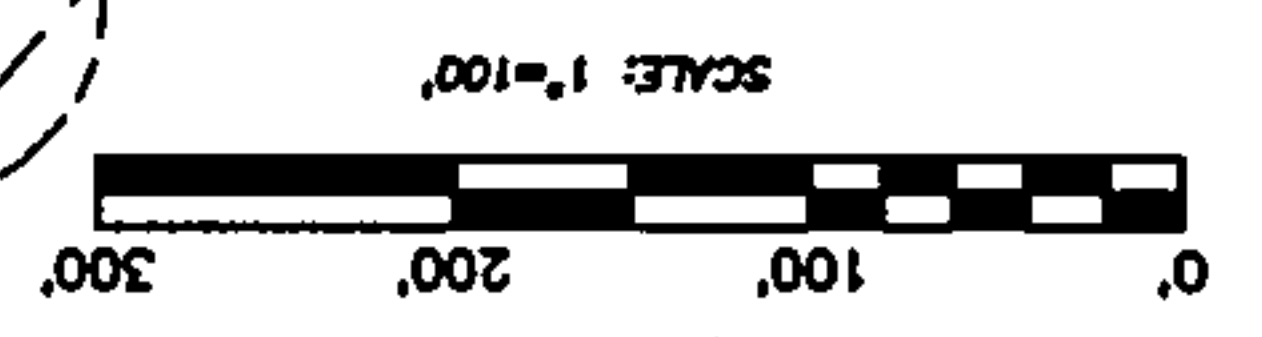
(N 90°00'00" E) RECORD BEARINGS AND DISTANCES SHOWN IN PARALLELS

○ FOUND AND USED MONUMENT

○ POINTS NO. 4 REAR W/YELLOW PLASTIC CAP '79 1983' SET THIS SURVEY

○ POINTS FOUND ALIQUAM CENTERLINE MONUMENT '79 1983'

○ POINTS ALIQUAM CENTERLINE MONUMENT '79 1983' SET THIS SURVEY



Plat of
Tracts 4-A and 6-A
North Andaluca
at La Luz
Albuquerque, Bernalillo County, New Mexico
December 2005

Curve Table

CURVE	RADIUS	ARC LENGTH	DELTA ANGLE	TANGENT	CHORD LENGTH
C1	100.00	82.52	53.00	48.87	88.28
C2	80.00	17.17	8.84	12.11	18.23
C3	181.44	160.12	87.34	153.64	152.41
C4	15.00	23.98	15.30	21.42	24.42
C5	210.00	88.75	26.23	49.25	95.90
C6	189.50	104.72	53.73	51.39	103.41
C7	470.00	811.82	86.58	350.08	714.68
C8	828.54	274.12	138.07	138.07	274.12
C9	330.00	195.28	33.54	100.58	182.44
C10	60.00	45.67	4.57	24.00	44.57
C11	156.28	182.22	59.27	153.03	153.03

STANDARD A.C.S. MASS TABLE
(1983)
CENTRAL ZONE - N.A.B. 1927
NEW MEXICO STATE PLANE COORDINATES
(1983)
DELTA ALPHA ANGLE = 89°32'11.13"
PUBLISHED BY QUAD 1927 = 511183
GROUND TO GRID SCALE FACTOR = 0.99997338
NAD 83
ELEVATION = 5111.83
DELTA ALPHA ANGLE = 89°32'11.13"

RECORDING STAMP



Supplemental form

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

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: Silverleaf Ventures, LLC PHONE: (505) 883-0414

ADDRESS: 5351 Menaul Boulevard NE FAX: (505) 872-1248

CITY: Albuquerque STATE NM ZIP 87110 E-MAIL: _____

Proprietary interest in site: Owner List all owners: _____

AGENT (if any): Consensus Planning PHONE: 764-9801

ADDRESS: 302 Eighth Street NW FAX: 842-5495

CITY: Albuquerque STATE NM ZIP 87102 E-MAIL: cp@consensusplanning.com

DESCRIPTION OF REQUEST: Final Sign-Off of Site Development Plan for Building for Andalucia North, Tracts 2 and 3

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 2 and 3 Block: _____ Unit: _____

Subdiv. / Addn. Lands of North Andalucia

Current Zoning: SU-1, O-1, C-2, and PRD Proposed zoning: N/A

Zone Atlas page(s): E-12 and F-12 No. of existing lots: 2 No. of proposed lots: 2

Total area of site (acres): 14.67 Density if applicable: dwellings per gross acre: N/A dwellings per net acre: _____

Within city limits? Yes. No _____, but site is within 5 miles of the city limits.) Within 1000FT of a landfill? No

UPC No. 101206218812830216; 101206212503030215 MRGCD Map No. _____

LOCATION OF PROPERTY BY STREETS: On or Near: Coors Boulevard NW

Between: Montano Road and Learning Road

CASE HISTORY: Juanita Garcia, EPC Case Planner Project 1003859;

List any current or prior case number that may be relevant to your application (Proj., App., DRB-, AX, Z, V, S, etc.): 04EPC-01844

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

SIGNATURE Jacqueline M Fishman DATE 1/17/06

(Print) Jacqueline M Fishman, AICP _____ Applicant Agent

FOR OFFICIAL USE ONLY

Form revised 4/04

<p><input checked="" type="checkbox"/> INTERNAL ROUTING</p> <p><input checked="" type="checkbox"/> All checklists are complete</p> <p><input checked="" type="checkbox"/> All fees have been collected</p> <p><input checked="" type="checkbox"/> All case #s are assigned</p> <p><input checked="" type="checkbox"/> AGIS copy has been sent</p> <p><input checked="" type="checkbox"/> Case history #s are listed</p> <p><input checked="" type="checkbox"/> Site is within 1000ft of a landfill</p> <p><input checked="" type="checkbox"/> F.H.D.P. density bonus</p> <p><input checked="" type="checkbox"/> F.H.D.P. fee rebate</p>	<p>Application case numbers</p> <p><u>06 DRB - 00074</u></p> <p>_____</p> <p>_____</p> <p>_____</p> <p>Hearing date <u>1-25-06</u></p>	<p>Action</p> <p><u>SBP</u></p> <p><u>CMF</u></p> <p>_____</p> <p>_____</p> <p>_____</p>	<p>S.F.</p> <p><u>7(3)</u></p> <p>_____</p> <p>_____</p> <p>_____</p>	<p>Fees</p> <p>\$ <u>0</u></p> <p>\$ <u>20.00</u></p> <p>\$ _____</p> <p>\$ _____</p> <p>\$ _____</p> <p>Total</p> <p>\$ <u>20.00</u></p>
---	--	--	---	---

Hi Sis 1/17/06

Project # 1003859

FORM P(3): SITE PLAN REVIEW - D.R.B. MEETING (UNADVERTISED)

SKETCH PLAN REVIEW AND COMMENT

- Scaled site sketch and related drawings showing proposed land use including structures, parking, Bldg. setbacks, adjacent rights-of-way and street improvements, etc. (folded to fit into an 8.5" by 14" pocket) 6 copies.
 - Zone Atlas map with the entire property(ies) precisely and clearly outlined and crosshatched (to be photocopied)
 - Letter briefly describing, explaining, and justifying the request
 - Any original and/or related file numbers are listed on the cover application
- Meetings are approximately 8 DAYS after the Tuesday noon filing deadline. **Your attendance is required.**

SITE DEVELOPMENT PLAN FOR SUBDIVISION

- Scaled site plan and related drawings (folded to fit into an 8.5" by 14" pocket) 6 copies.
- Zone Atlas map with the entire property(ies) precisely and clearly outlined and crosshatched (to be photocopied)
- Letter briefly describing, explaining, and justifying the request
- Letter of authorization from the property owner if application is submitted by an agent
- Copy of the document delegating approval authority to the DRB
- Infrastructure List, if relevant to the site plan
- 2 copies of the Conceptual Utility Layout Plan (mark one for Planning, one for Utility Development)
- Fee (see schedule)
- Any original and/or related file numbers are listed on the cover application

Meetings are approximately 8 DAYS after the Tuesday noon filing deadline. **Bring the original Mylar to the meeting for sign-off. Your attendance is required.**

SITE DEVELOPMENT PLAN FOR BUILDING PERMIT

- Site plan and related drawings (folded to fit into an 8.5" by 14" pocket) 6 copies.
- Site Plan for Subdivision, if applicable, previously approved or simultaneously submitted. 6 copies.
- Solid Waste Management Department signature on Site Plan
- Zone Atlas map with the entire property(ies) precisely and clearly outlined and crosshatched (to be photocopied)
- Letter briefly describing, explaining, and justifying the request
- Letter of authorization from the property owner if application is submitted by an agent
- Copy of the document delegating approval authority to the DRB
- Infrastructure List, if relevant to the site plan
- Completed Site Plan for Building Permit Checklist
- 2 copies of the Conceptual Utility Layout Plan (mark one for Planning, one for Utility Development)
- Blue-line copy of Site Plan with Fire Marshal's stamp
- Fee (see schedule)
- Any original and/or related file numbers are listed on the cover application

Meetings are approximately 8 DAYS after the Tuesday noon filing deadline. **Bring the original Mylar to the meeting for sign-off. Your attendance is required.**

AMENDED SITE DEVELOPMENT PLAN FOR SUBDIVISION

AMENDED SITE DEVELOPMENT PLAN FOR BUILDING PERMIT

- Proposed amended Site Plan (folded to fit into an 8.5" by 14" pocket) 6 copies.
- DRB signed Site Plan being amended (folded to fit into an 8.5" by 14" pocket) Copies as needed above
- Zone Atlas map with the entire property(ies) precisely and clearly outlined and crosshatched (to be photocopied)
- Letter briefly describing, explaining, and justifying the request
- Letter of authorization from the property owner if application is submitted by an agent
- Infrastructure List, if relevant to the site plan
- Completed Site Plan for Building Permit Checklist (not required for amendment of SDP for Subdivision)
- Fee (see schedule)
- Any original and/or related file numbers are listed on the cover application

Meetings are approximately 8 DAYS after the Tuesday noon filing deadline. **Bring the original Mylar to the meeting for sign-off. Your attendance is required.**

D.R.B. FINAL SIGN-OFF FOR E.P.C. APPROVED S.D.P. for SUBDIVISION

D.R.B. FINAL SIGN-OFF FOR E.P.C. APPROVED S.D.P. for BUILDING PERMIT

- Site plan and related drawings (folded to fit into an 8.5" by 14" pocket) 6 copies.
- Approved Grading and Drainage Plan (folded to fit into an 8.5" by 14" pocket) 6 copies.
- Solid Waste Management Department signature on Site Plan (not required for SDP for Subdivision)
- Zone Atlas map with the entire property(ies) precisely and clearly outlined and crosshatched (to be photocopied)
- Letter carefully explaining how each EPC condition has been met and a copy of the EPC Notification of Decision
- Infrastructure List, if relevant to the site plan
- 2 copies of the Conceptual Utility Layout Plan (mark one for Planning, one for Utility Development)
- Blue-line copy of Site Plan with Fire Marshal's stamp (not required for SDP for Subdivision)
- Any original and/or related file numbers are listed on the cover application

Meetings are approximately 8 DAYS after the Tuesday noon filing deadline. **Bring the original Mylar to the meeting for sign-off. Your attendance is required.**

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

JACQUELINE FISHMAN
Applicant name (print)
Jacqueline Fishman 1/17/06
Applicant signature / date



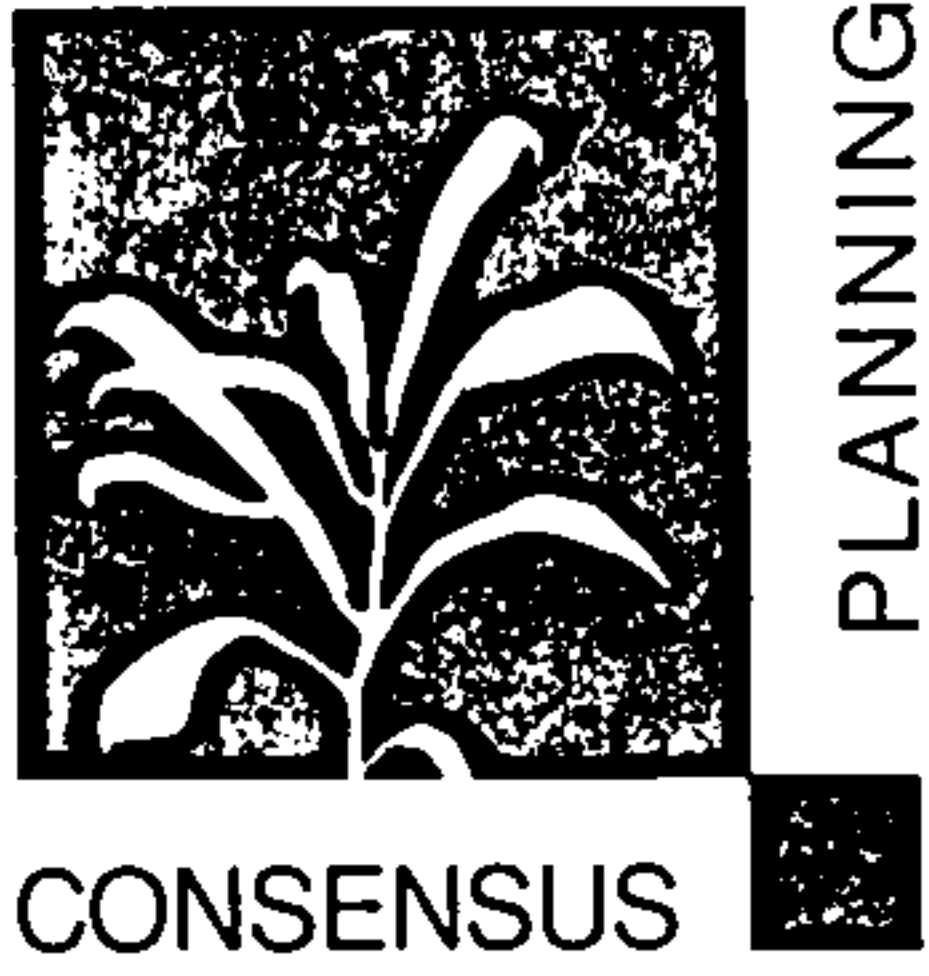
Form revised September 2001

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

Application case numbers
06DRB - 00074

1/2 SJS 1/17/06
Planner signature / date

Project # 1003859



January 17, 2006

Ms. Sheran Matson, DRB Chair
City of Albuquerque
600 2nd Street NW
Albuquerque, NM 87103

RE: Project # 1003859/04EPC-01844

Dear Ms. Matson:

Landscape Architecture
Urban Design
Planning Services

The purpose of this letter is to demonstrate compliance with the EPC's findings and conditions for Andalusia North commercial project. The EPC approved the Site Development Plan for Building Permit at the June 16, 2005 hearing.

SITE DEVELOPMENT PLAN FOR BUILDING PERMIT

302 Eighth St. NW
Albuquerque, NM 87102

(505) 764-9801
Fax 842-5495
cp@consensusplanning.com
www.consensusplanning.com

1. The EPC delegates final sign-off authority of this site development plan to the Development Review Board (DRB). The DRB is responsible for ensuring that all EPC Conditions have been satisfied and that other applicable City requirements have been met. A letter shall accompany the submittal, specifying all modifications that have been made to the site plan since the EPC hearing, including how the site plan has been modified to meet each of the EPC conditions. Unauthorized changes to this site plan, including before or after DRB final sign-off, may result in forfeiture of approvals.

This letter is intended to meet this condition.

2. The Site Development Plan for Building Permit shall be amended to include a note that states: Fast Food Restaurants with drive-up windows and gas stations shall not be permitted.

A general note (1) has been added that disallows fast food restaurants with drive-thru's and gas stations. A note was also added to the already approved Site Plan for Subdivision.

3. The submittal shall contain floor area ratio calculations on the submittal. The subject request shall not exceed an F.A.R. of .35.

Floor Area Ratios for each tract have been added to the parking and area tabulation on the Site Development Plan. A general note (2) has been added requiring that no tract may exceed a maximum of 0.35.

4. No building elements are allowed to project within the 35 foot setback area along Coors Boulevard as per the Coors Corridor Plan.

A general note (3) has been added that states that no building elements are allowed in the 35' setback along Coors Blvd.

PRINCIPALS

Karen R. Marcotte, AICP
James K. Strozier, AICP
Christopher J. Green, ASLA

ASSOCIATES

Jacqueline Fishman, AICP



5. The applicant shall ensure that final approval has been granted from the State Historic Preservation Officer for the remedial proposal of the three archaeological sites on the subject site.

Marron and Associates is in the final stages of completing the remediation report as proscribed by the SHPO. The report has been done in compliance with Katherine Slick, SHPO, direction and final approval is anticipated in the very near future. Materials for covering and protecting the archaeological sites has been ordered and installation will occur in conjunction with grading this site.

6. Parking

- a. The submittal shall demonstrate the type of CMU to be used and/or the finished product that is used on the proposed 12' high loading area screen walls and shall ensure that all walls on the subject site meet the requirements of the Design Standards and Section 14-16-3-19 of the Comprehensive City Zoning Code.

There will be no exposed CMU used in this project. All screen walls will be coated with stucco of one of the two colors specified. Also, a general note (4) has been added that requires any screen walls to comply with Section 14-16-3-19 of the Comprehensive City Zoning Code.

- b. The proposed wall adjacent to Coors Boulevard shall contain "stucco color 2" instead of "stucco color 1.

The color referenced has been changed to Stucco Color 2 as requested.

- c. A notation shall be included on the submittal specifying that, "If restaurants with alcoholic beverages are sold for on premise consumption, the applicant shall demonstrate that parking will meet the standards as provided in the Comprehensive City Zoning Code for the number of spaces required for all of the proposed/existing uses." Or create a shared parking agreement as provided for in the Comprehensive Plan.

A general note (5) has been added to the site plan requiring recalculation of the parking requirements if any of the restaurants have alcoholic beverage service.

- d. All pertinent information regarding handicap spaces shall be clearly identified on the submittal, including their exact locations, the exact size of each space, the location of upright handicap signs and the location of the handicap accessibility from the off-street parking spaces to the buildings.

The keyed note (17) pertaining to the handicap parking spaces has been added at each occurrence on the site plan, and a detail has been added to sheet A003 showing the requested information.

- e. The submittal shall contain a notation specifying that all parking barriers will be two-feet away from any public sidewalk, abutting lot, pedestrian walkway, landscaped area, or any wall or fence.



A general note (6) has been added to the site plan that requires parking barriers to be 2'-0" away from public sidewalks, abutting lots, pedestrian walkways, landscaped areas and walls or fences.

- f. A 3' high wall or dense landscape screen shall be installed the parking areas west of Buildings 6B2.9- 6B2.12 and west of the internal driveway to allow for a definitive pedestrian walkway.

Additional landscape materials have been added to this area in compliance with this condition. See Enlarged Plan, Sheet 3.

- g-h. The submittal shall contain a notation that references if shopping carts will be stored within the off-street parking areas. If the applicant is providing storage units for shopping carts within the of-street parking areas, the calculation for off-street parking spaces shall be modified to reflect the existence of these storage units. In addition, the submittal shall be noted to identify the exact location of the shopping cart storage units.

The specific tenants for the retail spaces are unknown at this time, and therefore the need for shopping cart storage has not been determined. However, a general note (7) has been added that requires recalculation of the parking required versus parking provided if shopping cart storage is needed, as well as a requirement to amend the site plan to show the shopping cart storage locations.

- i. Two additional bicycle racks, containing five spaces each in the vicinity of Building 62.14 and Building 6B2/13 shall be added to the submittal. The design and color of all the proposed bicycle racks shall be demonstrated on the plan and shall be consistent with the color of the proposed buildings.

The two additional bicycle racks have been added to the site plan as requested. A detail of the proposed bicycle rack has been added to sheet A003, and referenced through the keyed note (27) on the site plan.

- j. All pedestrian crosswalks are required to be a minimum of six feet in width. The submittal shall demonstrate the exact width for each pedestrian crosswalk or provide an illustration of a typical pedestrian crosswalk.

The keyed note (9) on the site plan concerning pedestrian crossings has been modified to state that the minimum width is 6'-0". Also, all crosswalks that are not the typical 10'-0" wide have been noted along side the note designation.

- k. The width of all pedestrian walks adjacent to buildings shall be specified on the submittal. All pedestrian walkways shall meet the width requirements specified in Section 14-16-3-18 of the Comprehensive City Zoning Code.

Dimensions have been added to the site plan showing the width of all sidewalks adjacent to the fronts and sides of the proposed buildings.



- i. The pedestrian walks adjacent to Building 6B2.4 & 6B2.7 shall meet the 8 foot width requirements specified in Section 14-16-3-1 and Section 14-16-3-18 of the Comprehensive City Zoning Code.

The sidewalks adjacent to buildings 6B2.4 and 6B2.7 have been modified to be at least 8'-0" wide to conform with Section 14-16-3-1 and 14-16-3-18 of the Comprehensive City Zoning Code. Dimensions have been added to the site plan.

- m. Businesses within the subject site shall comply with the Transportation Demand Management Site Plan for Subdivision. In addition, the applicant shall meet with a representative from the Transit Department to determine the needs of the applicant and to determine if changes can be made to adjacent routes and schedules to reflect those needs.

This site is very well connected to alternative transportation modal systems. Bike racks are conveniently located for employees and visitors. Although difficult to enforce, employees will be encouraged to carpool. In addition, I have a meeting scheduled with Andrew DeGarmo, City Transit, to discuss transit routes in the vicinity.

7. The submittal shall demonstrate the location of light bollards or building mounted light fixtures as illustrated in the Site Development Plan for Subdivision. A notation shall be added on the submittal indicating that all light fixtures will meet Section, 14-16-3-9, Area Lighting Regulations of the Comprehensive City Zoning Code.

Light bollard locations have been added to the Site Plan, and wall mounted light fixture locations have been added to the elevations to conform to this condition. Additionally, details of both fixtures have been added to sheet A003. The typical pole light fixture detail on sheet A003 has been updated to match the requirements of the Site Development Plan for Subdivision. A general note (8) has been added requiring all lighting must meet the requirements of Section 14-16-3-9 of the Comprehensive City Zoning Code.

8. Landscaping:

- a. The Site Development Plan for Subdivision for the subject site requires sites to "identify and preserve Cottonwood trees, where feasible." The submittal shall demonstrate the location of any Cottonwood trees for the subject tract(s) and the feasibility of preserving such trees.

I walked the site with Fred Roybal, certified arborist, to determine the number of healthy cottonwoods and have attached a letter from him stating the number of cottonwoods on the entire site covered by the Site Plan for Subdivision. I have also attached a copy of a survey showing the locations of these trees. Approximately 10 cottonwoods within Tract 9, which is not part of this site plan, will be preserved.

- b. The submittal does not comply with the "Parking Area Setbacks" noted within the "Setback" section of the Design Regulations of the Site Development Plan for Subdivision, which indicates, "To allow for an appropriately sized landscaped buffer adjacent to roadways, parking areas



shall be setback as follows: 15'." This buffer pertains to all roadways surrounding the subject site. The submittal shall contain a 15' wide landscape buffer in all parking areas adjacent to a roadway way.

The 15'-0" wide landscape setback required by the Site Development Plan for Subdivision has been provided at '...all roadways surrounding the subject site.'

9. Architectural/Signs:

- a. All of the buildings must comply with *Issue 4, Visual Impression and Urban Design Overlay Zone* of the *Coors Corridor Plan* that specifies, "In no event will the building height be permitted to penetrate above the view of the ridge line of the Sandia Mountains as seen from four feet above the east edge of the roadway. Also, in no event will more buildings be permitted to penetrate through the view plane." The applicant shall ensure that all single story or multi-story buildings and towers comply with this requirement.

The building elevations have been modified to comply with this condition. The following table represents the building height limitations based on the finish floor relative to the existing grade along the east edge of Coors Blvd.

- b. The submittal shall contain detailed drawing of the stairs proposed between the subject site and Coors Blvd and demonstrate the materials and color to be used for the rails and steps. The material should be consistent with the special paving that is proposed throughout the site.

A detail showing the proposed construction of the stairs leading from the pedestrian way along Coors into the site has been added to sheet 9/A005.

- c. The elevation drawings shown on page A002 and A003 are for buildings that are no longer part of this application. Sheet A002 shall be removed from the submittal.

The elevations referenced have been eliminated from the submittal as requested.

- d. The following building facades shall contain architectural features no less than 50% of the entire length of the façade:

Building	6B2.4	Façade: West
Building	6B2.4	Façade: South
Building	6B2.5 & 6	Façade: West
Building	6B2.9	Façade: East
Building	6B2.8	Façade: South

In addition, these facades shall not contain a blank façade greater than 30 feet in length.

Pilasters and other architectural details have been added to the building elevations referenced in this condition as requested.

8/28/13

Cond. 9.a. was amended by
City Council on Appeal - AC-05-11
See attached

also

City Council approved a new
condition to read: "Measure-
ment for the view plane
on Coors Blvd. shall be
taken from the east edge
of the east driving lane
as it exists today."



- e. The submittal shall specify the approximate location of the mechanical equipment for each building and shall specify the method used for screening. Screening shall be in compliance with Section 14-16-3-18 (C)(5) of the General Building and Site Design Standards for Non Residential Uses.

Approximate mechanical unit locations have been indicated on the site plan, and a screening detail has been added to sheet 10/A005.

- f. The submittal shall contain a note specifying the exact number and location of outdoor seating that demonstrates compliance of Section 14-16-3-19 of the *Comprehensive City Zoning Code*. The design of the outdoor seating shall be demonstrated on the submittal and shall be complimentary of the design and material of the proposed buildings. The use of the plastic furniture shall be avoided.

Seating for each plaza area has been shown on the site plan, and the number of seats for each plaza has been indicated with a number within a box adjacent to the plaza. Seating is proposed to be metal café tables and chairs.

- g. The notation utilized for the proposed freestanding sign regarding stone veneer wainscot shall be corrected to remain consistent with the illustration of the entire sign, which demonstrates an entire coverage of stone veneer.

On sheet A003, the keyed note (13) pertaining to the stone material on the freestanding signs has changed to eliminate the reference to a 'wainscot'.

- h. The illustration of the 27' high freestanding signs on the submittal shall be substituted by nine-foot high freestanding signs. The design and construction of the nine-foot high freestanding sign shall be similar to the design provided for the 6'3" high freestanding sign. The site development plan for subdivision shall be amended to reflect to remove the last two bullets under "Signage" and the illustration of the 27' high freestanding sign.

On sheet A003, the detail for the 27' high sign has been eliminated and replaced with a monument sign that is 9'-0" high.

10. The applicant must comply with the following conditions of approval as specified by the City Engineer, the Department of Municipal Development, The Public Works Department and the NM Department of Transportation.

- a. All the requirements of previous actions taken by the EPC and or the DRB must be completed and/or provided for.

We agree.

- b. The developer is responsible for permanent improvements to the transportation facilities adjacent to the proposed site development plan for building permit. Those improvements will include any additional right-of-way requirements, paving, curb and gutter, sidewalk and ADA accessible



ramps that have not already been provided for. All public infrastructure constructed within public right-of-way or public easements shall be to City Standards. Those Standards will include but are not limited to sidewalks (std dwg. 2430), driveways (std. dwg. 2425), private entrances (std. dwg. 2426) and wheel chair ramps (std. dwg. 2441).

All public improvements as specified in prior Infrastructure Lists will be provided and are currently under design. All improvements will be installed per applicable city standards.

- c. Completion of the required TIS mitigation measures (when determined), per Transportation Development Staff. Transportation mitigation measures may be accomplished through a combination of Transportation Impact Fees, the Impact Fees Regulations and the TIS recommendation.

TIS mitigation measures have previously been identified with prior Plat approval. The necessary infrastructure requirements were defined on the infrastructure list for the Plat.

- d. Street B shall intersect with Coors Blvd at no less than an 80 degree skew. Every effort should be made to provide a connection at 90 degrees.

Mirandela Road intersects with Coors Boulevard at approximately 90 degrees.

- e. Dedicated right turn deceleration lanes will be required at site drives per DPM and or TIS requirements. Left turn lanes required at site drives where permitted and as approved.

Right turn deceleration lanes and left turn lanes are shown on the Site Development Plan for Subdivision (Sheet 1 of 3) as approved and as required by the TIS. These turn lanes are per DPM standards.

- f. Existing Learning Rd. will need to intersect with New Street/Winterhaven Rd. at no less than an 80 degree skew. Every effort should be made to provide a connection at 90 degrees.

There will be no direct connection from Learning Road to Mirandela Road. This limited access will be gated and will be open only during peak hours for access to the school only, in compliance with the approved Site Plan for Subdivision.. At all other times the gate will remain closed. We agreed at the time of Site Plan for Subdivision that the intersection will be at no less than 80 degrees.

- g. Roundabouts will need to meet design requirements of Publications FHWA-RD-OO-067 and AASHTO.

The second bullet under the heading ROUNDABOUTS on the Design Standards (Sheet 3 of 3) states "Roundabouts will meet design requirements of Publications FHWA-RD-OO-067 and AASHTO". In addition, we have worked with Wilfred Gallegos and Tony Loyd on the



design of the roundabouts and the property was platted in compliance with the design requested.

- h. Medians within 100'calming area (Street A) will need to be designed to accommodate left turning vehicles. Will also need to meet AASHTO and DPM criteria (site distance). Provide detail for this area.

The medians within the calming area along Antequera are currently under design and will be approved by the DRC as part of the public improvements and will allow for left turn movements.

- i. Provide detail and location of bump outs.

This condition appears to be in reference to the "egg-about" shown on Antequera Road. We have worked with Wilfred Gallegos and Tony Loyd on the design of this feature and the DRC review process will ensure that the geometry is adequate.

- j. Provide cross sections for Streets A, B and New Street/Winterhaven Rd.

The Site Plan for Subdivision Design Standards (Sheet 3 of 3) includes a detail for a typical 60' street section. A 70' street section is also included for the roadway north of the Mirandela Road/Learning Road intersection to include the 20' Learning Road trail/landscape.

- k. 10' radius curb returns may not be allowed in high volume traffic areas or in truck circulation areas (includes emergency vehicles and solid waste).

Radii for truck movements have been increased to a minimum of 15'.

- l. Site plan shall comply and be designed per DPM Standards.

We agree.

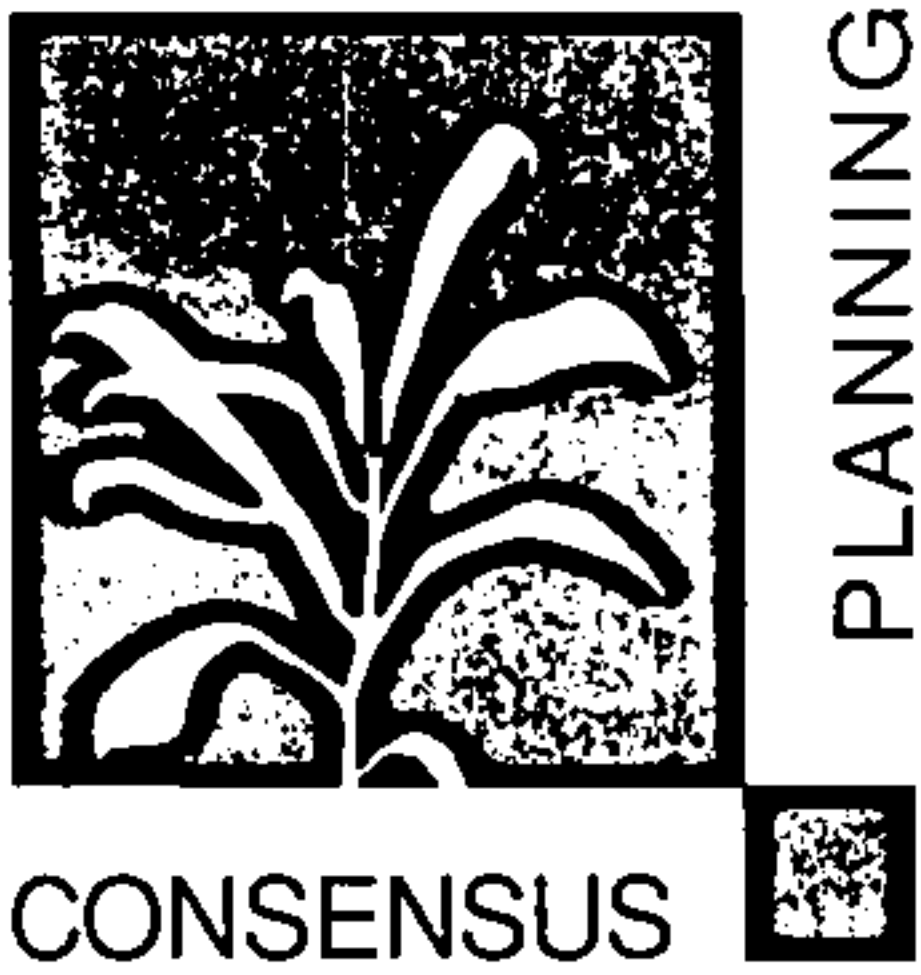
- m. Platting must be a concurrent DRB action.

A Final Plat was approved in conjunction with the Site Plan for Subdivision and the necessary infrastructure defined. An additional infrastructure list will be provided for any additional public infrastructure that may be required.

- n. Dedication of an additional 6 feet of right-of-way along Coors Boulevard, as required by the City engineer, to provide for on-street bicycle lanes as designated on the Long Range Bikeways System.

A 6' bike lane along Coors Boulevard is shown on the Site Development Plan for Subdivision (Sheet 1 of 3) and on the approved Final Plat.

- o. Construction of the northbound bicycle lane along Coors Boulevard, adjacent to the subject property, as designated on the Long Range Bikeways System.



There is an existing 6' bike lane along Coors Boulevard, which will be relocated when the fourth lane on Coors is constructed.

- p. Dedication of additional rights-of-way, as necessary, and construction of the fourth northbound travel lane on Coors Boulevard adjacent to the subject property consistent with the Coors Corridor Plan (see figure 6).

The approved Final Plat shows adequate right-of-way to accommodate the fourth northbound travel lane on Coors Boulevard.

- q. Approval of the proposed left-in access from southbound Coors Boulevard to Street "B" by the Metropolitan Transportation Board (MTB) of the Mid-Region Council of Governments.

The MTB approved left in access from southbound Coors Boulevard to Mirandela Road, R-05-15 MTB.

- r. Access at Montano and Winterhaven will be restricted to right turn in/right turn out and left in as approved by the Director of Municipal Development. Must be accompanied by a written agreement between the applicant and the City of Albuquerque.

The Site Development Plan for Subdivision (Sheet 1 of 3) includes a note designating the Montano/Mirandela Road intersection as right-in, right-out, left in. It is understood that only right-in right-out left-in access will be provided at Montano. The necessary improvements on Mirandela are currently under design as part of the public improvements. In addition, the recent improvements made by the City to Montano do not allow a left in to the site.

- s. A notation shall be added on the submittal that reads, "When the future grade separation is constructed access will no longer be allowed to Montano Road from Winterhaven consistent with the Long Range Roadway System."

General Note #7 was added to the Site Development Plan for Subdivision (Sheet 1 of 3) stating "When the future grade separation is constructed, access will no longer be allowed to Montano Road from Winterhaven consistent with the Long Range Roadway System".

- t. Access coordination is required with NMDOT.

All access along Coors is currently under design as part of the public improvements and will be coordinated with NMDOT.

- 11. Prior to making application for DRB review, the applicant shall meet with Planning Staff to review the conditions of approval.

I spoke with Juanita Garcia, case planner, regarding this application on 1/10/06.



PLANNING

CONSENSUS

12. The applicant shall notice two officers of each affected neighborhood association by certified mail approximately two weeks prior to the submittal of this application to the DRB.

I sent a letter by certified mail notification of this submittal to La Luz Landowners Association, La Luz del Sol, and Taylor Ranch on 1/6/06. Receipts are provided with this submittal for verification purposes.

13. The concrete rear outfall proposed on the submittal shall be designed and constructed in conjunction with Open Space Division.

The concrete rear outfall (off site on Tract 9) is currently under design as part of the public improvements. We met with Matt Schmader and have identified other, more environmentally sensitive and shallower, alternatives to the concrete structure. The final design will be submitted to Open Space for review and approval.

14. Enlarge the windows in the tower with the width being the same as between the bottom bases of the tower elements and heights being adjusted accordingly.

The window openings on the towers have been enlarged as requested.

15. The site plan shall be modified to accommodate 6 motorcycle parking spaces and shall not reduce any off street parking spaces from the submittal.

The 6 motorcycle spaces have been added to the Site Plan sheet A001, keynote 32, as requested.

Please feel free to contact me if you have any questions or require any additional information.

Sincerely,

Jacqueline Fishman, AICP
Associate



City of Albuquerque
Planning Department
Development Review Division
P.O. Box 1293
Albuquerque, New Mexico 87103

Date: June 17, 2005

OFFICIAL NOTIFICATION OF DECISION

FILE: Project # 1003859
04EPC-01844 EPC Site Development Plan-
Building Permit

Silverleaf Venures, LLC
5351 Menaul Blvd. NE
Albuq. NM 87110

LEGAL DESCRIPTION: for all or a portion of Tract 6B, Lands of Ray Graham III, Ovenwest Corp., zoned SU-1, O-1, C-2 and PRD, located on COORS BLVD. NW, between MONTANO ROAD NW and LEARNING ROAD NW, containing approximately 15 acres. (E-12)
Juanita Garcia, Staff Planner

On June 16, 2005 the Environmental Planning Commission voted to approve Project 1003859/ 04EPC 04EPC 01844, a Site Development Plan for Building Permit, for a portion of Tract 6B, Lands of Ray Graham III, Ovenwest Corp., and COA, zoned SU-1 for C-2 Uses, O-1 Uses and PRD (Max 20 DU/Acre) located on Coors Blvd between Montano RD NW and Learning RD NW, containing approximately 15 acres, based on the following Findings and subject to the following Conditions:

FINDINGS:

1. This is a request for a site development plan for Building Permit for a portion of Tract 6B, Lands of Ray Graham III, Ovenwest Corp., and COA. The site is located on Coors Blvd, south of Montano, zoned SU-1 C-2 Use (23.3 Acres Max), O-1 Uses (11.7 acres max) and PRD (20 DU/Acre) and contains approximately 15 acres.
2. The applicant is proposing to construct 11 buildings within eight building envelopes that range in size from 4,500 to 45,720 square feet. The applicant proposes two freestanding restaurant buildings and the remaining buildings are proposed to be used as retail. The overall site will be surrounded by public streets on three sides and an internal vehicular entrance on the north side; two roundabouts will exist, one the south and north end of the subject site. The subject site will also contain off-street parking, landscaping, signage and pedestrian connections.

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3. The site is controlled by a site development plan that was approved by the EPC on May 19, 2005 (04EPC 01845) in which the applicant was approved to subdivide Tract 6B into eight separate tracts: Tracts 6B-1, 6B-2, Tracts 6B-3, 6B-5, 6B-4, 6B-6, 6B-7, 6B-8. The applicant proposes to construct on future Tract 6B2 and 6B1.
4. The applicant is proposing to construct a freestanding sign on a portion of future Tract 6B1.
5. The subject site will be subject to and will need to comply with the Impact Fees Ordinance and the Impact Fees Regulations that are currently in process of being finalized.
6. The subject site is located in the area designated Established Urban and Developing Urban by the *Comprehensive Plan*. The submittal meets the goals of these areas by creating a quality urban environment which perpetuates the tradition of identifiable, individual but integrated communities within the metropolitan area and which offers variety and maximum choice in housing, transportation, work area and life styles, while creating a visually pleasing built environment. The submittal furthers the policies of the *Comprehensive Plan* as follows:
 - a. The location, intensity and design of this development respects existing neighborhood values, natural environmental conditions and carrying capacities, scenic resources, and resources of other social, cultural or recreational concern (Policy 5d, *Comprehensive Plan*). The proposed plan will not have deleterious impacts on surrounding uses, established neighborhoods, or community amenities.
 - b. This request proposes to locate employment and service uses to complement residential areas and to site the development in a way that minimizes adverse effects of noise, lighting pollution, and traffic on residential environments (Policy 51, *Comprehensive Plan*).
 - c. This request constitutes new growth that will be accommodated through development in an area where vacant land is contiguous to existing or programmed facilities and services and where the integrity of existing neighborhoods can be ensured. (Policy 5e, *Comprehensive Plan*). This request represents new commercial development and is located in an existing commercially zoned areas (Policy 5j, *Comprehensive Plan*).
 - d. The subject site is adjacent to arterial streets and is planned to minimize harmful effects of traffic, livability and safety of established residential neighborhoods (Policy 5k, *Comprehensive Plan*).
 - e. The site plan represents a quality and innovative design which is appropriate to the plan area (Policy 5l, *Comprehensive Plan*).
7. This request is within a Community Activity Center as designated by the Centers and Corridors section of the *Albuquerque/Bernalillo County Comprehensive Plan*. The submittal furthers the Policies of the Community Activity Center designation as follows:

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- a. The request helps to shape an urban form in a sustainable development pattern that helps to promote transit and pedestrian access both to and within the center, and maximizes cost-effectiveness of City services (*Comprehensive Plan*, Policy II. B. 7. a).
- b. This request will assist in the development of a Community Activity Center as defined by the *Comprehensive Plan* by providing the primary focus for the entire community sub-area with a higher concentration and greater variety of commercial and entertainment uses in conjunction with community-wide services, employment, and the most intense land uses within the community sub-area.
- c. This request will also assist in the development of a Community Activity Center as defined by the *Comprehensive Plan* by allowing the location of land uses typical of a low-rise office, educational facilities, medium density residential, senior housing and other similar uses.
- d. This request meets the policies of the *Comprehensive Plan* by providing moderate floor area ratios and urban land uses and pedestrian connections between buildings and sidewalks, buildings separating off-street parking from streets and public plaza and open space (*Comprehensive Plan*, Activity Center Goal, Policy A, Community Activity Centers).
- e. The *Comprehensive Plan* is furthered in that the most intense activity centers uses are proposed to be located away from any nearby low-density residential development and is buffered from those residential uses by a transition area of less intensive development (Policy II. B. 7. f.).
- f. The submitted commercial development plan for the subject site along with the existing and proposed mix of development within the immediate vicinity is consistent with the Enhanced Transit designation of the adjacent arterial corridors (*Comprehensive Plan*, Transportation and Transit Goals and Policies).

8. Transportation:

- a. A Traffic Impact Study (TIS) was completed by the applicant in October of 2004 and has been reviewed by the Planning Department (Transportation Development) and the Department of Municipal Development (DMD). The study was conducted in accordance with the scoping letter and procedures cited in the City's Development Process Manual.
- b. In addition, in March of 2005, a Supplemental Traffic Analysis was provided by the applicant to support the access approved at the intersection of Street B and Montano Road.
- c. Coors Boulevard is a limited access, principal arterial with bicycle lanes as designated on the Long Range Roadway System and Long Range Bikeways System.
- d. The City Engineer may require up to six (6) additional feet of right-of-way on Coors Boulevard to accommodate the designated bicycle lane.
- e. The ultimate cross-section for Coors Boulevard adjacent to the proposed site includes 4 northbound travel lanes consistent with the Coors Corridor Plan (see figure 6).

- f. Consistent with the Coors Corridor Plan intersection access policy (see policy 5), access approximately midway between Montano Road and Dellyne Avenue at Street "B" is right-in, right-out only.
 - g. Exceptions to the access policy to allow for the proposed left-in access from southbound Coors Boulevard to Street "B" will require the approval of the Metropolitan Transportation Board (MTB) of the Mid-Region Council of Governments. The City Of Albuquerque has indicated that it will support this request to the Council of Governments based upon the TIS and demonstration that the addition of this left-in access will have beneficial impacts to the Coors/Dellyne/Learning Road intersection.
 - h. Montano Road is a limited access, minor arterial with a proposed grade separation at Winterhaven Road as designated on the Long Range Roadway System and on the Coors Corridor Plan. However, no grade separated intersection has been planned, designed or programmed as of this date.
 - i. In the future, if a grade separation is constructed, north-south traffic at Winterhaven will pass under Montano, but no connection will be allowed between Montano and Winterhaven Road. However, in the interim, the City Engineer and the Director of the Department of Municipal Development have allowed for a right-in, right-out and left in at the intersection of Street B and Montano Road.
 - j. Learning Road will serve as a partial public and partial private road. The areas designated as public or private are identified on the site development plan and the subdivision plat. The portion of Learning Road east of the existing City right-of-way is designated to remain a private road, which will provide access to Bosque School and the City Lift Station Access Road only.
 - k. In order to minimize adverse impacts to the Learning Road/La Luz Connector Road intersection and the Coors/Learning Road intersection, Bosque School has agreed to open access from the school to Street B during the morning and afternoon peaks and during special events.
9. The proposed request meets the Transportation and Transit provision of the *Albuquerque/Bernalillo County Comprehensive Plan* with a goal to "provide a balanced circulation system through efficient placement of employment and services, and encouragement of bicycling, walking, and use of transit/ paratransit as alternatives to automobile travel, while providing sufficient roadway capacity to meet mobility and access needs." The submittal furthers the Polices of the Transportation and Transit provision as follows:
- a. The subject site has been reviewed for street design, transit service and development form consistent with Transportation Corridors and Activity Center polices established in the *Comprehensive Plan*.

- b. The site is adjacent to Coors Blvd and Montano Road, both designated as Enhanced Transit Corridors as identified in the Comprehensive Plan's Activity Centers and Transportation Corridors Map.
 - c. The subject site will contain some access control along Coors Blvd and Montano Road.
 - d. Enhanced Transit Corridors are to operate at a Level of Service (LOS) of "D" or better. The City may allow for lower LOS at an intersection by substituting transit improvements which facilitate transit vehicles bypassing congestion at the intersection for auto improvements; or may be allowed to substitute transit improvements, employee travel demand strategies, and mixed use developments which lower overall trip generation in place of auto based improvements in order to mitigate traffic impacts of a development. The Design Guidelines for the subject site includes a Transportation Demand Management (TDM) plan that will encourage alternative modes of transportation in place of auto based improvements in order to mitigate traffic impacts of this development.
 - e. All intersections near the subject site have transit emergency vehicle signal preemption, the capability of a selected lane for transit and will contain right turn lanes along Coors Blvd.
 - f. The subject site will contain pedestrian circulation that will maximize pedestrian connections to transit stops and between developments.
 - g. The subject site will contain public sidewalks adjacent to the site between 6-8 feet in width.
 - h. Dedicated Bicycle lanes are provided along Coors Blvd and Montano Road.
 - i. The submittal includes a network of internal bike lanes that will provide connections from the site to adjacent facilities on Coors and Montano.
10. The subject site is within the Taylor Ranch Community as identified in the *West Side Strategic Plan* and is within the community's Community Activity Center. The proposed development will include retail, office and multi-family residential uses that are appropriate for the Taylor Ranch Community Center (Policy 3.16, WSSP) and will respect the existing neighborhood values as required in Policy 5d, Established Urban, *Comprehensive Plan*. In addition, the site is an appropriate location for continued growth due to its contiguous location to the rest of the City and efficient location for receiving City services. (Policy 3.12, WSSP)
11. A remaining intact portion of the "Montano Pueblo" lies within the northern boundary of this site. Two smaller archeological sites are also identified with the site. The affected sites will need to comply with all the goals and policies under *Issue 2, Policy 6, Archeological Sites*, of the *Coors Corridor Plan*, which states, "development within an identified archeological site shall obtain clearance and guidance from the State Historic Preservation Office before actual development begins."
12. The applicant has obtained clearance from the State Historic Preservation Office with the preferred method of mitigation to contain the burial sites in place and fill the sites with sterile soil to create a sloped surface. The approved mitigation plan also included a commitment to redesign

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the parking area and leave a portion of the Montano Pueblo site undeveloped, provide for a "protective covenant", and provide materials for public interpretation such as information signs.

13. If transportation mitigation is required along Montano Road, adjacent to the subject site, and it is determined there may be encroachment in the archeological site, then further review and approval from the State Historic Preservation Officer may be required.
14. The subject site contains an area of habitat for the Tawny Bellied Rat, a State listed species of concern. An agreement was reached between the applicant, the City Of Albuquerque Open Space Division and the abutting Bosque School to relocate the Tawny Bellied Rat to suitable sites.
15. During the review of this application in December of 2004 a preliminary Air Quality Impact Analysis(AQIA) was not required. However, policy has changed within the Planning Department that now requires a preliminary AQIA. The applicant has submitted a preliminary AQIA and has been reviewed and approved by the Environmental Health Department in accordance with Section 14-16-3-14 of the Comprehensive City Zoning Code.
16. The submitted site plan meets the applicable general policies, site planning and architecture policies, view preservation policies, and signage policies contained in the *Coors Corridor Plan*.
17. The site plan contains the information required by the *Comprehensive City Zoning Code* for a site development plan for building permit. The submittal presents the exact structure locations (including signs), structure elevations and dimensions, parking facilities, any energy conservation features of the plan (e.g. appropriate landscaping, building heights and siting for solar access, provision for non-auto transportation, or energy conservational building construction), and the proposed schedule for development.
18. There have been two facilitated meetings between the applicant and the affected neighborhood associations and two non-facilitated meeting to discuss the issues related to the subject request. As an agreement during these meetings, the applicant will not allow for any drive-through restaurants or gas stations on the subject site.
19. Based on the review of the traffic studies and related testimony the EPC recognizes that significant long-range traffic solutions in the Coors and Montano area require a major redesign and reconstruction of the Coors/Montano intersection. Consequently, the EPC urges that the City Council place the redesign/reconstruction of the Coors/Montano intersection on the TCIP or CIP as quickly as possible.

CONDITIONS:

1. The EPC delegates final sign-off authority of this site development plan to the Development Review Board (DRB). The DRB is responsible for ensuring that all EPC Conditions have been satisfied and that other applicable City requirements have been met including elements of the Coors Corridor Plan. A letter shall accompany the submittal, specifying all modifications that

OFFICIAL NOTICE OF DECISION
JUNE 16, 2005
PROJECT #1003859
PAGE 7 OF 12

have been made to the site plan since the EPC hearing, including how the site plan has been modified to meet each of the EPC conditions. Unauthorized changes to this site plan, including before or after DRB final sign-off, may result in forfeiture of approvals.

2. The Site Development Plan for Building Permit shall be amended to include a note that states: Fast Food Restaurants with drive-up windows and gas stations shall not be permitted.
3. The submittal shall contain Floor Area Ratio (F.A.R.) calculations on the submittal. The subject request shall not exceed an F.A.R. of 0.35.
4. No building elements are allowed to projecting within the 35' setback area along Coors Blvd as per the Coors Corridor Plan.
5. The applicant shall ensure that final approval has been granted from the State Historic Preservation Officer for the remedial proposal of the three archeological sites on the subject site.
6. **Parking:**
 - a. The submittal shall demonstrate the type of CMU to be used and/or the finished product that is used on the proposed 12' high loading area screen walls and shall ensure that all walls on the subject site meet the requirements of the Design Standards and Section 14-16-3-19 of the Comprehensive City Zoning Code.
 - b. The proposed wall adjacent to Coors Blvd shall contain "Stucco Color 2" instead of "Stucco Color 1."
 - c. A notation shall be included on the submittal specifying that, "If restaurants with alcoholic beverages are sold for on premise consumption, the applicant shall demonstrate that parking will meet the standards as provided in the Comprehensive City Zoning Code for the number of spaces required for all of the proposed/existing uses." Or create a shared parking agreement as provided for in the Comp Plan.
 - d. All pertinent information regarding handicap spaces shall be clearly identified on the submittal, including their exact locations, the exact size of each space, the location of upright handicap signs and the location of the handicap accessibility from the off-street parking spaces to the buildings.
 - e. The submittal shall contain a notation specifying that all parking barriers will be two-feet away from any public sidewalk, abutting lot, pedestrian walkway, landscaped area or any wall or fence.
 - f. A 3' high wall or dense landscape screen shall be installed along the parking areas west of Buildings 6B2.9 – 6B2.12 and west of the internal driveway to allow for a definitive pedestrian walkway.
 - g. The submittal shall contain a notation that references if shopping carts will be stored within the off-street parking areas. If the applicant is providing storage units for shopping carts within the off-street parking areas, the calculation for off-street parking spaces shall

- h. be modified to reflect the existence of these storage units. In addition, the submittal shall be noted to identify the exact location of the shopping cart storage units.
 - i. Two additional bicycle racks, containing five spaces each in the vicinity of Building 6B2.14 and Building 6B2.13 shall be added to the submittal. The design and color of all the proposed bicycle racks shall be demonstrated on the plan and shall be consistent with the color of the proposed buildings.
 - j. All pedestrian crosswalks are required to be a minimum of six feet in width. The submittal shall demonstrate the exact width for each pedestrian crosswalk or provide an illustration of a typical pedestrian crosswalk.
 - k. The width of all pedestrian walks adjacent to buildings shall be specified on the submittal. All pedestrian walkways shall meet the width requirements specified in Section 14-16-3-1 and Section 14-16-3-18 of the Comprehensive City Zoning Code.
 - l. The pedestrian walks adjacent to Buildings 6B2.4 & 6B2.7 shall meet the 8 foot width requirements specified in Section 14-16-3-1 and Section 14-16-3-18 of the Comprehensive City Zoning Code.
 - m. Businesses within the subject site shall comply with the Transportation Demand Management Plan specified in the site development plan for subdivision. In addition, the applicant shall meet with a representative from the Transit Department to determine the needs of the applicant and to determine if changes can be made to adjacent routes and schedules to reflect those needs.
7. The submittal shall demonstrate the location of light bollards or building mounted light fixtures as illustrated in the Site Development Plan for Subdivision. A notation shall be added on the submittal indicating that all light fixtures will meet Section, 14-16-3-9, Area Lighting Regulations of the *Comprehensive City Zoning Code*.

8. Landscaping:

- a. The Site Development Plan for Subdivision for the subject site requires sites to "identify and preserve Cottonwood trees, where feasible." The submittal shall demonstrate the location of any Cottonwood trees for the subject tract(s) and the feasibility of preserving such trees.
- b. The submittal does not comply with the "Parking Area Setbacks" noted within the "Setback" section of the Design Regulations of the Site Development Plan for Subdivision, which indicates, "To allow for an appropriately sized landscaped buffer adjacent to roadways, parking areas shall be setback as follows: 15'." This buffer pertains to all roadways surrounding the subject site. The submittal shall contain a 15' wide landscape buffer in all parking areas adjacent to a roadway way.

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JUNE 16, 2005

PROJECT #1003859

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9. Architectural/Signs:

- a. All of the buildings must comply with *Issue 4, Visual Impression and Urban Design Overlay Zone* of the *Coors Corridor Plan* that specifies, "In no event will the building height be permitted to penetrate above the view of the ridge line of the Sandia Mountains as seen from four feet above the east edge of the roadway. Also, in no event will more than one-third of the total building height outside of the setback area for multi-story buildings be permitted to penetrate through the view plane." The applicant shall ensure that all single story or multi-story buildings and towers comply with this requirement.
- b. The submittal shall contain detailed drawing of the stairs proposed between the subject site and Coors Blvd and demonstrate the materials and color to be used for the rails and steps. The material should be consistent with the special paving that is proposed throughout the site.
- c. The elevation drawings shown on page A002 and A003 are for buildings that are no longer part of this application. Sheet A002 shall be removed from the submittal.
- d. The following building facades shall contain architectural features no less than 50% of the entire length of the façade:

Building	6B2.4	Façade: West
Building	6B2.4	Façade: South
Building	6B2.5 & 6	Façade: West
Building	6B2.9	Façade: East
Building	6B2.8	Façade: South

In addition, these facades shall not contain a blank façade greater than 30 feet in length.

- e. The submittal shall specify the approximate location of the mechanical equipment for each building and shall specify the method used for screening. Screening shall be in compliance with Section 14-16-3-18 (C)(5) of the General Building & Site Design Standards for Non-Residential Uses.
- f. The submittal shall contain a note specifying the exact number and location of outdoor seating that demonstrates compliance of Section 14-16-3-19 of the *Comprehensive City Zoning Code*. The design of the outdoor seating shall be demonstrated on the submittal and shall be complimentary of the design and material of the proposed buildings. The use of plastic furniture shall be avoided.
- g. The notation utilized for the proposed freestanding sign regarding stone veneer wainscot shall be corrected to remain consistent with the illustration of the entire sign, which demonstrates an entire coverage of stone veneer.

OFFICIAL NOTICE OF DECISION

JUNE 16, 2005

PROJECT #1003859

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- h. The illustration of the 27' high freestanding signs on the submittal shall be substituted by nine-foot high freestanding signs. The design and construction of the nine-foot high freestanding sign shall be similar to the design provided for the 6' 3" high freestanding sign. The site development plan for subdivision shall be amended to reflect to remove the last two bullets under "Signage" and the illustration of the 27' high freestanding sign.**

- 10. The applicant must comply with the following conditions of approval as specified by the City Engineer, the Department of Municipal Development, The Public Works Department and the NM Department of Transportation:**
 - a. All the requirements of previous actions taken by the EPC and/or the DRB must be completed and /or provided for.**
 - b. The Developer is responsible for permanent improvements to the transportation facilities adjacent to the proposed site development plan for building permit. Those improvements will include any additional right-of-way requirements, paving, curb and gutter, sidewalk and ADA accessible ramps that have not already been provided for. All public infrastructure constructed within public right-of-way or public easements shall be to City Standards. Those Standards will include but are not limited to sidewalks (std. dwg. 2430), driveways (std. dwg. 2425), private entrances (std. dwg. 2426) and wheel chair ramps (std. dwg. 2441).**
 - c. Completion of the required TIS mitigation measures (when determined), per Transportation Development Staff. Transportation mitigation measures may be accomplished through a combination of Transportation Impact Fees, the Impact Fees Regulations and the TIS recommendations.**
 - d. Street B shall intersect with Coors Blvd. at no less than an 80 degree skew. Every effort should be made to provide a connection at 90 degrees.**
 - e. Dedicated right turn deceleration lanes will be required at site drives per DPM and/or TIS requirements. Left turn lanes required at site drives where permitted and as approved.**
 - f. Existing Learning Rd. will need to intersect with New Street /Winterhaven Rd. at no less than an 80 degree skew. Every effort should be made to provide a connection at 90 degrees.**
 - g. Roundabouts will need to meet design requirements of Publications FHWA-RD-00-067 and AASHTO.**
 - h. Medians within 100' calming area (Street A) will need to be designed to accommodate left turning vehicles. Will also need to meet AASHTO and DPM criteria (site distance). Provide detail for this area.**
 - i. Provide detail and location of bump outs.**
 - j. Provide cross sections for Streets A, B and New Street/Winterhaven Rd.**
 - k. 10' radius curb returns may not be allowed in high volume traffic areas or in truck circulation areas (includes emergency vehicles and solid waste).**
 - l. Site plan shall comply and be designed per DPM Standards.**

**OFFICIAL NOTICE OF DECISION
JUNE 16, 2005
PROJECT #1003859
PAGE 11 OF 12**

- m. **Platting must be a concurrent DRB action.**
 - n. **Dedication of an additional 6 feet of right-of-way along Coors Boulevard, as required by the City Engineer, to provide for on-street bicycle lanes as designated on the Long Range Bikeways System.**
 - o. **Construction of the northbound bicycle lane along Coors Boulevard, adjacent to the subject property, as designated on the Long Range Bikeways System.**
 - p. **Dedication of additional rights-of-way, as necessary, and construction of the fourth northbound travel lane on Coors Boulevard adjacent to the subject property consistent with the *Coors Corridor Plan* (see figure 6).**
 - q. **Approval of the proposed left-in access from southbound Coors Boulevard to Street "B" by the Metropolitan Transportation Board (MTB) of the Mid-Region Council of Governments.**
 - r. **Access at Montano and Winterhaven will be restricted to right turn in/right turn out and left in as approved by the Director of Municipal Development. Must be accompanied by a written agreement between the applicant and the City Of Albuquerque.**
 - s. **A notation shall be added on the submittal that reads, "When the future grade separation is constructed access will no longer be allowed to Montano Road from Winterhaven consistent with the Long Range Roadway System."**
 - t. **Access coordination is required with NMDOT.**
11. **Prior to making application for DRB review, the applicant shall meet with Planning Staff to review the conditions of approval.**
12. **The applicant shall notice two officers of each affected neighborhood associations by certified mail approximately two weeks prior to the submittal of this application to the DRB.**
13. **The concrete rear outfall proposed on the submittal shall be designed and constructed in conjunction with the Open Space Division.**
14. **Enlarge the windows in the tower with the width being the same as between the bottom bases of the tower elements and heights being adjusted accordingly.**
15. **The site plan shall be modified to accommodate 6 motorcycle parking spaces and shall not reduce any off street parking spaces from the submittal.**

IF YOU WISH TO APPEAL/PROTEST THIS DECISION, YOU MUST DO SO BY JULY 1, 2005 IN THE MANNER DESCRIBED BELOW. A NON-REFUNDABLE FILING FEE WILL BE CALCULATED AT THE LAND DEVELOPMENT COORDINATION COUNTER AND IS REQUIRED AT THE TIME THE APPEAL IS FILED. IT IS NOT POSSIBLE TO APPEAL EPC RECOMMENDATIONS TO CITY COUNCIL; RATHER, A FORMAL PROTEST OF THE EPC'S RECOMMENDATION CAN BE FILED WITHIN THE 15 DAY PERIOD FOLLOWING THE EPC'S DECISION.

OFFICIAL NOTICE OF DECISION

JUNE 16, 2005

PROJECT #1003859

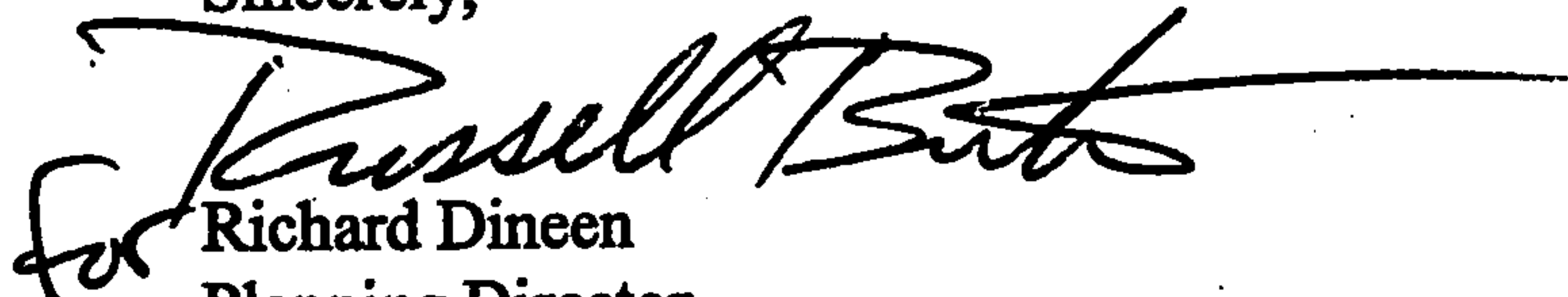
PAGE 12 OF 12

Appeal to the City Council: Persons aggrieved with any determination of the Environmental Planning Commission acting under this ordinance and who have legal standing as defined in Section 14-16-4-4.B.2 of the City of Albuquerque Comprehensive Zoning Code may file an appeal to the City Council by submitting written application on the Planning Department form to the Planning Department within 15 days of the Planning Commission's decision. The date the determination in question is issued is not included in the 15-day period for filing an appeal, and if the fifteenth day falls on a Saturday, Sunday or holiday as listed in the Merit System Ordinance, the next working day is considered as the deadline for filing the appeal. The City Council may decline to hear the appeal if it finds that all City plans, policies and ordinances have been properly followed. If they decide that all City plans, policies and ordinances have not been properly followed, they shall hear the appeal. Such appeal, if heard, shall be heard within 45 days of its filing.

YOU WILL RECEIVE NOTIFICATION IF ANY PERSON FILES AN APPEAL. IF THERE IS NO APPEAL, YOU CAN RECEIVE BUILDING PERMITS AT ANY TIME AFTER THE APPEAL DEADLINE QUOTED ABOVE, PROVIDED ALL CONDITIONS IMPOSED AT THE TIME OF APPROVAL HAVE BEEN MET. SUCCESSFUL APPLICANTS ARE REMINDED THAT OTHER REGULATIONS OF THE CITY MUST BE COMPLIED WITH, EVEN AFTER APPROVAL OF THE REFERENCED APPLICATION(S).

Successful applicants should be aware of the termination provisions for Site Development Plans specified in Section 14-16-3-11 of the Comprehensive Zoning Code. Generally plan approval is terminated 7 years after approval by the EPC

Sincerely,


for Richard Dineen
Planning Director

RD/JG/ac

cc: Consensus Planning, Inc., 924 Park Ave. SW, Albuquerque, NM 87102
Rae Perls, La Luz Landowners Assoc., 15 Tennis Court NW, Albuquerque, NM 87120
Bruce Masson, La Luz Landowners Assoc., 13 Arco NW, Albuquerque, NM 87120
Don MacCornack, Taylor Ranch NA, 5300 Hattiesburg NW, Albuquerque, NM 87120
Ceil vanBerkel, Taylor Ranch Na, 5716 Morgan Ln. NW, Albuquerque, NM 87120
Bill Jack Rodgers, 8308 Cedar Creek Dr. NW, Albuquerque, NM 87120
Lynn Perls, 500 4th St. NW, Ste 205, Albuquerque, NM 87102
Frank Hale, 5 Tennis Court NW, Albuquerque, NM 87120
Lois Sloan, 21 Tennis Court NW, Albuquerque, NM 87120
Rene Horvath, 5515 Palomino Dr. NW, Albuquerque, NM 87120
Susan Shotland-Rodriguez, 7224 Carson Trail NW, Albuquerque, NM 87120



PLANNING

CONSENSUS



January 5, 2006

Mr. Bill Jack Rodgers
8308 Cedar Creek Dr. NW
Albuquerque, NM 87120

Ms. Jolene Wolfley
6804 Staghorn Dr. NW
Albuquerque, NM 87120

Landscape Architecture
Urban Design
Planning Services

302 Eighth St. NW
Albuquerque, NM 87102

(505) 764-9801
Fax 842-5495
cp@consensusplanning.com
www.consensusplanning.com

Dear Mr. Rogers and Ms. Wolfley:

The purpose of this letter is to inform you and the members of the Taylor Ranch Neighborhood Association that Consensus Planning, Inc. will be submitting the EPC approved Andalucia North commercial Site Development Plan for Building Permit to the Development Review Board on January 17, 2006 for final sign-off. The hearing will be on January 25, 2006.

Please feel free to call me at 764-9801 if you have any questions or desire additional information.

Sincerely,

Jacqueline Fishman, AICP
Associate

PRINCIPALS

Karen R. Marcotte, AICP
James K. Strozier, AICP
Christopher J. Green, ASLA

ASSOCIATES

Jacqueline Fishman, AICP



Landscape Architecture
Urban Design
Planning Services

302 Eighth St. NW
Albuquerque, NM 87102

(505) 764-9801
Fax 842-5495
cp@consensusplanning.com
www.consensusplanning.com

January 5, 2006

Rae Perls
15 Tennis Court NW
Albuquerque, NM 87120

Bruce Masson
13 Arco NW
Albuquerque, NM 87120

Dear Rae and Bruce:

The purpose of this letter is to inform you and the members of the La Luz Landowners Association that Consensus Planning, Inc. will be submitting the EPC approved Andalucia North commercial Site Development Plan for Building Permit to the Development Review Board on January 17, 2006 for final sign-off. The hearing will be on January 25, 2006.

Please feel free to call me at 764-9801 if you have any questions or desire additional information.

Sincerely,

Jacqueline Fishman, AICP
Associate

PRINCIPALS

Karen R. Marcotte, AICP
James K. Strozier, AICP
Christopher J. Green, ASLA

ASSOCIATES

Jacqueline Fishman, AICP



PLANNING

CONSENSUS



January 5, 2006

Mr. Edward Totoro
36 Mill Rd. NW
Albuquerque, NM 87120

Mr. Ray A. Graham III
One Wind NW
Albuquerque, NM 87120

Landscape Architecture
Urban Design
Planning Services

302 Eighth St. NW
Albuquerque, NM 87102

(505) 764-9801
Fax 842-5495
cp@consensusplanning.com
www.consensusplanning.com

Dear Ed and Ray:

The purpose of this letter is to inform you and the members of the La Luz Del Sol Landowners Association that Consensus Planning, Inc. will be submitting the EPC approved Andalucia North commercial Site Development Plan for Building Permit to the Development Review Board on January 17, 2006 for final sign-off. The hearing will be on January 25, 2006.

Please feel free to call me at 764-9801 if you have any questions or desire additional information.

Sincerely,

Jacqueline Fishman, AICP
Associate

PRINCIPALS

Karen R. Marcotte, AICP
James K. Strozier, AICP
Christopher J. Green, ASLA

ASSOCIATES

Jacqueline Fishman, AICP

SENDER: COMPLETE THIS SECTION

1. Article Addressed to:
 BILL JACK RODGERS
 8308 CENAP CREEK DR.
 ALBUQ. NM
 87120

2. Article Number: 7004 2510 0002 8837 2227
 (Transfer from service lab)

PS Form 3811, February 2004 Domestic Return Receipt 102595-02-M-1540

COMPLETE THIS SECTION ON DELIVERY

A. Signature: *Bill Jack Rodgers* Agent Addressee

B. Received by (Printed Name): *Bill Jack Rodgers* C. Date of Delivery

D. Is delivery address different from item 1? Yes No
 If YES, enter delivery address below:

3. Service Type: Certified Mail Express Mail
 Registered Return Receipt for Merchandise
 Insured Mail C.O.D.

4. Restricted Delivery? (Extra Fee) Yes

SENDER: COMPLETE THIS SECTION

1. Article Addressed to:
 ED TOTORO
 36 MILL RD NW
 ALBUQ NM
 87120

2. Article Num (Transfer fro): 7004 2510 0002 8837 2289

PS Form 3811, February 2004 Domestic Return Receipt 102595-02-M-1540

COMPLETE THIS SECTION ON DELIVERY

A. Signature: *[Signature]* Agent Addressee

B. Received by (Printed Name) C. Date of Delivery

D. Is delivery address different from item 1? Yes No
 If YES, enter delivery address below:

3. Service Type: Certified Mail Express Mail
 Registered Return Receipt for Merchandise
 Insured Mail C.O.D.

4. Restricted Delivery? (Extra Fee) Yes

SENDER: COMPLETE THIS SECTION

1. Article Addressed to:
 JOLENE WOLFLEY
 6804 STAGHORN DR.
 NW
 ALBUQ. NM 87120

2. Article Number (Transfer from ser): 7004 2510 0002 8837 2234

PS Form 3811, February 2004 Domestic Return Receipt 102595-02-M-1540

COMPLETE THIS SECTION ON DELIVERY

A. Signature: *[Signature]* Agent Addressee

B. Received by (Printed Name) C. Date of Delivery

D. Is delivery address different from item 1? Yes No
 If YES, enter delivery address below:

3. Service Type: Certified Mail Express Mail
 Registered Return Receipt for Merchandise
 Insured Mail C.O.D.

4. Restricted Delivery? (Extra Fee) Yes

SENDER: COMPLETE THIS SECTION

- Complete items 1, 2, and 3. Also complete item 4 if Restricted Delivery is desired.
- Print your name and address on the reverse so that we can return the card to you.
- Attach this card to the back of the mailpiece, or on the front if space permits.

1. Article Addressed to:

BRUCE MASSON
13 ARCO NW
ALBUQ NM
87120

2. Article Number
(Transfer from sender)

7004 2510 0002 8837 2319

COMPLETE THIS SECTION ON DELIVERY

A. Signature
X: *Bruce Masson* Agent Addressee

B. Received by (Printed Name) C. Date of Delivery
BRUCE MASSON 9/10/04

D. Is delivery address different from item 1? Yes
If YES, enter delivery address below: No

3. Service Type
 Certified Mail Express Mail
 Registered Return Receipt for Merchandise
 Insured Mail C.O.D.

4. Restricted Delivery? (Extra Fee) Yes

The Hilltop
JAMAN INDUSTRIES, INC.

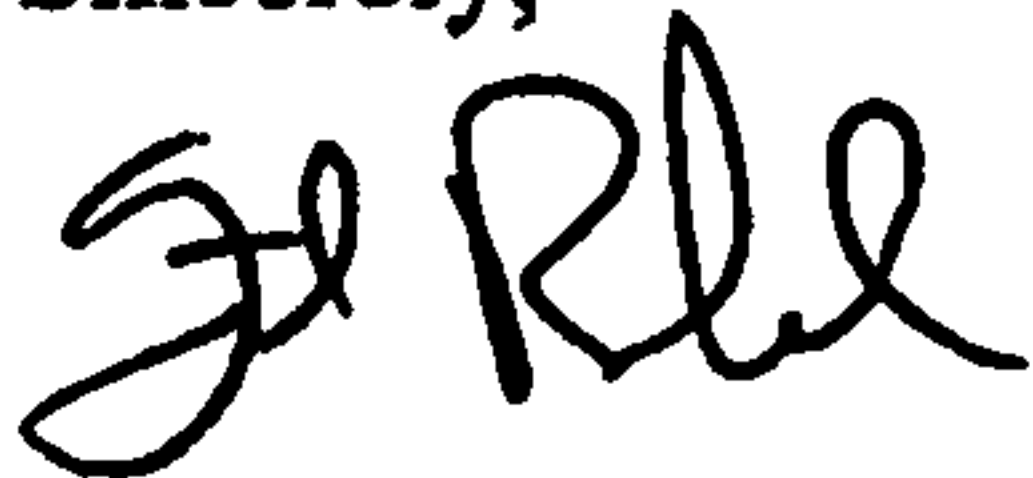
LANDSCAPE ARCHITECTS & CONTRACTORS

September 16, 2005

Consensus Planning
Attn: Jacquelin Fishman

On September 6th I met with Jacqueline Fishman and Laurie Firor at North Andalusia Tact 6B to do a cottonwood tree inventory. We did locate 22 Viable Populus Fremontii "Wislizenii" (Rio Grande Cottonwood). There are 11 Cottonwoods in area A and 7 Cottonwoods in area B. All these trees appear to be in good health. There is also one Cottonwood located in area C, and 3 Cottonwoods in area D, which are also healthy. If you have any questions please call me at 220-1026.

Sincerely,



Fred Roybal
Certified Arborist

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

PAID RECEIPT

APPLICANT NAME SILVER LEAF VENTURES
AGENT CONSENSUS PLANNING
ADDRESS 302 8th ST.
PROJECT & APP # 1003859 / D0074
PROJECT NAME LANDS OF NORTH ANDALUCIA

\$ 20.⁰⁰ 441032/3424000 Conflict Management Fee
\$ 0 441006/4983000 DRB Actions
\$ _____ 441006/4971000 EPC/AA/LUCC Actions & All Appeals
\$ _____ 441018/4971000 Public Notification
\$ _____ 441006/4983000 DRAINAGE PLAN REVIEW OR TRAFFIC IMPACT STUDY***
() Major/Minor Subdivision () Site Development Plan () Bldg Permit
() Letter of Map Revision () Conditional Letter of Map Revision
() Traffic Impact Study
\$ 20.⁰⁰ TOTAL AMOUNT DUE

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

City Of Albuquerque
Treasury Division

1/17/2006 11:07AM LOC: ANNX
RECEIPT# 00050899 WS# 008 TRANSH 0022
Account 441032 Fund 0110
Activity 3424000 TRSCCS
Trans Amt \$20.00
J24 Misc

VI \$20.00
CHANGE \$20.00
\$0.00

Thank You

City of Albuquerque



DEVELOPMENT/ PLAN REVIEW APPLICATION

SUBDIVISION

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

SITE DEVELOPMENT PLAN

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

STORM DRAINAGE

- Storm Drainage Cost Allocation Plan

Supplemental form

S Z ZONING & PLANNING

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

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

APPLICANT INFORMATION:

NAME: Silverleaf Ventures, LLC PHONE: (505) 883-0414
 ADDRESS: 5351 Menaul Boulevard NE FAX: (505) 872-1248
 CITY: Albuquerque STATE NM ZIP 87110 E-MAIL: _____
 Proprietary interest in site: Owner List all owners: _____
 AGENT (if any): Consensus Planning PHONE: 764-9801
 ADDRESS: 924 Park Avenue SW FAX: 842-5495
 CITY: Albuquerque STATE NM ZIP 87102 E-MAIL: cp@consensusplanning.com

DESCRIPTION OF REQUEST: Final Sign-off of Site Development Plan for Subdivision

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 A and 6B Block: _____ Unit: _____
 Subdiv. / Addn. Lands of Ray Graham III, Ovenwest Corp., and COA
 Current Zoning: SU-1, O-1, C-2, and PRD Proposed zoning: _____
 Zone Atlas page(s): E-12 and F-12 No. of existing lots: 2 No. of proposed lots: 8
 Total area of site (acres): 69.6 Density if applicable: dwellings per gross acre: _____ dwellings per net acre: _____
 Within city limits? Yes. No , but site is within 5 miles of the city limits.) Within 1000FT of a landfill? No
 UPC No. 101206218812830216; 101206212503030215 MRGCD Map No. _____
 LOCATION OF PROPERTY BY STREETS: On or Near: Coors Boulevard NW
 Between: Montano Road and Learning Road

CASE HISTORY: Monita Garcia EPC Case Planner
 List any current or prior case number that may be relevant to your application (Proj., App., DRB-, AX_Z_, V_, S_, etc.): Project 1000965; 04EPC-00855; 02EPC01770; 02EPC01771; Project # 1003859; 04EPC-01845

Check-off if project was previously reviewed by Sketch Plan/Plan? or Pre-application Review Team? . Date of review: _____
 SIGNATURE Jacqueline Fishman DATE 6/7/05
 (Print) Jacqueline Fishman, AICP _____ Applicant Agent

FOR OFFICIAL USE ONLY

Form revised 4/04

	Application case numbers	Action	S.F.	Fees
<input type="checkbox"/> INTERNAL ROUTING				
<input checked="" type="checkbox"/> All checklists are complete	<u>05 DRB-00994</u>	<u>SPS</u>	<u>P</u>	<u>\$ 0</u>
<input checked="" type="checkbox"/> All fees have been collected				\$ _____
<input checked="" type="checkbox"/> All case #s are assigned				\$ _____
<input checked="" type="checkbox"/> AGIS copy has been sent				\$ _____
<input checked="" type="checkbox"/> Case history #s are listed				\$ _____
<input checked="" type="checkbox"/> Site is within 1000ft of a landfill				\$ _____
<input checked="" type="checkbox"/> F.H.D.P. density bonus				\$ _____
<input checked="" type="checkbox"/> F.H.D.P. fee rebate				\$ _____
	Hearing date <u>06/22/05</u>			Total <u>\$ 0</u>

Sandy Handley 06/14/05

Project # 1003859

FORM P(3): SITE PLAN REVIEW - D.R.B. MEETING (UNADVERTISED)

SKETCH PLAN REVIEW AND COMMENT

- Scaled site sketch and related drawings showing proposed land use including structures, parking, Bldg. setbacks, adjacent rights-of-way and street improvements, etc. (folded to fit into an 8.5" by 14" pocket) 6 copies.
 - Zone Atlas map with the entire property(ies) precisely and clearly outlined and crosshatched (to be photocopied)
 - Letter briefly describing, explaining, and justifying the request
 - Any original and/or related file numbers are listed on the cover application
- Meetings are approximately 8 DAYS after the Tuesday noon filing deadline. **Your attendance is required.**

SITE DEVELOPMENT PLAN FOR SUBDIVISION

- Scaled site plan and related drawings (folded to fit into an 8.5" by 14" pocket) 6 copies.
- Zone Atlas map with the entire property(ies) precisely and clearly outlined and crosshatched (to be photocopied)
- Letter briefly describing, explaining, and justifying the request
- Letter of authorization from the property owner if application is submitted by an agent
- Copy of the document delegating approval authority to the DRB
- Completed Site Plan for Subdivision Checklist
- Infrastructure List, if relevant to the site plan
- Fee (see schedule)
- Any original and/or related file numbers are listed on the cover application

Meetings are approximately 8 DAYS after the Tuesday noon filing deadline. **Bring the original Mylar to the meeting for sign-off. Your attendance is required.**

SITE DEVELOPMENT PLAN FOR BUILDING PERMIT

- Site plan and related drawings (folded to fit into an 8.5" by 14" pocket) 6 copies.
- Site Plan for Subdivision, if applicable, previously approved or simultaneously submitted. 6 copies.
- Solid Waste Management Department signature on Site Plan
- Zone Atlas map with the entire property(ies) precisely and clearly outlined and crosshatched (to be photocopied)
- Letter briefly describing, explaining, and justifying the request
- Letter of authorization from the property owner if application is submitted by an agent
- Copy of the document delegating approval authority to the DRB
- Infrastructure List, if relevant to the site plan
- Completed Site Plan for Building Permit Checklist
- Copy of Site Plan with Fire Marshal's stamp
- Fee (see schedule)
- Any original and/or related file numbers are listed on the cover application

Meetings are approximately 8 DAYS after the Tuesday noon filing deadline. **Bring the original Mylar to the meeting for sign-off. Your attendance is required.**

AMENDED SITE DEVELOPMENT PLAN FOR SUBDIVISION

AMENDED SITE DEVELOPMENT PLAN FOR BUILDING PERMIT

- Proposed amended Site Plan (folded to fit into an 8.5" by 14" pocket) 6 copies.
- DRB signed Site Plan being amended (folded to fit into an 8.5" by 14" pocket) Copies as needed above
- Zone Atlas map with the entire property(ies) precisely and clearly outlined and crosshatched (to be photocopied)
- Letter briefly describing, explaining, and justifying the request
- Letter of authorization from the property owner if application is submitted by an agent
- Infrastructure List, if relevant to the site plan
- Completed Site Plan for Building Permit Checklist (not required for amendment of SDP for Subdivision)
- Fee (see schedule)
- Any original and/or related file numbers are listed on the cover application

Meetings are approximately 8 DAYS after the Tuesday noon filing deadline. **Bring the original Mylar to the meeting for sign-off. Your attendance is required.**

D.R.B. FINAL SIGN-OFF FOR E.P.C. APPROVED S.D.P. for SUBDIVISION

D.R.B. FINAL SIGN-OFF FOR E.P.C. APPROVED S.D.P. for BUILDING PERMIT

- Site plan and related drawings (folded to fit into an 8.5" by 14" pocket) 6 copies.
- Approved Grading and Drainage Plan (folded to fit into an 8.5" by 14" pocket) 6 copies.
- Solid Waste Management Department signature on Site Plan (not required for SDP for Subdivision)
- Zone Atlas map with the entire property(ies) precisely and clearly outlined and crosshatched (to be photocopied)
- Letter carefully explaining how each EPC condition has been met and a copy of the EPC Notification of Decision
- Infrastructure List, if relevant to the site plan (Submitted w/ Plat)
- Copy of Site Plan with Fire Marshal's stamp (not required for SDP for Subdivision)
- Any original and/or related file numbers are listed on the cover application

Meetings are approximately 8 DAYS after the Tuesday noon filing deadline. **Bring the original Mylar to the meeting for sign-off. Your attendance is required.**

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

JACQUELINE FISMAN
 Applicant name (print)
Jacqueline Fishman 6/7/05
 Applicant signature / date



Form revised JUNE 2005

<input checked="" type="checkbox"/> Checklists complete	Application case numbers	
<input checked="" type="checkbox"/> Fees collected	05 FEB - - 00994	Sandy Handley 06/14/05 Planner signature / date
<input type="checkbox"/> Case #s assigned	- - -	
<input type="checkbox"/> Related #s listed	- - -	Project # 1003859



City of Albuquerque
Planning Department
Development Review Division
P.O. Box 1293
Albuquerque, New Mexico 87103

Date: May 20, 2005

OFFICIAL NOTIFICATION OF DECISION

FILE: Project # 1003859
04EPC-01845 EPC Site Development Plan-
Subdivision

Silverleaf Ventures, LLC
5351 Menaul Blvd NE
Albuquerque, NM 87110

LEGAL DESCRIPTION: for all or a portion of Tract(s) A & 6B, Lands of Ray Graham III, Ovenwest Corp., zoned SU-1, O-1, C-2 and PRD, located on COORS BLVD. NW, between MONTANO ROAD NW and LEARNING ROAD NW, containing approximately 70 acre(s).
(E-12) Juanita Garcia, Staff Planner

On May 19, 2005 the Environmental Planning Commission voted to approve Project 1003859/#04EPC-01845, a Site Development Plan for Subdivision, based on the following Findings and subject to the following Conditions:

FINDINGS:

1. This is a request for a site development plan for subdivision for Tracts 6B & A, Lands of Ray Graham III, Ovenwest Corp., and COA. The site is located on Coors Blvd, south of Montano, zoned SU-1 C-2 Use (23.3 Acres Max), O-1 Uses (11.7 acres max) and PRD (20 DU/Acre) and contains approximately 70 acres.
2. The site was originally part of a larger site development plan (Project 1000965) known as Andalucia, but the applicant has requested to be separated from that larger site development plan to create a new site development plan (Project 1003859). A new name has been provided for the subject site, which will be identified as "North Andalucia at La Luz."
3. The applicant is proposing to re-plat the two separate tracts into nine new tracts and no zone map amendments are proposed with this request. The applicant is proposing design guidelines within the site development plan for subdivision that will help guide for consistency and a quality that is complementary of the subject site area.
4. The applicant's submittal demonstrates that future Tracts 6B-1 and 6B-2 will contain C-2 uses; Tracts 6B-3 and 6B-5 will contain O-1 uses and Tracts 6B-4, 6B-6, 6B-7, 6B-8 and 6B-9 will

OFFICIAL NOTICE OF DECISION

MAY 20, 2005

PROJECT 1003859

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contain PRD uses. Based on the information that has been provided on the submittal, it appears that the applicant will have 22.51 acres of C-2 uses, 5.05 acres of O-1 uses and 34.98 acres of PRD uses.

5. This case was heard by EPC at the January 20, 2005 all day EPC hearing and was approved with findings and conditions but was appealed by the La Luz Landowners Association and was heard by the Land Use Hearing Officer (LUHO) who recommended that this application be remanded back to EPC to allow for a more "a more thorough record and make findings regarding the proposed streets and traffic flows and patterns." The recommendation was approved by City Council; therefore, this case has been remanded back to the EPC.
6. Since the January 20, 2005 EPC hearing, comments made by the Department of Municipal Development (DMD) have been separated from the consolidated comments provided by the Traffic Engineer. While the DMD recommended a deferral, the negotiations regarding traffic mitigation measures are more appropriately performed prior to Development Review Board (DRB) sign-off of the Site Development Plan for Subdivision.
7. The subject site is located in the area designated Established Urban and Developing Urban by the *Comprehensive Plan*. The submittal meets the goals of these areas by creating a quality urban environment which perpetuates the tradition of identifiable, individual but integrated communities within the metropolitan area and which offers variety and maximum choice in housing, transportation, work area and life styles, while creating a visually pleasing built environment. The submittal furthers the policies of the *Comprehensive Plan* as follows:
 - a. The location, intensity and design of this development respects existing neighborhood values, natural environmental conditions and carrying capacities, scenic resources, and resources of other social, cultural or recreational concern (Policy 5d, *Comprehensive Plan*). The proposed plan will not have deleterious impacts on surrounding uses, established neighborhoods, or community amenities.
 - b. This request proposes to locate employment and service uses to complement residential areas and to site the development in a way that minimizes adverse effects of noise, lighting pollution, and traffic on residential environments (Policy 5l, *Comprehensive Plan*).
 - c. This request constitutes new growth that will be accommodated through development in an area where vacant land is contiguous to existing or programmed facilities and services and where the integrity of existing neighborhoods can be ensured. (Policy 5e, *Comprehensive Plan*). This request represents new commercial development and is located in an existing commercially zoned areas (Policy 5j, *Comprehensive Plan*).
 - d. The subject site is adjacent to arterial streets and is planned to minimize harmful effects of traffic, livability and safety of established residential neighborhoods (Policy 5k, *Comprehensive Plan*).

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PROJECT #1003859
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- e. The site plan represents a quality and innovative design which is appropriate to the plan area (Policy 5l, *Comprehensive Plan*).
 - f. This request represents redevelopment and rehabilitation of an older neighborhood in the Established Area (Policy 5o, *Comprehensive Plan*).
8. This request is within a Community Activity Center as designated by the Centers and Corridors section of the *Albuquerque/Bernalillo County Comprehensive Plan*. The submittal furthers the Polices of the Community Activity Center designation as follows:
- a. The request helps to shape an urban form in a sustainable development pattern that helps to promote transit and pedestrian access both to and within the center, and maximizes cost-effectiveness of City services (*Comprehensive Plan*, Policy II. B. 7. a).
 - b. This request will assist in the development of a Community Activity Center as defined by the *Comprehensive Plan* by providing the primary focus for the entire community sub-area with a higher concentration and greater variety of commercial and entertainment uses in conjunction with community-wide services, employment, and the most intense land uses within the community sub-area.
 - c. This request will also assist in the development of a Community Activity Center as defined by the *Comprehensive Plan* by allowing the location of land uses typical of a low-rise office, educational facilities, medium density residential, senior housing and other similar uses.
 - d. This request meets the policies of the *Comprehensive Plan* by providing moderate floor area ratios and urban land uses and pedestrian connections between buildings and sidewalks, buildings separating off-street parking from streets and public plaza and open space (*Comprehensive Plan*, Activity Center Goal, Policy A, Community Activity Centers).
 - e. The subject site contains high-density residential property. The *Comprehensive Plan* is furthered in that the most intense activity centers uses are proposed to be located away from any nearby low-density residential development and is buffered from those residential uses by a transition area of less intensive development (Policy II. B. 7. f.).
9. **Transportation:**
- a. A Traffic Impact Study (TIS) was completed by the applicant in October of 2004 and has been reviewed by the Planning Department (Transportation Development) and the Department of Municipal Development (DMD). The study was conducted in accordance with the scoping letter and procedures cited in the City's Development Process Manual.
 - b. In addition, in March of 2005, a Supplemental Traffic Analysis was provided by the applicant to support the access approved at the intersection of Street B and Montano Road.
 - c. Coors Boulevard is a limited access, principal arterial with proposed bicycle lanes as designated on the Long Range Roadway System and Long Range Bikeways System.

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PROJECT #1003859

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- d. The City Engineer may require up to six (6) additional feet of right-of-way on Coors Boulevard to accommodate the designated bicycle lane.
 - e. The ultimate cross-section for Coors Boulevard adjacent to the proposed site includes 4 northbound travel lanes consistent with the Coors Corridor Plan (see figure 6).
 - f. Consistent with the Coors Corridor Plan intersection access policy (see policy 5), access approximately midway between Montano Road and Dellyne Avenue at Street "B" is right-in, right-out only.
 - g. Exceptions to the access policy to allow for the proposed left-in access from southbound Coors Boulevard to Street "B" will require the approval of the Metropolitan Transportation Board (MTB) of the Mid-Region Council of Governments. The City Of Albuquerque has indicated that it will support this request to the Council of Governments based upon the TIS and demonstration that the addition of this left-in access will have beneficial impacts to the Coors/Dellyne/Learning Road intersection.
 - h. Montano Road is a limited access, minor arterial with a proposed grade separation at Winterhaven Road as designated on the Long Range Roadway System and on the Coors Corridor Plan. However, no grade separated intersection has been planned, designed or programmed as of this date.
 - i. In the future, if a grade separation is constructed, north-south traffic at Winterhaven will be able to pass under Montano, but no connection will be allowed between Montano and Winterhaven Road. However, in the interim, the City Engineer and the Director of the Department of Municipal Development have allowed for a right-in, right-out and left in at the intersection of Street B and Montano Road.
 - j. Learning Road will serve as both a public and private road. The areas designated as public or private are identified on the site development plan and the subdivision plat. The portion of Learning Road east of the existing City right-of-way is designated to remain a private road, which will provide access to Bosque School and the City Lift Station Access Road only.
 - k. In order to minimize adverse impacts to the Learning Road/La Luz Connector Road intersection and the Coors/Learning Road intersection, Bosque School has agreed to open access from the school to Street B during the morning and afternoon peaks and during special events.
10. The subject site will be subject to and will need to comply with the Impact Fees Ordinance and the Impact Fees Regulations that are currently in process of being finalized.
11. The proposed request meets the Transportation and Transit provision of the *Albuquerque/Bernalillo County Comprehensive Plan* with a goal to "provide a balanced circulation system through efficient placement of employment and services, and encouragement of bicycling, walking, and use of transit/ paratransit as alternatives to automobile travel, while

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MAY 20, 2005
PROJECT #1003859
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providing sufficient roadway capacity to meet mobility and access needs." The submittal furthers the Policies of the Transportation and Transit provision as follows:

- a. The subject site has been reviewed for street design, transit service and development form consistent with Transportation Corridors and Activity Center polices established in the *Comprehensive Plan*.
 - b. The site is adjacent to Coors Blvd and Montano Road, both designated as Enhanced Transit Corridors as identified in the *Comprehensive Plan's* Activity Centers and Transportation Corridors Map.
 - c. The subject site will contain some access control along Coors Blvd and Montano Road.
 - d. Enhanced Transit Corridors are to operate at a Level of Service (LOS) of "D" or better. The City may allow for lower LOS at an intersection by substituting transit improvements which facilitate transit vehicles bypassing congestion at the intersection for auto improvements; or may be allowed to substitute transit improvements, employee travel demand strategies, and mixed use developments which lower overall trip generation in place of auto based improvements in order to mitigate traffic impacts of a development. The Design Guidelines for the subject site includes a Transportation Demand Management (TDM) plan that will encourage alternative modes of transportation in place of auto based improvements in order to mitigate traffic impacts of this development.
 - e. All intersections near the subject site have transit emergency vehicle signal preemption, the capability of a selected lane for transit and will contain right turn lanes along Coors Blvd.
 - f. The subject site will contain pedestrian circulation that will maximize pedestrian connections to transit stops and between developments.
 - g. The subject site will contain public sidewalks adjacent to the site between 6-8 feet in width.
 - h. Dedicated Bicycle lanes are dedicated along Coors Blvd and Montano Road.
 - i. The submittal includes a network of internal bike lanes that will provide connections from the site to adjacent facilities on Coors and Montano.
12. The subject site is within the Taylor Ranch Community as identified in the *West Side Strategic Plan* and is within the community's Community Activity Center. The proposed development will include retail, office and multi-family residential uses that are appropriate for the Taylor Ranch Community Center (Policy 3.16, WSSP) and will respect the existing neighborhood values as required in Policy 5d, Established Urban, *Comprehensive Plan*. In addition, the site is an appropriate location for continued growth due to its contiguous location to the rest of the City and efficient location for receiving City services. (Policy 3.12, WSSP)
13. A remaining intact portion of the "Montano Pueblo" lies within the northern boundary of this site. Two smaller archeological sites are also identified with the site. The affected sites will need to comply with all the goals and policies under *Issue 2, Policy 6, Archeological Sites*, of the *Coors Corridor Plan*, which states, "development within an identified archeological site shall obtain

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clearance and guidance from the State Historic Preservation Office before actual development begins.”

14. The applicant has obtained clearance from the State Historic Preservation Office with the preferred method of mitigation to contain the burial sites in place and fill the sites with sterile soil to create a sloped surface. The approved mitigation plan also included a commitment to redesign the parking area and leave a portion of the Montano Pueblo site undeveloped, provide for a “protective covenant”, and provide materials for public interpretation such as information signs. At this point, the applicant is not proposing any development in the area that contains the “Montano Pueblo” therefore; this issue can be finalized at a later date.
15. If transportation mitigation is required along Montano Road, adjacent to the subject site, and it is determined there may be encroachment in the archeological site, then further review and approval from the State Historic Preservation Officer may be required.
16. The subject site contains an area of habitat for the Tawny Bellied Rat. An agreement was reached between the applicant, the City Of Albuquerque Open Space Division and the abutting Bosque School to relocate the Tawny Bellied Rat to suitable sites.
17. During the review and approval of this application in January of 2005 a preliminary Air Quality Impact Analysis(AQIA) was not required. However, policy has changed within the Planning Department that now requires a preliminary AQIA. The applicant has submitted a preliminary AQIA and has been reviewed and approved by the Environmental Health Department in accordance with Section 14-16-3-14 of the Comprehensive City Zoning Code.
18. The submitted site plan meets the applicable general policies, site planning and architecture policies, view preservation policies, and signage policies contained in the *Coors Corridor Plan*.
19. The site plan contains the information required by the *Comprehensive City Zoning Code*. It presents the site, the proposed uses, pedestrian and vehicular ingress and egress, internal circulation requirements and the maximum building heights allowed, and the nonresidential uses’ maximum floor area ratio.
20. There have been two facilitated meetings between the applicant and the affected neighborhood associations and one non-facilitated meeting to discuss the issues related to the subject request and in accordance with the Land Use Hearing Officer’s (LUHO) recommendation. As an agreement during these meetings, the applicant will not allow for any drive-through restaurants or gas stations on the subject site.
21. The applicant intends to assess the “grove of cottonwood trees” on the subject site by an arborist to determine the health of the trees.
22. Based on the review of the traffic studies and related testimony the EPC recognizes that significant long-range traffic solutions in the Coors and Montano area require a major redesign and reconstruction of the Coors/Montano intersection. Consequently, the EPC urges that the City

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PROJECT #1003859
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Council place the redesign/reconstruction of the Coors/Montano intersection on the TCIP or CIP as quickly as possible.

CONDITIONS:

- 1. The EPC delegates final sign-off authority of this site development plan to the Development Review Board (DRB). The DRB is responsible for ensuring that all EPC Conditions have been satisfied and that other applicable City requirements have been met. A letter shall accompany the submittal, specifying all modifications that have been made to the site plan since the EPC hearing, including how the site plan has been modified to meet each of the EPC conditions. Unauthorized changes to this site plan, including before or after DRB final sign-off, may result in forfeiture of approvals.**
- 2. The Site Development Plan for Subdivision shall be amended to include a note that states: Fast Food Restaurants with drive-up windows and gas stations shall not be permitted.**
- 3. If transportation mitigation requires an encroachment of the existing archeological site adjacent to Montano Road, further review and approval will be required from the State Historic Preservation Officer.**
- 4. In order to minimize adverse impacts to the Learning Road/La Luz Connector Road intersection and the Coors/Learning Road intersection, Bosque School has agreed to open access from the school to Street B during the morning and afternoon peaks and during special events. A gate and appropriate signage shall be provided along Learning Road by the developer of the commercial tract in conjunction with Phase One.**
- 5. The applicant must comply with the following conditions of approval as specified by the City Engineer, the Department of Municipal Development, The Public Works Department and the NM Department of Transportation:**
 - a. All the requirements of previous actions taken by the EPC and/or the DRB must be completed and /or provided for.**
 - b. The Developer is responsible for permanent improvements to the transportation facilities adjacent to the proposed site development plan for building permit. Those improvements will include any additional right-of-way requirements, paving, curb and gutter, sidewalk and ADA accessible ramps that have not already been provided for. All public infrastructure constructed within public right-of-way or public easements shall be to City Standards. Those Standards will include but are not limited to sidewalks (std. dwg. 2430), driveways (std. dwg. 2425), private entrances (std. dwg. 2426) and wheel chair ramps (std. dwg. 2441).**
 - c. Completion of the required TIS mitigation measures (when determined), per Transportation Development Staff. Transportation mitigation measures may be accomplished through a combination of Transportation Impact Fees, the Impact Fees Regulations and the TIS recommendations.**

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- d. Street B shall intersect with Coors Blvd. at no less than an 80 degree skew. Every effort should be made to provide a connection at 90 degrees.
- e. Dedicated right turn deceleration lanes will be required at site drives per DPM and/or TIS requirements. Left turn lanes required at site drives where permitted and as approved.
- f. Existing Learning Rd. will need to intersect with New Street /Winterhaven Rd. at no less than an 80 degree skew. Every effort should be made to provide a connection at 90 degrees.
- g. Roundabouts will need to meet design requirements of Publications FHWA-RD-00-067 and AASHTO.
- h. Medians within 100' calming area (Street A) will need to be designed to accommodate left turning vehicles. Will also need to meet AASHTO and DPM criteria (site distance). Provide detail for this area.
- i. Provide detail and location of bump outs.
- j. Provide cross sections for Streets A, B and New Street/Winterhaven Rd.
- k. 10' radius curb returns may not be allowed in high volume traffic areas or in truck circulation areas (includes emergency vehicles and solid waste).
- l. Site plan shall comply and be designed per DPM Standards.
- m. Platting must be a concurrent DRB action.
- n. Dedication of an additional 6 feet of right-of-way along Coors Boulevard, as required by the City Engineer, to provide for on-street bicycle lanes as designated on the Long Range Bikeways System.
- o. Construction of the northbound bicycle lane along Coors Boulevard, adjacent to the subject property, as designated on the Long Range Bikeways System.
- p. Dedication of additional rights-of-way, as necessary, and construction of the fourth northbound travel lane on Coors Boulevard adjacent to the subject property consistent with the *Coors Corridor Plan* (see figure 6).
- q. Approval of the proposed left-in access from southbound Coors Boulevard to Street "B" by the Metropolitan Transportation Board (MTB) of the Mid-Region Council of Governments.
- r. Access at Montano and Winterhaven will be restricted to right turn in/right turn out and left in as approved by the Director of Municipal Development. Must be accompanied by a written agreement between the applicant and the City Of Albuquerque.
- s. A notation shall be added on the submittal that reads, "When the future grade separation is constructed access will no longer be allowed to Montano Road from Winterhaven consistent with the Long Range Roadway System."
- t. Access coordination is required with NMDOT.

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6. The existing median on Learning Road just east of Coors Boulevard is well landscaped with native plants. The proposed development will require modification to the intersection of Learning Road and the La Luz access road including the median. The applicant has agreed to rebuild the median and re-vegetate it to the pre-modification level of landscaping.

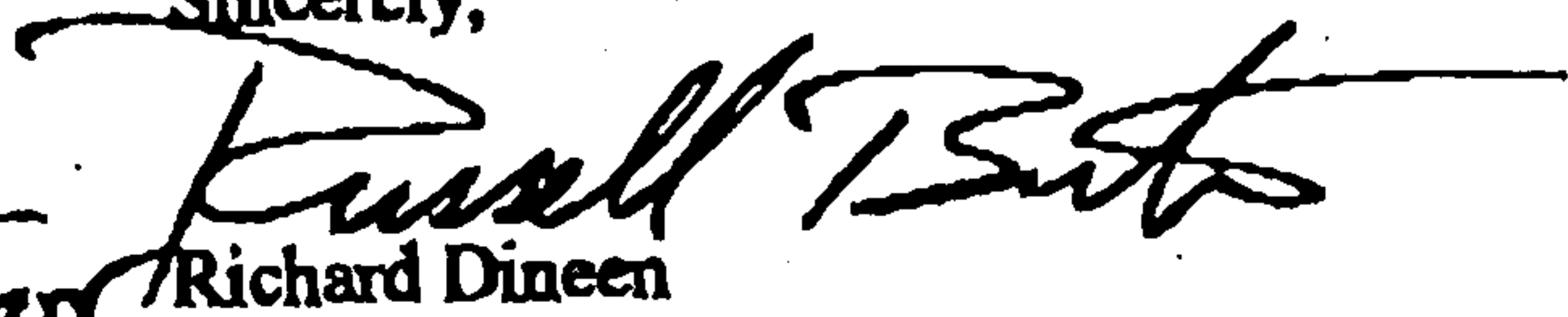
IF YOU WISH TO APPEAL/PROTEST THIS DECISION, YOU MUST DO SO BY JUNE 3, 2005 IN THE MANNER DESCRIBED BELOW. A NON-REFUNDABLE FILING FEE WILL BE CALCULATED AT THE LAND DEVELOPMENT COORDINATION COUNTER AND IS REQUIRED AT THE TIME THE APPEAL IS FILED. IT IS NOT POSSIBLE TO APPEAL EPC RECOMMENDATIONS TO CITY COUNCIL; RATHER, A FORMAL PROTEST OF THE EPC'S RECOMMENDATION CAN BE FILED WITHIN THE 15 DAY PERIOD FOLLOWING THE EPC'S DECISION.

Appeal to the City Council: Persons aggrieved with any determination of the Environmental Planning Commission acting under this ordinance and who have legal standing as defined in Section 14-16-4-4.B.2 of the City of Albuquerque Comprehensive Zoning Code may file an appeal to the City Council by submitting written application on the Planning Department form to the Planning Department within 15 days of the Planning Commission's decision. The date the determination in question is issued is not included in the 15-day period for filing an appeal, and if the fifteenth day falls on a Saturday, Sunday or holiday as listed in the Merit System Ordinance, the next working day is considered as the deadline for filing the appeal. The City Council may decline to hear the appeal if it finds that all City plans, policies and ordinances have been properly followed. If they decide that all City plans, policies and ordinances have not been properly followed, they shall hear the appeal. Such appeal, if heard, shall be heard within 45 days of its filing.

YOU WILL RECEIVE NOTIFICATION IF ANY PERSON FILES AN APPEAL. IF THERE IS NO APPEAL, YOU CAN RECEIVE BUILDING PERMITS AT ANY TIME AFTER THE APPEAL DEADLINE QUOTED ABOVE, PROVIDED ALL CONDITIONS IMPOSED AT THE TIME OF APPROVAL HAVE BEEN MET. SUCCESSFUL APPLICANTS ARE REMINDED THAT OTHER REGULATIONS OF THE CITY MUST BE COMPLIED WITH, EVEN AFTER APPROVAL OF THE REFERENCED APPLICATION(S).

Successful applicants should be aware of the termination provisions for Site Development Plans specified in Section 14-16-3-11 of the Comprehensive Zoning Code. Generally plan approval is terminated 7 years after approval by the EPC

Sincerely,


for Richard Dineen
Planning Director

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RD//ac

cc: Consensus Planning, Inc., 924 Park Ave SW 87102
Rae Perls, La Luz Landowners Assoc., 15 Tennis Ct NW 87120
Bruce Masson, La Luz Landowners Assoc., 13 Arco NW 87120
Don MacCornack, Taylor Ranch NA, 5300 Hattiesburg NW 87120
Ceil VanBerkel, Taylor Ranch NA, 5716 Morgan Ln NW 87120
Lynn Perls, 18 Berm NW 87120
Lois S. Sloan, 21 Tennis Ct NW 87120
Gail Brownfield, 9 Arco NW 87120
Jo Allen, 1 Tumbleweed NW 87120
Andrew Wooden, 8 Arco NW 87120
Dana Asbury, 1509 Stanford Dr NE 87106
Frank W. Ikle, 5 Tennis Ct NW 87120
Joanne G. Kimmey, 6 Link NW 87120
Bennett King, 10 Arco NW 87120
Robert Peters, 10 Tumbleweed NW 87120

Current DMC Project No. NA

Figure 12

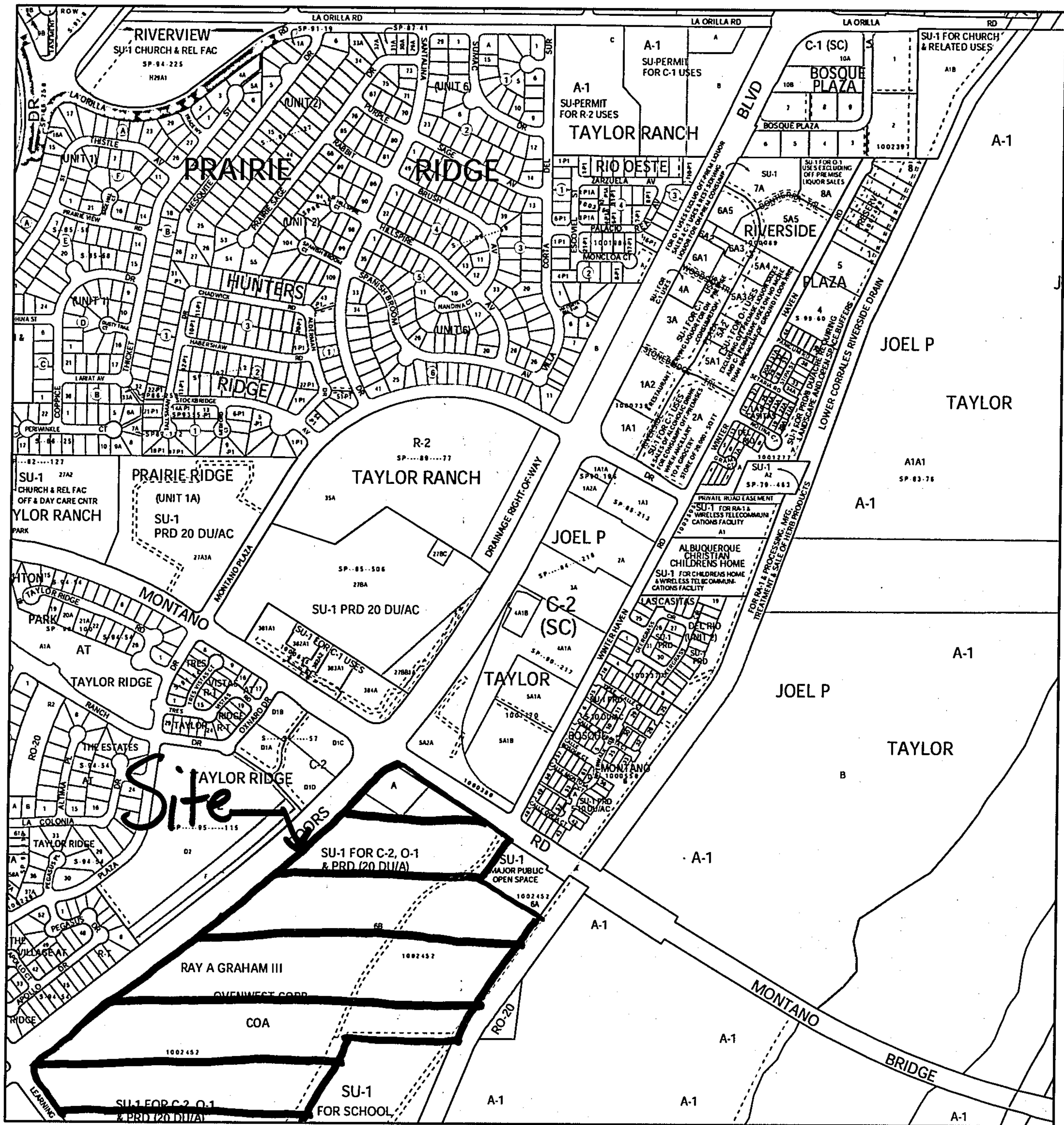
REVISION LIST

EXHIBIT "A"
TO SUBVERSION IMPROVEMENTS AGREEMENT
DEVELOPMENT REVIEW BOARD (D.R.B.) REQUIRED INFRASTRUCTURE LIST
LANDS OF RAY A. GRAYSON II TRACT 88

Date Submitted: June 7, 2005
Date Site Plan for Sign Permit App: May 18, 2005
Date Site Plan for Sub. Approval: NA
Date Preliminary Plat Approved: NA
Date Preliminary Plat Expired: NA
DMC Project No. 1000000

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 SA process and/or in the review of the subdivision drawings, if the DMC Chair determines that additional items have not been included in the infrastructure listing, the DMC Chair may include these items in the listing and related financial guarantees. Likewise, if the DMC Chair determines that equipment or non-essential items can be deleted from the listing, these items may be deleted as well as the related portions of the financial guarantees. All such revisions require approval by the DMC Chair, the User Department and sign-off. If such approvals are obtained, these revisions to the listing will be incorporated administratively. In addition, any infrastructure items which arise during construction which which are necessary to complete the project and which remain the Subdivider's responsibility will be required as a condition of project acceptance and shown out by the City.

Sequence #	SA Project #	COA DMC Project #	Size	Type of Improvement	Location	From	To	Private Inspector	City Inspector	City Clerk Engineer			
				GENERAL ROADWAY IMPROVEMENTS									
			40' WIDE	ROADWAY W/ CURB & GUTTER & BIKE LANES	MARANDULA RD NW	COORS BLVD	MONTANO RD	/	/	/			
			40' WIDE	ROADWAY W/ CURB & GUTTER & BIKE LANES	SHERA MORNEN RD NW	LEARNING RD (SOUTH)	MARANDULA RD NW	/	/	/			
			WIDTH VARIES	ROADWAY WIDENING	LEARNING RD	COORS BLVD	LA LUZ CONNECTION ROAD	/	/	/			
			VARIES	INTERSECTION IMPROVEMENTS	MARANDULA RD NW @ MONTANO RD			/	/	/			
			12' WIDE x 100' LONG	LEFT TURN LANE	SOUTH BOUND COORS	SOUTH DOWNEYWAY	40' + TRANSITION NORTH ALONG COORS	/	/	/			
			12' WIDE	4TH NORTH BOUND THROUGH LANE	COORS	LEARNING ROAD	MONTANO ROAD	/	/	/			
			VARIES	INTERSECTION IMPROVEMENTS	COORS BLVD @ LEARNING ROAD	4+30W SOUTH OF LEARNING RD	4+30E NORTH OF LEARNING RD	/	/	/			
			12' WIDE x 150' LONG	DECELERATION LANE	COORS BLVD	150' SOUTH OF SOUTH DRIVE	SOUTH DRIVE	/	/	/			
			12' WIDE x 150' LONG	DECELERATION LANE	COORS BLVD	150' SOUTH OF NORTH DRIVE	NORTH DRIVE	/	/	/			
			12' WIDE x 150' LONG	RIGHT TURN / DECELERATION LANE	COORS BLVD	NORTH DRIVE	MONTANO RD	/	/	/			



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

AGIS
Albuquerque Geographic Information System

Note: Grey Shading Represents Area Outside of the City Limits

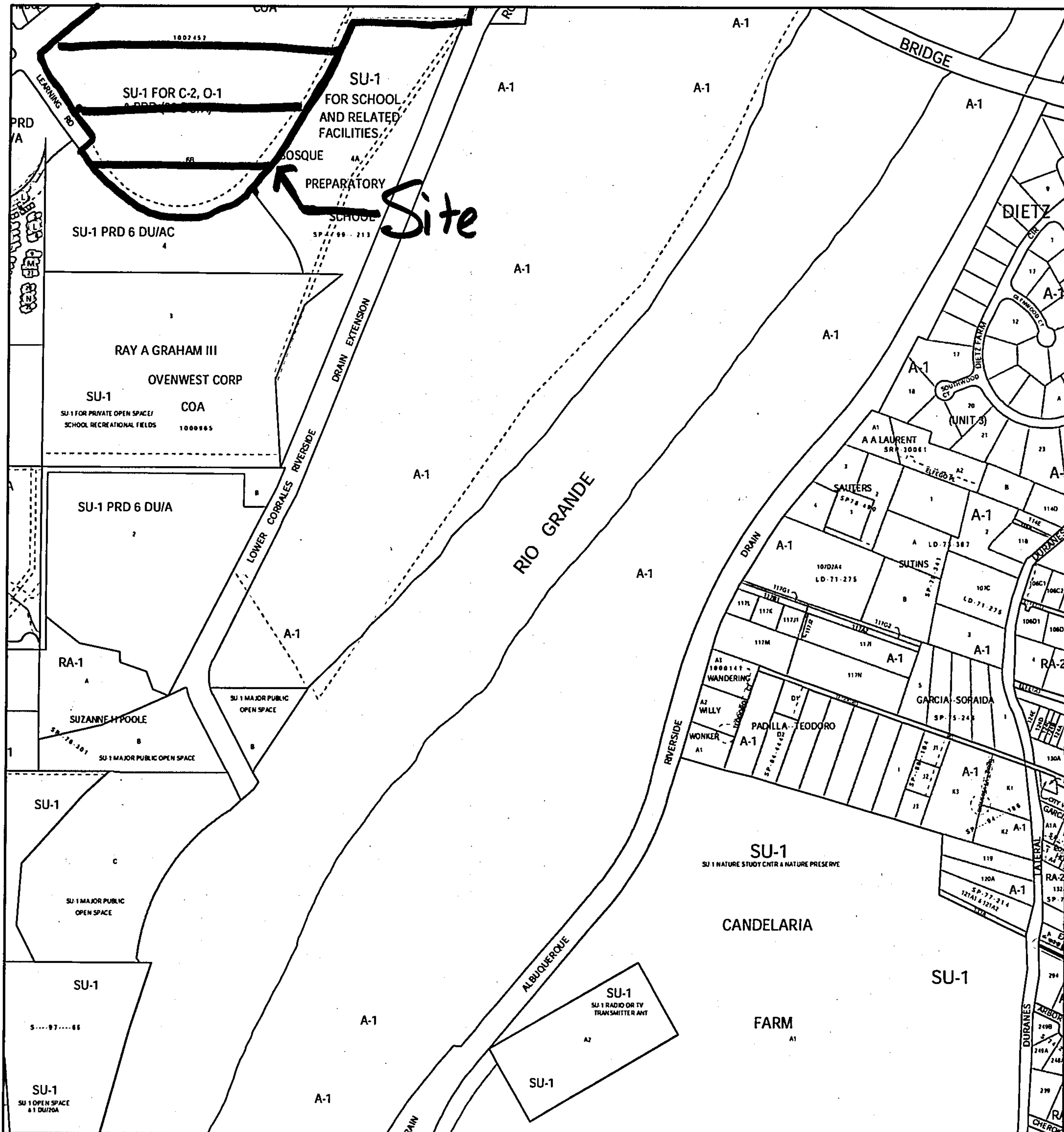
Zone Atlas Page:
E-12-Z

Selected Symbols

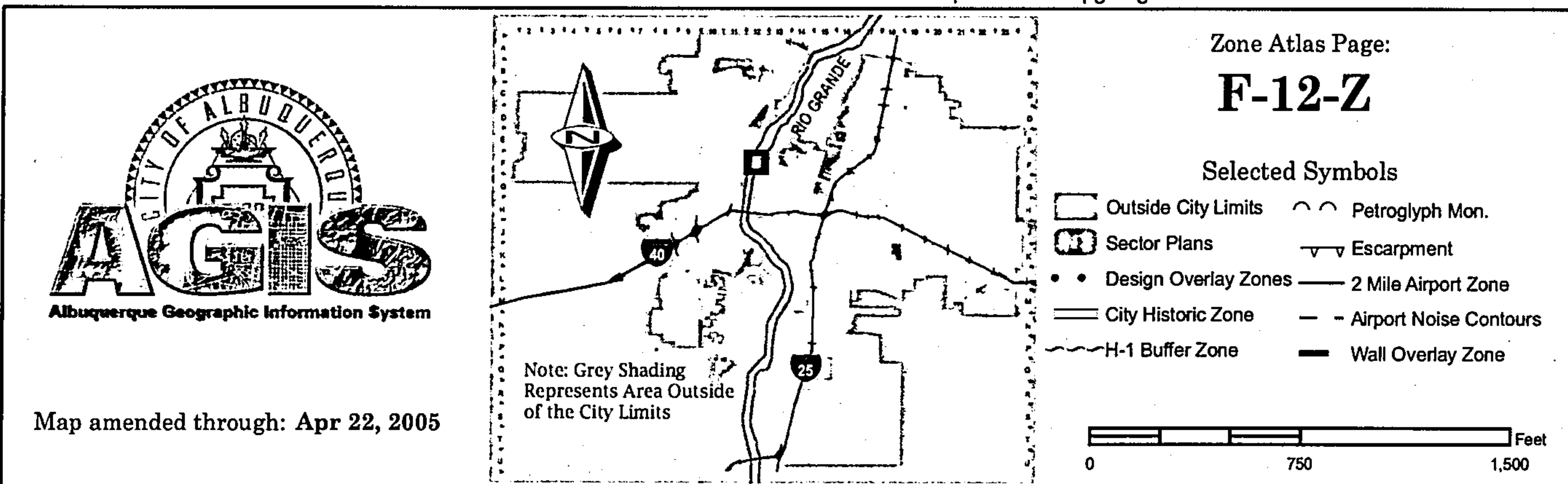
- Outside City Limits
- Sector Plans
- Design Overlay Zones
- City Historic Zone
- H-1 Buffer Zone
- Petroglyph Mon.
- Escarpment
- 2 Mile Airport Zone
- Airport Noise Contours
- Wall Overlay Zone

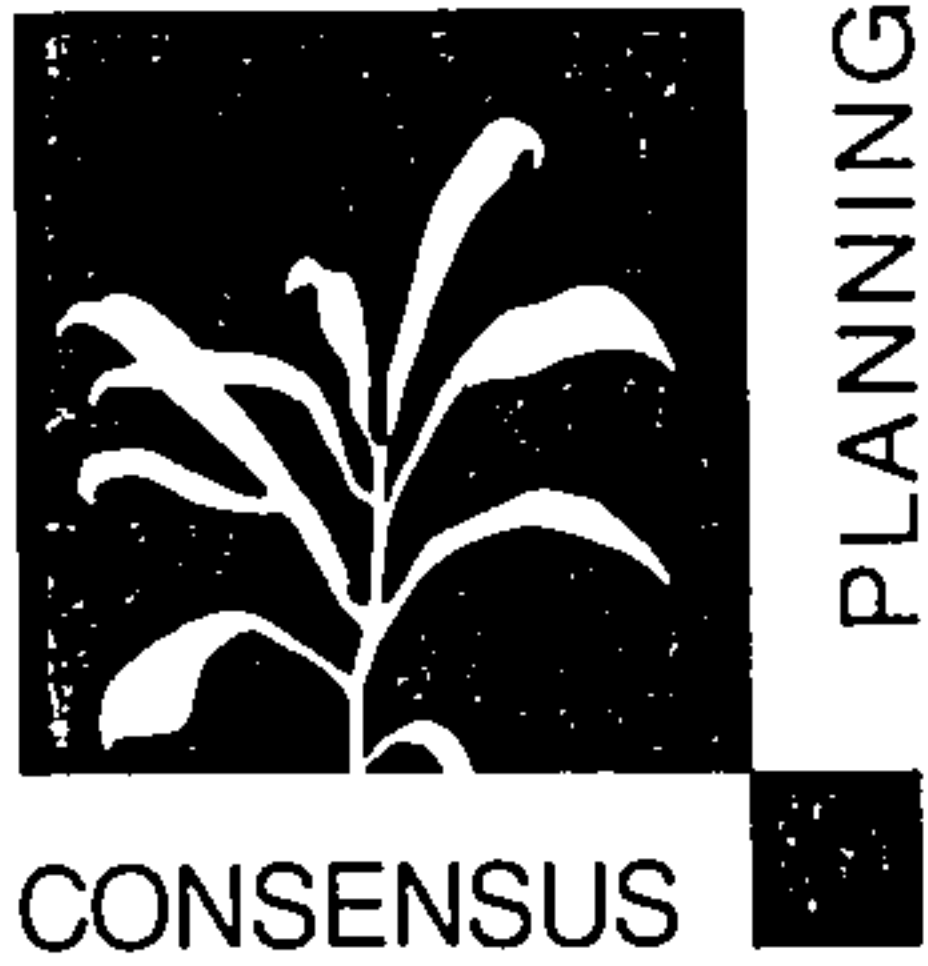
0 750 1,500 Feet

Map amended through: Apr 22, 2005



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





June 7, 2005

Ms. Sheran Matson, DRB Chair
City of Albuquerque
600 2nd Street NW
Albuquerque, NM 87103

RE: Project # 1003859/04EPC-01845

Dear Ms. Matson:

Landscape Architecture
Urban Design
Planning Services

924 Park Avenue SW
Albuquerque, NM 87102

(505) 764-9801
Fax 842-5495
cp@consensusplanning.com
www.consensusplanning.com

The purpose of this letter is to demonstrate compliance with the findings and conditions set forth in the Notice of Decision dated May 20, 2005 for the above referenced project. The EPC approved the Site Development Plan for Subdivision at the May 19, 2005 hearing. This request is being submitted in conjunction with a final plat. The subject property is located at the southeast corner of Coors Boulevard and Montano Road.

EPC CONDITIONS FOR SITE DEVELOPMENT PLAN FOR SUBDIVISION

1. *The EPC delegates final sign-off authority of this site development plan to the Development Review Board (DRB). The DRB is responsible for ensuring that all EPC Conditions have been satisfied and that other applicable City requirements have been met. A letter shall accompany the submittal, specifying all modifications that have been made to the site plan since the EPC hearing, including how the site plan has been modified to meet each of the EPC conditions. Unauthorized changes to this site plan, including before or after DRB final sign-off, may result in forfeiture of approvals.*

This letter is intended to meet this condition.

2. *The Site Development Plan for Subdivision shall be amended to include a note that states: Fast Food Restaurants with drive-up windows and gas stations shall not be permitted.*

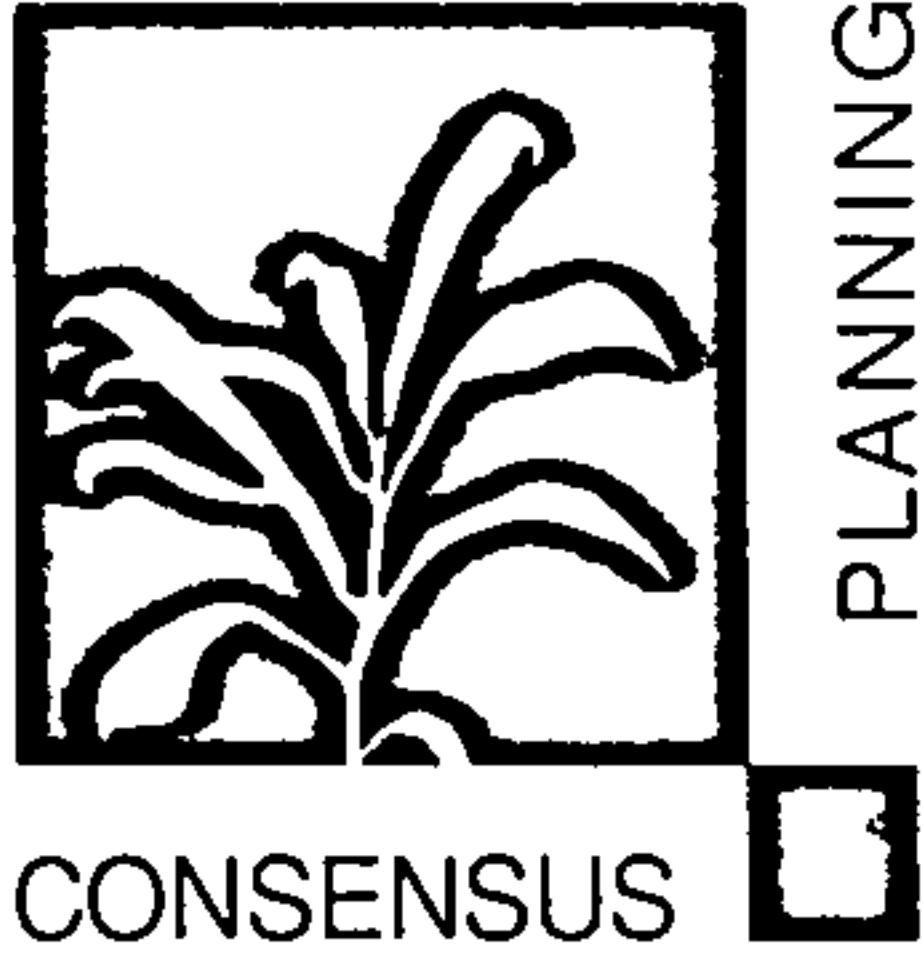
General Note #6 was added to the Site Development Plan for Subdivision (Sheet 1 of 3) stating "No fast foot restaurants with drive through windows or gas stations are allowed at North Andalusia".

3. *If transportation mitigation requires an encroachment of the existing archaeological site adjacent to Montano Road, further review and approval will be required from the State Historic Preservation Officer.*

PRINCIPALS

Karen R. Marcotte, AICP
James K. Strozier, AICP
Christopher J. Green, ASLA

We are in agreement with this condition. If transportation mitigation requires an encroachment of the existing archaeological site adjacent to Montano Road, we will coordinate with SHPO on requirements for additional review.



4. *In order to minimize adverse impacts to Learning Road/La Luz Connector Road intersection and the Coors/Learning Road intersection, Bosque School has agreed to open access from the school to Street B during the morning and afternoon peaks and during special events. A gate and appropriate signage shall be provided along Learning Road by the developer of the commercial tract in conjunction with Phase One.*

A note has been added to the Site Development Plan for Subdivision (Sheet 1 of 3) stating "Gated Private Access for Bosque School only. Bosque School shall open the gate for school ingress/egress during the morning and afternoon peak traffic times and for special events to provide for the most efficient flow of traffic in and out of the school as possible. Under no circumstances shall the Bosque School connection be considered a public road".

5. *The applicant must comply with the following conditions of approval as specified by the City Engineer, the Department of Municipal Development, The Public Works Department and the NM Department of Transportation.*
 - a. *All the requirements of previous actions taken by the EPC and or the DRB must be completed and/or provided for.*

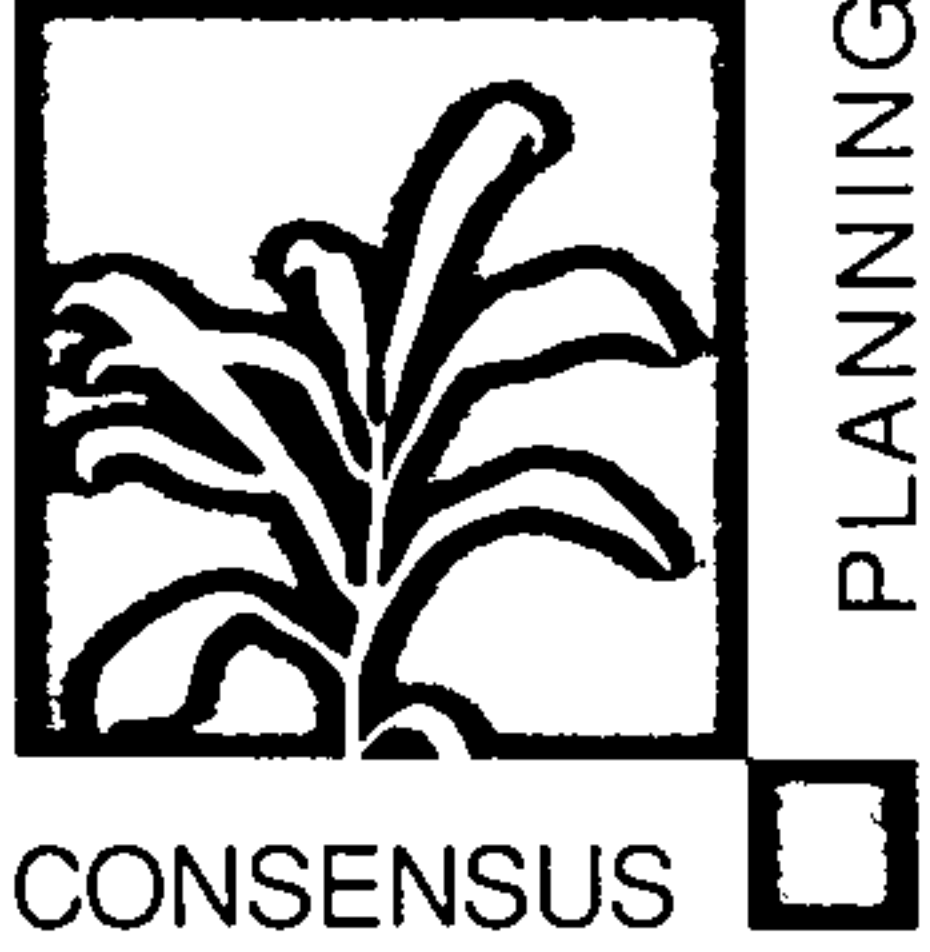
We are in agreement with this condition.

- b. *The developer is responsible for permanent improvements to the transportation facilities adjacent to the proposed site development plan for building permit. Those improvements will include any additional right-of-way requirements, paving, curb and gutter, sidewalk and ADA accessible ramps that have not already been provided for. All public infrastructure constructed within public right-of-way or public easements shall be to City Standards. Those Standards will include but are not limited to sidewalks (std. dwg. 2430), driveways (std. dwg. 2425), private entrances (std. dwg. 2426) and wheel chair ramps (std. dwg. 2441).*

We are in agreement with this condition.

- c. *Completion of the required TIS mitigation measures (when determined), per Transportation Development Staff. Transportation mitigation measures may be accomplished through a combination of Transportation Impact Fees, the Impact Fees Regulations and the TIS recommendation.*

We are in agreement with this condition.



- d. *Street B shall intersect with Coors Blvd at no less than an 80 degree skew. Every effort should be made to provide a connection at 90 degrees.*

Mirandela Road intersects with Coors Boulevard at approximately 90 degrees.

- e. *Dedicated right turn deceleration lanes will be required at site drives per DPM and or TIS requirements. Left turn lanes required at site drives where permitted and as approved.*

Right turn deceleration lanes and left turn lanes are shown on the Site Development Plan for Subdivision (Sheet 1 of 3) as approved and as required by the TIS. These turn lanes are per DPM standards.

- f. *Existing Learning Rd. will need to intersect with New Street/Winterhaven Rd. at no less than an 80 degree skew. Every effort should be made to provide a connection at 90 degrees.*

Learning Road intersects with Mirandela Road at an angle greater than 80 degrees.

- g. *Roundabouts will need to meet design requirements of Publications FHWA-RD-00-067 and AASHTO.*

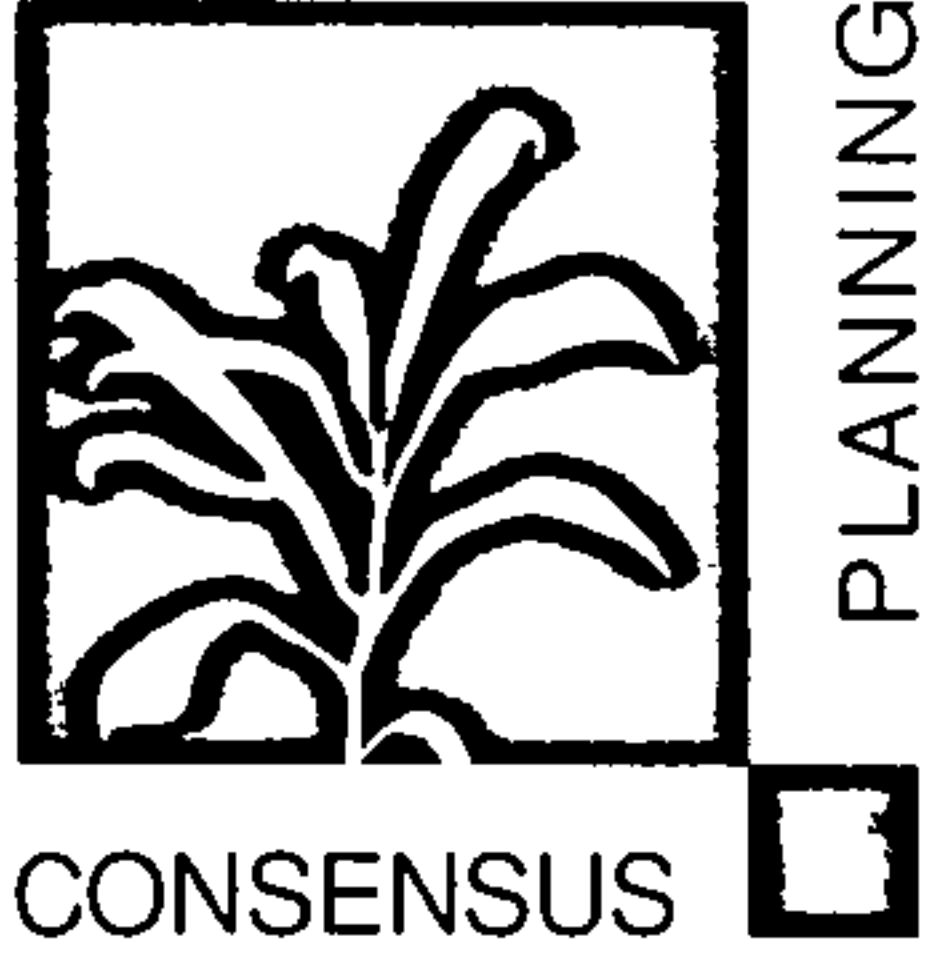
The second bullet under the heading ROUNDABOUTS on the Design Standards (Sheet 3 of 3) states "Roundabouts will meet design requirements of Publications FHWA-RD-00-067 and AASHTO".

- h. *Medians within 100'calming area (Street A) will need to be designed to accommodate left turning vehicles. Will also need to meet AASHTO and DPM criteria (site distance). Provide detail for this area.*

The 100' calming area on Sierra Morena Road includes details related to left turns and will be designed to meet DPM and AASHTO standards at the time of Site Development Plan for Building Permit.

- i. *Provide detail and location of bump outs.*

There are no bump outs proposed on this site plan.



- j. *Provide cross sections for Streets A, B and New Street/Winterhaven Rd.*

The Design Standards (Sheet 3 of 3) include a detail for a typical 60' street section. A 70' street section is also included for the roadway north of the Mirandela Road/Learning Road intersection to include the 20' Learning Road trail/landscape.

- k. *10' radius curb returns may not be allowed in high volume traffic areas or in truck circulation areas (includes emergency vehicles and solid waste).*

This will be determined at the time of Site Development Plan for Building Permit.

- l. *Site plan shall comply and be designed per DPM Standards.*

We are in agreement with this condition.

- m. *Platting must be a concurrent DRB action.*

A Final Plat is being submitted and will be heard concurrently with this request.

- n. *Dedication of an additional 6 feet of right-of-way along Coors Boulevard, as required by the City engineer, to provide for on-street bicycle lanes as designated on the Long Range Bikeways System.*

A 6' bike lane along Coors Boulevard is shown on the Site Development Plan for Subdivision (Sheet 1 of 3) and on the Preliminary/Final Plat.

- o. *Construction of the northbound bicycle lane along Coors Boulevard, adjacent to the subject property, as designated on the Long Range Bikeways System.*

There is an existing 6' bike lane along Coors Boulevard, which will be relocated when the fourth lane on Coors is constructed.

- p. *Dedication of additional rights-of-way, as necessary, and construction of the fourth northbound travel lane on Coors Boulevard adjacent to the subject property consistent with the Coors Corridor Plan (see figure 6).*

A Preliminary/Final Plat, being submitted concurrently with this request, shows adequate right-of-way to accommodate the fourth northbound travel lane on Coors Boulevard.



- q. *Approval of the proposed left-in access from southbound Coors Boulevard to Street "B" by the Metropolitan Transportation Board (MTB) of the Mid-Region Council of Governments.*

A request is being submitted for MTB approval for left in access from southbound Coors Boulevard to Mirandela Road.

- r. *Access at Montano and Winterhaven will be restricted to right turn in/right turn out and left in as approved by the Director of Municipal Development. Must be accompanied by a written agreement between the applicant and the City of Albuquerque.*

The Site Development Plan for Subdivision (Sheet 1 of 3) includes a note designating the Montano/Mirandela Road intersection as right-in, right-out, left in.

- s. *A notation shall be added on the submittal that reads, "When the future grade separation is constructed access will no longer be allowed to Montano Road from Winterhaven consistent with the Long Range Roadway System."*

General Note #7 was added to the Site Development Plan for Subdivision (Sheet 1 of 3) stating "When the future grade separation is constructed, access will no longer be allowed to Montano Road from Winterhaven consistent with the Long Range Roadway System".

- t. *Access coordination is required with NMDOT.*

Coordination is ongoing with NMDOT on driveway access from Coors Boulevard.

6. *The existing median on Learning Road just east of Coors Boulevard is well landscaped with native plants. The proposed development will require modification to the intersection of Learning Road and the La Luz access road including the median. The applicant has agreed to rebuild the median and re-vegetate it to the pre-modification level of landscaping.*

We are in agreement with this condition and the median will be redesigned and rebuilt at the time of road construction.



PLANNING

CONSENSUS

Given the information and material contained in this letter and submittal, we respectfully request that you approve the site plan for subdivision. Please feel free to contact me if you have any questions or require any additional information.

Sincerely,



Jacqueline Fishman, AICP
Senior Planner II



COMPLETED 09/16/05 SH
DRB CASE ACTION LOG (SITE PLAN SUBD.)

REVISED 2/5/04

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

DRB Application No.: **05DRB-00994 (SPS)**

Project # **1003859**

Project Name: **NORTH ANDALUCIA @ LA LUZ**

Agent: Consensus Planning

Phone No.: **764-9801**

Your request for **(SDP for SUB)**, (SDP for BP), (FINAL PLATS), (MASTER DEVELOP. PLAN), was approved on **6/22/05** by the DRB with delegation of signature(s) to the following departments.

OUTSTANDING SIGNATURES COMMENTS TO BE ADDRESSED

- TRANSPORTATION: - MTB APPROVAL
- MMDOT "
- DMD LETTER REGARDING MONITORING / MAINTENANCE
-
-

- UTILITIES: _____
-
-
-

- CITY ENGINEER / AMAFCA: _____
-
-

- PARKS / CIP: _____
-
-

- PLANNING (Last to sign): _____
-
-

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

Project Number

1003859

#12



OFFICIAL NOTICE OF DECISION

1. Project # 1003859

05DRB-00869 Major-Vacation of Public Easements

BOHANNAN HUSTON INC. agent(s) for SILVERLEAF VENTURES, LLC request(s) the above action(s) for all or a portion of Tract(s) A & 6B, **OVENWEST CORPORATION, CITY OF ALBUQUERQUE AND LANDS OF RAY GRAHAM III**, zoned SU-1, O-1, C-2 & PRD, located on COORS BLVD NW, between MONTANO RD NW and LEARNING RD NW containing approximately 70 acre(s). [REF: 04EPC-01844,04EPC-01845] (E-12 & F-12)

At the June 15, 2005, Development Review Board meeting, the vacation was approved as shown on Exhibit B in the Planning file, subject to these findings and conditions:

FINDINGS:

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

CONDITIONS:

1. 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.

CONDITIONS OF FINAL PLAT APPROVAL: fuEnx

The slope easement must be adequately addressed with an approved grading plan prior to final plat.

The final plat can not be approved vacating the water line easement until the water line is relocated and accepted by the Water Utility Department.

If you wish to appeal this decision, you must do so by June 30, 2005, in the manner described below.



OFFICIAL NOTICE OF DECISION
PAGE 2

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: Silverleaf Ventures LLC, 5351 Menaul Blvd NE, 87110
Bohannon Huston Inc., 7500 Jefferson NE, 87109
Marilyn Maldonado, Planning Department, 4th Floor, Plaza del Sol Bldg.
File

DRB PUBLIC HEARING SIGN IN SHEETS

CASE NUMBER: 1003859 AGENDA#: 1 DATE: 6/15/05

1. Name: Bruce H. Sworthy Address: _____ Zip: _____

2. Name: _____ Address: _____ Zip: _____

3. Name: _____ Address: _____ Zip: _____

4. Name: _____ Address: _____ Zip: _____

5. Name: _____ Address: _____ Zip: _____

6. Name: _____ Address: _____ Zip: _____

7. Name: _____ Address: _____ Zip: _____

8. Name: _____ Address: _____ Zip: _____

9. Name: _____ Address: _____ Zip: _____

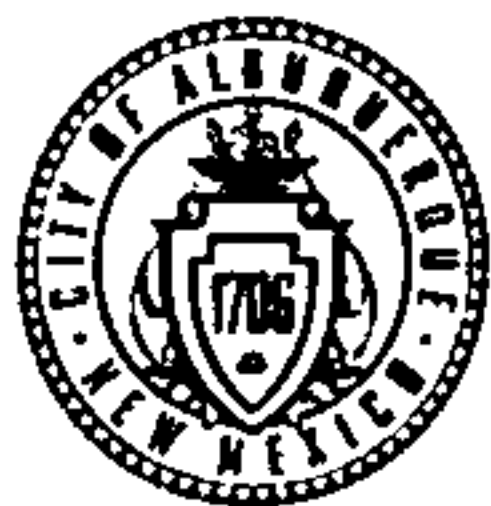
10. Name: _____ Address: _____ Zip: _____

11. Name: _____ Address: _____ Zip: _____

12. Name: _____ Address: _____ Zip: _____

13. Name: _____ Address: _____ Zip: _____

14. Name: _____ Address: _____ Zip: _____



CITY OF ALBUQUERQUE
PLANNING DEPARTMENT
DEVELOPMENT REVIEW BOARD

June 15, 2005

Project # 1003859
05DRB-00869 Major-Vacation of Public Easements

BOHANNAN HUSTON INC. agent(s) for SILVERLEAF VENTURES, LLC request(s) the above action(s) for all or a portion of Tract(s) A & 6B, **OVENWEST CORPORATION, CITY OF ALBUQUERQUE AND LANDS OF RAY GRAHAM III**, zoned SU-1, O-1, C-2 & PRD, located on COORS BLVD NW, between MONTANO RD NW and LEARNING RD NW containing approximately 70 acre(s). [REF: 04EPC-01844,04EPC-01845] (E-12 & F-12)

AMAFCA

No comment.

COG Coors Blvd is identified on the Long Range Roadway System map as a limited access arterial with established right of way at 156'. Full access is approved at Dellyne Ave, however, access at Street B/Coors Blvd is currently not allowed and must be approved by the MTB. Guidelines for driveway access as proposed on the site plan (the right in/right out shown between Street B and Montano) are described in the Coors Corridor Plan and are authorized by the City and/or County and require NMDOT concurrence. In addition, the Long Range Bikeway System map identifies this portion of "Learning Road" as having on-street bike lanes and a separate path. Coordination with City Municipal Development should be pursued to ensure project inclusion as appropriate.

Transit

No objection to the request.

Zoning Enforcement

No adverse comments.

Neighborhood Coordination

Letters sent to Coors Trail NA (R), La Luz Landowners Assoc. (R) and Taylor Ranch NA (R).

APS

No comments received.

Police Department

No CPTED or crime prevention comments at this time.

Fire Department

No adverse comments.

← PNM Electric & Gas →

Vacation NOT okay - PNM has existing facilities in this area if we vacate relocation will be required, developer will have to pay for relocation.

Comcast

No comments received.

QWEST

No comments received.

Environmental Health

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

M.R.G.C.D.

No comments received.

Open Space Division

Open Space has no objections to the Vacation of Public Easements, as long as the vacation of the access easement filed July 31, 2002(just south of the Open Space property) does not change the access for the Pueblo Montañó parking area, It appears to be absorbed by the new road.

City Engineer

The Hydrology section has no objection to the vacation requests with the condition that the slope easement be adequately addressed with an approved grading plan prior to Final Plat.

Transportation Development

Defer the drainage and utility easement requests to the affected agencies. Vacation of the 45' access easement is conditioned on the premise that a new easement alignment will be dedicated with the plat. Unsure of whether only the 45' area is being vacated or does this include the 60' wide area? Does this include the 60' extension of Learning Road? The 20' slope easement will need to be evaluated when new infrastructure (the 4th lane of Coors) is built. This easement may be released upon completion of the improvements and acceptance of the grading plan.

Parks & Recreation

Defer to the affected agencies.

Utilities Development

No objection to Vacation requests with the following condition for Final Plat approval:

The Final Plat can not be approved vacating the water line easement until the water line has been relocated and is accepted by the Water Utility Department.

Planning Department

No objection. If vacation is approved, applicant has one year from the date of the approved vacation to file a plat completing the vacation.

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

cc:Silverleaf Ventures LLC, 5351 Menaul Blvd NE, 87110

Bohannon Huston Inc., 7500 Jefferson NE, 87109



**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 15, 2005, beginning at 9:00 a.m. for the purpose of considering the following:

Project # 1003859

05DRB-00869 Major-Vacation of Public Easements

BOHANNAN HUSTON INC. agent(s) for SILVERLEAF VENTURES, LLC request(s) the above action(s) for all or a portion of Tract(s) A & 6B, **OVENWEST CORPORATION, CITY OF ALBUQUERQUE AND LANDS OF RAY GRAHAM III**, zoned SU-1, O-1, C-2 & PRD, located on COORS BLVD NW, between MONTANO RD NW and LEARNING RD NW containing approximately 70 acre(s). [REF: 04EPC-01844, 04EPC-01845] (E-12 & F-12)

Project # 1003364

05DRB-00867 Major-Vacation of Public Easements

TIERRA WEST LLC agent(s) for CIRCLE K STORES INC. request(s) the above action(s) for all or a portion of Tract(s) 1-A-1 UNIT 3, **NORTH ALBUQUERQUE ACRES TRACT 2**, zoned SU-2 MIXED USE, located on LOUISIANA BLVD NE, between PASEO DEL NORTE NE and HOLLY AVE NE containing approximately 2 acre(s). [REF: 04DRB-01409/05DRB-00656 & 00657] (C-19)

Project # 1004204

05DRB-00871 Major-Vacation of Public Easements

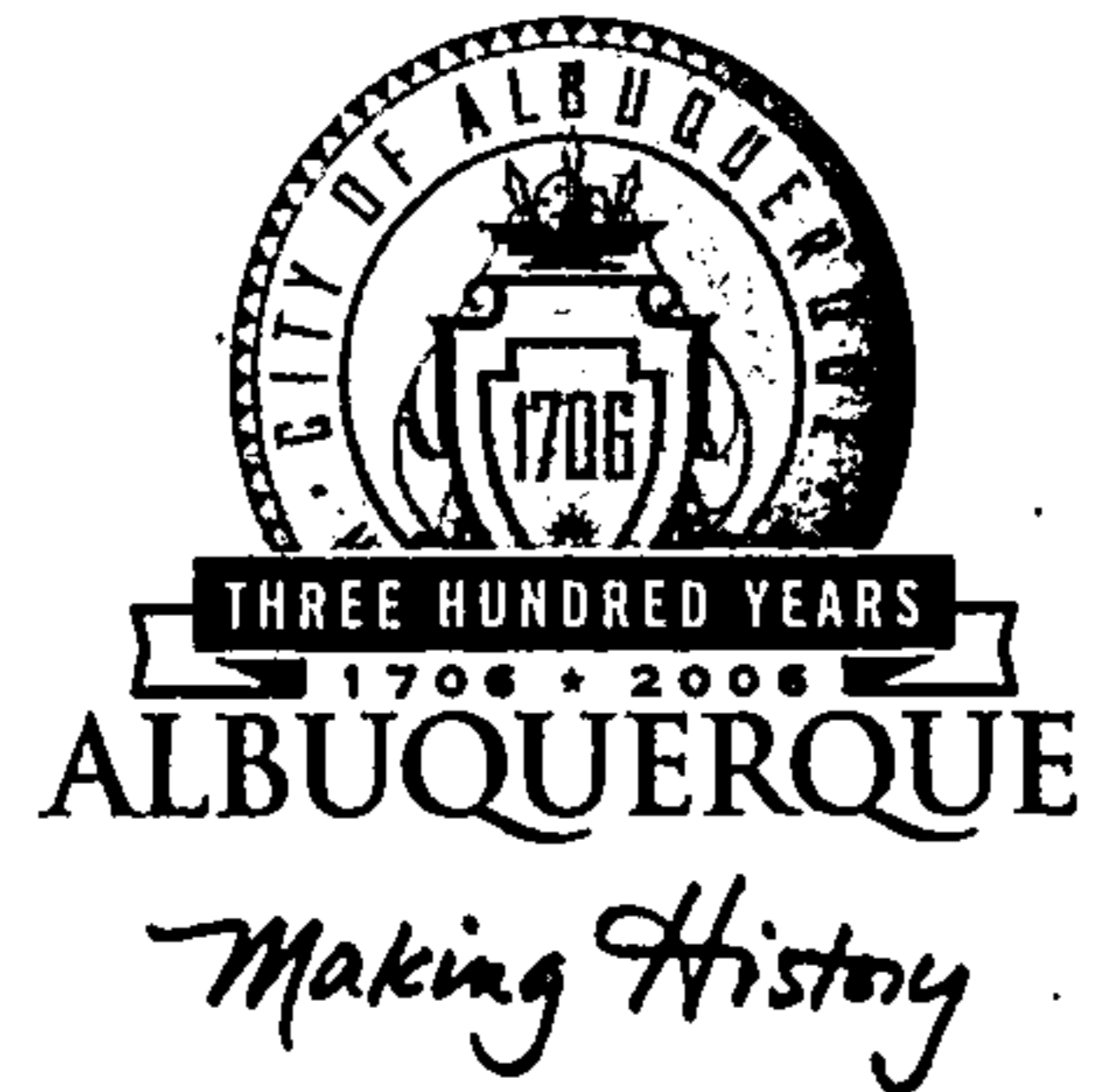
PRECISION SURVEYS agent(s) for WESTLAND DEVELOPMENT CO request(s) the above action(s) for all or a portion of Block(s) F, Tract(s) A, **CEDAR RIDGE ESTATES, UNIT 2**, zoned R-1, located on QUAIL BRUSH DR NW and ROSEBUD DR NW. [REF: S-93-23, DRB-96-150] (J-10)

Details of the application(s) may be examined at the Development Services Center of the Planning Department, Second Floor, Plaza Del Sol Building, 600 2nd St NW, between 10:00 a.m. and 12:00 p.m. or 2:00 p.m. and 4:00 p.m. Monday through Friday, except holidays. **INDIVIDUALS WITH DISABILITIES** who need special assistance to participate at this hearing should contact 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, MAY 30, 2005.

FYI



NOTIFICATION OF HEARING for the DEVELOPMENT REVIEW BOARD

May 27, 2005

TO: See Attached Distribution List of "Recognized" Neighborhood Association(s):

This letter will serve as your notification from the City of Albuquerque, under provisions of 0-92 pertaining to a request for: Requests the following for approximately seventy (70) acre(s): Major Vacation of Public Easements for approximately six (6) easements to be vacated for Lands of Ray Graham III, Tract 6B SEC Coors @ Montano NW.

Proposed by: Bohannan Huston Inc. at 823-1000
Agent for: Silverleaf Ventures, LLC

P.O. Box 1293

For property located: On or near Coors Boulevard NW between Montano Road NW and Learning Road NW.

Albuquerque

The case number(s) assigned is: 05DRB- 00869, Project # 1003859.

New Mexico 87103

City Planning accepted application for this request on ~~May 20,~~ May 20, 2005.

www.cabq.gov

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 15, 2005 in the Planning Hearing Room, Lower Level, Plaza Del Sol Building, 600 Second St. NW.

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

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

Sincerely,

Stephani J. Winklepleck

Stephani I. Winklepleck

Neighborhood Program Coordinator

OFFICE OF NEIGHBORHOOD COORDINATION

PLANNING DEPARTMENT

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

DISTRIBUTION LIST:

Alexandra Ostwald and Janet Laros, Coors Trail Neighborhood Association

Rae Perls and Bruce Masson, La Luz Landowners Association

Don MacCornack and Jolene Wolfley, Taylor Ranch Neighborhood Association



**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 15, 2005, beginning at 9:00 a.m. for the purpose of considering the following:

Project # 1003859

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BOHANNAN HUSTON INC. agent(s) for SILVERLEAF VENTURES, LLC request(s) the above action(s) for all or a portion of Tract(s) A & 6B, **OVENWEST CORPORATION, CITY OF ALBUQUERQUE AND LANDS OF RAY GRAHAM III**, zoned SU-1, O-1, C-2 & PRD, located on COORS BLVD NW, between MONTANO RD NW and LEARNING RD NW containing approximately 70 acre(s). [REF: 04EPC-01844, 04EPC-01845] (E-12 & F-12)

Project # 1003364

05DRB-00867 Major-Vacation of Public Easements

TIERRA WEST LLC agent(s) for CIRCLE K STORES INC. request(s) the above action(s) for all or a portion of Tract(s) 1-A-1 UNIT 3, **NORTH ALBUQUERQUE ACRES TRACT 2**, zoned SU-2 MIXED USE, located on LOUISIANA BLVD NE, between PASEO DEL NORTE NE and HOLLY AVE NE containing approximately 2 acre(s). [REF: 04DRB-01409/05DRB-00656 & 00657] (C-19)

Project # 1004204

05DRB-00871 Major-Vacation of Public Easements

PRECISION SURVEYS agent(s) for WESTLAND DEVELOPMENT CO request(s) the above action(s) for all or a portion of Block(s) F, Tract(s) A, **CEDAR RIDGE ESTATES, UNIT 2**, zoned R-1, located on QUAIL BRUSH DR NW and ROSEBUD DR NW. [REF: S-93-23, DRB-96-150] (J-10)

Details of the application(s) may be examined at the Development Services Center of the Planning Department, Second Floor, Plaza Del Sol Building, 600 2nd St NW, between 10:00 a.m. and 12:00 p.m. or 2:00 p.m. and 4:00 p.m. Monday through Friday, except holidays **INDIVIDUALS WITH DISABILITIES** who need special assistance to participate at this hearing should contact 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, MAY 30, 2005.

CITY OF ALBUQUERQUE

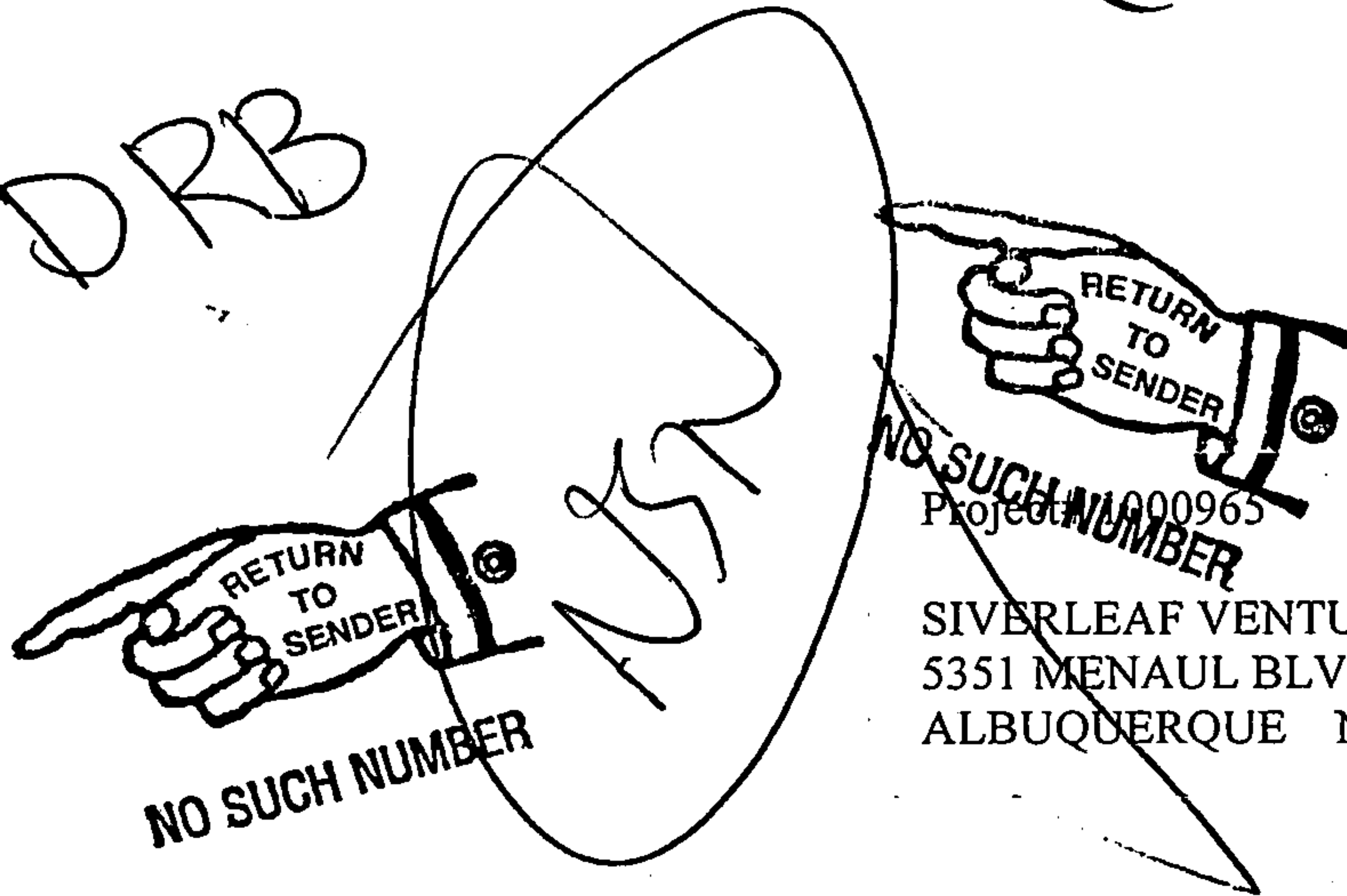


Planning Department

P.O. Box 1293

Albuquerque, NM 87103

DRB

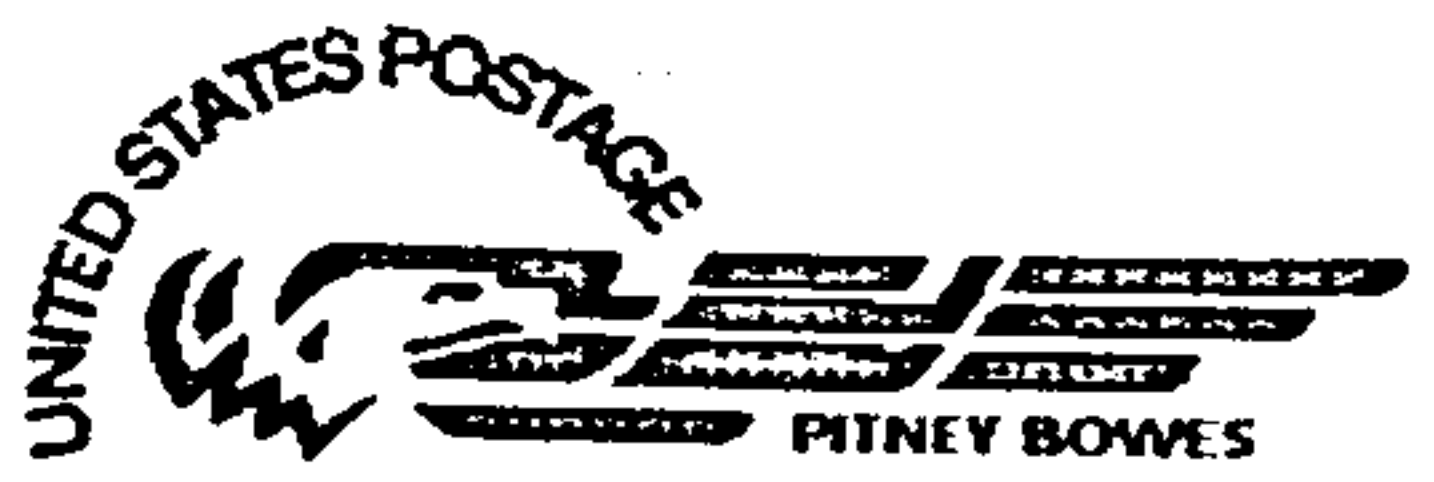
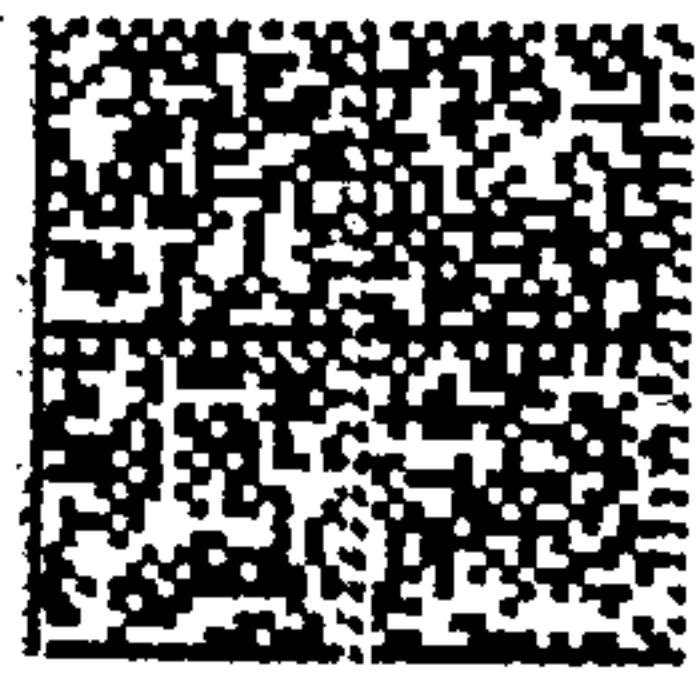


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NO SUCH NUMBER

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Project # 000965

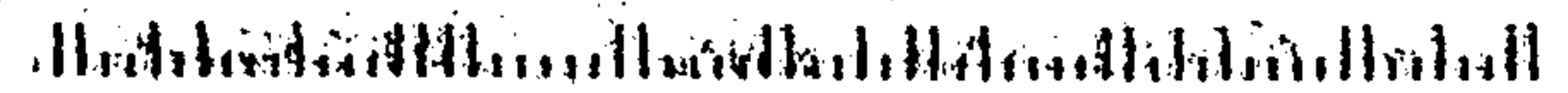
SIVERLEAF VENTURES LLC
5351 MENAUL BLVD NE
ALBUQUERQUE NM 87110

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0004329277 MAY 26 2005
MAILED FROM ZIP CODE 87102

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**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 15, 2005, beginning at 9:00 a.m. for the purpose of considering the following:

Project # 1003859

05DRB-00869 Major-Vacation of Public Easements

BOHANNAN HUSTON INC. agent(s) for SILVERLEAF VENTURES, LLC request(s) the above action(s) for all or a portion of Tract(s) A & 6B, **OVENWEST CORPORATION, CITY OF ALBUQUERQUE AND LANDS OF RAY GRAHAM III**, zoned SU-1, O-1, C-2 & PRD, located on COORS BLVD NW, between MONTANO RD NW and LEARNING RD NW containing approximately 70 acre(s). [REF: 04EPC-01844, 04EPC-01845] (E-12 & F-12)

Project # 1003364

05DRB-00867 Major-Vacation of Public Easements

TIERRA WEST LLC agent(s) for CIRCLE K STORES INC. request(s) the above action(s) for all or a portion of Tract(s) 1-A-1 UNIT 3, **NORTH ALBUQUERQUE ACRES TRACT 2**, zoned SU-2 MIXED USE, located on LOUISIANA BLVD NE, between PASEO DEL NORTE NE and HOLLY AVE NE containing approximately 2 acre(s). [REF: 04DRB-01409/05DRB-00656 & 00657] (C-19)

Project # 1004204

05DRB-00871 Major-Vacation of Public Easements

PRECISION SURVEYS agent(s) for WESTLAND DEVELOPMENT CO request(s) the above action(s) for all or a portion of Block(s) F, Tract(s) A, **CEDAR RIDGE ESTATES, UNIT 2**, zoned R-1, located on QUAIL BRUSH DR NW and ROSEBUD DR NW. [REF: S-93-23, DRB-96-150] (J-10)

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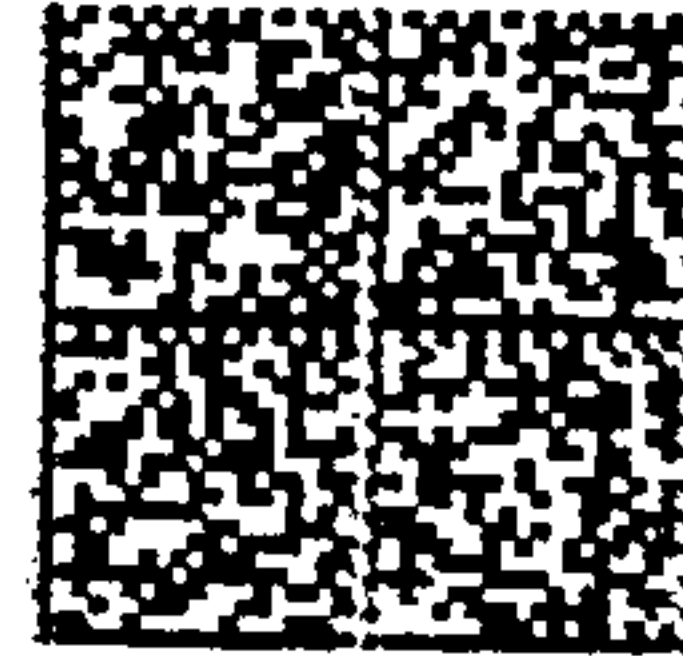
Sheran Matson, AICP, DRB Chair
Development Review Board

TO BE PUBLISHED IN THE ALBUQUERQUE JOURNAL MONDAY, MAY 30, 2005.

CITY OF ALBUQUERQUE



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KOURY KAREN A
 PO BOX 67306
 ALBUQUERQUE NM 87193

Planning Department

P.O. Box 1293

Albuquerque, NM 87103

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 KOURY
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 SANTA FE NM 87507-3432

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

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Project # 1004204

05DRB-00871 Major-Vacation of Public Easements

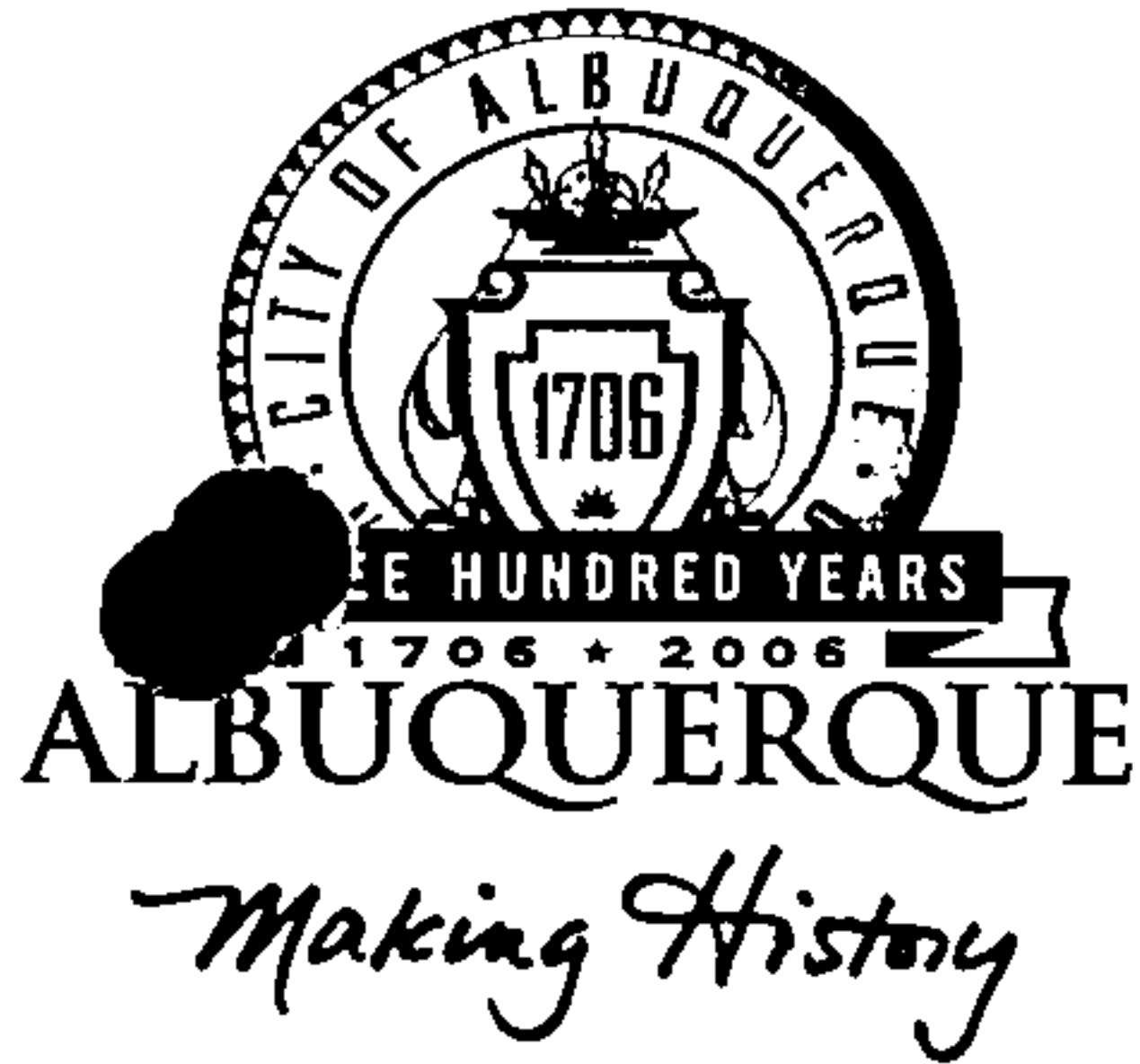
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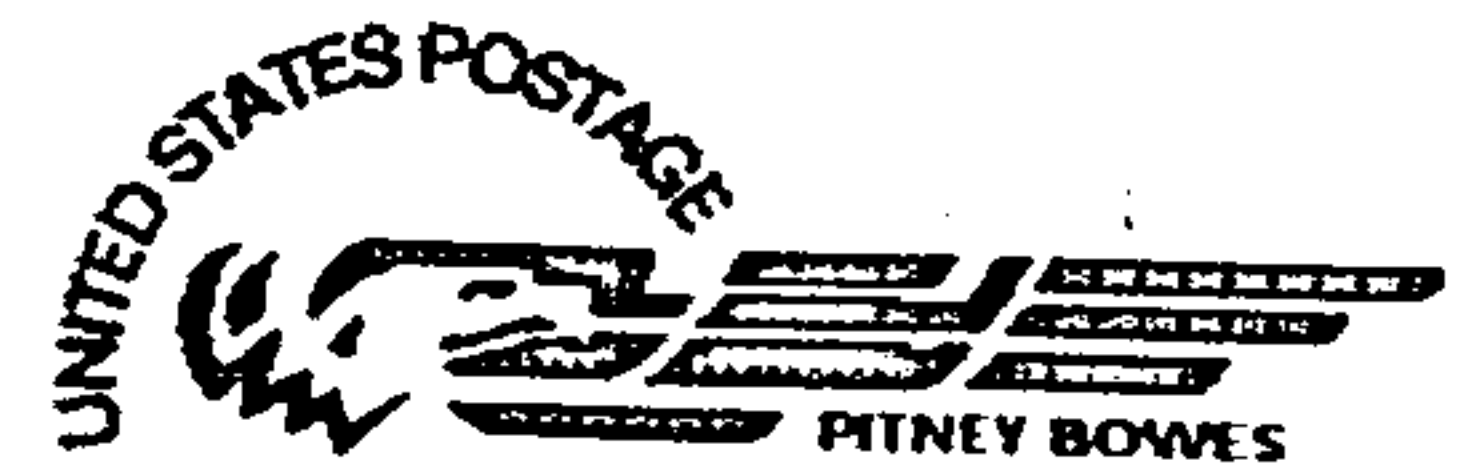
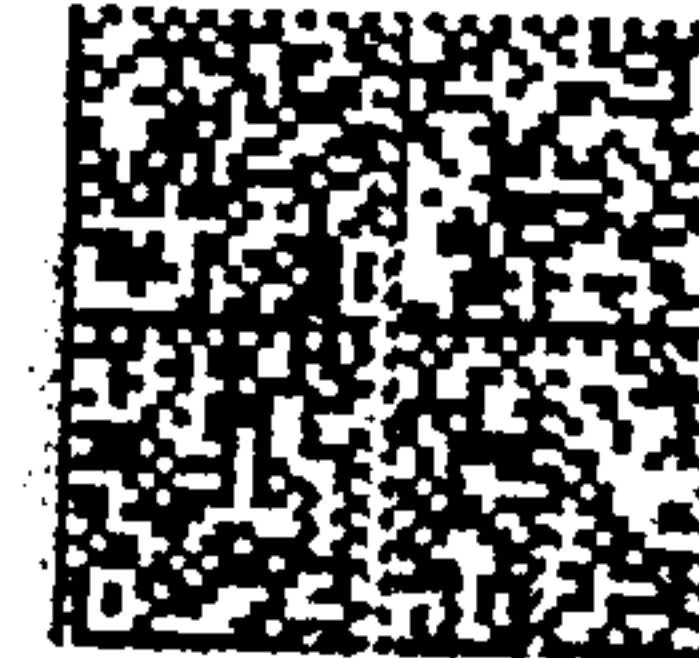
Sheran Matson, AICP, DRB Chair
Development Review Board

TO BE PUBLISHED IN THE ALBUQUERQUE JOURNAL MONDAY, MAY 30, 2005.

CITY OF ALBUQUERQUE



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0004329277 MAY 26 2005
MAILED FROM ZIP CODE 87102

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Planning Department

P.O. Box 1293

Albuquerque, NM 87103

BAILEY JIM C
5320 APOLLO
ALBUQUERQUE NM

DR NW
87120

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FORWARD TIME EXP RTN TO SEND
BAILEY
1344 RIO GRANDE BLVD SW
LOS LUNAS NM 87031-8633

RETURN TO SENDER

87120+87103/1293



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

Meeting Date: JUNE 15, 2005
Zone Atlas Page: E-12-Z & F-12-Z
Notification Radius: 100 Ft.

1003859
Project# ~~1000965~~
App# 05DRB-00869

Cross Reference and Location: LOCATED ON COORS BLVD NW BETWEEN
MONTANO RD NW AND LEARNING RD NW

Applicant: SIVERLEAF VENTURES, LLC
Address: 5351 MENAUL BLVD NE
ALBUQUERQUE NM 87110

Agent: BOHANNAN HUSTON, INC.
Address: 7500 JEFFERSON ST NE
ALBUQUERQUE NM 87109

Special Instructions:

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

Date Mailed: MAY 27, 2005

Signature: KYLE TSETHLIKAI

101206221216040208 LEGAL: PARC EL 5 -A2-A PLAT OF PARCEL 5-A2-A LANDS OF JOEL LAND USE:
PROPERTY ADDR: 00000 COORS
OWNER NAME: WALGREEN HASTINGS CO
OWNER ADDR: 00200 WILMOT RD DEERFIELD IL 60015

101206239913540110 LEGAL: THE ELY PORT OF TR "B" LDS OF JOEL P TAYLOR EXC SL LAND USE:
PROPERTY ADDR: 00000 N/A
OWNER NAME: CITY OF ALBUQUERQUE
OWNER ADDR: 00000 ALBUQUERQUE NM 87103

101206218118630505 *** THIS UPC CODE HAS NO MASTER RECORD ON FILE

101206229814340345 LEGAL: TRAC T A CORRECTED PLAT OF BOSQUE MONTANO SUBDIVISI LAND USE:
PROPERTY ADDR: 00000
OWNER NAME: RAYLEE HOMES INC
OWNER ADDR: 04011 BARBARA LP SE RIO RANCHO NM 87124

101206225515840210 LEGAL: PARC EL 5 -A1-B PLAT OF PARCELS 5-A1-A & 5-A1-B LAND LAND USE:
PROPERTY ADDR: 00000
OWNER NAME: TAYLOR JOEL P ETUX ETAL TRUST
OWNER ADDR: 00000 ALBUQUERQUE NM 87103

101206231313340301 LEGAL: TRAC T B CORRECTED PLAT OF BOSQUE MONTANO SUBDIVISI LAND USE:
PROPERTY ADDR: 00000
OWNER NAME: RAYLEE HOMES INC
OWNER ADDR: 04011 BARBARA LP SE RIO RANCHO NM 87124

101206214915630108 LEGAL: TRAC T D1 C PLAT FOR TRACT D-1 TAYLOR RIDGE SUBDIVIS LAND USE:
PROPERTY ADDR: 00000 MONTANO
OWNER NAME: PETER DEFRIES CORPORATION
OWNER ADDR: 08525 JEFFERSON NE ALBUQUERQUE NM 87113

101206213713730109 LEGAL: TRAC T D1 D PLAT FOR TRACT D-1 TAYLOR RIDGE SUBDIVIS LAND USE:
PROPERTY ADDR: 00000 COORS
OWNER NAME: HALLE PROPERTIES LLC
OWNER ADDR: 20225 SCOTTSDALE RD SCOTTSDALE AZ 85255

101206208411530110 LEGAL: TR D -2 TAYLOR RIDGE SUBD CONT 11.2663 AC M/L LAND USE:
PROPERTY ADDR: 00000 TAYLOR RANCH
OWNER NAME: AMERICAN REALPROP
OWNER ADDR: 05601 TAYLOR RANCH DR NW ALBUQUERQUE NM 87120

101206218812830216 LEGAL: TR A PLA T OF TRACTS A. B. 1. 2. 3. 4. 5 & 6 OF LAN LAND USE:
PROPERTY ADDR: 00000 COORS
OWNER NAME: CITY OF ALBUQUERQUE
OWNER ADDR: 00000 ALBUQUERQUE NM 87102

101206215003030215 LEGAL: TR 6 -B B ULK LAND PLAT TRACT 6-A CITY OF ALBUQUERQU LAND USE:
PROPERTY ADDR: 00000 COORS
OWNER NAME: GRAHAM III RAY A
OWNER ADDR: 00000 ALBUQUERQUE NM 87120

101206209608830112 LEGAL: TR F COR RECTED PLAT OF TAYLOR RIDGE SUBD CONT 1.75 LAND USE:
PROPERTY ADDR: 00000 N/A
OWNER NAME: CITY OF ALBUQUERQUE
OWNER ADDR: 00000 ALBUQUERQUE NM 87103

101206226211440361 LEGAL: LOT 48 C ORRECTED PLAT OF BOSQUE MONTANO SUBDIVISIO LAND USE:
PROPERTY ADDR: 00000 CALLE OVEJA
OWNER NAME: YORK BRIDGET L
OWNER ADDR: 03616 CALLE OVEJA CT NW ALBUQUERQUE NM 87120

101206226611340362 LEGAL: LOT 47 C ORRECTED PLAT OF BOSQUE MONTANO SUBDIVISIO LAND USE:
PROPERTY ADDR: 00000 CALLE OVEJA
OWNER NAME: TREVETT FRANCIS E & MARY K
OWNER ADDR: 03612 CALLE OVEJA CT NW ALBUQUERQUE NM 87120

101206226911140363 LEGAL: LOT 46 C ORRECTED PLAT OF BOSQUE MONTANO SUBDIVISIO LAND USE:
PROPERTY ADDR: 00000 CALLE OVEJA
OWNER NAME: FIERRO DANA R & ARNULFO VALDEZ
OWNER ADDR: 03608 CALLE OVEJA CT NW ALBUQUERQUE NM 87120

101206227210840364 LEGAL: LOT 45 C ORRECTED PLAT OF BOSQUE MONTANO SUBDIVISIO LAND USE:
PROPERTY ADDR: 00000 CALLE OVEJA
OWNER NAME: BICOASTAL 4 LLC
OWNER ADDR: 03604 CALLE OVEJA CT NW ALBUQUERQUE NM 87120

101206227510640365 LEGAL: LOT 44 C ORRECTED PLAT OF BOSQUE MONTANO SUBDIVISIO LAND USE:
PROPERTY ADDR: 00000 CALLE OVEJA
OWNER NAME: MARRIOTT JOHN T &
OWNER ADDR: 03602 CALLE OVEJA CT NW ALBUQUERQUE NM 87114

101206227910440366 LEGAL: LOT 43 C ORRECTED PLAT OF BOSQUE MONTANO SUBDIVISIO LAND USE:
PROPERTY ADDR: 00000 CALLE OVEJA
OWNER NAME: JAECKEL KURT
OWNER ADDR: 03600 CALLE OVEJA CT NW ALBUQUERQUE NM 87120

*** THIS UPC CODE HAS NO MASTER RECORD ON FILE

101206226509030210 LEGAL: TR 6 -A B ULK LAND PLAT TRACT 6-A CITY OF ALBUQUERQU LAND USE:
PROPERTY ADDR: 00000
OWNER NAME: CITY OF ALBUQUERQUE
OWNER ADDR: 00000 ALBUQUERQUE NM 87103

101206232003540405 LEGAL: THE REMA INING PORT OF TR OF LAND IN FRACTIONAL SEC LAND USE:
PROPERTY ADDR: 00000
OWNER NAME: GRAHAM RAY A III
OWNER ADDR: 00000 ALBUQUERQUE NM 87120

101206204005530911 LEGAL: LOT 8 PL AT OF THE VILLAGE AT TAYLOR RIDGE (REPL OF LAND USE:
PROPERTY ADDR: 00000 APOLLO
OWNER NAME: KARA AZIM
OWNER ADDR: 05336 APOLLO DR NW ALBUQUERQUE NM 87120

101206203704930910 LEGAL: LOT 9 PL AT OF THE VILLAGE AT TAYLOR RIDGE (REPL OF LAND USE:
PROPERTY ADDR: 00000 APOLLO
OWNER NAME: DIDIAN PATRICIA A
OWNER ADDR: 05332 APOLLO DR NW ALBUQUERQUE NM 87120

101206203304630909 LEGAL: LT 1 0 PL AT OF THE VILLAGE AT TAYLOR RIDGE (REPL OF LAND USE:
PROPERTY ADDR: 00000 APOLLO
OWNER NAME: SULEIMAN IMAN
OWNER ADDR: 05328 APOLLO DR NW ALBUQUERQUE NM 87120

101206202904330908	LEGAL: LT 1 1 PL AT OF THE VILLAGE AT TAYLOR RIDGE (REPL OF LAND USE: PROPERTY ADDR: 00000 N/A OWNER NAME: PAUL HELENE OWNER ADDR: 05601 TAYLOR RANCH	DR NW ALBUQUERQUE NM	87120
101206202504030907	LEGAL: LT 1 2 PL AT OF THE VILLAGE AT TAYLOR RIDGE (REPL OF LAND USE: PROPERTY ADDR: 00000 APOLLO OWNER NAME: BAILEY JIM C OWNER ADDR: 05320 APOLLO	DR NW ALBUQUERQUE NM	87120
101206202103630906	LEGAL: LT 1 3 PL AT OF THE VILLAGE AT TAYLOR RIDGE (REPL OF LAND USE: PROPERTY ADDR: 00000 APOLLO OWNER NAME: SAAVEDRA HENRY & CHARISSA OWNER ADDR: 05316 APOLLO	DR NW ALBUQUERQUE NM	87120
101206201703330905	LEGAL: LT 1 4 PL AT OF THE VILLAGE AT TAYLOR RIDGE (REPL OF LAND USE: PROPERTY ADDR: 00000 APOLLO OWNER NAME: MARTIN YOLANDA M OWNER ADDR: 05312 APOLLO	DR NW ALBUQUERQUE NM	87120
101206201303030904	LEGAL: LT 1 5 PL AT OF THE VILLAGE AT TAYLOR RIDGE (REPL OF LAND USE: PROPERTY ADDR: 00000 APOLLO OWNER NAME: BLEA WALTER A OWNER ADDR: 05308 APOLLO	DR NW ALBUQUERQUE NM	87120
101206201002730903	LEGAL: LT 1 6 PL AT OF THE VILLAGE AT TAYLOR RIDGE (REPL OF LAND USE: PROPERTY ADDR: 00000 APOLLO OWNER NAME: GARCIA JOHN & ROSE MARIE OWNER ADDR: 05304 APOLLO	NW ALBUQUERQUE NM	87120
101206200602330902	LEGAL: LT 1 7 PL AT OF THE VILLAGE AT TAYLOR RIDGE (REPL OF LAND USE: PROPERTY ADDR: 00000 APOLLO OWNER NAME: LUPER CURTIS S OWNER ADDR: 05300 APOLLO	NW ALBUQUERQUE NM	87120
101206200301930901	LEGAL: LT 1 8 PL AT OF THE VILLAGE AT TAYLOR RIDGE (REPL OF LAND USE: PROPERTY ADDR: 00000 APOLLO OWNER NAME: MEDINA DEANNA M OWNER ADDR: 05236 APOLLO	DR NW ALBUQUERQUE NM	87120
101106252401441709	LEGAL: LT 1 9 PL AT OF THE VILLAGE AT TAYLOR RIDGE (REPL OF LAND USE: PROPERTY ADDR: 00000 APOLLO OWNER NAME: KOURY KAREN A OWNER ADDR: 00000	ALBUQUERQUE NM	87193
101206126047920201	LEGAL: TR 0 F LA ND WHICH IS A PORT OF LTS 1 & 2 WITHIN THE LAND USE: PROPERTY ADDR: 00000 OWNER NAME: GRAHAM RAY III OWNER ADDR: 00000	ALBUQUERQUE NM	87120
101106252101141708	LEGAL: LT 2 0 PL AT OF THE VILLAGE AT TAYLOR RIDGE (REPL OF LAND USE: PROPERTY ADDR: 00000 APOLLO OWNER NAME: SISNEROS MANUEL E OWNER ADDR: 05228 APOLLO	DR NW ALBUQUERQUE NM	87120

101106251700741707	LEGAL: LT 2 1 PL AT OF THE VILLAGE AT TAYLOR RIDGE (REPL OF LAND USE: PROPERTY ADDR: 00000 APOLLO OWNER NAME: BROUGHTON RANDALL J OWNER ADDR: 05224 APOLLO	DR NW ALBUQUERQUE NM	87120
101106250500841705	LEGAL: LT 2 3 PL AT OF THE VILLAGE AT TAYLOR RIDGE (REPL OF LAND USE: PROPERTY ADDR: 00000 N/A OWNER NAME: SANDOVAL RUBEN & SHANNON OWNER ADDR: 10901 CARTAGENA	AV SW ALBUQUERQUE NM	87121
101106251100241706	LEGAL: LT 2 2 PL AT OF THE VILLAGE AT TAYLOR RIDGE (REPL OF LAND USE: PROPERTY ADDR: 00000 APOLLO OWNER NAME: RAYER JOHN R & OWNER ADDR: 05220 APOLLO	DR NW ALBUQUERQUE NM	87120
101206115043520110	LEGAL: LOT 4A P LAT OF LOT 4A BOSQUE PREPARATORY SCHOOL LAND USE: PROPERTY ADDR: 00000 LEARNING OWNER NAME: BOSQUE SCHOOL OWNER ADDR: 04000 LEARNING	RD NW ALBUQUERQUE NM	87120
101106148050510301	LEGAL: TR A PLA T MIRADOR SUBD CONT 2.7356 AC M/L OR 119.1 LAND USE: PROPERTY ADDR: 00000 COORS OWNER NAME: GIL VIRGILIO S OWNER ADDR: 06506 CALLE REDONDA	NW ALBUQUERQUE NM	87120
101106149045710217	LEGAL: TR 5 PLA T OF TRACTS A, B, 1, 2, 3, 4, 5 & 6 OF LAN LAND USE: PROPERTY ADDR: 00000 OWNER NAME: GRAHAM III RAY A OWNER ADDR: 00000	ALBUQUERQUE NM	87120
101106147043010225	LEGAL: TRAC T 5 UNIT 2 REPL OF UNITS 1,2&3 LA LUZDEL OESTE LAND USE: PROPERTY ADDR: 00000 N/A OWNER NAME: LA LUZ LANDOWNERS ASSOCIATION OWNER ADDR: 00001 LOOP ONE	NW ALBUQUERQUE NM	87120
101206105940820137	LEGAL: TR 4 PLA T OF TRACTS A, B, 1, 2, 3, 4, 5 & 6 OF LAN LAND USE: PROPERTY ADDR: 00000 OWNER NAME: GRAHAM III RAY A OWNER ADDR: 00000	ALBUQUERQUE NM	87120

"Attachment A"

Date of Request: May 19, 2005

Name: Stephanie Stratton, Bohannon Huston Inc.

Address/Zip: 7500 Jefferson St. NE/87109

Phone: 823-1000/Fax: 798-7988

Zone Map: E-12

COORS TRAIL N.A. (CRT) "R"

✓ ***Alexandra Ostwald**

6423 Bosque Meadows NW/87120 898-1915 (h)

Janet Laros

✓ 2924 River Willow Tr. NW/87120 890-0657 (h)

LA LUZ LANDOWNERS ASSOC. (LUZ) "R"

✓ ***Rae Perls**

15 Tennis Court NW/87120 898-8833 (h)

✓ Bruce Masson

13 Arco NW/87120 898-1299 (h)

TAYLOR RANCH N.A. (TRN) "R"

✓ ***Don MacCornack**

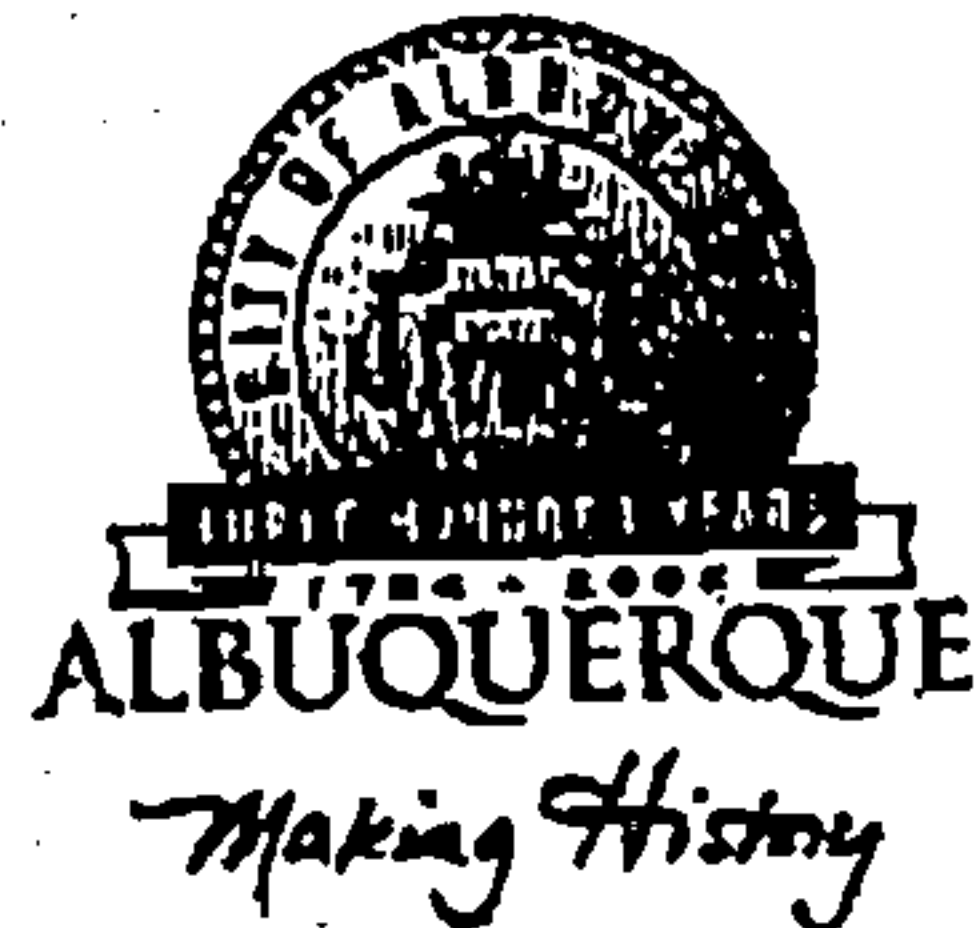
5300 Hattiesburg NW/87120 897-1593 (h)

✓ Jolene Wolfley

6804 Staghorn Dr. NW/87120 87120 890-9414 (h)

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

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



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

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

May 19, 2005

Stephanie Stratton
Bohannan Huston Inc.
7500 Jefferson NE/87109
Phone: 798-7988/Fax: 798-7988

Dear Stephanie:

Thank you for your inquiry of May 19, 2005 requesting the names of Recognized Neighborhood Associations who would be affected under the provisions of O-92 by your proposed project at **ANDALUCIA T LA LUZ, RAY A. GRAHAM III** zone map **E-12**.

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

SEE "ATTACHMENT A" FOR NEIGHBORHOOD INFORMATION.

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

Sincerely,

Stephani Winklepleck

Stephani I. Winklepleck
Neighborhood Program Coordinator
OFFICE OF NEIGHBORHOOD COORDINATION
Planning Department

planningrnaform(10/08/04)

May 20, 2005

Sheran Matson, Chair
Development Review Board
City of Albuquerque
P.O. Box 1293
Albuquerque, New Mexico 87103Re: Vacation of Public Easements, Lands of Ray Graham III, Tract 6B
SEC Coors @ Montano

Dear Sheran:

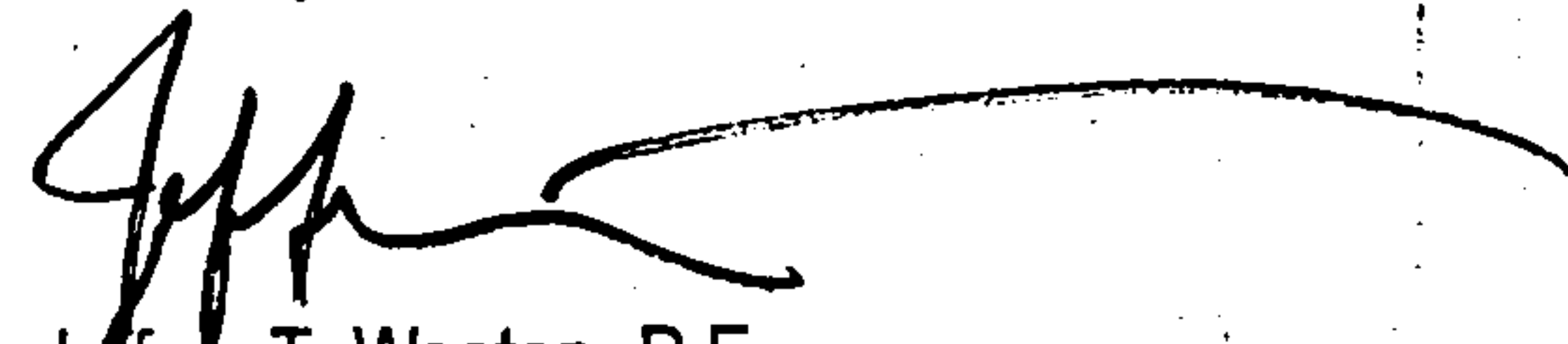
The Site Development Plan for the referenced site is currently being reviewed by the Environmental Planning Commission. In order to develop the site as currently planned, we are requesting that the easements on the enclosed Easement Vacation Exhibit be vacated. There are a total of six (6) easements to be vacated. We understand that new easements may be required to replace some of those being vacated; these new easements will be shown on the Replat that will be submitted in the next couple of weeks.

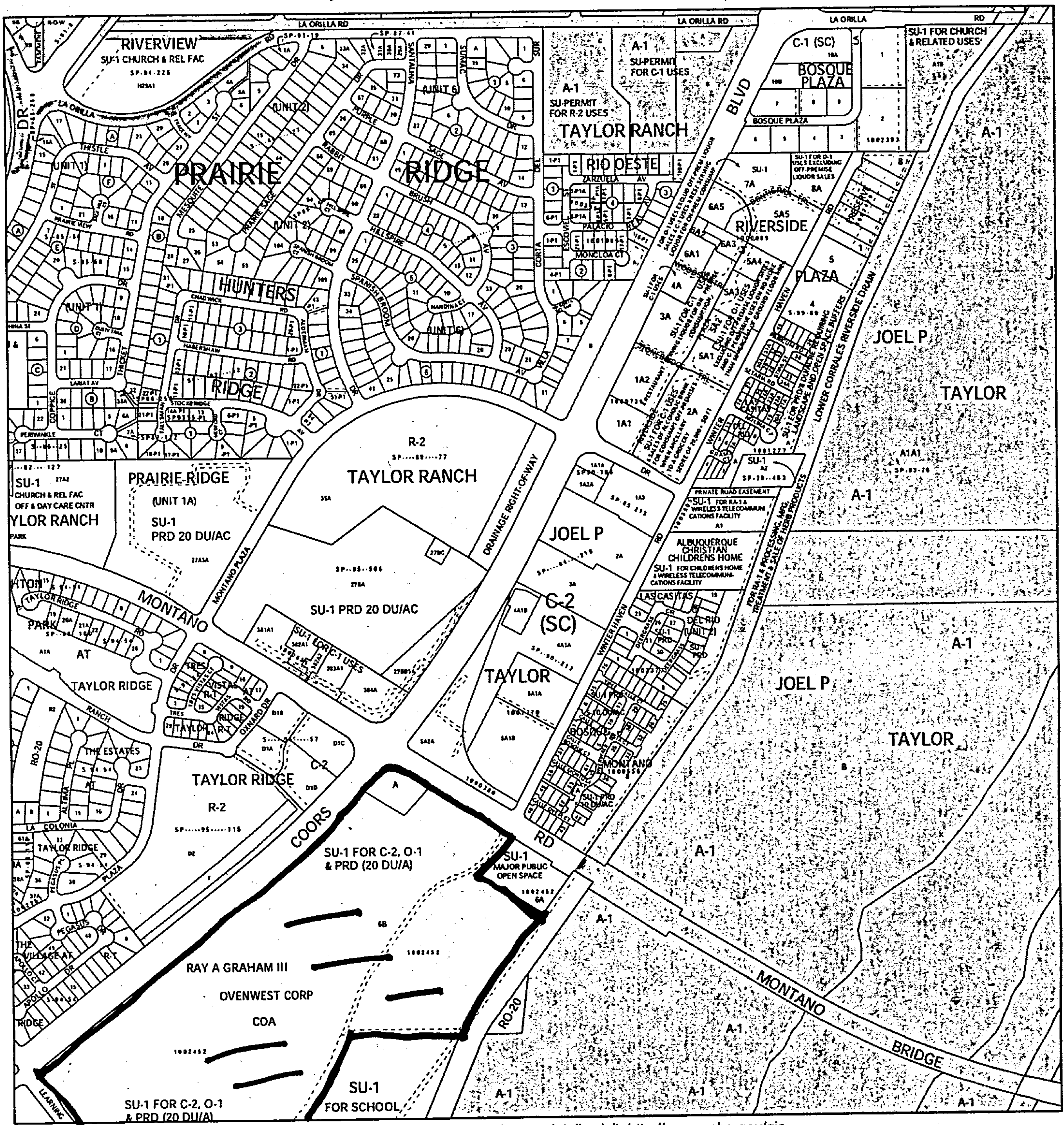
Enclosed for review and approval by the Development Review Board (DRB) are copies of the following information:

- Development Review Applications
- Twenty-four (24) copies of the Location of Request for the vacation of easements (Exhibit "A")
- Letter from the Office of Neighborhood Coordination and related data,
- Zone Atlas Map showing the location of the property, and
- Fee in the amount of \$365.00.

Please place this item on the DRB Agenda to be heard on June 15, 2005. If you have any questions or require further information, please contact me.

Sincerely,

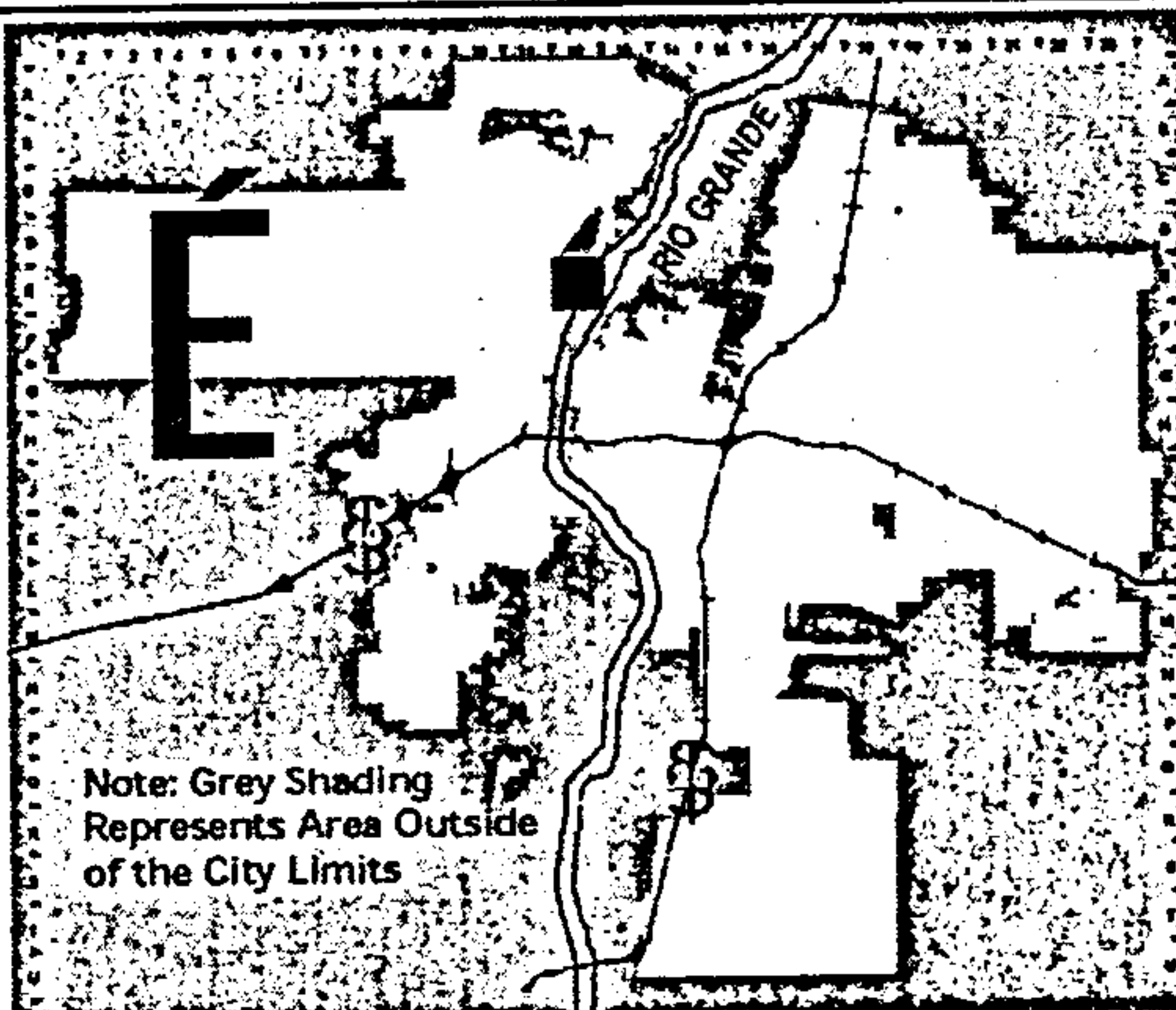
Jeffrey T. Wooten, P.E.
Project Engineer
Community Development and Planning GroupJTW/cc
Enclosures



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



Map amended through: Apr 22, 2005



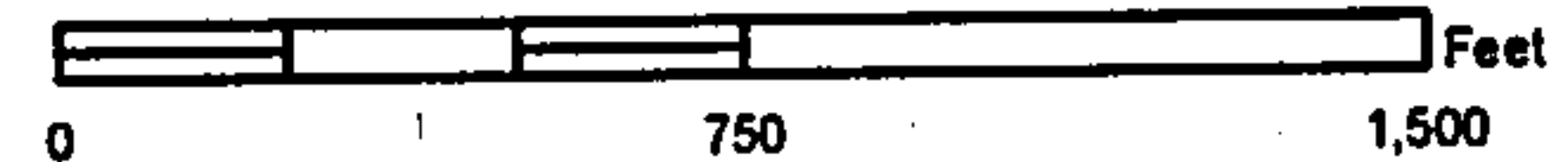
Note: Grey Shading Represents Area Outside of the City Limits

Zone Atlas Page:

E-12-Z

Selected Symbols

- Outside City Limits
- Sector Plans
- Design Overlay Zones
- City Historic Zone
- KKKH-1 Buffer Zone
- Petroglyph Mon.
- Escarpment
- 2 Mile Airport Zone
- Airport Noise Contours
- Wall Overlay Zone





SUBDIVISION

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

SITE DEVELOPMENT PLAN

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

Supplemental form

S

V

P

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

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: SIVERLEAF VENTURES, LLC
 ADDRESS: 5351 MENAUL BLVD. NE
 CITY: ALBUQUERQUE
 Proprietary interest in site: OWNER
 AGENT (if any): BOHANNAN HUSTON INC.
 ADDRESS: 7500 JEFFERSON NE
 CITY: ALBUQUERQUE

STATE NM ZIP 87110

PHONE: 883-0414
 FAX: 872-1248
 E-MAIL: _____

STATE NM ZIP 87109

PHONE: 823-1000
 FAX: 798-7988
 E-MAIL: _____

DESCRIPTION OF REQUEST: VACATION OF PUBLIC EASEMENTS

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 A AND 6B Block: _____ Unit: _____

Subdiv. / Addn. LANDS OF RAY GRAHAM III, OVENWEST CORP., AND COA

Current Zoning: SU-1, O-1, C-2, AND PRD Proposed zoning: _____

Zone Atlas page(s): E-12 AND F-12 No. of existing lots: 2 No. of proposed lots: 8

Total area of site (acres): 69.6 Density if applicable: dwellings per gross acre: _____ dwellings per net acre: _____

Within city limits? Yes. No , but site is within 5 miles of the city limits (DRB jurisdiction.) Within 1000FT of a landfill? _____

UPC No. 101206318812830216; 101206212503030215 MRGCD Map No. _____

LOCATION OF PROPERTY BY STREETS: On or Near: COORS BLVD. NW
 Between: MONTANO RD NW and LEARNING RD. NW

CASE HISTORY:

List any current or prior case number that may be relevant to your application (Proj., App., DRB-, AX_, Z_, V_, S_, etc.): DRB#1000965-04EPC-01844-01845

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

SIGNATURE *Jeff Wooten*

DATE 5/20/2005

(Print) JEFF WOOTEN

Applicant Agent

FOR OFFICIAL USE ONLY

Form revised 10/03

<input type="checkbox"/> INTERNAL ROUTING	Application case numbers	Action	S.F.	Fees
<input type="checkbox"/> All checklists are complete	<u>05 DRB - - 00869</u>	<u>VPE</u>	<u>V</u>	<u>\$ 270.00</u>
<input type="checkbox"/> All fees have been collected	_____	<u>AD FEE</u>	<u>OFF</u>	<u>\$ 75.00</u>
<input type="checkbox"/> All case #s are assigned	_____	<u>GMF</u>	_____	<u>\$ 20.00</u>
<input type="checkbox"/> AGIS copy has been sent	_____	_____	_____	\$ _____
<input type="checkbox"/> Case history #s are listed	_____	_____	_____	\$ _____
<input type="checkbox"/> Site is within 1000ft of a landfill	_____	_____	_____	\$ _____
<input type="checkbox"/> F.H.D.P. density bonus	_____	_____	_____	\$ _____
<input type="checkbox"/> F.H.D.P. fee rebate	_____	_____	_____	\$ _____
Hearing date <u>06/15/05</u>				Total <u>\$ 365.00</u>

Sandy Handley 05/20/05
 Planner signature / date

Project # 1000965 **3859**

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

- 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

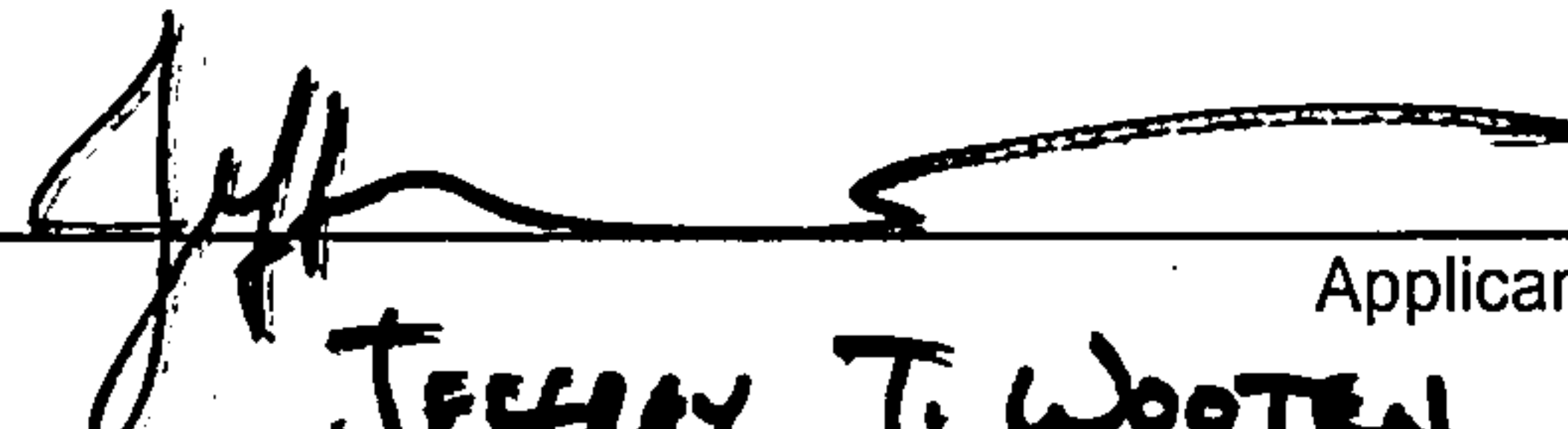
EXTENSION OF THE SIA FOR TEMPORARY DEFERRAL OF SIDEWALK CONSTRUCTION

- 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.



 Applicant name (print)
JEFFREY T. WOOTEN


 Applicant signature / date



Form revised 4/03 and October 2003

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

Application case numbers
 OSDRB- _____ -00869



 Planner signature / date
Project # 1000965

May 20, 2005

Sheran Matson, Chair
Development Review Board
City of Albuquerque
P.O. Box 1293
Albuquerque, New Mexico 87103

Re: Vacation of Public Easements, Lands of Ray Graham III, Tract 6B
SEC Coors @ Montano

Dear Sheran:

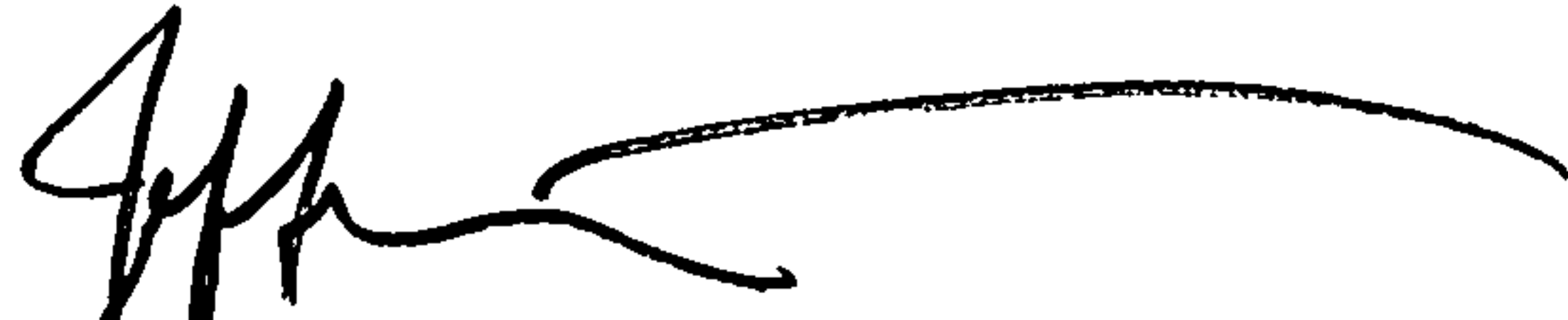
The Site Development Plan for the referenced site is currently being reviewed by the Environmental Planning Commission. In order to develop the site as currently planned, we are requesting that the easements on the enclosed Easement Vacation Exhibit be vacated. There are a total of six (6) easements to be vacated. We understand that new easements may be required to replace some of those being vacated; these new easements will be shown on the Replat that will be submitted in the next couple of weeks.

Enclosed for review and approval by the Development Review Board (DRB) are copies of the following information:

- Development Review Applications
- Twenty-four (24) copies of the Location of Request for the vacation of easements (Exhibit "A")
- Letter from the Office of Neighborhood Coordination and related data,
- Zone Atlas Map showing the location of the property, and
- Fee in the amount of \$365.00.

Please place this item on the DRB Agenda to be heard on June 15, 2005. If you have any questions or require further information, please contact me.

Sincerely,



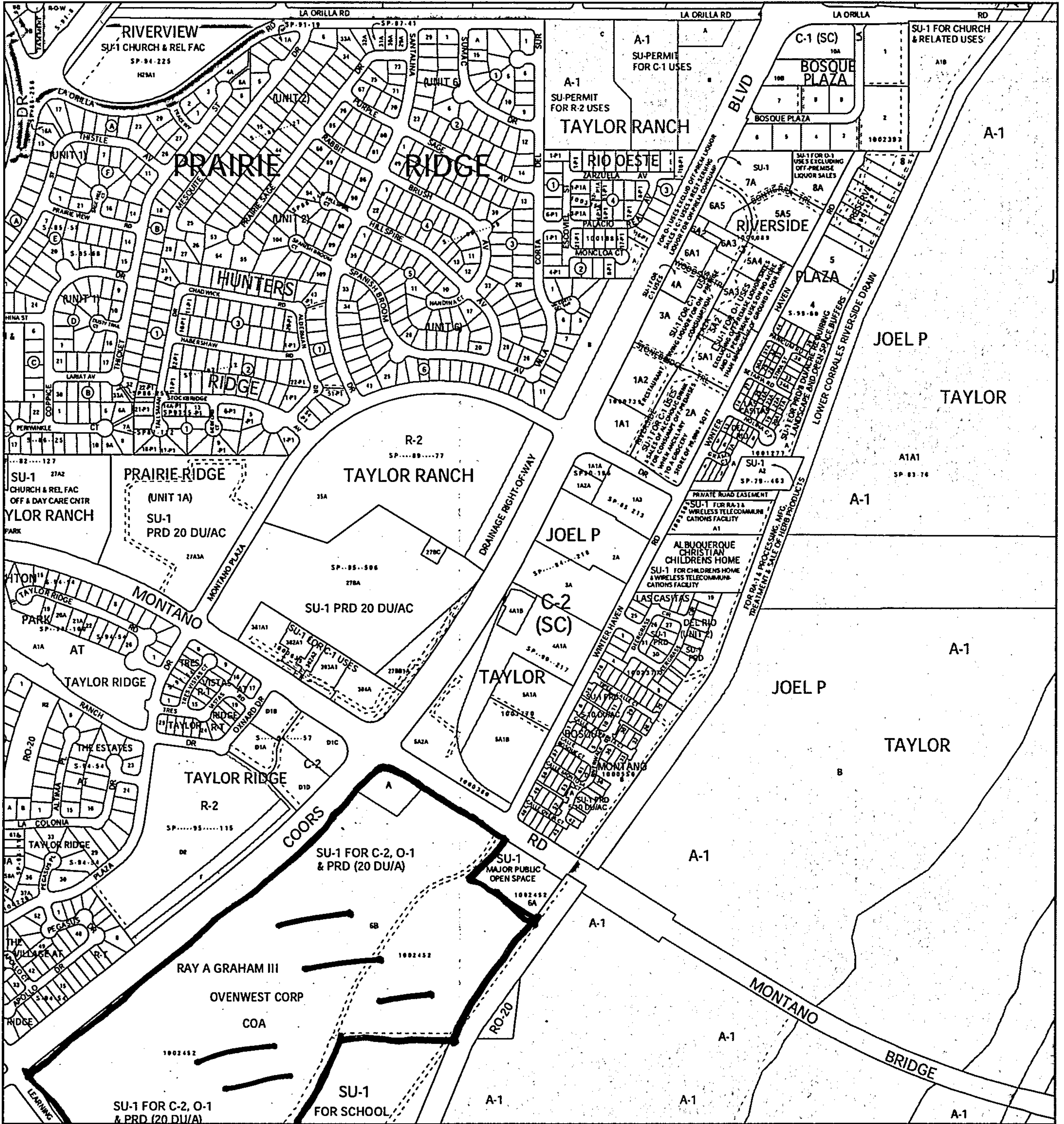
Jeffrey T. Wooten, P.E.
Project Engineer
Community Development and Planning Group

JTW/cc
Enclosures

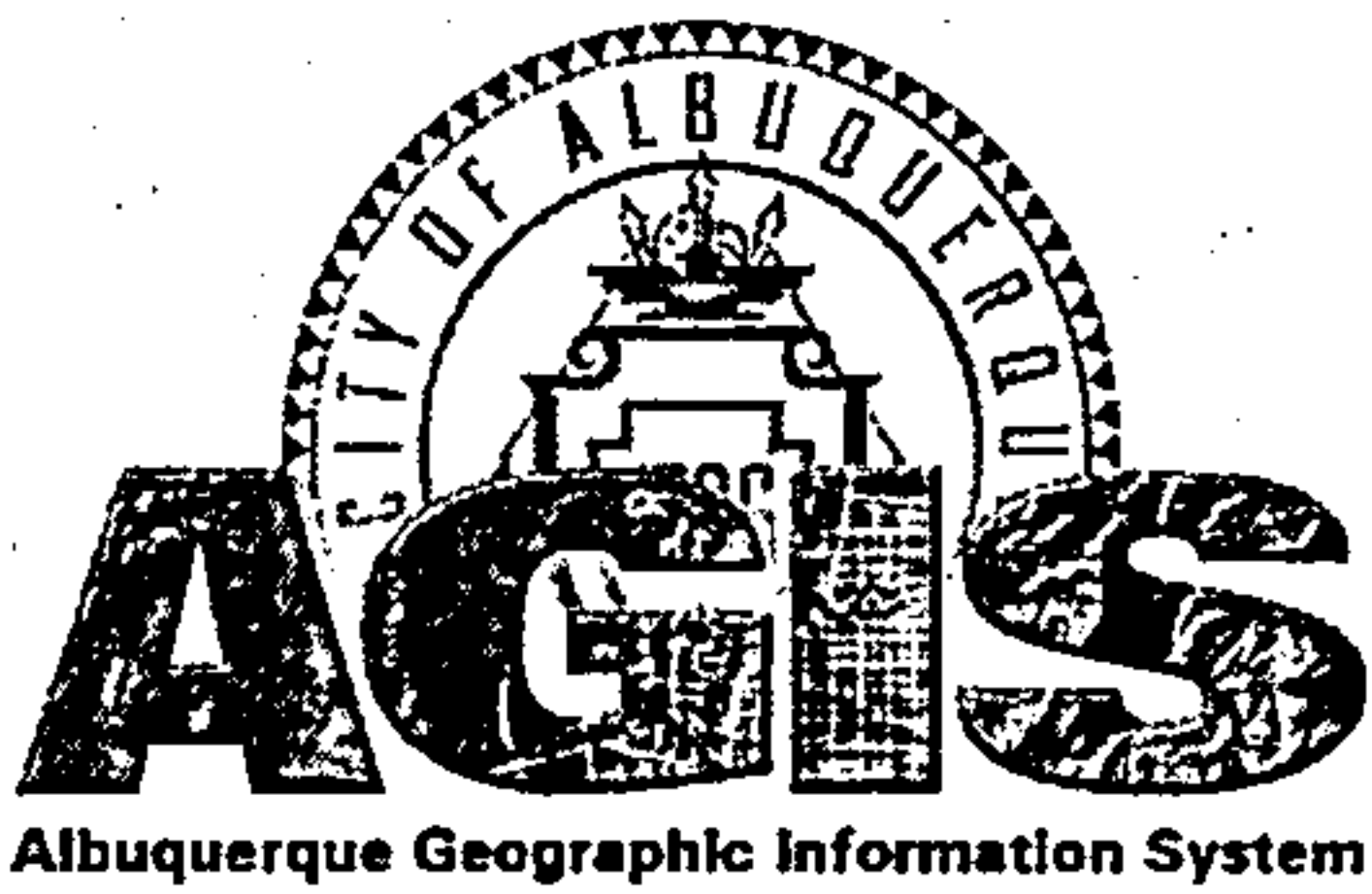
ENGINEERING ▲

SPATIAL DATA ▲

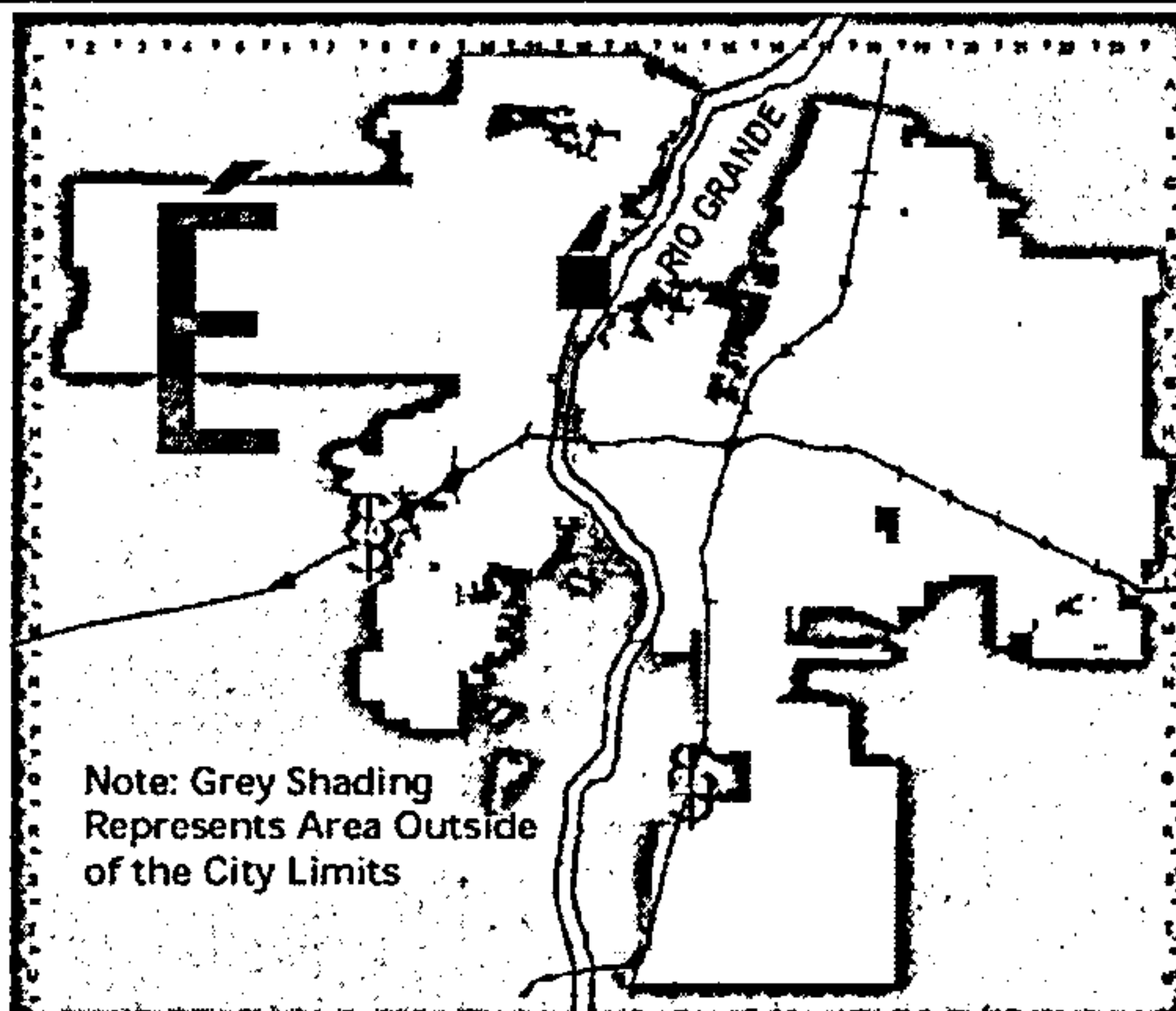
ADVANCED TECHNOLOGIES ▲



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



Map amended through: Apr 22, 2005

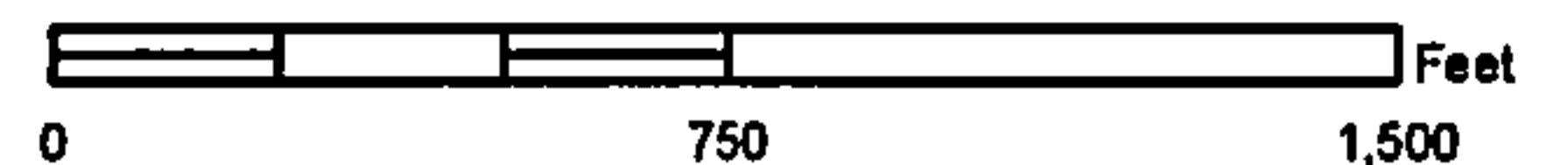


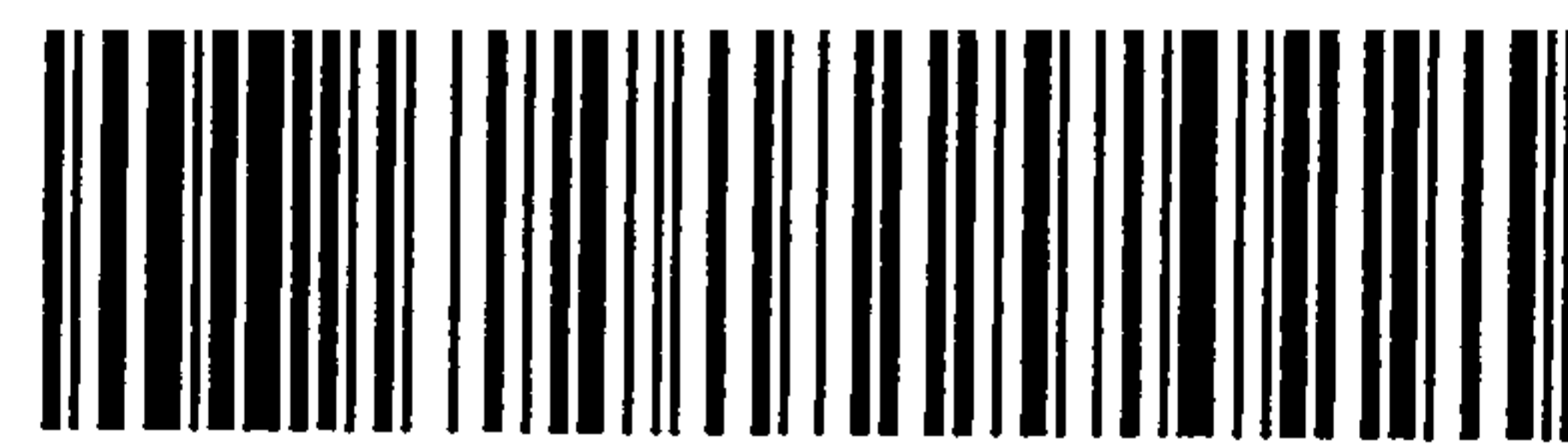
Zone Atlas Page:

E-12-Z

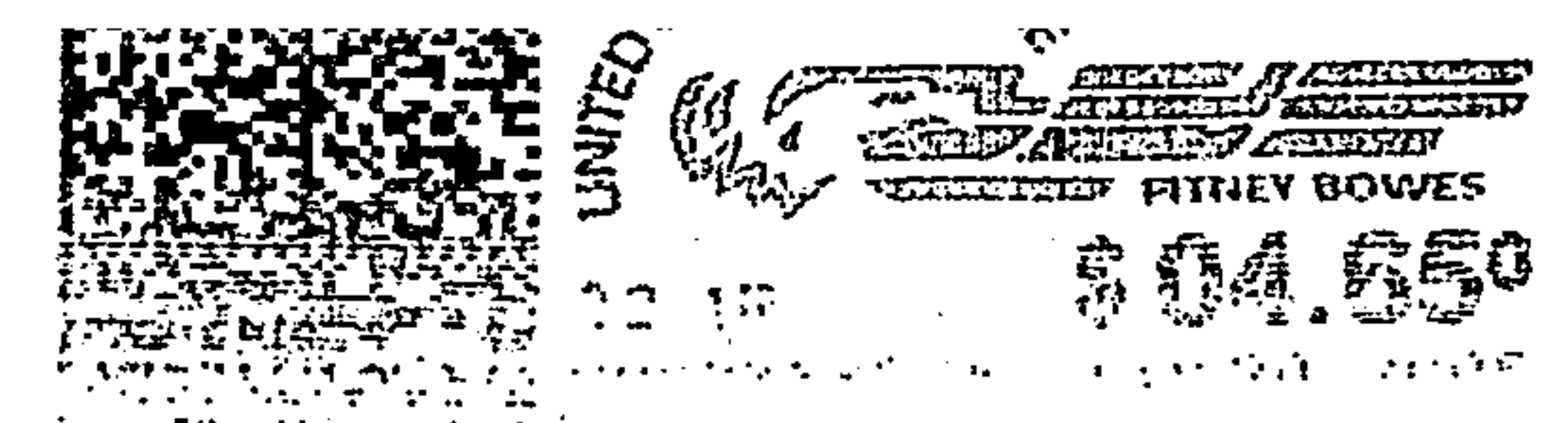
Selected Symbols

- Outside City Limits
- Sector Plans
- Design Overlay Zones
- City Historic Zone
- KKKH-1 Buffer Zone
- Petroglyph Mon.
- Escarpment
- 2 Mile Airport Zone
- Airport Noise Contours
- Wall Overlay Zone





91 7108 2133 3931 2005 8345



SENDER: COMPLETE THIS SECTION

- Complete items 1, 2, and 3. Also complete item 4 if Restricted Delivery is desired.
- Print your name and address on the reverse so that we can return the card to you.
- Attach this card to the back of the mailpiece, or on the front if space permits.

1. Article Addressed to:

Don MacCormack
5300 Hattiesburg NW
Albuquerque, NM 87120

2. Article Number
(Transfer from service label)

91 7108 2133 3931 2005 8345

PS Form 3811, August 2001

Domestic Return Receipt

2ACPRI-03-P-4081

COMPLETE THIS SECTION ON DELIVERY

A. Signature

X

Agent

Addressee

B. Received by (Printed Name)

C. Date of Delivery

D. Is delivery address different from item 1? Yes

if YES, enter delivery address below: No

3. Service Type

Certified Mail

Express Mail

Registered

Return Receipt for Merchandise

Insured Mail

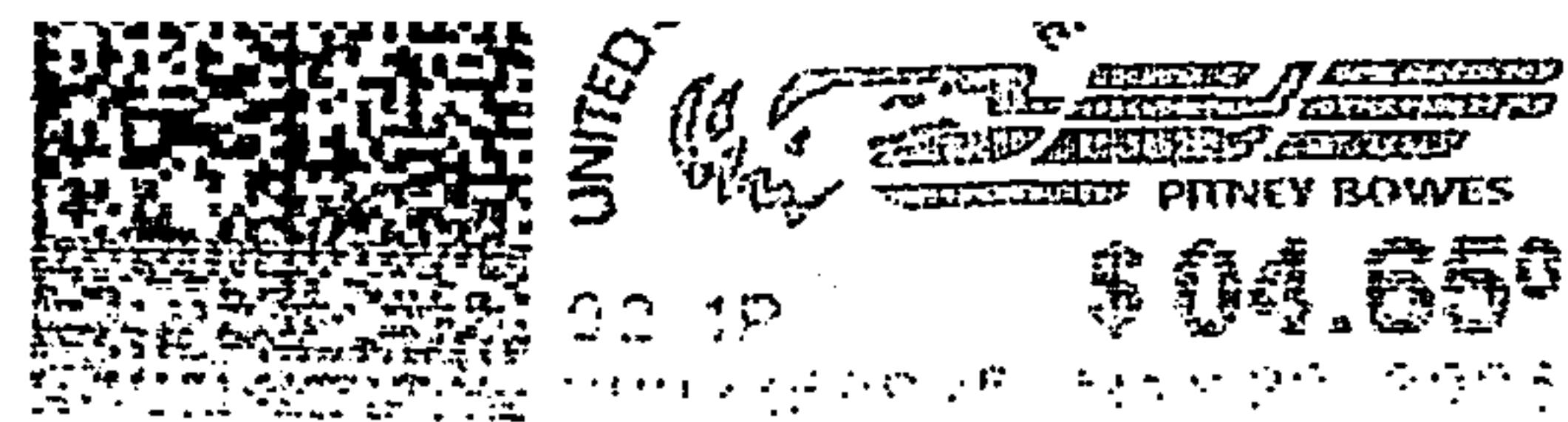
C.O.D.

4. Restricted Delivery? (Extra Fee)

Yes



91 7108 2133 3931 2005 8352



SENDER: COMPLETE THIS SECTION

- Complete items 1, 2, and 3. Also complete item 4 if Restricted Delivery is desired.
- Print your name and address on the reverse so that we can return the card to you.
- Attach this card to the back of the mailpiece, or on the front if space permits.

1. Article Addressed to:

Jolene Wolfley
6804 Staghorn Dr. NW
Albuquerque, NM 87120

2. Article Number
(Transfer from service label)

91 7108 2133 3931 2005 8352

COMPLETE THIS SECTION ON DELIVERY

A. Signature

X

- Agent
- Addressee

B. Received by (Printed Name)

C. Date of Delivery

D. Is delivery address different from item 1? Yes
if YES, enter delivery address below: No

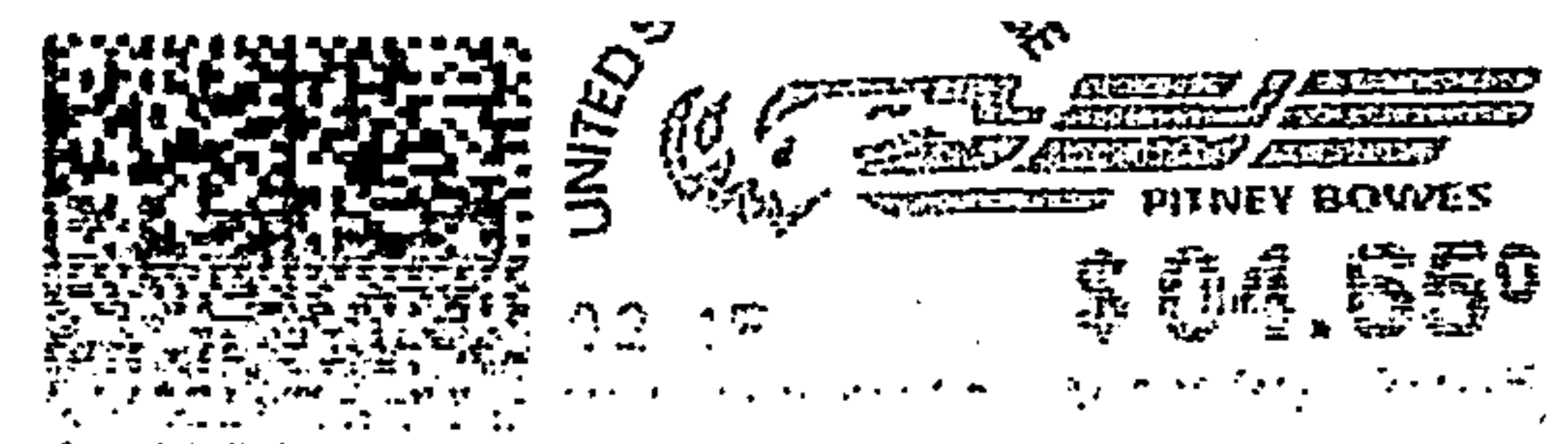
3. Service Type

- Certified Mail Express Mail
- Registered Return Receipt for Merchandise
- Insured Mail C.O.D.

4. Restricted Delivery? (Extra Fee) Yes



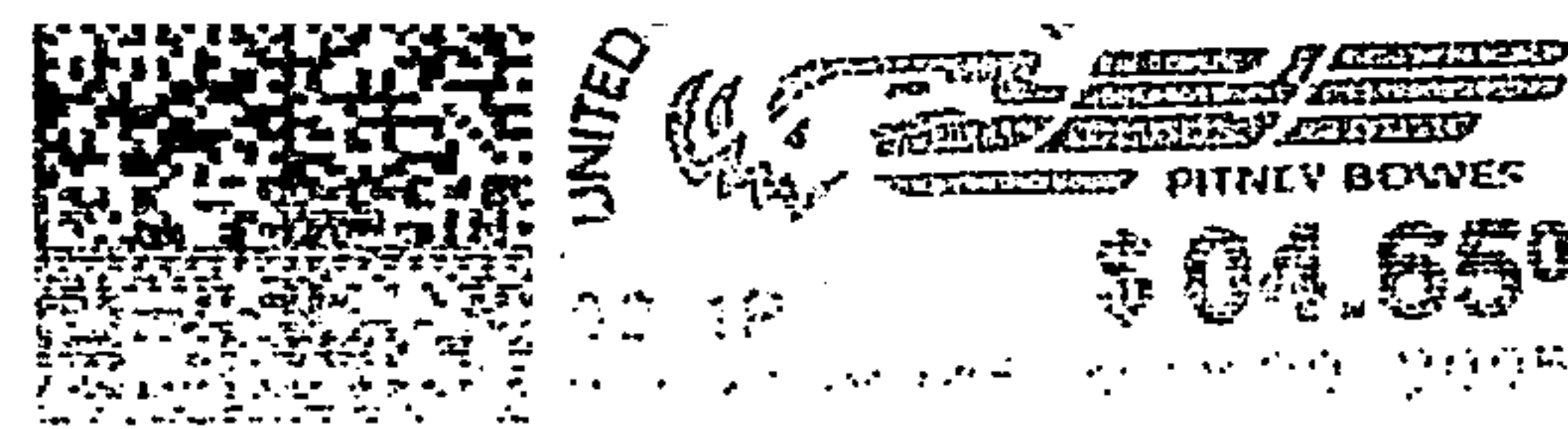
91 7108 2133 3931 2005 8369



SENDER: COMPLETE THIS SECTION	COMPLETE THIS SECTION ON DELIVERY	
<ul style="list-style-type: none"> ■ Complete items 1, 2, and 3. Also complete item 4 if Restricted Delivery is desired. ■ Print your name and address on the reverse so that we can return the card to you. ■ Attach this card to the back of the mailpiece, or on the front if space permits. 	<p>A. Signature <input type="checkbox"/> Agent</p> <p>X <input type="checkbox"/> Addressee</p>	
<p>1. Article Addressed to:</p> <p>Rae Paris 15 Tennis Court NW Albuquerque, NM 87120</p>	<p>B. Received by (<i>Printed Name</i>)</p>	<p>C. Date of Delivery</p>
	<p>D. Is delivery address different from item 1? <input type="checkbox"/> Yes</p> <p>if YES, enter delivery address below: <input type="checkbox"/> No</p>	
	<p>3. Service Type</p> <p><input checked="" type="checkbox"/> Certified Mail <input type="checkbox"/> Express Mail</p> <p><input type="checkbox"/> Registered <input checked="" type="checkbox"/> Return Receipt for Merchandise</p> <p><input type="checkbox"/> Insured Mail <input type="checkbox"/> C.O.D.</p>	
	<p>4. Restricted Delivery? (<i>Extra Fee</i>) <input type="checkbox"/> Yes</p>	
<p>2. Article Number 91 7108 2133 3931 2005 8369</p> <p>(<i>Transfer from service label</i>)</p>		
<p>PS Form 3811, August 2001 Domestic Return Receipt 2ACPRI-03-P-4081</p>		



91 7108 2133 3931 2005 8376



SENDER: COMPLETE THIS SECTION

- Complete items 1, 2, and 3. Also complete item 4 if Restricted Delivery is desired.
- Print your name and address on the reverse so that we can return the card to you.
- Attach this card to the back of the mailpiece, or on the front if space permits.

1. Article Addressed to:

Alexandra Oswald
1423 Bosque Meadows NW
Albuquerque, NM 87120

2. Article Number
(Transfer from service label)

91 7108 2133 3931 2005 8376

COMPLETE THIS SECTION ON DELIVERY

A. Signature

X

Agent

Addressee

B. Received by (Printed Name)

C. Date of Delivery

D. Is delivery address different from item 1? Yes
if YES, enter delivery address below: No

3. Service Type

Certified Mail

Express Mail

Registered

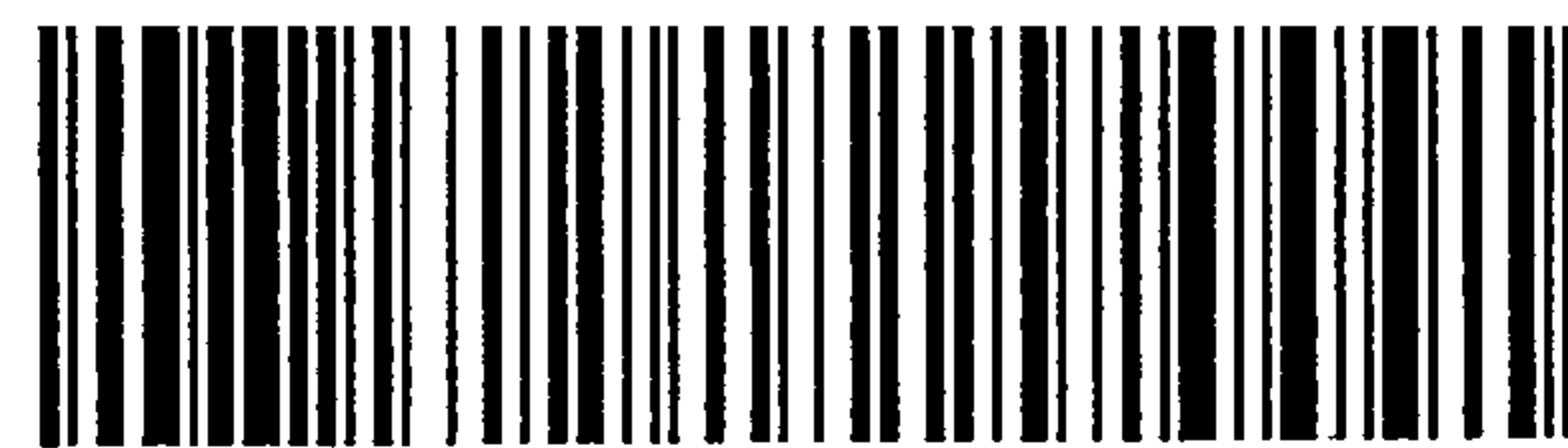
Return Receipt for Merchandise

Insured Mail

C.O.D.

4. Restricted Delivery? (Extra Fee)

Yes



91 7108 2133 3931 2005 8383



SENDER: COMPLETE THIS SECTION

- Complete items 1, 2, and 3. Also complete item 4 if Restricted Delivery is desired.
- Print your name and address on the reverse so that we can return the card to you.
- Attach this card to the back of the mailpiece, or on the front if space permits.

1. Article Addressed to:

Bruce Masson
13 Arco NW
Albuquerque, NM 87100

2. Article Number
(Transfer from service label)

91 7108 2133 3931 2005 8383

PS Form 3811, August 2001

COMPLETE THIS SECTION ON DELIVERY

A. Signature

X

- Agent
 Addressee

B. Received by (Printed Name)

C. Date of Delivery

D. Is delivery address different from item 1? Yes
if YES, enter delivery address below: No

3. Service Type

- Certified Mail Express Mail
 Registered Return Receipt for Merchandise
 Insured Mail C.O.D.

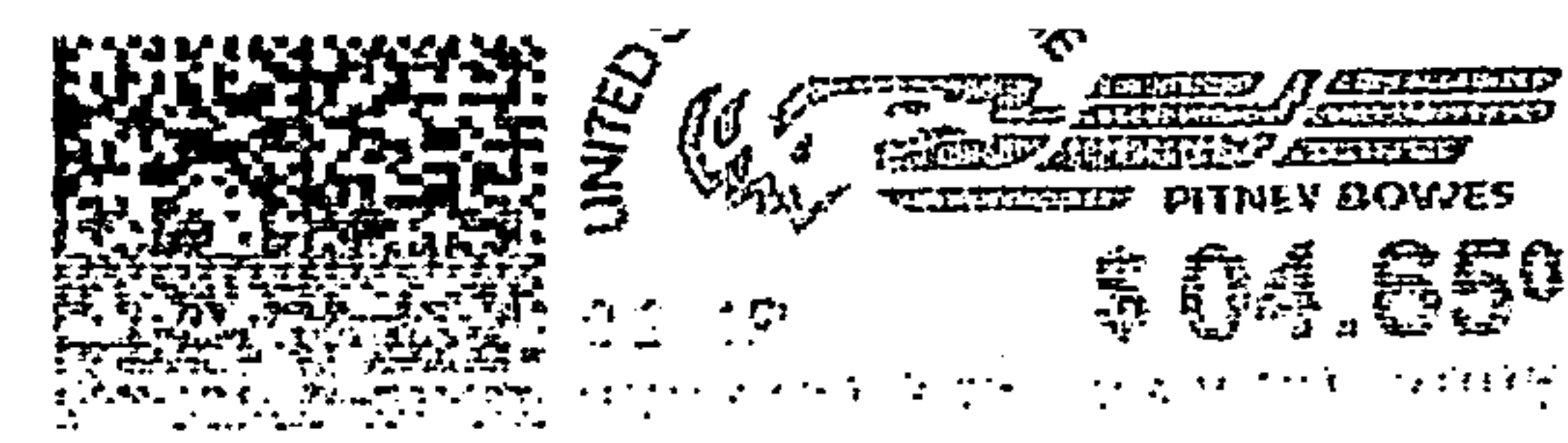
4. Restricted Delivery? (Extra Fee) Yes

2ACPRI-03-P-4081

Domestic Return Receipt



91 7108 2133 3931 2005 8390



SENDER: COMPLETE THIS SECTION

- Complete items 1, 2, and 3. Also complete item 4 if Restricted Delivery is desired.
- Print your name and address on the reverse so that we can return the card to you.
- Attach this card to the back of the mailpiece, or on the front if space permits.

1. Article Addressed to:

JANET HAROS
2924 RIVER WILLOW TR. NW
ALBUQUERQUE, NM 87120

2. Article Number

(Transfer from service label)

91 7108 2133 3931 2005 8390

COMPLETE THIS SECTION ON DELIVERY

A. Signature

X

Agent

Addressee

B. Received by (Printed Name)

C. Date of Delivery

D. Is delivery address different from item 1? Yes
if YES, enter delivery address below: No

3. Service Type

Certified Mail

Express Mail

Registered

Return Receipt for Merchandise

Insured Mail

C.O.D.

4. Restricted Delivery? (Extra Fee)

Yes

"Attachment A"

Date of Request: May 19, 2005

Name: Stephanie Stratton, Bohannon Huston Inc.

Address/Zip: 7500 Jefferson St. NE/87109

Phone: 823-1000/Fax: 798-7988

Zone Map: E-12

COORS TRAIL N.A. (CRT) "R"

✓ ***Alexandra Ostwald**

6423 Bosque Meadows NW/87120 898-1915 (h)

Janet Laros

✓ 2924 River Willow Tr. NW/87120 890-0657 (h)

LA LUZ LANDOWNERS ASSOC. (LUZ) "R"

✓ ***Rae Perls**

15 Tennis Court NW/87120 898-8833 (h)

✓ Bruce Masson

13 Arco NW/87120 898-1299 (h)

TAYLOR RANCH N.A. (TRN) "R"

✓ ***Don MacCornack**

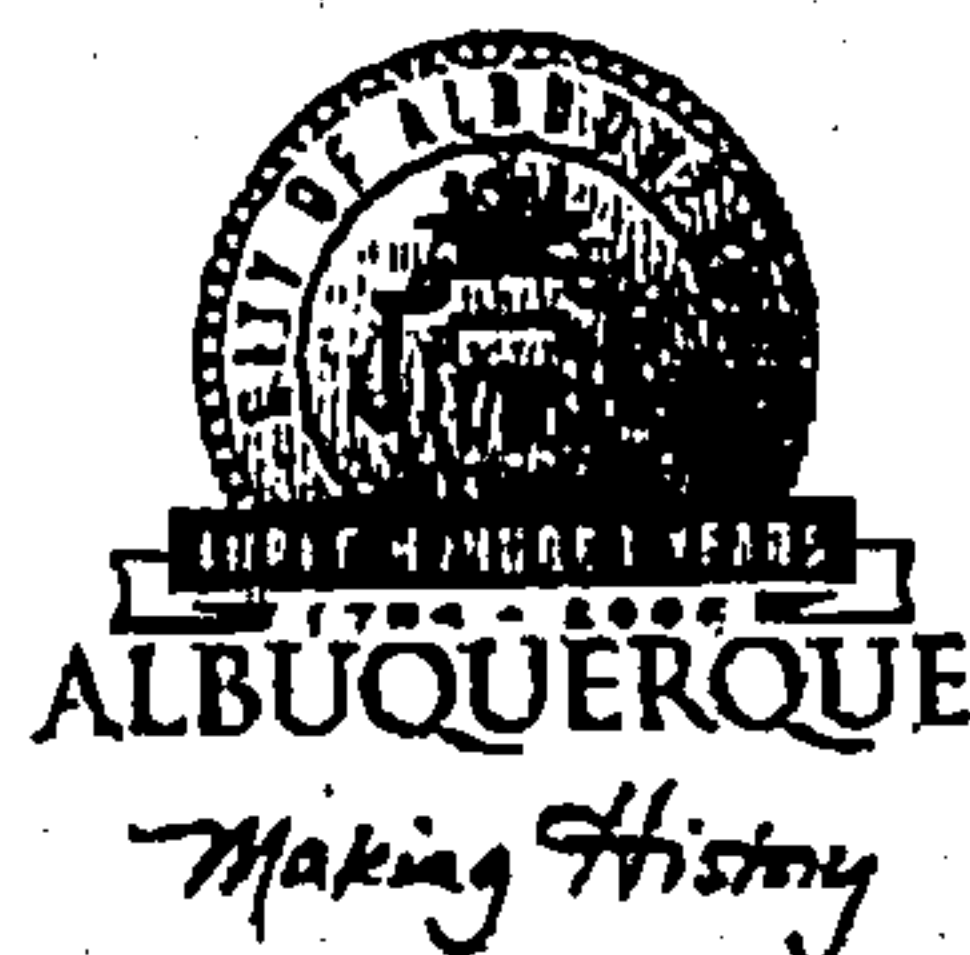
5300 Hattiesburg NW/87120 897-1593 (h)

✓ Jolene Wolfley

6804 Staghorn Dr. NW/87120 87120 890-9414 (h)

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

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



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

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

May 19, 2005

Stephanie Stratton
Bohannan Huston Inc.
7500 Jefferson NE/87109
Phone: 798-7988/Fax: 798-7988

Dear Stephanie:

Thank you for your inquiry of May 19, 2005 requesting the names of Recognized Neighborhood Associations who would be affected under the provisions of O-92 by your proposed project at **ANDALUCIA T LA LUZ, RAY A. GRAHAM III** zone map **E-12**.

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

SEE "ATTACHMENT A" FOR NEIGHBORHOOD INFORMATION.

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

Sincerely,

Stephani Winklepleck

Stephani I. Winklepleck
Neighborhood Program Coordinator
OFFICE OF NEIGHBORHOOD COORDINATION
Planning Department

planningnaform(10/08/04)

NOTICE TO APPLICANTS

SUGGESTED INFORMATION FOR NEIGHBORHOOD NOTIFICATION LETTERS

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

WE RECOMMEND THAT THE NOTIFICATION LETTER INCLUDE THE FOLLOWING INFORMATION:

1. The street address of the subject property.
2. The legal description of the property, including lot or tract number (if any), block number (if any), and name of the subdivision.
3. A physical description of the location, referenced to streets and existing land uses.
4. 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 of 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 shopping centers, employment centers, parks and other public facilities.
5. The name, address and telephone number of the applicant and of the agent (if any). In particular the name of an individual contact person will be helpful so that neighborhood associations may contact someone with questions or comments.

(below this line for ONC use only)

Date of Inquiry: **05/19/05** Time Entered: **3:55 p.m.** ONC Rep. Initials: **SW**

Courtyard I
7500 Jefferson St. NE
Albuquerque, NM
87109-4335

www.bhinc.com

voice: 505.823.1000
facsimile: 505.798.7988
toll free: 800.877.5332

CERTIFIED MAIL/RETURN RECEIPT REQUESTED

May 19, 2005

Mr. Don MacCornack
5300 Hattiesburg NW
Albuquerque, New Mexico 87120

RE: Vacation of Public Easements
Lands of Ray Graham III, Tract 6B

Dear Mr. MacCornack:

We have been informed by the City of Albuquerque's Office of Neighborhood Coordination that you are a representative of the Taylor Ranch Neighborhood Association.

This letter is to advise you that Bohannon Huston, Inc., agent for Silverleaf Ventures, LLC, is seeking approval for Vacation of Public Easements from the City of Albuquerque's Development Review Board (DRB).

Enclosed for your review and information is a copy of the zone atlas page with the site highlighted and the exhibits that were submitted to the DRB. Please feel free to contact me if you have any questions regarding this matter or need information as to the date and time of the public hearing.

Sincerely,

for Stephanie Stratton

Jeff Wooten, P.E.
Project Engineer
Community Development and Planning Group

JTW/cc
Enclosure

ENGINEERING ▲

SPATIAL DATA ▲

ADVANCED TECHNOLOGIES ▲

Courtyard I
7500 Jefferson St. NE
Albuquerque, NM
87109-4335

www.bhinc.com

voice: 505.823.1000
facsimile: 505.798.7988
toll free: 800.877.5332

CERTIFIED MAIL/RETURN RECEIPT REQUESTED

May 19, 2005

Mr. Bruce Masson
13 Arco NW
Albuquerque, New Mexico 87120

RE: Vacation of Public Easements
Lands of Ray Graham III, Tract 6B

Dear Mr. Masson:

We have been informed by the City of Albuquerque's Office of Neighborhood Coordination that you are a representative of the La Luz Landowners Association.

This letter is to advise you that Bohannan Huston, Inc., agent for Silverleaf Ventures, LLC, is seeking approval for Vacation of Public Easements from the City of Albuquerque's Development Review Board (DRB).

Enclosed for your review and information is a copy of the zone atlas page with the site highlighted and the exhibits that were submitted to the DRB. Please feel free to contact me if you have any questions regarding this matter or need information as to the date and time of the public hearing.

Sincerely,

for Stephanie Stratton

Jeff Wooten, P.E.
Project Engineer
Community Development and Planning Group

JTW/cc
Enclosure

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Albuquerque, NM
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toll free: 800.877.5332

CERTIFIED MAIL/RETURN RECEIPT REQUESTED

May 19, 2005

Ms. Alexandra Ostwald
6423 Bosque Meadows NW
Albuquerque, New Mexico 87120

RE: Vacation of Public Easements
Lands of Ray Graham III, Tract 6B

Dear Ms. Ostwald:

We have been informed by the City of Albuquerque's Office of Neighborhood Coordination that you are a representative of the Coors Trail Neighborhood Association.

This letter is to advise you that Bohannan Huston, Inc., agent for Silverleaf Ventures, LLC, is seeking approval for Vacation of Public Easements from the City of Albuquerque's Development Review Board (DRB).

Enclosed for your review and information is a copy of the zone atlas page with the site highlighted and the exhibits that were submitted to the DRB. Please feel free to contact me if you have any questions regarding this matter or need information as to the date and time of the public hearing.

Sincerely,

for Stephanie Stratton

Jeff Wooten, P.E.
Project Engineer
Community Development and Planning Group

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toll free: 800.877.5332

CERTIFIED MAIL/RETURN RECEIPT REQUESTED

May 19, 2005

Ms. Janet Laros
2924 River Willow Tr. NW
Albuquerque, New Mexico 87120

RE: Vacation of Public Easements
Lands of Ray Graham III, Tract 6B

Dear Ms. Laros:

We have been informed by the City of Albuquerque's Office of Neighborhood Coordination that you are a representative of the Coors Trail Neighborhood Association.

This letter is to advise you that Bohannan Huston, Inc., agent for Silverleaf Ventures, LLC, is seeking approval for Vacation of Public Easements from the City of Albuquerque's Development Review Board (DRB).

Enclosed for your review and information is a copy of the zone atlas page with the site highlighted and the exhibits that were submitted to the DRB. Please feel free to contact me if you have any questions regarding this matter or need information as to the date and time of the public hearing.

Sincerely,

for Stephanie Stratton

Jeff Wooten, P.E.
Project Engineer
Community Development and Planning Group

JTW/cc
Enclosure

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Albuquerque, NM
87109-4335

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voice: 505.823.1000
facsimile: 505.798.7988
toll free: 800.877.5332

CERTIFIED MAIL/RETURN RECEIPT REQUESTED

May 19, 2005

Rae Perls
15 Tennis Court NW
Albuquerque, New Mexico 87120

RE: Vacation of Public Easements
Lands of Ray Graham III, Tract 6B

Dear Rae:

We have been informed by the City of Albuquerque's Office of Neighborhood Coordination that you are a representative of the La Luz Landowners Association.

This letter is to advise you that Bohannon Huston, Inc., agent for Silverleaf Ventures, LLC, is seeking approval for Vacation of Public Easements from the City of Albuquerque's Development Review Board (DRB).

Enclosed for your review and information is a copy of the zone atlas page with the site highlighted and the exhibits that were submitted to the DRB. Please feel free to contact me if you have any questions regarding this matter or need information as to the date and time of the public hearing.

Sincerely,

for Stephanie Stratton

Jeff Wooten, P.E.
Project Engineer
Community Development and Planning Group

JTW/cc
Enclosure

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Albuquerque, NM
87109-4335

www.bhinc.com

voice: 505.823.1000
facsimile: 505.798.7988
toll free: 800.877.5332

CERTIFIED MAIL/RETURN RECEIPT REQUESTED

May 19, 2005

Ms. Jolene Wolfley
6804 Staghorn Dr. NW
Albuquerque, New Mexico 87120

RE: Vacation of Public Easements
Lands of Ray Graham III, Tract 6B

Dear Ms. Wolfley:

We have been informed by the City of Albuquerque's Office of Neighborhood Coordination that you are a representative of the Taylor Ranch Neighborhood Association.

This letter is to advise you that Bohannon Huston, Inc., agent for Silverleaf Ventures, LLC, is seeking approval for Vacation of Public Easements from the City of Albuquerque's Development Review Board (DRB).

Enclosed for your review and information is a copy of the zone atlas page with the site highlighted and the exhibits that were submitted to the DRB. Please feel free to contact me if you have any questions regarding this matter or need information as to the date and time of the public hearing.

Sincerely,



Jeff Wooten, P.E.
Project Engineer
Community Development and Planning Group

JTW/cc
Enclosure

ENGINEERING ▲

SPATIAL DATA ▲

ADVANCED TECHNOLOGIES ▲

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

PAID RECEIPT

APPLICANT NAME SILVERLEAF VENTURES, LLC
 AGENT BOHANNAN HUSTON INC
 ADDRESS _____
 PROJECT & APP # 1000965
 PROJECT NAME LANDS OF RAY GRAHAM III

City Of Albuquerque
Treasury Division

5/20/2005 10:30AM LOC: ANNX
 RECEIPT# 00040944 WSH 006 TRANSH 0010
 Account 441018 Fund 0110
 Activity 4971000 TRSEJA
 Trans Amt \$365.00
 J24 Misc \$75.00
 CK \$365.00
 CHANGE \$0.00

Thank You

\$ 20.00 441032/3424000 Conflict Management Fee
 \$ 270.00 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
 \$ 365.00 TOTAL AMOUNT DUE

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

Bohannan Huston INC.
 COURT YARD I 5500 JEFFERSON STREET NE
 ALBUQUERQUE, NM 87109-4335
 City Of Albuquerque
 Treasury Division

BANK OF AMERICA
 ALBUQUERQUE, NEW MEXICO 134507
 95-32 / 1070
 5/19/2005
 NO. 134507
 City Of Albuquerque
 Treasury Division

*****365 DOLLARS & *****00 CENTS

5/20/2005 10:29AM LOC: ANNX
 RECEIPT# 00040942 WSH 006 TRANSH 0010
 Account 441032 Fund 0110
 Activity 3424000 TRSEJA
 Trans Amt \$365.00
 J24 Misc \$20.00

TO THE ORDER OF CITY OF ALBUQUERQUE
 PO Box 1313
 Albuquerque, NM 87103-1313 US

AUTHORIZED SIGNATURE
 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 05/31/05 To 06/15/05

5. REMOVAL

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

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

Stephanie Stratton
(Applicant or Agent)

5-20-05
(Date)

I issued 3 signs for this application, 05/20/05 Sandy Handley
(Date) (Staff Member)

DRB PROJECT NUMBER: 1000965

SITE DEVELOPMENT PLAN FOR BUILDING PERMIT CHECKLIST

Revised: 4/7/2003

B. Proposed Development

1. Structural

- A. Location of existing and proposed structures (distinguish between existing & proposed)
- B. Square footage of each structure
- C. Proposed use of each structure
- D. Temporary structures, signs and other improvements
- E. Walls, fences, and screening: indicate height, length, color and materials
- F. Dimensions of all principal site elements or typical dimensions thereof
- G. Loading facilities
- H. Site lighting (indicate height & fixture type)
- I. Indicate structures within 20 feet of site
- J. Elevation drawing of refuse container and enclosure, if applicable.

2. Parking and Internal Circulation

- A. Parking layout with spaces numbered per aisle and totaled.
 - 1. Location and typical dimensions, including handicapped spaces
 - 2. Calculations: spaces required: 38 provided: 40
Handicapped spaces required: 3 provided: 4
- B. Bicycle parking & facilities
 - 1. Bicycle racks, spaces required: 2
provided: 2
 - N/A 2. Other bicycle facilities, if applicable
- C. Vehicular Circulation
 - 1. Ingress and egress locations, including width and curve radii dimensions
 - 2. Drive aisle locations, including width and curve radii dimensions
 - 3. End aisle locations, including width and curve radii dimensions
 - 4. Location & orientation of refuse enclosure, with dimensions
 - 5. Curb cut locations and dimensions
- D. Pedestrian Circulation
 - 1. Location and dimensions of all sidewalks and pedestrian paths
 - 2. Location and dimension of drive aisle crossings, including paving treatment
 - 3. Location and description of amenities, including patios, benches, tables, etc.

3. Streets and Circulation

- A. Locate and identify adjacent public and private streets and alleys.
 - 1. Existing and proposed pavement widths, right-of-way widths and curve radii
 - 2. Identify existing and proposed turn lanes, deceleration lanes and similar features related to the functioning of the proposal, with dimensions
 - 3. Location of traffic signs and signals related to the functioning of the proposal
 - 4. Identify existing and proposed medians and median cuts
 - 5. Sidewalk widths and locations, existing and proposed
- B. Identify Alternate transportation facilities within site or adjacent to site
 - 1. Bikeways and bike-related facilities

SITE DEVELOPMENT PLAN FOR BUILDING PERMIT CHECKLIST

Revised: 4/7/2003

- N/A 2. Pedestrian trails and linkages
- N/A 3. Bus facilities, including routes, bays and shelters existing or required

4. Utilities

- 1. Fire hydrant locations, existing and proposed.
- 2. Distribution lines
- 3. Right-of-Way and easements, existing and proposed, on the property and adjacent to the boundaries, with identification of types and dimensions.
- 4. Existing water, sewer, storm drainage facilities (public and/or private).
- 5. Proposed water, sewer, storm drainage facilities (public and/or private)

5. Phasing

- N/A A. Proposed phasing of improvements and provision for interim facilities. Indicate phasing plan, including location and square footage of structures and associated improvements including circulation, parking and landscaping.

SHEET #2 - LANDSCAPING PLAN

Landscaping may be shown on sheet #1 with written approval from Planning Department staff.

- 1. Scale - must be same as scale on sheet #1 - Site plan
- 2. Bar Scale
- 3. North Arrow
- 4. Property Lines
- 5. Existing and proposed easements
- 6. Identify nature of ground cover materials
 - A. Impervious areas (pavement, sidewalks, slope pavings, curb and gutters, etc.)
 - B. Pervious areas (planting beds, grass, ground cover vegetation, etc.)
 - C. Ponding areas either for drainage or landscaping/recreational use
- 7. Identify type, location and size of plantings (common and/or botanical names).
 - A. Existing, indicating whether it is to preserved or removed.
 - B. Proposed, to be established for general landscaping.
 - C. Proposed, to be established for screening/buffering.
- 8. Describe irrigation system
- 9. Planting Beds, indicating square footage of each bed
- 10. Turf Area - only 20% of landscaped area can be high water turf; provide square footage and percentage.
- 11. Responsibility for Maintenance (statement)
- 12. Statement of compliance with Water Conservation... Ordinance, see article 6-1-1-1.
- 13. Landscaped area requirement; square footage and percent (specify clearly on plan)
- 14. Landscaped area provided; square footage and percent (specify clearly on plan)

SHEET #3 - PRELIMINARY GRADING PLAN -

The Preliminary Grading Plan provides the Planning Commission and staff with an understanding of site topography and how it relates to adjacent property. Planning staff may waive or allow adjustments to the Preliminary Grading Plan requirements for sites that are small, relatively flat and have no existing or proposed extraordinary drainage facilities. Waivers must be obtained in writing from the City Engineer prior to application submittal.

Grading information for sites that are under 1 acre can be included on Sheet #1.

SITE DEVELOPMENT PLAN FOR BUILDING PERMIT CHECKLIST

Revised: 4/7/2003

A. General Information

- 1. Scale - must be same as Sheet #1 - Site Plan
- 2. Bar Scale
- 3. North Arrow
- 4. Property Lines
- 5. Existing and proposed easements
- 6. Building footprints
- 7. Location of Retaining walls

B. Grading Information

- 1. On the plan sheet, provide a narrative description of existing site topography, proposed grading improvements and topography within 100 feet of the site.
- 2. Indicate finished floor elevation and provide spot elevations for all corners of the site (existing and proposed) and points of maximum cut or fill exceeding 1 foot.
- 3. Identify ponding areas, erosion and sediment control facilities.
- 4. Cross Sections
Provide cross section for all perimeter property lines where the grade change is greater than 4 feet at the point of the greatest grade change. Provide one additional cross section in each direction within no more than 100 feet of the reference point.

SHEET #4 - BUILDING AND STRUCTURE ELEVATIONS

A. General Information

- A. Scale (minimum of 1/8" or as approved by Planning Staff).
- B. Bar Scale
- C. Detailed Building Elevations for each facade
 - 1. Identify facade orientation
 - 2. Dimensions of facade elements, including overall height and width
 - 3. Location, material and colors of windows, doors and framing
 - 4. Materials and colors of all building elements and structures
- E. Site Development Plans for single family residential projects with multiple units may require submittal of specific information on building features in lieu of elevation drawings for each building. Applicants are advised to discussed submittal requirements with Planning Department staff.

B. Signage

- 1. Site location(s)
- 2. Sign elevations to scale
- 3. Dimensions, including height and width
- 4. Sign face area - dimensions and square footage clearly indicated
- 5. Lighting
- 6. Materials and colors for sign face and structural elements.

Applicants should make sure that the submitted site development plan drawings are accurate and complete, and that items specified in this checklist have been clearly indicated on the plan drawings as required.

83 31682

UNDERGROUND EASEMENT

10849 848

THIS INDENTURE, made this 12th day of April, 1983, between

OVENWEST CORPORATION by Ray A. Graham, III, President, and PUBLIC SERVICE COMPANY OF NEW MEXICO, a New Mexico corporation, and THE MOUNTAIN STATES TELEPHONE AND TELEGRAPH COMPANY, a Colorado Corporation authorized to do business in New Mexico, parties of the second part, their successors and assigns.

WITNESSETH:

That the said parties of the first part, for and in consideration of the sum of One Dollar to them in hand paid, and other valuable consideration, the receipt of which is hereby acknowledged, do hereby give, bargain, sell, grant and convey unto the said party of the second part an easement to build, construct, operate and maintain underground electric power transmission and communications lines, under and through the lands hereinafter described, and to install all necessary conduits, wires and other equipment and fixtures necessary to maintain the said power and communications lines, through and on the surface of said lands at or near the points hereinafter designated, as the course of said underground power and communications lines under, and through said lands, together with free ingress and egress in, from, and over said easement with rights and privileges of going upon, over and across said lands for the purpose of maintaining said lines; said lands being situated in the County of Bernalillo, State of New Mexico, and more particularly described as follows:

An easement within a tract of land situated in Section 25, T.11N., R.2E., N.M.P.M., Bernalillo County, New Mexico and being more particularly described as follows:

An easement ten (10) feet wide being five (5) feet on each side of the following described centerline: Beginning at a point in the southeasterly right of way line of State Road 448 (Coors Road NW); whence the point of intersection of said southeasterly right of way line of State Road 448 and the south right of way line of Montano Road NW bears northeasterly, 149.55 feet along the arc of a curve concave westerly, said arc having a radius of 5804.58 feet and a chord which bears N.41°58'43"E., 149.54 feet distant; running thence as an easement S.50°25'10"E., 3.70 feet; thence S.38°58'20"W., 60.70 feet; thence S.58°30'20"E., 173.20 feet; thence N.29°39'40"E., 40.15 feet; thence N.22°46'40"E., 23.00 feet; thence N.67°13'20"W., 5.00 feet.

Parties of the first part shall have the right to use the above described real estate for purposes not inconsistent with the rights hereby granted provided that parties of the first part shall not erect or construct any building, pools, or other structure thereon, nor drill or operate any well thereon.

The provisions hereof shall inure to the benefit of and bind the heirs, executors, administrators, successors and assigns of the parties hereto.

WITNESS my hand and seal this 12th day of April, 1983

(SEAL) [Signature] (SEAL) President

ACKNOWLEDGMENT FOR NATURAL PERSONS

STATE OF NEW MEXICO COUNTY OF Bernalillo ss.

The foregoing instrument was acknowledged before me this day of 1983, by

My commission expires: (Seal)

Notary Public

FOR RECORDER'S USE ONLY STATE OF NEW MEXICO COUNTY OF BERNALILLO FILED FOR RECORD MAY 18 1983 MAY 18 P2:52 [Signatures]

ACKNOWLEDGMENT FOR CORPORATION

STATE OF NEW MEXICO COUNTY OF Bernalillo ss.

The foregoing instrument was acknowledged before me this 12th day of April, 1983

by Ray A. Graham, III, President of Ovenwest Corporation

(Title of Officer) (Corporation Acknowledging) a corporation, on behalf of said corporation.

My commission expires: 6-13-83 (Seal)

OFFICIAL SEAL [Signature] VERONICA E. LEON

ACCESS EASEMENT

Ray A. Graham III, a married man dealing with his sole and separate property (Grantor) and the City of Albuquerque, a New Mexico municipal corporation ("City") agree:

1. Grant of Easement. Grantor grants to City an access easement ("Easement") for a roadway ("Public Improvement") on, over, across and through the property described on Exhibit A attached hereto ("Property"), together with the right of the City to operate, maintain, repair, replace and construct the Public Improvement and the right to remove trees, bushes, undergrowth and any other obstacles upon the Property if the City determines they interfere with the appropriate use of the Easement.

2. Conditions. City accepts the Property in its current condition and agrees to maintain it in good and safe condition while the Easement is in effect. City shall not permit the Public Improvement to constitute a public nuisance. City agrees to fence the Property as shown on Exhibit A to prevent the public from encroaching on the surrounding land with a gate at the south end of the Public Improvement.

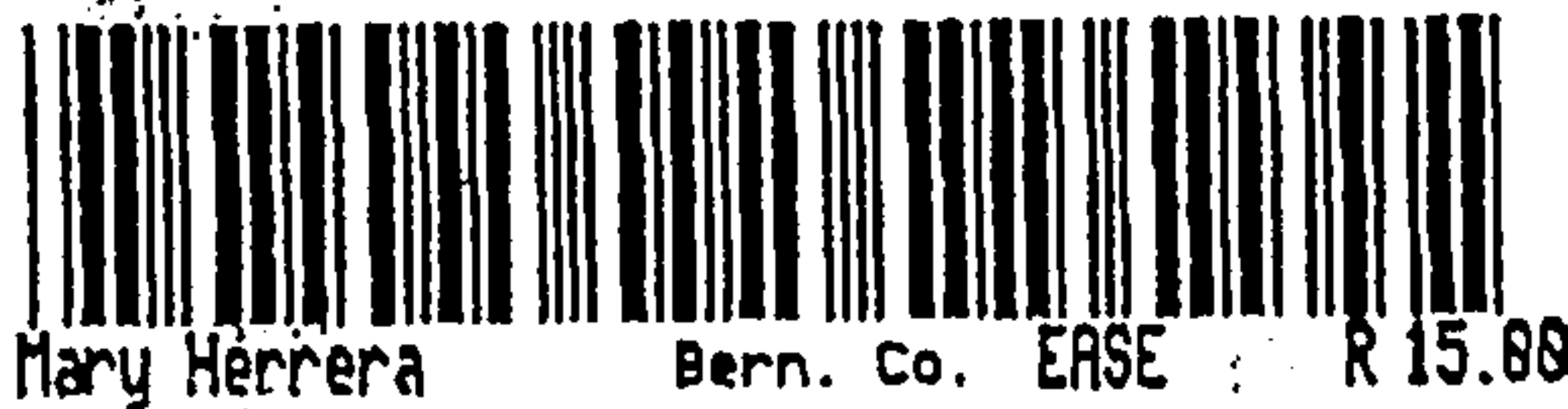
3. Term. This Easement will take effect when this document is fully executed and will terminate when the Property becomes fee simple public right of way.

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

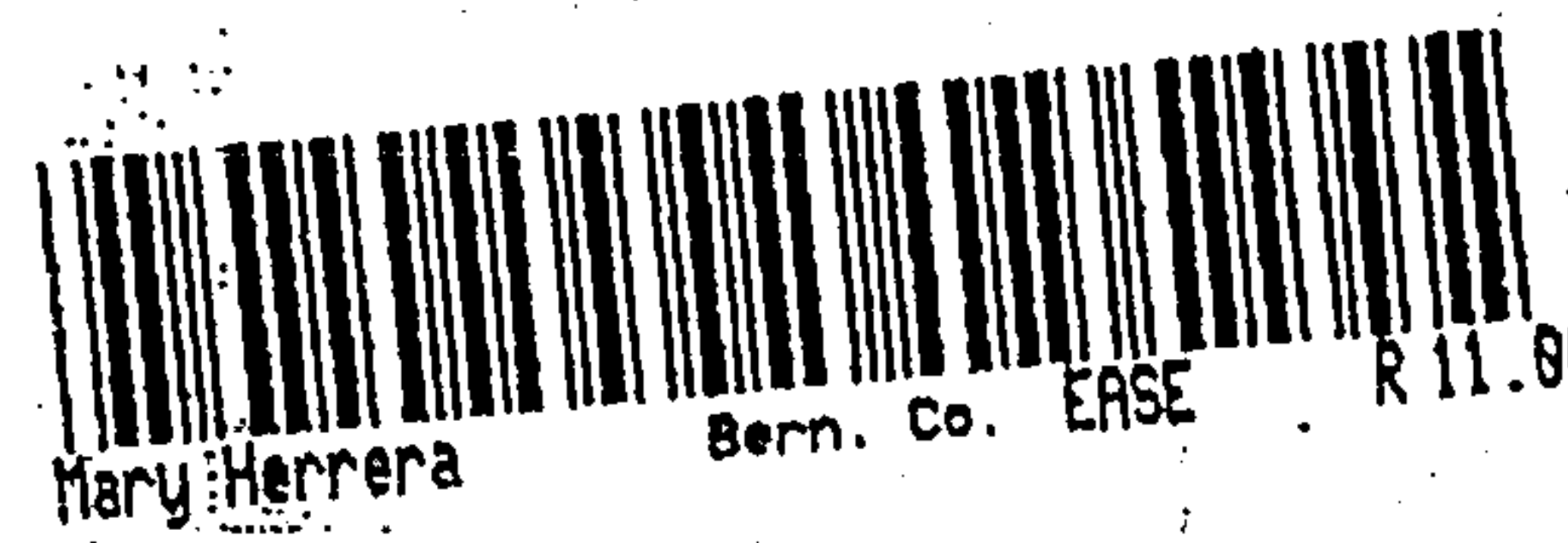
5. Responsibility. Subject to the immunities and limitations of the New Mexico Tort Claims Act Section 41-4-1 et. Seq. NMSA 1978 as amended, City acknowledges that it will be responsible for claims or damages arising from personal injury or damage to persons or property to the extent resulting from its negligence or that of its employees, contractors or agents.

6. Binding Effect. This Easement is binding upon the parties, their successors and assigns, runs with the land, and inures to the benefit of the City and the Property. This Easement may be modified only in writing.

Return to FATCO #25844-MT



2002099525
5788872
Page: 1 of 4
08/07/2002 02:36P
Bk-R39 Pg-9238



20020996463
5783618
Page: 1 of 2
07/31/2002 02:31P
Bk-R39 Pg-6191

EXHIBIT A

PAGE 1 OF 2

A CERTAIN TRACT OF LAND SITUATED IN TRACT 6, OF THE PLAT OF TRACTS A, B, 1, 2, 3, 4, 5 & 6 OF THE LANDS OF RAY A. GRAHAM III, OVENWEST CORPORATION AND CITY OF ALBUQUERQUE AS FILED IN THE OFFICE OF THE COUNTY CLERK ON APRIL 1, 2002 IN BOOK 2002C, PAGE 99, BERNALILLO COUNTY, NEW MEXICO AND BEING MORE PARTICULARLY DESCRIBED, USING NEW MEXICO STATE PLANE GRID BEARINGS (BEARING BASIS ACS NM448-6A (X=366640.72, Y=1507308.30) TO ACS NM448-7A (X=369804.62, Y=1510014.99) N49 27'12"W) AND GROUND DISTANCES, AS FOLLOWS:

BEGINNING AT THE SOUTH EAST CORNER OF THE HEREIN DESCRIBED TRACT, FROM WHENCE THE ACS MONUMENT NM448-7A BEARS N32 06'34"W A DISTANCE OF 862.04 FEET; THENCE,

N34 17'16"W, 45.00 FEET TO A POINT; THENCE,

^{385.00} NORTHEASTERLY, 160.97 FEET ALONG THE ARC OF A CURVE LEFT, HAVING A RADIUS OF 392.00 FEET AND A LONG CHORD BEARING N43 44'03"E A DISTANCE OF 159.80 FEET TO A POINT; THENCE,

N31 45'21"E, 93.79 FEET TO A POINT, SAID POINT BEING LOCATED ON THE SOUTHERLY RIGHT-OF-WAY OF MONTANO ROAD; THENCE,

S58 14'39"E, 45.00 FEET ALONG THE SOUTHERLY RIGHT-OF-WAY OF MONTANO ROAD TO A POINT; THENCE DEPARTING THE SOUTHERLY RIGHT-OF-WAY OF MONTANO ROAD,

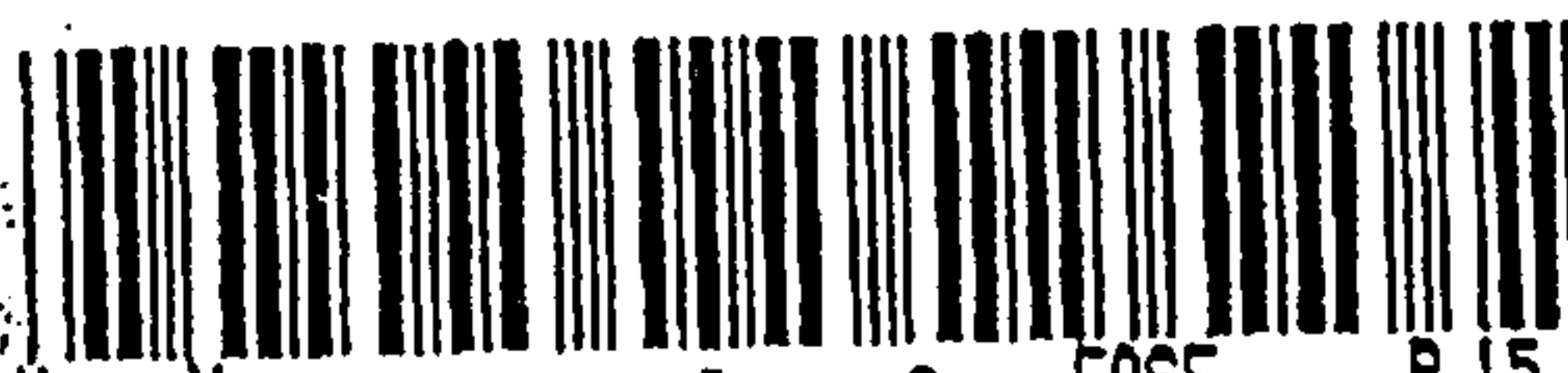
S31 45'21"W, 93.79 FEET TO A POINT; THENCE,

^{430.00} SOUTHWESTERLY, 179.79 FEET ALONG THE ARC OF A CURVE LEFT, HAVING A RADIUS OF 392.00 FEET AND A LONG CHORD BEARING S43 44'03"W A DISTANCE OF 178.48 FEET TO A POINT; SAID POINT BEING THE POINT OF BEGINNING.

SAID TRACT CONTAINS 0.2729 ACRES MORE OR LESS.

I, JEAN J. BORDENAVE, A DULY REGISTERED PROFESSIONAL ENGINEER AND LAND SURVEYOR IN THE STATE OF NEW MEXICO HEREBY CERTIFY THAT THE ABOVE LEGAL DESCRIPTION WAS PREPARED BY ME FROM ACTUAL FIELD SURVEYS AND IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF.

Jean J. Bordenave 06/23/07
JEAN J. BORDENAVE NMPE & LAND SURVEYOR
NO. 5110
REGISTERED PROFESSIONAL ENGINEER
NEW MEXICO
JEAN J. BORDENAVE



Mary Herrera

Bern. Co. ERSE

R 15.00

2002099525

5786672

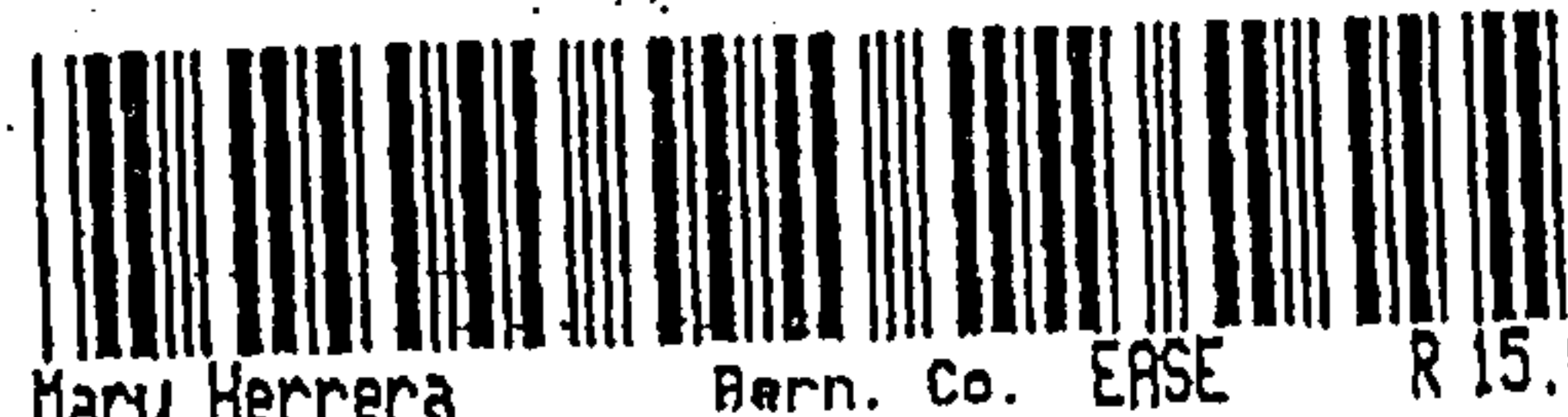
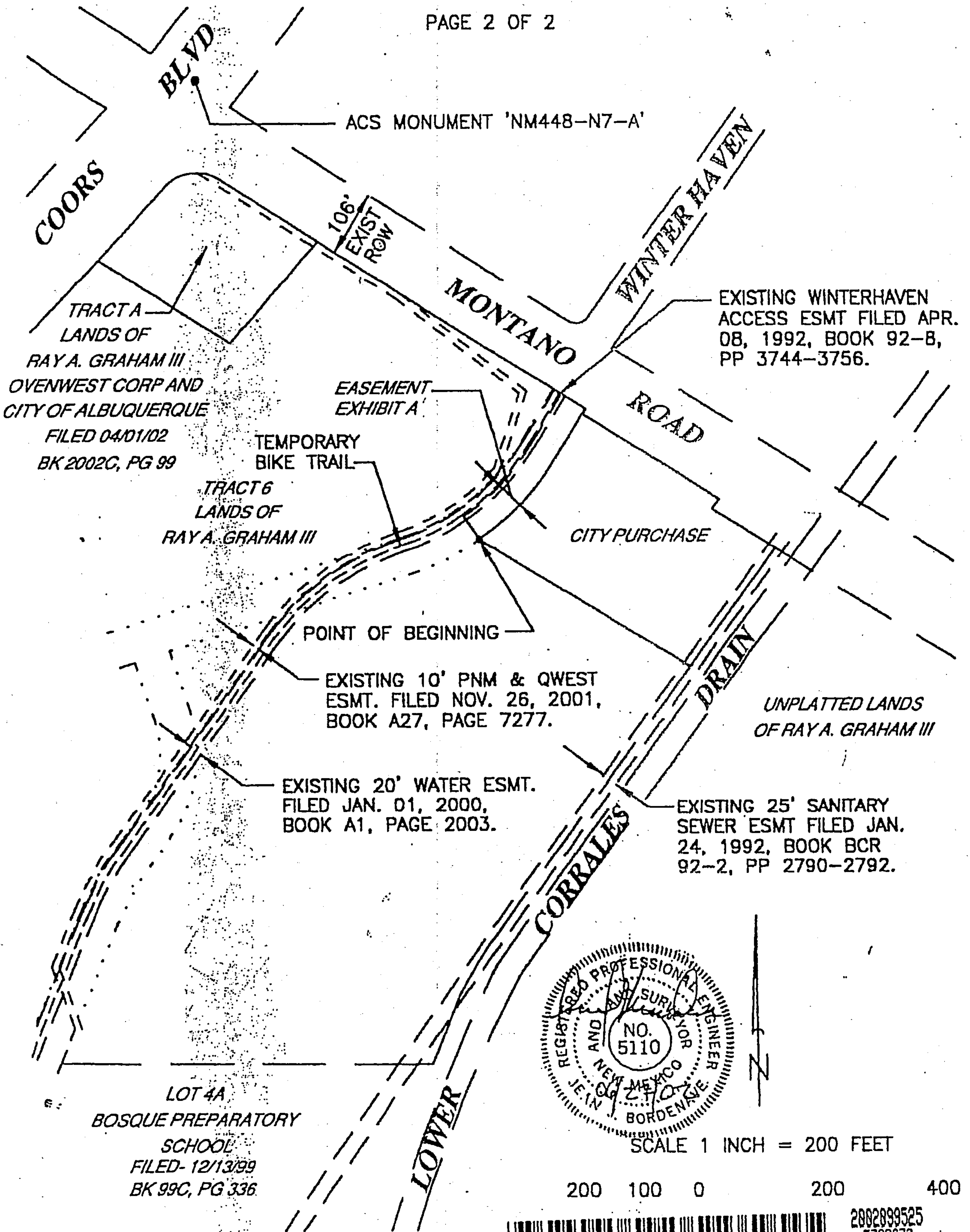
Page: 3 of 4

08/07/2002 02:36P

Bk-R39 Pg-9238

EXHIBIT A

PAGE 2 OF 2



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Page 4 of 4
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Bk-R39 Pg-9238

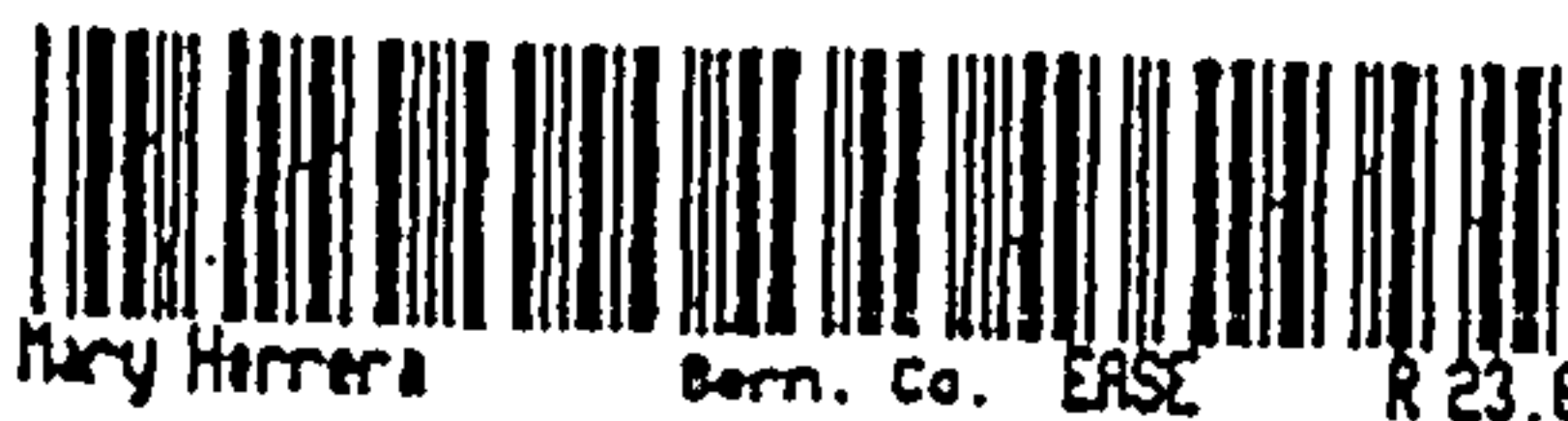
EASEMENT

This grant of Easement, between, OVENWEST CORPORATION
("Grantor"), and the City of Albuquerque, a New Mexico municipal corporation ("City"),
whose address is P. O. Box 1293 Albuquerque, New Mexico 87103.

1. Grant of Easement. The Grantor grants to the City an exclusive permanent easement (the "Easement") for a SLOPE/EASEMENT ^{AND CONSTRUCTION MAINTENANCE} ("Public Improvement") on, over, across and through the property described on Exhibit A attached hereto ("Property"), together with the right of the City to operate, maintain, repair, replace and construct the Public Improvement and the right to remove trees, bushes, undergrowth and any other obstacles upon the Property if the City determines they interfere with the appropriate use of the easement.

2. Warranties. Grantor covenants and warrants that it is the owner in fee simple ^{OR EASEMENT HOLDER} of the Property and that it has a good lawful right to convey the Property or any part thereof and that the Grantor will forever warrant and defend that title to the Property against all claims from all persons or entities.

3. Binding on Grantor's Property. The grant and other provisions of this Easement constitute covenants running with title to the Property for the benefit of the City and its successors and assigns until terminated.



Mary Herrera

Bern. Co. EASE

R 23.00

2001003748

3434347

Page: 1 of 9

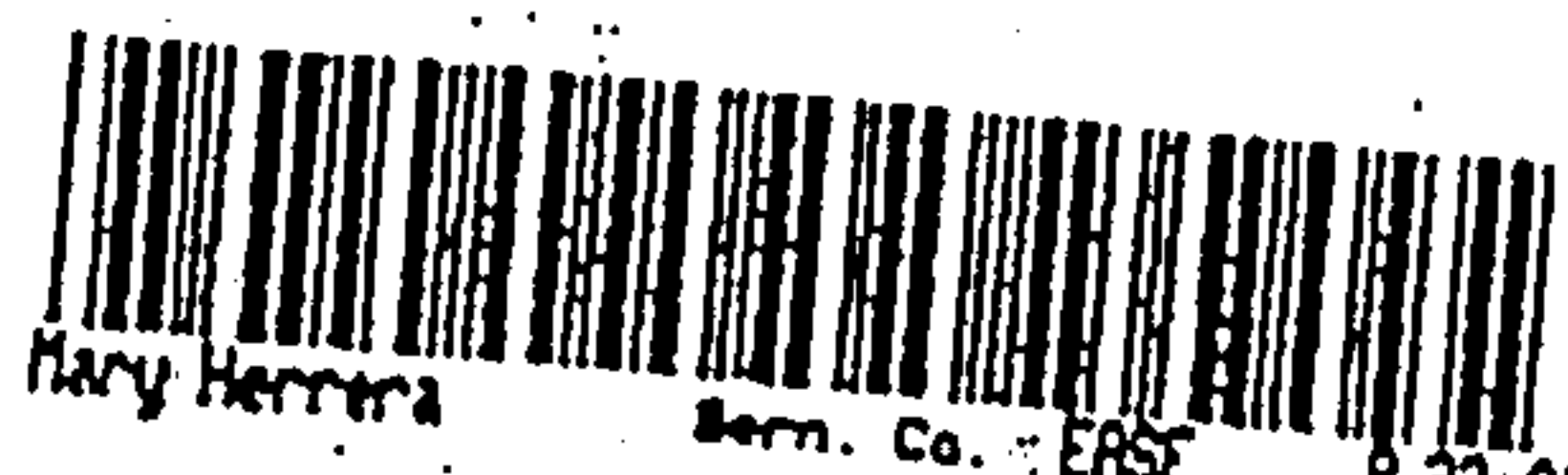
01/11/2001 02:38P

Bk-A14 Pg-2337

It is understood and agreed by the parties hereto that:

Purpose. The Easement is for the purpose of construction, slope and slope maintenance.

Maintenance. City will maintain the Public Improvement in good and safe condition.



Mary Herrera

Sern. Co. ERSE

R 23.08

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Page: 2 of 9
81/11/2881 82:38P
Bk-R14 Pg-2337

Witness my hand and seal this 5TH day of SEPTEMBER, 2000, ~~1998~~

GRANTOR:

By: Ray A. Graham III
Its: President
Dated: 9/5/00

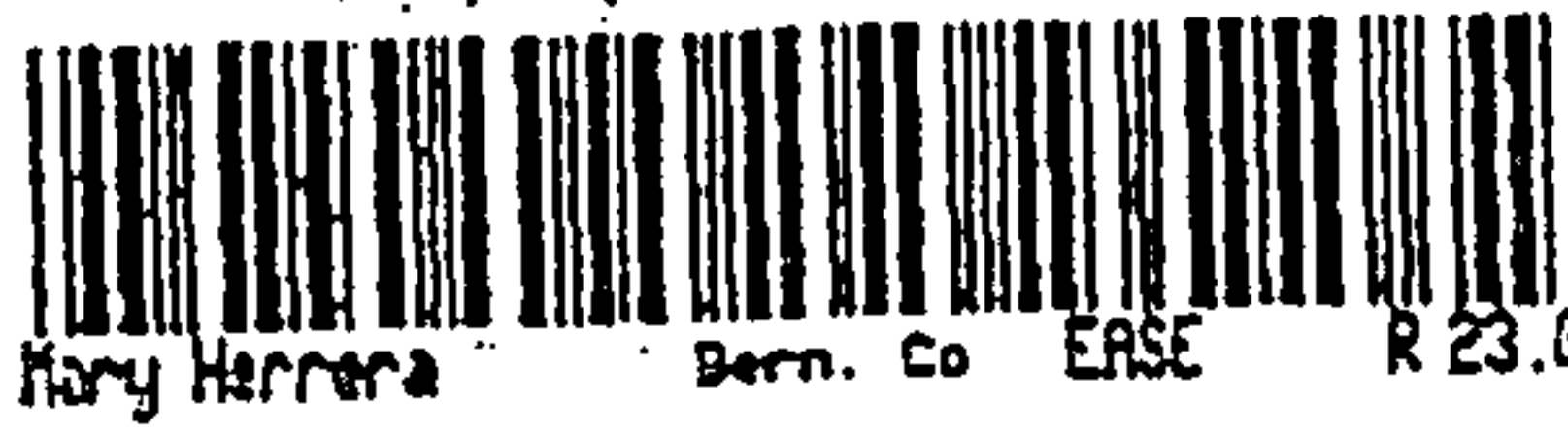
STATE OF NEW MEXICO)
) ss
COUNTY OF BERNALILLO)

This instrument was acknowledged before me on SEPTEMBER 5, 2000,
~~1998~~, by RAY A. GRAHAM III, PRESIDENT of OVENWEST
CORPORATION, on behalf of the CORPORATION.

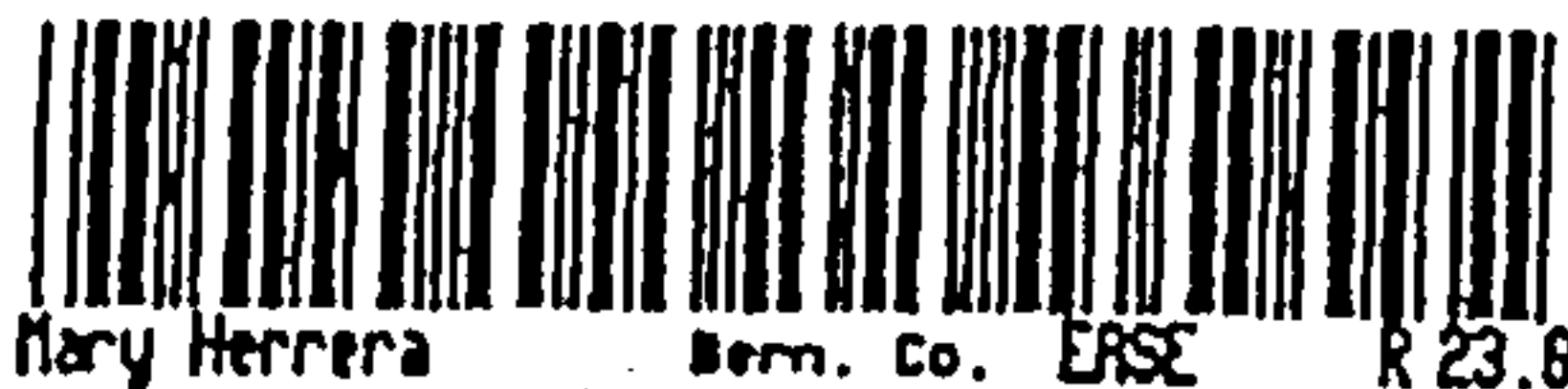
[Signature]
Notary Public

My Commission Expires:

7-1-2003



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Page: 3 of 9
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Bk-R14 Pg-2337



2001603740
 5454387
 Page: 4 of 9
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 Bk-A14 Pg-2337

Mary Herrera

Bern. Co. ERSE

R 23.88

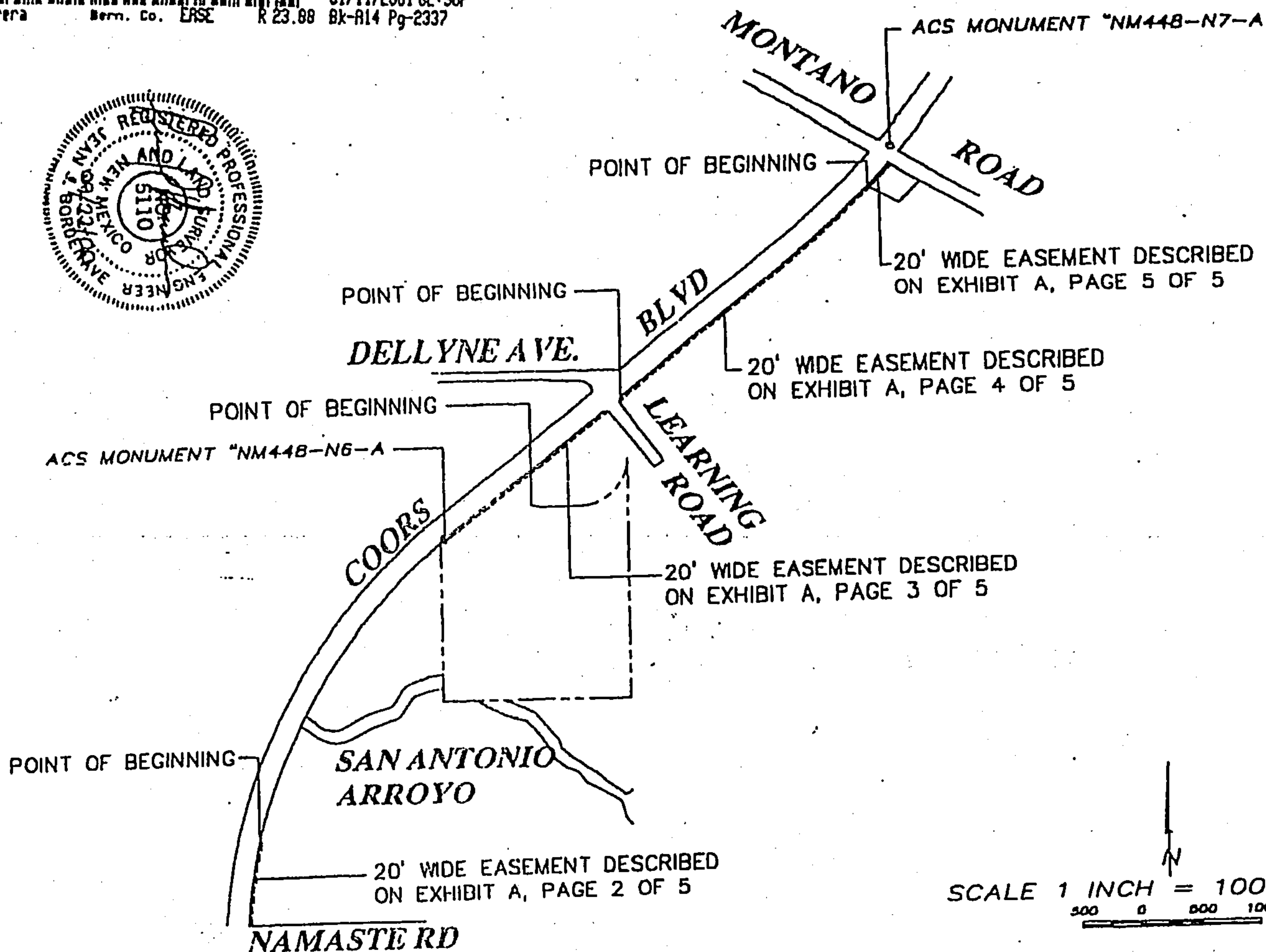
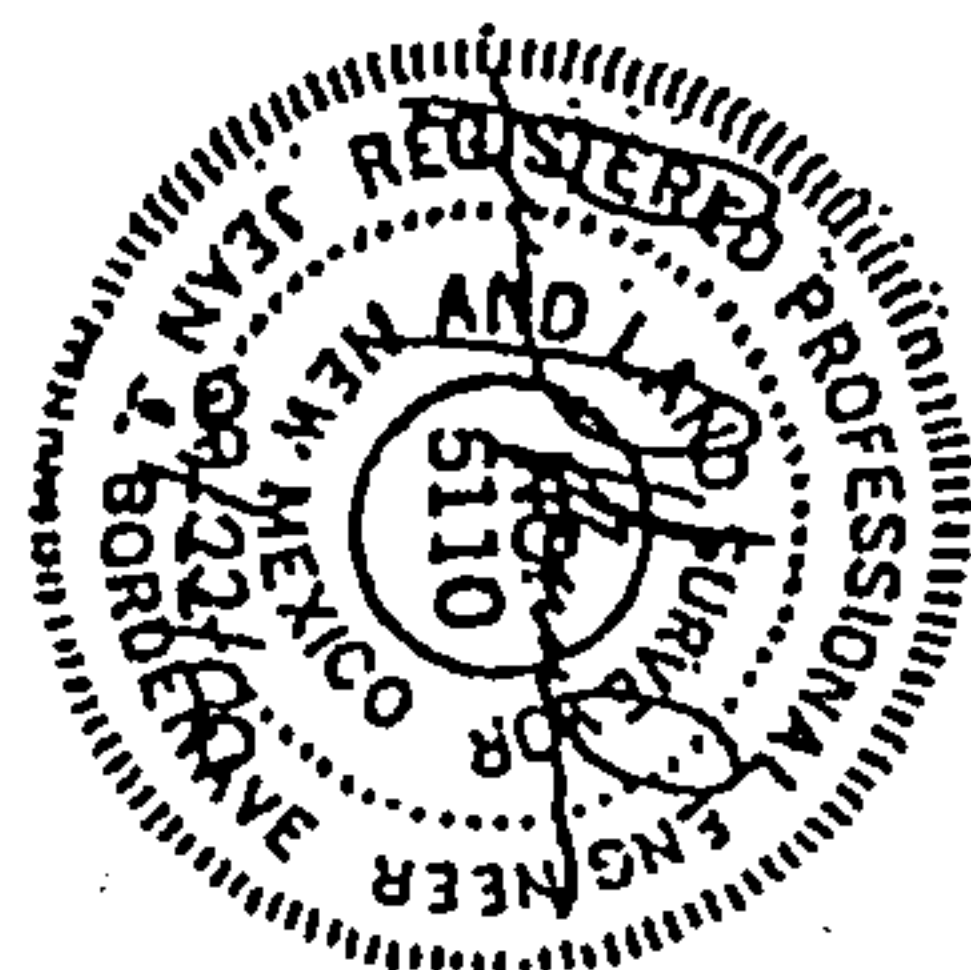


EXHIBIT A
 PAGE 1 OF 5

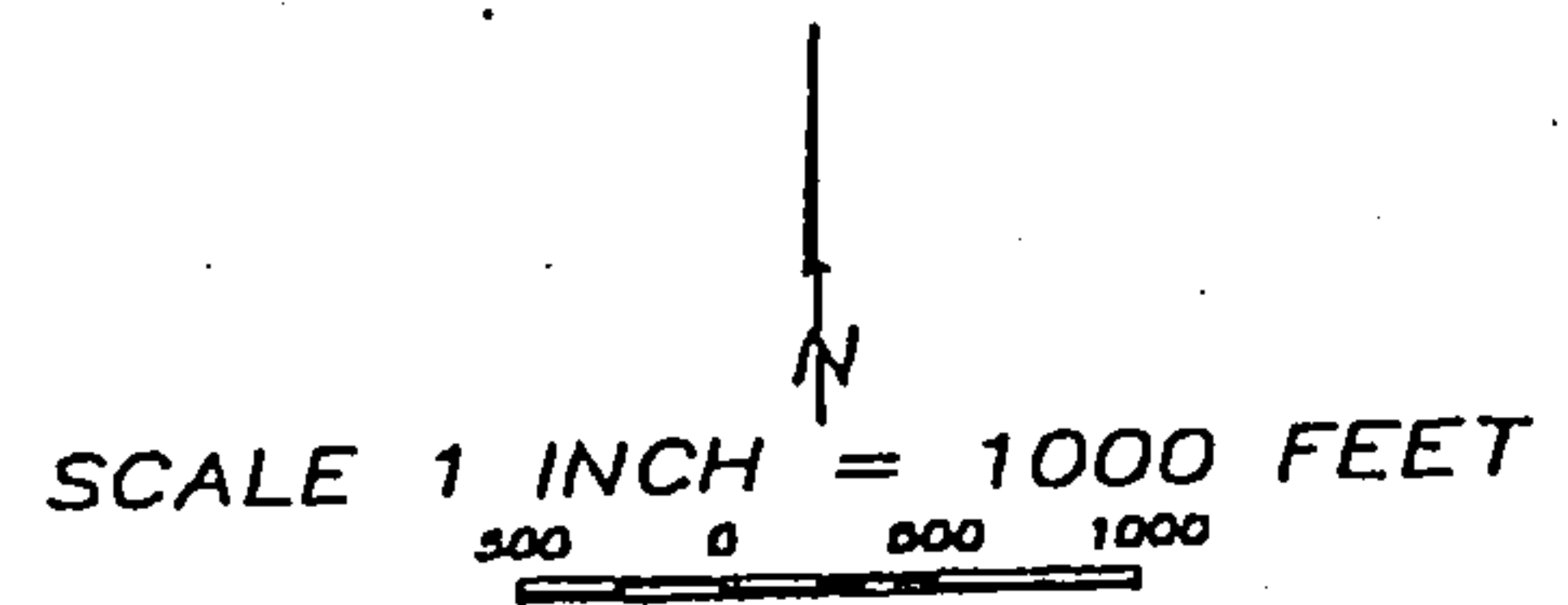


EXHIBIT A

Page 2 of 5

LEGAL DESCRIPTION
FOR
CONSTRUCTION MAINTENANCE EASEMENT

A CERTAIN TRACT OF LAND SITUATED IN SECTION 35, T11N, R2E, N.M.P.M., BERNALILLO COUNTY, NEW MEXICO AND BEING MORE PARTICULARLY DESCRIBED, USING NEW MEXICO STATE PLANE GRID BEARINGS (BEARING BASIS - ACS NM448-6A (X=366640.72, Y=1507308.30) TO ACS NM448-7A (X=369804.62, Y=1510014.99) IS N49 27'12"W) AND GROUND DISTANCES, AS FOLLOWS:

BEGINNING AT THE NORTHWEST CORNER OF THE HEREIN DESCRIBED TRACT, SAID POINT BEING LOCATED ON THE EASTERLY RIGHT-OF-WAY LINE OF COORS BLVD, FROM WHENCE THE ACS MONUMENT NM448-6A BEARS N32 39'03"E A DISTANCE OF 2469.03 FEET; THENCE.

S76 33'52"E. 20.00 FEET TO A POINT; THENCE.


SOUTHWESTERLY 596.57 FEET ALONG THE ARC OF A CURVE LEFT, HAVING A RADIUS OF 3724.72 FEET AND A LONG CHORD BEARING S08 50'49"W A DISTANCE OF 595.94 FEET TO A POINT; THENCE.

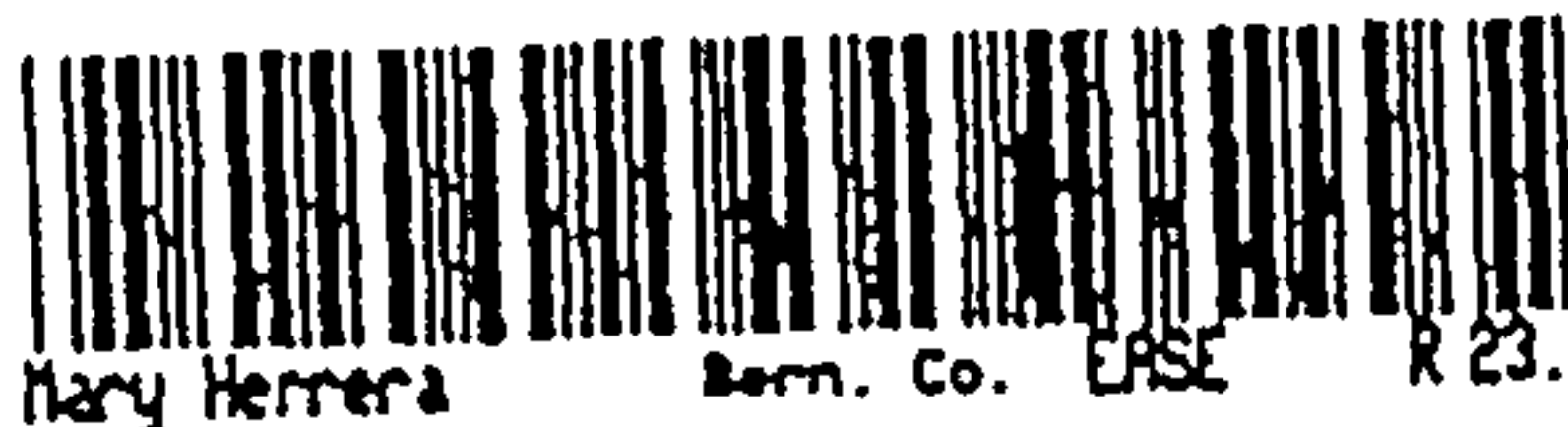
N89 45'58"W, 20.05 FEET TO A POINT. SAID POINT BEING LOCATED ON THE EASTERLY RIGHT-OF-WAY OF COORS BLVD; THENCE.

NORTHEASTERLY 601.18 FEET ALONG THE EASTERLY RIGHT-OF-WAY OF COORS BLVD., BEING THE ARC OF A CURVE RIGHT, HAVING A RADIUS OF 3744.72 FEET AND A LONG CHORD BEARING N08 50'11"E A DISTANCE OF 600.54 FEET TO A POINT; SAID POINT BEING THE POINT OF BEGINNING.

SAID TRACT CONTAINS 0.2750 ACRES MORE OR LESS.

I, JEAN J. BORDENAVE, A DULY REGISTERED PROFESSIONAL ENGINEER AND LAND SURVEYOR IN THE STATE OF NEW MEXICO HEREBY CERTIFY THAT THE ABOVE LEGAL DESCRIPTION WAS PREPARED BY ME FROM ACTUAL FIELD SURVEYS AND IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF.


JEAN J. BORDENAVE, NMPE & LS NO. 5110 09/22/00



2001003748
3454397
Page: 5 of 9
81/11/2001 02:38P
Bk-R14 Pg-2337

EXHIBIT A

Page 3 of 5

LEGAL DESCRIPTION
FOR
CONSTRUCTION MAINTENANCE EASEMENT

A CERTAIN TRACT OF LAND SITUATED IN SECTION 35, T11N, R2E, N.M.P.M., BERNALILLO COUNTY, NEW MEXICO AND BEING MORE PARTICULARLY DESCRIBED, USING NEW MEXICO STATE PLANE GRID BEARINGS (BEARING BASIS - ACS NM448-6A (X=366640.72, Y=1507308.30) TO ACS NM448-7A (X=369804.62, Y=1510014.99) IS N49 27' 12"W) AND GROUND DISTANCES, AS FOLLOWS:

BEGINNING AT THE SOUTHWEST CORNER OF THE HEREIN DESCRIBED TRACT, SAID POINT BEING LOCATED ON THE EASTERLY RIGHT-OF-WAY LINE OF COORS BLVD, FROM WHENCE THE ACS MONUMENT NM448-6A BEARS S52 05' 10"W A DISTANCE OF 785.49 FEET; THENCE,

N51 59' 15"E, 657.67 FEET ALONG THE EASTERLY RIGHT-OF-WAY OF COORS BLVD. TO A POINT; THENCE,

S38 00' 45"E, 3.00 FEET ALONG THE SOUTHERLY RIGHT-OF-WAY OF LEARNING ROAD TO A POINT, SAID POINT BEING LOCATED ON THE SOUTHERLY RIGHT-OF-WAY OF LEARNING ROAD; THENCE,

NORTHEASTERLY 33.68 FEET ALONG THE SOUTHERLY RIGHT-OF-WAY OF LEARNING ROAD, BEING THE ARC OF A CURVE RIGHT, HAVING A RADIUS OF 30.00 FEET AND A LONG CHORD BEARING N84 08' 45"E A DISTANCE OF 31.94 FEET TO A POINT; THENCE,

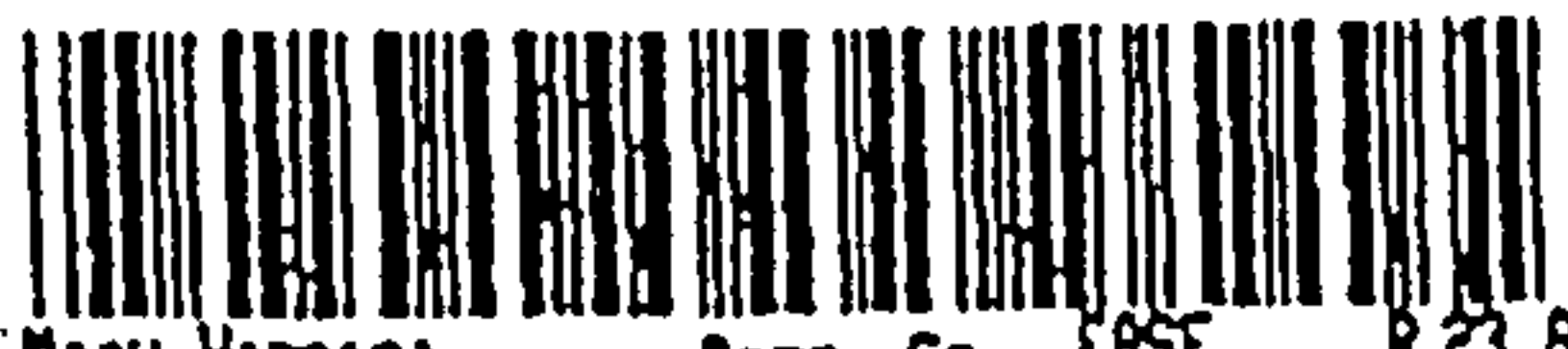
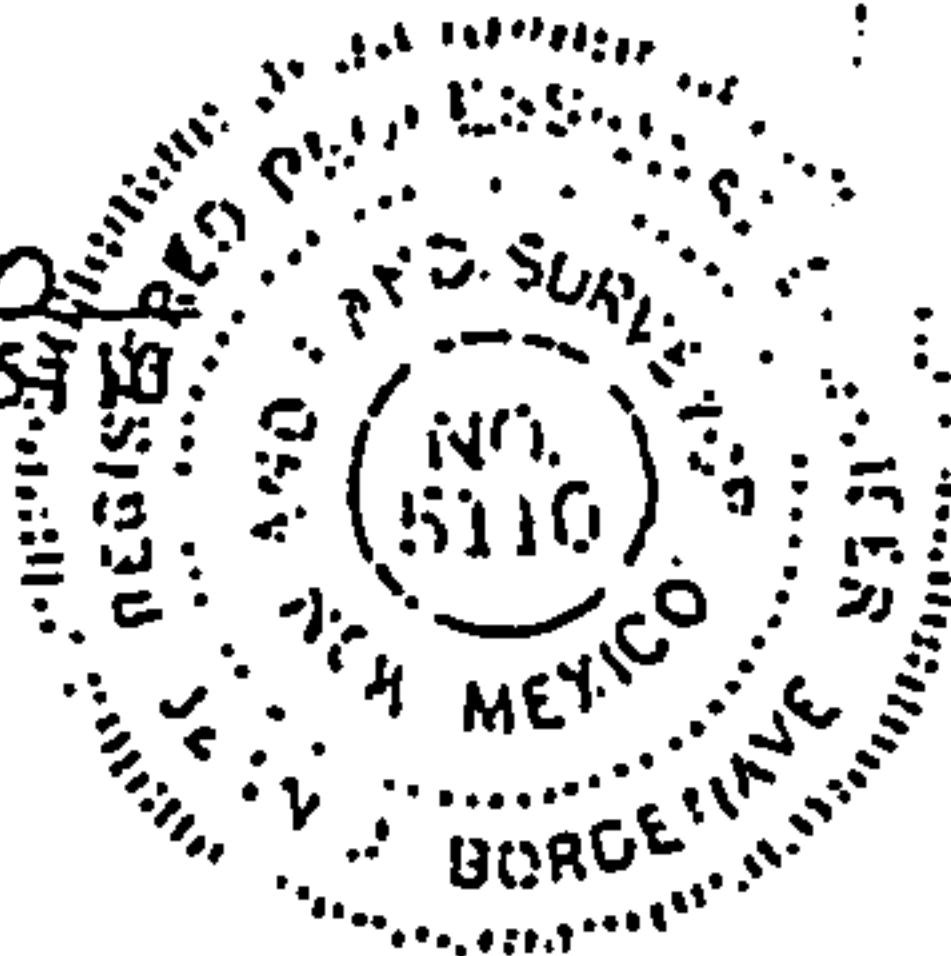
S51 59' 15"W, 700.51 FEET TO A POINT; THENCE

N00 18' 05"E, 25.49 FEET TO A POINT; SAID POINT BEING THE POINT OF BEGINNING.

SAID TRACT CONTAINS 0.5132 ACRES MORE OR LESS.

I, JEAN J. BORDENAVE, A DULY REGISTERED PROFESSIONAL ENGINEER AND LAND SURVEYOR IN THE STATE OF NEW MEXICO HEREBY CERTIFY THAT THE ABOVE LEGAL DESCRIPTION WAS PREPARED BY ME FROM ACTUAL FIELD SURVEYS AND IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF.


JEAN J. BORDENAVE NMPE & LS NO. 5110



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3434307
Page: 6 of 9
01/11/2001 02:38P
Bk-R14 Pg-2337

Mary Herrera Bern. Co. ERSE R 23.00

EXHIBIT A

Page 4 of 5

LEGAL DESCRIPTION
FOR
CONSTRUCTION MAINTENANCE EASEMENT

A CERTAIN TRACT OF LAND SITUATED IN SECTIONS 25 AND 36, T11N, R2E, N.M.P.M., BERNALILLO COUNTY, NEW MEXICO AND BEING MORE PARTICULARLY DESCRIBED, USING NEW MEXICO STATE PLANE GRID BEARINGS (BEARING BASIS - ACS NM448-6A (X=366640.72, Y=1507308.30) TO ACS NM448-7A (X=369804.62, Y=1510014.99) IS N49 27'12"W) AND GROUND DISTANCES, AS FOLLOWS:

BEGINNING AT THE SOUTHWEST CORNER OF THE HEREIN DESCRIBED TRACT, SAID POINT BEING LOCATED ON THE EASTERLY RIGHT-OF-WAY LINE OF COORS BLVD, FROM WHENCE THE ACS MONUMENT NM448-6A BEARS S52 02'10"W A DISTANCE OF 1598.70 FEET; THENCE,

N51 59'15"E, 1418.50 FEET ALONG THE EASTERLY RIGHT-OF-WAY OF COORS BLVD. TO A POINT; THENCE,

NORTHEASTERLY 847.65 FEET ALONG THE EASTERLY RIGHT-OF-WAY OF COORS BLVD., BEING THE ARC OF A CURVE LEFT, HAVING A RADIUS OF 5804.58 FEET AND A LONG CHORD BEARING N47 48'14"E A DISTANCE OF 846.90 FEET TO A POINT; THENCE,

S58 14'39"E, 20.44 FEET TO A POINT; THENCE...

SOUTHWESTERLY 854.77 FEET ALONG THE ARC OF A CURVE RIGHT, HAVING A RADIUS OF 5824.58 FEET AND A LONG CHORD BEARING S47 47'00"W A DISTANCE OF 854.00 FEET TO A POINT; THENCE,

S51 59'15"W, 1445.54 FEET TO A POINT, SAID BEING LOCATED ON THE NORTHERLY RIGHT-OF-WAY OF LEARNING ROAD; THENCE,

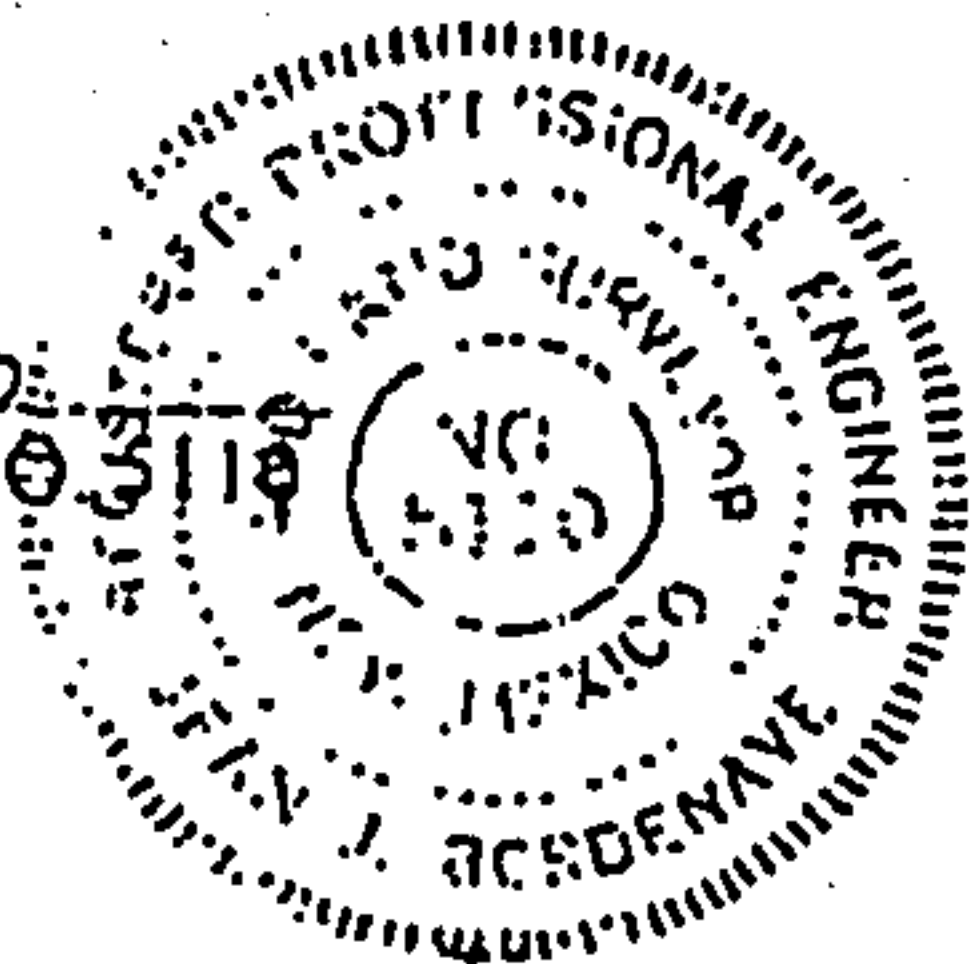
NORTHEASTERLY 33.68 FEET ALONG THE NORTHERLY RIGHT-OF-WAY OF LEARNING ROAD, BEING THE ARC OF A CURVE RIGHT, HAVING A RADIUS OF 30.00 FEET AND A LONG CHORD BEARING N19 49'47"E A DISTANCE OF 31.94 FEET TO A POINT; THENCE,

N38 00'45"W, 3.00 FEET ALONG THE NORTHERLY RIGHT-OF-WAY OF LEARNING ROAD TO A POINT, SAID POINT BEING THE POINT OF BEGINNING.

SAID TRACT CONTAINS 1.0496 ACRES MORE OR LESS.

I, JEAN J. BORDENAVE, A DULY REGISTERED PROFESSIONAL ENGINEER AND LAND SURVEYOR IN THE STATE OF NEW MEXICO HEREBY CERTIFY THAT THE ABOVE LEGAL DESCRIPTION WAS PREPARED BY ME FROM ACTUAL FIELD SURVEYS AND IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF.

Jean J. Bordenave 09/22/00
JEAN J. BORDENAVE NMPE & LS NO. 3118



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Page 4 of 9
8/11/2001 02:30P
Bk-A14 Pg-2337
R 23.00
Berm. Co. ERSC
Mary Herrera

EXHIBIT A

Page 5 of 5

LEGAL DESCRIPTION
FOR
CONSTRUCTION MAINTENANCE EASEMENT

A CERTAIN TRACT OF LAND SITUATED IN SECTION 25, T11N, R2E, N.M.P.M., BERNALILLO COUNTY, NEW MEXICO AND BEING MORE PARTICULARLY DESCRIBED, USING NEW MEXICO STATE PLANE GRID BEARINGS (BEARING BASIS - ACS NM448-6A (X=366640.72, Y=1507308.30) TO ACS NM448-7A (X=369804.62, Y=1510014.99) IS N49 27' 12"W) AND GROUND DISTANCES, AS FOLLOWS:

BEGINNING AT THE SOUTHWEST CORNER OF THE HEREIN DESCRIBED TRACT, SAID POINT BEING LOCATED ON THE EASTERLY RIGHT-OF-WAY LINE OF COORS BLVD, FROM WHENCE THE ACS MONUMENT NM448-7A BEARS N29 30'57"E A DISTANCE OF 323.71 FEET; THENCE,

NORTHEASTERLY 215.97 FEET ALONG THE EASTERLY RIGHT-OF-WAY OF COORS BLVD., BEING THE ARC OF A CURVE LEFT, HAVING A RADIUS OF 5804.58 FEET AND A LONG CHORD BEARING N42 33' 17"E A DISTANCE OF 215.96 FEET TO A POINT, SAID POINT BEING LOCATED ON THE SOUTHERLY RIGHT-OF-WAY OF MONTANO ROAD; THENCE,

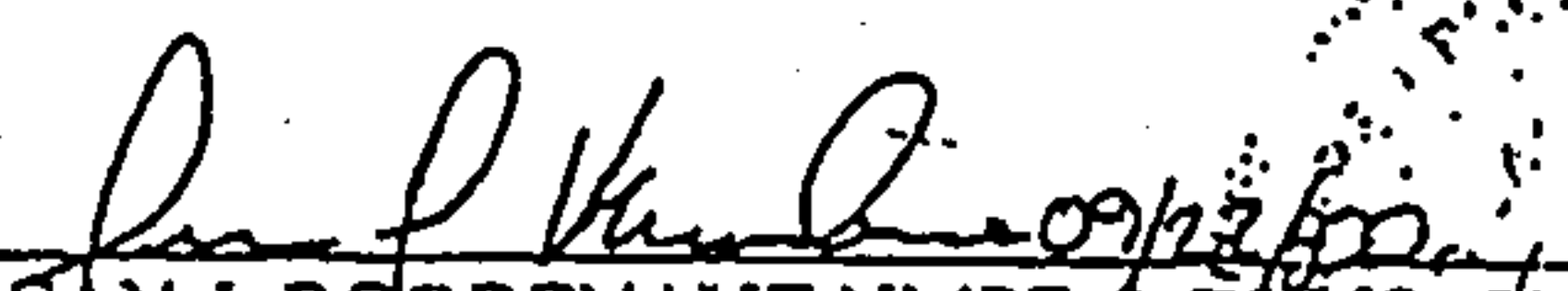
S58 14'39"E, 20.29 FEET ALONG THE SOUTHERLY RIGHT-OF-WAY OF MONTANO ROAD TO A POINT; THENCE

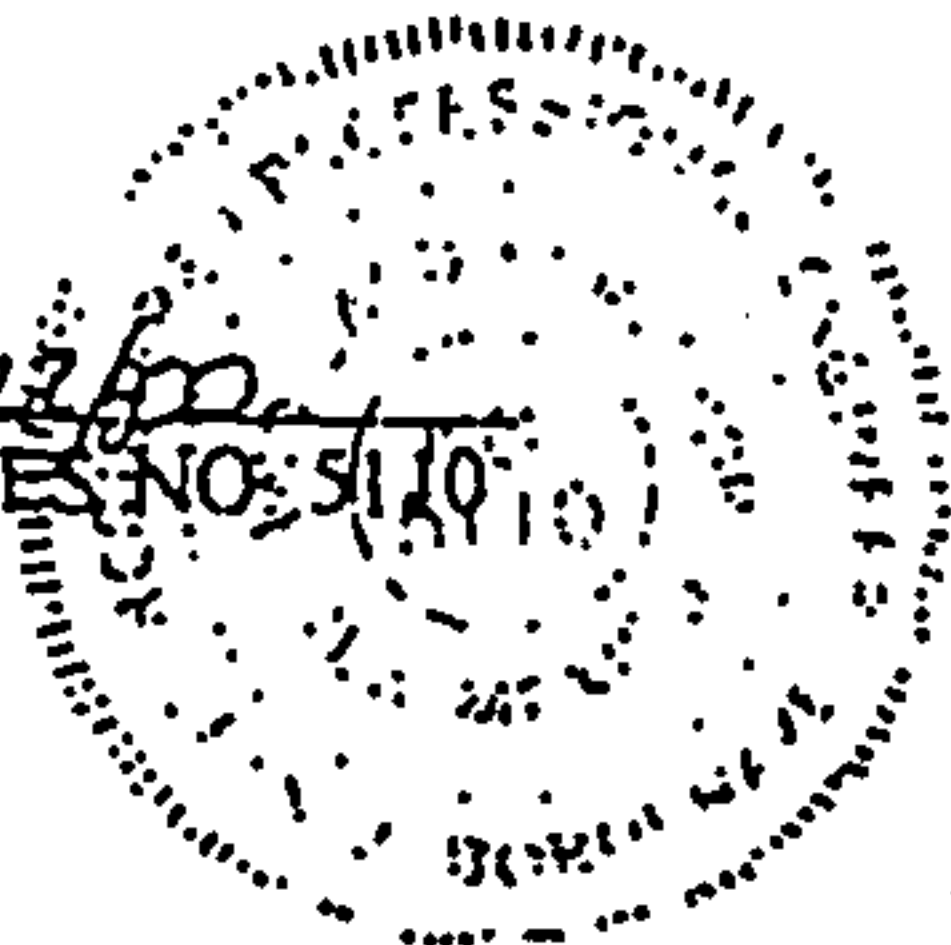
SOUTHWESTERLY 215.94 FEET ALONG THE ARC OF A CURVE RIGHT, HAVING A RADIUS OF 5824.58 FEET AND A LONG CHORD BEARING S42 31'02"W A DISTANCE OF 215.93 FEET TO A POINT; THENCE,

N58 14'39"W, 20.44 FEET TO A POINT, SAID POINT BEING THE POINT OF BEGINNING.

SAID TRACT CONTAINS 0.0992 ACRES MORE OR LESS.

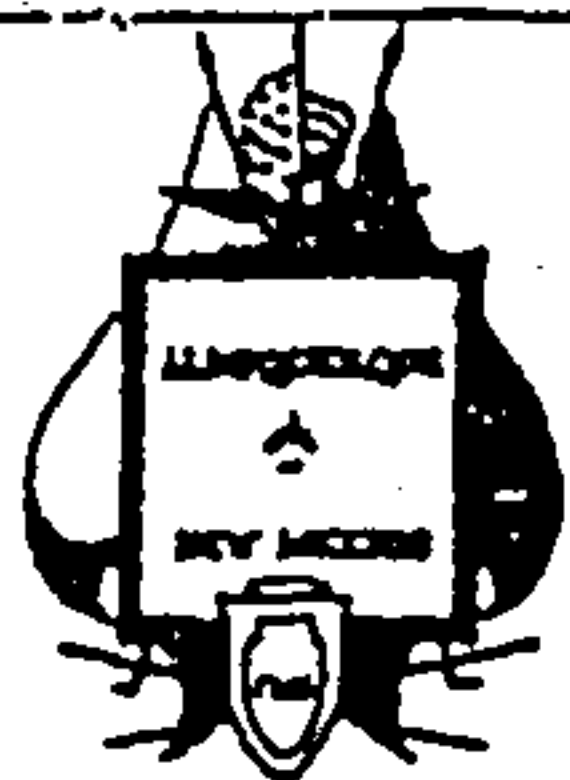
I, JEAN J. BORDENAVE, A DULY REGISTERED PROFESSIONAL ENGINEER AND LAND SURVEYOR IN THE STATE OF NEW MEXICO HEREBY CERTIFY THAT THE ABOVE LEGAL DESCRIPTION WAS PREPARED BY ME FROM ACTUAL FIELD SURVEYS AND IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF.


JEAN J. BORDENAVE NMPE & ES NO. 5110



2001003748
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Page: 8 of 9
01/11/2001 02:38P
Bk-A14 Pg-2337

Mary Herrera Bern. Co. ERSE R 23.00



CITY OF ALBUQUERQUE
 P.O. BOX 1985
 ALBUQUERQUE, NEW MEXICO 87103
 ACCOUNTS PAYABLE

DATE: 12/28/2000
 CHECK NO.: 2096696

Northwest Bank Ohio, NA
 *****609,502.81
 AMOUNTS MUST AGREE
 *****\$89,502.81
 VOID AFTER 180 DAYS

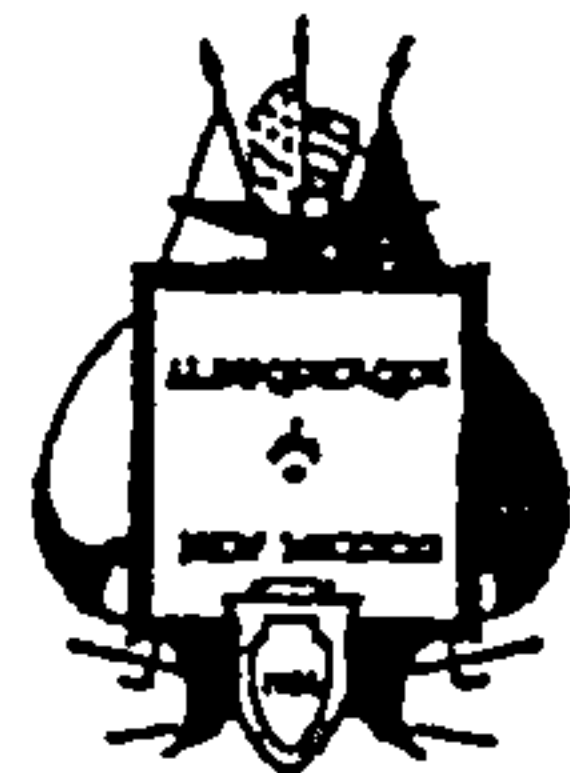
PAY Eighty nine thousand five hundred two and 81/100 Dollars
 TO THE ORDER OF

OVENWEST CORPORATION
 1 WIND NW
 ALBUQUERQUE NM 87120

THE BACK OF THIS DOCUMENT
 CONTAINS AN ARTIFICIAL WATERMARK
 HOLD AT AN ANGLE TO VIEW

John O. Hoffman
 City Treasurer

⑈ 2096696⑈ ⑆041203824⑆ 9600012069⑈



FOR PROMPT PAYMENT SEND ALL FUTURE INVOICES TO ADDRESS LISTED BELOW

CITY OF ALBUQUERQUE
 P.O. BOX 1985 ALBUQUERQUE, NEW MEXICO 87103

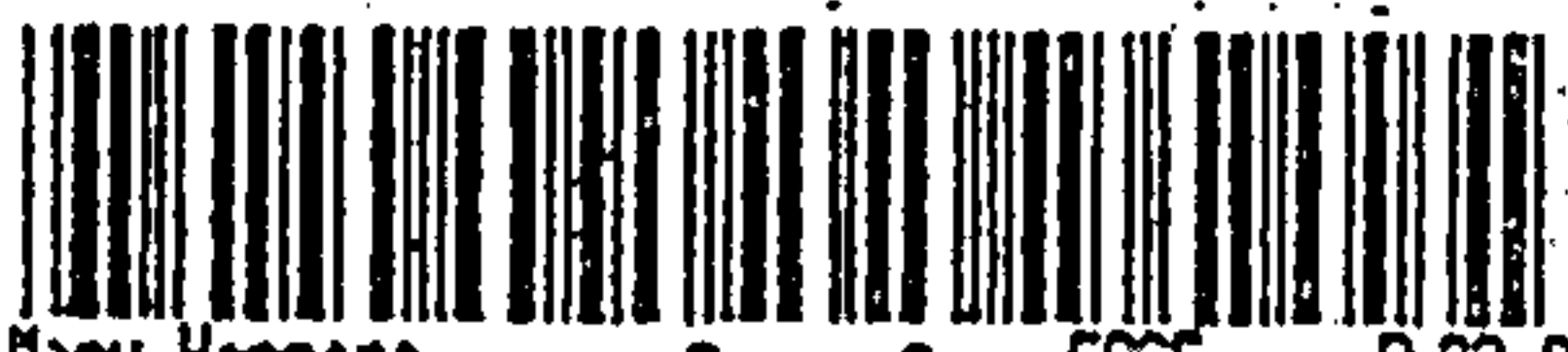
CHECK DATE: 12/28/2000

VENDOR NUMBER: 850201281

CHECK NUMBER: 2096696

VEND

Page 1 of 1

DATE	INVOICE OR CREDIT MEMO NUMBER	TYPE	DESCRIPTION	REFERENCE NO.	GROSS	AMOUNTS DISCOUNTS	NET
12/28/2000	R101584		R101584 EASEMENT PERMANENT-COORS ACC CMMTEE MEMO		*****\$89,502.81		*****\$89,502.81
 2681883748 3454387 Page: 9 of 9 01/11/2681 02:38P Mary Herrera - Gen. Co. ERSE R 23.89 0x-A14 Pg-2337							
TOTAL					*****\$89,502.81		*****\$89,502.81

THE ATTACHED CHECK IS IN PAYMENT FOR THE ITEMS DESCRIBED ABOVE

**PERMANENT EASEMENT
NO. 2 WATER LINE (NORTH)**

Grant of Permanent Easement, between Ray A. Graham III ("Grantor"), whose address is One Wind NW Albuquerque NM 87120 and the City of Albuquerque, a New Mexico municipal corporation ("City"), whose address is P.O. Box 1293, Albuquerque, New Mexico, 87103.

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

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

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

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

WITNESS my hand and seal this 17th day of March, 1999.



OFFICIAL SEAL
Signature Veronica Lewis
VERONICA LEWIS
NOTARY PUBLIC - NEW MEXICO
Notary Bond Filed with Secretary of State
My Commission Expires 7-1-99

GRANTOR:
Ray A. Graham III
(Individual)

GRANTOR:
By: _____
Its: _____
(Corporation or Partnership)

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3322488
Page 1 of 4
01/07/2008 11:12A
Bk-R1 Pg-2883
Judy D. Woodward Bern. Co. ERSE R 13.89

(66 u/a)

39

TEMPORARY EASEMENT

Na. 2 (North)

#611781

THIS GRANT OF EASEMENT between Ray A. Graham III, a married man dealing in his sole and separate property ("Grantor"), and the CITY OF ALBUQUERQUE, a New Mexico municipal corporation ("City"), whose address is P.O. Box 1293, Albuquerque, New Mexico, 87103.

1. **Grant of Easement.** The Grantor grants to the City an exclusive temporary easement for a ("Public Improvement") on, over, across and through the property described below ("Property"), together with the right of the City to operate, maintain, repair, replace and construct the Public Improvement and the right to remove trees, bushes, undergrowth and any other obstacles upon the Property if the City determines they interfere with the appropriate use of the easement. This Temporary Easement is for drainage flows from Learning Road and from future improvements on Grantor's property. Grantor's property is described on Exhibit A and attached hereto.

This easement may be relocated with the consent of the City Engineer.

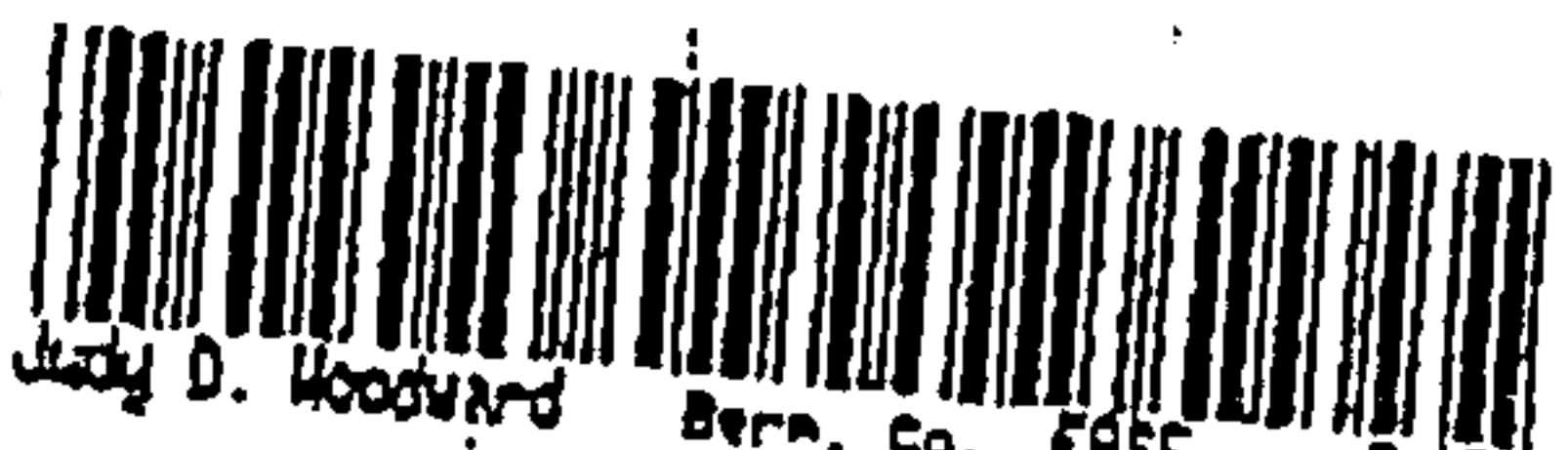
2. **Warranties.** Grantor covenants and warrants that it is the owner in fee simple of the Property and that it has a good lawful right to convey the Property or any part thereof and that the Grantor will forever warrant and defend the title to the Property against all claims from all persons or entities.

3. **Binding on Grantor's Property.** The grant and other provisions of this Easement constitute covenants running with title to the Property for the benefit of the City and its successors and assigns until terminated.

APPROVED:

[Signature] 3/12/02
City Engineer date
City of Albuquerque *[Signature]*

KE Zales



Judy D. Woodward

Bern. Co. EASE

R 13.00

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6345813

Page: 1 of 4

83/14/2668 11:05A

8k-R3 Pg-4783

4. Temporary. This easement will be released by the City when the City Engineer determines that the Easement is no longer required.

WITNESS my hand and seal this 8th Day of March 1999

GRANTOR:

By: Ray A. Graham

STATE OF NEW MEXICO)

COUNTY OF BERNALILLO)

)ss.

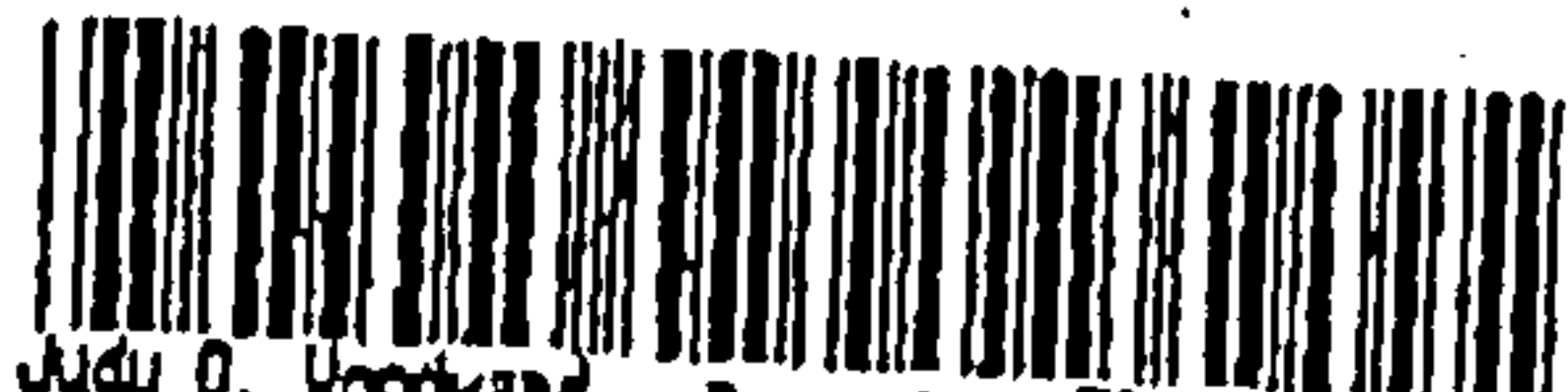
This instrument was acknowledged before me on March 8, 1999
by RAY A. GRAHAM III on behalf of said individual.

[Signature]
Notary Public

My Commission Expires



OFFICIAL SEAL
VICKI E. LEWIS
NOTARY PUBLIC - NEW MEXICO
My Commission Expires 7-1-99



Judy O. Woodward Bern. Co. ERSE

R 13.68

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3345813
Page 2 of 4
03/14/2000 11:05A
01-R3 Pg-4783

EXHIBIT A 18-102

LEGAL DESCRIPTION FOR No. 2 (North) TEMPORARY DRAINAGE EASEMENT

A CERTAIN TRACT OF LAND SITUATED IN SECTIONS 25 AND 36, T11N, R2E, N.M.P.M., BERNALILLO COUNTY, NEW MEXICO AND BEING MORE PARTICULARLY DESCRIBED, USING NEW MEXICO STATE PLANE GRID BEARINGS (BEARING BASIS ACS NM448-6A (X=366640.72, Y=1507308.30) TO ACS NM448-7A (X=369804.62, Y=1510014.99) N49 27'12"W) AND GROUND DISTANCES, AS FOLLOWS:

BEGINNING AT THE SOUTHEAST CORNER OF THE HEREIN DESCRIBED TRACT, FROM WHENCE THE ACS MONUMENT NM448-7A BEARS N13 11'57"W A DISTANCE OF 1616.73 FEET; THENCE,

N2942'31"W; 664.94 FEET TO A POINT; THENCE,

S22 46'48"W, 158.24 FEET TO A POINT; THENCE,

SOUTHWESTERLY 256.56 FEET ALONG THE ARC OF A CURVE RIGHT, HAVING A RADIUS OF 980.00 FEET AND A LONG CHORD BEARING S30 16'48"W A DISTANCE OF 255.63 FEET TO A POINT; THENCE,

N52 13'12"W, 200.00 FEET TO A POINT; THENCE,

NORTHEASTERLY 204.20 FEET ALONG THE ARC OF A CURVE LEFT, HAVING A RADIUS OF 780.00 FEET AND A LONG CHORD BEARING N30 16'48"E A DISTANCE OF 203.62 FEET TO A POINT; THENCE,

N51 04'10"E, 1291.71 FEET TO A POINT; THENCE,

S58 14'39"E, 401.29 FEET TO A POINT; THENCE

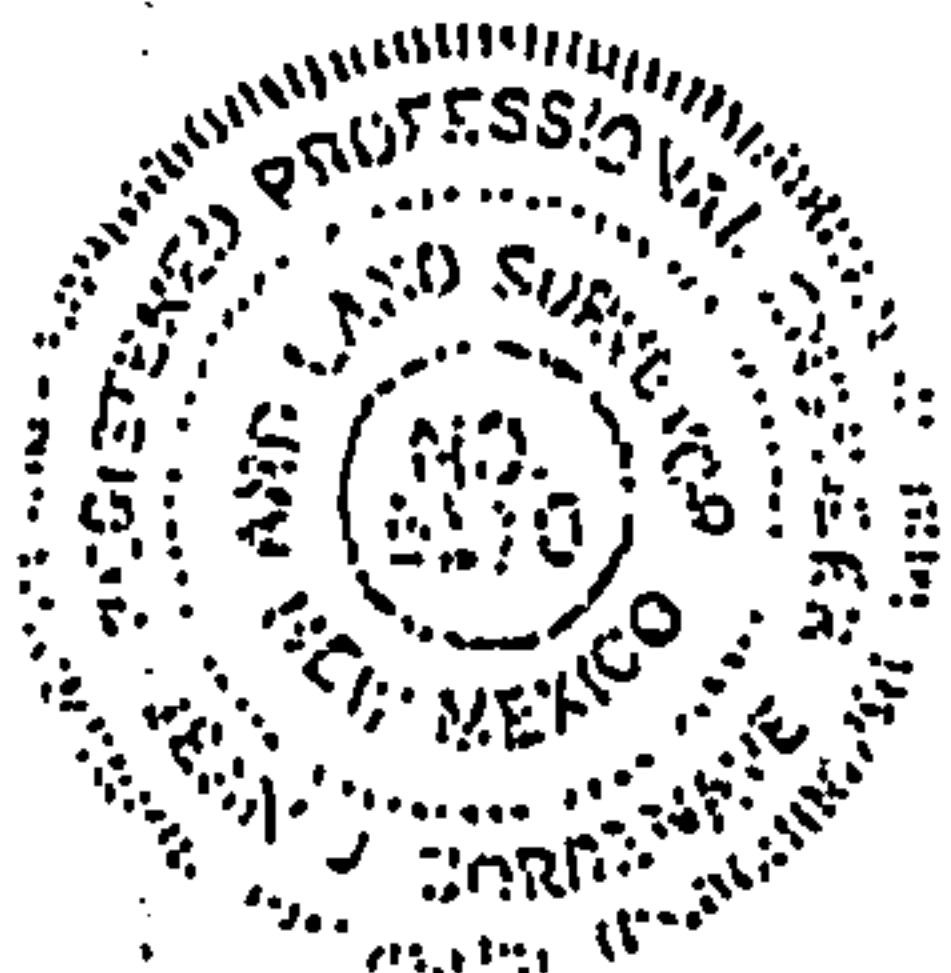
S36 20'44"W, 827.92 FEET TO A POINT; THENCE,

S22 46'22"W, 149.32 FEET TO A POINT; SAID POINT BEING THE POINT OF BEGINNING.

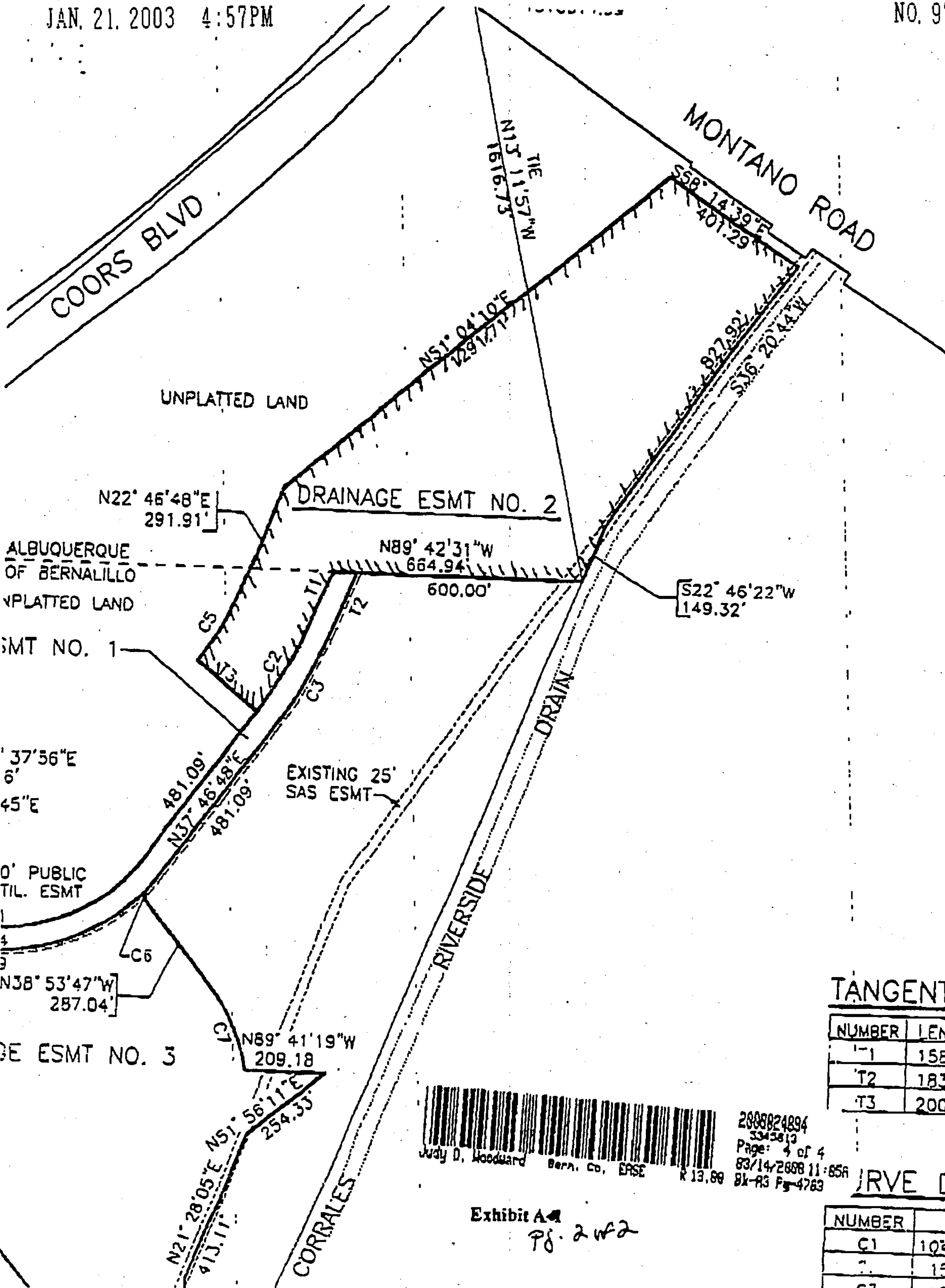
SAID TRACT CONTAINS 17.5498 ACRES MORE OR LESS.

I, JEAN J. BORDENAVE, A DULY REGISTERED PROFESSIONAL ENGINEER AND LAND SURVEYOR IN THE STATE OF NEW MEXICO HEREBY CERTIFY THAT THE ABOVE LEGAL DESCRIPTION WAS PREPARED BY ME FROM ACTUAL FIELD SURVEYS AND IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF.

Jean J. Bordenave 02/06/99
JEAN J. BORDENAVE NHPE & LS NO. 5110



Barcode and document tracking information including 'Judy D. Woodward', 'Berm. Co., ERSE', 'R 13.88', 'Bk-A3 Pg-4782', and 'Page: 3 of 4'.

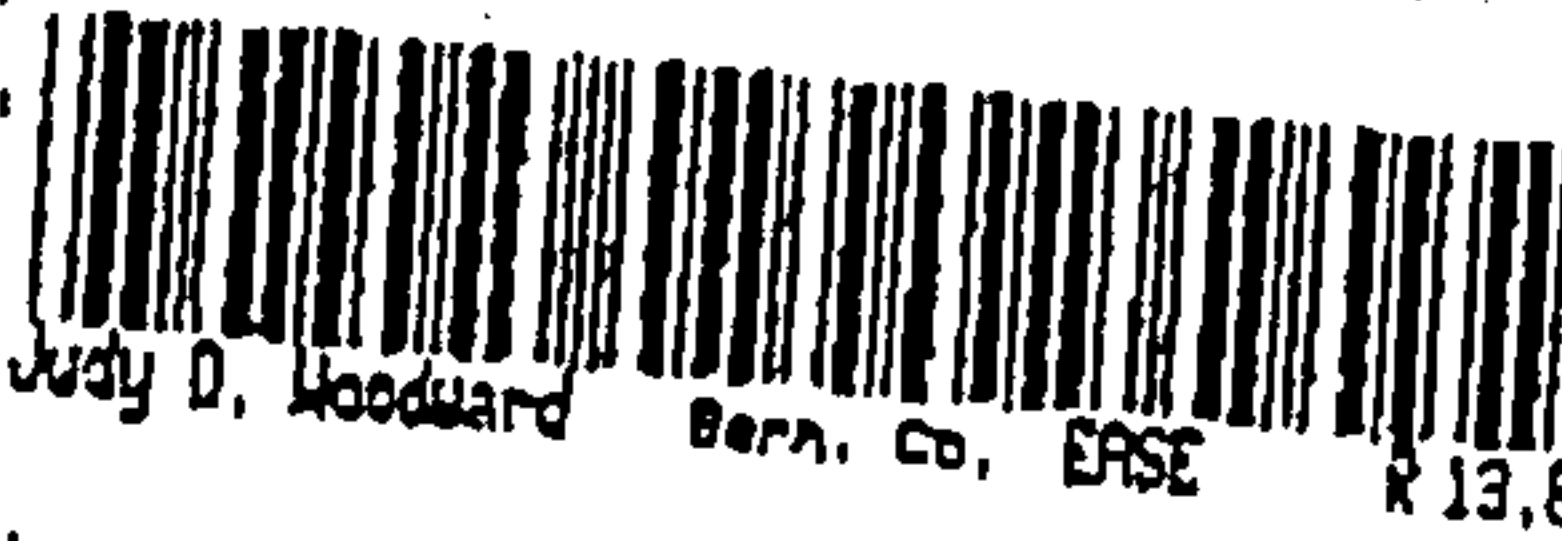


TANGENT

NUMBER	LEN
T1	15E
T2	18E
T3	20E

IRVE

NUMBER	LEN
C1	10E
C2	1E
C3	1E



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 3345813
 Page: 4 of 4
 83/14/2688 11:55A
 8k-R3 Pg 4783

Exhibit A
 Pg. 2 of 2