3. **Project# 1004073**
09DRB-70117 VACATION OF PUBLIC EASEMENTS

MARK GOODWIN AND ASSOCIATES PA agent(s) for JTH, LLC request(s) the referenced/ above action(s) for all or a portion of a Roadway Easement plus a Water and Sanitary Sewer Easement on Tract(s) 4A, **JUAN TABO HILLS Unit(s) 1,** zoned SU-1, located on the east side of JUAN TABO BLVD SE south of the TIJERAS ARROYO containing approximately 25.62 acre(s). (M-21 & M-22) **THE VACATION OF THE PORTION OF THE 72 FOOT ROADWAY EASEMENT WAS APPROVED AS SHOWN ON EXHIBIT B IN THE PLANNING FILE PER SECTION 14-14-7-2(A) (1) AND (B) (1)(3) OF THE SUBDIVISION ORDINANCE.**

4. **Project# 1007140**
08DRB-70297 VACATION OF PUBLIC EASEMENT
08DRB-70300 SIDEWALK WAIVER
08DRB-70301 MINOR - TEMP DEFR SWDK CONST
08DRB-70302 MAJOR - SDP FOR SUBDIVISION
08DRB-70303 MAJOR - PRELIMINARY PLAT APPROVAL

MARK GOODWIN AND ASSOCIATES PA agent(s) for JUAN TABO HILLS, LLC request(s) the above action(s) for all or a portion of Tract(s) 2-A, A-C, **JUAN TABO HILLS, UNIT 1,** zoned AD, SU-1, located on JUAN TABO BLVD BETWEEN VIA POSADA RD AND JULFSTREAM DR containing approximately 41.0242 acre(s). (M-22) *[Deferred from 7/30/08, 8/20/08 8/27/08, 9/3/08, 9/17/08, 10/1/08, 10/22/08, 11/5/08, 11/26/08, 12/3/08, 12/14/09, 2/11/09, 3/11/09]* **DEFERRED TO 5/6/09 AT THE AGENT'S REQUEST.**

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

5. **Project# 1003916**
09DRB-70134 EXT OF MAJOR PRELIMINARY PLAT

ISAACSON AND ARFMAN PA agent(s) for DEL RAY INVESTMENTS LLC request(s) the above action(s) for all or a portion of Block(s) 18 & 19, Tract(s) A, **NORTH ALBUQUERQUE ACRES TO BE KNOWN AS MONTERRA DEL REY Unit(s) 1-3,** zoned SU-1 PDA, located on DERICKSON AVE NE BETWEEN LOUISIANA BLVD NE AND SAN PEDRO DR NE containing approximately 63.3836 acre(s). (D-18) **A ONE-YEAR EXTENSION OF THE PRELIMINARY PLAT WAS APPROVED.**

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

6. **Project# 1007734**
09DRB-70135 SKETCH PLAT REVIEW AND COMMENT

THE SURVEY OFFICE, LLC agent(s) for WILLIS SMITH request(s) the above action(s) for all or a portion of Lot(s) 19-24, **NEWTON & SMITH SUBDIVISION,** zoned M-2, located on CANDELARIA BETWEEN HIGH ST AND PAN AMERICAN FREEWAY containing approximately 1.0299 acre(s). (G-15) **THE ABOVE ITEM WAS REVIEWED AND COMMENTS WERE GIVEN.**

7. Other Matters:

ADJOURNED:

CITY OF ALBUQUERQUE

CITY OF ALBUQUERQUE
PLANNING DEPARTMENT
HYDROLOGY DEVELOPMENT SECTION

DEVELOPMENT REVIEW BOARD--SPEED MEMO

DRB CASE NO/PROJECT NO: 1003916 **AGENDA ITEM NO: 5**

SUBJECT:

Preliminary Plat Ext

ACTION REQUESTED:

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

PO Box 1293

ENGINEERING COMMENTS:

The Hydrology Section has no objection to the subject request.

Albuquerque

NM 87103

RESOLUTION: 1 yr

APPROVED X; 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
924-3986

DATE: April 15, 2009

CITY OF ALBUQUERQUE

PLANNING DEPARTMENT
April 15, 2009
DRB Comments

ITEM # 5

PROJECT # 1003916 APPLICATION # 09-70134

RE: Blocks 18 & 19, North Albuquerque Acres, Tract A, Unit A

While it is possible to extend Preliminary Plat approval, the Vacation action will expire May 1, 2009. If a plat is not filed by that date, then the vacation will be void and require a new application.

Jack Cloud AICP, DRB Chairman
924-3880/ jcloud@cabq.gov

ROUTING SHEET FOR DRB & EPC REVIEWS

Date: 4/6/08

The following case or applications are being sent to your command and/or office for review:

DRB: 1004073

EPC: _____

Please return originals to Lupe Gallegos @ 768-2175, APD/Planning Division, by: 4/8/09 (to expedite fax comments forms to 768-2324 on/before date).

✓ **FOOTHILLS AREA COMMAND**
Yvette Garcia

_____ **SOUTHEAST AREA COMMAND**
Laura Kuehn

_____ **WESTSIDE AREA COMMAND**
Bill Jackson

_____ **CRIME PREVENTION**
(VA and NE) Steve Sink

REVIEWED BY: Steve Sink **PHONE:** 924-3600

DATE: 4/8/09

DRB/EPC/LUCC APPLICATION CHECKLIST

A review of DRB Case 1004073 **indicates the following problems or crimes may occur or that the following concerns may need to be evaluated or addressed on this site or in this area. These comments do not indicted that a thorough CPTED evaluation has been done, or that other criminal activities may not occur.**

- ☐ **Traffic volume/***Explain:*
- ☐ **Traffic control devices/***Explain:*
- ☐ **Burglaries/***Explain*:
- ☐ **Speeding violations/***Explain*:
- ☐ **Lighting issues/***Explain*:
- ☐ **Maintenance of landscaping/***Explain*:
- ☐ **Robbery/***Explain*:
- ☐ **Assault/***Explain*:
- ☐ **Shoplifting/***Explain*:
- ☐ **Accidents in the parking lot/***Explain*:
- ☐ **A higher probability of crimes during evening/weekend hours/***Explain*:
- ☐ **Commercial burglary/***Explain*:
- ☐ **Rape/***Explain*:
- ☐ **Adequate security/***Explain*:
- ☐ **Alarm security/***Explain*:
- ☐ **Alarm response i.e. false alarms, etc/***Explain*:
- ☐ **Transients/***Explain*:
- ☐ **Need for neighborhood association/***Explain*:
- ☒ **Other:** No Crime Prevention or CPTED comments concerning the proposed Vacation of Public Easements at this time.

INTERA Incorporated
6000 Uptown Boulevard NE
Suite 100
Albuquerque, NM 87110
Telephone: 505 246 1600
Fax: 505 246 2600

MEMORANDUM

DATE: April 14, 2009

TO: Jack Cloud, Planning Department – Design Review Board

COPY: Suzanne Busch, Environmental Health Department
Donna Griffin, Legal Department
Isaacson and Arfman PA

FROM: James Joseph, INTERA Inc.

SUBJECT: Project # 1003916, 09DRB-70134 Ext of Major Perliminary Plat, Block 18 & 19, Tract A, North Albuquerque Acres (tbk Monterra Del Rey Units 1-3) Located on Derickson Ave. NE Between Louisiana Blvd. NE and San Pedro Dr. NE

There is the potential for the above-named project to be impacted by the presence of landfill gas generated by two former landfills (San Antonio Landfill and San Francisco Landfill). The developers of this site are required to follow the most current version of the "City of Albuquerque Interim Guidelines for Development within City Designated Landfill Buffer Zones". A review and approval of the Site Plan(s), the proposed construction, design drawings, and a certification of construction will be required by the Environmental Health Department, Environmental Services Division. Also, EHD requests that as a condition of Final Plat approval , the following disclosure statement be added to the plat:

> The subject property is located near a former landfill. Due to the subject property being near a former landfill, certain precautionary measures may need to be taken to ensure health and safety of the public. Recommendation made by a professional engineer with expertise in landfills and landfill gas issues (as required by the most current version of the *Interim Guidelines for Development within City Designated Landfill Buffer Zones*) shall be consulted prior to development of the site.

_____
Albuquerque Environmental Health Department

Intera Incorporated
6000 Uptown Boulevard NE, Suite 100
Albuquerque, New Mexico 87110

neopost N042J80017107
$0.42
04/14/09
Mailed From 87110
US POSTAGE

Jack Cloud
Design Review Board
600 2nd Street NW
Suite 201
Albuquerque, NM 87102

87102-2205

COMPLETET 09/02/08 SH (Site Dev. Plan) SIIBD.

DRB CASE ACTION LOG

REVISED 10/08/07

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

DRB Application No.: 08DRB-70152 Project # 1003916
Project Name: North Alb Acres
Agent: Dekker Perich Sabatini Phone No.:

Your request was approved on 4-16-08 by the DRB with delegation of signature(s) to the following departments.

OUTSTANDING SIGNATURES COMMENTS TO BE ADDRESSED

- ☐ TRANSPORTATION:
- ☐ UTILITIES:
- ☐ CITY ENGINEER / AMAFCA:
- ☐ PARKS / CIP:
- ☑ PLANNING (Last to sign): Case Planner initial

- ☐ **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.**

DRB CASE ACTION LOG (Site Dev. Plan) SUBD.

REVISED 10/08/07

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

DRB Application No.: 08DRB-70152 Project # 1003916
Project Name: North Alb Acres
Agent: Dekker Perich Sabatini Phone No.:

Your request was approved on 4-16-08 by the DRB with delegation of signature(s) to the following departments.

OUTSTANDING SIGNATURES COMMENTS TO BE ADDRESSED

- ☐ TRANSPORTATION:
- ☐ UTILITIES:
- ☐ CITY ENGINEER / AMAFCA:
- ☐ PARKS / CIP:
- ☑ PLANNING (Last to sign): Case Planner initial

- ☐ **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.**

OFFICIAL NOTICE OF DECISION

CITY OF ALBUQUERQUE
PLANNING DEPARTMENT
DEVELOPMENT REVIEW BOARD

April 16, 2008

Project# 1003916
08DRB-70123 VACATION OF PUBLIC EASEMENT

ISAACSON AND ARFMAN PA agent(s) for DEL REY INVESTMENTS LLC request(s) the above action(s) for all or a portion of Block(s) 18 & 19, Tract A, Unit A, **NORTH ALBUQUERQUE ACRES** (TBK MONTERRA DEL REAY, UNITS 1-3), zoned SU-1/ PDA, located between SAN PEDRO DR NE and LOUISIANA BLVD NE, AND BETWEEN DERICKSON AVE NE and SANTA MONICA AVE NE containing approximately 63.3836 acre(s). (D-18) *[Deferred from 4/2/08 & 4/9/08]*

At the April 16, 2008 Development Review Board meeting, the vacation was approved as shown on Exhibit B in the Planning file per section 14-14-7-2(A)(1) and (B) (1)(3) of the Subdivision Ordinance.

(A)(1) The public utility easment vacation request was filed by the owners of a majority of the footage of land abutting the proposed vacation.

(B)(1) The public welfare is in no way served by retaining the public utility easement.

(B)(3) There is no convincing evidence that any substantial property right is being abridged against the will of the owner of the right.

CONDITIONS:

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

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

08DRB-70124 SIDEWALK WAIVER

The Sidewalk Waiver was approved as shown on Exhibit C in the Planning File.

08DRB-70125 MINOR - TEMP DEFR SWDK CONST

The Temporary Deferral of construction of sidewalks on the interior streets was approved as shown on Exhibit C in the planning file.

08DRB-70126 MAJOR - PRELIMINARY PLAT APPROVAL

With the signing of the infrastructure list dated 4/16/08, and with an approved grading and drainage plan engineer stamp dated 4/13/08, the preliminary plat was approved subject to 4ft dedication along San Pedro per Transportation.

If you wish to appeal this decision, you must do so by May 1, 2008 in the manner described below.

Appeal is to the Land Use Hearing Officer. Any person aggrieved with any determination of the Development Review Board may file an appeal on the Planning Department form, to the Planning Department, within 15 days of the Development Review Board's decision.

The date the determination in question is issued is not included in the 15-day period for filing an appeal.
If the fifteenth day falls on a Saturday, Sunday or holiday as listed in the Merit System Ordinance, the next working day is considered as the deadline for filing the appeal. Such appeal shall be heard within 60 days of its filing.
You will receive notice if any other person files an appeal. Successful applicants are reminded that other requirements of the City must be complied with, even after approval of the referenced application(s).

Please note that the vacation of all plats, rights-of-way, and easements are void after one year from the final appeal date referenced above if all conditions are not met (The effective date of Development Review Board approval is the hearing date plus the 15-day appeal period.) (REF: Chapter 14 Article 14 Part 7-2 (E)(3)(6) Revised Ordinance.)

Jack Cloud, AICP, DRB Chair

Cc: Dekker/Perich/Sabatini – 7601 Jefferson NE, Ste 100 – Albuquerque, NM 87109
Cc: Del Rey Investments LLC – 6300 Riverside Plaza Ln. NW Ste 200 – Albuquerque, NM 87120

Marilyn Maldonado
Scott Howell
File

DRB PUBLIC HEARING SIGN IN SHEETS

PROJECT #: 1003016 **AGENDA#** 5 **DATE:** 4/16/70

1. **Name:** Grace Minnette **Address:** 8213 Countrywood Rd NE **Zip:** 87109
2. **Name:** _____ **Address:** _____ **Zip:** _____
3. **Name:** _____ **Address:** _____ **Zip:** _____
4. **Name:** _____ **Address:** _____ **Zip:** _____
5. **Name:** _____ **Address:** _____ **Zip:** _____
6. **Name:** _____ **Address:** _____ **Zip:** _____
7. **Name:** _____ **Address:** _____ **Zip:** _____
8. **Name:** _____ **Address:** _____ **Zip:** _____
9. **Name:** _____ **Address:** _____ **Zip:** _____
10. **Name:** _____ **Address:** _____ **Zip:** _____
11. **Name:** _____ **Address:** _____ **Zip:** _____
12. **Name:** _____ **Address:** _____ **Zip:** _____
13. **Name:** _____ **Address:** _____ **Zip:** _____
14. **Name:** _____ **Address:** _____ **Zip:** _____
15. **Name:** _____ **Address:** _____ **Zip:** _____
16. **Name:** _____ **Address:** _____ **Zip:** _____
17. **Name:** _____ **Address:** _____ **Zip:** _____

DEVELOPMENT REVIEW BOARD
ACTION SHEET

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

April 16, 2008 9:00AM
MEMBERS:

Jack Cloud, AICP, DRB Chairman, Planning Department

Angela Gomez, Administrative Assistant

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

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

1. **Project# 1003099**
08DRB-70144 MAJOR - 2YR SUBD IMP AGMT EXT (2YR SIA)

MARK GOODWIN AND ASSOCIATES PA agent(s) for STV INVESTMENTS VII LLC request(s) the above action(s) for all or a portion of Lot(s) 7-12, 21-26, Tract(s) A, **NORTH ALBUQUERQUE ACRES/OAKLAND ESTATES** zoned R-D, located on EAGLE ROCK AVE BETWEEN SAN PEDRO BLVD AND LOUISIANA BLVD containing approximately 10.6574 acre(s). (C-18) **THE ONE YEAR EXTENSION OF THE SUBDIVISION IMPROVEMENT AGREEMENT (SIA) WAS APPROVED.**

2. **Project# 1006822**
08DRB-70146 VACATION OF PUBLIC RIGHT-OF-WAY
08DRB-70147 MINOR - PRELIMINARY/ FINAL PLAT APPROVAL

SURVEYS SOUTHWEST LTD agent(s) for 2000 GOLD AVE LLC PHILLIP RABY PRINCIPAL request(s) the above action(s) for all or a portion of Lot(s) 1&2, Block(s) 76, **TERRACE ADDITION, TOGETHER WITH VACATED PORTIONS OF TERRACE ST GOLD AV & BUENA VISTA DR** zoned SU-2 / PR, located on GOLD AV SE BETWEEN TERRACE ST SE AND BUENA VISTA DR SE containing approximately 0.411 acre(s). (R-15) **DEFERRED TO 4/30/08 AT THE AGENT'S REQUEST.**

3. **Project # 1005070**
06DRB-01154 MAJOR-PRELIMINARY PLAT APPROVAL
06DRB-01156 MINOR-SIDEWALK WAIVER
06DRB-01155 MINOR-TEMP DEFER SDWK

SURV-TEK INC & WILSON & COMPANY agent(s) for THE TRAILS LLC request(s) the above action(s) for all or a portion of Tract(s) 8, **THE TRAILS, UNIT 2 (to be known as TAOS @ THE TRAILS, UNIT 2)** zoned SU-2-SRLL, located on WOODMONT AVE NW, between UNIVERSE BLVD NW and RAINBOW BLVD NW containing approximately 9 acre(s). (C-9) *[Deferred from 9/6/06, 9/13/06, 9/27/06, 10/11/06, 10/25/06, 11/29/06, 12/20/06, 1/24/07, 4/18/07, 6/20/07, 7/18/07, 08/22/07 & 09/05/07 & 09/26/07 & 10/17/08]*. **DEFERRED TO 5/14/08 AT THE AGENT'S REQUEST.**

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

SURV-TEK INC agent(s) for TABET LUMBER CO request(s) the above/ referenced action(s) for all or a portion of Tracts S-1A and S-2A-2, **ATRISCO BUSINESS PARK, UNIT 2** (TBK as Tract(s) A & B, MERIDIAN BUSINESS PARK II) together with Tract S-2A-1, **ATRISCO BUSINESS PARK, UNIT 2** (TBK as UNSER TOWNE CROSSING) zoned IP, located on the east side of UNSER BLVD NW BETWEEN LOS VOLCANES RD NW AND INTERSTATE ROUTE 40 containing approximately 70.3629 acre(s). (J-9, J-10) *[Deferred from 3/26/08 & 4/9/08]* **DEFERRED TO 4/30/08 AT THE AGENT'S REQUEST.**

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

GEORGE RAINHART ARCHITECTS agent(s) for WEBER AND COMPANY request(s) the above action(s) for all or a portion of Tract(s) S2A2, S2A1 & S1A, **ATRISCO BUSINESS ADDITION (to be known as UNSER TOWNE CROSSING)** zoned IP, located on LOS VOLCANES NW BETWEEN UNSER BLVD NW AND GALATIN NW containing approximately 53 acre(s). (J-9 & J-10) *[Deferred from 10/10/07,11/14/07, 12/12/07, 1/30/08, 2/27/08, 3/26/08 & 4/9/08]* **DEFERRED TO 4/30/08 AT THE AGENT'S REQUEST.**

5. **Project#:1003916**
08DRB-70123 VACATION OF PUBLIC EASEMENT
08DRB-70124 SIDEWALK WAIVER
08DRB-70125 MINOR - TEMP DEFR SWDK CONST
08DRB-70126 MAJOR - PRELIMINARY PLAT APPROVAL

ISAACSON AND ARFMAN PA agent(s) for DEL REY INVESTMENTS LLC request(s) the above action(s) for all or a portion of Block(s) 18 & 19, Tract A, Unit A, **NORTH ALBUQUERQUE ACRES** (TBK MONTERRA DEL REAY, UNITS 1-3), zoned SU-1/ PDA, located between SAN PEDRO DR NE and LOUISIANA BLVD NE, AND BETWEEN DERICKSON AVE NE and SANTA MONICA AVE NE containing approximately 63.3836 acre(s). (D-18) *[Deferred from 4/2/08 & 4/9/08]* **WITH THE SIGNING OF THE INFRASTRUCTURE LIST DATED 4/16/08 AND WITH AN APPROVED GRADING AND DRAINAGE PLAN ENGINEER STAMP DATED 4/13/08, THE PRELIMINARY PLAT WAS APPROVED SUBJECT TO 4FT DEDICATION ALONG SAN PEDRO PER TRANSPORTATION. CONDITION FOR FINAL PLAT PER ABCWUA ARE THAT UEC'S ARE PAID FOR EACH UNIT PLATTED, AND THE WATER BUDGET PROVIDED FOR SAID UNIT. THE VACATION WAS APPROVED AS SHOWN ON EXHIBIT B IN THE PLANNING FILE PER SECTION 14-14-7-2(A) (1) AND (B) (1)(3) OF THE SUBDIVISION ORDINANCE. THE TEMPORARY DEFERRAL OF CONSTRUCTION OF SIDEWALKS ON THE INTERIOR STREETS WAS APPROVED AS SHOWN ON EXHIBIT C IN THE PLANNING FILE. THE SIDEWALK WAIVER WAS APPROVED AS SHOWN ON EXHIBIT C IN THE PLANNING FILE.**

08DRB-70152 EPC APPROVED SDP FOR SUBDIVISION

DEKKER PERICH SABATINI agent(s) for DEL RAY INVESTMENTS LLC request(s) the above action(s) for all or a portion of Block(s) 18 & 19, Tract(s) A, **NORTH ALBUQUERQUE ACRES Unit(s) A,** zoned SU-1 FOR MOBILE HOME PARK, located on DERICKSON BETWEEN SAN PEDRO AND LOUISIANA containing approximately 58.52 acre(s). (D-18) *[Deferred from 4/2/08 & 4/9/08]* **THE SITE DEVELOPMENT PLAN FOR SUBDIVISION WAS APPROVED WITH FINAL SIGN-OFF DELEGATED TO PLANNING FOR CASE PLANNERS INITIALS AND FOR 3 COPIES OF THE APPROVED SITE PLAN.**

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

TIERRA WEST LLC agent(s) for MCDONALD'S CORPORATION request(s) the above action(s) for all or a portion of Lot 2, **KRANIA ADDITION,** zoned SU-2 PCA, located on the SE corner of 98TH ST NW AND VOLCANO RD NW containing approximately 1.1172 acre(s). (K-9) *[Deferred from 2/20/08,3/5/08, 3/12/08, 3/19/08, 3/26/08 & 4/2/08 .]* **DEFERRED TO 4/30/08 AT THE AGENT'S REQUEST.**

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

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

CONSENSUS PLANNING agent(s) for MIDWEST PHILLIPS EDISON AND COMPANY request(s) the above action(s) for all or a portion of Lot(s) 19 A-1, **PARADISE NORTH** zoned SU-1 FOR C-1 USES, located on UNSER BLVD NW BETWEEN MCMAHON BLVD NW AND SUMMER REDGE NW containing approximately 3.6 acre(s). (A-11) *[Deferred from 3/12/08, 3/26/08 & 4/9/08]* **WITH THE SIGNING OF THE INFRASTRUCTURE LIST, THE SITE DEVELOPMENT PLAN FOR BUILDING PERMIT WAS APPROVED WITH FINAL SIGN-OFF DELEGATED TO CITY ENGINEER FOR THE SIA, AND TO PLANNING FOR CASE PLANNERS INITIALS AND 3 COPIES OF THE APPROVED SITE PLAN. THE SITE DEVELOPMENT PLAN FOR SUBDIVISION WAS APPROVED WITH FINAL SIGN-OFF DELEGATED TO PLANNING FOR CASE PLANNERS INITIALS.**

08DRB-70058 MINOR - PRELIMINARY/FINAL PLAT APPROVAL

SURVEYS SOUTHWEST LTD agent(s) for THE PHILLIPS EDISON GROUP, LLC request(s) the above/ referenced action(s) for the Temporary Drainage Easement on Tract(s) 19A1, **PARADISE NORTH,** zoned SU-1/ C-1 USES, located on the northeast corner of UNSER BLVD NW AND MCMAHON BLVD NW containing approximately 3.6 acre(s). (A-11) *[Deferred from 4/9/08]* **WITH THE SIGNING OF THE INFRASTRUCTURE LIST DATED 4/16/70 THE PRELIMINARY/FINAL PLAT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO TRANSPORTATION FOR COMMENTS AND TO PLANNING FOR AMAFCA SIGNOFF, NM UTILITY SIGNOFF AND FOR ADJOINER REVISION. A COPY OF THE RECORDED PLAT MUST BE SUBMITTED TO PLANNING.**

8. **Project# 1000163**
08DRB-70167 EPC APPROVED SDP FOR BUILD PERMIT

JAMES B CLARK MASTERWORKS ARCHITECTS INC agent(s) for MIKE WINKELJOHN request(s) the above action(s) for all or a portion of Lot(s) D, **LA CUEVA VILLAGE Unit(s) 1,** zoned C-2 (SC), located on CARMEL AVE NE BETWEEN WYOMING NE AND BARSTOW NE containing approximately 0.8864 acre(s). (C-19) **DEFERRED TO 4/23/08 AT THE AGENT'S REQUEST.**

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

9. **Project# 1007214**
08DRB-70169 MINOR - PRELIMINARY/ FINAL PLAT APPROVAL

SURVEYS SOUTHWEST LTD agent(s) for KENDALL SYKES C/O: TERRY SYKES request(s) the above action(s) for all or a portion of Lot(s) L-4, **COLES INDUSTRIAL SUBD #2** zoned M-1, located on STANFORD DR NE BETWEEN CANDELARIA RD NE AND VASSAR NE containing approximately 0.267 acre(s). (H-16) **DEFERRED TO 4/30/08 AT THE AGENT'S REQUEST.**

10. **Project# 1006989**
08DRB-70150 MINOR - PRELIMINARY/ FINAL PLAT APPROVAL

CARTESIAN SURVEYS INC agent(s) for TIMOTHY AND CHRISTINE HELMICK request(s) the above action(s) for all or a portion of Lot(s) 16-A, Block(s) 16, **NORTH ALBUQUERQUE ACRES TRACT A, UNIT B** zoned SU-2 FOR I-P, located on SAN PEDRO DR AND ANAHEIM AVE containing approximately 0.9994 acre(s). (C-18) *[Deferred from 4/2/08]*. **DEFERRED TO 4/23/08 AT THE AGENT'S REQUEST.**

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

11. **Project# 1007212**
08DRB-70166 SKETCH PLAT REVIEW AND COMMENT

JULIAN GALLEGOS agent(s) for VIVIAN G BACA request(s) the above action(s) for all or a portion of Lot(s) 14, **ALVARADO GARDENS Unit(s) 2,** zoned RA-2, located on CAMPBELL RD NW BETWEEN RIO GRANDE BLVD NW AND RIO GRANDE RIVER containing approximately 1 acre(s). (G-12)**THE ABOVE ITEM WAS REVIEWED AND COMMENTS WERE GIVEN.**

12. **Project# 1007213**
08DRB-70168 SKETCH PLAT REVIEW AND COMMENT

PULLMAN INVESTMENTS LLC agent(s) for CHRIS DIGREGORY request(s) the above action(s) for all or a portion of Lot(s) C, **SHELL 1** zoned R-2, located on RIO GRANDE SW BETWEEN CENTRAL SW AND WILLIS PL SW containing approximately 0.63 acre(s). (J-13) **THE ABOVE ITEM WAS REVIEWED AND COMMENTS WERE GIVEN.**

13. Other Matters: None

ADJOURNED: 10:40

CITY OF ALBUQUERQUE
PLANNING DEPARTMENT
PROPERTY OWNERSHIP LIST

Meeting Date: April 2, 2008
Zone Atlas Page: D-18
Notification Radius: 100 Ft.

Project# 1003916
App#08DRB-70123
08DRB-70124
08DRB-70125
08DRB-70126

Cross Reference and Location: DERICKSON AVE NE BETWEEN LOUISIANA BLD NE AND SAN PEDRO DR NE

Applicant: DEL REY INVESTMENTS LLC
6300 RIVERSIDE PLAZA LN NW STE 200
ALBUQUERQUE, NM 87120

Agent: ISAACSON & ARFMAN PA
128 MONROE ST NE
ALBUQUERQUE, NM 87108

Special Instructions:

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

Date Mailed: MARCH 28, 2008
Signature: ERIN TREMLIN

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
- ___ for Building Permit
- ___ Administrative Amendment (AA)
- ___ IP Master Development Plan — D
- ___ Cert. of Appropriateness (LUCC) — L

STORM DRAINAGE (Form D) — A
- ___ Storm Drainage Cost Allocation Plan

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

APPEAL / PROTEST of...
- ___ 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): Isaacson + Artman, P.A. PHONE: 268-8828
ADDRESS: 128 Monroe Street NE FAX: 268-2632
CITY: ABQ STATE NM ZIP 87108 E-MAIL: freda@iacivil.com

APPLICANT: Del Rey Investments, LLC PHONE: 889-3061
ADDRESS: 6300 Riverside Plaza Lane NW, Suite 200 FAX: 837-1061
CITY: ABQ STATE NM ZIP 87120 E-MAIL: ___

Proprietary interest in site: Owner **List all owners:** ___

DESCRIPTION OF REQUEST: Major Subdivision Preliminary Plat; Vacation of Public Easement; Sidewalk Waiver; Temporary Deferral of Sidewalk Construction Approvals

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. Tract A Block: 18 + 19 Unit: A
Subdiv/Addn/TBKA: North Albuquerque Acres (tbka Monterra Del Rey, Units 1-3)
Existing Zoning: SU-1/PDA Proposed zoning: Same MRGCD Map No NA
Zone Atlas page(s): D-18 UPC Code: 101806339610540201

CASE HISTORY:
List any current or prior case number that may be relevant to your application (Proj., App., DRB-, AX_,Z_, V_, S_, etc.): 07EPC-40048; 07EPC-40049; 08DRB-70055

CASE INFORMATION:
Within city limits? ✓Yes Within 1000FT of a landfill? Yes
No. of existing lots: 1 No. of proposed lots: 411 Total area of site (acres): 63.3836
LOCATION OF PROPERTY BY STREETS: On or Near: Derickson Ave. NE
Between: Louisiana Blvd. NE and San Pedro Dr. NE

Check-off if project was previously reviewed by Sketch Plat/Plan ☐, or Pre-application Review Team ☐. Date of review: 2/13/08

SIGNATURE [signature] DATE 03-07-08
(Print) Fred C. Artman Applicant: ☐ Agent: ☐

FOR OFFICIAL USE ONLY Form revised 4/07

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

Application case numbers	Action	S.F.	Fees
08DRB-70123	VPE	V	$ 45.00
08DRB-70124	SW	V	$ 0.00
08DRB-70125	TDS	V	$ 0.00
08DRB-70126	PP		$ 3500.00
	APV		$ 75.00
	AMF		Total 20.00
			$ 3640.00

Hearing date 03/02/08

Sandy Handley 03/07/08 Project # 1003916
Planner signature / date

FORM V: SUBDIVISION VARIANCES & VACATIONS

☐ **BULK LAND VARIANCE (DRB04)** **(PUBLIC HEARING CASE)**
- __ Application for Minor Plat on FORM S-3, including those submittal requirements. **24 copies**
- __ Letter briefly describing and explaining: the request, compliance with the Development Process Manual, and all improvements to be waived.
- __ Notice on the proposed Plat that there are conditions to subsequent subdivision (refer to DPM)
- __ Office of Community & Neighborhood Coordination inquiry response, notifying letter, certified mail receipts
- __ Sign Posting Agreement
- __ Fee (see schedule)
- __ List any original and/or related file numbers on the cover application

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

☑ **VACATION OF PUBLIC EASEMENT (DRB27)**
☐ **VACATION OF PUBLIC RIGHT-OF-WAY (DRB28)**
- ✓ The complete document which created the public easement (folded to fit into an 8.5" by 14" pocket) **24 copies.** (Not required for City owned public right-of-way.)
- ✓ Drawing showing the easement or right-of-way to be vacated, etc. (not to exceed 8.5" by 11") **24 copies**
- ✓ Zone Atlas map with the entire property(ies) clearly outlined
- __ Letter briefly describing, explaining, and justifying the request
- ✓ Office of Community & Neighborhood Coordination inquiry response, notifying letter, certified mail receipts
- __ Sign Posting Agreement
- ✓ Fee (see schedule)
- ✓ List any original and/or related file numbers on the cover application

Unless the vacation is shown on a DRB approved plat recorded by the County Clerk within one year, it will expire.
DRB Public hearings are approximately 30 DAYS after the filing deadline. Your attendance is required.

☐ **SIDEWALK VARIANCE (DRB20)**
☑ **SIDEWALK WAIVER (DRB21)**
- ✓ Scale drawing showing the proposed variance or waiver (not to exceed 8.5" by 14") **6 copies**
- ✓ Zone Atlas map with the entire property(ies) clearly outlined
- __ Letter briefly describing, explaining, and justifying the variance or waiver
- ✓ List any original and/or related file numbers on the cover application

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

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

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

☑ **TEMPORARY DEFERRAL OF SIDEWALK CONSTRUCTION (DRB19)**
☐ **EXTENSION OF THE SIA FOR TEMPORARY DEFERRAL OF SIDEWALK CONSTRUCTION (DRB07)**
- ✓ Drawing showing the sidewalks subject to the proposed deferral or extension (not to exceed 8.5" by 14") **6 copies**
- ✓ Zone Atlas map with the entire property(ies) clearly outlined
- __ Letter briefly describing, explaining, and justifying the deferral or extension
- ✓ List any original and/or related file numbers on the cover application

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

☐ **VACATION OF PRIVATE EASEMENT (DRB26)**
☐ **VACATION OF RECORDED PLAT (DRB29)**
- __ The complete document which created the private easement/recorded plat (not to exceed 8.5" by 14") **6 copies**
- __ Scale drawing showing the easement to be vacated (8.5" by 11") **6 copies**
- __ Zone Atlas map with the entire property(ies) clearly outlined
- __ Letter/documents briefly describing, explaining, and justifying the vacation **6 copies**
- __ Letter of authorization from the grantors and the beneficiaries (private easement only)
- __ Fee (see schedule)
- __ List any original and/or related file numbers on the cover application

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

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

Fred C. Artman
Applicant name (print)

Fred C. Artman
Applicant signature / date

Form revised 4/07

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

Application case number
08DRB -70123
08DRB -70124
08DRB -70125

Sandy Hardin 03/07/08
Planner signature / date

Project # 1003916

Rec	UPC CODE	OWNER	OWNER ADDRESS	OWNER CITY	OWNER STATE	OWNER ZIPCODE	PROPERTY CLASS	TAX DISTRICT	LEGAL
1	101806334916841102	WHITE NORMAN G & LILY V	PO BOX 238	QUESTA	NM	875560238	R	A1A	* 007 001JADE PARK MOBILE HOME SUBD
2	101906300913530204	MANSO NICHOLAS J JR	7313 GILL NE	ALBUQUERQUE	NM	87109	R	A1A	*00030001LOMA DEL NORTE ADD UNIT 1
3	101906302905430324	VISTA DEL SOL APARTMENTS LLC C/O FIRST PACIFIC MANAGEMENT INC	870 NORTH POINT ST SUITE A	SAN FRANCISCO	CA	94109	R	A1A	TR A-1-1 REPLAT OF TRS A-1 & A-2 UNIT NO 2 (NOW COMPRISING T RS A-1-1 & A-2-1 UNIT NO 2 DALE J BELLAMAH'S LOMA DEL NORTE CONT 7.1506 AC M/L
4	101806335616741103	CUSTER LEELAND E & DEBRA L	6709 DERICKSON ST NE	ALBUQUERQUE	NM	87109	R	A1A	* 006 001JADE PARK MOBILE HOME SUBD
5	101806336316741104	HARRISON ALBERT P & ROSEY S	3717 DELMAR DR NE	ALBUQUERQUE	NM	87111	R	A1A	* 005 001JADE PARK MOBILE HOME SUBD
6	101806337016641105	DENDY PATRICIA L	6717 DERICKSON NE	ALBUQUERQUE	NM	87109	R	A1A	* 004 001JADE PARK MOBILE HOME SUBD
7	101806337716641106	HENNING RALPH H ETUX	6721 DERICKSON NE	ALBUQUERQUE	NM	87109	R	A1A	* 003 001JADE PARK MOBILE HOME SUBD
8	101806338416641107	SHAW LAWRENCE T ETUX	6725 DERICKSON NE	ALBUQUERQUE	NM	87109	R	A1A	* 002 001JADE PARK MOBILE HOME SUBD
9	101806339116641108	DORRANCE MARIA	PO BOX 1287	LAS VEGAS	NV	89125 1287	R	A1A	* 001 001JADE PARK MOBILE HOME SUBD
10	101906300916430949	POOLE DARLENE A	7101 DERICKSON AVE NE	ALBUQUERQUE	NM	87109 4805	R	A1A	*00010008LOMA DEL NORTE ADD UNIT 1
11	101806340316640401	TRUJILLO FRANK T & DEBORAH J	6801 DERICKSON AVE NE	ALBUQUERQUE	NM	87109 4703	R	A1A	* 021 002JADE PARK MOBILE HOME SUBD
12	101906301516	BUTLER WILLIAM T SR & JEAN F	7105 DERICKSON AVE NE	ALBUQUERQ	NM	87109	R	A1A	*00020008LOMA DEL NORTE ADD UNIT 1

	430948			UE					
13	101806341016640402	QUINONEZ JOSE	6805 DE RICKSON NE	ALB UQU ERQ UE	N M	87 10 9	R	A1 A	* 022 002JADE PARK MOBILE HOMES SUB
14	101806341716640403	ROGERS BETTY L	6809 DE RICKSON NE	ALB UQU ERQ UE	N M	87 10 9	R	A1 A	* 023 002JADE PARK MOBILE HOME SUBD
15	101806327416441129	NELSON JERRY L AND SCHLECHT BARBARA A	7401 FRA NK PL NE	ALB UQU ERQ UE	N M	87 10 9 5 54 2	R	A1 A	*25 1 JADE PARK MOBILE HOME SUB UNIT 12 EXC W LY POR TO R/W
16	101806333216441145	CARTER MARIA O	3320 VAS SAR	ALB UQU ERQ UE	N M	87 10 7	R	A1 A	*00090001JADE PARK MOBILE HOME SUBD UNIT 12
17	101806342416640404	MANN CHARLES E & F RANCES M	6813 DE RICKSON NE	ALB UQU ERQ UE	N M	87 10 9	R	A1 A	* 024 002JADE PARK MOBILE HOME SUBD
18	101806343116640405	VELASQUEZ STEPHA NIE A & SEAN C BARL ETT	6817 DE RICKSON AVE NE	ALB UQU ERQ UE	N M	87 10 9	R	A1 A	* 025 002JADE PARK MOBILE HOME SUBD
19	101806343816640406	CARTER PHYLLIS & C ARTER JERRY JR	6821 DE RICKSON NE	ALB UQU ERQ UE	N M	87 10 9	R	A1 A	* 026 002JADE PARK MOBILE HOME SUBD
20	101806329116441201	GARBER ALLEN E & D ONNA C	7400 FRA NK PL NE	ALB UQU ERQ UE	N M	87 10 9 5 54 3	R	A1 A	*00070023JADE PARK MOBILE HOME SUBD UNIT 12
21	101806330516441202	MONTOYA DANNY	7808 KRI STA DR N E	ALB UQU ERQ UE	N M	87 10 9	R	A1 A	*00080023JADE PARK MOBILE HOME SUBD UNIT 12
22	101806344516640407	VELASQUEZ SOPHIA	PO BOX 9 0342	ALB UQU ERQ UE	N M	87 19 9	R	A1 A	* 027 002JADE PARK MOBILE HOME SUBD
23	101806345216640408	VIGIL RICHARD E ETU X	6829 DE RICKSON NE	ALB UQU ERQ UE	N M	87 10 9	R	A1 A	* 028 002JADE PARK MOBILE HOME SUBD
24	101806345916540409	BLACKMORE DONNA	8717 BRA NDYWINE RD NE	ALB UQU ERQ UE	N M	87 11 1	R	A1 A	* 029 002JADE PARK MOBILE HOME SUBD
25	101806346616540410	BUSCHING DENNIS M ETUX	6901 DE RICKSON NE	ALB UQU ERQ UE	N M	87 10 9	R	A1 A	* 030 002JADE PARK MOBILE HOME SUBD

26	101806347316540411	MCCULLEY JOHN W E TUX	6905 DE RICKSON NE	ALBUQUERQUE	NM	8710 9	R	A1A	* 031 002JADE PARK MOBILE HOME SUBD
27	101806348016540412	VELASQUEZ GILBERT I	6909 DE RICKSON NE	ALBUQUERQUE	NM	8710 9	R	A1A	* 032 002JADE PARK MOBILE HOME SUB
28	101806348716540413	BOGGS ROBERT P & PATRICIA	6913 DE RICKSON NE	ALBUQUERQUE	NM	8710 9	R	A1A	* 033 002JADE PARK MOBILE HOME SUB
29	101806349416540414	RODWICK JOE TRUSTEE RODWICK LVT	6921 DE RICKSON AVE NE	ALBUQUERQUE	NM	8710 9	R	A1A	* 034 002JADE PARK MOBILE HOME SUBD
30	101806350116540415	RODWICK JOE TRUSTEE RODWICK LVT	6921 DE RICKSON AVE NE	ALBUQUERQUE	NM	8710 9 4 70 4	R	A1A	* 035 002JADE PARK MOBILE HOME SUBD
31	101906309112302 01	HERNANSKEY ROBERT JOHN ETUX	7301 GIL L NE	ALBUQUERQUE	NM	8710 9	R	A1A	*00060001LOMA DEL NORTE ADD UNIT 1
32	101806327417241130	CHAVEZ RUBEN ETUX	7405 FRANK PL NE	ALBUQUERQUE	NM	8710 9 5 54 2	R	A1A	*24 1 JADE PARK MOBILE HOME SUB UNIT 12 EXC W LY POR TO R/W
33	101806329117241208	MANN FRANK	7404 FRANK PL NE	ALBUQUERQUE	NM	8710 9 5 54 3	R	A1A	*00060023JADE PARK MOBILE HOME SUBD UNIT 12
34	101806334216841101	VELASQUEZ HILARIO JR ETUX	6701 DE RICKSON AVE NE	ALBUQUERQUE	NM	8710 9 4 70 2	R	A1A	* 008 001JADE PARK MOBILE HOME SUBD
35	101806330917341204	DRUSE ELNORA A ET AL	7405 DE MICA ST NE	ALBUQUERQUE	NM	8710 9	R	A1A	*00020023JADE PARK MOBILE HOME SUBD UNIT 12
36	101806333317341144	HAUPTMAN JUDITH A & DONALD F & MARY P HAUPTMAN	7404 DE MICA PL NE	ALBUQUERQUE	NM	8710 9 5 54 1	R	A1A	*00100001JADE PARK MOBILE HOME SUBD UNIT 12
37	101806324115930320	MEADOWBROOK PARK LTD % FORTUNE TRAVEL INC	10100 SANTA MONICA BLVD 2400	LOS ANGELES	CA	9006 7 4 16 1	R	A1A	MEADOWS MOBILE HOMES PARK REPL ELY POR BLK 7 & 8 TR A UNIT A
38	101906309143302 05	TAYLOR WILLIAM R & SUSAN N	7317 GIL L NE	ALBUQUERQUE	NM	8710 9	R	A1A	*00020001LOMA DEL NORTE ADD UNIT 1
39	1018 0633	DURAN BRONSON & GARCIA DE DURAN MA	PO BOX 9 4327	ALBUQU	NM	8719	R	A1A	*00030023JADE PARK MOBILE HOME SUBD UNIT 12

	0117 5412 05	RGARET		ERQ UE		9			
40	1018 0633 2717 9411 43	FAILING ROY ETUX	7408 DE MICA PL N E	ALB UQU ERQ UE	N M	87 10 9 5 54 1	R	A1 A	*00110001JADE PARK MOBILE HOME SUBD UNIT 12
41	1018 0633 1716 8412 03	KEASLER GARY A ETU X	6609 DE RICKSON NE	ALB UQU ERQ UE	N M	87 10 9	R	A1 A	*00010023JADE PARK MOBILE HOME SUBD UNIT 12
42	1018 0635 0816 5404 16	RODWICK JOE TRUST EE RODWICK LVT	6921 DE RICKSON AVE NE	ALB UQU ERQ UE	N M	87 10 9	R	A1 A	* 036 002JADE PARK MOBILE HOME SUB
43	1018 0635 1516 4404 17	ROBSON CLAYTON ET UX	6929 DE RICKSON NE	ALB UQU ERQ UE	N M	87 10 9	R	A1 A	* 037 002JADE PARK MOBILE HOME SUB
44	1018 0635 2216 4404 18	BIDEAUX WILLIAM E & JO EARLENE	6931 DE RICKSON NE	ALB UQU ERQ UE	N M	87 10 9	R	A1 A	* 038 002JADE PARK MOBILE HOME SUBD
45	1018 0633 9610 5402 01	MHC OPERATING LIMI TED PARTNERSHIP C/ O EQUITY LIFESTYLE PROPERTIES INC	2 NORTH RIVERSID E PLAZ SUITE 80	CHI CAG O	IL	60 60 6	R	A1 A	BLOCKS 18 & 19 NORTH ALBUQUERQUE ACRES OF THE REDIVISION OF TRACT A UNIT A
46	1019 0630 0915 0302 06	BUTTERFIELD DAVID B	3131 MO NROE NE	ALB UQU ERQ UE	N M	87 11 0	R	A1 A	*00010001LOMA DEL NORTE ADD UNIT 1
47	1019 0630 0912 8302 03	KRAFT WILLIAM M ET UX	7309 GIL L NE	ALB UQU ERQ UE	N M	87 10 9	R	A1 A	*00040001LOMA DEL NORTE ADD UNIT 1
48	1019 0630 0912 0302 02	MULVEY JIM & BARB	7305 GIL L ST NE	ALB UQU ERQ UE	N M	87 10 9	R	A1 A	*00050001LOMA DEL NORTE ADD UNIT 1
49	1019 0630 1009 9303 23	DAHLINGER DONALD L & LAVAY F	7100 PAT RICIA NE	ALB UQU ERQ UE	N M	87 10 9	R	A1 A	*00010002LOMA DEL NORTE ADD UNIT 1
50	1019 0630 1909 5303 22	MCCOY DAVID M	7104 PAT RICIA DR NE	ALB UQU ERQ UE	N M	87 10 9 4 84 1	R	A1 A	*00020002LOMA DEL NORTE ADD UNIT 1
51	1018 0631 3505 3301 10	AML LLC	PO BOX 3 6159	LOS AN GEL ES	C A	90 03 6 0 15 9	R	A1 A	TR B THE MEADOWS MOBILE HOME FACILITY CONT 49.795 AC
52	1018 0632 8203 5401	SANDIA DOG OBEDIE NCE CLUB INC	1645 SPE AKMAN S E	ALB UQU ERQ UE	N M	87 12 3	C	A1 A	LT 2-A BLK 20 PLAT OF LOT 1-A & LOT 2-A BLOCK 20 TRACT A UNIT A NORTH ALBUQUERQU E ACRES CONT .7989 AC

	32								
53	101806328204340131	CHAPMAN GENEVIEVE % FAMILY DOLLAR STORES	PO BOX 1017	CHARLOTTE	NC	282011017	C	A1A	LT 1-A BLK 20 PLAT OF LOT 1-A & LOT 2-A BLOCK 20 TRACT A UNIT A NORTH ALBUQUERQUE ACRES CONT .7556 AC
54	101806331402740130	UNITED STATES POSTAL SERV C/O DENVER FACILITIES SERV OFFICE/USPS	160 INVERNESS DR W SUITE 400	ENGLEWOOD	CO	801112	C	A1A	PARCEL "A " REPLAT SHOWING PARCELS "A & B" TR A UNIT A BLK 20 NORTH ALBQ ACRES CONT 3.917 AC M/L
55	101806337805141328	D R HORTON INC	4400 ALAMEDA BLVD NE B	ALBUQUERQUE	NM	871113	R	A1A	SAN ANTONIO CONDOMINIUMS PLAT FOR SAN ANTONIO CONDOMINIUMS BEING A REPLAT OF N ALB ACRES TRA A UNIT A BLK 20 LTS 6 THRU 10 & LTS 23 THRU 27 TOGETHER WITH PARCEL B
56	101806347602841415	GRACE CHURCH UNAFFILIATED	6901 SAN ANTONIO DR NE	ALBUQUERQUE	NM	871094746	C	A1A	TR CDS-1A BLK 20 TR A UNIT A PLAT OF TRACT CDS-1A BLOCK 20 TRACT A UNIT A NORTH ALBUQUERQUE ACRES CONT 8.4420 AC

OR CURRENT RESIDENT
101906301909530322
MCCOY DAVID M
7104 PATRICIA DR NE
ALBUQUERQUE, NM 87109 4841

OR CURRENT RESIDENT
101806339610540201
MHC OPERATING LIMITED
PARTNERSHIP C/O EQUITY
LIFESTYLE PROPERTIES INC
2 NORTH RIVERSIDE PLAZ SUITE
80

OR CURRENT RESIDENT
101806327416441129
NELSON JERRY L AND SCHLECHT
BARBARA A
7401 FRANK PL NE
ALBUQUERQUE, NM 87109 5542

OR CURRENT RESIDENT
101806351516440417
ROBSON CLAYTON ETUX
6929 DERICKSON NE
ALBUQUERQUE, NM 87109

OR CURRENT RESIDENT
101806328203540132
SANDIA DOG OBEDIENCE CLUB INC
1645 SPEAKMAN SE
ALBUQUERQUE, NM 87123

OR CURRENT RESIDENT
101806340316640401
TRUJILLO FRANK T & DEBORAH J
6801 DERICKSON AVE NE
ALBUQUERQUE, NM 87109 4703

OR CURRENT RESIDENT
101806334216841101
VELASQUEZ HILARIO JR ETUX
6701 DERICKSON AVE NE
ALBUQUERQUE, NM 87109 4702

OR CURRENT RESIDENT
101806345216640408
VIGIL RICHARD E ETUX
6829 DERICKSON NE
ALBUQUERQUE, NM 87109

Project# 1003916
ISAACSON & ARFMAN PA
128 MONROE ST NE
ALBUQUERQUE, NM 87108

Project# 1003916
ALEXANDRA GARLEY
8 Del Rey NA
VIA DE MARGARIA NE
ALBUQUERQUE, NM 87109

OR CURRENT RESIDENT
101806347316540411
MCCULLEY JOHN W ETUX
6905 DERICKSON NE
ALBUQUERQUE, NM 87109

OR CURRENT RESIDENT
101806330516441202
MONTOYA DANNY
7808 KRISTA DR NE
ALBUQUERQUE, NM 87109

OR CURRENT RESIDENT
101906300916430949
POOLE DARLENE A
7101 DERICKSON AVE NE
ALBUQUERQUE, NM 87109 4805

OR CURRENT RESIDENT
101806349416540414
RODWICK JOE TRUSTEE RODWICK
LVT
6921 DERICKSON AVE NE
ALBUQUERQUE, NM 87109

OR CURRENT RESIDENT
101806338416641107
SHAW LAWRENCE T ETUX
6725 DERICKSON NE
ALBUQUERQUE, NM 87109

OR CURRENT RESIDENT
101806331402740130
UNITED STATES POSTAL SERV C/O
DENVER FACILITIES SERV
OFFICE/USPS
160 INVERNESS DR W SUITE 400
ENGLEWOOD, CO 80112

OR CURRENT RESIDENT
101806344516640407
VELASQUEZ SOPHIA
PO BOX 90342
ALBUQUERQUE, NM 87199

OR CURRENT RESIDENT
101906302905430324
VISTA DEL SOL APARTMENTS LLC
C/O FIRST PACIFIC MANAGEMENT
INC
870 NORTH POINT ST SUITE A
SAN FRANCISCO, CA 94109

Project# 1003916
DEL REY INVESTMENTS LLC
6300 RIVERSIDE PLAZA LN NW STE
200
ALBUQUERQUE, NM 87120

Project# 1003916
SHAREN S JOHNSON
Albuquerque Meadows Residents Ass.
7112 PAN AMERICAN FRWY NE #301
ALBUQUERQUE, NM 87109

OR CURRENT RESIDENT
101806324115930320
MEADOWBROOK PARK LTD %
FORTUNE TRAVEL INC
10100 SANTA MONICA BLVD 2400
LOS ANGELES, CA 90067 4161

OR CURRENT RESIDENT
101906300912030202
MULVEY JIM & BARB
7305 GILL ST NE
ALBUQUERQUE, NM 87109

OR CURRENT RESIDENT
101806341016640402
QUINONEZ JOSE
6805 DERICKSON NE
ALBUQUERQUE, NM 87109

OR CURRENT RESIDENT
101806341716640403
ROGERS BETTY L
6809 DERICKSON NE
ALBUQUERQUE, NM 87109

OR CURRENT RESIDENT
101906300914330205
TAYLOR WILLIAM R & SUSAN N
7317 GILL NE
ALBUQUERQUE, NM 87109

OR CURRENT RESIDENT
101806348016540412
VELASQUEZ GILBERT I
6909 DERICKSON NE
ALBUQUERQUE, NM 87109

OR CURRENT RESIDENT
101806343116640405
VELASQUEZ STEPHANIE A & SEAN C
BARLETT
6817 DERICKSON AVE NE
ALBUQUERQUE, NM 87109

OR CURRENT RESIDENT
101806334916841102
WHITE NORMAN G & LILY V
PO BOX 238
QUESTA, NM 87556 0238

Project# 1003916
AMY WHITLING
Del Rey NA
PO BOX 91343
ALBUQUERQUE, NM 87199

Project# 1003916
BETTY SKELLY
Albuquerque Meadows Residents Ass.
7112 PAN AMERICAN FRWY #240
ALBUQUERQUE, NM 87109

OR CURRENT RESIDENT
101806313505330110
AML LLC
PO BOX 36159
LOS ANGELES, CA 90036 0159

OR CURRENT RESIDENT
101806348716540413
BOGGS ROBERT P & PATRICIA
6913 DERICKSON NE
ALBUQUERQUE, NM 87109

OR CURRENT RESIDENT
101906300915030206
BUTTERFIELD DAVID B
3131 MONROE NE
ALBUQUERQUE, NM 87110

OR CURRENT RESIDENT
101806328204340131
CHAPMAN GENEVIEVE % FAMILY
DOLLAR STORES
PO BOX 1017
CHARLOTTE, NC 28201 1017

OR CURRENT RESIDENT
101806337805141328
D R HORTON INC
4400 ALAMEDA BLVD NE B
ALBUQUERQUE, NM 87113

OR CURRENT RESIDENT
101806339116641108
DORRANCE MARIA
PO BOX 1287
LAS VEGAS, NV 89125 1287

OR CURRENT RESIDENT
101806332717941143
FAILING ROY ETUX
7408 DEMICA PL NE
ALBUQUERQUE, NM 87109 5541

OR CURRENT RESIDENT
101806336316741104
HARRISON ALBERT P & ROSEY S
3717 DELMAR DR NE
ALBUQUERQUE, NM 87111

OR CURRENT RESIDENT
101906300911230201
HERNANSKEY ROBERT JOHN ETUX
7301 GILL NE
ALBUQUERQUE, NM 87109

OR CURRENT RESIDENT
101806342416640404
MANN CHARLES E & FRANCES M
6813 DERICKSON NE
ALBUQUERQUE, NM 87109

OR CURRENT RESIDENT
101806352216440418
BIDEAUX WILLIAM E & JO EARLENE
6931 DERICKSON NE
ALBUQUERQUE, NM 87109

OR CURRENT RESIDENT
101806346616540410
BUSCHING DENNIS M ETUX
6901 DERICKSON NE
ALBUQUERQUE, NM 87109

OR CURRENT RESIDENT
101806333216441145
CARTER MARIA O
3320 VASSAR
ALBUQUERQUE, NM 87107

OR CURRENT RESIDENT
101806327417241130
CHAVEZ RUBEN ETUX
7405 FRANK PL NE
ALBUQUERQUE, NM 87109 5542

OR CURRENT RESIDENT
101906301009930323
DAHLINGER DONALD L & LAVAY F
7100 PATRICIA NE
ALBUQUERQUE, NM 87109

OR CURRENT RESIDENT
101806330917341204
DRUSE ELNORA A ETAL
7405 DEMICA ST NE
ALBUQUERQUE, NM 87109

OR CURRENT RESIDENT
101806329116441201
GARBER ALLEN E & DONNA C
7400 FRANK PL NE
ALBUQUERQUE, NM 87109 5543

OR CURRENT RESIDENT
101806333317341144
HAUPTMAN JUDITH A & DONALD F &
MARY P HAUPTMAN
7404 DEMICA PL NE
ALBUQUERQUE, NM 87109 5541

OR CURRENT RESIDENT
101806331716841203
KEASLER GARY A ETUX
6609 DERICKSON NE
ALBUQUERQUE, NM 87109

OR CURRENT RESIDENT
101806329117241208
MANN FRANK
7404 FRANK PL NE
ALBUQUERQUE, NM 87109 5543

OR CURRENT RESIDENT
101806345916540409
BLACKMORE DONNA
8717 BRANDYWINE RD NE
ALBUQUERQUE, NM 87111

OR CURRENT RESIDENT
101906301516430948
BUTLER WILLIAM T SR & JEAN F
7105 DERICKSON AVE NE
ALBUQUERQUE, NM 87109

OR CURRENT RESIDENT
101806343816640406
CARTER PHYLLIS & CARTER JERRY
JR
6821 DERICKSON NE
ALBUQUERQUE, NM 87109

OR CURRENT RESIDENT
101806335616741103
CUSTER LEELAND E & DEBRA L
6709 DERICKSON ST NE
ALBUQUERQUE, NM 87109

OR CURRENT RESIDENT
101806337016641105
DENDY PATRICIA L
6717 DERICKSON NE
ALBUQUERQUE, NM 87109

OR CURRENT RESIDENT
101806330117541205
DURAN BRONSON & GARCIA DE
DURAN MARGARET
PO BOX 94327
ALBUQUERQUE, NM 87199

OR CURRENT RESIDENT
101806347602841415
GRACE CHURCH UNAFFILIATED
6901 SAN ANTONIO DR NE
ALBUQUERQUE, NM 87109 4746

OR CURRENT RESIDENT
101806337716641106
HENNING RALPH H ETUX
6721 DERICKSON NE
ALBUQUERQUE, NM 87109

OR CURRENT RESIDENT
101906300912830203
KRAFT WILLIAM M ETUX
7309 GILL NE
ALBUQUERQUE, NM 87109

OR CURRENT RESIDENT
101906300913530204
MANSO NICHOLAS J JR
7313 GILL NE
ALBUQUERQUE, NM 87109

Project# 1003916
KEY SAXTON
Jade Park NA
6720 RUTH AVE NE
ALBUQUERQUE, NM 87109

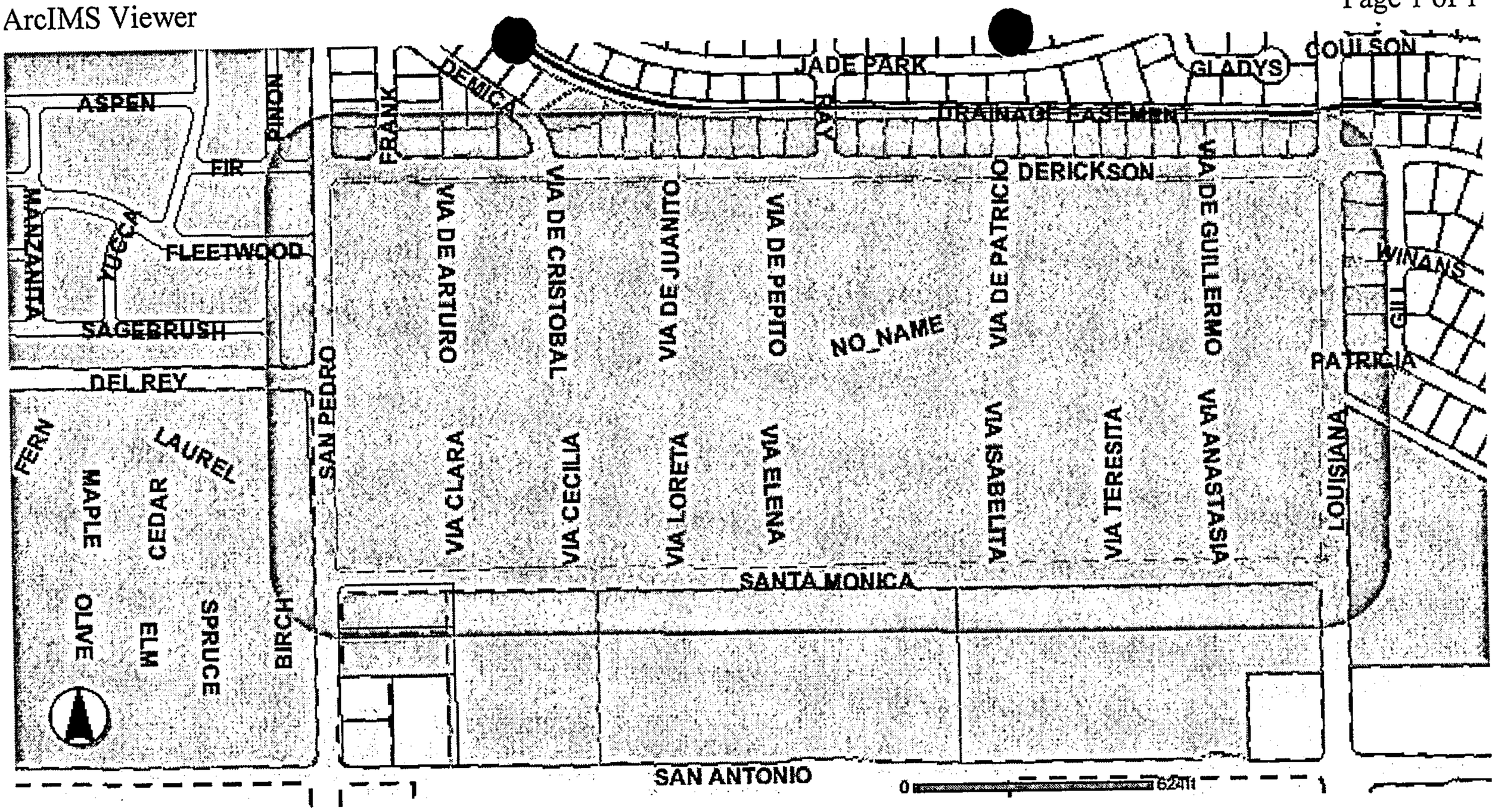
Project# 1003916
JOHN STUTZMAN
Jade Park NA
6800 JADE PARK NE
ALBUQUERQUE, NM 87109

Project# 1003916
AMY WASKO
North Wyoming NA
7808 CALOOW NE
ALBUQUERQUE, NM 87109

Project# 1003916
NANCI CARRIVEAU
North Wyoming NA
8309 KRIM DR NE
ALBUQUERQUE, NM 87109

Project# 1003916
CHARLOTTE BOYER
San Antonio Condominium HOA
2823 RICHMOND DR NE
ALBUQUERQUE, NM 87107

Project# 1003916
JON MCCORMICK
San Antonio Condominium HOA
2823 RICHMOND DR NE
ALBUQUERQUE, NM 87107


JADE PARK
GLADYS
COULSON
DRAINAGE EASEMENT
DERICKSON
ASPEN
PINON
FIR
FRANK
MANZANITA
FLEETWOOD
SAGEBRUSH
DEL REY
FERN
LAUREL
MAPLE
CEDAR
OLIVE
ELM
SPRUCE
BIRCH
SAN PEDRO
VIA DE ARTURO
VIA DE CRISTOBAL
VIA DE JUANITO
VIA DE PEPITO
NO_NAME
VIA DE PATRICIO
VIA DE GUILLERMO
WINANS
GIL
PATRICIA
LOUISIANA
VIA CLARA
VIA CECILIA
VIA LORETA
VIA ELENA
VIA ISABELITA
VIA TERESITA
VIA ANASTASIA
SANTA MONICA
SAN ANTONIO
0
62mt

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: February 29, 2008

TO CONTACT NAME: Ruth Lozano
COMPANY/AGENCY: Isaacson + Artman, P.A.
ADDRESS/ZIP: 128 Monroe St. NE
PHONE/FAX #: 268·8828 / 268·2632

Thank you for your inquiry of February 29, 2008 (date) requesting the names of **ALL Affected Neighborhood and/or Homeowner Associations** who would be affected under the provisions of O-92 by your proposed project at Tract A, North ABQ Acres, Unit A Located on Derickson Ave NE between San Pedro Dr. NE and Louisiana Blvd NE zone map page(s) D-18.

Our records indicate that the **Affected Neighborhood and/or Homeowner Associations** affected by this proposal and the contact names are as follows:

Del Rey N.A.
Neighborhood or Homeowner Association
Contacts: Amy Whitling
P.O. Box 91343 87199-1343
440·7028 (c)
Alexandra Garley
8 Via De Margarita NE 87109
604·0998 (c)

Albuquerque Meadows Residents' Assn.
Neighborhood or Homeowner Association
Contacts: Sharen S. Johnson
7112 Pan American Fwy. NE #301 87109
604·0473 (h)
Betty Skelly
7112 Pan American Fwy NE #240 87109
242·9022 (h)

See reverse side for additional Neighborhood and/or Homeowner Associations

Information: YES {X} 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,

Stephanie Wernerglock
OFFICE OF NEIGHBORHOOD COORDINATION

ATTENTION: *Both contacts for each Neighborhood and/or Homeowner Associations need to be notified.*

Planningnacontactformltr (12/03/07)

CITY OF ALBUQUERQUE

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

APPLICANT: Del Rey Investments, LLC DATE OF REQUEST: 9/6/07 ZONE ATLAS PAGE(S): D-18

CURRENT:

ZONING SU-1 for MHP

PARCEL SIZE (AC/SQ. FT.) 58.52 acres

LEGAL DESCRIPTION:

LOT OR TRACT # Tract A BLOCK # 18 + 19, Unit A

SUBDIVISION NAME North Albuquerque Acres

REQUESTED CITY ACTION(S):

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

PROPOSED DEVELOPMENT:

NO CONSTRUCTION/DEVELOPMENT [ ]

NEW CONSTRUCTION [ ]

EXPANSION OF EXISTING DEVELOPMENT [X]

GENERAL DESCRIPTION OF ACTION: [1]

OF UNITS: 412

BUILDING SIZE: _____ (sq. ft.)

Infill / Redevelopment

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

APPLICANT OR REPRESENTATIVE [signature] DATE 9/6/07

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

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

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

THRESHOLDS MET? YES [ ] NO [X] MITIGATING REASONS FOR NOT REQUIRING TIS: PREVIOUSLY STUDIED: [ ]

Notes: SEE TRIP GENERATION COMPARISON - ATTACHED.

If a TIS is required: a scoping meeting (as outlined in the development process manual) must be held to define the level of analysis needed and the parameters of the study: ***Any subsequent changes to the development proposal identified above may require an update or new TIS.***

TRAFFIC ENGINEER [signature] DATE 9-6-07

Air Quality Impact Analysis (AQIA) May Be Required:

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

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

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

APPLICANT [signature] DATE 9/6/07

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

TIS -SUBMITTED ___/___/___

-FINALIZED ___/___/___

TRAFFIC ENGINEER _____ DATE _____

Revised June 27, 2005

Additional Neighborhood or Homeowner Association Information

Jade Park N.A.
Neighborhood or Homeowner Association
Contacts: Kay Saxton
6720 Ruth Ave. NE 87109
821-1137(h)
John Stutzman
6800 Jade Park NE 87109
796-0593(h)

North Wyoming N.A.
Neighborhood or Homeowner Association
Contacts: Amy Wasko
7808 Callow NE 87109
821-4597(h)
Nanci Carriveau
8309 Krim Dr. NE 87109
821-8673(h) 724-5645(w)
Hotline #: 828-1596

San Antonio Condominium HOA.
Neighborhood or Homeowner Association
Contacts: Charlotte Boyer
2823 Richmond Dr NE 87107
217-1156(w) 306-3488(c)
Jon McCormick
2823 Richmond Dr. NE 87107
217-1125(w)

Neighborhood or Homeowner Association
Contacts:

Neighborhood or Homeowner Association
Contacts:

Neighborhood or Homeowner Association
Contacts:

Neighborhood or Homeowner Association
Contacts:

Neighborhood or Homeowner Association
Contacts:

Neighborhood or Homeowner Association
Contacts:

ISAACSON & ARFMAN, P.A.

Consulting Engineering Associates

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

March 6, 2008 CERTIFIED MAIL - 7005 1160 0001 1329 6477

Ms. Amy Whitling
Del Rey Neighborhood Association
P.O. Box 91343
Albuquerque, NM 87199-1343

RE: Monterra Del Rey, Units 1-3
(Present Legal: Tract A, North Albuquerque Acres, Unit A)

Dear Ms. Whitling:

As the consulting engineers for the above referenced site (see attached zone map), we are writing this letter to inform the Del Rey Neighborhood Association that we are requesting preliminary plat approval from the City of Albuquerque for a 411-lot residential subdivision. We are also requesting vacation of existing 7' public utility easements onsite. The site is an existing mobile home development, and the proposed use of the lots will be a mixture of mobile homes, single detached housing, duplex townhomes, multiple townhomes, 2-story cluster housing with shared driveways, and one commercial tract.

The subdivision development package will be submitted to the City of Albuquerque Development Review Board this week.

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

Sincerely,
ISAACSON & ARFMAN, P.A.

Fred C. Arfman, PE
FCA/rtl
Attachment

7005 1160 0001 1329 6477

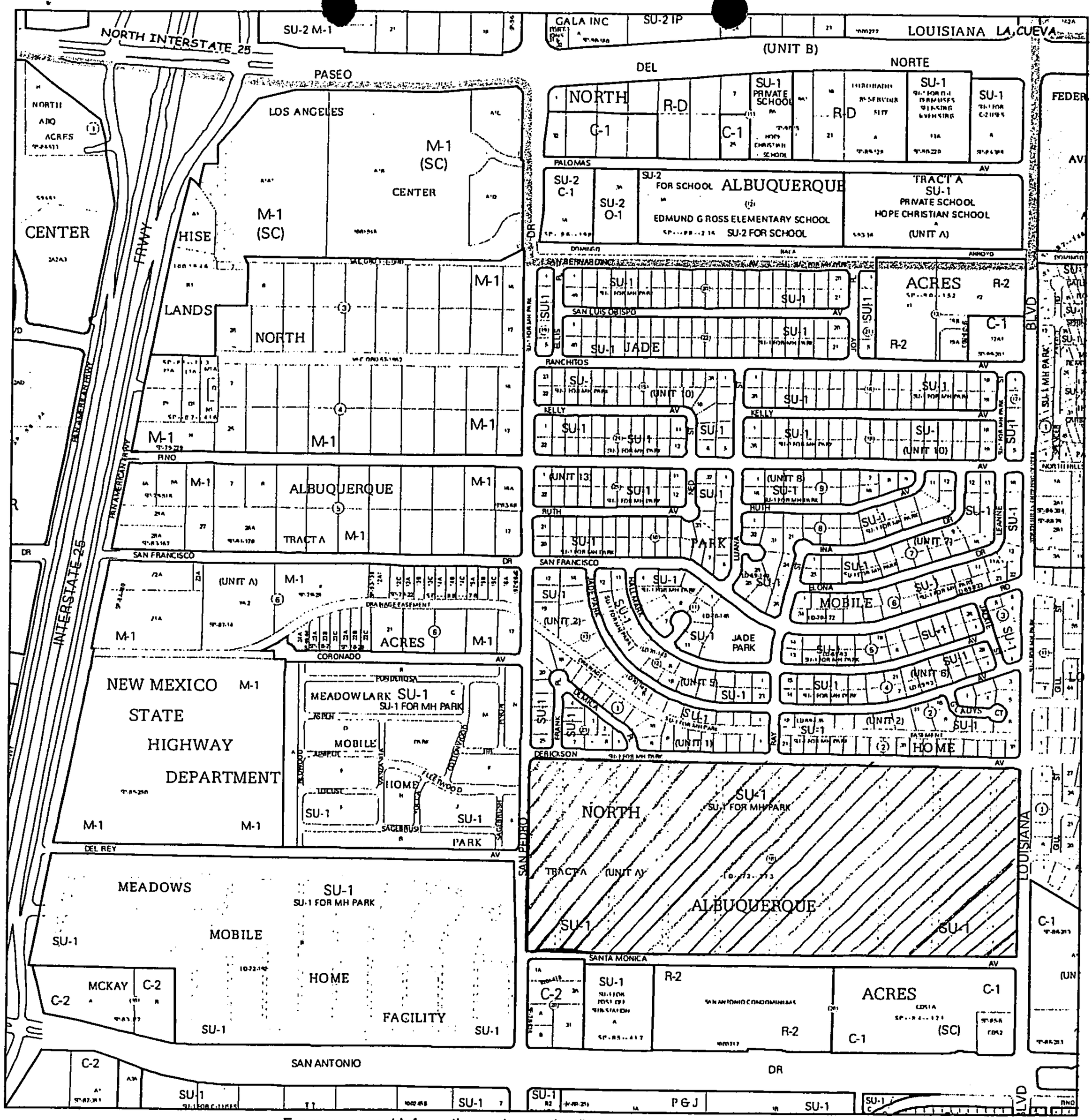
U.S. Postal Service™
CERTIFIED MAIL™ RECEIPT
(Domestic Mail Only; No Insurance Coverage Provided)
For delivery information visit our website at www.usps.com®
ALBUQUERQUE NM 87199 OFFICIAL USE

Postage	$ $0.41
Certified Fee	$2.65
Return Receipt Fee (Endorsement Required)	$2.15
Restricted Delivery Fee (Endorsement Required)	$0.00
Total Postage & Fees	$ $5.21

USPS ALBUQUERQUE NM 87108 MAR 6 '08 Postmark Here
03/06/2008

Sent To: Amy Whitling
Street, Apt. No.; or PO Box No.: Del Rey Neighborhood Assoc. P.O. Box 91343
City, State, ZIP+4: Albuquerque, NM 87199-1343

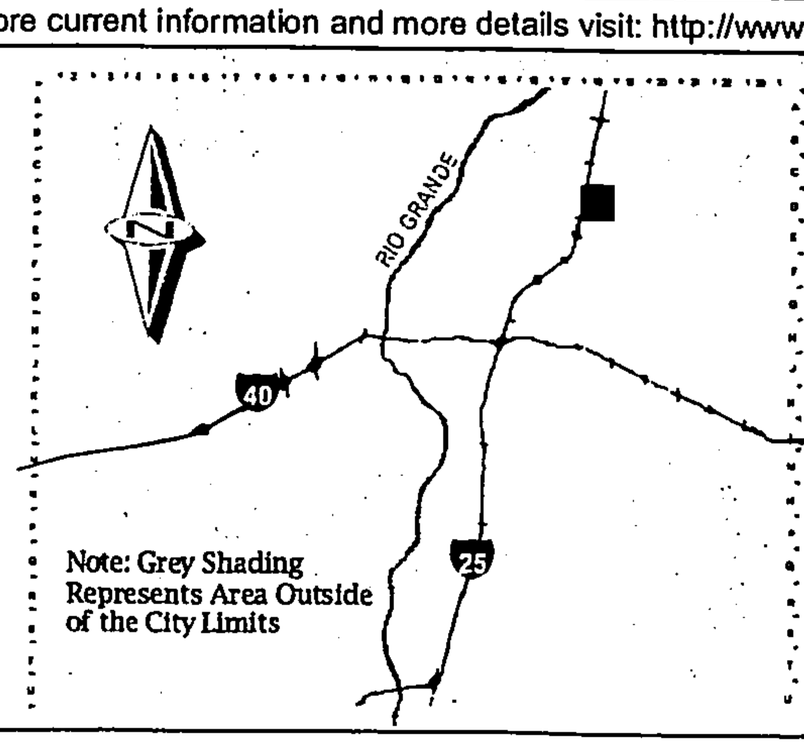
PS Form 3800, June 2002 See Reverse for Instructions



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

Albuquerque Geographic Information System

Map amended through: 2/18/2007



Zone Atlas Page:

D-18-Z

Selected Symbols

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

0 750 1,500' Feet

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)**

- ✓ 5 Acres or more: Certificate of No Effect or Approval
- ✓ 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
- NA **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 EXTENSION (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.

Fred C. Artman
Applicant name (print)

Fred C. Artman
Applicant signature / date

Form revised **October 2007**

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

Application case numbers
08DRB - 70126
- -
- -

Sandy Handley 03/07/08
Planner signature / date

Project # 1003916

City of Albuquerque
Planning Department
Inter-Office Memorandum

Date: March 31, 2008

To: Jack Cloud, DRB Chair

From: Carol Toffaleti, Planner, Development Review

Subject: Project #1003916, 07EPC-40048, 07EPC-40049 – Del Rey

On October 18, 2007, the Environmental Planning Commission approved Project #1003916 07EPC-40048, a Zone Map Amendment zoned from SU-1/MHP to SU-1/PDA, and 07EPC-40049, a Site Development Plan for Subdivision, subject to conditions. The site of approximately 58.52 acres is located on Derickson NE between San Pedro and Louisiana NE.

The applicant has met the conditions of approval with the following exceptions:

Condition 3 – Use of non-potable water for irrigation

The site development plan needs to indicate that the site will be connected to the City of Albuquerque's non-potable water line and that this water will be used to irrigate common areas. The information should be indicated on appropriate sheets of the plan, including A002 – Design guidelines/landscaping, L001-Irrigation notes, and the Utility Plan.

Condition 4 – Energy management

The landscape plan (L002) was revised to illustrate typical street trees. However, the site development plan (A001) also needs to indicate the location of the street tree strip around the perimeter of the site adjacent to the sidewalk.

Condition 8 – Pedestrian access

- *The pedestrian access points along the north, south and east boundaries of the site where breezeways and the new stub street in Block M meet the perimeter sidewalk, must be labeled #16, to correspond to the keyed note.*
- *The access points also need to be indicated in Exhibit A (A001) with arrows.*
- *The submittal needs to show the landscaping, pedestrian connection and design of the wall opening at the new access point in Block M, which is not a typical "landscaped breezeway".*

Conditions 9 & 10 – Perimeter wall and pedestrian openings

The plan detail of the wall needs to clarify which side is public ROW.

Condition 14.b. - ROW widths

The Long Range Roadway System map in the MTP (MRCOG, June 2007) designates San Pedro and Louisiana as urban collectors with a ROW of 68', whereas the site development plan shows San Pedro with a ROW of 59' and Louisiana of 66'. Staff defers to the DRB to ascertain whether the latter are acceptable.

Condition 15.c. - Setbacks for Green Court Housing (Area 5)

The 10' side setback should also refer to property lines at the boundary of the Green Court Area.

Condition 16 - Design Standards

a - c.

Each condition has been met but the introductory text as a whole has become confusing. Staff requests that all the new text be moved to a separate section, e.g. entitled "General Notes (or Standards), to distinguish it from the introductory paragraph and from the rest of the standards that apply to the design of residential areas only.

d. & i. Walls/Fences

Likewise, the conditions have been met, but the text as a whole is confusing and will make the standards difficult to implement. Staff recommends that the section begin with general standards that apply to all walls and/or fences and then break out any standards that may only apply to a particular type of wall or fence (perimeter/site, interior, patio, retaining).

Condition 19 – Landscape Plan

b. Street trees (sheet L002)

The trees shown for the "typical entry" need to be replaced with species in the street tree palette. The "typical street tree" plan needs to indicate that it applies to internal streets and the perimeter of the site.

d. Landscape Notes and Irrigation Notes (sheet L001)

All references to "Homeowners Association" shall be preceded by "the Property-Owner and/or" to fulfill the intent of the EPC.

In addition, staff has the following comments:

A. *The Index to Drawings on A001 does not correspond to the contents of the submittal. Specifically, sheets C002 Utility and C003 Traffic Distribution are not included. These were part of the submittal approved by the EPC.*

B. *The Subdivision Data does not indicate the 18 tracts with common areas (A001).*

C. *The commercial lot needs to be labeled Tract U.*

D. *A Landfill Gas Plan is pending, per Condition 6.*

E. *Parallel parking spaces need to be shown and labeled accurately on Sheet A003, B2-Area 3 and E2-Area 4.*

F. *A retention pond is shown in the park in the center of the site (Tract P, Block J). Staff requests that the pond be shown on the Grading & Drainage Plan (p. 3 of 10) and its design coordinated with the G & D plan.*

G. *The landscape plan needs amending to be consistent with other changes to the submittal or to remedy errors and omissions:*
   - *Landscaping for Breezeways on Tracts C & N needs to reflect that there is an opening in the perimeter wall. (L002)*
   - *Add landscaping for the pedestrian access in Block M at Santa Monica.*
   - *Add landscaping for the breezeways in Tracts E, H & L that connect with the parking areas*
   - *Add a landscaped breezeway for Tract T*
   - *The long breezeways at Tracts D, F, G, J, K & M need to reflect that an alley with vehicular access crosses them.*
   - *Provide detail for retention pond area in Middle Park Tract P (L001) and coordinate with the Grading & Drainage plan.*
   - *Landscaping for Tract N is shown twice.*
   - *The landscaping for Tract B doesn't reflect the dimensions of this tract.*
   - *Adjust landscaping calculations accordingly.*

Given the number of comments, staff recommends that this project be deferred.

If you have any questions, feel free to contact me on 924-3345.

CITY OF ALBUQUERQUE

CITY OF ALBUQUERQUE
PLANNING DEPARTMENT
HYDROLOGY DEVELOPMENT SECTION

DEVELOPMENT REVIEW BOARD--SPEED MEMO

DRB CASE NO/PROJECT NO: 1003916 **AGENDA ITEM NO: 3**

SUBJECT:

Site Plan for Subd
Sidewalk Variance
Vacation
Sidewalk Deferral
Preliminary Plat

3 separate plats
- citizen from Cuatros south of site is concerned about work
- citizen of del rey is in support of it

PO Box 1293

ACTION REQUESTED: all except 11

REV/CMT:0 APP:(x) SIGN-OFF:0 EXTN:0 AMEND:0

Albuquerque

ENGINEERING COMMENTS:

4.1 ft out of grade
Δ from Ray/Dirks
to channel invert

An approved drainage report is required for Preliminary Plat approval.
An approved infrastructure list is required for Preliminary Plat approval.

NM 87103

3 phases - starting at San Pedro

www.cabq.gov

RESOLUTION: site plan, SW, vac, sw deferral 4-9-08

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

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

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

FOR:

SIGNED: Bradley L. Bingham
City Engineer/AMAFCA Designee
924-3986

DATE: April 2, 2008

City of Albuquerque
Parks and Recreation Department

PO Box 1293, Albuquerque, New Mexico 87103

Inter-Office Correspondence

Development Review Board Comments

Project Number: 1003916

Application Number: 08DRB-70152

DRB Date: 4/2/2008

Item Number: 3

Subdivision:

Blocks 18 & 19, Tract A, Unit A, North Albuquerque Acres

Zoning: SU-1/PDA

Zone Page: D-18

New Lots (or units) : 0

Request for:

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

Parks and Recreation Comments:

Add a ownership and maintenance note to the site plan on page 2 for the private parks.

Signed: CS

Christina Sandoval, (DMD)

Phone: 768-3808

City of Albuquerque
Parks and Recreation Department

PO Box 1293, Albuquerque, New Mexico 87103

Inter-Office Correspondence

Development Review Board Comments

Project Number: 1003916	**DRB Date:** 4/2/2008
Application Number: 08DRB-70152	**Item Number:** 3

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Blocks 18 & 19, Tract A, Unit A, North Albuquerque Acres

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Zone Page: D-18

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- ☐ Final Plat
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- ☐ Vacation of Public Easement
- ☐ Vacation of Private Easement
- ☐ Temp. Deferral of Sidewalk Construction
- ☐ Sidewalk Variance
- ☐ SIA Extension
- ☐ Other

Parks and Recreation Comments:

Add a ownership and maintenance note to the site plan on page 2 for the private parks.

Signed: CS

Christina Sandoval, (DMD) Phone: 768-3808

CITY OF ALBUQUERQUE

CITY OF ALBUQUERQUE
PLANNING DEPARTMENT
HYDROLOGY DEVELOPMENT SECTION

DEVELOPMENT REVIEW BOARD--SPEED MEMO

DRB CASE NO/PROJECT NO: 1003916 **AGENDA ITEM NO: 4**

SUBJECT:

Site Plan for Subd
Sidewalk Variance
Vacation
Sidewalk Deferral
Preliminary Plat

ACTION REQUESTED:

REV/CMT:0 APP:(x) SIGN-OFF:0 EXTN:0 AMEND:0

ENGINEERING COMMENTS:

An approved drainage report is required for Preliminary Plat approval.
An approved infrastructure list is required for Preliminary Plat approval.

RESOLUTION:

4-16-08

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

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

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

FOR:

SIGNED: Bradley L. Bingham
City Engineer/AMAFCA Designee
924-3986

DATE: April 9, 2008

PO Box 1293
Albuquerque
NM 87103
www.cabq.gov

DRB PUBLIC HEARING SIGN IN SHEETS

PROJECT #: 1003916 **AGENDA#** 3 **DATE:** 4/2/08

1. **Name:** Fermin Aguilar **Address:** 6501 San Antonio NE #3801 **Zip:** 87109
2. **Name:** AMY WHITLING **Address:** PO BOX 91343 **Zip:** 87199-1343
3. **Name:** _____ **Address:** _____ **Zip:** _____
4. **Name:** _____ **Address:** _____ **Zip:** _____
5. **Name:** _____ **Address:** _____ **Zip:** _____
6. **Name:** _____ **Address:** _____ **Zip:** _____
7. **Name:** _____ **Address:** _____ **Zip:** _____
8. **Name:** _____ **Address:** _____ **Zip:** _____
9. **Name:** _____ **Address:** _____ **Zip:** _____
10. **Name:** _____ **Address:** _____ **Zip:** _____
11. **Name:** _____ **Address:** _____ **Zip:** _____
12. **Name:** _____ **Address:** _____ **Zip:** _____
13. **Name:** _____ **Address:** _____ **Zip:** _____
14. **Name:** _____ **Address:** _____ **Zip:** _____
15. **Name:** _____ **Address:** _____ **Zip:** _____
16. **Name:** _____ **Address:** _____ **Zip:** _____
17. **Name:** _____ **Address:** _____ **Zip:** _____

CITY OF ALBUQUERQUE

CITY OF ALBUQUERQUE
PLANNING DEPARTMENT
HYDROLOGY DEVELOPMENT SECTION

DEVELOPMENT REVIEW BOARD--SPEED MEMO

DRB CASE NO/PROJECT NO: 1006973 **AGENDA ITEM NO: 8**

SUBJECT:

Site Plan for Subd
Site Plan for BP
Final Plat
Preliminary Plat

ACTION REQUESTED:

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

ENGINEERING COMMENTS:

An approved Subdivision Improvements Agreement with financial guarantees is required for Site Development Plan sign-off.
Minor comment on infrastructure list.
AMAFCA must sign plat.

RESOLUTION: 4-16-08

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

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

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

FOR:

SIGNED: Bradley L. Bingham
City Engineer/AMAFCA Designee
924-3986

DATE: April 9, 2008

PO Box 1293
Albuquerque
NM 87103
www.cabq.gov

CITY OF ALBUQUERQUE
PLANNING DEPARTMENT
DEVELOPMENT REVIEW BOARD

April 2, 2008

Project# 1003916
08DRB-70123 VACATION OF PUBLIC EASEMENT
08DRB-70124 SIDEWALK WAIVER
08DRB-70125 MINOR - TEMP DEFR SWDK CONST
08DRB-70126 MAJOR - PRELIMINARY PLAT APPROVAL

ISAACSON AND ARFMAN PA agent(s) for DEL REY INVESTMENTS LLC request(s) the above action(s) for all or a portion of Block(s) 18 & 19, Tract A, Unit A, **NORTH ALBUQUERQUE ACRES** (TBK MONTERRA DEL REAY, UNITS 1-3), zoned SU-1/ PDA, located between SAN PEDRO DR NE and LOUISIANA BLVD NE, AND BETWEEN DERICKSON AVE NE and SANTA MONICA AVE NE containing approximately 63.3836 acre(s). (D-18)

AMAFCA
No comment.

COG
MRCOG staff have no comment on this proposal.

For information purposes, the functional classification of San Pedro Bd is an urban collector. The functional classification of Louisiana Bd is also urban collector.

TRANSIT
No comments received.

ZONING ENFORCEMENT
No comment.

NEIGHBORHOOD COORDINATION
Letters sent to: **Albuquerque Meadows MHP Resident's Assoc. (R), Del Rey NA (R), North Wyoming NA (R), Jade Park NA (R), San Antonio Condo HOA**

APS
North Albuquerque Acres (tbka Monterra Del Rey Units 1-3), Tract A, Block 18 and 19, is located on Derickson Av NE between Louisiana Blvd NE and San Pedro Dr NE. The owner of the above property requests approval for a Major Subdivision Preliminary Plat, Vacation of Public Easement, Sidewalk Waiver, and Temporary Deferral of Sidewalk Construction for a development that will consist of 248 single family units and 164 multi-family units. This will impact E.G. Ross Elementary School, McKinley Middle School, and Del Norte High School. Currently, all three schools have excess capacity.

837-1061
Stephanie

Loc No	School	2007-08 40th Day	2007-08 Capacity	Space Available
219	E.G. Ross	526	750	224
440	McKinley	644	819	175
514	Del Norte	1,410	1,550	140

On January 15, 2008 Del Rey Investments, entered into a Pre-Development Facilities Fee Agreement the Albuquerque Public Schools to pay a facility fee for each residential unit that will be constructed i subdivision. These fees will help with the construction and maintenance of new and existing schools the APS district.

POLICE DEPARTMENT

No comments received.

FIRE DEPARTMENT

No comments received.

PNM ELECTRIC & GAS

VACATION OF PUBLIC EASEMENT: **NO COMMENT**

2 YR SIDEWALK WAIVER: **NO COMMENT**

TEMP DEFR SWDK CONST.: **NO COMMENT**

MAJOR PRELIMINARY PLAT APPROVAL: **This type of development does not account for adequate utility infrastructure. The density of the homes does not allow room for electric transformers, switchgears or pull boxes. Phone and cable will need room vaults and pull boxes as well.**

PNM does not approve, PLEASE CONTACT PNM SUBDIVISION DEVELOPMENT DEPARTMENT

COMCAST

No comments received.

QWEST

No comments received.

ENVIRONMENTAL HEALTH

No comments received.

M.R.G.C.D

No Adverse Comments.

OPEN SPACE DIVISION

Open Space has no adverse comments

CITY ENGINEER

An approved drainage report is required for Preliminary Plat approval. No objection to the va request.

TRANSPORTATION DEVELOPMENT

Provide an exhibit showing the location of sidewalk and defining the distance from face of curb to the property line for San Pedro Blvd., Derickson Ave., Santa Monica Ave., and Louisiana Blvd.

Trip generation information must be provided to determine appropriate right of way widths.

Clarify the sidewalk exhibit. What is the condition of the sidewalk (proposed, deferred, waived) along C, N, and O?

PARKS AND RECREATION

Defer to the affected utility regarding the vacation request.

No objection to the other requests.

ABCWUA

No objection to Vacation request.

No objection to Sidewalk Waiver/Deferral.

Need to have a Utility Plan showing layout and sizing of all water, sewer, and non-potable water lines and meters.

Infrastructure List needs to shown which Unit items are in.

Final Plat will have conditions for approval in accordance with the executed Agreement with the Water Authority regarding payment of UEC's.

Site Development Plans must also be submitted to DRB for approval.

PLANNING DEPARTMENT

Refer to comments from affected utilites regarding proposed Vacation. The proposed plat must conform to an approved (DRB) site development plan. Planning has no objection to temporary deferral of sidewalk constructon, nor to waiver of sidewalks on non-frontage side of stub streets (could include Canepa)– a sidewalk needs to be shown on south side of Monte Sur between Canepa and Tarapaca.

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

Cc: Dekker/Perich/Sabatini – 7601 Jefferson Ne Ste 100 – Albuquerque, NM 87109
Cc: Del Rey Investments LLC – 6300 Riverside Plaza Ln NW Ste 200 – Albuquerque, NM 87120

DEVELOPMENT REVIEW BOARD
ACTION SHEET

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

February 13, 2008 9:00 AM
MEMBERS:

Jack Cloud, AICP, DRB Chairman, Planning Department
Angela Gomez, Administrative Assistant

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

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

1. **Project# 1001789**
08DRB-70031 1YR YEAR EXTENSION OF SUBDIVISION IMPROVEMENTS

JASON DASKALOS request(s) the above action(s) for all or a portion of Lot(s) 28-A-1, Block 6 **MONTE VISTA ADDN,** zoned CCR, located on CENTRAL AVE NE BETWEEN WELLESLEY NE AND TULANE NE containing approximately 0.8483 acre(s). (K-16)
THE ONE YEAR EXTENSION OF THE SUBDIVISION IMPROVEMENT AGREEMENT (SIA) WAS APPROVED.

2. **Project# 1004972**
08DRB-70020 VACATION OF PUBLIC RIGHT-OF-WAY

ROBERT WESTFALL request(s) the above action(s) for all or a portion of Spruce Street NE, adjacent to Lot 1, Block 27, **COUNTRY CLUB ADDITION,** zoned R-1, located on the north side of SIGMA CHI RD NE BETWEEN ENCINO PL NE AND UNIVERSITY BLVD NE (J-15) **THE VACATION WAS DENIED.**

3. **Project# 1007051**
08DRB-70014 VACATION OF PUBLIC RIGHT-OF-WAY

JOSEPH B. GARCIA agent(s) for JOE M. CRUZ request(s) the above action(s) for all or a portion of **THE AMOLE DEL NORTE DIVERSION,** adjacent to Tract 398-B, Town of Atrisco Grant Unit 3, zoned A-1 (County), located on the north side of SAGE RD SW BETWEEN 75th ST AND RAEL ST SW containing approximately 0.83 acre(s). (L-10) **DEFERRED TO 3/15/08 AT THE AGENT'S REQUEST.**

4. **Project# 1000376**
08DRB-70033 - 1YR YEAR EXTENSION OF SUBDIVISION IMPROVEMENTS

TIERRA WEST LLC agent(s) for CAPITAL ALLIANCE INVESTMENTS request(s) the above action(s) for all or a portion of Lot(s) 1-117 Unit 1 & 1-35 Unit 2, **PARADISE SKIES UNITS 1 & 2,** zoned R-LT, located on BANDELIER DRIVE NW BETWEEN MCMAHON BLVD NW AND UNSER BLVD NW containing approximately 23.2 acre(s). (A-11) **THE ONE YEAR EXTENSION OF THE SUBDIVISION IMPROVEMENT AGREEMENT (SIA) WAS APPROVED.**

5. **Project# 1001249**
08DRB-70032 VACATION OF PUBLIC EASEMENT

TIERRA WEST LLC agent(s) for GOODMAN REALTY GROUP request(s) the above action(s) on a portion of Tract(s) A, **SNOW VISTA INVESTORS,** zoned C-1 (SC), located on 98TH ST SW BETWEEN SAGE RD SW AND BENAVIDES RD SW containing approximately 10.7651 acre(s). (M-9) **THE VACATION WAS APPROVED AS SHOWN ON EXHIBIT B IN THE PLANNING FILE PER SECTION 14-14-7-2(A) (1) AND (B) (1)(3) OF THE SUBDIVISION ORDINANCE. CONDITION OF FINAL PLAT : EXISTING SANITARY SEWER LINE MUST BE RELOCATED AND APPROVED TO A NEW ALIGNMENT PER ABCWUA.**

6. **Project# 1007063**
08DRB-70030 VACATION OF PUBLIC EASEMENT

PRECISION SURVEYS INC agent(s) for LARDNER FAMILY REVOCABLE LIVING TRUST request(s) the above action(s) on a portion of Tract(s) A, **LLD SUBDIVISION,** zoned M-1, located on PAN AMERICAN FREEWAY NE BETWEEN COMMERCE DR NE AND OFFICE BLVD NE containing approximately 3.463 acre(s). (F-16, F-17) **THE VACATION WAS APPROVED AS SHOWN ON EXHIBIT B IN THE PLANNING FILE PER SECTION 14-14-7-2(A) (1) AND (B) (1)(3) OF THE SUBDIVISION ORDINANCE. THE VACATION MUST BE SHOWN ON THE PLAT.**

7. **Project# 1006953**
07DRB-70406 VACATION OF PUBLIC EASEMENT

LOGAN HALL request(s) the above action(s) for all or a portion of Lot(s) 1-A, Block(s) 4, **TERRACE ADDITION,** zoned SU-2/NCR, located on LEAD AVE SE BETWEEN LOCUST AVE SE AND ELM ST SE containing approximately 0.4539 acre(s). (K-15) *(Deferred from 12/19/07, 12/23/07 & 2/6/08)* **THE VACATION WAS APPROVED AS SHOWN ON EXHIBIT B IN THE PLANNING FILE PER SECTION 14-14-7-2(A) (1) AND (B) (1)(3) OF THE SUBDIVISION ORDINANCE. A TURN AROUND IS NOT REQUIRED BASED ON EXISTING CONDITIONS.**

8. **Project# 1006001**
08DRB-70052 MINOR - PRELIMINARY/ FINAL PLAT APPROVAL
08DRB-70005 VACATION OF PUBLIC EASEMENT
08DRB-70007 VACATION OF PRIVATE EASEMENT

BOHANNAN HUSTON INC agent(s) for MESA DEL SOL LLC request(s) the above action(s) for all or a portion of Tract(s) 22, **MESA DEL SOL INNOVATION PARK,** zoned PC, located on UNIVERSITY BLVD SE BETWEEN EASTMAN AVE SE AND STRYKER SE containing approximately 15.82 acre(s). (R-16) *(Deferred from 1/30/08 & 2/6/08)* **THE VACATIONS WERE APPROVED AS SHOWN ON EXHIBIT B IN THE PLANNING FILE PER SECTION 14-14-7-2(A) (1) AND (B) (1)(3) OF THE SUBDIVISION ORDINANCE WITH CONDITIONS. WITH THE SIGNING OF THE INFRASTRUCTURE LIST DATED2/13/08 THE PRELIMINARY PLAT WAS APPROVED SUBJECT TO VERIFICATION WITH THE CITY ATTORNEY REGARDING APPROPRIATE MAINTENANCE OF TRACT 22C. THE FINAL PLAT WAS INDEFINITELY DEFERRED.**

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

9. **Project# 1004075**
07DRB-70453 LEVEL B PLAN PHSE 2 DRB FINAL SIGNOFF

DENISH & KLINE ASSOCIATES agent(s) for FOREST CITY COVINGTON NM LLC request(s) the above action(s) for all or a portion of **MESA DEL SOL LEVEL B MASTER PLAN,** zoned PC/PLANNED COMMUNITY, located on EAST OF BROADWAY SE SOUTH OF LOS PICARDOS SE, containing approximately 3,082 acre(s). *(Deferred from 1/9/08, 1/16/08 & 1/30/08, 2/6/08)* **LEVEL B PLAN RECEIVED FINAL SIGNOFF SUBJECT TO CONCURRENCE FROM CITY ENGINEER AND CITY ATTORNEY REGARDING THE PROCESS FLOWCHART.**

10. **Project# 1002404**
08DRB-70023 EPC APPROVED SDP FOR BUILD PERMIT
08DRB-70024 EPC APPROVED SDP FOR SUBDIVISION

GEORGE RAINHART ARCHITECT & ASSOCIATES agent(s) for PETERSON PROPERTIES request(s) the above action(s) for all or a portion of Lot(s) 1-B & 1-D, **LADERA INDUSTRIAL CENTER,** located on UNSER BLVD NW BETWEEN VISTA ORIENTE NW AND LADERA CHANNEL containing approximately 7.08 acre(s). (H-9) (*Deferred from 1/23/08 & 1/30/08)* **INDEFINITELY DEFERRED AT THE AGENT' S REQUEST.**

Project# 1002404
08DRB-70029 MINOR - PRELIMINARY/ FINAL PLAT APPROVAL

SURV-TEK INC agent(s) for PETERSON INV-98TH/UNSER LLC request(s) the above action(s) for all or a portion of Lot(s) 1-B & 1-D, **LADERA INDUSTIAL CENTER,** zoned SU-1 LIGHT INDUSTRIAL, located on UNSER BLVD NW AND VISTA ORIENTE ST NW containing approximately 7.0919 acre(s). (H-9) (*Deferred from 1/30/08)* **INDEFINITELY DEFERRED AT THE AGENT' S REQUEST.**

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

11. **Project# 1005513**
08DRB-70035 MINOR - PRELIMINARY/ FINAL PLAT APPROVAL

JACKS HIGH COUNTRY INC agent(s) for FRANK L AND EVELYN S BARELA request(s) the above action(s) for all or a portion of Tract(s) 2, **LANDS OF ALBERT L. MATTHEW,** zoned R-1, located on 12TH ST NW BETWEEN DON FRANCISCO NW AND DON FRANCISCO PL NW containing approximately 0.3755 acre(s). (G-14) *(Deferred from 1/30/08)*

WITH AN APPROVED GRADING AND DRAINAGE PLAN DATED 9/4/07, AND WITH THE SIGNING OF THE INFRASTRUCTURE LIST DATED 2/13/08, THE PRELIMINARY PLAT WAS APPROVED. FINAL PLAT WAS INDEFINITELY DEFERRED PENDING COMPLETION OR FINANCIAL GUARNATEE OF INFRASTRUCTURE. FINAL SIGN OFF WAS DELEGATED TO PLANNING FOR THE SITE DEVELOPMENT PLAN TO BE TIED TO THE INFRASTRUCTURE AND THE PLAT.

12. **Project# 1003717**
08DRB-70064 MINOR - PRELIMINARY/ FINAL PLAT APPROVAL

SURVEYS SOUTHWEST LTD agent(s) for ERIC JOHNSON request(s) the above action(s) for all or a portion of Lot(s) 6, Block(s) 38, **EASTERN ADDITION TOGETHER WITH A PORTION OF VACATED PUBLIC ALLEY,** zoned SU-2 FOR NCR, located on AVENIDA CESAR CHAVEZ SE BETWEEN BROADWAY BLVD SE AND ARNO ST SE containing approximately 0.1102 acre(s). (L-14) **THE PRELIMINARY/FINAL PLAT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO TRANSPORTATION FOR TURN AROUND EASEMENT AND ADDITIONAL COMMENTS, AND TO PLANNING TO RECORD.**

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

13. **Project# 1003991**
08DRB-70065 SKETCH PLAT REVIEW AND COMMENT

SURVEYS SOUTHWEST LTD agent(s) for MOUNTAIN WEST DEVELOPMENT request(s) the above action(s) for all or a portion of Lot(s) 1-P1 - 26-P1, **SAGE RANCH,** zoned RLT, located on SNOW VISTA BLVD SW BETWEEN SAGE SW AND BENAVIDES RD SW containing approximately 3.7442 acre(s). (M-9) **THE ABOVE ITEM WAS REVIEWED AND COMMENTS WERE GIVEN.**

14. ~~**Project# 1003916**~~
08DRB-70055 SKETCH PLAT REVIEW AND COMMENT

ISAACSON AND ARFMAN PA agent(s) for DEL RAY INVESTMENTS LLC request(s) the above action(s) for all or a portion of Tract(s) A, **MONTERRA DEL RAY Unit(s) A,** zoned SU-1/PDA, located on DERICKSON AVE NE BETWEEN LOUISIANA BLVD NE AND SAN PEDRO DR NE containing approximately 58.2994 acre(s). (D-18) **THE ABOVE ITEM WAS REVIEWED AND COMMENTS WERE GIVEN.**

15. **Project# 1007091**
08DRB-70062 SKETCH PLAT REVIEW AND COMMENT

JULIE RAEL OR ROBERT GUTTIERREZ request(s) the above action(s) for all or a portion of Tract B, **AURELIA GUTIERREZ,** zoned R-1, located on GUADALUPE TRAIL NW BETWEEN SANDIA RD NW AND GRECIAN NW containing approximately 0.15 acre(s). (F-14) **THE ABOVE ITEM WAS REVIEWED AND COMMENTS WERE GIVEN.**

16. Approval of the Development Review Board Minutes for January 23, 2008.

Other Matters: None

ADJOURNED: 11:00

CITY OF ALBUQUERQUE
PLANNING DEPARTMENT
February 13, 2008
DRB Comments

ITEM # 14

PROJECT # 1003916 **APPLICATION # 08-70055**

RE: Tract A, North Albuquerque Acres Unit A

The proposed plat must conform with the approved Site Development Plan. Final sign-off of the Site Development Plan must precede or be submitted concurrent with the plat. Conditions of approval from the Environmental Planning Commission (EPC) must be submitted and answered separately, and conformance must be acknowledged by the EPC case planner.

Jack Cloud AICP, DRB Chairman
924-3880/ jcloud@cabq.gov

Item# 14
Project# 1003916
Hearing Date: Feb. 13, 2008

INTERA Incorporated
6000 Uptown Boulevard NE
Suite 100
Albuquerque, NM 87110
Telephone: 505 246 1600
Fax: 505 246 2600

MEMORANDUM

DATE: February 11, 2008

TO: Jack Cloud, Planning Department – Design Review Board

COPY: Suzanne Busch, Environmental Health Department
Donna Griffin, Legal Department
Isaacson and Arfman PA

FROM: James Joseph, INTERA Inc.

SUBJECT: Project # 1003916, 08DRB-70055 Sketch Plat Review and Comment, Tract A, Monterra del Ray Unit A, Located on Derickson Ave. NE Between Louisiana Blvd. NE and San Pedro Dr. NE, containing approximately 58.2994 acres.

There is the potential for above-named project to be impacted by the presence of landfill gas generated by two former landfills (San Antonio Landfill and San Francisco Landfill). It is acknowledged that this agenda item is for a Minor-Sketch Plat or Plan; however, if development/redevelopment does occur, the developer of this site is required to follow the most current version of the "City of Albuquerque Interim Guidelines for Development within City Designated Landfill Buffer Zones." A review and approval of the Site Plan(s), the proposed construction, design drawings, and a certification of construction will be required by the Environmental Health Department, Environmental Services Division.

City of Albuquerque

DEVELOPMENT/ PLAN REVIEW APPLICATION

Supplemental form

SUBDIVISION — S Z

- ___ Major Subdivision action
- ✓ Minor Subdivision action
- ___ Vacation — V
- ___ Variance (Non-Zoning)

SITE DEVELOPMENT PLAN — P

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

STORM DRAINAGE (Form D)

- ___ Storm Drainage Cost Allocation Plan

ZONING & PLANNING — D

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

APPEAL / PROTEST of... — L A

- ___ Decision by: DRB, EPC, LUCC, Planning Director or Staff, ZHE, Zoning Board of Appeals

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

APPLICATION INFORMATION:

Professional/Agent (if any): Isaacson + Artman, P.A. PHONE: 268-8828
ADDRESS: 128 Monroe Street NE FAX: 268-2632
CITY: ABQ STATE NM ZIP 87108 E-MAIL: asaw@iacivil.com

APPLICANT: Del Rey Investments, LLC PHONE: 889-3061
ADDRESS: 6300 Riverside Plaza Lane NW, Suite 200 FAX: 837-1061
CITY: ABQ STATE NM ZIP 87120 E-MAIL:
Proprietary interest in site: Owner **List all owners:**

DESCRIPTION OF REQUEST: Extension of Major Preliminary Plat

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

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

Lot or Tract No. Tract A Block: 18 + 19 Unit: A
Subdiv/Addn/TBKA: North Albuquerque Acres (tbka Monterra Del Rey, Units 1-3)
Existing Zoning: SU-1/PDA Proposed zoning: Same MRGCD Map No NA
Zone Atlas page(s): D-18 UPC Code: 101806339610540201

CASE HISTORY:
List **any** current or prior case number that may be relevant to your application (Proj., App., DRB-, AX_,Z_, V_, S_, etc.): 07EPC-40048; 07EPC-40049; 08DRB-70055; 08DRB-70123; 08DRB-70124; 08DRB-70125; 08DRB-70126

CASE INFORMATION:
Within city limits? ✓ Yes Within 1000FT of a landfill? Yes
No. of **existing** lots: 1 No. of **proposed** lots: 411 Total area of site (acres): 63.3836
LOCATION OF PROPERTY BY STREETS: On or Near: Derickson Ave. NE
Between: Louisiana Blvd. NE and San Pedro Dr. NE
Check-off if project was previously reviewed by Sketch Plat/Plan ☐, or Pre-application Review Team ☐. Date of review: 2/13/08

SIGNATURE Asa Nilsson-Weber DATE 4-6-09
(Print) Asa Nilsson-Weber Applicant: ☐ Agent: ☑

FOR OFFICIAL USE ONLY Form revised 4/07

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

Application case numbers	Action	S.F.	Fees
09DRB - 70134	EPP	5(3)	$ 50.00
	CME		$ 20.00
			$
			$
			$
			$
			Total $ 70.00

Hearing date 04/15/09

Sandy Handley 04/06/09
Planner signature / date

Project # 1003916

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

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

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

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

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

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

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

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

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

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

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

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

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

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

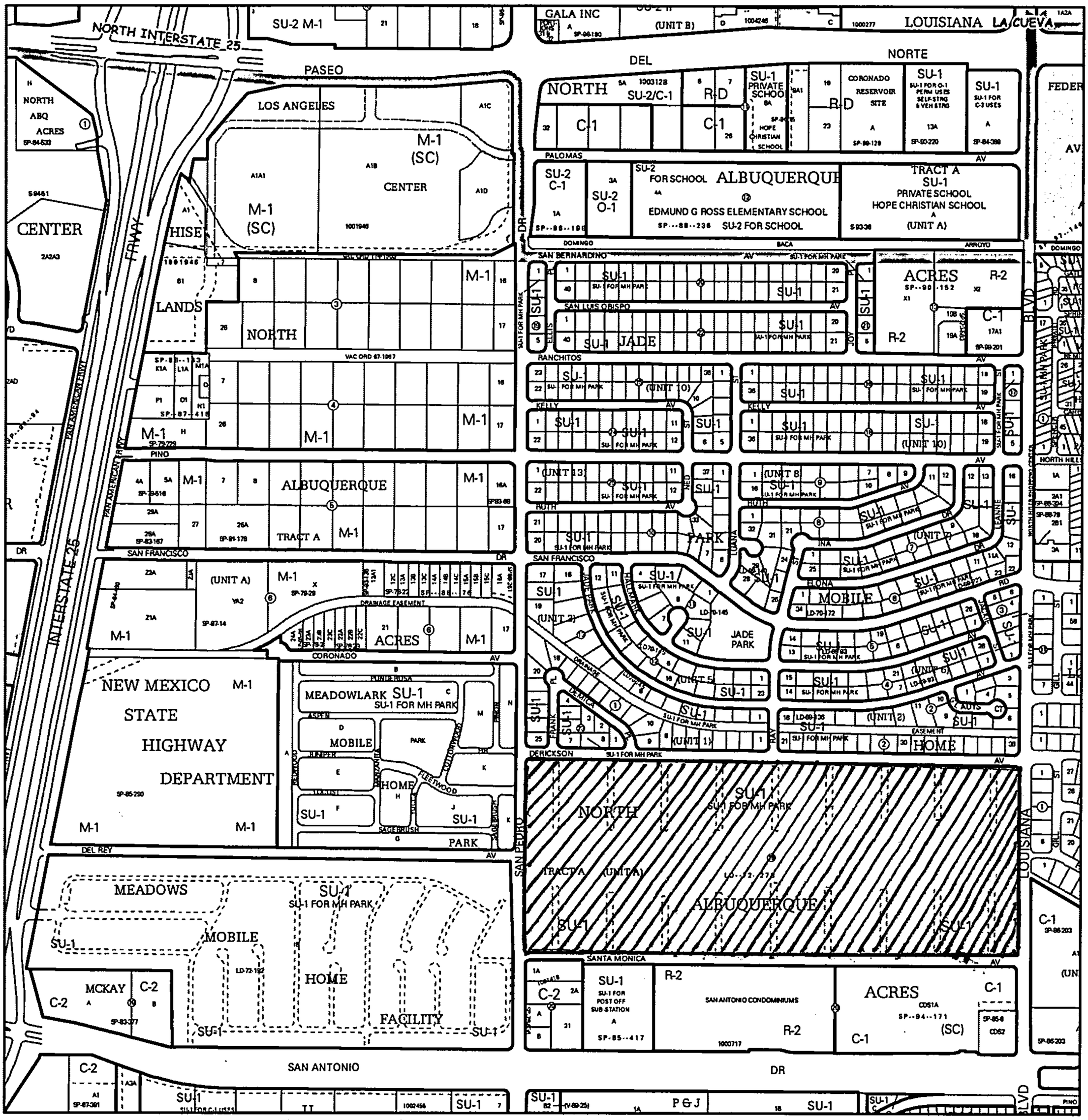
Asa Nilsson-Weber
Applicant name (print)
Asa Nilsson-Weber 4-6-09
Applicant signature / date

Form revised **October 2007**

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

Application case numbers
09DRB-70134
____-____-____
____-____-____

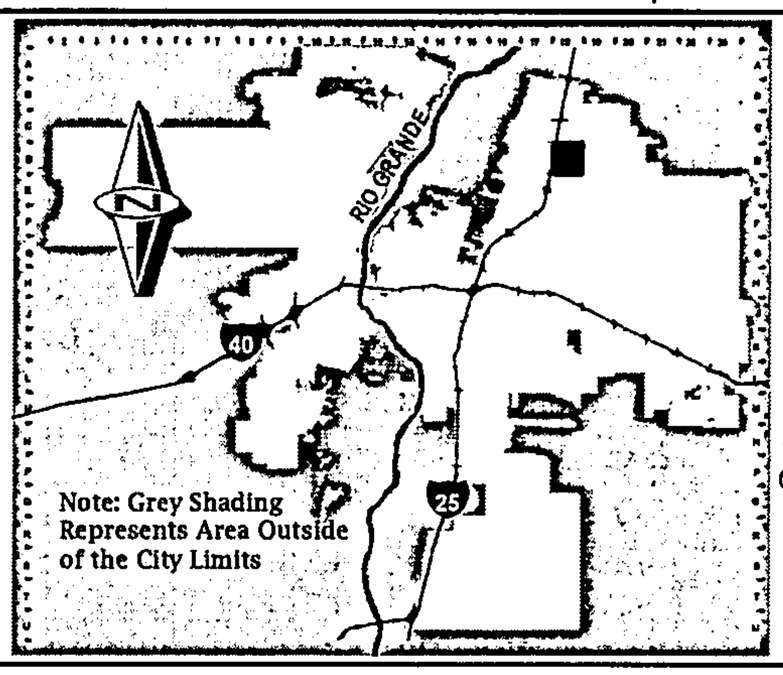
Sandy Handley 04/06/09
Planner signature / date
Project # 1003916



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

Albuquerque Geographic Information System

Map amended through: 6/13/2008



Zone Atlas Page:

D-18-Z

Selected Symbols

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

0 750 1,500 Feet

ISAACSON & ARFMAN, P.A.

Consulting Engineering Associates

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

April 6, 2009

Mr. Jack Cloud
DRB Chair
City of Albuquerque
P.O. Box 1293
Albuquerque, NM 87102

RE: DRB Submittal for Monterra del Rey, Units 1-3
Application for Extension of Preliminary Plat
Project #10003916
Zone Atlas: D-18

Dear Mr. Cloud:

Isaacson & Arfman, P.A., as agents for Del Rey Investments, LLC, is submitting a request for Extension of Preliminary Plat for Monterra Del Rey, Units 1-3, a 411-dwelling-unit residential subdivision. This subdivision is Blocks 18 & 19, Tract A, Unit A, North Albuquerque Acres, located southwest of the intersection of Louisiana Blvd. and Derickson Ave, NE.

The preliminary plat was approved at the April 16, 2008 DRB hearing—approval expires April 16, 2009. With this submittal, we are requesting a one-year extension of the preliminary plat.

If you have questions regarding this submittal, please call me at 268-8828.

Sincerely,
ISAACSON & ARFMAN

Åsa Nilsson-Weber, PE

Attachments

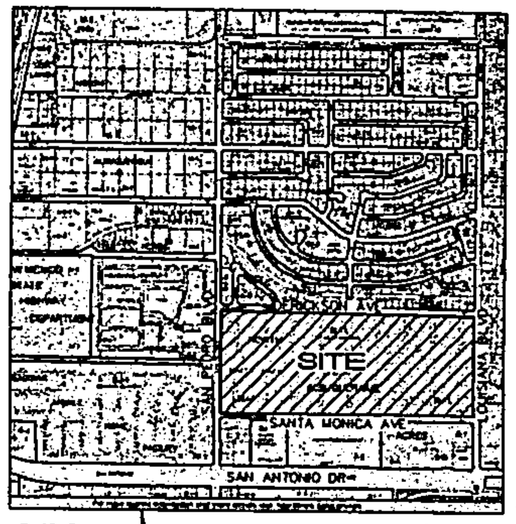
128 Monroe St. NE • Albuquerque, NM 87108 • (505) 268-8828 • FAX (505) 268-2632

PRELIMINARY PLAT FOR

MONTERRA DEL REY UNITS 1–3

CITY OF ALBUQUERQUE
BERNALILLO COUNTY, NEW MEXICO

MARCH 2008



D-18-Z

VICINITY MAP 1"=750'±

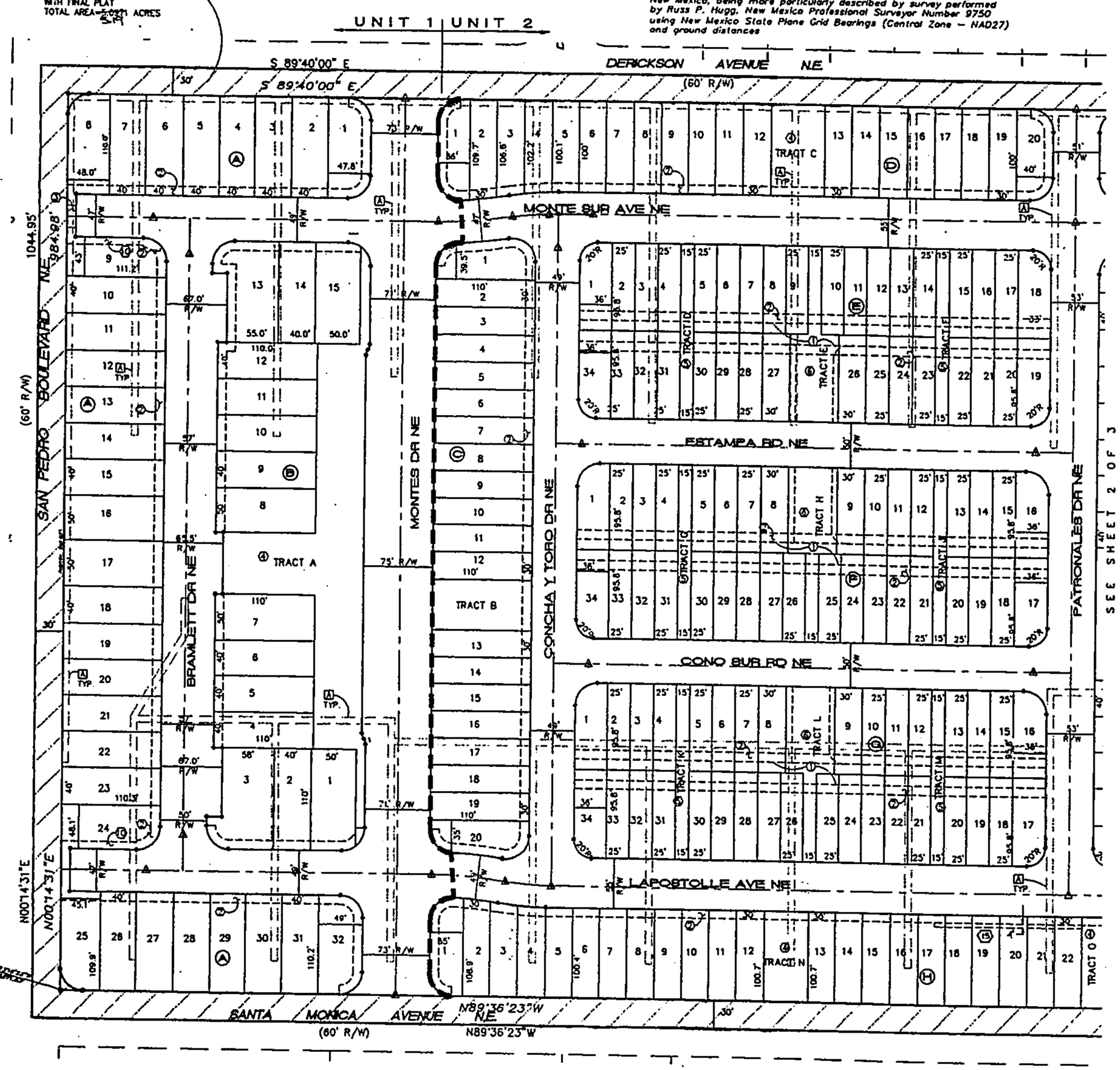
FLOOD ZONE DETERMINATION

The subject property (as shown hereon) lies within Zone "X" (areas determined to be outside 0.2% annual chance flood plain) in accordance with the National Flood Insurance Program Rate Map No. 35001C0137 F, Effective Date 11-19-03.

LEGAL DESCRIPTION

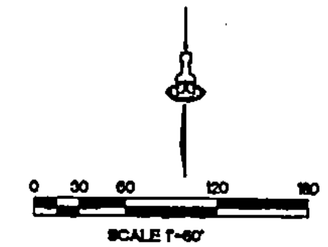
That certain parcel of land situate within the Elena Gallegos Grant, in Projected Section 24, Township 11 North, Range 3 East, New Mexico Principal Meridian, City of Albuquerque, New Mexico, comprising all of Blocks 18 and 19, Tract A, Unit A, North Albuquerque Acres, as the same are shown and designated on said plat filed August 14, 1972, in Volume B7, Folio 9, records of Bernalillo County, New Mexico, together with the half-widths of all adjacent streets (Louisiana Blvd, San Pedro Blvd, Derickson Ave and Santa Monica Blvd), and also including a vacated portion of Del Rey Avenue N.E., the same being described within City Ordinance No. 22-1972, City of Albuquerque, Bernalillo County, New Mexico, being more particularly described by survey performed by Russ P. Hugg, New Mexico Professional Surveyor Number 9750 using New Mexico State Plane Grid Bearings (Central Zone – NAD27) and ground distances

RIGHT-OF-WAY TO BE DEDICATED TO THE CITY OF ALBUQUERQUE WITH FINAL PLAT
TOTAL AREA=2.0321 ACRES



LEGEND

- SET 5/8" REBAR WITH CAP "HUGG L.S. 9750" (TYP.)
- PROPERTY LINE
- ADJOINING PROPERTY LINE
- CENTERLINE MONUMENT
- UNIT BOUNDARY



ACS BENCHMARK

ACS Benchmark "10-D18", Elevation = 5319.15 (NGVD29)

SITE DATA

1. Total land area = 53.3838 acres (58.1936 acres after right-of-way dedication).
2. Number of existing tracts is 1.
3. Number of proposed residential lots is 411.
4. Number of proposed tracts is 20.
5. Current zoning: SU-1 for PDA.
6. All streets will be public by plat dedication and be maintained by the City of Albuquerque. No lot shall have direct access to San Pedro Blvd NE Louisiana Blvd NE, Derickson Ave NE or Santa Monica Ave NE.
7. All streets have right-of-way and paving widths per DPM standards.
8. Street right-of-way return radii are 25' radius unless otherwise noted.
9. City of Albuquerque water and sanitary sewer services to this development must be verified and coordinated with the public works department, City of Albuquerque.

NOTES

1. Unless otherwise noted, all boundary corners shown thus ● will be marked by a 5/8" rebar with cap stamped "HUGG LS #9750".
2. All street centerline points shown thus △ will be marked by a 4" aluminum disk stamped "Centerline Monument, HUGG LS #9750".
3. Boundary will be tied to the New Mexico state plane coordinate system as shown.
4. Basis of bearings will be NMSP grid bearings.
5. Distances will be ground distances.
6. Manholes will be offset at all points of curvature, points of tangency, street intersections and all other angle points to allow use of centerline monumentation.
7. Bearings and distances in parentheses are record.

SEE SHEET 2 OF 3 FOR PROPOSED AND EXISTING EASEMENT NOTES

SEE SHEET 3 OF 3 FOR FINAL PLATTING EXHIBITS

SEE SHEET 3 OF 3 FOR TYPICAL LOT EXHIBITS

APPROVED

CITY SURVEYOR — DATE 3/6/08

OWNERSHIP

BEN F. SPENCER, MANAGER — DATE 3/5/08
DEL REY INVESTMENTS, LLC

ISAACSON & ARFMAN, P.A.
Consulting Engineering Associates
128 Monroe Street N.E.
Albuquerque New Mexico

1614 V-PLAT.dwg — Mar 05,2008

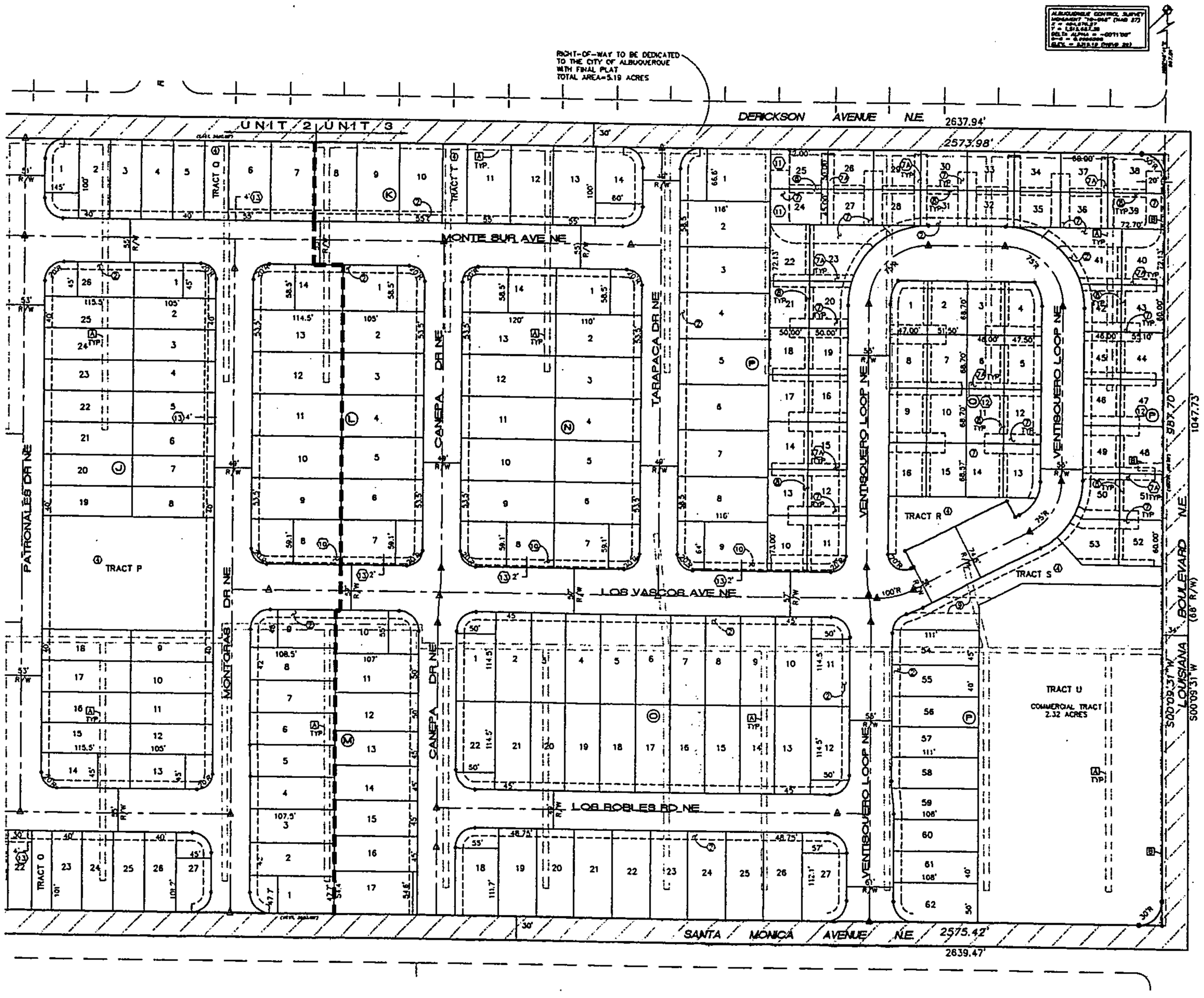
SHEET 1 OF 3

PRELIMINARY PLAT FOR

MONTERRA DEL REY UNITS 1-3

CITY OF ALBUQUERQUE
BERNALILLO COUNTY, NEW MEXICO

MARCH 2008



SCALE 1"=60'

PROPOSED EASEMENT NOTES

1. Proposed easement for private irrigation line, private vehicular access for lot owners adjacent to easement, public pedestrian access, and for emergency and refuse vehicles access. The easement shall be be maintained by the Monterra Del Rey Homeowners' Association.
2. Proposed 10' PUE.
3. Proposed 25' public sanitary sewer and storm drain easement granted to the City of Albuquerque.
4. Tracts A, B, C, N, O, P, Q, R, S and T shall be encumbered by a private landscaping and irrigation line easement and pedestrian access easement. The easement shall be maintained by the Monterra del Rey Homeowners' Association.
5. Tracts D, F, G, J, K and M shall be encumbered by a private landscaping and irrigation line easement, private access and parking easement for the lot owners granted to and to be maintained by the Monterra del Rey Homeowners' Association.
6. Tracts E, H and L shall be encumbered by a private landscaping and irrigation line easement, private access and parking easement. The easement shall be maintained by the Monterra del Rey Homeowners' Association.
7. Proposed easement for
   A. private vehicular and pedestrian access for the lot owners of the lots upon which the easement is located
   B. private utility easement for underground utility service lines granted to the lots which are located farthest from the public street
   The easement shall be maintained by the Monterra del Rey Homeowners' Association.

7A. Proposed easement for
   A. private landscaping and pedestrian access easement granted to the lot owners of lots over which the easement is located.
   B. private utility easement for underground utility service lines granted to the lots which are located furthest from the public street
   The easement shall be maintained by the Monterra del Rey Homeowners' Association.

8. Proposed private use and benefit easement granted to and to be maintained by the lot owner closest to the public street.
9. Proposed 20' wide private storm drain easement.
10. Proposed 8' PUE.
11. Proposed 24' public easement for surface storm water emergency overflow granted to the City of Albuquerque. The easement shall be maintained by the Monterra del Rey Homeowners' Association.
12. Areas outside of the buildings in Block P, Lots 10-53 and Block O, Lots 1-18 shall be encumbered with a cross-lot drainage easement.
13. Private irrigation line easement.

EXISTING EASEMENT NOTES

A. 7' Mountain States Telephone & Telegraph Co. Easement Filed 11-27-72, BK. Misc. 287, Pg. 584. Portions located within Monterra del Rey, Unit 1 to be vacated by V/CRDRP-70123

B. 7' Public Service Co. of NM and Mountain States Telephone & Telegraph Co. Easement (adjacent to Louisiana Blvd) Filed 2-18-69, BK. Misc. 129, Pg. 525.

SEE SHEET 3 OF 3 FOR FINAL PLATTING EXHIBITS

SEE SHEET 3 OF 3 FOR TYPICAL LOT EXHIBITS

LEGEND

- SET 5/8" REBAR WITH CAP "HUGG L.S. 9750" (TYP.)
- PROPERTY LINE
- ADJOINING PROPERTY LINE
- CENTERLINE MONUMENT
- UNIT BOUNDARY

ISAACSON & ARFMAN, P.A.
Consulting Engineering Associates
128 Monroe Street N.E.
Albuquerque New Mexico

1614 V-PUN.dwg | Apr 10,2008

SHEET 2 OF 3

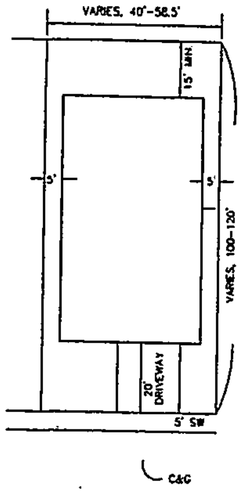
PRELIMINARY PLAT FOR

MONTERRA DEL REY UNITS 1-3

CITY OF ALBUQUERQUE
BERNALILLO COUNTY, NEW MEXICO

MARCH 2008

TYPICAL LOT EXHIBITS



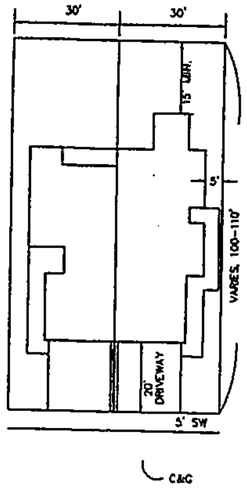
SINGLE DETACHED UNIT

1"=20'

BLOCK A--LOTS 31 & 32
BLOCK B--LOTS 1 & 2
BLOCK H--LOTS 23-27
BLOCK J--LOTS 1-26
BLOCK K--LOTS 1-14
BLOCK L--LOTS 1-14
BLOCK M--LOTS 1-27
BLOCK ML--LOTS 1-14
BLOCK O--LOTS 1-22
BLOCK P--LOTS 1-9; 54-62

(144)

144 TOTAL LOTS



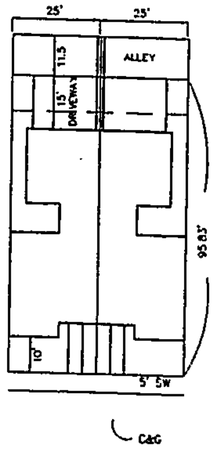
DUPLEX TOWNHOME UNITS

1"=20'

BLOCK C--LOTS 1-20
BLOCK D--LOTS 1-20
BLOCK H--LOTS 1-22

(62)

62 TOTAL LOTS



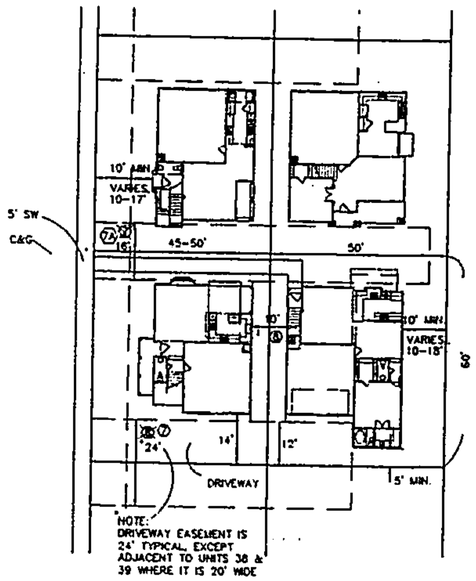
MULTIPLE TOWNHOME UNITS

1"=20'

BLOCK E--LOTS 1-34
BLOCK F--LOTS 1-34
BLOCK G--LOTS 1-34

(102)

102 TOTAL LOTS



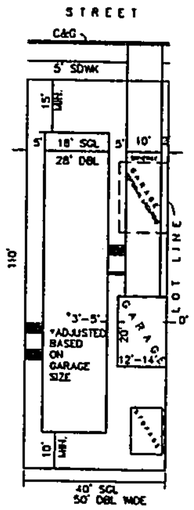
GREEN COURT UNITS

1"=20'

BLOCK P--LOTS 10-53
BLOCK Q--LOTS 1-16

(60)

60 TOTAL LOTS



AFFORDABLE HOUSING UNITS

1"=20'

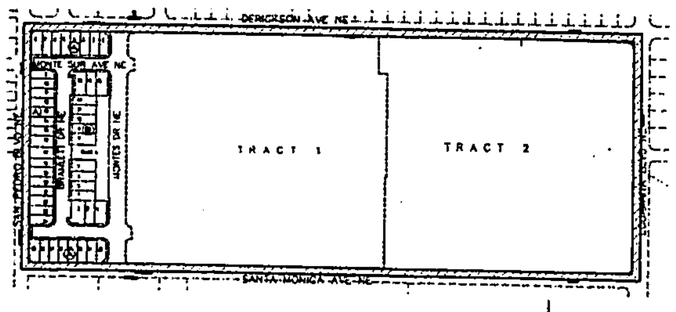
BLOCK A--LOTS 1-30
BLOCK B--LOTS 3-15

(43)

43 TOTAL LOTS

FINAL PLAT EXHIBITS

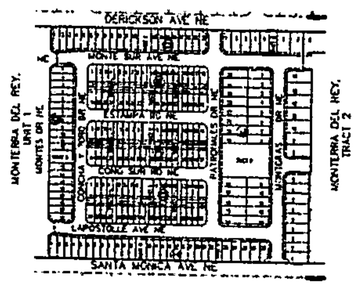
THE FOLLOWING EXHIBITS ILLUSTRATE THE PLATTING SEQUENCE FOR MONTERRA DEL REY UNITS 1-3.



MONTERRA DEL REY UNIT 1 AND TRACTS 1 AND 2

BEING A REPLAT OF BLOCKS 18 AND 19, TRACT A, UNIT A, NORTH ALBUQUERQUE ACRES TOGETHER WITH A VACATED PORTION OF DEL REY AVENUE

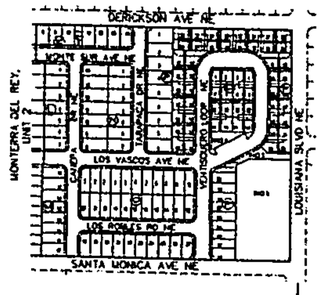
1"=300'



MONTERRA DEL REY UNIT 2

BEING A REPLAT OF TRACT 1 OF PLAT FOR MONTERRA DEL REY UNIT 1 AND TRACTS 1 AND 2

1"=300'



MONTERRA DEL REY UNIT 3

BEING A REPLAT OF TRACT 2 OF PLAT FOR MONTERRA DEL REY UNIT 1 AND TRACTS 1 AND 2

1"=300'

ISAACSON & ARFMAN, P.A.
Consulting Engineering Associates
128 Monroe Street N.E.
Albuquerque New Mexico

1614 V-PLAT.dwg | Apr 10, 2008

SHEET 3 OF 3

Current DRC
Project Number:

FIGURE 12

Date Submitted: April 14, 2008
Date Site Plan Approved: —
Date Preliminary Plat Approved: 4-16-08
Date Preliminary Plat Expires: 4-16-09
DRB Project No.: 1003916
DRB Application No.: ~~1003916~~ 08DRB-70126
1 10-1-08

INFRASTRUCTURE LIST

(Rev. 9-20-05)

EXHIBIT "A"

TO SUBDIVISION IMPROVEMENTS AGREEMENT

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

MONTERRA DEL REY, UNITS 1-3
PROPOSED NAME OF PLAT

Blocks 18 & 19, Tract A, Unit A, North Albuquerque Acres
EXISTING LEGAL DESCRIPTION PRIOR TO PLATTING ACTION

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

UNIT ONE

Financially Guaranteed DRC #	Constructed Under DRC #	Size	Type of Improvement	Location	From	To	Construction Certification: Private Inspector	Private P.E.	City Cnst Engineer
		48' F-F	Major Local Paving w/ 8' Median	Montes Dr.	Santa Monica Ave.	Lapostolle Ave.	/	/	/
		48' F-F	Residential Paving w/Parallel Parking Pockets (west side) and 8' median	Montes Dr.	Lapostolle Ave.	Monte Sur Ave.	/	/	/
		48' F-F	Residential Paving w/ 8' Median	Montes Dr.	Monte Sur Ave.	Derickson Ave.	/	/	/
		28' F-F	Residential Paving w/ Parking Pockets	Bramlett Dr.	Lapostolle Ave.	Monte Sur Ave.	/	/	/
		28' F-F	Residential Paving	Lapostolle Ave.	Montes Dr.	Bramlett Dr.	/	/	/
		32' F-F	Residential Paving	Lapostolle Ave.	Bramlett Dr.	West terminus stub street	/	/	/
		28' F-F	Residential Paving	Monte Sur Ave.	Montes Dr.	Bramlett Dr.	/	/	/
		32' F-F	Residential Paving	Monte Sur Ave.	Bramlett Dr.	West terminus stub street	/	/	/

Financially Guaranteed DRC #	Constructed Under DRC #	Size	Type of Improvement	Location	From	To	Construction Certification: Private Inspector	Private P.E.	City Cnst Engineer
		STD/~~MOUNT~~	Curb & Gutter	Montes Dr.	Derickson Ave.	Santa Monica Ave.	/	/	/
		MEDIAN	Curb & Gutter	Montes Dr.	Derickson Ave.	Santa Monica Ave.	/	/	/
		STD/~~MOUNT~~ Median	Curb & Gutter	Bramlett Dr.	Lapostolle Ave.	Monte Sur Ave.	/	/	/
		STD/MOUNT	Curb & Gutter	Lapostolle Ave.	Montes Dr.	~~San Pedro Blvd.~~ W. Stub terminus	/	/	/
		STD/MOUNT STD/MOUNT	Curb & Gutter, CG&G	~~Montes Dr.~~ Monte Sur	~~Derickson Ave.~~ Montes	~~Santa Monica Ave.~~ W. Stub terminus	/	/	/
		5'	PCC Sidewalk (west side only)	Montes Dr.	Lapostolle Ave.	Monte Sur Ave.	/	/	/
		5'	PCC Sidewalk (4) (both sides)	Bramlett Dr.	Lapostolle Ave.	Monte Sur Ave.	/	/	/
		5'	PCC Sidewalk (4) (both sides)	Lapostolle Ave.	Montes Dr.	Bramlett Dr.	/	/	/
		5'	PCC Sidewalk (4) (both sides)	Monte Sur Ave.	Montes Dr.	Bramlett Dr.	/	/	/
		5'	PCC Sidewalk ~~(4)~~ (east side only)	Montes Dr.	Monte Sur Ave.	Lapostolle Ave.	/	/	/
		5'	PCC Sidewalk (both sides)	Montes Dr.	Derickson Ave.	Monte Sur Ave.	/	/	/
		5'	PCC Sidewalk (both sides)	Montes Dr.	Santa Monica Ave.	Lapostolle Ave.	/	/	/
		6'	PCC Sidewalk (at end of perpendicular parking)	Bramlett Dr.	Lapostolle Ave.	Monte Sur Ave.			
							/	/	/

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Financially Guaranteed DRC #	Constructed Under DRC #	Size	Type of Improvement	Location	From	To	Construction Certification: Private Inspector	Private P.E.	City Cnst Engineer
		5'	PCC Sidewalk (north side only)	Santa Monica Ave.	Montes Dr.	San Pedro Blvd.	/	/	/
		6'	PCC Sidewalk (east side only)	San Pedro Blvd.	Santa Monica Ave.	Derickson Ave.	/	/	/
		5'	PCC Sidewalk (south side only)	Derickson Ave.	San Pedro Blvd.	Montes Dr.	/	/	/
		5'	PCC Sidewalk (4) (north side only)	Monte Sur Ave.	Bramlett Dr.	West terminus stub street	/	/	/
		5'	PCC Sidewalk (4) (south side only)	Lapostolle Ave.	Bramlett Dr.	West terminus stub street	/	/	/
							/	/	/
		8"	Waterline	Montes Dr.	Santa Monica Ave.	Lapostolle Ave.	/	/	/
		8"	Waterline	Montes Dr.	Monte Sur Ave.	Derickson Ave.	/	/	/
		6"	Waterline	Lapostolle Ave.	Montes Dr.	West terminus stub street	/	/	/
		6"	Waterline	Bramlett Dr.	Lapostolle Ave.	Monte Sur Ave.	/	/	/
		6"	Waterline	Monte Sur Ave.	Montes Dr.	West terminus stub street	/	/	/
		2"	Temporary Water Meter for landscaping	Tract A, Blk B			/	/	/
							/	/	/
							/	/	/

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Financially Guaranteed DRC #	Constructed Under DRC #	Size	Type of Improvement	Location	From	To	Construction Certification: Private Inspector	Private P.E.	City Cnst Engineer
		8"	Sanitary Sewer	Lapostolle Ave.	Montes Dr.	West terminus stub street	/	/	/
		8"	Sanitary Sewer	Bramlett Dr.	Lapostolle Ave.	Monte Sur Ave.	/	/	/
		8"	Sanitary Sewer	Monte Sur Ave.	Montes Dr.	San Pedro Blvd.	/	/	/
							/	/	/
							/	/	/
		48"	Storm Drain	Derickson Ave.	E. of San Pedro Blvd. exst cattle guard inlet	Montes Dr.	/	/	/
		48"	Storm Drain	Montes Dr.	Derickson Ave.	Monte Sur Ave.	/	/	/
		30"/42"	Storm Drain	San Pedro Blvd.	Monte Sur stub street	Exst Storm Drain (80'± North)	/	/	/
		24"	STORM DRAIN	DERICKSON AV.	MONTES DR.	DEMICA PL.	/	/	/
							/	/	/
							/	/	/
							/	/	/
							/	/	/

(rev. 9-20-05)

UNIT TWO

Financially Guaranteed DRC #	Constructed Under DRC #	Size	Type of Improvement	Location	From	To	Construction Certification: Private Inspector	Construction Certification: Private P.E.	Construction Certification: City Cnst Engineer
		28' FF	Residential Paving	Lapostolle Ave.	Montes Dr.	Concha y Toro Dr.	/	/	/
		26' FF	Residential Paving w/Parallel Parking Pockets	Lapostolle Ave.	Concha y Toro Dr.	Montgras Dr.	/	/	/
		24' FF	Residential Paving w/Parallel Parking Pockets	Cono Sur Rd.	Concha y Toro Dr.	Patronales Ct.	/	/	/
		24' FF	Residential Paving w/Parallel Parking Pockets	Estampa Rd.	Concha y Toro Dr.	Patronales Ct.	/	/	/
		26' FF	Residential Paving w/Parallel Parking Pockets	Monte Sur Ave.	Montes Dr.	Lot 7/8, Blk K	/	/	/
		28' FF	Residential Paving	Concha y Toro Dr.	Lapostolle Ave.	Monte Sur Ave.	/	/	/
		32' FF	Residential Paving	Patronales Ct.	Lapostolle Ave.	Monte Sur Ave.	/	/	/
		28' FF	Residential Paving	Patronales Ct.	Monte Sur Ave.	Derickson Ave.	/	/	/
		28' FF	Residential Paving	Montgras Dr.	Santa Monica Ave.	Monte Sur Ave.	/	/	/
		28' FF	Residential Paving w/Parallel Parking Pockets	Los Vascos Ave.	Montgras Dr.	Lot 7/8, Blk L	/	/	/
		22'	Alleyway	Block E	Concha y Toro Dr.	Patronales Ct.	/	/	/
		22'	Alleyway	Block F	Concha y Toro Dr.	Patronales Ct.	/	/	/
		22'	Alleyway	Block G	Concha y Toro Dr.	Patronales Ct.			
							/	/	/

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Financially Guaranteed DRC #	Constructed Under DRC #	Size	Type of Improvement	Location	From	To	Construction Certification: Private Inspector	Private P.E.	City Cnst Engineer
		STD/MOUNT	Curb & Gutter	Lapostolle Ave.	Montes Dr.	Montgras Dr.	/	/	/
		STD/MOUNT	Curb & Gutter	Cono Sur Rd.	Concha y Toro Dr.	Patronales Ct.	/	/	/
		STD/MOUNT	Curb & Gutter	Estampa Rd.	Concha y Toro Dr.	Patronales Ct.	/	/	/
		STD/MOUNT	Curb & Gutter	Monte Sur Ave.	Montes Dr.	Lot 7/8, Blk K	/	/	/
		STD/MOUNT	Curb & Gutter	Concha y Toro Dr.	Lapostolle Ave.	Monte Sur Ave.	/	/	/
		STD/MOUNT	Curb & Gutter	Patronales Ct.	Lapostolle Ave.	Derickson Ave.	/	/	/
		STD/MOUNT	Curb & Gutter	Montgras Dr.	Santa Monica Ave.	Monte Sur Ave.	/	/	/
		STD/MOUNT	Curb & Gutter	Los Vascos Ave.	Montgras Dr.	Lot 7/8, Blk L	/	/	/
		~~5'~~	~~PCC Sidewalk (east side only)~~	~~Montes Dr.~~	~~Lapostolle Ave.~~	~~Monte Sur Ave.~~	/	/	/
		5'	PCC Sidewalk (north side only)	Lapostolle Ave.	Montes Dr.	Concha y Toro Dr.	/	/	/
		5'	PCC Sidewalk (north side only)	Lapostolle Ave.	Patronales Ct.	Montgras Dr.	/	/	/
		5'	PCC Sidewalk (4) (both sides remaining)	Lapostolle Ave.	Montes Dr.	Montgras Dr.	/	/	/
		5'	PCC Sidewalk (south side only)	Monte Sur Ave.	Montes Dr.	Concha y Toro Dr.			
							/	/	/

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Financially Guaranteed DRC #	Constructed Under DRC #	Size	Type of Improvement	Location	From	To	Construction Certification: Private Inspector	Private P.E.	City Cnst Engineer
		5'	PCC Sidewalk (south side only)	Monte Sur Ave.	Patronales Ct.	Lot 14, Blk L	/	/	/
		5'	PCC Sidewalk (both sides remaining)	Monte Sur Ave.	Montes Dr.	Lot 7/8, Blk K	/	/	/
		5'	PCC Sidewalk (4)	Cono Sur Rd.	Concha y Toro Dr.	Patronales Ct.	/	/	/
		5'	PCC Sidewalk (4)	Estampa Rd.	Concha y Toro Dr.	Patronales Ct.	/	/	/
		5'	PCC Sidewalk (4) (west side)	Concha y Toro Dr.	Lapostolle Ave.	Monte Sur Ave.	/	/	/
		5'	PCC Sidewalk (east side)	Concha y Toro Dr.	Lapostolle Ave.	Monte Sur Ave.	/	/	/
		5'	PCC Sidewalk (west side only)	Patronales Ct.	Lapostolle Ave.	Monte Sur Ave.	/	/	/
		5'	PCC Sidewalk (4) (east side only)	Patronales Ct.	Lapostolle Ave.	Monte Sur Ave.	/	/	/
		5'	PCC Sidewalk (both sides)	Patronales Ct.	Monte Sur Ave.	Derickson Ave.	/	/	/
		5'	PCC Sidewalk (west side only)	Montgras Dr.	Santa Monica Ave.	Lapostolle Ave.	/	/	/
		5'	PCC Sidewalk (4) (both sides remaining)	Montgras Dr.	Santa Monica Ave.	Monte Sur Ave.	/	/	/
		5'	PCC Sidewalk (both sides)	Los Vascos Ave.	Montgras Dr.	Lot 7/8, Blk L	/	/	/
		5'	PCC Sidewalk (north side only)	Santa Monica Ave.	Montes Dr.	Lot 1/17, Blk M			
							/	/	/

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Financially Guaranteed DRC #	Constructed Under DRC #	Size	Type of Improvement	Location	From	To	Construction Certification: Private Inspector	Private P.E.	City Cnst Engineer
		5'	PCC Sidewalk (south side only)	Derickson Ave.	Montes Dr.	Lot 7/8, Blk K	/	/	/
		8"	Waterline	Lapostolle Ave.	Montes Dr.	Concha y Toro Dr.	/	/	/
		6"	Waterline	Lapostolle Ave.	Concha y Toro Dr.	Montgras Dr.	/	/	/
		6"	Waterline	Cono Sur Rd.	Concha y Toro Dr.	Patronales Ct.	/	/	/
		6"	Waterline	Estampa Rd.	Concha y Toro Dr.	Patronales Ct.	/	/	/
		8"	Waterline	Monte Sur Ave.	Montes Dr.	Concha y Toro Dr.	/	/	/
		6"	Waterline	Monte Sur Ave.	Concha y Toro Dr.	Lot 7/8, Blk K	/	/	/
		8"	Waterline	Concha y Toro Dr.	Lapostolle Ave.	Monte Sur Ave.	/	/	/
		6"	Waterline	Patronales Ct.	Lapostolle Ave.	Derickson Ave.	/	/	/
		8"	Waterline	Montgras Dr.	Santa Monica Dr.	Los Vascos Ave.	/	/	/
		6"	Waterline	Montgras Dr.	Los Vascos Ave.	Monte Sur Ave.	/	/	/
		8"	Waterline	Los Vascos Ave.	Montgras Dr.	Lot 7/8, Blk L	/	/	/
		2"	Temporary Water Meter (irrigation)	Tract P, Blk J			/	/	/
							/	/	/

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Financially Guaranteed DRC #	Constructed Under DRC #	Size	Type of Improvement	Location	From	To	Construction Certification: Private Inspector	Private P.E.	City Cnst Engineer
		8"	Sanitary Sewer	Lapostolle Ave.	Montes Dr.	Montgras Dr.	/	/	/
		8"	Sanitary Sewer	Cono Sur Rd.	Concha y Toro Dr.	Patronales Ct.	/	/	/
		8"	Sanitary Sewer	Estampa Rd.	Concha y Toro Dr.	Patronales Ct.	/	/	/
		8"	Sanitary Sewer	Monte Sur Ave.	Montes Dr.	Lot 7/8, Blk K	/	/	/
		8"	Sanitary Sewer	Concha y Toro Dr.	Lapostolle Ave.	Monte Sur Ave.	/	/	/
		8"	Sanitary Sewer	Patronales Ct.	Lot 14, Blk J	Cono Sur Rd.	/	/	/
		8"	Sanitary Sewer	Patronales Ct.	Lot 19, Blk J	Lot 25, Blk J	/	/	/
		8"	Sanitary Sewer	Montgras Dr.	Lot 1, Blk M	Monte Sur Ave.	/	/	/
		8"	Sanitary Sewer	Los Vascos Ave.	Montgras Dr.	Lot 7/8, Blk L	/	/	/
		42", 18"	Storm Drain	Monte Sur Ave.	Montes Dr.	Concha y Toro Dr.	/	/	/
		36"	Storm Drain	Monte Sur Ave.	Concha y Toro Dr.	Montgras Dr.	/	/	/
		18"	Storm Drain	Monte Sur Ave.	Montgras Dr.	Lot 9/10, Blk K	/	/	/
		36"	Storm Drain	Montgras Dr.	Monte Sur Ave.	Los Vascos Ave.	/	/	/
		36"	Storm Drain	Los Vascos Ave.	Montgras Dr.	Lot 7/8, Blk L	/	/	/
		24"	STORM DRAIN	PATRONALES	MONTE SUR	INLETS 50' No.			
		18"	STORM DRAIN	MONTES DR.	MH IN PERICKSON	INLET 50' SOUTH			

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UNIT THREE

Financially Guaranteed DRC #	Constructed Under DRC #	Size	Type of Improvement	Location	From	To	Construction Certification: Private Inspector	Construction Certification: Private P.E.	Construction Certification: City Cnst Engineer
		28' FF	Residential Paving (w/parallel parking)	Los Vascos Ave.	Lot 7/8, Blk L	Ventisouero Loop	/	/	/
		26' FF	Residential Paving (w/parallel parking)	Monte Sur Ave.	Lot 7/8, Blk K	Tarapaca Dr.	/	/	/
		28' FF	Residential Paving	Los Robles Rd.	Canepa Dr.	Ventisquero Loop	/	/	/
		28' FF	Residential Paving	Canepa Dr.	Monte Sur Ave.	South Terminus Canepa Dr. Stub-St	/	/	/
		28' FF	Residential Paving	Tarapaca Dr.	Los Vascos Ave.	Derickson Ave.	/	/	/
		36' FF	Major Local Paving	Ventisquero Loop	Santa Monica Ave.	Los Robles Rd.	/	/	/
		32' FF	Major Local Paving	Ventisquero Loop	Los Robles Rd.	Los Vascos Ave.	/	/	/
		32' FF	Residential Paving (w/ parking)	Ventisquero Loop	Los Vascos Ave. (clockwise)	Lots 49/50, Blk P	/	/	/
		28' FF	Residential Paving (w/ parking)	Ventisquero Loop	Lots 49/50, Blk P (clockwise)	Los Vascos Ave.	/	/	/
		STD/MOUNT	Curb & Gutter	Los Vascos Ave.	Lot 7/8, Blk L	Ventisquero Loop	/	/	/
		STD/MOUNT	Curb & Gutter	Monte Sur Ave.	Lot 7/8, Blk K	Tarapaca Dr.	/	/	/
		STD/MOUNT	Curb & Gutter	Los Robles Rd.	Canepa Dr.	Ventisquero Loop	/	/	/
		STD/MOUNT	Curb & Gutter	Canepa Dr.	Monte Sur Ave.	South Terminus Canepa Dr. Stub-St			
							/	/	/

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Financially Guaranteed DRC #	Constructed Under DRC #	Size	Type of Improvement	Location	From	To	Construction Certification: Private Inspector	Construction Certification: Private P.E.	Construction Certification: City Cnst Engineer
		STD/MOUNT	Curb & Gutter	Tarapaca Dr.	Los Vascos Ave.	Derickson Ave.	/	/	/
		STD/MOUNT	Curb & Gutter	Ventisquero Loop	Santa Monica Ave.	End of loop at Los Vascos Ave.	/	/	/
							/	/	/
		5'	PCC Sidewalk	Santa Monica Ave.	Lot 1/17, Blk M	Louisiana Blvd.	/	/	/
		5'	PCC Sidewalk	Derickson Ave.	Lot 7/8, Blk K	Louisiana Blvd.	/	/	/
		5'	PCC Sidewalk (south side)	Monte Sur Ave.	Lot 7/8, Blk K	Tarapaca Dr.	/	/	/
		5'	PCC Sidewalk (4) (north side)	Monte Sur Ave.	Lot 7/8, Blk K	Tarapaca Dr.	/	/	/
		5'	PCC Sidewalk (north side)	Los Vascos Ave.	Lot 7/8, Blk K	Ventisquero Loop	/	/	/
		5'	PCC Sidewalk (south side)	Los Vascos Ave.	Lot 9/10, Blk M	Canepa Dr.	/	/	/
		5'	PCC Sidewalk (4) (south side)	Los Vascos Ave.	Canepa Dr.	Ventisquero Loop	/	/	/
		5'	PCC Sidewalk (4) (both sides)	Los Robles Rd.	Canepa Dr.	Ventisquero Loop	/	/	/
		5'	PCC Sidewalk (east side)	Canepa Dr.	Los Vascos Ave.	South terminus stub street	/	/	/
		5'	PCC Sidewalk (4) (both sides remaining)	Canepa Dr.	Los Vascos Ave.	South terminus stub street			
							/	/	/

Financially Guaranteed DRC #	Constructed Under DRC #	Size	Type of Improvement	Location	From	To	Construction Certification: Private Inspector	Construction Certification: Private P.E.	Construction Certification: City Cnst Engineer
		5'	PCC Sidewalk (west side)	Tarapaca Dr.	Derickson Ave.	Monte Sur Ave.	/	/	/
		5'	PCC Sidewalk (both sides remaining)	Tarapaca Dr.	Derickson Ave.	Los Vascos Ave.	/	/	/
		6'	PCC Sidewalk (west side)	Ventisquero Loop	Santa Monica Ave.	Los Robles Rd.	/	/	/
		6'	PCC Sidewalk (4) (east side)	Ventisquero Loop	Santa Monica Ave.	Los Robles Rd.	/	/	/
		5'	PCC Sidewalk (east side)	Ventisquero Loop	Los Vascos Ave. (clockwise)	Lot 16/Tract R	/	/	/
		5'	PCC Sidewalk (6' behind parking) (south side)	Ventisquero Loop	NW Corner Lot 1, Blk Q	NE Corner Lot 4, Blk Q	/	/	/
		5'	PCC Sidewalk (4) (both sides remaining)	Ventisquero Loop	Los Vascos Ave. (clockwise)	Lot 53/Tract S	/	/	/
		5'	PCC Sidewalk (6' behind parking) (both sides)	Ventisquero Loop	Lot 53/Tract S (clockwise)	Los Vascos Ave.	/	/	/
		5'	PCC Sidewalk (west side)	Ventisquero Loop	Los Robles Rd.	Los Vascos Ave.	/	/	/
		5'	PCC Sidewalk (4) (east side)	Ventisquero Loop	Los Robles Rd.	Los Vascos Ave.	/	/	/
		4'	PCC Sidewalk (west side)	Louisiana Blvd. (to match exst 4' sdwk at exst driveway to be removed)	Tract S	~100' north	/	/	/
							/	/	/
							/	/	/
							/	/	/

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Financially Guaranteed DRC #	Constructed Under DRC #	Size	Type of Improvement	Location	From	To	Construction Certification: Private Inspector	Construction Certification: Private P.E.	Construction Certification: City Cnst Engineer
		24"	Storm Drain	Tract S	Ventisquero Loop	Tract U	/	/	/
		30"	Storm Drain	Ventisquero Loop	Lot 1, Blk Q	Los Vascos Ave.	/	/	/
		36"	Storm Drain	Los Vascos Ave.	Lot 7/8, Blk L	Ventisouero Loop	/	/	/
		8"	Waterline	Los Vascos Ave.	Lot 7/8, Blk L	Tarapaca Dr.	/	/	/
		6"	Waterline	Los Vascos Ave.	Tarapaca Dr.	Ventisquero Loop	/	/	/
		6"	Waterline	Monte Sur Ave.	Lot 7/8, Blk K	Tarapaca Dr.	/	/	/
		6"	Waterline	Los Robles Rd.	Canepa Dr.	Ventisquero Loop	/	/	/
		6"	Waterline	Canepa Dr.	Monte Sur Ave.	South terminus stub street	/	/	/
		8"	Waterline	Tarapaca Dr.	Los Vascos Ave.	Derickson Ave.	/	/	/
		6"	Waterline	Ventisquero Loop	Santa Monica Ave.	Los Vascos Ave.	/	/	/
		6"	Waterline	Ventisquero Loop	Los Vascos Ave.	End of loop	/	/	/
		2"	Non-potable irrigation meter	Louisiana Blvd.	Tract S		/	/	/
							/	/	/
							/	/	/

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Financially Guaranteed DRC #	Constructed Under DRC #	Size	Type of Improvement	Location	From	To	Construction Certification: Private Inspector	Construction Certification: Private P.E.	Construction Certification: City Cnst Engineer
		8"	Sanitary Sewer	Monte Sur Ave.	Lot 7/8, Blk K	Tarapaca Dr.	/	/	/
		8"	Sanitary Sewer	Los Vascos Ave.	Lot 7/8, Blk L	Ventisquero Loop	/	/	/
		8"	Sanitary Sewer	Los Robles Rd.	Canepa Dr.	Ventisquero Loop	/	/	/
		8"	Sanitary Sewer	Canepa Dr.	Monte Sur Ave.	Lot 8, Blk N stub street	/	/	/
		8"	Sanitary Sewer	Canepa Dr.	Los Vascos Ave.	South terminus stub street	/	/	/
		8"	Sanitary Sewer	Tarapaca Dr.	Lot 9, Blk. P	Lot 1, Blk P	/	/	/
		8"	Sanitary Sewer	Ventisquero Loop	Lot 62, Blk P	Los Vascos Ave.	/	/	/
		8"	Sanitary Sewer	Ventisquero Loop	Los Vascos Ave.	through loop	/	/	/
							/	/	/
							/	/	/
							/	/	/
							/	/	/
							/	/	/
							/	/	/
							/	/	/

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

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

Approval of Creditable Items:	Approval of Creditable Items:
Impact Fee Administrator Signature Date	City User Dept. Signature Date

NOTES

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

1. Grading and Drainage Certification required per DPM (prior to release of financial guarantees) to include private retaining walls as defined on the approved grading plan.
2. All water to include fire hydrants, valves, and appurtenances per DPM.
3. All storm drains to incliude catch basins, manholes, connector pipes, and other appurtenances per DPM and final DRC approved plans. .
   Storm drain sizes and location are approximate and subject to change per final DRC determination.
4. Sidewalks deferred where noted.
5. Residential lighting per DPM.
6. Perimeter walls per DRB.
7. Streetscape Agreement. FOR MEDIAN LANDSCAPING IN MONTEREY DR. FROM DERICKSON AV. TO SANTA MONICA AV.
8. On-site private non-potable distribution irrigation line
9.
10.

AGENT / OWNER

Fred C. Arfman
NAME (print)

Isaacson & Arfman, P.A.
FIRM

Fred C. Arfman 04-14-08
SIGNATURE - date

DEVELOPMENT REVIEW BOARD MEMBER APPROVALS

Jack Cloud 4-16-08
DRB CHAIR - date

4-16-08
TRANSPORTATION DEVELOPMENT - date

Robert Green 4/16/08
UTILITY DEVELOPMENT - date

Bradley A. Bingham 4/16/08
CITY ENGINEER - date

Christina Sandoval 4/16/08
PARKS & GENERAL RECREATION - date

AMAFCA - date

_____ - date

_____ - date

DESIGN REVIEW COMMITTEE REVISIONS

REVISION	DATE	DRC CHAIR	USER DEPARTMENT	AGENT /OWNER
A	10-1-08			

OFFICIAL NOTICE OF DECISION

CITY OF ALBUQUERQUE
PLANNING DEPARTMENT
DEVELOPMENT REVIEW BOARD

April 18, 2008

Project# 1003916
08DRB-70123 VACATION OF PUBLIC EASEMENT

ISAACSON AND ARFMAN PA agent(s) for DEL REY INVESTMENTS LLC request(s) the above action(s) for all or a portion of Block(s) 18 & 19, Tract A, Unit A, **NORTH ALBUQUERQUE ACRES** (TBK MONTERRA DEL REAY, UNITS 1-3), zoned SU-1/ PDA, located between SAN PEDRO DR NE and LOUISIANA BLVD NE, AND BETWEEN DERICKSON AVE NE and SANTA MONICA AVE NE containing approximately 63.3836 acre(s). (D-18) *[Deferred from 4/2/08 & 4/9/08]*

At the April 16, 2008 Development Review Board meeting, the vacation was approved as shown on Exhibit B in the Planning file per section 14-14-7-2(A)(1) and (B) (1)(3) of the Subdivision Ordinance.

(A)(1) The public utility easment vacation request was filed by the owners of a majority of the footage of land abutting the proposed vacation.

(B)(1) The public welfare is in no way served by retaining the public utility easement.

(B)(3) There is no convincing evidence that any substantial property right is being abridged against the will of the owner of the right.

CONDITIONS:

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

08DRB-70124 SIDEWALK WAIVER

The Sidewalk Waiver was approved as shown on Exhibit C in the Planning File.

08DRB-70125 MINOR - TEMP DEFR SWDK CONST

The Temporary Deferral of construction of sidewalks on the interior streets was approved as shown on Exhibit C in the planning file.

08DRB-70126 MAJOR - PRELIMINARY PLAT APPROVAL

With the signing of the infrastructure list dated 4/16/08, and with an approved grading and drainage plan engineer stamp dated 4/13/08, the preliminary plat was approved subject to 4ft dedication along San Pedro per Transportation.

If you wish to appeal this decision, you must do so by May 1, 2008 in the manner described below.

Appeal is to the Land Use Hearing Officer. Any person aggrieved with any determination of the Development Review Board may file an appeal on the Planning Department form, to the Planning Department, within 15 days of the Development Review Board's decision.

The date the determination in question is issued is not included in the 15-day period for filing an appeal.
If the fifteenth day falls on a Saturday, Sunday or holiday as listed in the Merit System Ordinance, the next working day is considered as the deadline for filing the appeal. Such appeal shall be heard within 60 days of its filing.
You will receive notice if any other person files an appeal. Successful applicants are reminded that other requirements of the City must be complied with, even after approval of the referenced application(s).

Please note that the vacation of all plats, rights-of-way, and easements are void after one year from the final appeal date referenced above if all conditions are not met (The effective date of Development Review Board approval is the hearing date plus the 15-day appeal period.) (REF: Chapter 14 Article 14 Part 7-2 (E)(3)(6) Revised Ordinance.)

Jack Cloud, AICP, DRB Chair

Cc: Dekker/Perich/Sabatini – 7601 Jefferson NE, Ste 100 – Albuquerque, NM 87109
Cc: Del Rey Investments LLC – 6300 Riverside Plaza Ln. NW Ste 200 – Albuquerque, NM 87120

Marilyn Maldonado
Scott Howell
File

City of Albuquerque Planning Department

One Stop Shop – Development and Building Services

04/04/2008 Issued By: PLNSDH

Permit Number: **2008 070 152** **Category Code 910**

Application Number: 08DRB-70152, Epc Approved Sdp For Subdivision

Address:

Location Description: DERICKSON BETWEEN SAN PEDRO AND LOUISIANA

Project Number: 1003916

Applicant
Del Ray Investments Llc

6300 Riverside Plaza Ln Suite 200
Albuquerque NM 87120
889-3061

Agent / Contact
Dekker Perich Sabatini
Chris Gunning
7601 Jefferson Ne Suite 100
Albuquerque NM 87109

chrisg@dpsabq.com

Application Fees

441018/4871000	Public Notification	
441006/4983000	DRB Actions deferralfee	$110.00
	TOTAL:	**$110.00**

City Of Albuquerque
Treasury Division

4/4/2008 2:36PM LOC: ANNX
WS# 007 TRANS# 0035
RECEIPT# 00096690-00096690
PERMIT# 2008070152 TRSMSP
Trans Amt $110.00
DRB Actions $110.00
CK $110.00
CHANGE $0.00

Thank You

INTERA Incorporated
6000 Uptown Boulevard NE
Suite 100
Albuquerque, NM 87110
Telephone: 505 246 1600
Fax: 505 246 2600

MEMORANDUM

DATE: March 31, 2008

TO: Jack Cloud, Planning Department – Design Review Board

COPY: Suzanne Busch, Environmental Health Department
Donna Griffin, Legal Department
Isaacson and Arfman PA
Dekker Perich Sabatini
Del Rey Investments LLC

FROM: James Joseph, INTERA Inc.

SUBJECT: Project # 1003916, 08DRB-70123 Vacation of Public Easement; 08DRB-70124 Sidewalk Waiver; 08DRB-70125 Temporary Deferral Sidewalk Construction; 08DRB-70126 Major - Preliminary Plat Plan Approval; 08DRB-70152 Approved Site Development Plan for Subdivision; Blocks 18 and 19, Tract A, North Albuquerque Acres, Unit A (TBK Monterra del Reay Units 1 to 3), Located between San Pedro Drive NE and Louisiana Boulevard NE and between Derickson Avenue and Santa Monica Avenue NE

There is the potential for above-named project to be impacted by the presence of landfill gas generated by two former landfills (San Antonio Landfill and San Francisco Landfill). The developers of this site are required to follow the most current version of the "City of Albuquerque Interim Guidelines for Development within City Designated Landfill Buffer Zones". A review and approval of the Site Plan(s), the proposed construction, design drawings, and a certification of construction will be required by the Environmental Health Department, Environmental Services Division.

INTERA Incorporated
6000 Uptown Boulevard NE
Suite 100
Albuquerque, NM 87110
Telephone: 505 246 1600
Fax: 505 246 2600

MEMORANDUM

DATE: February 11, 2008

TO: Jack Cloud, Planning Department – Design Review Board

COPY: Suzanne Busch, Environmental Health Department
Donna Griffin, Legal Department
Isaacson and Arfman PA

FROM: James Joseph, INTERA Inc.

SUBJECT: Project # 1003916, 08DRB-70055 Sketch Plat Review and Comment, Tract A, Monterra del Ray Unit A, Located on Derickson Ave. NE Between Louisiana Blvd. NE and San Pedro Dr. NE, containing approximately 58.2994 acres.

There is the potential for above-named project to be impacted by the presence of landfill gas generated by two former landfills (San Antonio Landfill and San Francisco Landfill). It is acknowledged that this agenda item is for a Minor-Sketch Plat or Plan; however, if development/redevelopment does occur, the developer of this site is required to follow the most current version of the "City of Albuquerque Interim Guidelines for Development within City Designated Landfill Buffer Zones." A review and approval of the Site Plan(s), the proposed construction, design drawings, and a certification of construction will be required by the Environmental Health Department, Environmental Services Division.

Intera Incorporated
6000 Uptown Boulevard NE, Suite 100
Albuquerque, New Mexico 87110

neopost N042J80017107
$0.41
02/11/08
Mailed From 87110
US POSTAGE

Jack Cloud
Design Review Board
600 2nd Street NW
Suite 201
Albuquerque, NM 87102

87102+2265

CITY OF ALBUQUERQUE

CITY OF ALBUQUERQUE
PLANNING DEPARTMENT
HYDROLOGY DEVELOPMENT SECTION

DEVELOPMENT REVIEW BOARD--SPEED MEMO

DRB CASE NO/PROJECT NO: 1003916 **AGENDA ITEM NO: 5**

SUBJECT:

Site Plan for Subd
Sidewalk Variance
Vacation
Sidewalk Deferral
Preliminary Plat

PO Box 1293

Albuquerque

NM 87103

www.cabq.gov

ACTION REQUESTED:

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

ENGINEERING COMMENTS:

An approved drainage report dated ~~[illegible]~~ 13 4-8-08 is on file for Preliminary Plat approval.
An approved infrastructure list is required for Preliminary Plat approval.
The Hydrology Section has no objection to the vacation request.

RESOLUTION:

APPROVED X I.L.; DENIED ____; DEFERRED ____; COMMENTS PROVIDED ____; WITHDRAWN

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

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

FOR:

SIGNED: Bradley L. Bingham
City Engineer/AMAFCA Designee
924-3986

DATE: April 16, 2008

CITY OF ALBUQUERQUE

CITY OF ALBUQUERQUE
PLANNING DEPARTMENT
HYDROLOGY DEVELOPMENT SECTION

DEVELOPMENT REVIEW BOARD--SPEED MEMO

DRB CASE NO/PROJECT NO: 1003916 **AGENDA ITEM NO: 14**

SUBJECT:

Sketch Plat/Plan

ACTION REQUESTED:

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

P.O. Box 1293

Albuquerque

New Mexico 87103

www.cabq.gov

ENGINEERING COMMENTS:

An approved drainage report is required for Preliminary Plat approval.
An approved infrastructure list is required for Preliminary Plat approval.

RESOLUTION:

APPROVED ____; DENIED ____; DEFERRED _____; COMMENTS PROVIDED _X_ discussed; WITHDRAWN

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

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

FOR:

SIGNED: Bradley L. Bingham
City Engineer/AMAFCA Designee
924-3986

DATE: February 13, 2008

City of Albuquerque Planning Department

One Stop Shop – Development and Building Services

03/07/2008 Issued By: PLNABG

Permit Number: **2008 070 126** **Category Code 910**

Application Number: 08DRB-70126, Major - Preliminary Plat Approval

Address:

Location Description: DERICKSON AVE NE BETWEEN LOUISIANA BLVD NE AND SAN PEDRO DR NE

Project Number: 1003916

Applicant
Del Rey Investments Llc

6300 Riverside Plaza Ln Nw Ste 200
Albuquerque NM 87120
889-3061

Agent / Contact
Isaacson And Arfman Pa
Jenny Donart
128 Monroe St Ne
Albuquerque NM 87108

iamengrs@swcp.com

Application Fees

441018/4971000	Public Notification	
441032/3424000	Conflict Mgmt Fee	
441006/4983000	DRB Actions	$3,500.00
	TOTAL:	**$3,500.00**

City Of Albuquerque
Treasury Division

3/7/2008 12:58PM LOC: ANNX
WS# 006 TRANS# 0023
RECEIPT# 00088903-00088904
PERMIT# 2008070126 TRSCCS
Trans Amt $3,640.00
DRB Actions $3,500.00
CK $3,640.00
CHANGE $0.00

Thank You

City of Albuquerque Planning Department

One Stop Shop – Development and Building Services

03/07/2008 Issued By: PLNABG

Permit Number: **2008 070 123** **Category Code 910**

Application Number: 08DRB-70123, Vacation Of Public Easement

Address:

Location Description: DERICKSON AVE NE BETWEEN LOUISIANA BLVD NE AND SAN PEDRO DR NE

Project Number: 1003916

Applicant
Del Rey Investments Llc

6300 Riverside Plaza Ln Nw Ste 200
Albuquerque NM 87120
889-3061

Agent / Contact
Isaacson And Arfman Pa
Jenny Donart
128 Monroe St Ne
Albuquerque NM 87108

iamengrs@swcp.com

Application Fees

441018/4971000	Public Notification	$75.00
441032/3424000	Conflict Mgmt Fee	$20.00
441006/4983000	DRB Actions	$45.00
	TOTAL:	**$140.00**

City Of Albuquerque
Treasury Division

3/7/2008 12:57PM LOC: ANNX
WS# 006 TRANS# 0023
RECEIPT# 00088903-00088903
PERMIT# 2008070123 TRSCCS
Trans Amt $3,640.00
APN Fee $75.00
Conflict Manag. Fee $20.00
DRB Actions $45.00

Thank You

City of Albuquerque Planning Department

One Stop Shop – Development and Building Services

03/25/2008 Issued By: PLNSDH

Permit Number: **2008 070 152** **Category Code 910**

Application Number: **08DRB-70152**, Minor - Final sign-off Sdp For Subdivision

Address:

Location Description: DERICKSON BETWEEN SAN PEDRO AND LOUISIANA

Project Number: 1003916

Applicant
Del Ray Investments Llc

6300 Riverside Plaza Ln Suite 200
Albuquerque NM 87120
889-3061

Agent / Contact
Dekker Perich Sabatini
Chris Gunning
7601 Jefferson Ne Suite 100
Albuquerque NM 87109

chrisg@dpsabq.com

Application Fees

441018/4871000	Public Notification	
441032/3424000	Conflict Mgmt Fee	$20.00
441006/4983000	DRB Actions	
	TOTAL:	**$20.00**

City Of Albuquerque
Treasury Division

3/25/2008 11:53AM LOC: ANNX
WS# 006 TRANS# 0013
RECEIPT# 00089589-00089589
PERMIT# 2008070152 TRSCCS
Trans Amt $20.00
Conflict Manag. Fee $20.00
CK $20.00
CHANGE $0.00

Thank You

City Of Albuquerque

ISAACSON & ARFMAN, P.A.

Consulting Engineering Associates

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

April 14, 2008

Mr. Jack Cloud
DRB Chair
City of Albuquerque
P.O. Box 1293
Albuquerque, NM 87102

RE: DRB Submittal for Monterra del Rey, Units 1-3
Project #1003916, Zone Atlas: D-18

Dear Mr. Cloud:

Isaacson & Arfman, P.A., as agents for Del Rey Investments, LLC, is submitting a revised preliminary plat, sidewalk deferral exhibit and infrastructure list for the referenced project for the DRB hearing on April 16th, 2008 (deferred from the hearing on April 2, 2008).

The revisions include changes due to comments from Transportation and Utility Development as follows:

- A 4-foot right-of-way dedication was required along San Pedro Blvd. The westerly affordable housing units and the duplex town home units adjacent to Montes Dr. shifted east, and the median in Montes Dr. was decreased by 2 feet to 8 feet wide. Radii of right-of-way dedication at the NE and SE corners of the site by Louisiana Blvd. were increased to 30-foot.
- The width of the proposed sidewalk in San Pedro Blvd. was changed from 5feet to 6 feet.
- Streetscape agreement note was added to the infrastructure list.
- Private non-potable irrigation line was added to the infrastructure list with easements shown on the preliminary plat.

If you have questions regarding this submittal, please call me at 268-8828.

Sincerely,
ISAACSON & ARFMAN

Fred C. Arfman, PE
FCA/ânw

Attachments

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

ISAACSON & ARFMAN, P.A.

Consulting Engineering Associates

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

April 4, 2008

Mr. Jack Cloud
DRB Chair
City of Albuquerque
P.O. Box 1293
Albuquerque, NM 87102

RE: DRB Submittal for Monterra del Rey, Units 1-3
Project #10003916
Zone Atlas: D-18

Dear Mr. Cloud:

Isaacson & Arfman, P.A., as agents for Del Rey Investments, LLC, is requesting that the DRB hearing that is on the agenda for April 9th be deferred to the DRB hearing on April 16th. The deferral request includes all actions related to the project--Preliminary Plat, sidewalk deferral and waiver, vacation of a public utility easement and site plan for subdivision.

The reason for the deferral request is to allow time to address comments. A check for the deferral fee is attached.

If you have questions regarding this submittal, please call me at 972-491-9736.

Sincerely,
ISAACSON & ARFMAN

Åsa Nilsson-Weber

Åsa Nilsson-Weber, PE

Attachment

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

Current DRC
Project Number:

FIGURE 12

Date Submitted: April 14, 2008
Date Site Plan Approved:
Date Preliminary Plat Approved:
Date Preliminary Plat Expires:
DRB Project No.:
DRB Application No.: 1003916

INFRASTRUCTURE LIST

(Rev. 9-20-05)

EXHIBIT "A"

TO SUBDIVISION IMPROVEMENTS AGREEMENT

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

MONTERRA DEL REY, UNITS 1-3
PROPOSED NAME OF PLAT

Blocks 18 & 19, Tract A, Unit A, North Albuquerque Acres
EXISTING LEGAL DESCRIPTION PRIOR TO PLATTING ACTION

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

UNIT ONE

Financially Guaranteed DRC #	Constructed Under DRC #	Size	Type of Improvement	Location	From	To	Construction Certification: Private Inspector	Private P.E.	City Cnst Engineer
		48' F-F	Major Local Paving w/ 8' Median	Montes Dr.	Santa Monica Ave.	Lapostolle Ave.	/	/	/
		48' F-F	Residential Paving w/Parallel Parking Pockets (west side) and 8' median	Montes Dr.	Lapostolle Ave.	Monte Sur Ave.	/	/	/
		48' F-F	Residential Paving w/ 8' Median	Montes Dr.	Monte Sur Ave.	Derickson Ave.	/	/	/
		28' F-F	Residential Paving w/ Parking Pockets	Bramlett Dr.	Lapostolle Ave.	Monte Sur Ave.	/	/	/
		28' F-F	Residential Paving	Lapostolle Ave.	Montes Dr.	Bramlett Dr.	/	/	/
		32' F-F	Residential Paving	Lapostolle Ave.	Bramlett Dr.	West terminus stub street	/	/	/
		28' F-F	Residential Paving	Monte Sur Ave.	Montes Dr.	Bramlett Dr.	/	/	/
		32' F-F	Residential Paving	Monte Sur Ave.	Bramlett Dr.	West terminus stub street	/	/	/

Part II 2007 Conversions From Traditional, SEP, or SIMPLE IRAs to Roth IRAs

Complete this part if you converted part or all of your traditional, SEP, and SIMPLE IRAs to a Roth IRA in 2007 (excluding any portion you recharacterized).

Caution: *If your modified adjusted gross income is over $100,000* ***or*** *you are married filing separately and you lived with your spouse at any time in 2007, you* ***cannot*** *convert any amount from traditional, SEP, or SIMPLE IRAs to Roth IRAs for 2007. If you erroneously made a conversion, you must recharacterize (correct) it (see page 6 of the instructions).*

16	If you completed Part I, enter the amount from line 8. Otherwise, enter the net amount you converted from traditional, SEP, and SIMPLE IRAs to Roth IRAs in 2007. **Do not** include amounts you later recharacterized back to traditional, SEP, or SIMPLE IRAs in 2007 or 2008 (see page 6 of the instructions)	16	
17	If you completed Part I, enter the amount from line 11. Otherwise, enter your basis in the amount on line 16 (see page 6 of the instructions)	17	
18	**Taxable amount.** Subtract line 17 from line 16. Also include this amount on Form 1040, line 15b; Form 1040A, line 11b; or Form 1040NR, line 16b	18	

Part III Distributions From Roth IRAs

Complete this part only if you took a distribution from a Roth IRA in 2007. For this purpose, a distribution does not include a rollover, qualified charitable distribution, one-time distribution to fund an HSA, recharacterization, or return of certain contributions (see page 6 of the instructions).

19	Enter your total nonqualified distributions from Roth IRAs in 2007 including any qualified first-time homebuyer distributions (see page 6 of the instructions)	19	
20	Qualified first-time homebuyer expenses (see page 7 of the instructions). **Do not** enter more than $10,000	20	
21	Subtract line 20 from line 19. If zero or less, enter -0- and skip lines 22 through 25	21	
22	Enter your basis in Roth IRA contributions (see page 7 of the instructions)	22	
23	Subtract line 22 from line 21. If zero or less, enter -0- and skip lines 24 and 25. If more than zero, you may be subject to an additional tax (see page 7 of the instructions)	23	
24	Enter your basis in Roth IRA conversions (see page 7 of the instructions)	24	
25	**Taxable amount.** Subtract line 24 from line 23. If zero or less, enter -0-. Also include this amount on Form 1040, line 15b; Form 1040A, line 11b; or Form 1040NR, line 16b	25	

Sign Here Only If You Are Filing This Form by Itself and Not With Your Tax Return

Under penalties of perjury, I declare that I have examined this form, including accompanying attachments, and to the best of my knowledge and belief, it is true, correct, and complete.

Your signature ▶ ▶ Date

Paid Preparer's Use Only

Preparer's signature ▶	Date	Check if self-employed ☐	Preparer's SSN or PTIN
Firm's name (or yours if self-employed), address, and ZIP code ▶		EIN	
		Phone no. ( )	

Financially Guaranteed DRC #	Constructed Under DRC #	Size	Type of Improvement	Location	From	To	Construction Certification: Private Inspector	Private P.E.	City Cnst Engineer
		STD/MOUNT	Curb & Gutter	Montes Dr.	Derickson Ave.	Santa Monica Ave.	/	/	/
		MEDIAN	Curb & Gutter	Montes Dr.	Derickson Ave.	Santa Monica Ave.	/	/	/
		STD/MOUNT	Curb & Gutter	Bramlett Dr.	Lapostolle Ave.	Monte Sur Ave.	/	/	/
		STD/MOUNT	Curb & Gutter	Lapostolle Ave.	Montes Dr.	San Pedro Blvd.	/	/	/
		STD/MOUNT	Curb & Gutter	Montes Dr.	Derickson Ave.	Santa Monica Ave.	/	/	/
		5'	PCC Sidewalk (west side only)	Montes Dr.	Lapostolle Ave.	Monte Sur Ave.	/	/	/
		5'	PCC Sidewalk (4) (both sides)	Bramlett Dr.	Lapostolle Ave.	Monte Sur Ave.	/	/	/
		5'	PCC Sidewalk (4) (both sides)	Lapostolle Ave.	Montes Dr.	Bramlett Dr.	/	/	/
		5'	PCC Sidewalk (4) (both sides)	Monte Sur Ave.	Montes Dr.	Bramlett Dr.	/	/	/
		5'	PCC Sidewalk (4) (east side only)	Montes Dr.	Monte Sur Ave.	Lapostolle Ave.	/	/	/
		5'	PCC Sidewalk (both sides)	Montes Dr.	Derickson Ave.	Monte Sur Ave.	/	/	/
		5'	PCC Sidewalk (both sides)	Montes Dr.	Santa Monica Ave.	Lapostolle Ave.	/	/	/
		6'	PCC Sidewalk (at end of perpendicular parking)	Bramlett Dr.	Lapostolle Ave.	Monte Sur Ave.	/	/	/

Basis in Regular Roth IRA Contributions—Line 22

IF the most recent year prior to 2007 in which you took a Roth IRA distribution* was...	THEN enter on Form 8606, line 22, this amount...	PLUS the total of all your regular contributions** to Roth IRAs for...
2006 (you had an amount on your 2006 Form 8606, line 19)	The excess of your 2006 Form 8606, line 22, over line 19 of that Form 8606.	2007
2005 (you had an amount on your 2005 Form 8606, line 19)	The excess of your 2005 Form 8606, line 22, over line 19 of that Form 8606.	2006 and 2007
2004 (you had an amount on your 2004 Form 8606, line 19)	The excess of your 2004 Form 8606, line 22, over line 19 of that Form 8606.	2005 through 2007
2003 (you had an amount on your 2003 Form 8606, line 19)	The excess of your 2003 Form 8606, line 20, over line 19 of that Form 8606.	2004 through 2007
2002 (you had an amount on your 2002 Form 8606, line 19)	The excess of your 2002 Form 8606, line 20, over line 19 of that Form 8606.	2003 through 2007
2001 (you had an amount on your 2001 Form 8606, line 19)	The excess of your 2001 Form 8606, line 20, over line 19 of that Form 8606.	2002 through 2007
2000 (you had an amount on your 2000 Form 8606, line 17)	The excess of your 2000 Form 8606, line 18d, over line 17 of that Form 8606.	2001 through 2007
1999 (you had an amount on your 1999 Form 8606, line 17)	The excess of your 1999 Form 8606, line 18d, over line 17 of that Form 8606.	2000 through 2007
1998 (you had an amount on your 1998 Form 8606, line 18)	The excess of your 1998 Form 8606, line 19c, over line 18 of that Form 8606.	1999 through 2007
Did not take a Roth IRA distribution* prior to 2007	$0	1998 through 2007
*Excluding rollovers, recharacterizations, and contributions that you had returned to you.		
**Excluding rollovers, conversions, Roth IRA contributions that were recharacterized, and any contributions that you had returned to you.		

- Recharacterizations.
- Distributions that are a return of contributions under *Return of IRA Contributions* on page 4.
- Distributions made on or after age 59½ if you made a contribution (including a conversion) for 2002 or an earlier year.
- A one-time distribution to fund an HSA. For details, see Pub. 969.
- Qualified charitable distributions. For details, see the instructions for Form 1040, lines 15a and 15b; Form 1040A, lines 11a and 11b; or Form 1040NR, lines 16a and 16b.
- Distributions made upon death or due to disability if you made a contribution (including a conversion) for 2002 or an earlier year.
- Distributions that are incident to divorce. The transfer of part or all of your Roth IRA to your spouse under a divorce or separation agreement is not taxable to you or your spouse.

If, after considering the items above, you do not have an amount to enter on line 19, do not complete Part III; your Roth IRA distribution(s) is not taxable. Instead, include your total Roth IRA distribution(s) on Form 1040, line 15a; Form 1040A, line 11a; or Form 1040NR, line 16a.

Line 20

If you had a qualified first-time homebuyer distribution from your Roth IRA and you made a contribution (including a conversion) to a Roth IRA for 2002 or an earlier year, enter the amount of your qualified expenses on line 20, but do not enter more than $10,000.

Line 22

Figure the amount to enter on line 22 as follows.

- If you did not take a Roth IRA distribution before 2007 (other than an amount rolled over or recharacterized or a returned contribution), enter on line 22 the total of all your regular contributions to Roth IRAs for 1998 through 2007 (excluding rollovers from other Roth IRAs and any contributions that you had returned to you), adjusted for any recharacterizations.
- If you did take such a distribution before 2007, use the chart on this page to figure the amount to enter.
- Increase the amount on line 22 by any amount rolled in from a designated Roth account that is treated as investment in the contract.
- Increase or decrease the amount on line 22 by any basis transferred or received incident to divorce. Also attach a statement similar to the one explained in the last bulleted item under *Line 7* on page 6.

Line 23

Generally, there is an additional 10% tax on 2007 distributions from a Roth IRA that are shown on line 23. The additional tax is figured on Form 5329, Part I. See the instructions for Form 5329, line 1, for details and exceptions.

Line 24

Figure the amount to enter on line 24 as follows.

- If you have never made a Roth IRA conversion, enter -0- on line 24.
- If you took a Roth IRA distribution (other than an amount rolled over or recharacterized or a returned contribution) before 2007 in excess of your basis in regular Roth IRA contributions, use the chart on page 8 to figure the amount to enter on line 24.
- If you did not take such a distribution before 2007, enter on line 24 the total of all your conversions to Roth IRAs (other than amounts recharacterized). These amounts are shown on line 14c of your 1998, 1999, and 2000 Forms 8606 and line 16 of your 2001 through 2007 Forms 8606.
- Increase or decrease the amount on line 24 by any basis transferred or received incident to divorce. Also attach a statement similar to the one explained in the last bulleted item under *Line 7* on page 6.

Financially Guaranteed DRC #	Constructed Under DRC #	Size	Type of Improvement	Location	From	To	Construction Certification: Private Inspector	Private P.E.	City Cnst Engineer
		5'	PCC Sidewalk (north side only)	Santa Monica Ave.	Montes Dr.	San Pedro Blvd.	/	/	/
		6'	PCC Sidewalk (east side only)	San Pedro Blvd.	Santa Monica Ave.	Derickson Ave.	/	/	/
		5'	PCC Sidewalk (south side only)	Derickson Ave.	San Pedro Blvd.	Montes Dr.	/	/	/
		5'	PCC Sidewalk (4) (north side only)	Monte Sur Ave.	Bramlett Dr.	West terminus stub street	/	/	/
		5'	PCC Sidewalk (4) (south side only)	Lapostolle Ave.	Bramlett Dr.	West terminus stub street	/	/	/
							/	/	/
		8"	Waterline	Montes Dr.	Santa Monica Ave.	Lapostolle Ave.	/	/	/
		8"	Waterline	Montes Dr.	Monte Sur Ave.	Derickson Ave.	/	/	/
		6"	Waterline	Lapostolle Ave.	Montes Dr.	West terminus stub street	/	/	/
		6"	Waterline	Bramlett Dr.	Lapostolle Ave.	Monte Sur Ave.	/	/	/
		6"	Waterline	Monte Sur Ave.	Montes Dr.	West terminus stub street	/	/	/
		2"	Temporary Water Meter for landscaping	Tract A, Blk B			/	/	/
							/	/	/
							/	/	/

from January 1, 2008, through April 15, 2008, can be treated as nondeductible, they are not included in figuring the nontaxable part of any distributions you received in 2007.

Line 6

Enter the total value of all your traditional, SEP, and SIMPLE IRAs as of December 31, 2007, plus any outstanding rollovers. A statement should be sent to you by January 31, 2008, showing the value of each IRA on December 31, 2007. However, if you recharacterized any amounts, enter on line 6 the total value taking into account all recharacterizations, including recharacterizations made after December 31, 2007.

For line 6, a rollover is a tax-free distribution from one traditional, SEP, or SIMPLE IRA that is contributed to another traditional, SEP, or SIMPLE IRA. The rollover must be completed within 60 days of receiving the distribution from the first IRA. An outstanding rollover is any amount distributed after November 1, 2007, that was rolled over in 2008, but within the 60-day rollover period.

The IRS may waive the 60-day requirement if failing to waive it would be against equity or good conscience, such as situations where a casualty, disaster, or other events beyond your reasonable control prevented you from meeting the 60-day requirement. Also, the 60-day period may be extended if you had a frozen deposit. See Pub. 590 for details.

Note. Do not include a rollover from a traditional or SEP IRA to a qualified employer plan even if it was an outstanding rollover.

Line 7

CAUTION *If you received a distribution in 2007 from a traditional, SEP, or SIMPLE IRA, and you also made contributions for 2007 to a traditional IRA that may not be fully deductible because of the income limits, you must make a special computation before completing the rest of this form. For details, including how to complete Form 8606, see* Are Distributions Taxable? *in chapter 1 of Pub. 590.*

Do not include any of the following on line 7.

- Distributions that you converted to a Roth IRA.
- Recharacterizations.
- Distributions that you rolled over by December 31, 2007, and any outstanding rollovers included on line 6.
- Distributions you rolled over to a qualified employer plan.
- A one-time distribution to fund an HSA. For details, see Pub. 969.
- Qualified charitable distributions. For details, see the instructions for Form 1040, lines 15a and 15b; Form 1040A, lines 11a and 11b; or Form 1040NR, lines 16a and 16b.
- Distributions that are treated as a return of contributions under *Return of IRA Contributions* on page 4.
- Distributions that are treated as a return of excess contributions under *Return of Excess Traditional IRA Contributions* on page 4.
- Distributions of excess contributions due to incorrect rollover information. If an excess contribution in your traditional IRA is the result of a rollover from a qualified retirement plan and the excess occurred because the information the plan was required to give you was incorrect, the distribution of the excess contribution is not taxable. Attach a statement to your return explaining the distribution and include the amount of the distribution on Form 1040, line 15a; Form 1040A, line 11a; or Form 1040NR, line 16a. See Pub. 590 for more details.
- Distributions that are incident to divorce. The transfer of part or all of your traditional, SEP, or SIMPLE IRA to your spouse under a divorce or separation agreement is not taxable to you or your spouse. If this transfer results in a change in the basis of the traditional IRA of either spouse, both spouses must file Form 8606 and show the increase or decrease in the amount of basis on line 2. Attach a statement explaining this adjustment. Include in the statement the character of the amounts in the traditional IRA, such as the amount attributable to nondeductible contributions. Also, include the name and social security number of the other spouse.

Line 8

If, in 2007, you converted any amounts from traditional, SEP, or SIMPLE IRAs to a Roth IRA, enter on line 8 the net amount you converted. To figure that amount, subtract from the total amount converted in 2007 any portion that you recharacterized back to traditional, SEP, or SIMPLE IRAs in 2007 or 2008 (see *Recharacterizations* that begins on page 3). Do not take into account related earnings that were transferred with the recharacterized amount or any loss that occurred while the amount was in the Roth IRA. See item 1 under *Reporting recharacterizations* on page 3 for details.

Line 15

If you were under age 59½ at the time you received distributions from your traditional, SEP, or SIMPLE IRA, there generally is an additional 10% tax on the portion of the distribution that is included in income (25% for a distribution from a SIMPLE IRA during the first 2 years). See the Instructions for Form 1040, line 60, or the Instructions for Form 1040NR, line 55.

Part II—2007 Conversions From Traditional, SEP, or SIMPLE IRAs to Roth IRAs

Complete Part II if you converted part or all of your traditional, SEP, or SIMPLE IRAs to a Roth IRA in 2007, excluding any portion you recharacterized. See item 1 under *Reporting recharacterizations* on page 3 for details.

Limit on number of conversions. If you converted an amount from a traditional, SEP, or SIMPLE IRA to a Roth IRA in 2007 and then recharacterized the amount back to a traditional, SEP, or SIMPLE IRA, you cannot reconvert that amount until the later of January 1, 2008, or 30 days after the recharacterization. See Pub. 590 for details.

CAUTION *You cannot convert any amount to Roth IRAs in 2007 if (a) your modified AGI for Roth IRA purposes (see page 2) is more than $100,000, or (b) your filing status is married filing separately and you lived with your spouse at any time in 2007. If you erroneously made a conversion, you must recharacterize the converted amount. See* Recharacterizations *that begins on page 3.*

Line 16

If you did not complete line 8, see the instructions for that line. Then, enter on line 16 the amount you would have entered on line 8 had you completed it.

Line 17

If you did not complete line 11, enter on line 17 the amount from line 2 (or the amount you would have entered on line 2 if you had completed that line) plus any contributions included on line 1 that you made before the conversion.

Part III—Distributions From Roth IRAs

Complete Part III to figure the taxable part, if any, of your 2007 Roth IRA distributions.

Line 19

Do not include on line 19 any of the following.

- Distributions that you rolled over, including distributions made in 2007 and rolled over after December 31, 2007 (outstanding rollovers).

Financially Guaranteed DRC #	Constructed Under DRC #	Size	Type of Improvement	Location	From	To	Construction Certification: Private Inspector	Private P.E.	City Cnst Engineer
		8"	Sanitary Sewer	Lapostolle Ave.	Montes Dr.	West terminus stub street	/	/	/
		8"	Sanitary Sewer	Bramlett Dr.	Lapostolle Ave.	Monte Sur Ave.	/	/	/
		8"	Sanitary Sewer	Monte Sur Ave.	Montes Dr.	San Pedro Blvd.	/	/	/
							/	/	/
							/	/	/
		48"	Storm Drain	Derickson Ave.	E. of San Pedro Blvd. exst cattle guard inlet	Montes Dr.	/	/	/
		48"	Storm Drain	Montes Dr.	Derickson Ave.	Monte Sur Ave.	/	/	/
		30"/42"	Storm Drain	San Pedro Blvd.	Monte Sur stub street	Exst Storm Drain (80'± North)	/	/	/
		~~30"~~	~~Storm Drain~~	~~Monte Sur stub street~~	~~San Pedro Blvd.~~	~~West terminus stub street~~	/	/	/
							/	/	/
			~~Perimeter Walls~~				/	/	/
							/	/	/
							/	/	/

for 2005 and 2006 reflecting the additional 6% tax on excess contributions on Form 5329. You include the $7,000 distribution on your 2007 Form 1040, line 15a, enter -0- on line 15b, and attach a statement to your return explaining the distribution, including the fact that you filed amended returns for 2005 and 2006 and paid the additional 6% tax on the excess contributions for those years. The statement indicates that the distribution is not taxable because (a) it was made after the due dates of your 2005 and 2006 tax returns, including extensions, (b) your total IRA contributions did not exceed $4,000 ($4,500 if age 50 or older at the end of 2005) for 2005 or $4,000 ($5,000 if age 50 or older at the end of 2006) for 2006, and (c) you did not take a deduction for the contributions, and no deduction was allowable because you did not have any taxable compensation for those years. The statement also indicates that the distribution reduced your excess contributions to -0-, as reflected on your 2007 Form 5329 and it indicates your adjusted basis in nondeductible contributions.

Amending Form 8606

After you file your return, you can change a nondeductible contribution to a traditional IRA to a deductible contribution or vice versa. You also may be able to make a recharacterization (see page 3). If necessary, complete a new Form 8606 showing the revised information and file it with Form 1040X, Amended U.S. Individual Income Tax Return.

Penalty for Not Filing

If you are required to file Form 8606 to report a nondeductible contribution to a traditional IRA for 2007, but do not do so, you must pay a $50 penalty, unless you can show reasonable cause.

Overstatement Penalty

If you overstate your nondeductible contributions, you must pay a $100 penalty, unless you can show reasonable cause.

What Records Must I Keep?

To verify the nontaxable part of distributions from your IRAs, including Roth IRAs, keep a copy of the following forms and records until all distributions are made.

- Page 1 of Forms 1040 (or Forms 1040A, 1040NR, or 1040-T) filed for each year you made a nondeductible contribution to a traditional IRA.
- Forms 8606 and any supporting statements, attachments, and worksheets for all applicable years.
- Forms 5498 or similar statements you received each year showing contributions you made to a traditional IRA or Roth IRA.
- Forms 5498 or similar statements you received showing the value of your traditional IRAs for each year you received a distribution.
- Forms 1099-R or W-2P you received for each year you received a distribution.

Note. Forms 1040-T and W-2P are forms that were used in prior years.

Specific Instructions

Name and social security number (SSN). If you file a joint return, enter only the name and SSN of the spouse whose information is being reported on Form 8606. If both you and your spouse are required to file Form 8606, file a separate Form 8606 for each of you.

Part I—Nondeductible Contributions to Traditional IRAs and Distributions From Traditional, SEP, and SIMPLE IRAs

Line 1

If you used the IRA Deduction Worksheet in the Form 1040 or 1040A instructions, subtract line 12 (line 10 for Form 1040A) of the worksheet (or the amount you chose to deduct on Form 1040, line 32, or Form 1040A, line 17, if less) from the smaller of line 10 or line 11 (line 8 or line 9 for Form 1040A) of the worksheet. Enter the result on line 1 of Form 8606. You cannot deduct the amount included on line 1.

If you used the worksheet Figuring Your Reduced IRA Deduction for 2007 in Pub. 590, enter on line 1 of Form 8606 any nondeductible contributions from the appropriate lines of that worksheet.

If you did not have any deductible contributions, you can make nondeductible contributions up to your contribution limit. Enter on line 1 of Form 8606 your nondeductible contributions.

Include on line 1 any repayment of a qualified reservist distribution. Also, include any repayment of a qualified hurricane distribution that is attributable to previously nondeductible contributions.

Do not include on line 1 contributions that you had returned to you with the related earnings (or less any loss). See page 4.

Line 2

If this is the first year you are required to file Form 8606, enter -0-. Otherwise, use the chart below to find the amount to enter on line 2.

However, you may need to enter an amount other than -0- or adjust the amount from the chart if your basis changed because of any of the following.

- You had a return of excess traditional IRA contributions (see page 4).
- Incident to divorce, you transferred or received part or all of a traditional IRA (see the last bulleted item under *Line 7* on page 6).
- You rolled over any nontaxable portion of your qualified employer plan to a traditional or SEP IRA. Include the nontaxable portion on line 2.

IF the last Form 8606 you filed was for...	THEN enter on line 2...
2006, 2005, 2004, 2003, 2002, or 2001	The amount from line 14 of that Form 8606
A year after 1992 and before 2001	The amount from line 12 of that Form 8606
A year after 1988 and before 1993	The amount from line 14 of that Form 8606
1988	The total of the amounts on lines 7 and 16 of that Form 8606
1987	The total of the amounts on lines 4 and 13 of that Form 8606

Line 4

If you made contributions to traditional IRAs for 2007 in 2007 and 2008 and you have both deductible and nondeductible contributions, you can choose to treat the contributions made in 2007 first as nondeductible contributions and then as deductible contributions, or vice versa. But the amount on line 4 cannot be less than the excess, if any, of the amount on line 1 over the contributions you actually made in 2007.

Example. You made contributions for 2007 of $2,000 in May 2007 and $2,000 in January 2008, of which $3,000 are deductible and $1,000 are nondeductible. You choose $1,000 of your contribution in 2007 to be nondeductible. You enter the $1,000 on line 1, but not line 4, and it becomes part of your basis for 2007.

Although the contributions to traditional IRAs for 2007 that you made

UNIT TWO

Financially Guaranteed DRC #	Constructed Under DRC #	Size	Type of Improvement	Location	From	To	Construction Certification: Private Inspector	Private P.E.	City Cnst Engineer
		28' FF	Residential Paving	Lapostolle Ave.	Montes Dr.	Concha y Toro Dr.	/	/	/
		26' FF	Residential Paving w/Parallel Parking Pockets	Lapostolle Ave.	Concha y Toro Dr.	Montgras Dr.	/	/	/
		24' FF	Residential Paving w/Parallel Parking Pockets	Cono Sur Rd.	Concha y Toro Dr.	Patronales Ct.	/	/	/
		24' FF	Residential Paving w/Parallel Parking Pockets	Estampa Rd.	Concha y Toro Dr.	Patronales Ct.	/	/	/
		26' FF	Residential Paving w/Parallel Parking Pockets	Monte Sur Ave.	Montes Dr.	Lot 7/8, Blk K	/	/	/
		28' FF	Residential Paving	Concha y Toro Dr.	Lapostolle Ave.	Monte Sur Ave.	/	/	/
		32' FF	Residential Paving	Patronales Ct.	Lapostolle Ave.	Monte Sur Ave.	/	/	/
		28' FF	Residential Paving	Patronales Ct.	Monte Sur Ave.	Derickson Ave.	/	/	/
		28' FF	Residential Paving	Montgras Dr.	Santa Monica Ave.	Monte Sur Ave.	/	/	/
		28' FF	Residential Paving w/Parallel Parking Pockets	Los Vascos Ave.	Montgras Dr.	Lot 7/8, Blk L	/	/	/
		22'	Alleyway	Block E	Concha y Toro Dr.	Patronales Ct.	/	/	/
		22'	Alleyway	Block F	Concha y Toro Dr.	Patronales Ct.	/	/	/
		22'	Alleyway	Block G	Concha y Toro Dr.	Patronales Ct.	/	/	/

distributions do not affect your contribution limit.

The amount you can contribute to a Roth IRA may also be limited by your modified AGI (see Contributions *and the* Maximum Roth IRA Contribution Worksheet *on page 2).*

Taxable compensation includes the following.

- Wages, salaries, tips, etc. If you received a distribution from a nonqualified deferred compensation plan or nongovernmental section 457 plan that is included in Form W-2, box 1, or in Form 1099-MISC, box 7, do not include that distribution in taxable compensation. The distribution should be shown in (a) Form W-2, box 11, (b) Form W-2, box 12, with code Z, or (c) Form 1099-MISC, box 15b. If it is not, contact your employer for the amount of the distribution.
- Nontaxable combat pay if you were a member of the U.S. Armed Forces.
- Self-employment income. If you are self-employed (a sole proprietor or a partner), taxable compensation is your net earnings from your trade or business (provided your personal services are a material income-producing factor) reduced by your deduction for contributions made on your behalf to retirement plans and the deduction allowed for one-half of your self-employment tax.
- Alimony and separate maintenance. See Pub. 590 for details.

Recharacterizations

Generally, you can recharacterize (correct) an IRA contribution or Roth IRA conversion by making a trustee-to-trustee transfer from one IRA to another type of IRA.

Trustee-to-trustee transfers are made directly between financial institutions or within the same financial institution. You generally must make the transfer by the due date of your return (including extensions) and reflect it on your return. However, if you timely filed your return without making the transfer, you can make the transfer within 6 months of the due date of your return, excluding extensions. If necessary, file an amended return reflecting the transfer (see page 5). Write "Filed pursuant to section 301.9100-2" on the amended return.

Reporting recharacterizations. Any recharacterized conversion will be treated as though the conversion had not occurred. Any recharacterized contribution will be treated as having been originally contributed to the second IRA, not the first IRA. The amount transferred must include related earnings or be reduced by any loss. In most cases, the related earnings that you must transfer are figured by your IRA trustee or custodian. If you need to figure the related earnings, see *How Do You Recharacterize a Contribution* in Pub. 590. Any earnings or loss that occurred in the first IRA will be treated as having occurred in the second IRA. You cannot deduct any loss that occurred while the funds were in the first IRA. Also, you cannot take a deduction for a contribution to a traditional IRA if the amount is later recharacterized. See below for how to report the three different types of recharacterizations, including the statement that must be attached to your return explaining the recharacterization.

1. You converted an amount from a traditional, SEP, or SIMPLE IRA to a Roth IRA in 2007 and later recharacterized all or part of the amount back to a traditional, SEP, or SIMPLE IRA. If you only recharacterized part of the amount converted, report the amount not recharacterized on Form 8606. If you recharacterized the entire amount, do not report the recharacterization on Form 8606. In either case, attach a statement to your return explaining the recharacterization and include the amount converted from the traditional, SEP, or SIMPLE IRA in the total on Form 1040, line 15a; Form 1040A, line 11a; or Form 1040NR, line 16a. If the recharacterization occurred in 2007, also include the amount transferred back from the Roth IRA on that line. If the recharacterization occurred in 2008, report the amount transferred only in the attached statement, and not on your 2007 or 2008 tax return (a 2008 Form 1099-R should be sent to you by February 2, 2009, stating that you made a recharacterization of an amount converted in the prior year).

Example. You are married filing jointly and converted $20,000 from your traditional IRA to a new Roth IRA on May 20, 2007. On April 7, 2008, you determine that your 2007 modified AGI for Roth IRA purposes will exceed $100,000, and you are not allowed to make a Roth IRA conversion. The value of the Roth IRA on that date is $19,000. You recharacterize the conversion by transferring that entire amount to a traditional IRA in a trustee-to-trustee transfer. You report $20,000 on Form 1040, line 15a. You do not include the $19,000 on line 15a because it did not occur in 2007 (you also do not report that amount on your 2008 return because it does not apply to the 2008 tax year). You attach a statement to Form 1040 explaining that (a) you made a conversion of $20,000 from a traditional IRA on May 20, 2007, (b) you recharacterized the entire amount, which was then valued at $19,000, back to a traditional IRA on April 7, 2008, and (c) you recharacterized because your 2007 modified AGI for Roth IRA purposes exceeded $100,000.

2. You made a contribution to a traditional IRA and later recharacterized part or all of it to a Roth IRA. If you recharacterized only part of the contribution, report the nondeductible traditional IRA portion of the remaining contribution, if any, on Form 8606, Part I. If you recharacterized the entire contribution, do not report the contribution on Form 8606. In either case, attach a statement to your return explaining the recharacterization. If the recharacterization occurred in 2007, include the amount transferred from the traditional IRA on Form 1040, line 15a; Form 1040A, line 11a; or Form 1040NR, line 16a. If the recharacterization occurred in 2008, report the amount transferred only in the attached statement.

Example. You are single, covered by a retirement plan, and you contributed $4,000 to a new traditional IRA on May 27, 2007. On February 24, 2008, you determine that your 2007 modified AGI will limit your traditional IRA deduction to $1,000. The value of your traditional IRA on that date is $4,400. You decide to recharacterize $3,000 of the traditional IRA contribution as a Roth IRA contribution, and have $3,300 ($3,000 contribution plus $300 related earnings) transferred from your traditional IRA to a Roth IRA in a trustee-to-trustee transfer. You deduct the $1,000 traditional IRA contribution on Form 1040. You are not required to file Form 8606, but you must attach a statement to your return explaining the recharacterization. The statement indicates that you contributed $4,000 to a traditional IRA on May 27, 2007; recharacterized $3,000 of that contribution on February 24, 2008, by transferring $3,000 plus $300 of related earnings from your traditional IRA to a Roth IRA in a trustee-to-trustee transfer; and that all $1,000 of the remaining traditional IRA contribution is deducted on Form 1040. You do not report the $3,300 distribution from your traditional IRA on your 2007 Form 1040 because the distribution occurred in 2008. You do not report the distribution on your 2008 Form 1040 because the recharacterization related to 2007 and was explained in an attachment to your 2007 return.

3. You made a contribution to a Roth IRA and later recharacterized part or all of it to a traditional IRA. Report the nondeductible traditional IRA portion, if any, on Form 8606, Part I. If you did not recharacterize the entire contribution, do not report the remaining Roth IRA portion of the contribution on Form 8606. Attach a

Financially Guaranteed DRC #	Constructed Under DRC #	Size	Type of Improvement	Location	From	To	Construction Certification: Private Inspector	Construction Certification: Private P.E.	Construction Certification: City Cnst Engineer
		STD/MOUNT	Curb & Gutter	Lapostolle Ave.	Montes Dr.	Montgras Dr.	/	/	/
		STD/MOUNT	Curb & Gutter	Cono Sur Rd.	Concha y Toro Dr.	Patronales Ct.	/	/	/
		STD/MOUNT	Curb & Gutter	Estampa Rd.	Concha y Toro Dr.	Patronales Ct.	/	/	/
		STD/MOUNT	Curb & Gutter	Monte Sur Ave.	Montes Dr.	Lot 7/8, Blk K	/	/	/
		STD/MOUNT	Curb & Gutter	Concha y Toro Dr.	Lapostolle Ave.	Monte Sur Ave.	/	/	/
		STD/MOUNT	Curb & Gutter	Patronales Ct.	Lapostolle Ave.	Derickson Ave.	/	/	/
		STD/MOUNT	Curb & Gutter	Montgras Dr.	Santa Monica Ave.	Monte Sur Ave.	/	/	/
		STD/MOUNT	Curb & Gutter	Los Vascos Ave.	Montgras Dr.	Lot 7/8, Blk L	/	/	/
		5'	PCC Sidewalk (east side only)	Montes Dr.	Lapostolle Ave.	Monte Sur Ave.	/	/	/
		5'	PCC Sidewalk (north side only)	Lapostolle Ave.	Montes Dr.	Concha y Toro Dr.	/	/	/
		5'	PCC Sidewalk (north side only)	Lapostolle Ave.	Patronales Ct.	Montgras Dr.	/	/	/
		5'	PCC Sidewalk (4) (both sides remaining)	Lapostolle Ave.	Montes Dr.	Montgras Dr.	/	/	/
		5'	PCC Sidewalk (south side only)	Monte Sur Ave.	Montes Dr.	Concha y Toro Dr.	/	/	/

SIMPLE IRAs

Your participation in your employer's SIMPLE IRA plan does not prevent you from making contributions to a traditional, SEP, or Roth IRA.

Roth IRAs

A Roth IRA is similar to a traditional IRA, but has the following features.

- Contributions are never deductible.
- Contributions can be made after the owner reaches age 70½.
- No minimum distributions are required during the Roth IRA owner's lifetime.
- Qualified distributions are not includible in income.

Qualified distribution. Generally, a qualified distribution is any distribution made:

- On or after age 59½,
- Upon death,
- Due to disability, or
- For qualified first-time homebuyer expenses.

Exception. Any distribution made during the 5-year period beginning with the first year for which you made a Roth IRA contribution or conversion is not a qualified distribution, and may be taxable.

Contributions. You can contribute to a Roth IRA for 2007 only if your 2007 modified adjusted gross income (AGI) for Roth IRA purposes is less than:

- $10,000 if married filing separately and you lived with your spouse at any time in 2007,
- $166,000 if married filing jointly or qualifying widow(er), or
- $114,000 if single, head of household, or if married filing separately and you did not live with your spouse at any time in 2007.

Use the Maximum Roth IRA Contribution Worksheet below to figure the maximum amount you can contribute to a Roth IRA for 2007. If you are married filing jointly, complete the worksheet separately for you and your spouse.

If you contributed too much, see Recharacterizations *on page 3.*

Modified AGI for Roth IRA purposes. First, figure your AGI (Form 1040, line 38; Form 1040A, line 22; or Form 1040NR, line 36). Then, refigure it by:

1. Subtracting the following.

a. Roth IRA conversions included on Form 1040, line 15b; Form 1040A, line 11b; or Form 1040NR, line 16b.

b. Minimum required distributions from IRAs (for conversions only).

2. Adding the following.

a. IRA deduction from Form 1040, line 32; Form 1040A, line 17; or Form 1040NR, line 31.

b. Student loan interest deduction from Form 1040, line 33; Form 1040A, line 18; or Form 1040NR, line 32.

c. Tuition and fees deduction from Form 1040, line 34; or Form 1040A, line 19.

d. Domestic production activities deduction from Form 1040, line 35; or Form 1040NR, line 33.

e. Exclusion of interest from Form 8815, Exclusion of Interest From Series EE and I U.S. Savings Bonds Issued After 1989.

f. Exclusion of employer-provided adoption benefits from Form 8839, Qualified Adoption Expenses.

g. Foreign earned income exclusion from Form 2555, Foreign Earned Income, or Form 2555-EZ, Foreign Earned Income Exclusion.

h. Foreign housing exclusion or deduction from Form 2555.

When figuring modified AGI for Roth IRA purposes, you may have to refigure items based on modified AGI, such as taxable social security benefits and passive activity losses allowed under the special allowance for rental real estate activities. See Can You Contribute to a Roth IRA? *in Pub. 590 for details.*

Distributions. See the instructions for Part III that begin on page 6.

Maximum Roth IRA Contribution Worksheet (keep for your records)

Caution: *If married filing jointly and the combined taxable compensation (defined on page 3) for you and your spouse is less than $8,000 ($9,000 if one spouse is 50 or older at the end of 2007; $10,000 if both spouses are 50 or older at the end of 2007),* ***do not*** *use this worksheet. Also,* ***do not*** *use this worksheet if you or your spouse qualify for the catch-up contributions for certain employer bankruptcies. Instead, see Pub. 590 for special rules.*

1.	If married filing jointly, enter $4,000 ($5,000 if age 50 or older at the end of 2007). All others, enter the **smaller** of $4,000 ($5,000 if age 50 or older at the end of 2007) or your taxable compensation (defined on page 3)	**1.** _____
2.	Enter your total contributions to traditional IRAs for 2007	**2.** _____
3.	Subtract line 2 from line 1	**3.** _____
4.	Enter: $166,000 if married filing jointly or qualifying widow(er); $10,000 if married filing separately and you lived with your spouse at any time in 2007. All others, enter $114,000	**4.** _____
5.	Enter your modified AGI for Roth IRA purposes (see this page)	**5.** _____
6.	Subtract line 5 from line 4. If zero or less, **stop here;** you may not contribute to a Roth IRA for 2007. See **Recharacterizations** on page 3 if you made Roth IRA contributions for 2007	**6.** _____
7.	If line 4 above is $114,000, enter $15,000; otherwise, enter $10,000. If line 6 is more than or equal to line 7, skip lines 8 and 9 and enter the amount from line 3 on line 10	**7.** _____
8.	Divide line 6 by line 7 and enter the result as a decimal (rounded to at least 3 places). If the result is 1.000 or more, enter 1.000	**8.** _____
9.	Multiply line 1 by line 8. If the result is not a multiple of $10, increase it to the next multiple of $10 (for example, increase $490.30 to $500). Enter the result, but not less than $200	**9.** _____
10.	**Maximum 2007 Roth IRA Contribution.** Enter the **smaller** of line 3 or line 9. See **Recharacterizations** on page 3 if you contributed more than this amount to Roth IRAs for 2007	**10.** _____

Overall Contribution Limit for Traditional and Roth IRAs

If you are not married filing jointly, your limit on contributions to traditional and Roth IRAs is the smaller of $4,000 ($5,000 if age 50 or older at the end of 2007) or your taxable compensation (see page 3). If you are married filing jointly, your contribution limit is generally $4,000 ($5,000 if age 50 or older at the end of 2007) and your spouse's contribution limit is $4,000 ($5,000 if age 50 or older at the end of 2007) as well. But if the combined taxable compensation of both you and your spouse is less than $8,000 ($9,000 if one spouse is 50 or older at the end of 2007; $10,000 if both spouses are 50 or older at the end of 2007), see Pub. 590 for special rules. This limit does not apply to employer contributions to a SEP or SIMPLE IRA.

Catch-up contributions in certain employer bankruptcies. If you participated in a 401(k) plan and the employer who maintained the plan filed for bankruptcy in an earlier year, you may be able to contribute an additional $3,000 to your IRA. For more information, see *Catch-up contributions in certain employer bankruptcies* in Pub. 590.

Note. Rollovers, Roth IRA conversions, and repayments of qualified hurricane and reservists

Financially Guaranteed DRC #	Constructed Under DRC #	Size	Type of Improvement	Location	From	To	Construction Certification: Private Inspector	Private P.E.	City Cnst Engineer
		5'	PCC Sidewalk (south side only)	Monte Sur Ave.	Patronales Ct.	Lot 14, Blk L	/	/	/
		5'	PCC Sidewalk (both sides remaining)	Monte Sur Ave.	Montes Dr.	Lot 7/8, Blk K	/	/	/
		5'	PCC Sidewalk (4)	Cono Sur Rd.	Concha y Toro Dr.	Patronales Ct.	/	/	/
		5'	PCC Sidewalk (4)	Estampa Rd.	Concha y Toro Dr.	Patronales Ct.	/	/	/
		5'	PCC Sidewalk (4) (west side)	Concha y Toro Dr.	Lapostolle Ave.	Monte Sur Ave.	/	/	/
		5'	PCC Sidewalk (east side)	Concha y Toro Dr.	Lapostolle Ave.	Monte Sur Ave.	/	/	/
		5'	PCC Sidewalk (west side only)	Patronales Ct.	Lapostolle Ave.	Monte Sur Ave.	/	/	/
		5'	PCC Sidewalk (4) (east side only)	Patronales Ct.	Lapostolle Ave.	Monte Sur Ave.	/	/	/
		5'	PCC Sidewalk (both sides)	Patronales Ct.	Monte Sur Ave.	Derickson Ave.	/	/	/
		5'	PCC Sidewalk (west side only)	Montgras Dr.	Santa Monica Ave.	Lapostolle Ave.	/	/	/
		5'	PCC Sidewalk (4) (both sides remaining)	Montgras Dr.	Santa Monica Ave.	Monte Sur Ave.	/	/	/
		5'	PCC Sidewalk (both sides)	Los Vascos Ave.	Montgras Dr.	Lot 7/8, Blk L	/	/	/
		5'	PCC Sidewalk (north side only)	Santa Monica Ave.	Montes Dr.	Lot 1/17, Blk M	/	/	/

(rev. 9-20-05)

2007

Department of the Treasury
Internal Revenue Service

Instructions for Form 8606

Nondeductible IRAs

Section references are to the Internal Revenue Code unless otherwise noted.

General Instructions

What's New

Modified AGI limit for Roth IRA contributions increased. You can contribute to a Roth IRA for 2007 only if your 2007 modified adjusted gross income (AGI) for Roth IRA purposes is less than:

- $166,000 if married filing jointly or qualifying widow(er),
- $114,000 if single, head of household, or married filing separately and you did not live with your spouse at any time in 2007, or
- $10,000 if married filing separately and you lived with your spouse at any time in 2007.

See *Roth IRAs* on page 2.

Qualified health savings account (HSA) funding distribution. You can elect to make a one-time direct trustee-to-trustee transfer from your IRA (other than a SIMPLE IRA or a SEP IRA) to your HSA. The maximum amount you can transfer is the maximum HSA contribution limit for the year. Generally, the amount transferred is not included in your income and the additional 10% tax on early distributions does not apply. See Pub. 969, Health Savings Accounts and Other Tax-Favored Health Plans, for details.

Catch-up contributions in certain employer bankruptcies. If you participated in a 401(k) plan and the employer who maintained the plan filed for bankruptcy in an earlier year, you may be able to contribute an additional $3,000 to your IRA. See Pub. 590, Individual Retirement Arrangements (IRAs), for details.

Purpose of Form

Use Form 8606 to report:

- Nondeductible contributions you made to traditional IRAs,
- Distributions from traditional, SEP, or SIMPLE IRAs, if you have ever made nondeductible contributions to traditional IRAs,
- Distributions from Roth IRAs, and
- Conversions from traditional, SEP, or SIMPLE IRAs to Roth IRAs.

Additional information. See Pub. 590, for more details.

TIP *If you received distributions from a traditional, SEP, or SIMPLE IRA in 2007 and you have never made nondeductible contributions to traditional IRAs, do not report the distributions on Form 8606. Instead, see the instructions for Form 1040, lines 15a and 15b; Form 1040A, lines 11a and 11b; or Form 1040NR, lines 16a and 16b. Also, to find out if any of your contributions to traditional IRAs are deductible, see the instructions for Form 1040, line 32; Form 1040A, line 17; or Form 1040NR, line 31.*

Who Must File

File Form 8606 if any of the following apply.

- You made nondeductible contributions to a traditional IRA for 2007, including a repayment of a reservist distribution.
- You received distributions from a traditional, SEP, or SIMPLE IRA in 2007 and your basis in traditional IRAs is more than zero. For this purpose, a distribution does not include a rollover, qualified charitable distribution, a one-time distribution to fund an HSA, conversion, recharacterization, or return of certain contributions.
- You converted an amount from a traditional, SEP, or SIMPLE IRA to a Roth IRA in 2007 (unless you recharacterized the entire conversion—see page 3).
- You received distributions from a Roth IRA in 2007 (other than a rollover, recharacterization, or return of certain contributions—see page 6).
- You made a repayment of a qualified hurricane distribution that is attributable to previously nondeductible contributions.

Note. If you recharacterized a 2007 Roth IRA contribution as a traditional IRA contribution, or vice versa, treat the contribution as having been made to the second IRA, not the first IRA. See page 3.

TIP *You do not have to file Form 8606 solely to report regular contributions to Roth IRAs. But see* What Records Must I Keep? *on page 5.*

When and Where To File

File Form 8606 with your 2007 Form 1040, 1040A, or 1040NR. If you are not required to file an income tax return but are required to file Form 8606, sign Form 8606 and send it to the Internal Revenue Service at the same time and place you would otherwise file Form 1040, 1040A, or 1040NR.

Definitions

Deemed IRAs

A qualified employer plan (retirement plan) can maintain a separate account or annuity under the plan (a deemed IRA) to receive voluntary employee contributions. If in 2007 you had a deemed IRA, use the rules for either a traditional IRA or a Roth IRA depending on which type it was. See Pub. 590 for more details.

Traditional IRAs

For purposes of Form 8606, a traditional IRA is an individual retirement account or an individual retirement annuity other than a SEP, SIMPLE, or Roth IRA.

Contributions. An overall contribution limit applies to traditional IRAs and Roth IRAs. See *Overall Contribution Limit for Traditional and Roth IRAs* that begins on page 2. Contributions to a traditional IRA may be fully deductible, partially deductible, or completely nondeductible.

Basis. Your basis in traditional IRAs is the total of all your nondeductible contributions to traditional IRAs minus the total of all your nontaxable distributions, adjusted if necessary (see the instructions for line 2 on page 5). Keep track of your basis to figure the nontaxable part of your future distributions.

SEP IRAs

A simplified employee pension (SEP) is an employer-sponsored plan under which an employer can make contributions to traditional IRAs for its employees. If you make contributions to that IRA (excluding employer contributions you make if you are self-employed), they are treated as contributions to a traditional IRA and may be deductible or nondeductible. SEP IRA distributions are reported in the same manner as traditional IRA distributions.

Financially Guaranteed DRC #	Constructed Under DRC #	Size	Type of Improvement	Location	From	To	Construction Certification: Private Inspector	Private P.E.	City Cnst Engineer
		5'	PCC Sidewalk (south side only)	Derickson Ave.	Montes Dr.	Lot 7/8, Blk K	/	/	/
		8"	Waterline	Lapostolle Ave.	Montes Dr.	Concha y Toro Dr.	/	/	/
		6"	Waterline	Lapostolle Ave.	Concha y Toro Dr.	Montgras Dr.	/	/	/
		6"	Waterline	Cono Sur Rd.	Concha y Toro Dr.	Patronales Ct.	/	/	/
		6"	Waterline	Estampa Rd.	Concha y Toro Dr.	Patronales Ct.	/	/	/
		8"	Waterline	Monte Sur Ave.	Montes Dr.	Concha y Toro Dr.	/	/	/
		6"	Waterline	Monte Sur Ave.	Concha y Toro Dr.	Lot 7/8, Blk K	/	/	/
		8"	Waterline	Concha y Toro Dr.	Lapostolle Ave.	Monte Sur Ave.	/	/	/
		6"	Waterline	Patronales Ct.	Lapostolle Ave.	Derickson Ave.	/	/	/
		8"	Waterline	Montgras Dr.	Santa Monica Dr.	Los Vascos Ave.	/	/	/
		6"	Waterline	Montgras Dr.	Los Vascos Ave.	Monte Sur Ave.	/	/	/
		8"	Waterline	Los Vascos Ave.	Montgras Dr.	Lot 7/8, Blk L	/	/	/
		2"	Temporary Water Meter (irrigation)	Tract P, Blk J			/	/	/
							/	/	/
		8"	Sanitary Sewer	Lapostolle Ave.	Montes Dr.	Montgras Dr.	/	/	/

Part II 2007 Conversions From Traditional, SEP, or SIMPLE IRAs to Roth IRAs

Complete this part if you converted part or all of your traditional, SEP, and SIMPLE IRAs to a Roth IRA in 2007 (excluding any portion you recharacterized).

Caution: *If your modified adjusted gross income is over $100,000* **or** *you are married filing separately and you lived with your spouse at any time in 2007, you* **cannot** *convert any amount from traditional, SEP, or SIMPLE IRAs to Roth IRAs for 2007. If you erroneously made a conversion, you must recharacterize (correct) it (see page 6 of the instructions).*

16	If you completed Part I, enter the amount from line 8. Otherwise, enter the net amount you converted from traditional, SEP, and SIMPLE IRAs to Roth IRAs in 2007. **Do not** include amounts you later recharacterized back to traditional, SEP, or SIMPLE IRAs in 2007 or 2008 (see page 6 of the instructions)	16	
17	If you completed Part I, enter the amount from line 11. Otherwise, enter your basis in the amount on line 16 (see page 6 of the instructions)	17	
18	**Taxable amount.** Subtract line 17 from line 16. Also include this amount on Form 1040, line 15b; Form 1040A, line 11b; or Form 1040NR, line 16b	18	

Part III Distributions From Roth IRAs

Complete this part only if you took a distribution from a Roth IRA in 2007. For this purpose, a distribution does not include a rollover, qualified charitable distribution, one-time distribution to fund an HSA, recharacterization, or return of certain contributions (see page 6 of the instructions).

19	Enter your total nonqualified distributions from Roth IRAs in 2007 including any qualified first-time homebuyer distributions (see page 6 of the instructions)	19	
20	Qualified first-time homebuyer expenses (see page 7 of the instructions). **Do not** enter more than $10,000	20	
21	Subtract line 20 from line 19. If zero or less, enter -0- and skip lines 22 through 25	21	
22	Enter your basis in Roth IRA contributions (see page 7 of the instructions)	22	
23	Subtract line 22 from line 21. If zero or less, enter -0- and skip lines 24 and 25. If more than zero, you may be subject to an additional tax (see page 7 of the instructions)	23	
24	Enter your basis in Roth IRA conversions (see page 7 of the instructions)	24	
25	**Taxable amount.** Subtract line 24 from line 23. If zero or less, enter -0-. Also include this amount on Form 1040, line 15b; Form 1040A, line 11b; or Form 1040NR, line 16b	25	

Sign Here Only If You Are Filing This Form by Itself and Not With Your Tax Return

Under penalties of perjury, I declare that I have examined this form, including accompanying attachments, and to the best of my knowledge and belief, it is true, correct, and complete.

Your signature ▶ Date ▶

Paid Preparer's Use Only

Preparer's signature ▶	Date	Check if self-employed ☐	Preparer's SSN or PTIN
Firm's name (or yours if self-employed), address, and ZIP code ▶		EIN	
		Phone no. ( )	

		8"	Sanitary Sewer	Cono Sur Rd.	Concha y Toro Dr.	Patronales Ct.	/	/	/
		8"	Sanitary Sewer	Estampa Rd.	Concha y Toro Dr.	Patronales Ct.	/	/	/

(rev. 9-20-05)

Financially Guaranteed DRC #	Constructed Under DRC #	Size	Type of Improvement	Location	From	To	Construction Certification: Private Inspector	Private P.E.	City Cnst Engineer
		8"	Sanitary Sewer	Monte Sur Ave.	Montes Dr.	Lot 7/8, Blk K	/	/	/
		8"	Sanitary Sewer	Concha y Toro Dr.	Lapostolle Ave.	Monte Sur Ave.	/	/	/
		8"	Sanitary Sewer	Patronales Ct.	Lot 14, Blk J	Cono Sur Rd.	/	/	/
		8"	Sanitary Sewer	Patronales Ct.	Lot 19, Blk J	Lot 25, Blk J	/	/	/
		8"	Sanitary Sewer	Montgras Dr.	Lot 1, Blk M	Monte Sur Ave.	/	/	/
		8"	Sanitary Sewer	Los Vascos Ave.	Montgras Dr.	Lot 7/8, Blk L	/	/	/
		42"	Storm Drain	Monte Sur Ave.	Montes Dr.	Concha y Toro Dr.	/	/	/
		36"	Storm Drain	Monte Sur Ave.	Concha y Toro Dr.	Montgras Dr.	/	/	/
		18"	Storm Drain	Monte Sur Ave.	Montgras Dr.	Lot 9/10, Blk K	/	/	/
		36"	Storm Drain	Montgras Dr.	Monte Sur Ave.	Los Vascos Ave.	/	/	/
		36"	Storm Drain	Los Vascos Ave.	Montgras Dr.	Lot 7/8, Blk L	/	/	/

J. Severability. If any part of this Agreement is held to be illegal, invalid or unenforceable, such holding will not affect the legality, validity or enforceability of any other part of this Agreement as long as the remainder of the Agreement is reasonably capable of completion.

K. 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. Any changes to this Agreement shall be reduced to writing and signed by both parties.

L. Wording Not Changed. The wording of this form has been approved by the City Legal Department. No changes to the form wording will be binding on the City unless the changes are approved in writing and in advance by the City Legal Department.

M. Signatures Required. This Agreement is not binding on the City until all signatures required herein have been obtained. The date of this Agreement will be the date it is signed by the City's Chief Administrative Officer.

N. Run with the Property. This Agreement shall be binding upon developer's Property, its successors and assigns and shall run with title to the Property.

CITY OF ALBUQUERQUE:

_____
Bruce J. Perlman, Ph.D.
Chief Administrative Officer
Date:_____

Approved:

_____
Director, Parks & Recreation Dept.
Date: _____

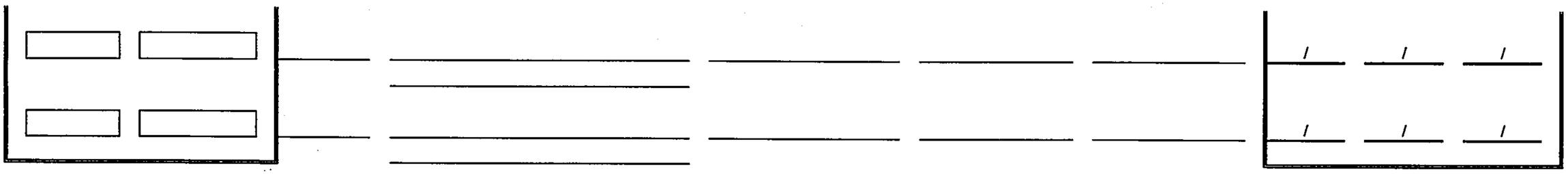
OWNER/DEVELOPER: New Mexico School for the Blind & Visually Impaired

By: _____
Name: Linda Lyle
Title: Superintendent
Date: _____
Telephone (505) 268-9506

CITY'S NOTARY

STATE OF NEW MEXICO)
) ss
COUNTY OF BERNALILLO)

The foregoing instrument was acknowledged before me this _____day of _____, 20__ by Bruce J. Perlman, Ph.D., Chief Administrative Officer for the City of Albuquerque, New Mexico, a municipal corporation, on behalf of the corporation.



My Commission Expires:

_____ _____

Notary Public

OWNER/DEVELOPER NOTARY

STATE OF NEW MEXICO)
) ss
COUNTY OF BERNALILLO)

The foregoing instrument was acknowledged before me this _____ day of _____, 2008 by Linda Lyle, Superintendent of New Mexico School for the Blind & Visually Impaired.

My Commission Expires:

_____ _____

Notary Public

EXHIBITS A (Streetscape Plan) and B (Waiver) attached

UNIT THREE

Financially Guaranteed DRC #	Constructed Under DRC #	Size	Type of Improvement	Location	From	To	Construction Certification: Private Inspector	Private P.E.	City Cnst Engineer
		28' FF	Residential Paving (w/parallel parking)	Los Vascos Ave.	Lot 7/8, Blk L	Ventisouero Loop	/	/	/
		26' FF	Residential Paving (w/parallel parking)	Monte Sur Ave.	Lot 7/8, Blk K	Tarapaca Dr.	/	/	/
		28' FF	Residential Paving	Los Robles Rd.	Canepa Dr.	Ventisquero Loop	/	/	/
		28' FF	Residential Paving	Canepa Dr.	Monte Sur Ave.	South Terminus Canepa Dr. Stub-St	/	/	/
		28' FF	Residential Paving	Tarapaca Dr.	Los Vascos Ave.	Derickson Ave.	/	/	/
		36' FF	Major Local Paving	Ventisquero Loop	Santa Monica Ave.	Los Robles Rd.	/	/	/
		32' FF	Major Local Paving	Ventisquero Loop	Los Robles Rd.	Los Vascos Ave.	/	/	/
		32' FF	Residential Paving (w/ parking)	Ventisquero Loop	Los Vascos Ave. (clockwise)	Lots 49/50, Blk P	/	/	/
		28' FF	Residential Paving (w/ parking)	Ventisquero Loop	Lots 49/50, Blk P (clockwise)	Los Vascos Ave.	/	/	/
		STD/MOUNT	Curb & Gutter	Los Vascos Ave.	Lot 7/8, Blk L	Ventisquero Loop	/	/	/
		STD/MOUNT	Curb & Gutter	Monte Sur Ave.	Lot 7/8, Blk K	Tarapaca Dr.	/	/	/
		STD/MOUNT	Curb & Gutter	Los Robles Rd.	Canepa Dr.	Ventisquero Loop	/	/	/
		STD/MOUNT	Curb & Gutter	Canepa Dr.	Monte Sur Ave.	South Terminus Canepa Dr. Stub-St	/	/	/

(rev. 9-20-05)

J. Severability. If any part of this Agreement is held to be illegal, invalid or unenforceable, such holding will not affect the legality, validity or enforceability of any other part of this Agreement as long as the remainder of the Agreement is reasonably capable of completion.

K. 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. Any changes to this Agreement shall be reduced to writing and signed by both parties.

L. Wording Not Changed. The wording of this form has been approved by the City Legal Department. No changes to the form wording will be binding on the City unless the changes are approved in writing and in advance by the City Legal Department.

M. Signatures Required. This Agreement is not binding on the City until all signatures required herein have been obtained. The date of this Agreement will be the date it is signed by the City's Chief Administrative Officer.

N. Run with the Property. This Agreement shall be binding upon developer's Property, its successors and assigns and shall run with title to the Property.

CITY OF ALBUQUERQUE:

_____
Bruce J. Perlman, Ph.D.
Chief Administrative Officer
Date:_____

OWNER/DEVELOPER:
New Mexico School for the Blind & Visually Impaired

By: _____
Name: _____
Title: _____
Date: _____
Telephone_____

Approved:

_____
Director, Parks & Recreation Dept.
Date: _____

CITY'S NOTARY

STATE OF NEW MEXICO)
) ss
COUNTY OF BERNALILLO)

The foregoing instrument was acknowledged before me this _____day of _____, 20__ by Bruce J. Perlman, Ph.D., Chief Administrative Officer for the City of Albuquerque, New Mexico, a municipal corporation, on behalf of the corporation.

Financially Guaranteed DRC #	Constructed Under DRC #	Size	Type of Improvement	Location	From	To	Construction Certification: Private Inspector	Private P.E.	City Cnst Engineer
		STD/MOUNT	Curb & Gutter	Tarapaca Dr.	Los Vascos Ave.	Derickson Ave.	/	/	/
		STD/MOUNT	Curb & Gutter	Ventisquero Loop	Santa Monica Ave.	End of loop at Los Vascos Ave.	/	/	/
							/	/	/
		5'	PCC Sidewalk	Santa Monica Ave.	Lot 1/17, Blk M	Louisiana Blvd.	/	/	/
		5'	PCC Sidewalk	Derickson Ave.	Lot 7/8, Blk K	Louisiana Blvd.	/	/	/
		5'	PCC Sidewalk (south side)	Monte Sur Ave.	Lot 7/8, Blk K	Tarapaca Dr.	/	/	/
		5'	PCC Sidewalk (4) (north side)	Monte Sur Ave.	Lot 7/8, Blk K	Tarapaca Dr.	/	/	/
		5'	PCC Sidewalk (north side)	Los Vascos Ave.	Lot 7/8, Blk K	Ventisquero Loop	/	/	/
		5'	PCC Sidewalk (south side)	Los Vascos Ave.	Lot 9/10, Blk M	Canepa Dr.	/	/	/
		5'	PCC Sidewalk (4) (south side)	Los Vascos Ave.	Canepa Dr.	Ventisquero Loop	/	/	/
		5'	PCC Sidewalk (4) (both sides)	Los Robles Rd.	Canepa Dr.	Ventisquero Loop	/	/	/
		5'	PCC Sidewalk (east side)	Canepa Dr.	Los Vascos Ave.	South terminus stub street	/	/	/
		5'	PCC Sidewalk (4) (both sides remaining)	Canepa Dr.	Los Vascos Ave.	South terminus stub street	/	/	/

Financially Guaranteed DRC #	Constructed Under DRC #	Size	Type of Improvement	Location	From	To	Construction Certification: Private Inspector	Private P.E.	City Cnst Engineer
		5'	PCC Sidewalk (west side)	Tarapaca Dr.	Derickson Ave.	Monte Sur Ave.	/	/	/
		5'	PCC Sidewalk (both sides remaining)	Tarapaca Dr.	Derickson Ave.	Los Vascos Ave.	/	/	/
		6'	PCC Sidewalk (west side)	Ventisquero Loop	Santa Monica Ave.	Los Robles Rd.	/	/	/
		6'	PCC Sidewalk (4) (east side)	Ventisquero Loop	Santa Monica Ave.	Los Robles Rd.	/	/	/
		5'	PCC Sidewalk (east side)	Ventisquero Loop	Los Vascos Ave. (clockwise)	Lot 16/Tract R	/	/	/
		5'	PCC Sidewalk (6' behind parking) (south side)	Ventisquero Loop	NW Corner Lot 1, Blk Q	NE Corner Lot 4, Blk Q	/	/	/
		5'	PCC Sidewalk (4) (both sides remaining)	Ventisquero Loop	Los Vascos Ave. (clockwise)	Lot 53/Tract S	/	/	/
		5'	PCC Sidewalk (6' behind parking) (both sides)	Ventisquero Loop	Lot 53/Tract S (clockwise)	Los Vascos Ave.	/	/	/
		5'	PCC Sidewalk (west side)	Ventisquero Loop	Los Robles Rd.	Los Vascos Ave.	/	/	/
		5'	PCC Sidewalk (4) (east side)	Ventisquero Loop	Los Robles Rd.	Los Vascos Ave.	/	/	/
		4'	PCC Sidewalk (west side)	Louisiana Blvd. (to match exst 4' sdwk at exst driveway to be removed)	Tract S	~100' north	/	/	/
							/	/	/
							/	/	/

Financially Guaranteed DRC #	Constructed Under DRC #	Size	Type of Improvement	Location	From	To	Construction Certification: Private Inspector	Private P.E.	City Cnst Engineer
		24"	Storm Drain	Tract S	Ventisquero Loop	Tract U	/	/	/
		30"	Storm Drain	Ventisquero Loop	Lot 1, Blk Q	Los Vascos Ave.	/	/	/
		36"	Storm Drain	Los Vascos Ave.	Lot 7/8, Blk L	Ventisouero Loop	/	/	/
		8"	Waterline	Los Vascos Ave.	Lot 7/8, Blk L	Tarapaca Dr.	/	/	/
		6"	Waterline	Los Vascos Ave.	Tarapaca Dr.	Ventisquero Loop	/	/	/
		6"	Waterline	Monte Sur Ave.	Lot 7/8, Blk K	Tarapaca Dr.	/	/	/
		6"	Waterline	Los Robles Rd.	Canepa Dr.	Ventisquero Loop	/	/	/
		6"	Waterline	Canepa Dr.	Monte Sur Ave.	South terminus stub street	/	/	/
		8"	Waterline	Tarapaca Dr.	Los Vascos Ave.	Derickson Ave.	/	/	/
		6"	Waterline	Ventisquero Loop	Santa Monica Ave.	Los Vascos Ave.	/	/	/
		6"	Waterline	Ventisquero Loop	Los Vascos Ave.	End of loop	/	/	/
		2"	Non-potable irrigation meter	Louisiana Blvd.	Tract S		/	/	/
							/	/	/
							/	/	/

(rev. 9-20-05)

Financially Guaranteed DRC #	Constructed Under DRC #	Size	Type of Improvement	Location	From	To	Construction Certification: Private Inspector	Private P.E.	City Cnst Engineer
		8"	Sanitary Sewer	Monte Sur Ave.	Lot 7/8, Blk K	Tarapaca Dr.	/	/	/
		8"	Sanitary Sewer	Los Vascos Ave.	Lot 7/8, Blk L	Ventisquero Loop	/	/	/
		8"	Sanitary Sewer	Los Robles Rd.	Canepa Dr.	Ventisquero Loop	/	/	/
		8"	Sanitary Sewer	Canepa Dr.	Monte Sur Ave.	Lot 8, Blk N stub street	/	/	/
		8"	Sanitary Sewer	Canepa Dr.	Los Vascos Ave.	South terminus stub street	/	/	/
		8"	Sanitary Sewer	Tarapaca Dr.	Lot 9, Blk. P	Lot 1, Blk P	/	/	/
		8"	Sanitary Sewer	Ventisquero Loop	Lot 62, Blk P	Los Vascos Ave.	/	/	/
		8"	Sanitary Sewer	Ventisquero Loop	Los Vascos Ave.	through loop	/	/	/
							/	/	/
							/	/	/
							/	/	/
							/	/	/
							/	/	/
							/	/	/

(rev. 9-20-05)

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

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

Approval of Creditable Items:	Approval of Creditable Items:
Impact Fee Administrator Signature Date	City User Dept. Signature Date

NOTES

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

Street lights per City requirements.

1. Grading and Drainage Certification required per DPM (prior to release of financial guarantees) to include private retaining walls as defined on the approved grading plan.
2. All water to include fire hydrants, valves, and appurtenances per DPM.
3. All storm drains to incliude catch basins, manholes, connector pipes, and other appurtenances per DPM and final DRC approved plans. .
   Storm drain sizes and location are approximate and subject to change per final DRC determination.
4. Sidewalks deferred where noted.
5. Residential lighting per DPM.
6. Perimeter walls per DRB.
7. Streetscape Agreement.
8. On-site private non-potable distribution irrigation line
9.
10.

AGENT / OWNER

Fred C. Arfman
NAME (print)

Isaacson & Arfman, P.A.
FIRM

SIGNATURE - date

DEVELOPMENT REVIEW BOARD MEMBER APPROVALS

DRB CHAIR - date

TRANSPORTATION DEVELOPMENT - date

UTILITY DEVELOPMENT - date

CITY ENGINEER - date

PARKS & GENERAL RECREATION - date

AMAFCA - date

_____ - date

_____ - date

DESIGN REVIEW COMMITTEE REVISIONS

REVISION	DATE	DRC CHAIR	USER DEPARTMENT	AGENT /OWNER

INSTRUCTIONS:

1. **Fill in form**
2. **Attach copy of invoices.**
3. **Fax to: Bob Brown @ (800) 765-0785**

From the Desk of: Scott Mc Gee
Isaacson & Arfman Engineering
128 Monroe St NE
Albuquerque, NM 87108-1247

Please accept the following account(s) for collection: BUSINESS ACCOUNTS - less than 151 days old at 20%. Accounts exceeding 151 days but less than 366 days old, 25%, and accounts exceeding 366 days or return mail, disconnected telephones are collected at 33 1/3%. INTERNATIONAL ACCOUNTS - 40%. CONSUMER ACCOUNTS - 33 1/3% (No matter the age of the account) No collection, no charge .

DEBTOR: _____ PHONE: _____

CONTACT: _____ FAX: _____

ADD: _____

CITY: _____ ST: _____ ZIP: _____

DATE OF LAST SALE: _____ **AMOUNT OWED: $** _____

COMMENTS: _____

DEBTOR: _____ **PHONE:** _____

CONTACT: _____ **FAX:** _____

ADD: _____

CITY: _____ ST: _____ ZIP: _____

DATE OF LAST SALE: _____ **AMOUNT OWED: $** _____

COMMENTS: _____

AUTHORIZED BY: ***Scott Mc Gee*** ***Phone:5052688828 Fax: 5052682632***

FAX TO: ROBERT W. BROWN (800) 765-0785

Morgan, Stone & Associates

Commercial Collections **Domestic & International**

1005 Veterans Memorial Blvd., Suite 202 Kenner, Louisiana 70062
800-460-4599 FAX: 800-765-0785
E-mail: asso4951@bellsouth.net

Current DRC
Project Number:

FIGURE 12

Date Submitted: March 28, 2008
Date Site Plan Approved:
Date Preliminary Plat Approved:
Date Preliminary Plat Expires:
DRB Project No.:
DRB Application No.: 1003916

INFRASTRUCTURE LIST

(Rev. 9-20-05)

EXHIBIT "A"

TO SUBDIVISION IMPROVEMENTS AGREEMENT

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

MONTERRA DEL REY, UNITS 1-3
PROPOSED NAME OF PLAT

Blocks 18 & 19, Tract A, Unit A, North Albuquerque Acres
EXISTING LEGAL DESCRIPTION PRIOR TO PLATTING ACTION

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

UNIT ONE

Financially Guaranteed DRC #	Constructed Under DRC #	Size	Type of Improvement	Location	From	To	Construction Certification: Private Inspector	Private P.E.	City Cnst Engineer
		50' F-F	Major Local Paving w/ 10' Median	Montes Dr.	Santa Monica Ave.	Lapostolle Ave.	/	/	/
		50' F-F	Residential Paving w/Parallel Parking Pockets (west side) and 10' median	Montes Dr.	Lapostolle Ave.	Monte Sur Ave.	/	/	/
		50' F-F	Residential Paving w/ 10' Median	Montes Dr.	Monte Sur Ave.	Derickson Ave.	/	/	/
		28' F-F	Residential Paving w/ Parking Pockets	Bramlett Dr.	Lapostolle Ave.	Monte Sur Ave.	/	/	/
		28' F-F	Residential Paving	Lapostolle Ave.	Montes Dr.	Bramlett Dr.	/	/	/
		32' F-F	Residential Paving	Lapostolle Ave.	Bramlett Dr.	West terminus stub street	/	/	/
		28' F-F	Residential Paving	Monte Sur Ave.	Montes Dr.	Bramlett Dr.	/	/	/
		32' F-F	Residential Paving	Monte Sur Ave.	Bramlett Dr.	West terminus stub street	/	/	/

Financially Guaranteed DRC #	Constructed Under DRC #	Size	Type of Improvement	Location	From	To	Construction Certification: Private Inspector	Private P.E.	City Cnst Engineer
		STD/MOUNT	Curb & Gutter	Montes Dr.	Derickson Ave.	Santa Monica Ave.	/	/	/
		MEDIAN	Curb & Gutter	Montes Dr.	Derickson Ave.	Santa Monica Ave.	/	/	/
		STD/MOUNT	Curb & Gutter	Bramlett Dr.	Lapostolle Ave.	Monte Sur Ave.	/	/	/
		STD/MOUNT	Curb & Gutter	Lapostolle Ave.	Montes Dr.	San Pedro Blvd.	/	/	/
		STD/MOUNT	Curb & Gutter	Montes Dr.	Derickson Ave.	Santa Monica Ave.	/	/	/
		5'	PCC Sidewalk (west side only)	Montes Dr.	Lapostolle Ave.	Monte Sur Ave.	/	/	/
		5'	PCC Sidewalk (4) (both sides)	Bramlett Dr.	Lapostolle Ave.	Monte Sur Ave.	/	/	/
		5'	PCC Sidewalk (4) (both sides)	Lapostolle Ave.	Montes Dr.	Bramlett Dr.	/	/	/
		5'	PCC Sidewalk (4) (both sides)	Monte Sur Ave.	Montes Dr.	Bramlett Dr.	/	/	/
		5'	PCC Sidewalk (4) (east side only)	Montes Dr.	Monte Sur Ave.	Lapostolle Ave.	/	/	/
		5'	PCC Sidewalk (both sides)	Montes Dr.	Derickson Ave.	Monte Sur Ave.	/	/	/
		5'	PCC Sidewalk (both sides)	Montes Dr.	Santa Monica Ave.	Lapostolle Ave.	/	/	/
		6'	PCC Sidewalk (at end of perpendicular parking)	Bramlett Dr.	Lapostolle Ave.	Monte Sur Ave.	/	/	/

Financially Guaranteed DRC #	Constructed Under DRC #	Size	Type of Improvement	Location	From	To	Construction Certification: Private Inspector	Private P.E.	City Cnst Engineer
		5'	PCC Sidewalk (north side only)	Santa Monica Ave.	Montes Dr.	San Pedro Blvd.	/	/	/
		5'	PCC Sidewalk (east side only)	San Pedro Blvd.	Santa Monica Ave.	Derickson Ave.	/	/	/
		5'	PCC Sidewalk (south side only)	Derickson Ave.	San Pedro Blvd.	Montes Dr.	/	/	/
		5'	PCC Sidewalk (4) (north side only)	Monte Sur Ave.	Bramlett Dr.	West terminus stub street	/	/	/
		5'	PCC Sidewalk (4) (south side only)	Lapostolle Ave.	Bramlett Dr.	West terminus stub street	/	/	/
							/	/	/
		6"	Waterline	Montes Dr.	Santa Monica Ave.	Derickson Ave.	/	/	/
		6"	Waterline	Lapostolle Ave.	Montes Dr.	West terminus stub street	/	/	/
		6"	Waterline	Bramlett Dr.	Lapostolle Ave.	Monte Sur Ave.	/	/	/
		6"	Waterline	Monte Sur Ave.	Montes Dr.	West terminus stub street	/	/	/
		2"	Temporary Water Meter for landscaping	Tract A, Blk B			/	/	/
							/	/	/
							/	/	/

Financially Guaranteed DRC #	Constructed Under DRC #	Size	Type of Improvement	Location	From	To	Construction Certification: Private Inspector	Private P.E.	City Cnst Engineer
		8"	Sanitary Sewer	Lapostolle Ave.	Montes Dr.	West terminus stub street	/	/	/
		8"	Sanitary Sewer	Bramlett Dr.	Lapostolle Ave.	Monte Sur Ave.	/	/	/
		8"	Sanitary Sewer	Monte Sur Ave.	Montes Dr.	San Pedro Blvd.	/	/	/
							/	/	/
							/	/	/
		42"	Storm Drain	Derickson Ave.	San Pedro Blvd.	Montes Dr.	/	/	/
		42"	Storm Drain	Montes Dr.	exst cattle guard inlet Derickson Ave.	Monte Sur Ave.	/	/	/
		42"	Storm Drain	San Pedro Blvd.	Monte Sur stub street	Exst Storm Drain (80'± North)	/	/	/
		30"	Storm Drain	Monte Sur stub street	San Pedro Blvd.	West terminus stub street	/	/	/
							/	/	/
			Perimeter Walls				/	/	/
							/	/	/
							/	/	/

(rev. 9-20-05)

UNIT TWO

Financially Guaranteed DRC #	Constructed Under DRC #	Size	Type of Improvement	Location	From	To	Construction Certification: Private Inspector	Private P.E.	City Cnst Engineer
		28' FF	Residential Paving	Lapostolle Ave.	Montes Dr.	Concha y Toro Dr.	/	/	/
		26' FF	Residential Paving w/Parallel Parking Pockets	Lapostolle Ave.	Concha y Toro Dr.	Montgras Dr.	/	/	/
		24' FF	Residential Paving w/Parallel Parking Pockets	Cono Sur Rd.	Concha y Toro Dr.	Patronales Ct.	/	/	/
		24' FF	Residential Paving w/Parallel Parking Pockets	Estampa Rd.	Concha y Toro Dr.	Patronales Ct.	/	/	/
		26' FF	Residential Paving w/Parallel Parking Pockets	Monte Sur Ave.	Montes Dr.	Lot 7/8, Blk K	/	/	/
		28' FF	Residential Paving	Concha y Toro Dr.	Lapostolle Ave.	Monte Sur Ave.	/	/	/
		32' FF	Residential Paving	Patronales Ct.	Lapostolle Ave.	Monte Sur Ave.	/	/	/
		28' FF	Residential Paving	Patronales Ct.	Monte Sur Ave.	Derickson Ave.	/	/	/
		28' FF	Residential Paving	Montgras Dr.	Santa Monica Ave.	Monte Sur Ave.	/	/	/
		28' FF	Residential Paving w/Parallel Parking Pockets	Los Vascos Ave.	Montgras Dr.	Lot 7/8, Blk L	/	/	/
		22'	Alleyway	Tract E	Concha y Toro Dr.	Patronales Ct.	/	/	/
		22'	Alleyway	Tract F	Concha y Toro Dr.	Patronales Ct.	/	/	/
		22'	Alleyway	Tract G	Concha y Toro Dr.	Patronales Ct.	/	/	/

Financially Guaranteed DRC #	Constructed Under DRC #	Size	Type of Improvement	Location	From	To	Construction Certification: Private Inspector	Private P.E.	City Cnst Engineer
		STD/MOUNT	Curb & Gutter	Lapostolle Ave.	Montes Dr.	Montgras Dr.	/	/	/
		STD/MOUNT	Curb & Gutter	Cono Sur Rd.	Concha y Toro Dr.	Patronales Ct.	/	/	/
		STD/MOUNT	Curb & Gutter	Estampa Rd.	Concha y Toro Dr.	Patronales Ct.	/	/	/
		STD/MOUNT	Curb & Gutter	Monte Sur Ave.	Montes Dr.	Lot 7/8, Blk K	/	/	/
		STD/MOUNT	Curb & Gutter	Concha y Toro Dr.	Lapostolle Ave.	Monte Sur Ave.	/	/	/
		STD/MOUNT	Curb & Gutter	Patronales Ct.	Lapostolle Ave.	Derickson Ave.	/	/	/
		STD/MOUNT	Curb & Gutter	Montgras Dr.	Santa Monica Ave.	Monte Sur Ave.	/	/	/
		STD/MOUNT	Curb & Gutter	Los Vascos Ave.	Montgras Dr.	Lot 7/8, Blk L	/	/	/
		5'	PCC Sidewalk (east side only)	Montes Dr.	Lapostolle Ave.	Monte Sur Ave.	/	/	/
		5'	PCC Sidewalk (north side only)	Lapostolle Ave.	Montes Dr.	Concha y Toro Dr.	/	/	/
		5'	PCC Sidewalk (north side only)	Lapostolle Ave.	Patronales Ct.	Montgras Dr.	/	/	/
		5'	PCC Sidewalk (4) (both sides remaining)	Lapostolle Ave.	Montes Dr.	Montgras Dr.	/	/	/
		5'	PCC Sidewalk (south side only)	Monte Sur Ave.	Montes Dr.	Concha y Toro Dr.	/	/	/

Financially Guaranteed DRC #	Constructed Under DRC #	Size	Type of Improvement	Location	From	To	Construction Certification: Private Inspector	Private P.E.	City Cnst Engineer
		5'	PCC Sidewalk (south side only)	Monte Sur Ave.	Patronales Ct.	Lot 14, Blk L	/	/	/
		5'	PCC Sidewalk (both sides remaining)	Monte Sur Ave.	Montes Dr.	Lot 7/8, Blk K	/	/	/
		5'	PCC Sidewalk (4)	Cono Sur Rd.	Concha y Toro Dr.	Patronales Ct.	/	/	/
		5'	PCC Sidewalk (4)	Estampa Rd.	Concha y Toro Dr.	Patronales Ct.	/	/	/
		5'	PCC Sidewalk (4) (west side)	Concha y Toro Dr.	Lapostolle Ave.	Monte Sur Ave.	/	/	/
		5'	PCC Sidewalk (east side)	Concha y Toro Dr.	Lapostolle Ave.	Monte Sur Ave.	/	/	/
		5'	PCC Sidewalk (west side only)	Patronales Ct.	Lapostolle Ave.	Monte Sur Ave.	/	/	/
		5'	PCC Sidewalk (4) (east side only)	Patronales Ct.	Lapostolle Ave.	Monte Sur Ave.	/	/	/
		5'	PCC Sidewalk (both sides)	Patronales Ct.	Monte Sur Ave.	Derickson Ave.	/	/	/
		5'	PCC Sidewalk (west side only)	Montgras Dr.	Santa Monica Ave.	Lapostolle Ave.	/	/	/
		5'	PCC Sidewalk (4) (both sides remaining)	Montgras Dr.	Santa Monica Ave.	Monte Sur Ave.	/	/	/
		5'	PCC Sidewalk (both sides)	Los Vascos Ave.	Montgras Dr.	Lot 7/8, Blk L	/	/	/
		5'	PCC Sidewalk (north side only)	Santa Monica Ave.	Montes Dr.	Lot 1/17, Blk M	/	/	/

Financially Guaranteed DRC #	Constructed Under DRC #	Size	Type of Improvement	Location	From	To	Construction Certification: Private Inspector	Private P.E.	City Cnst Engineer
		5'	PCC Sidewalk (south side only)	Derickson Ave.	Montes Dr.	Lot 7/8, Blk K	/	/	/
		6"	Waterline	Lapostolle Ave.	Montes Dr.	Montgras Dr.	/	/	/
		6"	Waterline	Cono Sur Rd.	Concha y Toro Dr.	Patronales Ct.	/	/	/
		6"	Waterline	Estampa Rd.	Concha y Toro Dr.	Patronales Ct.	/	/	/
		6"	Waterline	Monte Sur Ave.	Montes Dr.	Lot 7/8, Blk K	/	/	/
		6"	Waterline	Concha y Toro Dr.	Lapostolle Ave.	Monte Sur Ave.	/	/	/
		6"	Waterline	Patronales Ct.	Lapostolle Ave.	Derickson Ave.	/	/	/
		6"	Waterline	Montgras Dr.	Santa Monica Dr.	Monte Sur Ave.	/	/	/
		6"	Waterline	Los Vascos Ave.	Montgras Dr.	Lot 7/8, Blk L	/	/	/
		2"	Temporary Water Meter (irrigation)	Tract P, Blk J			/	/	/
		8"	Sanitary Sewer	Lapostolle Ave.	Montes Dr.	Montgras Dr.	/	/	/
		8"	Sanitary Sewer	Cono Sur Rd.	Concha y Toro Dr.	Patronales Ct.	/	/	/
		8"	Sanitary Sewer	Estampa Rd.	Concha y Toro Dr.	Patronales Ct.	/	/	/

Financially Guaranteed DRC #	Constructed Under DRC #	Size	Type of Improvement	Location	From	To	Construction Certification: Private Inspector	Private P.E.	City Cnst Engineer
		8"	Sanitary Sewer	Monte Sur Ave.	Montes Dr.	Lot 7/8, Blk K	/	/	/
		8"	Sanitary Sewer	Concha y Toro Dr.	Lapostolle Ave.	Monte Sur Ave.	/	/	/
		8"	Sanitary Sewer	Patronales Ct.	Lot 14, Blk J	Cono Sur Rd.	/	/	/
		8"	Sanitary Sewer	Patronales Ct.	Lot 19, Blk J	Lot 25, Blk J	/	/	/
		8"	Sanitary Sewer	Montgras Dr.	Lot 1, Blk M	Monte Sur Ave.	/	/	/
		8"	Sanitary Sewer	Los Vascos Ave.	Montgras Dr.	Lot 7/8, Blk L	/	/	/
		42"	Storm Drain	Monte Sur Ave.	Montes Dr.	Concha y Toro Dr.	/	/	/
		36"	Storm Drain	Monte Sur Ave.	Concha y Toro Dr.	Montgras Dr.	/	/	/
		18"	Storm Drain	Monte Sur Ave.	Montgras Dr.	Lot 9/10, Blk K	/	/	/
		36"	Storm Drain	Montgras Dr.	Monte Sur Ave.	Los Vascos Ave.	/	/	/
		36"	Storm Drain	Los Vascos Ave.	Montgras Dr.	Lot 7/8, Blk L	/	/	/
							/	/	/
							/	/	/

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UNIT THREE

Financially Guaranteed DRC #	Constructed Under DRC #	Size	Type of Improvement	Location	From	To	Construction Certification: Private Inspector	Private P.E.	City Cnst Engineer
		28' FF	Residential Paving (w/parallel parking)	Los Vascos Ave.	Lot 7/8, Blk L	Ventisouero Loop	/	/	/
		26' FF	Residential Paving (w/parallel parking)	Monte Sur Ave.	Lot 7/8, Blk K	Tarapaca Dr.	/	/	/
		28' FF	Residential Paving	Los Robles Rd.	Canepa Dr.	Ventisquero Loop	/	/	/
		28' FF	Residential Paving	Canepa Dr.	Monte Sur Ave.	South Terminus Canepa Dr. Stub-St	/	/	/
		28' FF	Residential Paving	Tarapaca Dr.	Los Vascos Ave.	Derickson Ave.	/	/	/
		36' FF	Major Local Paving	Ventisquero Loop	Santa Monica Ave.	Los Robles Rd.	/	/	/
		32' FF	Major Local Paving	Ventisquero Loop	Los Robles Rd.	Los Vascos Ave.	/	/	/
		32' FF	Residential Paving (w/ parking)	Ventisquero Loop	Los Vascos Ave. (clockwise)	Lots 49/50, Blk P	/	/	/
		28' FF	Residential Paving (w/ parking)	Ventisquero Loop	Lots 49/50, Blk P (clockwise)	Los Vascos Ave.	/	/	/
		STD/MOUNT	Curb & Gutter	Los Vascos Ave.	Lot 7/8, Blk L	Ventisquero Loop	/	/	/
		STD/MOUNT	Curb & Gutter	Monte Sur Ave.	Lot 7/8, Blk K	Tarapaca Dr.	/	/	/
		STD/MOUNT	Curb & Gutter	Los Robles Rd.	Canepa Dr.	Ventisquero Loop	/	/	/
		STD/MOUNT	Curb & Gutter	Canepa Dr.	Monte Sur Ave.	South Terminus Canepa Dr. Stub-St	/	/	/

Financially Guaranteed DRC #	Constructed Under DRC #	Size	Type of Improvement	Location	From	To	Construction Certification: Private Inspector	Private P.E.	City Cnst Engineer
		STD/MOUNT	Curb & Gutter	Tarapaca Dr.	Los Vascos Ave.	Derickson Ave.	/	/	/
		STD/MOUNT	Curb & Gutter	Ventisquero Loop	Santa Monica Ave.	End of loop at Los Vascos Ave.	/	/	/
							/	/	/
		5'	PCC Sidewalk	Santa Monica Ave.	Lot 1/17, Blk M	Louisiana Blvd.	/	/	/
		5'	PCC Sidewalk	Derickson Ave.	Lot 7/8, Blk K	Louisiana Blvd.	/	/	/
		5'	PCC Sidewalk (south side)	Monte Sur Ave.	Lot 7/8, Blk K	Tarapaca Dr.	/	/	/
		5'	PCC Sidewalk (4) (north side)	Monte Sur Ave.	Lot 7/8, Blk K	Tarapaca Dr.	/	/	/
		5'	PCC Sidewalk (north side)	Los Vascos Ave.	Lot 7/8, Blk K	Ventisquero Loop	/	/	/
		5'	PCC Sidewalk (south side)	Los Vascos Ave.	Lot 9/10, Blk M	Canepa Dr.	/	/	/
		5'	PCC Sidewalk (4) (south side)	Los Vascos Ave.	Canepa Dr.	Ventisquero Loop	/	/	/
		5'	PCC Sidewalk (4) (both sides)	Los Robles Rd.	Canepa Dr.	Ventisquero Loop	/	/	/
		5'	PCC Sidewalk (east side)	Canepa Dr.	Los Vascos Ave.	South terminus stub street	/	/	/
		5'	PCC Sidewalk (4) (both sides remaining)	Canepa Dr.	Los Vascos Ave.	South terminus stub street	/	/	/

Financially Guaranteed DRC #	Constructed Under DRC #	Size	Type of Improvement	Location	From	To	Construction Certification: Private Inspector	Private P.E.	City Cnst Engineer
		5'	PCC Sidewalk (west side)	Tarapaca Dr.	Derickson Ave.	Monte Sur Ave.	/	/	/
		5'	PCC Sidewalk (both sides remaining)	Tarapaca Dr.	Derickson Ave.	Los Vascos Ave.	/	/	/
		6'	PCC Sidewalk (west side)	Ventisquero Loop	Santa Monica Ave.	Los Robles Rd.	/	/	/
		6'	PCC Sidewalk (4) (east side)	Ventisquero Loop	Santa Monica Ave.	Los Robles Rd.	/	/	/
		5'	PCC Sidewalk (east side)	Ventisquero Loop	Los Vascos Ave. (clockwise)	Lot 16/Tract R	/	/	/
		5'	PCC Sidewalk (6' behind parking) (south side)	Ventisquero Loop	NW Corner Lot 1, Blk Q	NE Corner Lot 4, Blk Q	/	/	/
		5'	PCC Sidewalk (4) (both sides remaining)	Ventisquero Loop	Los Vascos Ave. (clockwise)	Lot 53/Tract S	/	/	/
		5'	PCC Sidewalk (6' behind parking) (both sides)	Ventisquero Loop	Lot 53/Tract S (clockwise)	Los Vascos Ave.	/	/	/
		5'	PCC Sidewalk (west side)	Ventisquero Loop	Los Robles Rd.	Los Vascos Ave.	/	/	/
		5'	PCC Sidewalk (4) (east side)	Ventisquero Loop	Los Robles Rd.	Los Vascos Ave.	/	/	/
		4'	PCC Sidewalk (west side)	Louisiana Blvd. (to match exst 4' sdwk at exst driveway to be removed)	Tract S	~100' north	/	/	/
							/	/	/
							/	/	/

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Financially Guaranteed DRC #	Constructed Under DRC #	Size	Type of Improvement	Location	From	To	Construction Certification: Private Inspector	Private P.E.	City Cnst Engineer
		24"	Storm Drain	Tract S	Ventisquero Loop	Tract U	/	/	/
		36"	Storm Drain	Ventisquero Loop	Lot 1, Blk Q	Los Vascos Ave.	/	/	/
		36"	Storm Drain	Los Vascos Ave.	Lot 7/8, Blk L	Ventisouero Loop	/	/	/
		6"	Waterline	Los Vascos Ave.	Lot 7/8, Blk L	Ventisquero Loop	/	/	/
		6"	Waterline	Monte Sur Ave.	Lot 7/8, Blk K	Tarapaca Dr.	/	/	/
		6"	Waterline	Los Robles Rd.	Canepa Dr.	Ventisquero Loop	/	/	/
		6"	Waterline	Canepa Dr.	Monte Sur Ave.	South terminus stub street	/	/	/
		6"	Waterline	Tarapaca Dr.	Los Vascos Ave.	Derickson Ave.	/	/	/
		6"	Waterline	Ventisquero Loop	Santa Monica Ave.	Los Vascos Ave.	/	/	/
		6"	Waterline	Ventisquero Loop	Los Vascos Ave.	End of loop	/	/	/
		2"	Non-potable irriagtion meter	Louisiana Blvd.	Tract S		/	/	/
							/	/	/
							/	/	/

Financially Guaranteed DRC #	Constructed Under DRC #	Size	Type of Improvement	Location	From	To	Construction Certification: Private Inspector	Private P.E.	City Cnst Engineer
		8"	Sanitary Sewer	Monte Sur Ave.	Lot 7/8, Blk K	Tarapaca Dr.	/	/	/
		8"	Sanitary Sewer	Los Vascos Ave.	Lot 7/8, Blk L	Ventisquero Loop	/	/	/
		8"	Sanitary Sewer	Los Robles Rd.	Canepa Dr.	Ventisquero Loop	/	/	/
		8"	Sanitary Sewer	Canepa Dr.	Monte Sur Ave.	Lot 8, Blk N stub street	/	/	/
		8"	Sanitary Sewer	Canepa Dr.	Los Vascos Ave.	South terminus stub street	/	/	/
		8"	Sanitary Sewer	Tarapaca Dr.	Lot 9, Blk. P	Lot 1, Blk P	/	/	/
		8"	Sanitary Sewer	Ventisquero Loop	Lot 62, Blk P	Los Vascos Ave.	/	/	/
		8"	Sanitary Sewer	Ventisquero Loop	Los Vascos Ave.	through loop	/	/	/
							/	/	/
							/	/	/
							/	/	/
							/	/	/
							/	/	/
							/	/	/

(rev. 9-20-05)

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

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

Approval of Creditable Items:		Approval of Creditable Items:	
Impact Fee Administrator Signature	Date	City User Dept. Signature	Date

NOTES

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

Street lights per City requirements.

1. Grading and Drainage Certification required per DPM (prior to release of financial guarantees) to include private retaining walls as defined on the approved grading plan.
2. All water to include fire hydrants, valves, and appurtenances per DPM.
3. All storm drains to include catch basins, manholes, connector pipes, and other appurtenances per DPM and final DRC approved plans. .
   Storm drain sizes and location are approximate and subject to change per final DRC determination.
4. Sidewalks deferred where noted.
5. Residential lighting per DPM.
6. Perimeter walls per DRB.
7.
8.
9.

AGENT / OWNER

Fred C. Arfman
NAME (print)

Isaacson & Arfman, P.A.
FIRM

Fred C. Arfman
SIGNATURE - date
03-28-08

DEVELOPMENT REVIEW BOARD MEMBER APPROVALS

DRB CHAIR - date

PARKS & GENERAL RECREATION - date

TRANSPORTATION DEVELOPMENT - date

AMAFCA - date

UTILITY DEVELOPMENT - date

_____ - date

CITY ENGINEER - date

_____ - date

DESIGN REVIEW COMMITTEE REVISIONS

REVISION	DATE	DRC CHAIR	USER DEPARTMENT	AGENT /OWNER

Current DRC
Project Number:

FIGURE 12

Date Submitted: March 7, 2008
Date Site Plan Approved:
Date Preliminary Plat Approved:
Date Preliminary Plat Expires:
DRB Project No.:
DRB Application No.:

INFRASTRUCTURE LIST

(Rev. 9-20-05)

EXHIBIT "A"

TO SUBDIVISION IMPROVEMENTS AGREEMENT

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

MONTERRA DEL REY, UNITS 1-3
PROPOSED NAME OF PLAT

Blocks 18 & 19, Tract A, Unit A, North Albuquerque Acres
EXISTING LEGAL DESCRIPTION PRIOR TO PLATTING ACTION

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

UNIT ONE

Financially Guaranteed DRC #	Constructed Under DRC #	Size	Type of Improvement	Location	From	To	Construction Certification: Private Inspector	Private P.E.	City Cnst Engineer
		53' F-F	Residential Paving w/ 10' Median	Montes Dr.	Santa Monica Ave.	Lapostolle Ave.	/	/	/
		51' F-F	Residential Paving w/Parallel Parking Pockets (west side) and 10' median	Montes Dr.	Lapostolle Ave.	Monte Sur Ave.	/	/	/
		53' F-F	Residential Paving w/ 10' Median	Montes Dr.	Monte Sur Ave.	Derickson Ave.	/	/	/
		36' F-F	Residential Paving w/ Parallel Parking Pockets	Bramlett Dr.	Lapostolle Ave.	Monte Sur Ave.	/	/	/
		28' F-F	Residential Paving	Lapostolle Ave.	Montes Dr.	Bramlett Dr.	/	/	/
		32' F-F	Residential Paving	Lapostolle Ave.	Bramlett Dr.	West terminus stub street	/	/	/
		28' F-F	Residential Paving	Monte Sur Ave.	Montes Dr.	Bramlett Dr.	/	/	/
		32' F-F	Residential Paving	Monte Sur Ave.	Bramlett Dr.	West terminus stub street	/	/	/

Financially Guaranteed DRC #	Constructed Under DRC #	Size	Type of Improvement	Location	From	To	Construction Certification: Private Inspector	Private P.E.	City Cnst Engineer
		STD/MOUNT	Curb & Gutter	Montes Dr.	Derickson Ave.	Santa Monica Ave.	/	/	/
		MEDIAN	Curb & Gutter	Montes Dr.	Derickson Ave.	Santa Monica Ave.	/	/	/
		STD/MOUNT	Curb & Gutter	Bramlett Dr.	Lapostolle Ave.	Monte Sur Ave.	/	/	/
		STD/MOUNT	Curb & Gutter	Lapostolle Ave.	Montes Dr.	San Pedro Blvd.	/	/	/
		STD/MOUNT	Curb & Gutter	Montes Dr.	Derickson Ave.	Santa Monica Ave.	/	/	/
		5'	PCC Sidewalk (west side only)	Montes Dr.	Lapostolle Ave.	Monte Sur Ave.	/	/	/
		5'	PCC Sidewalk (4) (both sides)	Bramlett Dr.	Lapostolle Ave.	Monte Sur Ave.	/	/	/
		5'	PCC Sidewalk (4) (both sides)	Lapostolle Ave.	Montes Dr.	San Pedro Blvd.	/	/	/
		5'	PCC Sidewalk (4) (both sides)	Monte Sur Ave.	Montes Dr.	San Pedro Blvd.	/	/	/
		5'	PCC Sidewalk (4) (east side only)	Montes Dr.	Derickson Ave.	Santa Monica Ave.	/	/	/
		5'	PCC Sidewalk (both sides)	Montes Dr.	Derickson Ave.	Monte Sur Ave.	/	/	/
		5'	PCC Sidewalk (both sides)	Montes Dr.	Santa Monica Ave.	Lapostolle Ave.	/	/	/
		6'	PCC Sidewalk (4) (at end of pocket parking)	Bramlett Dr.	Lapostolle Ave.	Monte Sur Ave.	/	/	/

Financially Guaranteed DRC #	Constructed Under DRC #	Size	Type of Improvement	Location	From	To	Construction Certification: Private Inspector	Private P.E.	City Cnst Engineer
		5'	PCC Sidewalk (north side only)	Santa Monica Ave.	Montes Dr.	San Pedro Blvd.	/	/	/
		5'	PCC Sidewalk (east side only)	San Pedro Blvd.	Santa Monica Ave.	Derickson Ave.	/	/	/
		5'	PCC Sidewalk (south side only)	Derickson Ave.	San Pedro Blvd.	Montes Dr.	/	/	/
							/	/	/
							/	/	/
							/	/	/
		6"	Waterline	Montes Dr.	Santa Monica Ave.	Derickson Ave.	/	/	/
		6"	Waterline	Lapostolle Ave.	Montes Dr.	West terminus stub street	/	/	/
		6"	Waterline	Bramlett Dr.	Lapostolle Ave.	Monte Sur Ave.	/	/	/
		6"	Waterline	Monte Sur Ave.	Montes Dr.	San Pedro Blvd.	/	/	/
		2"	Temporary Water Meter for landscaping	Tract A, Blk B			/	/	/
							/	/	/
							/	/	/

Financially Guaranteed DRC #	Constructed Under DRC #	Size	Type of Improvement	Location	From	To	Construction Certification: Private Inspector	Private P.E.	City Cnst Engineer
		8"	Sanitary Sewer	Lapostolle Ave.	Montes Dr.	West terminus stub street	/	/	/
		8"	Sanitary Sewer	Bramlett Dr.	Lapostolle Ave.	Monte Sur Ave.	/	/	/
		8"	Sanitary Sewer	Monte Sur Ave.	Montes Dr.	San Pedro Blvd.	/	/	/
							/	/	/
							/	/	/
		42"	Storm Drain	Derickson Ave.	San Pedro Blvd.	Montes Dr.	/	/	/
		42"	Storm Drain	Montes Dr.	Derickson Ave.	Monte Sur Ave.	/	/	/
		42"	Storm Drain	San Pedro Blvd.	Monte Sur stub street	Exst Storm Drain (80'± North)	/	/	/
		36"	Storm Drain	Monte Sur stub street	San Pedro Blvd.	West terminus stub street	/	/	/
							/	/	/
			Perimeter Walls				/	/	/
							/	/	/
							/	/	/

(rev. 9-20-05)

UNIT TWO

Financially Guaranteed DRC #	Constructed Under DRC #	Size	Type of Improvement	Location	From	To	Construction Certification: Private Inspector	Private P.E.	City Cnst Engineer
		28' FF	Residential Paving	Lapostolle Ave.	Montes Dr.	Concha y Toro Dr.	/	/	/
		26' FF	Residential Paving w/Parallel Parking Pockets	Lapostolle Ave.	Concha y Toro Dr.	Montgras Dr.	/	/	/
		24' FF	Residential Paving w/Parallel Parking Pockets	Cono Sur Rd.	Concha y Toro Dr.	Patronales Dr.	/	/	/
		24' FF	Residential Paving w/Parallel Parking Pockets	Estampa Rd.	Concha y Toro Dr.	Patronales Dr.	/	/	/
		26' FF	Residential Paving w/Parallel Parking Pockets	Monte Sur Ave.	Montes Dr.	Lot 7/8, Blk K	/	/	/
		28' FF	Residential Paving	Concha y Toro Dr.	Lapostolle Ave.	Monte Sur Ave.	/	/	/
		32' FF	Residential Paving	Patronales Dr.	Lapostolle Ave.	Monte Sur Ave.	/	/	/
		28' FF	Residential Paving	Patronales Dr.	Monte Sur Ave.	Derickson Ave.	/	/	/
		28' FF	Residential Paving	Montgras Dr.	Santa Monica Ave.	Monte Sur Ave.	/	/	/
		28' FF	Residential Paving w/Parallel Parking Pockets	Los Vascos Ave.	Montgras Dr.	Lot 7/8, Blk L	/	/	/
		24'	Alleyway	Tract E	Concha y Toro Dr.	Patronales Dr.	/	/	/
		24'	Alleyway	Tract F	Concha y Toro Dr.	Patronales Dr.	/	/	/
		24'	Alleyway	Tract G	Concha y Toro Dr.	Patronales Dr.	/	/	/

(rev. 9-20-05)

Financially Guaranteed DRC #	Constructed Under DRC #	Size	Type of Improvement	Location	From	To	Construction Certification: Private Inspector	Private P.E.	City Cnst Engineer
		STD/MOUNT	Curb & Gutter	Lapostolle Ave.	Montes Dr.	Montgras Dr.	/	/	/
		STD/MOUNT	Curb & Gutter	Cono Sur Rd.	Concha y Toro Dr.	Patronales Dr.	/	/	/
		STD/MOUNT	Curb & Gutter	Estampa Rd.	Concha y Toro Dr.	Patronales Dr.	/	/	/
		STD/MOUNT	Curb & Gutter	Monte Sur Ave.	Montes Dr.	Lot 7/8, Blk K	/	/	/
		STD/MOUNT	Curb & Gutter	Concha y Toro Dr.	Lapostolle Ave.	Monte Sur Ave.	/	/	/
		STD/MOUNT	Curb & Gutter	Patronales Dr.	Lapostolle Ave.	Derickson Ave.	/	/	/
		STD/MOUNT	Curb & Gutter	Montgras Dr.	Santa Monica Ave.	Monte Sur Ave.	/	/	/
		STD/MOUNT	Curb & Gutter	Los Varcos Ave.	Montgras Dr.	Lot 7/8, Blk L	/	/	/
		5'	PCC Sidewalk (east side only)	Montes Dr.	Santa Monica Ave.	Derickson Ave.	/	/	/
		5'	PCC Sidewalk (north side only)	Lapostolle Ave.	Montes Dr.	Concha y Toro Dr.	/	/	/
		5'	PCC Sidewalk (north side only)	Lapostolle Ave.	Patronales Dr.	Montgras Dr.	/	/	/
		5'	PCC Sidewalk (4) (both sides remaining)	Lapostolle Ave.	Montes Dr.	Montgras Dr.	/	/	/
		5'	PCC Sidewalk (south side only)	Monte Sur Ave.	Montes Dr.	Concha y Toro Dr.	/	/	/

Financially Guaranteed DRC #	Constructed Under DRC #	Size	Type of Improvement	Location	From	To	Construction Certification: Private Inspector	Private P.E.	City Cnst Engineer
		5'	PCC Sidewalk (south side only)	Monte Sur Ave.	Patronales Dr.	Lot 14, Blk L	/	/	/
		5'	PCC Sidewalk (both sides remaining)	Monte Sur Ave.	Montes Dr.	Lot 7/8, Blk K	/	/	/
		5'	PCC Sidewalk (4) (both sides remaining)	Cono Sur Rd.	Concha y Toro Dr.	Patronales Dr.	/	/	/
		5'	PCC Sidewalk (4) (both sides remaining)	Estampa Rd.	Concha y Toro Dr.	Patronales Dr.	/	/	/
		5'	PCC Sidewalk (4) (west side)	Concha y Toro Dr.	Lapostolle Ave.	Monte Sur Ave.	/	/	/
		5'	PCC Sidewalk (east side)	Concha y Toro Dr.	Lapostolle Ave.	Monte Sur Ave.	/	/	/
		5'	PCC Sidewalk (west side only)	Patronales Dr.	Lapostolle Ave.	Monte Sur Ave.	/	/	/
		5'	PCC Sidewalk (4) (east side only)	Patronales Dr.	Lapostolle Ave.	Monte Sur Ave.	/	/	/
		5'	PCC Sidewalk (both sides)	Patronales Dr.	Monte Sur Ave.	Derickson Ave.	/	/	/
		5'	PCC Sidewalk (west side only)	Montgras Dr.	Santa Monica Ave.	Lapostolle Ave.	/	/	/
		5'	PCC Sidewalk (4) (both sides remaining)	Montgras Dr.	Santa Monica Ave.	Monte Sur Ave.	/	/	/
		5'	PCC Sidewalk (both sides)	Los Vascos Ave.	Montgras Dr.	Lot 7/8, Blk L	/	/	/
		5'	PCC Sidewalk (north side only)	Santa Monica Ave.	Montes Dr.	Lot 1/17, Blk M	/	/	/

Financially Guaranteed DRC #	Constructed Under DRC #	Size	Type of Improvement	Location	From	To	Construction Certification: Private Inspector	Private P.E.	City Cnst Engineer
		5'	PCC Sidewalk (south side only)	Derickson Ave.	Montes Dr.	Lot 7/8, Blk K	/	/	/
		6"	Waterline	Lapostolle Ave.	Montes Dr.	Montgras Dr.	/	/	/
		6"	Waterline	Cono Sur Rd.	Concha y Toro Dr.	Patronales Dr.	/	/	/
		6"	Waterline	Estampa Rd.	Concha y Toro Dr.	Patronales Dr.	/	/	/
		6"	Waterline	Monte Sur Ave.	Montes Dr.	Lot 7/8, Blk K	/	/	/
		6"	Waterline	Concha y Toro Dr.	Lapostolle Ave.	Monte Sur Ave.	/	/	/
		6"	Waterline	Patronales Dr.	Lapostolle Ave.	Derickson Ave.	/	/	/
		6"	Waterline	Montegras Dr.	Santa Monica Dr.	Monte Sur Ave.	/	/	/
		6"	Waterline	Los Vascos Ave.	Montegras Dr.	Lot 7/8, Blk L	/	/	/
		2"	Temporary Water Meter (irrigation)	Tract P, Blk J			/	/	/
		8"	Sanitary Sewer	Lapostolle Ave.	Montes Dr.	Montgras Dr.	/	/	/
		8"	Sanitary Sewer	Cono Sur Rd.	Concha y Toro Dr.	Patronales Dr.	/	/	/
		8"	Sanitary Sewer	Estampa Rd.	Concha y Toro Dr.	Patronales Dr.	/	/	/

Financially Guaranteed DRC #	Constructed Under DRC #	Size	Type of Improvement	Location	From	To	Construction Certification: Private Inspector	Private P.E.	City Cnst Engineer
		8"	Sanitary Sewer	Monte Sur Ave.	Montes Dr.	Lot 7/8, Blk K	/	/	/
		8"	Sanitary Sewer	Concha y Toro Dr.	Lapostolle Ave.	Monte Sur Ave.	/	/	/
		8"	Sanitary Sewer	Patronales Dr.	Lapostolle Ave.	Lot 25, Blk J	/	/	/
		8"	Sanitary Sewer	Montgras Dr.	Lot 1, Blk M	Monte Sur Ave.	/	/	/
		8"	Sanitary Sewer	Los Vascos Ave.	Montgras Dr.	Lot 7/8, Blk L	/	/	/
		36"	Storm Drain	Monte Sur Ave.	Montes Dr.	Montgras Dr.	/	/	/
		18"	Storm Drain	Monte Sur Ave.	Montgras Dr.	Lot 9/10, Blk K	/	/	/
		36"	Storm Drain	Montgras Dr.	Monte Sur Ave.	Los Vascos Ave.	/	/	/
		36"	Storm Drain	Los Vascos Ave.	Montgras Dr.	Lot 7/8, Blk L	/	/	/
							/	/	/
							/	/	/
							/	/	/
							/	/	/

(rev. 9-20-05)

UNIT THREE

Financially Guaranteed DRC #	Constructed Under DRC #	Size	Type of Improvement	Location	From	To	Construction Certification: Private Inspector	Construction Certification: Private P.E.	Construction Certification: City Cnst Engineer
		28" FF	Residential Paving (w/parallel parking)	Los Vascos Ave.	Lot 7/8, Blk L	Ventisouero Loop	/	/	/
		26" FF	Residential Paving (w/parallel parking)	Monte Sur Ave.	Lot 7/8, Blk K	Tarapaca Dr.	/	/	/
		28" FF	Residential Paving	Los Robles Rd.	Canepa Dr.	Ventisouero Loop	/	/	/
		28" FF	Residential Paving	Canepa Dr.	Monte Sur Ave.	South Terminus Canepa Dr. Stub-St	/	/	/
		28" FF	Residential Paving	Tarapaca Dr.	Los Vascos Ave.	Derickson Ave.	/	/	/
		36" FF	Residential Paving	Ventisouero Loop	Santa Monica Ave.	Los Robles Rd.	/	/	/
		32' FF	Residential Paving	Ventisouero Loop	Los Robles Rd.	Los Vascos Ave.	/	/	/
		28" FF	Residential Paving (w/pocket parking)	Ventisouero Loop	Los Vascos Ave.	Los Vascos Ave.	/	/	/
		STD/MOUNT	Curb & Gutter	Los Vascos Ave.	Lot 7/8, Blk L	Ventisouero Loop	/	/	/
		STD/MOUNT	Curb & Gutter	Monte Sur Ave.	Lot 7/8, Blk K	Tarapaca Dr.	/	/	/
		STD/MOUNT	Curb & Gutter	Los Robles Rd.	Canepa Dr.	Ventisouero Loop	/	/	/
		STD/MOUNT	Curb & Gutter	Canepa Dr.	Monte Sur Ave.	South Terminus Canepa Dr. Stub-St	/	/	/
		STD/MOUNT	Curb & Gutter	Tarapaca Dr.	Los Vascos Ave.	Derickson Ave.	/	/	/

Financially Guaranteed DRC #	Constructed Under DRC #	Size	Type of Improvement	Location	From	To	Construction Certification: Private Inspector	Private P.E.	City Cnst Engineer
		STD/MOUNT	Curb & Gutter	Ventisouero Loop	Santa Monica Ave.	End of loop at Los Vascos Ave.	/	/	/
							/	/	/
							/	/	/
		5'	PCC Sidewalk	Santa Monica Ave.	Lot 1/17, Blk M	Louisiana Blvd.	/	/	/
		5'	PCC Sidewalk	Derickson Ave.	Lot 7/8, Blk K	Louisiana Blvd.	/	/	/
		5'	PCC Sidewalk (south side)	Monte Sur Ave.	Lot 7/8, Blk K	Tarapaca Dr.	/	/	/
		5'	PCC Sidewalk (4) (north side)	Monte Sur Ave.	Lot 7/8, Blk K	Tarapaca Dr.	/	/	/
		5'	PCC Sidewalk (north side)	Los Vascos Ave.	Lot 7/8, Blk K	Ventisouero Loop	/	/	/
		5'	PCC Sidewalk (south side)	Los Vascos Ave.	Lot 9/10, Blk M	Canepa Dr.	/	/	/
		5'	PCC Sidewalk (4) (south side)	Los Vascos Ave.	Canepa Dr.	Ventisouero Loop	/	/	/
		5'	PCC Sidewalk (4) (both sides)	Los Robles Rd.	Canepa Dr.	Ventisouero Loop	/	/	/
		5'	PCC Sidewalk (east side)	Canepa Dr.	Los Vascos Ave.	south terminus stub street	/	/	/
		5'	PCC Sidewalk (4) (both sides remaining)	Canepa Dr.	Los Vascos Ave.	south terminus stub street	/	/	/

Financially Guaranteed DRC #	Constructed Under DRC #	Size	Type of Improvement	Location	From	To	Construction Certification: Private Inspector	Private P.E.	City Cnst Engineer
		5'	PCC Sidewalk (west side)	Tarapaca Dr.	Derickson Ave.	Monte Sur Ave.	/	/	/
		5'	PCC Sidewalk (both sides remaining)	Tarapaca Dr.	Derickson Ave.	Los Vascos Ave.	/	/	/
		5'	PCC Sidewalk (west side)	Ventisouero Loop	Santa Monica Ave.	Los Vascos Ave.	/	/	/
		5'	PCC Sidewalk (4) (east side)	Ventisouero Loop	Santa Monica Ave.	Los Vascos Ave.	/	/	/
		5'	PCC Sidewalk (4) (both sides)	Ventisouero Loop	Los Vascos Ave.	Lot 53/Tract S	/	/	/
		5'	PCC Sidewalk	Ventisouero Loop	Lot 53/Tract S	Los Vascos Ave.	/	/	/
							/	/	/
							/	/	/
							/	/	/
		36"	Storm Drain	Los Vascos Ave.	Lot 7/8, Blk L	Ventisouero Loop	/	/	/
		24"	Storm Drain	Tract S	Ventisouero Loop	Tract U	/	/	/
							/	/	/
							/	/	/

Financially Guaranteed DRC #	Constructed Under DRC #	Size	Type of Improvement	Location	From	To	Construction Certification: Private Inspector	Private P.E.	City Cnst Engineer
		6"	Waterline	Los Vascos Ave.	Lot 7/8, Blk L	Ventisouero Loop	/	/	/
		6"	Waterline	Monte Sur Ave.	Lot 7/8, Blk K	Tarapaca Dr.	/	/	/
		6"	Waterline	Los Robles Rd.	Canepa Dr.	Ventisouero Loop	/	/	/
		6"	Waterline	Canepa Dr.	Monte Sur Ave.	south terminus stub street	/	/	/
		6"	Waterline	Tarapaca Dr.	Los Vascos Ave.	Derickson Ave.	/	/	/
		6"	Waterline	Ventisouero Loop	Santa Monica Ave.	Los Vascos Ave.	/	/	/
		6"	Waterline	Ventisouero Loop	Los Vascos Ave.	End of loop	/	/	/
		2"	Non-potable irriagtion meter	Louisiana Blvd.	Tract S		/	/	/
							/	/	/
							/	/	/
							/	/	/
							/	/	/
							/	/	/

(rev. 9-20-05)

Financially Guaranteed DRC #	Constructed Under DRC #	Size	Type of Improvement	Location	From	To	Construction Certification: Private Inspector	Construction Certification: Private P.E.	Construction Certification: City Cnst Engineer
		8"	Sanitary Sewer	Monte Sur Ave.	Lot 7/8, Blk K	Tarapaca Dr.	/	/	/
		8"	Sanitary Sewer	Los Vascos Ave.	Lot 7/8, Blk L	Ventisouero Loop	/	/	/
		8"	Sanitary Sewer	Los Robles Rd.	Canepa Dr.	Ventisouero Loop	/	/	/
		8"	Sanitary Sewer	Canepa Dr.	Monte Sur Ave.	south terminus stub street	/	/	/
		8"	Sanitary Sewer	Tarapaca Dr.	Los Vascos Ave.	Lot 1, Blk P	/	/	/
		8"	Sanitary Sewer	Ventisouero Loop	Lot 12, Blk P	Los Vascos Ave.	/	/	/
		8"	Sanitary Sewer	Ventisouero Loop	Los Vascos Ave.	through loop	/	/	/
							/	/	/
							/	/	/
							/	/	/
							/	/	/
							/	/	/
							/	/	/

(rev. 9-20-05)

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

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

Approval of Creditable Items:	Approval of Creditable Items:
Impact Fee Administrator Signature Date	City User Dept. Signature Date

NOTES

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

1. Grading and Drainage Certification required per DPM (prior to release of financial guarantees) to include private retaining walls as defined on the approved grading plan.
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3. All storm drains to include catch basins, manholes, connector pipes, and other appurtenances per DPM and final DRC approved plans. .
   Storm drain sizes and location are approximate and subject to change per final DRC determination.
4. Sidewalks deferred where noted.
5. Residential lighting per DPM.
6. Perimeter walls per DRB.
7.
8.
9.

AGENT / OWNER

Genevieve Donart
NAME (print)
Isaacson & Arfman, P.A.
FIRM
Genevieve Donart
SIGNATURE - date

DEVELOPMENT REVIEW BOARD MEMBER APPROVALS

DRB CHAIR - date

PARKS & GENERAL RECREATION - date

TRANSPORTATION DEVELOPMENT - date

AMAFCA - date

UTILITY DEVELOPMENT - date

_____ - date

CITY ENGINEER - date

_____ - date

DESIGN REVIEW COMMITTEE REVISIONS

REVISION	DATE	DRC CHAIR	USER DEPARTMENT	AGENT /OWNER

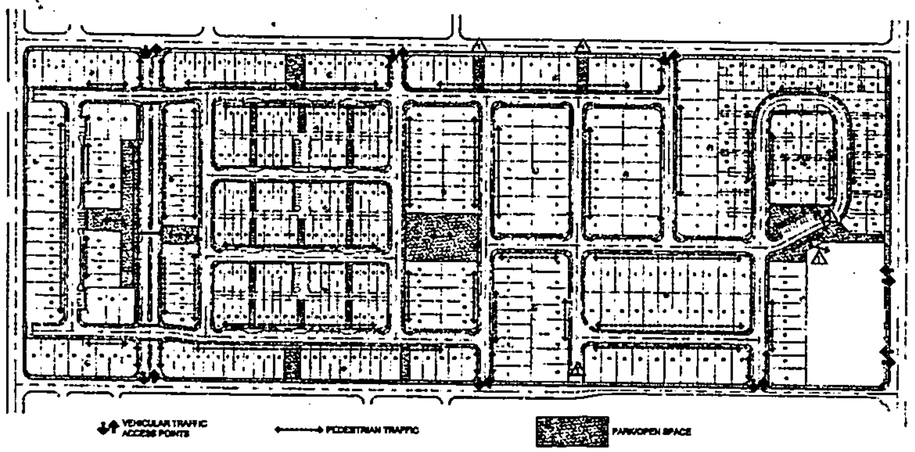


EXHIBIT A: VEHICULAR, PEDESTRIAN AND COMMON SPACE
(NOT TO SCALE)

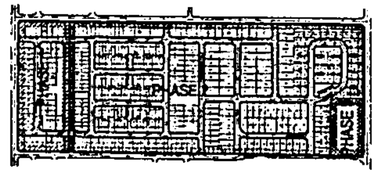


EXHIBIT 1A: PROJECT PHASING
(NOT TO SCALE)

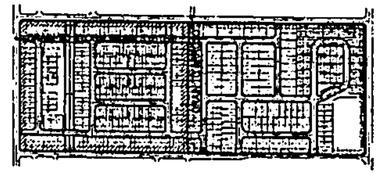
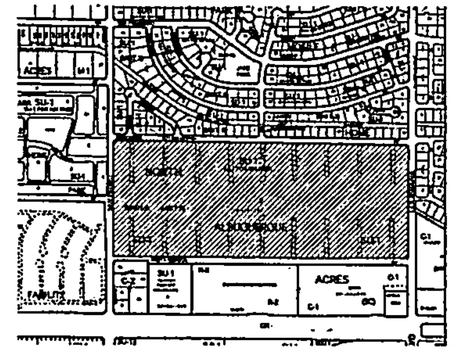


EXHIBIT 1B: STORM WATER MANAGEMENT
(NOT TO SCALE)



ZONE ATLAS: D-18-Z (NOT TO SCALE)

SUBDIVISION DATA

SITEPLAN AREA ..... 58.5209 AC
ZONE ATLAS NUMBER D-18-Z
NUMBER OF LOTS CREATED ..... 412 RESIDENTIAL LOTS
1 NEIGHBORHOOD COMMERCIAL
NUMBER OF TRACTS CREATED ..... 431 TRACTS
RIGHT-OF-WAY AREA DEDICATED TO CITY ..... approx. 15.49 AC
EXISTING ZONING ..... SU-1 FOR MH PARK
PROPOSED ZONING ..... SU-1 FOR PDA

LEGAL DESCRIPTION

TRACT A, UNIT A, BLOCK 18 AND BLOCK 19, NORTH ALBUQUERQUE ACRES CITY OF ALBUQUERQUE, BERNALILLO COUNTY, NEW MEXICO AND CONTAINING 58.5209 ACRES (MORE OR LESS).

KEYED NOTES

1. CONCRETE SIDEWALK (WIDTH VARIES)
2. CMU SITE WALL
3. CONCRETE SIDEWALK (5' WIDE)
4. UTILITY AND DRAINAGE EASMENT
5. ACCESSIBLE SIDEWALK RAMP, PER COA STANDARD DETAIL 2415
6. PERPINDICULAR PARKING (9'X20')
7. CONCRETE SIDEWALK (8' WIDE)
8. LANDSCAPED MEDIAN, SEE LANDSCAPE DRAWINGS FOR TYPICAL MEDIAN LANDSCAPE
9. LANDSCAPED COMMON AREAS AND PARKS SEE LANDSCAPE PLANS
10. PARALLEL PARKING, 8'-6" WIDE
11. 8' WIDE CROSS-WALK
12. ACCESS DRIVE ALLEY
13. LANDSCAPED BUMP-OUT
14. MONUMENT SIGN, SEE SHEET C802
15. WALL MOUNTED ENTRANCE SIGN, SIMILAR TO MONUMENT SIGN.
16. PEDESTRIAN ACCESS
17. CROSSWALK FOR ALLEY OR DRIVE COURT, 8' WIDTH DIFFERENTIATE PAVING.

SITE DEVELOPMENT PLAN FOR SUBDIVISION

The redevelopment of Monterra Del Rey will stress an innovative design providing a range of housing types that includes a mix of affordability and lifestyles. The overall goal is to crate a vibrant, sustainable community, encompassing the existing residents of the Del Rey Mobile Home Park and new families into a cohesive community environment. The emphasis will be placed on incorporating a diversity of housing product into a walkable and inclusive neighborhood consistent with environmentally sensitive design.

The Site:

The site consists of 58.52 acres as shown on Zone Atlas Number C-18-Z. This project proposes a total of 431 Tracts; 412 Tracts of residential lots of various sizes, 18 Tracts of landscaped common areas of various sizes and 1 Tract of neighborhood commercial of approximately 2.4 acres, conductive to a neighborhood environment. Approximately 15.49 acres of land will be dedicated to the City of Albuquerque as right of way area for roads and sidewalks to serve the community and surrounding neighborhoods. The existing zoning for the site is SU-1 for MH Park we are proposing changing the zoning to SU-1 for PDA.

Pedestrian Ingress & Egress:

Public sidewalks and trails will provide pedestrian connectivity within the site as well as to surrounding neighborhoods and businesses. Access to the neighborhood commercial portion of this project, from within the proposed site, will be limited to pedestrian access only. All sidewalks will have a minimum width of 8', and will include a landscaped parkway between the street and the sidewalk. Landscaped bump-outs are also provided at intersections throughout the site as a means of traffic calming and allowing for safe locations for pedestrians wanting to cross the street. See Exhibit 1 on Sheet A001. Landscaped breezeways abutting the site wall shall provide pedestrian and visual access, gates are acceptable, provided that they can be opened from either side.

Vehicular Ingress & Egress:

Vehicular access to the site is limited to six points into the site; 3 along Derickson on the north side of the site and 3 along Santa Monica on the south side of the site. There is no vehicular access to and from the residential portion of the site along San Pedro or Louisiana. Vehicular access to the neighborhood commercial portion of the site will be from Louisiana only; there will be no vehicular access to the neighborhood commercial site from within the residential portion of the project. See Exhibit 1 on Sheet A001.

Internal Circulation Requirements:

The internal circulation with primary access off of Santa Monica and Derickson meet the required street widths, radius and configurations and comply with the COA standards. An Entry Boulevard with landscaped median is provided at the western end of the site and is intended to be the primary access point into the newly developed neighborhood with additional secondary entrances further east from this point. Right-of-ways are designed with tree-lined sidewalks and landscaped bump-outs at intersections to encourage walkability within the site.

Phasing:

This project will be broken down into three phases (See Exhibit 1a on sheet A001):

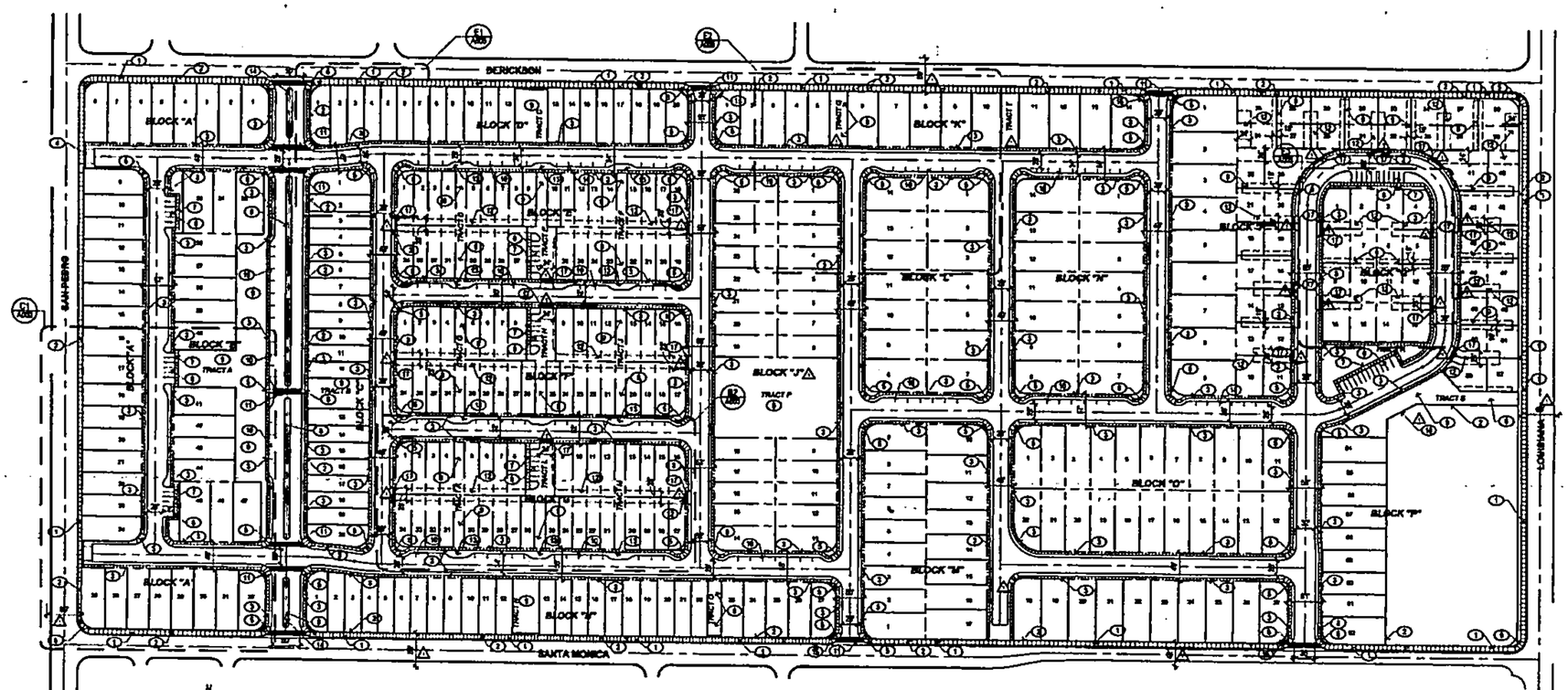
Phase 1 - Relocation and re-development of 8.39 acres designated Area 1 (Mobile Homes). This phase will begin with the relocation of any residents currently living at the western end of the site and then preparing the land and installing the infrastructure for the 47 residential lots to be constructed in Area 1. Once the land and infrastructure are in all remaining residents of the forest Del Rey Mobile Home Park will be relocated to the newly developed lots within Area 1.

Phase 2 - Redevelopment of the remaining 47.8 acres of residential lots. This phase will remove any existing infrastructure and or site utilities to be abandoned and then redevelop the site to the proposed configuration, including new infrastructure and grading newly developed residential lots and public common areas and parks associated with the residential portion of the site. (Area 2-5).

Phase 3 - Development of the 2.4 acres of the Neighborood Commercial portion of the site. This phase will finish the proposed plan of the Monterra Del Rey Neighborood by finding a user for the south-east portion with a use that is conductive to a neighborhood environment (Area 6).

Storm Water Management:

The site is broken down into two drainage basins the eastern half of the site will drain along Ray Street to the existing arroyo running just north of the site. The western half of the site will drain to the northwestern corner of the site and into the existing storm water drainage system. Both the existing storm water drainage system and the arroyo have the capacity necessary for the drainage of the site. See Exhibit 1b on Sheet A001.



ARCHITECTURAL SITE PLAN
1" = 100'

INDEX TO DRAWINGS

A001 SITE DEVELOPMENT PLAN FOR SUBDIVISION
A002 AREA BREAKDOWNS, ZONING REQUIREMENTS AND ARCHITECTURAL DESIGN STANDARDS
A003 ENLARGED AREA PLANS
L001 LANDSCAPE PLANS
L002 LANDSCAPE PLANS
C001 CONCEPTUAL GRADING AND DRAINAGE PLAN
COO2 OVERALL CONCEPTUAL UTILITY PLAN
COO3 TRAFFIC DISTRIBUTION MAP

PROJECT NUMBER: _____

Application Number : _____

This plan is consistent with the specific Site Development Plan approved by the Environmental Planning Commission (EPC), dated _____ and the Findings and Conditions in the Official Notification of Decision are satisfied.

Is an Infrastructure List required? ( ) Yes ( ) No If yes, then a set of approved DRC plans with a work order is required for any construction within Public Right-of-Wayor for construction of public improvements.

DRB SITE DEVELOPMENT PLAN SIGNOFF APPROVAL:

Traffic Engineering, Transportation Division	Date
Albuquerque Bernalillo County Water Utility Authority	Date
Parks and Recreation Department	Date
City Engineer	Date
*Environmental Health Department (conditional)	Date
Solid Waste Management	Date
DRB Chairperson, Planning Department	Date

*Environmental Health, if necessary

architecture interiors landscape planning engineering
Dekker Perich Sabatini
7601 Jefferson NE Suite 100
Albuquerque, NM 87109
505 761-9700
fax 761-4222
dps@dpsdesign.org
ARCHITECT
ENGINEER

PROJECT

Monterra Del Rey
Louisiana Bouldevard
Albuquerque, New Mexico

REVISIONS
1 10/19/2007 EPC Conditions
2
3
4
5
6

DRAWN BY	RW
REVIEWED BY	
DATE	10/2/07
PROJECT NO.	07034
DRAWING NAME	Site Development Plan for Subdivision

SHEET NO.
A001
OF

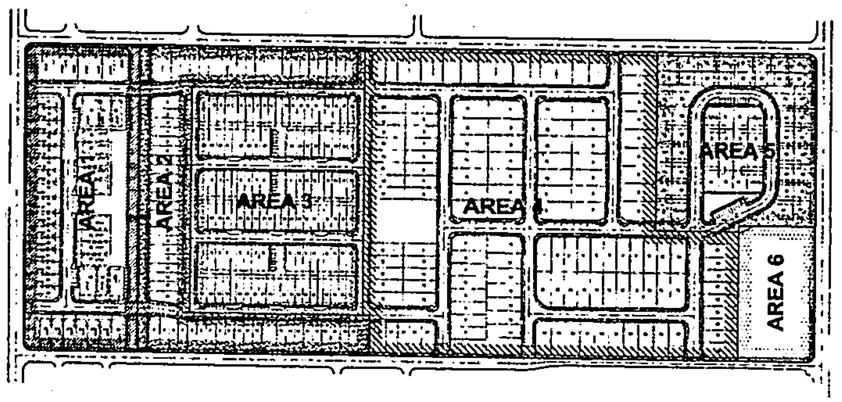


EXHIBIT B: MONTERRA DEL REY HOUSING PRODUCT TYPE BREAK DOWN
(NOT TO SCALE)

	Area 1	Area 2	Area 3	Area 4	Area 5	Area 6
Description	Single Family Detached - Affordable Housing	Paired Town Homes	Multiple Town Homes	Single Family Detached Homes	*Green Court Single Family Homes*	Neighborhood Commercial ⚠
Approximate Acres	9.39 acres (5.8 du)	7.19 acres (9.7 du)	9.82 acres (10.6 du)	24.11 acres (5.9 du)	8.73 acres (5.9 du)	2.4 acres
Number of Lots	47	62	102	141	60	
Zoning Districts	SU-1 for PDA (R1)	SU-1 for PDA (R-T)	SU-1 for PDA (R-T)	SU-1 for PDA (R1)	*SU-1 for PDA (GC)*	SU-1 for PDA (C1 and O1 uses)
A-Permissive Uses	Single family detached homes and Mobile Homes (1 per lot)*	Single family paired town homes (1 per lot)*	Single family multiple attached town-homes*	Single family detached homes (1 per lot)*	*Single family detached homes - GreenCourt**	--
Minimum Lot Width	40' ⚠	30'	25'	40'	45'	
C-Height ("28' Maximum except as permitted in Zone Code Section 14-16-3-3 (AX(7)) ⚠	28' Maximum* ⚠	28' Maximum* ⚠	28' Maximum* ⚠	28' Maximum* ⚠	28' Maximum* ⚠	28' Maximum* ⚠
D-Lot Size	4,400 sqft	3,000 sqft	2,395 sqft	4,000 sqft	2,700 sqft	
E-Setbacks						
Front	10'	20'	10'	20'	⚠ 0' from Green Court, see E3/A003	
Back	10'	15'	15' from edge of alley easement	15'	⚠ 0' from Dave Court, see E3/A003	
Sides	5' minimum on interior of lots and 8' on street side of corner lots	10' on corner lots, ⚠ adjacent to street. 10' between structures	8' on street side of corner lots	(5' interior), 10' on street side of corner lots.	⚠ 0' from side adjacent to other homes, 10' from streets or property lines adjacent to next quad, see E3/A003	
F-Off-Street Parking	Per COA Zoning Code Section 14-16-3-1	Per COA Zoning Code Section 14-16-3-1	Per COA Zoning Code Section 14-16-3-1	Per COA Zoning Code Section 14-16-3-1	2 spaces per DU	Based on use
G-Usable Open Space	N/A	850 sqft on site per lot	360 sqft on site per lot	N/A	N/A	Based on use
Notes	*Zero lot line setback for permitted non-occupied structures (ex. Detached garage), along the left side of the property when viewed from street*				*This is a new housing product, see Exhibit D this sheet.*	*Max FAR .6*

Text in ITALIC indicates a proposed change to the COA Comprehensive Zoning Code.

EXHIBIT C: MONTERRA DEL REY ZONING CODE BREAKDOWN
(NOT TO SCALE)

*Uses not permitted by R-1 and R-T Residential Zoning Uses:
Based on Section 14-16-3-3 (B-1) Residential Zoning, the following uses are not permitted under the Special Use Permit for Planned Development Area for Monterra Del Rey Project.

Accessory Uses not allowed:
1. Agricultural animal keeping, for noncommercial purposes, as bifurcate rabbits and similar animals, poultry, pigeons.
2. Antenna (noncommercial) up to 65 feet in height
3. Recreational vehicle, boat, or boat-and-boat trailer parking restricted by covenants.
4. Trailer parking allowed if screened from public view, as described in covenants.
5. Public school, including caretaker's mobile home.
6. Wireless Telecommunications Facility

Conditional Uses not allowed:
1. Accessory living quarters
2. Health care, including physicians, massage, therapy, etc. (but not nursing homes).
3. Public library
4. Public utility structure
5. Recreational facility (non-profit), such as community center, swimming pool, tennis club.
6. Second kitchen within a house.

**Uses not permitted for C-1 and O-1:
Based on Section 14-16-3-16 C-1 Neighborhood Commercial Zoning.
The following uses are not permitted under the Special Use Permit for Planned Development Area for Monterra Del Rey Project.

Permissive Uses not allowed:
1. Antenna, up to 65 feet in height
2. Park and ride temporary facilities
3. Public utility structure
4. Retail sales of the following goods, plus incidental retailing of related goods and incidental service or repair:
   a. Auto parts and supply
   b. Christmas trees, including outside sales, provided the use is limited to 45 days in any consecutive year.
   c. Gasoline, oil, liquified petroleum gas, including outside sales.
   d. Hardware, building materials, provided it is in a completely enclosed building.
5. Radio and television station
6. Services
   a. Automobile, bicycle and motorized bicycle (moped) repairing, but no body work.
   b. Car washing
   c. Parking lot, as regulated in the O-1 zone
   d. Taxidermy
7. Wireless Telecommunications Facility

Conditional Uses not allowed:
1. Antenna, over 65 feet in height
2. Community Residential Programs except not either Community Residential corrections program or Community residential program for substance abusers.
3. Auto, trailer, and truck rental, service, storage.
4. Drive-up service window, except where listed as permissive in this zone, provided that the vehicle stacking plan is approved by the Traffic Engineer, and further provided that the service window in existence upon the effective date of this Zoning Code shall be considered as approved conditional uses.
5. Pawnshop sales
6. Mortuary
7. Outdoor storage or activity
8. Park-and-ride joint use facilities
9. Public utility structure
10. Use or activities in a tent.
11. Wireless Telecommunications Facility, Roof-Mounted, up to 20 feet above the parapet of the building.

⚠ Design Standards For Planned Development Area (PDA) - Residential Areas Only

⚠ Neighborhood Commercial shall be architecturally compatible with the adjoining residential areas and shall integrate into the residential open space and pedestrian network.

The purpose of these design standards is to establish a framework for a quality development of the subject development area shown on the development plan for subdivision. The primary goal for these design standards is to create an attractive, comfortable, safe and sustainable residential community that fosters pedestrian accessibility and creates a strong coherent and inclusive community for all residents. These standards address the issues of architecture, parking, site lighting, screen walls and fences, pedestrian amenities, and signage to create the quality image desired for this development. The design standards are intended to be complimentary to the planning and design of adjacent properties.

⚠ * The site development plan for building permit for the commercial lot and any amendments to the site development plan for subdivision for Area 1 (affordable housing) shall require EPC approval.

⚠ Future site development plans for the residential lots may proceed directly to building permit.

⚠ * Minor amendments to this Site Development Plan for Subdivision shall be approved by the Planning Director in accordance with the Albuquerque Comprehensive City Zoning Code.

⚠ * Major amendments to this Site Development Plan for Subdivision shall be approved by the Environmental Planning Commission.

Off-Street Parking:
Off street parking spaces shall be provided in compliance with regulation 14-16-3-1 of the Albuquerque comprehensive City Zoning Code.

On-Street Parking:
Additional parking has been provided throughout the site for visitor and resident use as needed. Both perpendicular parking and parallel parking have been provided as shown on ⚠ the site plan.

Massing, Exterior Wall Materials and Colors:
Exterior wall materials are to be predominately vernacular based. The varying styles of vernacular Northern New Mexico Architecture shall be the basis of a more simple and contemporary expression or interpretation for architectural design.

Articulation of massing so as not to produce a long and flat building facade is required. Special attention should be given to street facing garage facades within the town home areas of the site to vary the articulation of garage facade. An articulated top-line of buildings and the play of figure/ground will help the massing to achieve this goal. Building massing shall also promote pedestrian site access.

The use of a stucco wall finish system (or synthetic version thereof) shall be the dominate material for buildings to reinforce the Northern New Mexico vernacular architectural expression.

Exterior wall color shall reflect a consistent overall palette of earth-based tones for the field colors, however, more saturated earth-based tones with a much wider color palette range is permitted for accent colors. This is intended to add vitality to the rich mix of housing types in the area.

Exterior detail trim such as shade canopies, trellises, open railings, pitched roof elements, parapet cornicing, lintels, etc. should be consistently detailed throughout the site to complement the overall architecture and to help to break up any long facades.

Roof Materials and Colors:
Roof materials may vary with the New Mexico vernacular expression from flat roof (low slope) with parapet, to metal roof and clay or concrete tile roof. Low reflectivity is required. ⚠ Asphalt shingles are not permitted.

Site Lighting:
In order to enhance the safety, security and visual aesthetics, careful consideration must be given to both the daytime and nighttime appearance of the lighting design and fixtures. The primary design objective of the site lighting system shall maximize public safety while not affecting adjacent properties, buildings or roadways with unnecessary glare or reflection. In order to accomplish the lighting goals, the following guidelines shall be required for the design of the lighting system:

- Placement of fixtures and standards shall conform to state and local safety and illumination standards.
- All lights shall be shielded source to prevent spillage onto adjoining properties or light pollution of the existing "Dark Sky."
- Area light fixtures shall be full cut-off design with no visible light source above a horizontal line projected from the bottom of the fixture housing. Building mounted fixtures shall also comply with this requirement.
- The height of street lights and parking area lights shall be kept to a minimum necessary to meet safety requirements.
- The maximum height of light poles other than street lights shall be 14' in, and within 100', of a residential zone.
- Individual site lighting shall blend with the architectural character of the buildings and other site fixtures.
- Parks and landscaped walkways shall have pedestrian-scale lighting.

All lighting on site will be pursuant to the New Mexico Night Sky Ordinance.

Placement of Mechanical Units:
Only pad mounted mechanical units will be permitted for new construction. Mechanical units must be screened from view, walls and/or landscape materials may be used for screening of mechanical units.

Refuse Containers:
All residents to have COA rolling refuse containers. Storage for containers must be provided outside the home and must be screened from view to street.

⚠ Walls/Fences:
Perimeter walls and fencing are allowed on the property. However efforts shall be made to lessen the visual impact of the walls or fencing through the use of landscaping and the design and location of openings.

- Barbed wire, concertina wire and plastic/vinyl fencing are prohibited.
- Standard grey CMU walls shall be prohibited
- Perimeter fences for the entire site shall be colored concrete block with openings as required for pedestrian access to and from the site. The maximum height for the Perimeter fence shall be 6 feet in compliance with Section 14-16-3-19 of the Zoning Code.
- Internal fences separating building lots are allowed, acceptable materials would include masonry block, block with stucco, split face block, stone, painted tube steel, chain link or a combination of fence and/or wall. The maximum height for internal fences separating building lots shall be 6 feet.
- Interior fences will not be allowed within 20' of the front property line.
- Clear sight distances shall be maintained at all driveway/entrance locations.

Site walls will incorporate variations in type of block and color of block in order to break up the appearance of a straight wall. Open iron fencing will be incorporated into the wall at ⚠ common space locations to help in breaking up the mass of the wall.

Site and patio walls should reflect the same use of stucco finish to complement that of the buildings, or may contrast the building finish by use of exposed split face CMU. ⚠

The height and design of walls, fences and retaining walls shall comply with Section 14-16-3-19 of the Zoning Code. The design, material and color of interior walls and fences shall be compatible with the architecture of the housing in their respective area of the site (Areas 1-6) to ensure a harmonious design.

Pedestrian Amenities:
The creation of a pedestrian-friendly environment will depend on creative site design and will be a primary design objective for this project. Objectives to achieve this goal include, but are not limited to, maintaining a high quality and consistency in style for site amenities, including benches, parks, walkways, landscaping and lighting. Other objectives include providing landscaped access ways to and from the site as well as within the sight.

Parks and open spaces will be equiped with shade shelters, play structures and benches as shown on Landscape Drawings.

Traffic calming techniques such as "bump-outs" at intersection corners, on street parking and alternative paving materials at pedestrian crossings shall be incorporated into the design of the site. In addition, "bump-outs" will provide a space for cluster mailboxes as deemed necessary by the USPS.

Landscaping:
All landscaping shall be in accordance with the Build Green New Mexico Guidlines and shall be of native materials and water conserving as required. All landscaping and pedestrian amenities within public areas and shared private drives shall be maintained by a Home Owners Association. All landscaping should also meet COA requirements.

⚠ Lanscaped breezeways abtutting the site wall shall provide pedestrian access as well as a visual opening. Gates are acceptable, provided they can be opened from either side.

Signage:
All signage shall conform to the City of Albuquerque sign code (14-6-3-5). This project shall have two monument signs, one at each vehicular entrance to the community located in the median of the boulevard at the western end of the property. There shall be four additional wall mounted signs, one at each of the remaining vehicular entrances into the property. See Conceptual Monument Sign and Site Wall on Sheet A002.

Design Review and Enforcement:
All enforcement and approval of these Design Guidlines shall be under the authority of the Home Owners Association. This does not preclude compliance with COA Zoning Code and Development Review Procedures.

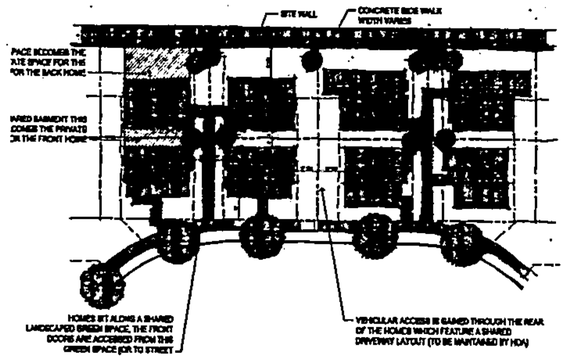
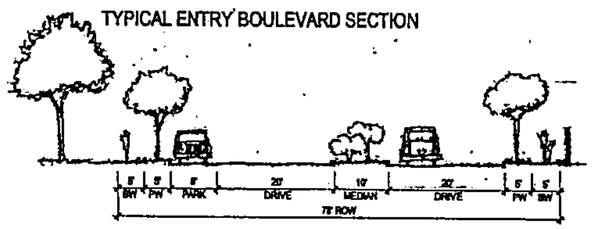
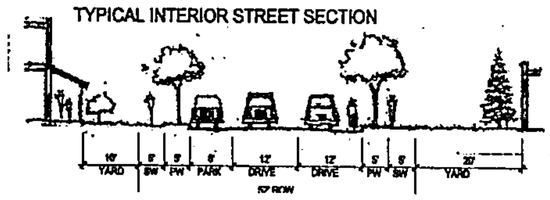
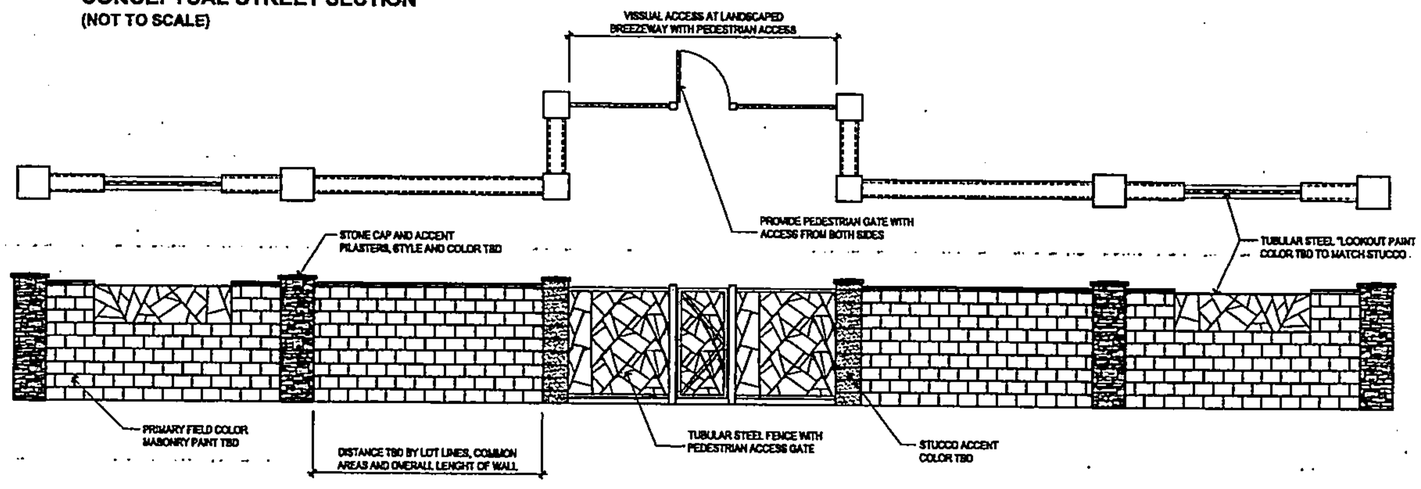


EXHIBIT D: MONTERRA DEL REY GREEN COURT HOUSING LAYOUT
(NOT TO SCALE)





CONCEPTUAL STREET SECTION
(NOT TO SCALE)



⚠ CONCEPTUAL SITE WALL
(NOT TO SCALE)

architecture
interiors
landscape
planning
engineering

Dekker
Perich
Sabatini

7601 Jefferson NE Suite 100
Albuquerque, NM 87109
505 761-9700
fax 761-4222
dps@dpsdesign.org

ARCHITECT

OWNER

PROJECT

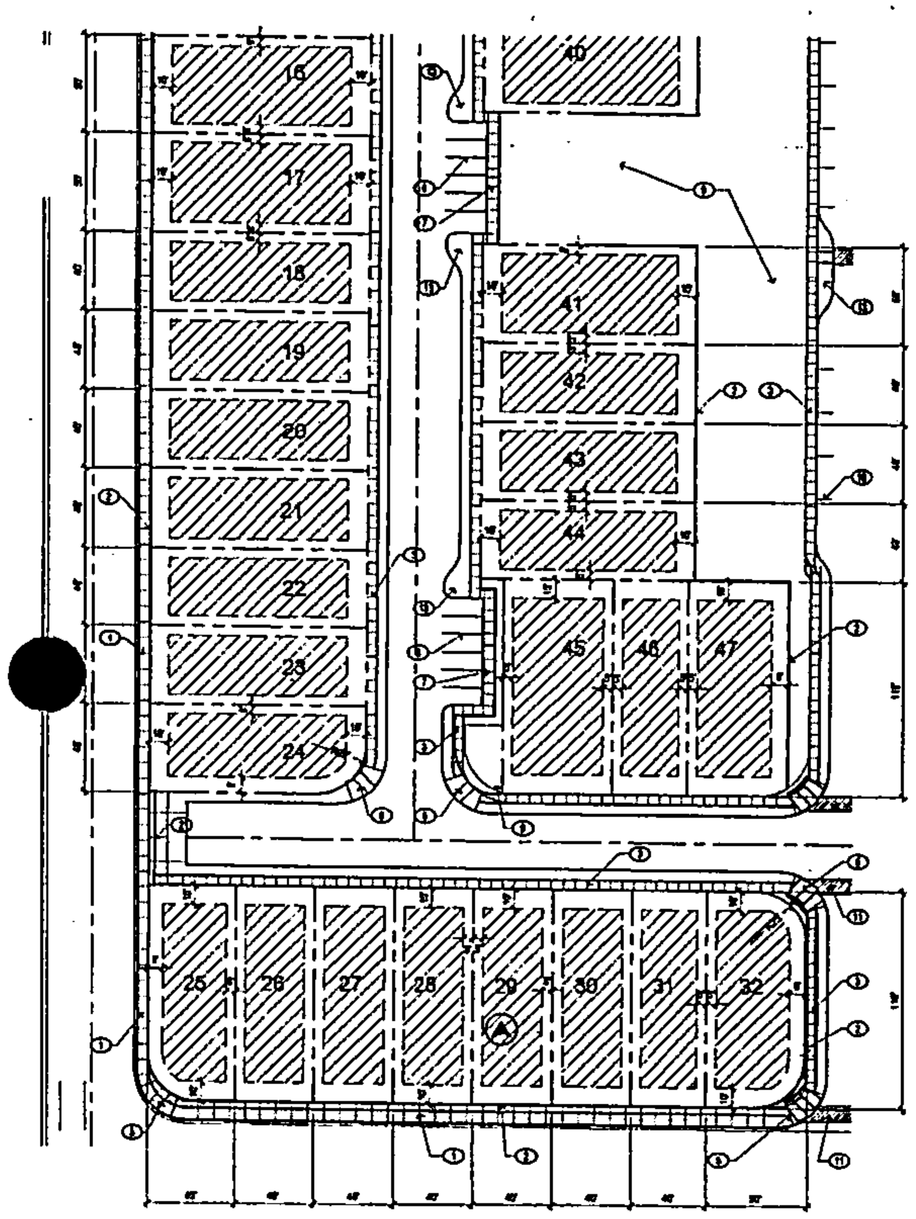
Monterra Del Rey
Louisiana Bouldevard
Albuquerque, New Mexico

REVISIONS
⚠ 03/05/2008 EPC Conditions
△
△
△
△
△

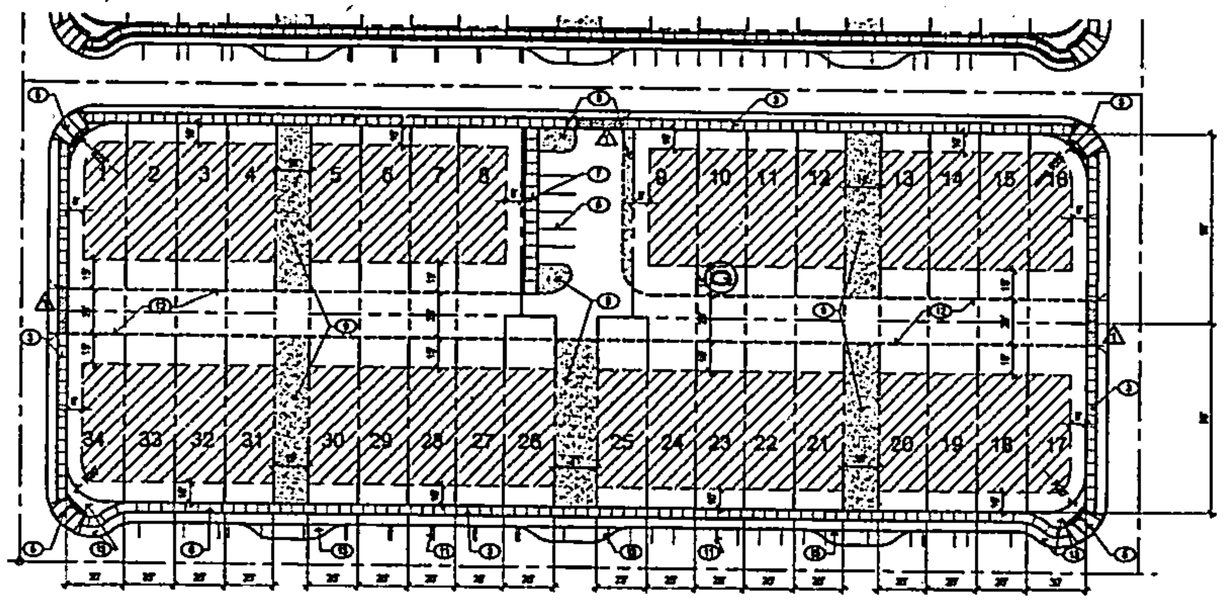
DRAWN BY	RW
REVIEWED BY	
DATE	10/2007
PROJECT NO.	07034

DRAWING NAME
Architectural Design Guidlines, Area Break Downs and Zoning

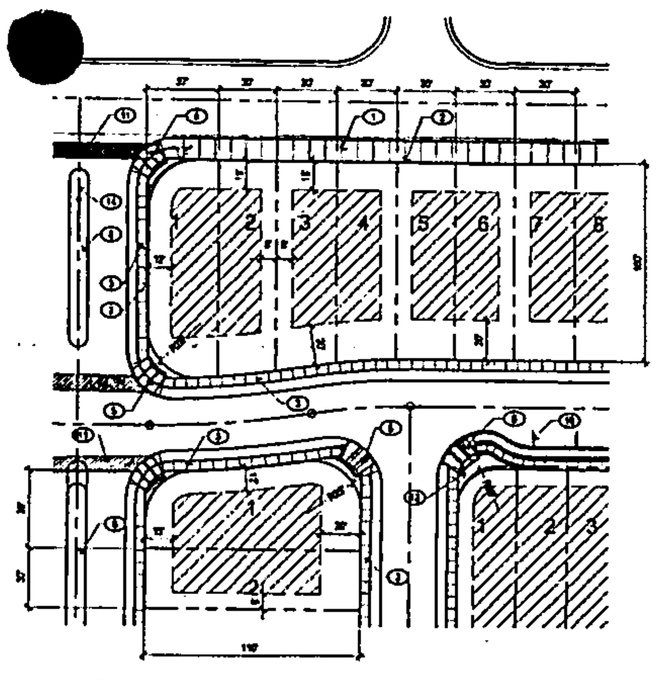
SHEET NO.
A002
OF



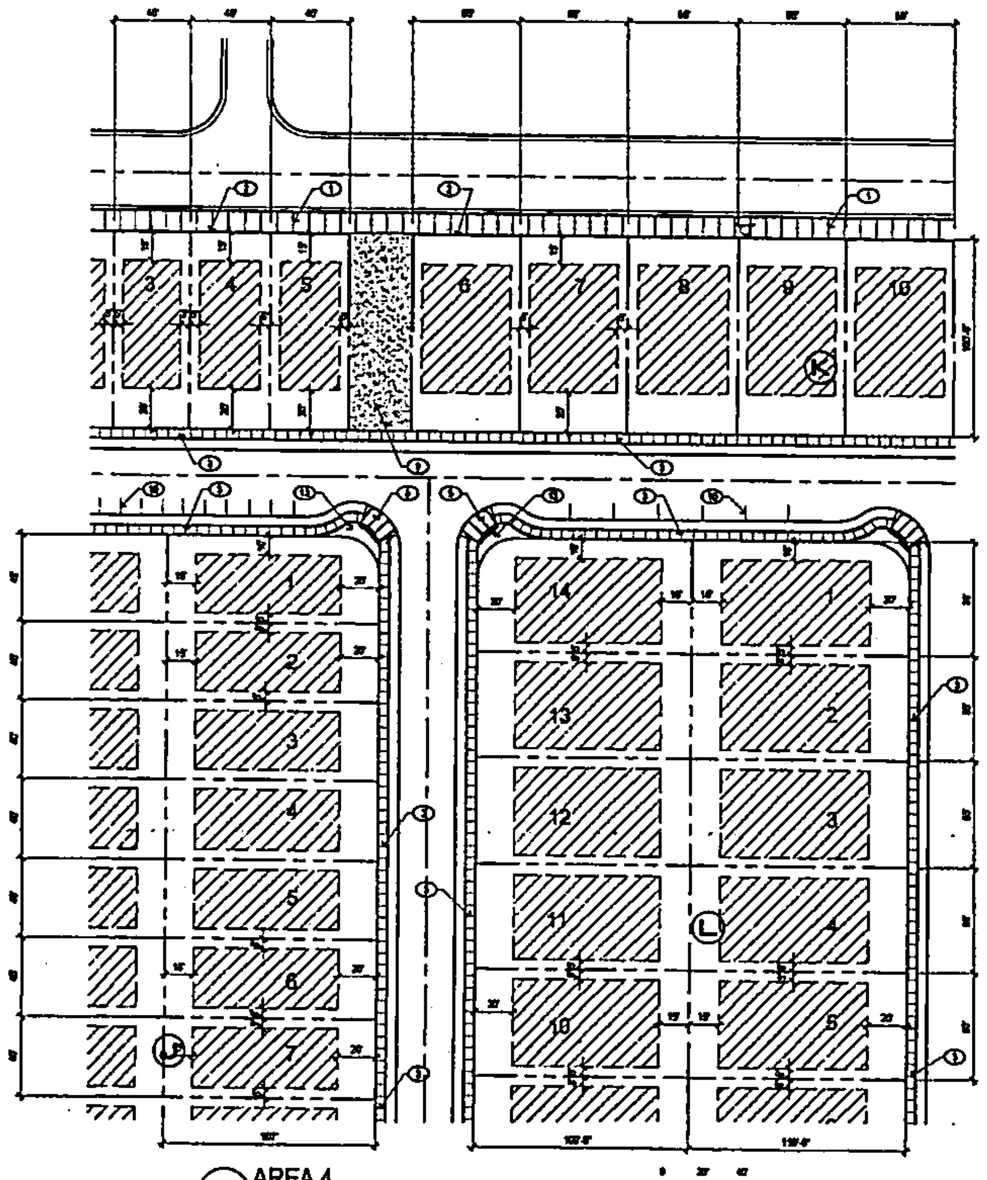
C1 AREA 1
SINGLE FAMILY DETACHED (ALLOW MH)



B2 AREA 3
MULTIPLE TOWN HOMES



E1 AREA 2
PAIRED TOWN HOMES



E2 AREA 4
SINGLE FAMILY DETACHED

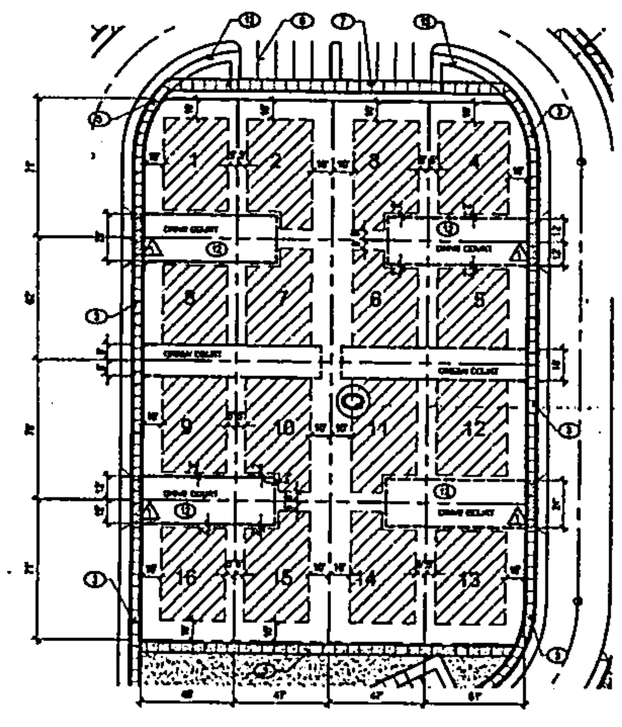
KEYED NOTES

1. CONCRETE SIDEWALK (WIDTH VARIES)
2. CMU SITE WALL, SEE XX/XXX
3. CONCRETE SIDEWALK (5' WIDE)
4. UTILITY AND DRAINAGE EASEMENT
5. ACCESSIBLE SIDEWALK RAMP, PER COA STANDARD DETAIL 2415
6. PERPENDICULAR PARKING (17'X9')
7. CONCRETE SIDEWALK (6' WIDE)
8. LANDSCAPED MEDIAN, SEE XX/XXX
9. LANDSCAPED COMMON AREAS AND PARKS SEE LANDSCAPE PLANS (TO BE MAINTAINED BY H.O.A.)
10. PARALLEL PARKING
11. 5' WIDE CROSS-WALK
12. ACCESS DRIVE ALLEY (PRIVATE, TO BE MAINTAINED BY H.O.A.)
13. LANDSCAPED BUMP-OUT
14. MONUMENT SIGN, SEE SHEET A302
15. WALL MOUNTED ENTRANCE SIGN, SIMILAR TO MONUMENT SIGN

GENERAL NOTES

A. SEE LANDSCAPE SHEETS L001 AND L002 FOR TYPICAL LANDSCAPES AND FOR COMMON SPACE LANDSCAPE LAYOUT. (ALL LANDSCAPE AREAS TO BE MAINTAINED BY H.O.A.)
B. SEE EXHIBIT C ON SHEET A002 FOR FULL ZONING REQUIREMENTS FOR EACH AREA.

NOTE: THE GREEN COURT HOUSING IS A NEW PRODUCT TYPE AND HAS SPECIFIC REQUIREMENTS FOR SETBACKS AND SHARED EASEMENTS SEE EXHIBIT D ON SHEET A002 FOR TYPICAL HOUSING LAYOUT FOR THIS AREA.



E3 AREA 5
GREEN COURT HOUSING

architecture
interiors
landscape
planning
engineering

Dekker
Perich
Sabatini

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Albuquerque, NM 87109
505 761-9700
fax 761-4222
dps@dpsdesign.org

ARCHITECT

ENGINEER

PROJECT

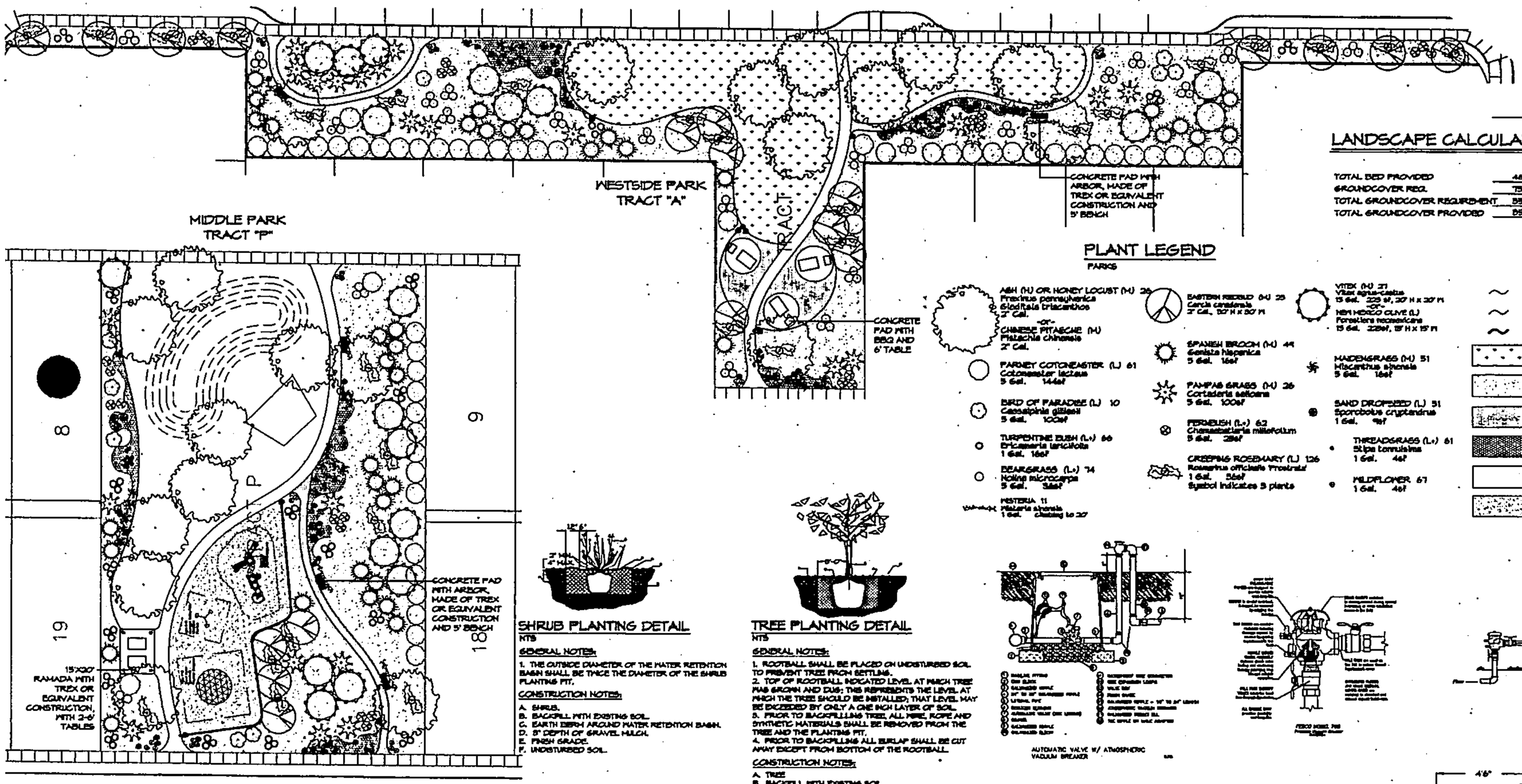
Monterra Del Rey

Louisiana Bouldevard
Albuquerque, New Mexico

REVISIONS
1 10/16/2007 EPC Conditions
2
3
4
5
6

DRAWN BY	TRW
REVIEWED BY	
DATE	10/2/07
PROJECT NO.	07054
DRAWING NAME	Site Development Plan for Subdivision Enlarged Area Plans

SHEET NO.
A003
OF



LANDSCAPE CALCULATIONS

Parks

TOTAL BED PROVIDED	46449	square feet
GROUNDCOVER REQ.	7596	square feet
TOTAL GROUNDCOVER REQUIREMENT	55212	square feet
TOTAL GROUNDCOVER PROVIDED	55291 (75%)	square feet

PLANT LEGEND

PARKS

- ASH (H) OR HONEY LOCUST (H) 26 — Fraxinus pennsylvanica / Gleditsia triacanthos — 2" Cal. -or- CHINESE PISTACHE (H) Pistachia chinensis 2" Cal.
- EASTERN REDBUD (H) 25 — Cercis canadensis — 2" Cal., 20' H x 20' W
- VITEX (H) 21 — Vitex agnus-castus — 15 Gal., 225 sf, 20' H x 20' W -or- NEW MEXICO OLIVE (L) Forestiera neomexicana — 15 Gal., 225sf, 18' H x 15' W
- PARNEY COTONEASTER (L) 61 — Cotoneaster lactaus — 5 Gal. 144sf
- SPANISH BROOM (H) 44 — Genista hispanica — 5 Gal. 16sf
- MAIDENGRASS (H) 51 — Miscanthus sinensis — 5 Gal. 16sf
- BIRD OF PARADISE (L) 10 — Caesalpinia gilliesii — 5 Gal. 100sf
- PAMPAS GRASS (H) 26 — Cortaderia selloana — 5 Gal. 100sf
- SAND DROPSEED (L) 31 — Sporobolus cryptandrus — 1 Gal. 9sf
- TURPENTINE BUSH (L+) 66 — Ericameria laricifolia — 1 Gal. 16sf
- FERNBUSH (L+) 62 — Chamaebatiaria millefolium — 5 Gal. 28sf
- THREADGRASS (L+) 61 — Stipa tenuissima — 1 Gal. 4sf
- BEARGRASS (L+) 74 — Nolina microcarpa — 5 Gal. 36sf
- CREEPING ROSEMARY (L) 126 — Rosmarinus officinalis 'Prostratus' — 1 Gal. 55sf — Symbol indicates 3 plants
- MILDFLOWER 67 — 1 Gal. 4sf
- WISTERIA 11 — Wisteria sinensis — 1 Gal. climbing to 20'

- NATURAL EDGE
- COMMERCIAL GRADE STEEL EDGE
- 6" CONCRETE HOWCURB
- LOW WATER MEADOW GRASSES WITH WILDFLOWERS AND STRETCH IRRIGATION
- SANTA ANA TAN GRAVEL WITH FILTER FABRIC
- COMPACTED SANTA FE BROWN CRUSHERFINE PATH
- COBBLESTONE ACCENT WITH FILTER FABRIC
- COMPACTED GREY CRUSHERFINE PATH
- BIO-ENGINEERED WOODFIBER/COMPACTED 12" DEPTH/ ADA ACCESSIBLE

SHRUB PLANTING DETAIL

NTS

GENERAL NOTES:

1. THE OUTSIDE DIAMETER OF THE WATER RETENTION BASIN SHALL BE TWICE THE DIAMETER OF THE SHRUB PLANTING PIT.

CONSTRUCTION NOTES:

A. SHRUB.
B. BACKFILL WITH EXISTING SOIL.
C. EARTH BERM AROUND WATER RETENTION BASIN.
D. 3" DEPTH OF GRAVEL MULCH.
E. FINISH GRADE.
F. UNDISTURBED SOIL.

TREE PLANTING DETAIL

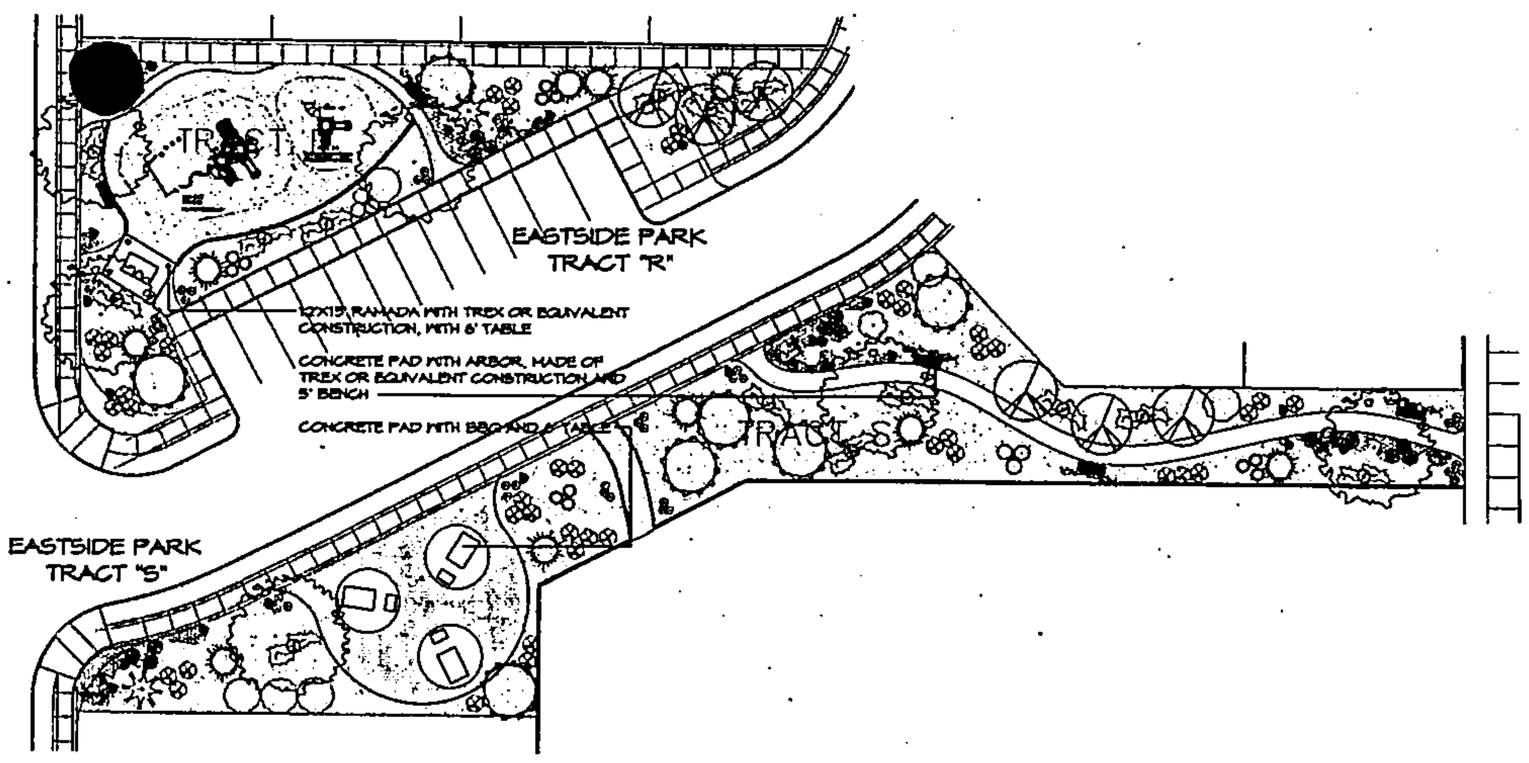
NTS

GENERAL NOTES:

1. ROOTBALL SHALL BE PLACED ON UNDISTURBED SOIL TO PREVENT TREE FROM SETTLING.
2. TOP OF ROOTBALL INDICATED LEVEL AT WHICH TREE WAS GROWN AND DUG; THIS REPRESENTS THE LEVEL AT WHICH THE TREE SHOULD BE INSTALLED; THAT LEVEL MAY BE EXCEEDED BY ONLY A ONE INCH LAYER OF SOIL.
3. PRIOR TO BACKFILLING TREE, ALL WIRE, ROPE AND SYNTHETIC MATERIALS SHALL BE REMOVED FROM THE TREE AND THE PLANTING PIT.
4. PRIOR TO BACKFILLING ALL BURLAP SHALL BE CUT AWAY EXCEPT FROM BOTTOM OF THE ROOTBALL.

CONSTRUCTION NOTES:

A. TREE
B. BACKFILL WITH EXISTING SOIL.
C. 3" DEPTH OF GRAVEL MULCH.
D. UNDISTURBED SOIL.



AUTOMATIC VALVE W/ ATMOSPHERIC VACUUM BREAKER

LANDSCAPE NOTES:
Landscape maintenance shall be the responsibility of the Home Owners' Association. The Home Owners' Association shall maintain street trees in a living, healthy, and attractive condition.

It is the intent of this plan to comply with the City Of Albuquerque Water Conservation Landscaping and Water Waste Ordinance planting restriction approach. Approval of this plan does not constitute or imply exception from water waste provisions of the Water Conservation Landscaping and Water Waste Ordinance.

Water management is the sole responsibility of the Home Owners' Association. All landscaping will be in conformance with the City of Albuquerque Zoning Code, Street Tree Ordinance, Pollen Ordinance, and Water Conservation Landscaping and Water Waste Ordinance. In general, water conservative, environmentally sound landscape principles will be followed in design and installation.

Santa Ana Tan Gravel over Filter Fabric to a minimum depth of 3" shall be placed in all landscape areas which are not designated to receive native seed.

NOTE TO CLIENT:
Should The Hilltop not receive a Grading and Drainage plan during the design process or the on-site grades differ from the Grading and Drainage plan received, The Hilltop reserves the right to apply slope stabilization materials where the specified gravel will not be suitable. Gravel smaller than 3-4" cobblestone will not stay on a slope greater than 6:1. If the grades are greater than what was originally designed, we will request an in-field change-order to lay cobblestone or rip-rap, in lieu of the specified gravel, to stabilize the slope. All vegetative material shall remain per plan.

IRRIGATION NOTES:
Irrigation shall be a complete underground system with Trees to receive 1 Netafim spiral (50' length) with 5 loops at a final radius of 4.5' from tree trunk, placed in place. Netafim shall have emitters 12" o.c. with a flow of .9 gph. Shrubs to receive (2) 1.0 GPH Drip Emitters. Drip and Bubbler systems to be tied to 1/2" polypipe with flush caps at each end. Trees and shrubs shall be on separate valves.

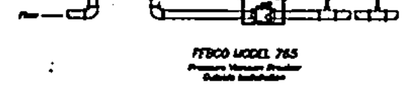
Run time per each shrub drip valve will be approximately 15 minutes per day. Tree drip valve shall run 1.5 hours, 3 times per week. Run time will be adjusted according to the season.

Point of connection for irrigation system is unknown at current time and will be coordinated in the field. Irrigation will be operated by automatic controller.

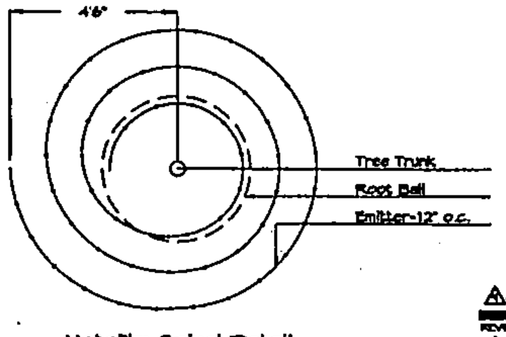
Location of controller to be field determined and power source for controller to be provided by others.

Irrigation maintenance shall be the responsibility of the Home Owners' Association.

Water and Power source shall be the responsibility of the Developer/Builder.



FEBCO MODEL 765



Netafim Spiral Detail

GRAPHIC SCALE

20 10 0 10 20

SCALE: 1"=20'

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3-21-08

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ARCHITECT

ENGINEER

PROJECT

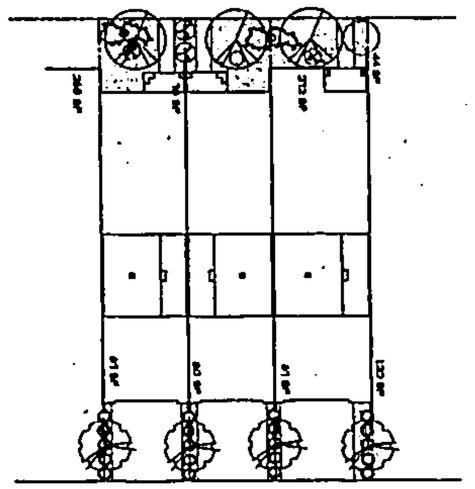
Monterra Del Rey

Louisiana Bouldevard
Albuquerque, New Mexico

REVISIONS		
7	comments	rms 9-21-06
6	site plan revision	adf 8-31-06
5	site plan revision	adf 4-3-06
4	site plan revision	rms 8-1-07
3	site plan revision	cdj 8-31-07
2	EPC comments	rms 10-02-07
1	site plan revision	rms 2-20-08
	comments	rms 9-13-06
	comments	rms 9-14-06

DRAWN BY
REVIEWED BY
DATE
PROJECT NO. 671064
DRAWING NAME

SHEET NO. L001



TYPICAL LOTS

LANDSCAPE CALCULATIONS

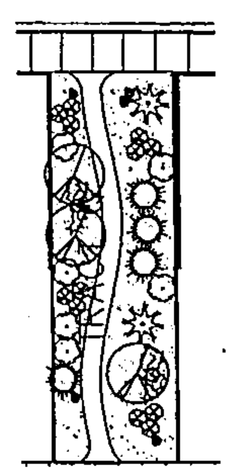
Average Residential Lot

TOTAL BED PROVIDED	331	square feet
GROUNDCOVER REQ.	75%	square feet
TOTAL GROUNDCOVER REQUIREMENT	248	square feet
TOTAL GROUNDCOVER PROVIDED	296 (89%)	square feet

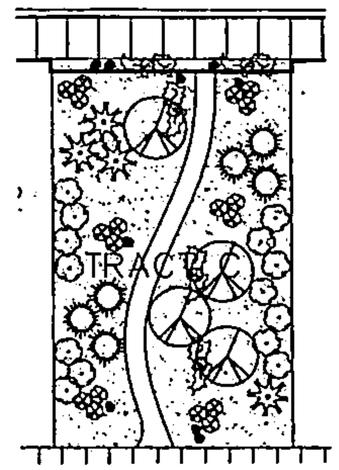
LANDSCAPE CALCULATIONS

Breezeways

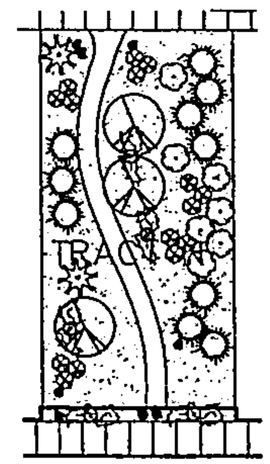
TOTAL BED PROVIDED	15162	square feet
GROUNDCOVER REQ.	75%	square feet
TOTAL GROUNDCOVER REQUIREMENT	11372	square feet
TOTAL GROUNDCOVER PROVIDED	11405 (16%)	square feet



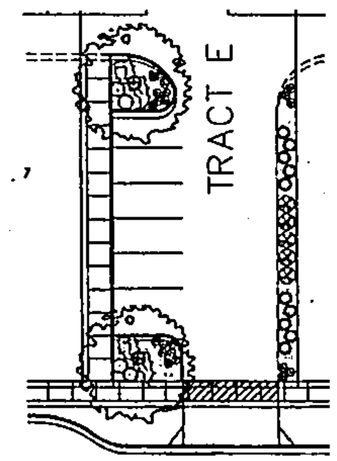
BREEZEWAYS
TRACT "B", "N", "O", and "Q"



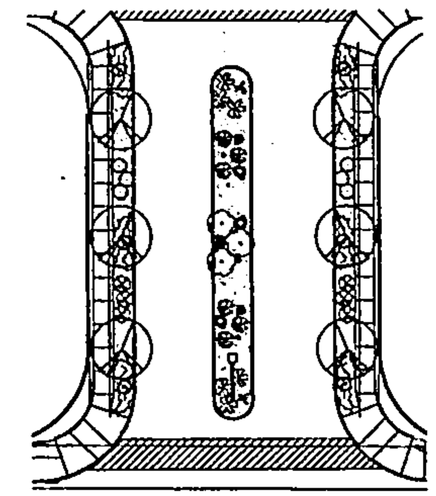
BREEZEWAY
TRACTS "C"



BREEZEWAY
TRACT "N"



PARKING
TRACTS "E", "H" & "L"



TYPICAL ENTRY

PLANT LEGEND

STREET TREES

- AUTUMN PURPLE ASH (M) Fraxinus americana 'Autumn Purple' 2" Cal.
- BUR OAK (M) Quercus macrocarpa 2" Cal.
- COMMON HACKBERRY (M) Celtis occidentalis 2" Cal.
- SYCAMORE (M) Platanus spp. 2" Cal.

PLANT LEGEND

TYPICAL LOT PLANTINGS

ORNAMENTAL TREES

- EASTERN REDBUD (M) Cercis canadensis 2" Cal.
- NEW MEXICO OLIVE (L) Forestiera neomexicana 15 Gal. or PURPLE-LEAF PLUM (M) Prunus spp.
- WINTER JASMINE (L+) Jasminum nudiflorum 1 Gal. 144/sf
- BEARGRASS (L+) Nolina microcarpa 5 Gal. 36/sf
- FERNBUSH (L+) Chamaebatiaria millefolium 5 Gal. 25/sf
- TURPENTINE BUSH (L+) Ericameria laricifolia 1 Gal. 16/sf
- FARNEY COTONEASTER (L) Cotoneaster lacteus 5 Gal. 144/sf
- POYES CASTLE SAGE (L+) Artemisia X Powis Castle 1 Gal. 29/sf

PLANT LEGEND

BREEZEWAYS

- CHINESE PITASCHE (M) 21 Pistachia chinensis 2" Cal.
- SPANISH BROOM (M) 26 Genista hispanica 5 Gal. 100/sf
- PAMPAS GRASS (M) 12 Cortaderia selloana 5 Gal. 100/sf
- BIRD OF PARADISE (L) 54 Caesalpinia gilliesii 5 Gal. 100/sf
- FERNBUSH (L+) 69 Chamaebatiaria millefolium 5 Gal. 25/sf
- CREEPING ROSEMARY (L) 60 Rosmarinus officinalis 'Prostrata' Symbol indicates 3 plants 1 Gal. 36/sf

PLANT LEGEND

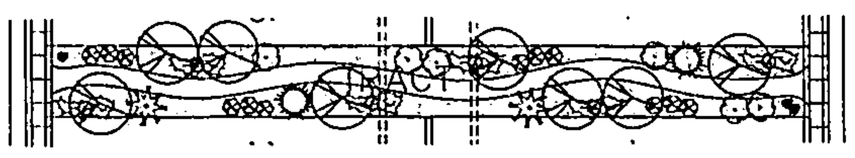
MEDIANS

- OCOTILLO (L) Fouquieria splendens
- DESERT FOUR O'CLOCK (L) Mirabilis multiflora 1 Gal. 16/sf
- AGAVE (L) Agave spp. 16 sf
- BIRD OF PARADISE (L) Caesalpinia gilliesii 5 Gal. 100/sf
- CHAMISA (L) Chrysothamnus nauseosus 1 Gal. 25/sf
- APACHE PLUME (L) Fallugia paradoxa 5 Gal. 25/sf

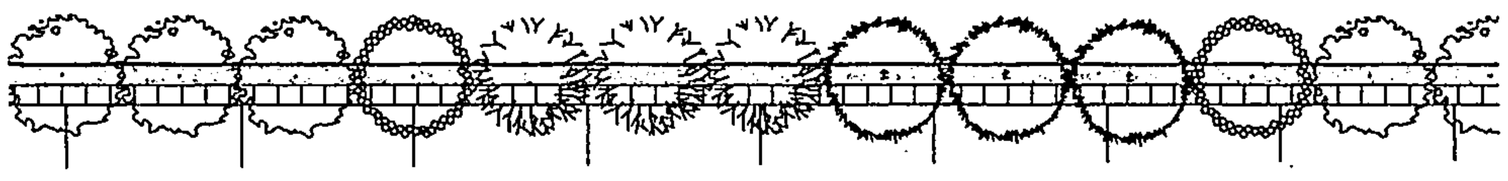
PLANT LEGEND

PARKING LOT

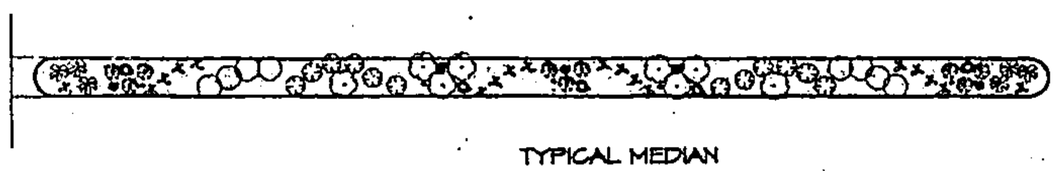
- ASH (M) OR HONEY LOCUST (M) Fraxinus pennsylvanica Gleditsia triacanthos 2" Cal. -or- AUTUMN BLAZE MAPLE (M) Acer X freemanii 'Autumn Blaze' 2" Cal.
- FERNBUSH (L+) Chamaebatiaria millefolium 5 Gal. 25/sf
- TURPENTINE BUSH (L+) Ericameria laricifolia 1 Gal. 16/sf
- BEARGRASS (L+) Nolina microcarpa 5 Gal. 36/sf
- CREEPING ROSEMARY (L) Rosmarinus officinalis 'Prostrata' 1 Gal. 36/sf Symbol indicates 3 plants
- WILDFLOWER 1 Gal. 4/sf
- COMPACTED GREY CRUSHERFINE PATH



BREEZEWAY
TRACTS "D", "F", "G", "J", "K" & "M"



TYPICAL STREET TREES



TYPICAL MEDIAN

GRAPHIC SCALE

20 10 0 10 20

SCALE: 1"=20'

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3-21-08

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ARCHITECT

ENGINEER

PROJECT

Monterra Del Rey

Louisiana Bouldevard
Albuquerque, New Mexico

REVISIONS	
1 comments	rmn 3-31-08
2 site plan revision	mf 9-01-06
3 site plan revision	mf 4-6-06
4 site plan revision	rmn 8-1-07
5 site plan revision	CHJ 8-01-07
6 EPC Comments	rmn 10-09-07
7 site plan revision	rmn 2-28-08
8 comments	rmn 3-10-08
9 comments	rmn 3-11-08

DRAWN BY

REVIEWED BY

DATE

PROJECT NO. 07034

DRAWING NAME

SHEET NO. L002

CURB TYPE NOTE

ALL STREETS HAVE MOUNTABLE CURB EXCEPT WHERE NOTED AS FOLLOWS:

MEDIAN CURB--PARKING SPACES PERPENDICULAR TO STREET

STANDARD CURB--WHERE DENOTED ON THIS SHEET AS — — — —

PARKING POCKETS PARALLEL TO STREETS HAVE EITHER MOUNTABLE OR STANDARD CURB (STANDARD CURB WHERE DESIGNATED AS — — — —)

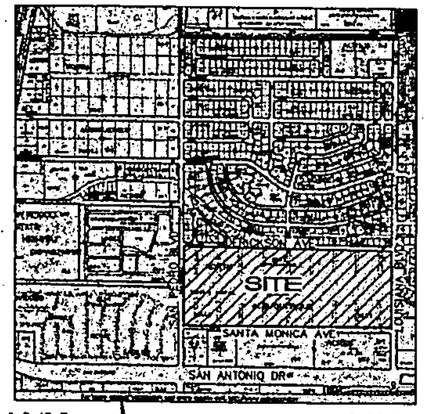
ALL STREET GRADES REFER TO FLOWLINE ELEVATIONS

INDEX

SHEET 1	OVERALL GRADING & DRAINAGE PLAN 1"=100'
SHEETS 2-6	GRADING & DRAINAGE PLAN AFFORDABLE HOUSING UNITS, TOWNHOME UNITS, SINGLE DETACHED UNITS 1"=40'
SJEET 7	GRADING & DRAINAGE PLAN GREENCOURT UNITS 1"=30'
SHEET 8	GRADING DETAILS & NOTES
SHEETS 9-10	RETAINING WALL PLANS 1"=50'

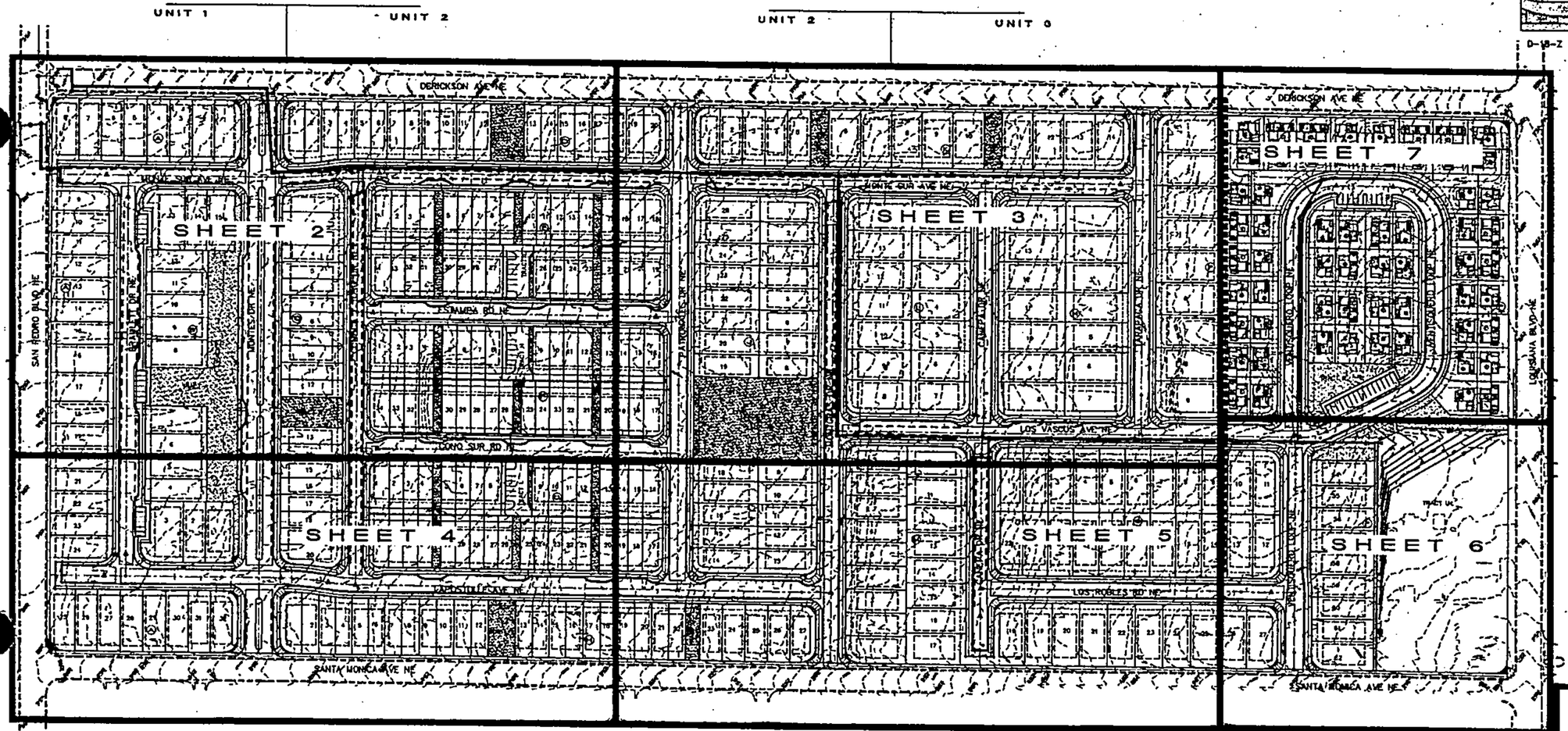
SITE DATA

LEGAL DESC.:	BLOCKS 18 & 19 OF TRACT A, NORTH ALBUQUERQUE ACRES UNIT A, AND A PORTION OF DEL REY AVE., NE, VACATED BY V-71-33.
ZONE ATLAS:	D-18
ZONING:	SU-1
AREA:	58.30 ACRES
SURVEYOR:	SURV-TEK, AUGUST, 2007
BENCHMARK:	ACS BENCHMARK "10-D18" ELEVATION = 5319.15 (NGVD 29)
FLOODPLAIN:	THE SITE IS IN FLOOD ZONE X (OUTSIDE THE AREA OF THE 0.2% ANNUAL CHANCE FLOOD PLAIN) AS SHOWN ON FEMA MAP 35001C0137F, 11-19-03



D-18-Z

VICINITY MAP 1"=750'±



0 50 100 200 300

SCALE 1"=100'

JACSON & ARFMAN, P.A.
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505-268-8828 Fax 505-268-2632
1614 CG-301.dwg Mar 06,2008

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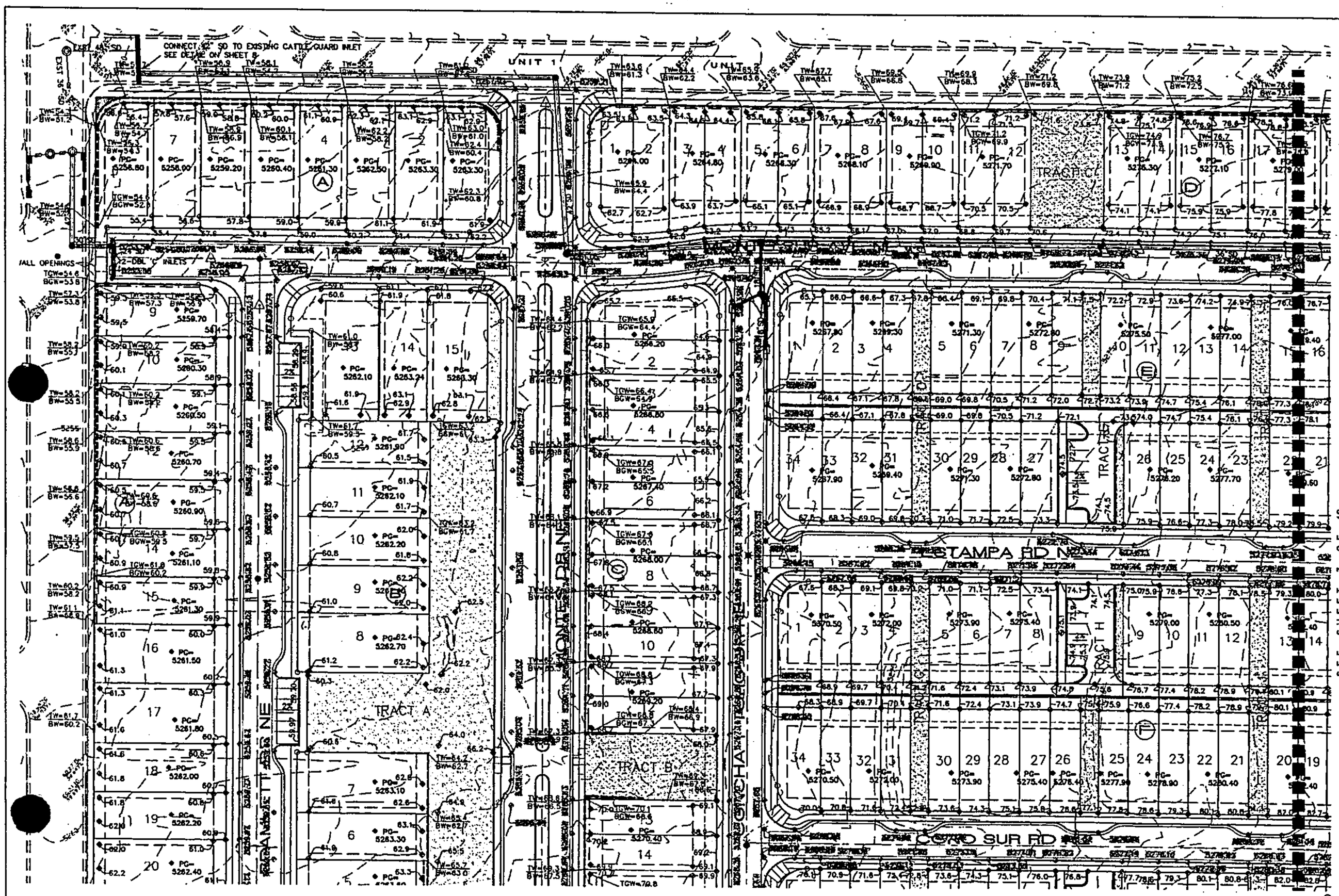
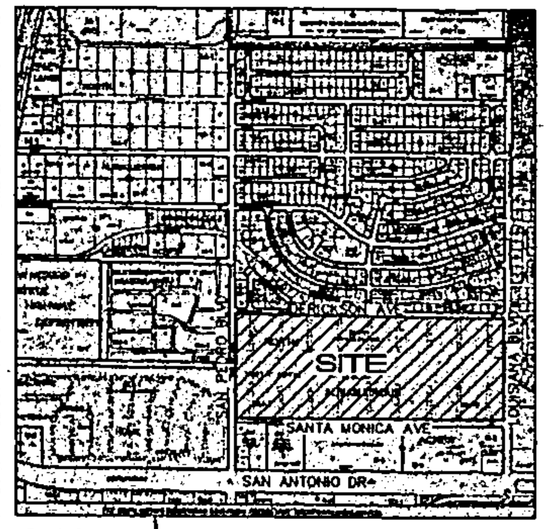
GRADING & DRAINAGE PLAN

Date: 1/12/08	No.	Revision	Date	Job No. 1614
Drawn By: ANW				
Chk By:				





VICINITY MAP 1"=750'±

SCALE 1"=40'

LEGEND

— — —	EXISTING CONTOUR
◆5278.3	PROPOSED FLOWLINE ELEVATION
◆78.3	PROPOSED SPOT ELEVATION
PC= 5280.5	PAD GRADE ELEVATION
— — — —	PROPOSED RETAINING WALL (SEE SHEETS 9-10)
— · — · —	PROPOSED GARDEN RETAINING WALL (SEE SHEETS 9-10)
═══	STORM DRAIN W/ MANHOLE

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1614 00-301.dwg Mar 08, 2008

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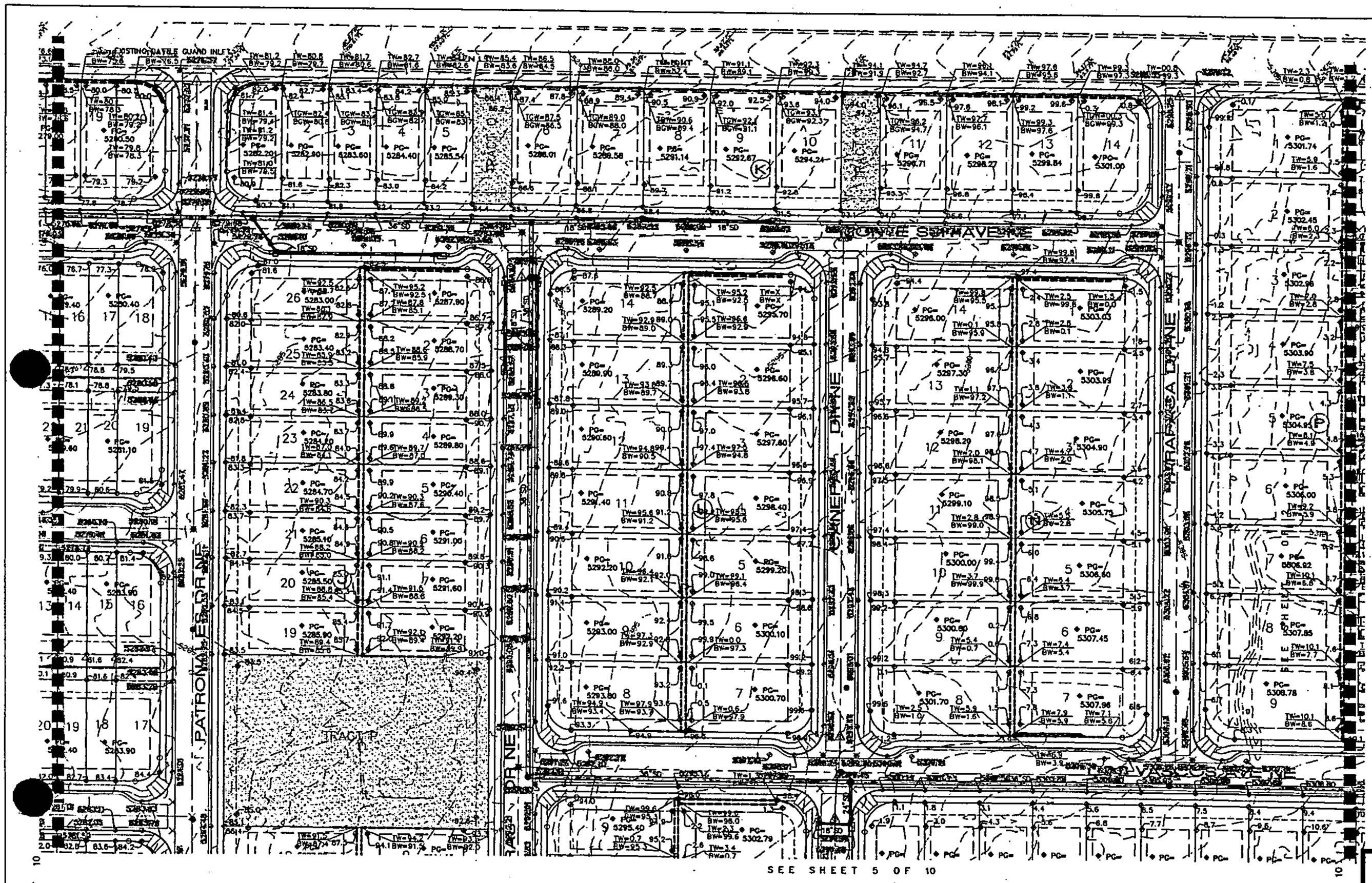
GRADING & DRAINAGE PLAN

Date: 1/12/08	No.	Revision	Date	Job No. 1614
Drawn By: AHW				
Chk'd By:				



0 20 40 80 120

SCALE 1"=40'

LEGEND

- EXISTING CONTOUR
- 5278.3 PROPOSED FLOWLINE ELEVATION
- 78.3 PROPOSED SPOT ELEVATION
- PG= 5280.5 PAD GRADE ELEVATION
- PROPOSED RETAINING WALL (SEE SHEETS 9–10)
- PROPOSED GARDEN RETAINING WALL (SEE SHEETS 9–10)
- STORM DRAIN W/ MANHOLE

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Tel. 505-268-8828 Fax. 505-268-2632
1614 CD-301.dwg Mar 08,2006

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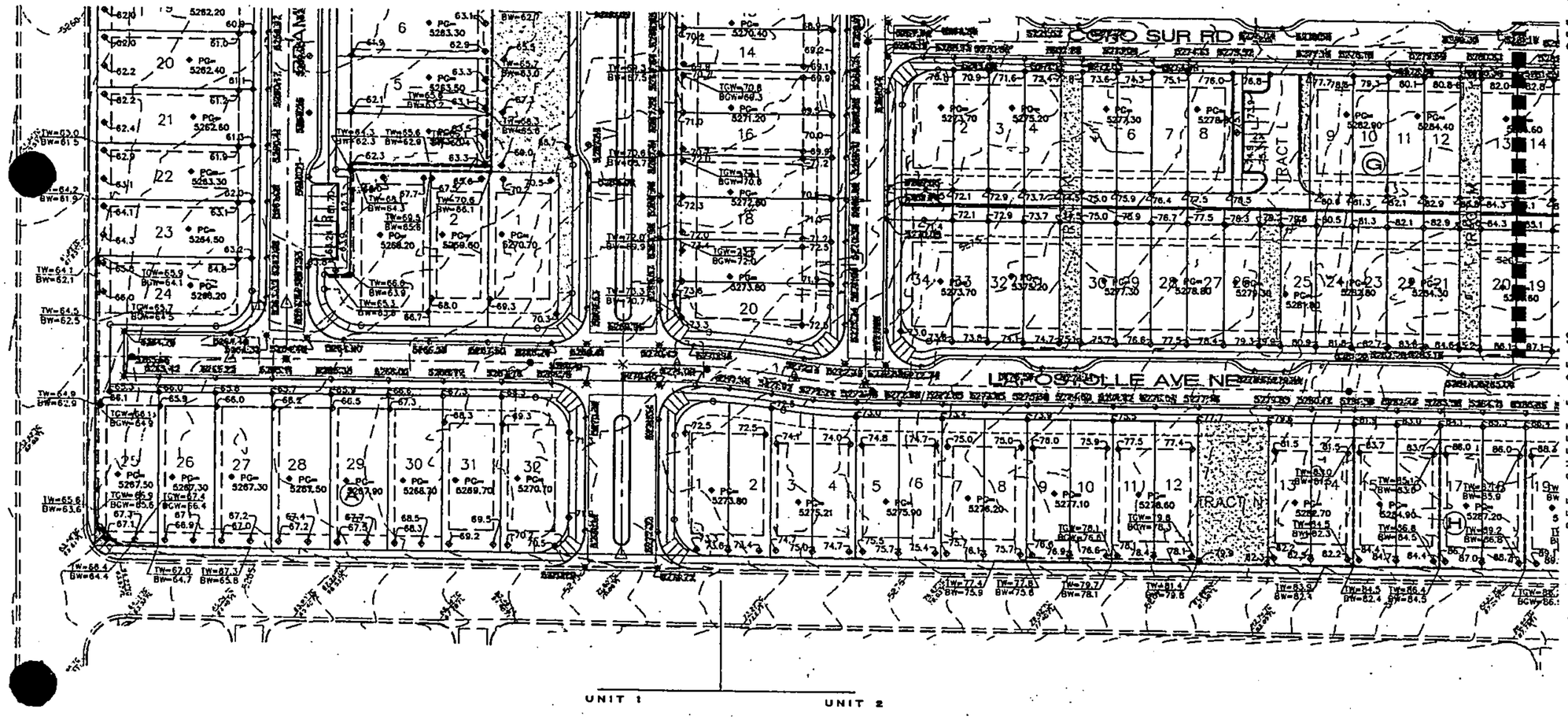
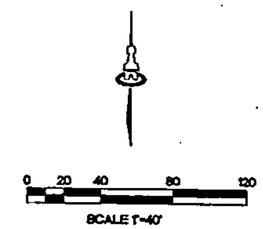
GRADING & DRAINAGE PLAN

Date: 1/12/06	No.	Revisions	Date	Job No. 1614
Drawn By: ANW				
Chk'd By:				

SEE SHEET 2 OF 10





LEGEND

- EXISTING CONTOUR
- 5278.3 — PROPOSED FLOWLINE ELEVATION
- 78.3 — PROPOSED SPOT ELEVATION
- PG= 5280.5 — PAD GRADE ELEVATION
- PROPOSED RETAINING WALL (SEE SHEETS 9-10)
- PROPOSED GARDEN RETAINING WALL (SEE SHEETS 9-10)
- STORM DRAIN W/ MANHOLE

JACSON & ARFMAN, P.A.
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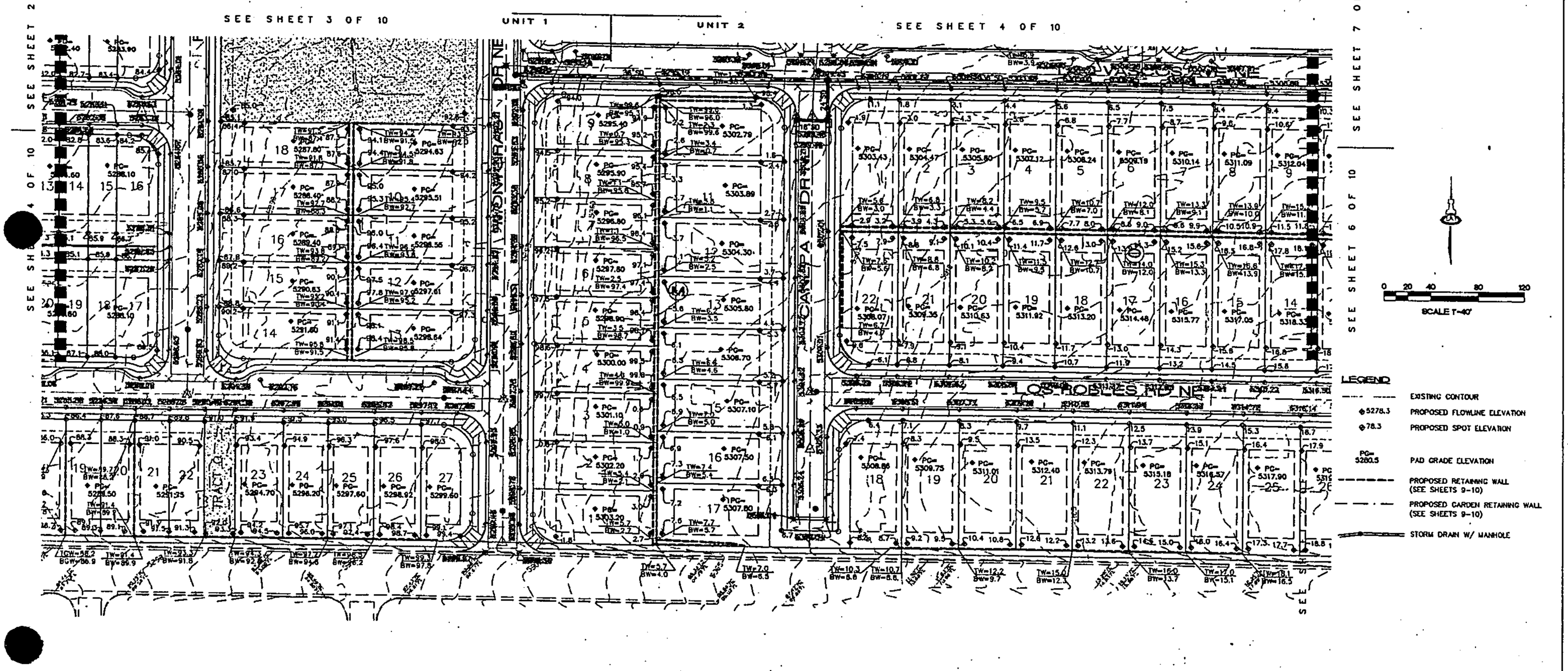
GRADING & DRAINAGE PLAN

Date: 1/12/08	No.	Revision	Date	Job No. 1614
Drawn By: ANW				
Chk By:				



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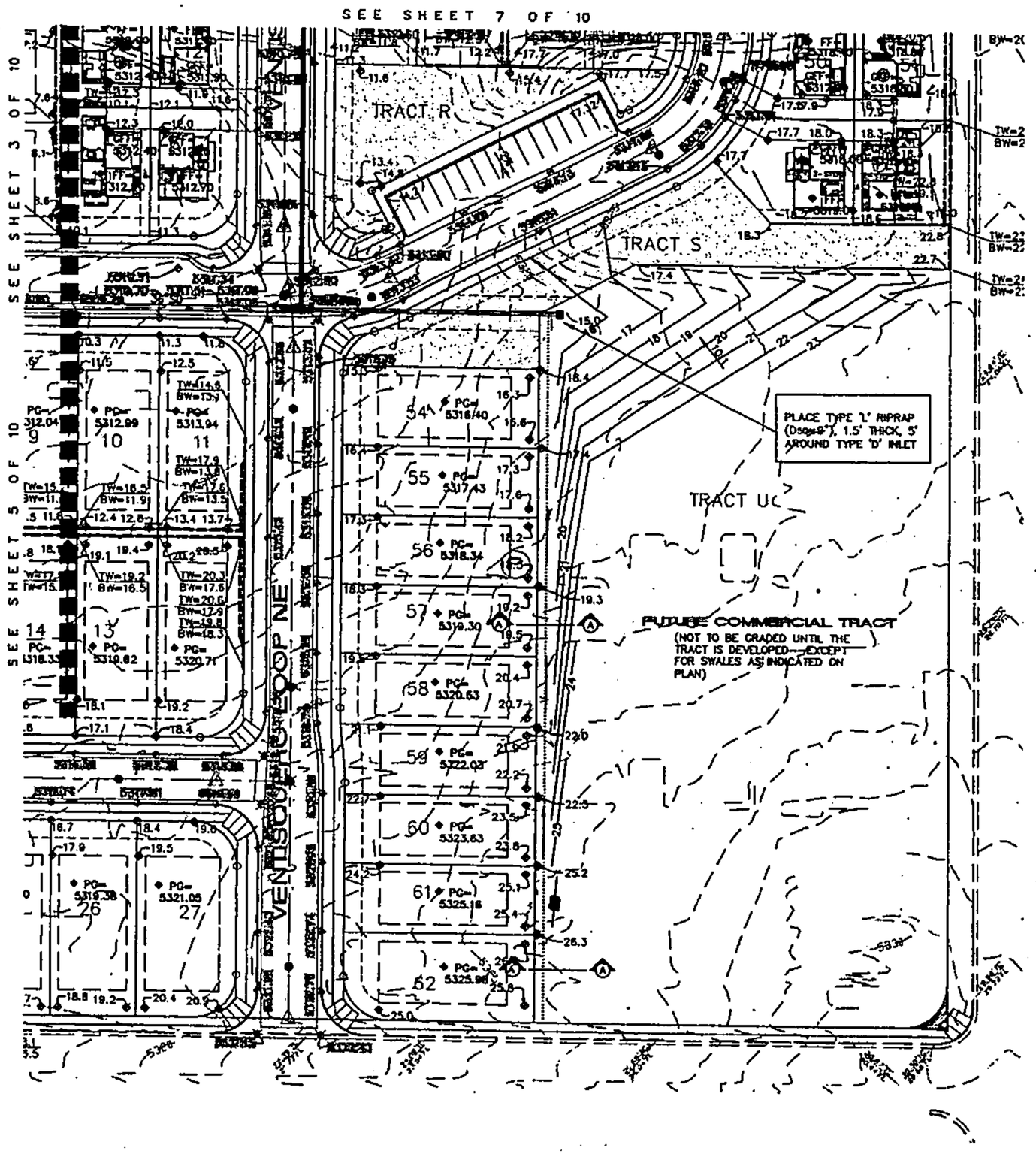
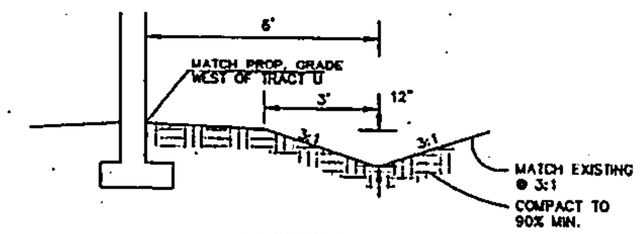
GRADING & DRAINAGE PLAN

Date: 1/12/08	No.	Revision	Date	Job No. 1614
Drawn By: JNW				
Chk'd By:				





SECTION A
TEMPORARY EARTHEN SWALE
NTS

0 20 40 80 120
SCALE 1"=40'

LEGEND

	EXISTING CONTOUR
⊕5278.3	PROPOSED FLOWLINE ELEVATION
⊕78.3	PROPOSED SPOT ELEVATION
PG= 5280.5	PAD GRADE ELEVATION
	PROPOSED RETAINING WALL (SEE SHEETS 9–10)
	PROPOSED GARDEN RETAINING WALL (SEE SHEETS 9–10)
	STORM DRAIN W/ MANHOLE

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1614 C6-301.dwg May 08,2008

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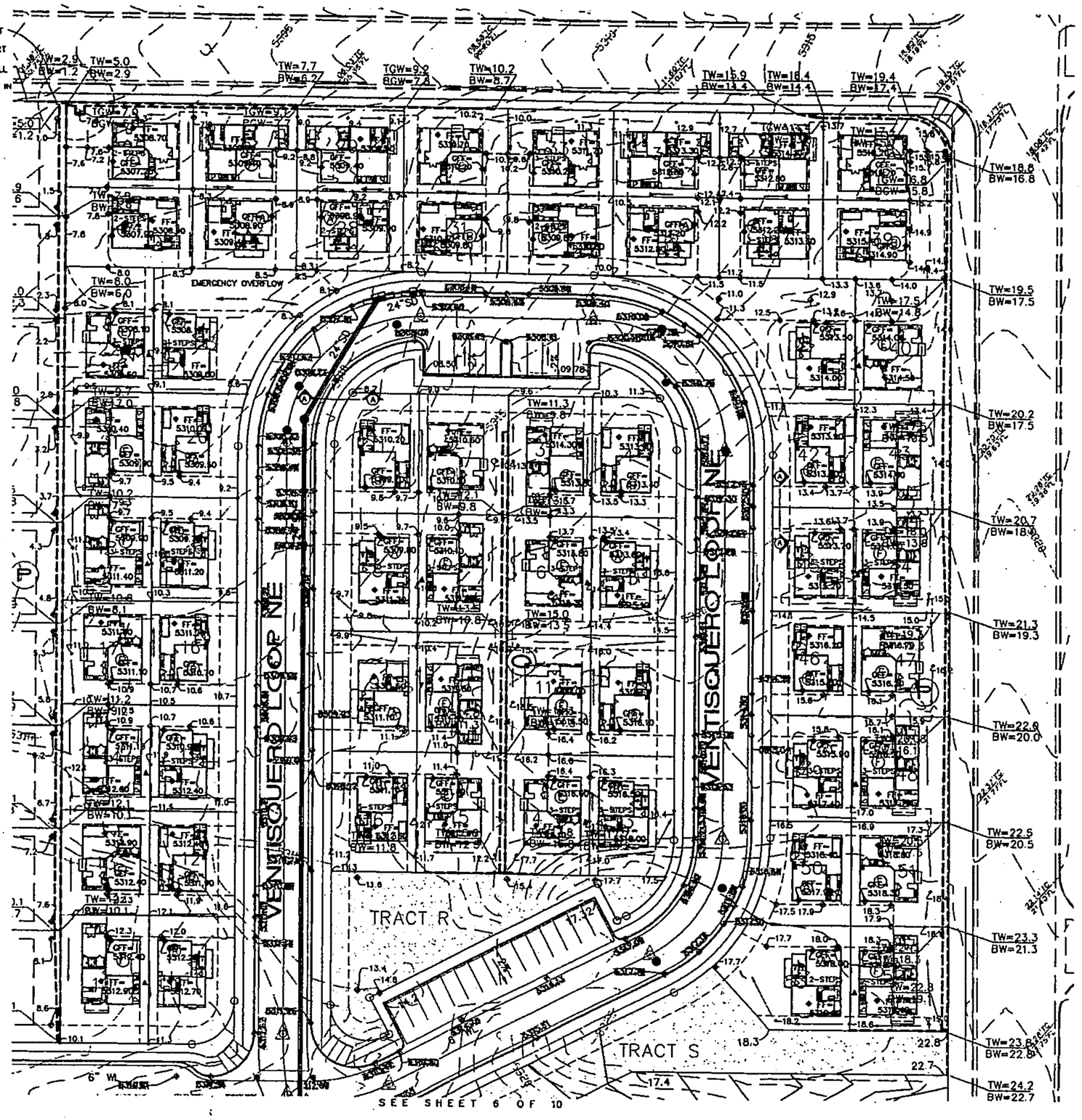
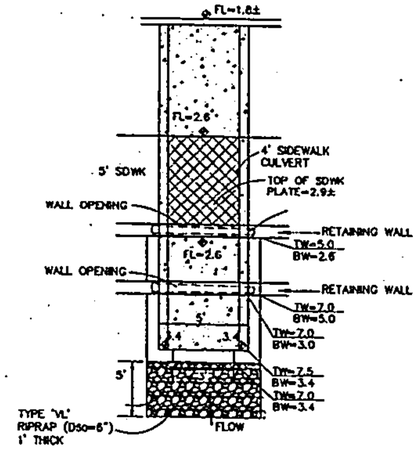
GRADING & DRAINAGE PLAN

Date: 1/12/08	No.	Revision	Date	Job No. 1614
Drawn By: ANW				
Chk'd By:				

SEE DETAIL THIS SHEET DROP INLET AT WALL AND SIDEWALK CULVERT (1.5 CFS FROM LOTS 22-27) DRIVEWAY WILL SERVE AS AN EMERGENCY OVERFLOW IN CASE SUMP INLETS WOULD CLOG.





DROP INLET AT RETAINING WALL
NTS

0 15 30 60 90
SCALE 1"=30'

LEGEND

	EXISTING CONTOUR
◆5278.3	PROPOSED FLOWLINE ELEVATION
◆78.3	PROPOSED SPOT ELEVATION
FF= 5280.5	FINISH FLOOR ELEVATION
GFF= 5280.0	GARAGE FINISH FLOOR ELEVATION
3 STEPS	# OF STEPS FROM GARAGE TO HOUSE
	PROPOSED RETAINING WALL (SEE SHEETS 9-10)
	PROPOSED GARDEN RETAINING WALL (SEE SHEETS 9-10)
	STORM DRAIN W/ MANHOLE

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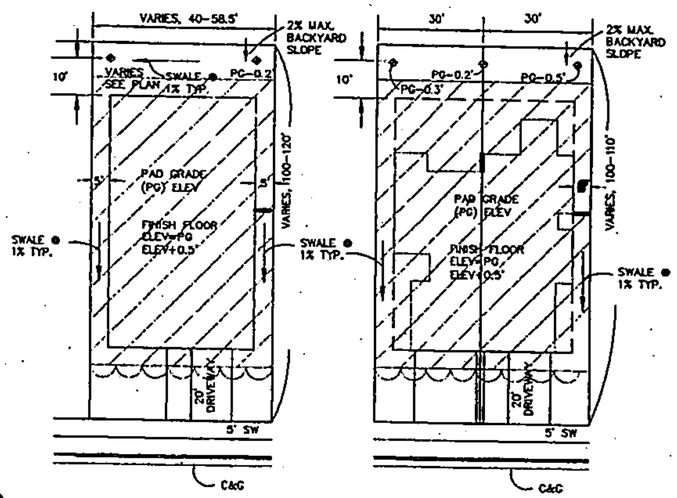
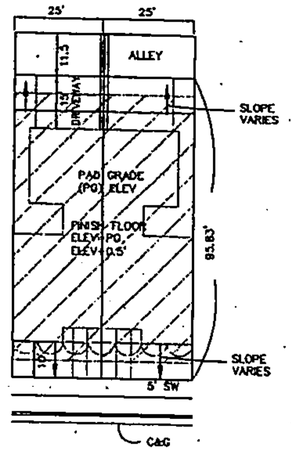
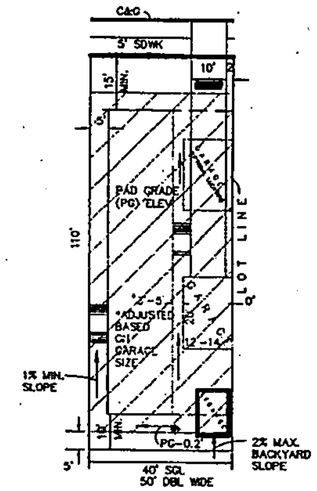
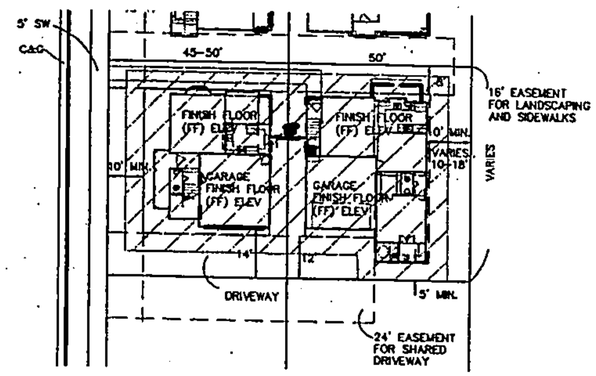
GRADING & DRAINAGE PLAN

Date: 1/12/08	No.	Revision	Date	Job No. 1614
Drawn By: AHW				
Chk By:				









SINGLE DETACHED UNIT

1"=20'

BLOCK A--LOTS 31 & 32
BLOCK B--LOTS 1 & 2
BLOCK H--LOTS 23-27
BLOCK J--LOTS 1-28
BLOCK K--LOTS 1-14
BLOCK L--LOTS 1-14
BLOCK M--LOTS 1-27
BLOCK NL--LOTS 1-14
BLOCK O--LOTS 1-22
BLOCK P--LOTS 1-9; 54-62

144 TOTAL LOTS

DUPLEX TOWNHOME UNITS

1"=20'

BLOCK C--LOTS 1-20
BLOCK D--LOTS 1-20
BLOCK H--LOTS 1-22

62 TOTAL LOTS

MULTIPLE TOWNHOME UNITS

1"=20'

BLOCK E--LOTS 1-34
BLOCK F--LOTS 1-34
BLOCK G--LOTS 1-34

102 TOTAL LOTS

AFFORDABLE HOUSING UNITS

1"=20'

BLOCK A--LOTS 1-30
BLOCK B--LOTS 3-15

43 TOTAL LOTS

(43)

GREEN COURT UNITS

1"=20'

BLOCK P--LOTS 10-53
BLOCK Q--LOTS 1-18

60 TOTAL LOTS

NOTE THAT FINISH FLOOR ELEVATIONS ARE SHOWN FOR GREEN COURT UNITS ON SHEET 7. ON CERTAIN UNITS THERE WILL BE STEPS IN THE GARAGE SO THE FINISH FLOOR GRADES WILL DIFFER BY UP TO 1.5'. SUBTRACT 6" TO OBTAIN PAD GRADE ELEVATIONS.

(60)

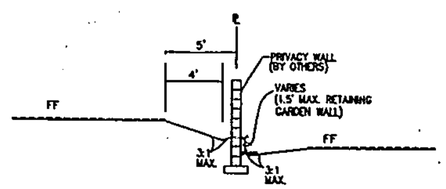
COMPACTION ZONE - CONTRACTOR SHALL COMPACT SOILS IN THIS AREA TO A MINIMUM OF 95% COMPACTION PER ASTM D-1557, FOR A DEPTH OF 12 INCHES.

TEMPORARY EROSION CONTROL BERM

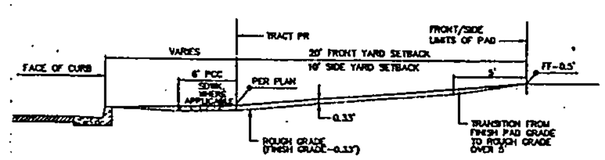
OVEREXCAVATION NOTE:

PER GEOTECHNICAL REPORT BY WESTERN TECHNOLOGIES, DATED 8-30-07:

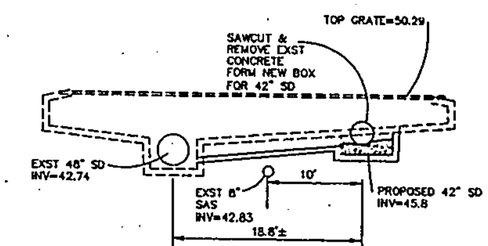
ALL BUILDING PADS SHALL BE OVEREXCAVATED 6" BELOW BOTTOM OF FOOTING OR 6" BELOW EXISTING GRADE, WHICHEVER IS GREATER. THE OVEREXCAVATION SHALL EXTEND 5' BEYOND THE BUILDING PADS.



SECTION D-D
TYPICAL SIDEYARD GRADING
SCALE: 1"=5'



FRONT/SIDE YARD GRADING
SCALE: 1"=5'-0"



EXISTING CATTLE GUARD INLET
NEW 42" STORM DRAIN CONNECTION
NTS

GRADING NOTES:

1. ALL TRASH, DEBRIS, & SURFACE VEGETATION SHALL BE CLEARED AND LEGALLY DISPOSED OFFSITE.
2. ALL SUBGRADE AND FILL SHALL BE COMPACTED TO A MINIMUM OF 90% ASTM D-1557.
3. EXCAVATION IS UNCLASSIFIED AND INCLUDES EXCAVATION TO SUBGRADE ELEVATIONS INDICATED, REGARDLESS OF CHARACTER OF MATERIALS ENCOUNTERED.
4. CONFORM TO ELEVATIONS AND DIMENSIONS SHOWN ON PLANS WITHIN A TOLERANCE OF 0.3± FEET.
5. SCARIFY AND COMPACT SUBGRADE FOR FILLS. PLACE FILL MATERIALS IN LAYERS NOT MORE THAN 8" IN LOOSE DEPTH. MOISTEN AS NECESSARY TO PROVIDE OPTIMUM MOISTURE (±2%) CONTENT.
6. UNIFORMLY GRADE AREAS WITHIN LIMITS OF GRADING AS SHOWN ON PLAN. SMOOTH FINISHED SURFACE WITHIN SPECIFIED TOLERANCE, COMPACT WITH UNIFORM SLOPES BETWEEN POINTS WHERE ELEVATIONS ARE INDICATED.
7. MAXIMUM SLOPES SHALL BE 3:1 MINIMUM SLOPES SHALL BE 1%.
8. TWO (2) WORKING DAYS PRIOR TO ANY EXCAVATION, CONTRACTOR MUST CONTACT NEW MEXICO ONE CALL SYSTEM, 260-1990, FOR LOCATION OF EXISTING UTILITIES.
9. IF ANY UTILITY LINES, PIPELINES, OR UNDERGROUND UTILITY LINES ARE SHOWN ON THESE DRAWINGS, THEY ARE SHOWN IN AN APPROXIMATE MANNER ONLY, AND SUCH LINES MAY EXIST WHERE NONE ARE SHOWN. IF ANY SUCH EXISTING LINES ARE SHOWN, THE LOCATION IS BASED UPON INFORMATION PROVIDED BY THE OWNER OF SAID UTILITY, AND THE INFORMATION MAY BE INCOMPLETE, OR MAY BE OBSOLETE BY THE TIME CONSTRUCTION COMMENCES. THE ENGINEER HAS CONDUCTED ONLY PRELIMINARY INVESTIGATION OF THE LOCATION, DEPTH, SIZE OR TYPE OF EXISTING UTILITY LINES, PIPELINES, OR UNDERGROUND UTILITY LINES. THIS INVESTIGATIONS IS NOT CONCLUSIVE, AND MAY NOT BE COMPLETE, THEREFORE, MAKES NO REPRESENTATION PERTAINING THERETO, AND ASSUMES NO RESPONSIBILITY OR LIABILITY THEREFORE. THE CONTRACTOR SHALL INFORM ITSELF OF THE LOCATION OF ANY UTILITY LINE, PIPELINE, OR UNDERGROUND UTILITY LINE IN OR NEAR THE AREA OF THE WORK IN ADVANCE OF AND DURING EXCAVATION WORK. THE CONTRACTOR IS FULLY RESPONSIBLE FOR ANY AND ALL DAMAGE CAUSED BY ITS FAILURE TO LOCATE, IDENTIFY AND PRESERVE ANY AND ALL EXISTING UTILITIES, PIPELINES, AND UNDERGROUND UTILITY LINES. IN PLANNING AND CONDUCTING EXCAVATION, THE CONTRACTOR SHALL COMPLY WITH STATE STATUES, MUNICIPAL AND LOCAL ORDINANCES, RULES AND REGULATIONS, IF ANY, PERTAINING TO THE LOCATION OF THESE LINES AND FACILITIES.
10. OWNER WILL PROVIDE SOIL TESTING AND INSPECTION SERVICES DURING EARTHWORK OPERATIONS. CONTRACTOR SHALL ALLOW TESTING SERVICE TO INSPECT AND APPROVE COMPACTED SUBGRADES AND FILL LAYERS BEFORE FURTHER CONSTRUCTION WORK IS DONE. SHOULD COMPACTION TESTS INDICATE INADEQUATE DENSITY, CONTRACTOR SHALL PROVIDE ADDITIONAL COMPACTION AND TESTING AT NO ADDITIONAL EXPENSE.
11. OWNER HAS ESTABLISHED SUBDIVISION BOUNDARY CORNERS. CONTRACTOR SHALL PROVIDE ALL OTHER CONSTRUCTION STAKING INCLUDING TRACT CORNERS. CONTRACTOR SHALL LOCATE AND PRESERVE ALL BOUNDARY CORNERS AND REPLACE ANY LOST OR DISTURBED CORNERS.
12. OWNER WILL PROVIDE A STORM WATER POLLUTION PREVENTION PLAN (SWPPP) AND INSPECTION. CONTRACTOR SHALL COMPLY WITH THE BEST MANAGEMENT PRACTICES (BMP'S) AS SPECIFIED IN THE SWPPP, AND WITH ALL FEDERAL, STATE, AND LOCAL REGULATIONS.

FRED C. ARFMAN NEW MEXICO 7322 03-06-08

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GRADING DETAILS & NOTES

Date: 1/12/08	No.	Revision	Date	Job No. 1614
Drawn By: ANW				
Chk By:				

TURN EVERY OTHER BLOCK SIDEWALKS TO PROVIDE OPENINGS FOR EMERGENCY OVERFLOW

WALL OPENINGS

UNIT 1

UNIT 2

MONTE SUR AVE NE

ESTAMPA RD NE

CONO SUR RD NE

LAPOSTOLLE AVE NE

BRAMLETT DR NE

MONTE DR NE

CONCHA Y TORO DR NE

PATRONALES DR NE

TRACT A

TRACT B

TRACT C

TRACT D

TRACT E

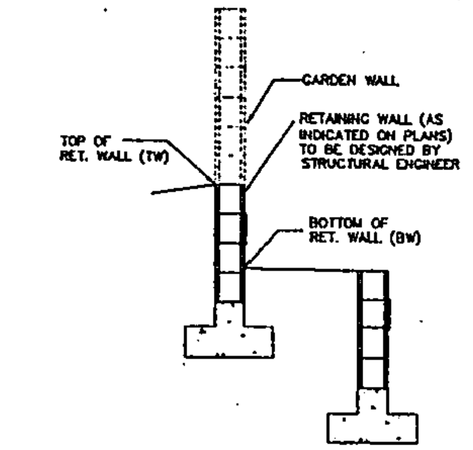
TRACT F

TRACT G

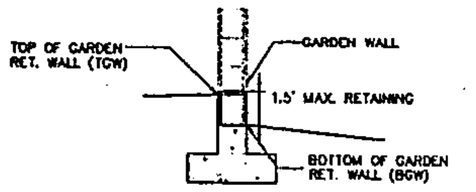
TRACT H

TRACT L

TRACT N



RETAINING WALL
NTS



GARDEN WALL RETAINING WALL
NTS

0 25 50 100 150
SCALE 1"=50'

SEE SHEET 10 OF 10

LEGEND

———	RETAINING WALL
TW=91.5 / BW=67.4	TOP RETAINING WALL / BOTTOM RETAINING WALL
—·—·—	GARDEN WALL
TW=93.0 / BW=91.5	TOP GARDEN WALL / BOTTOM GARDEN WALL

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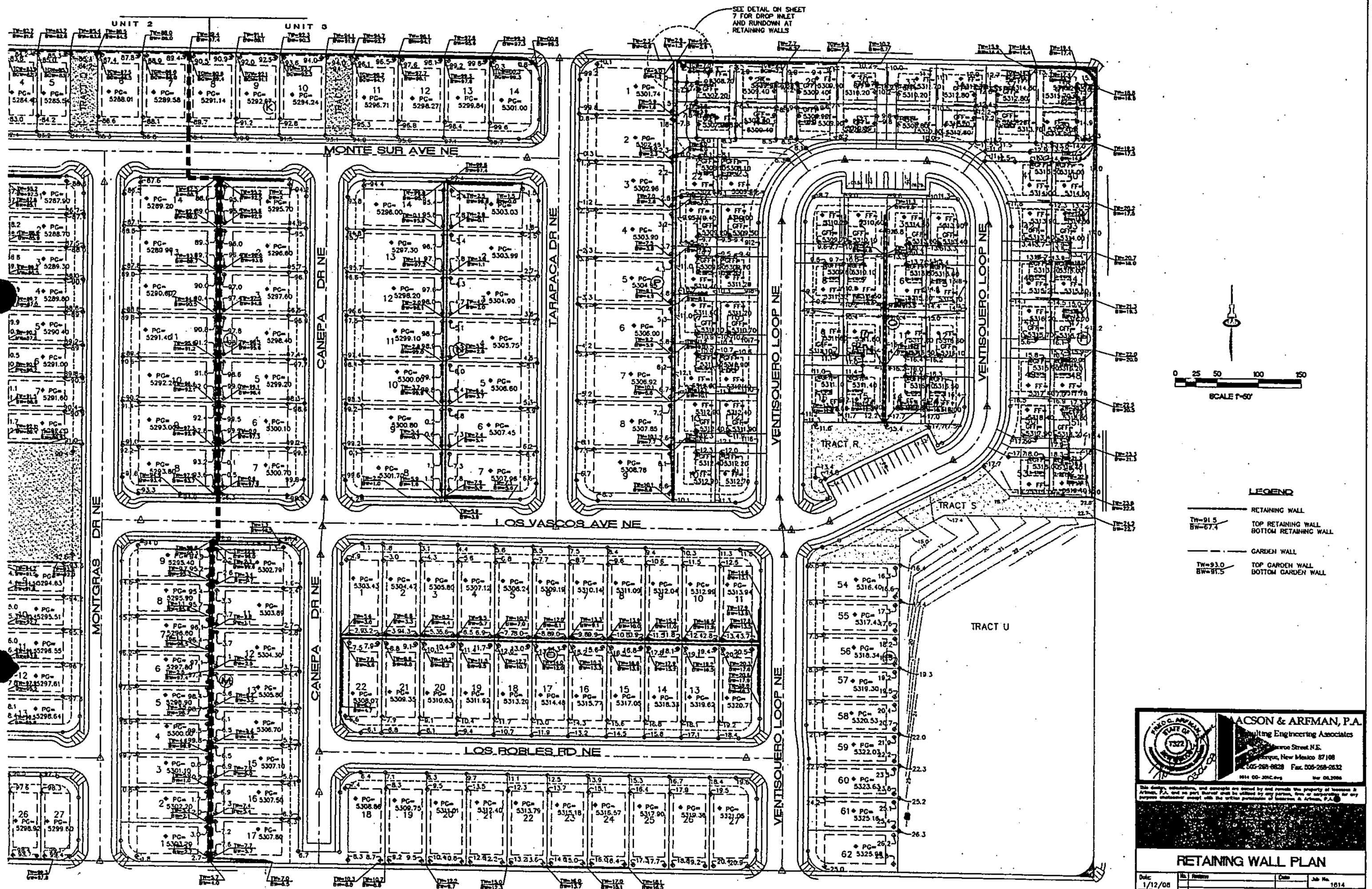
RETAINING WALL PLAN

Date: 1/12/08	No.	Revision	Date	Job No. 1614
Drawn By: ANW				
Chk'd By:				



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RETAINING WALL PLAN

Date: 1/12/08	No.	Revision	Date
Drawn By: ANW			
Chd By:			

Job No. 1614

City of Albuquerque

DEVELOPMENT/ PLAN REVIEW APPLICATION

Supplemental form

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

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

STORM DRAINAGE
- ___ Storm Drainage Cost Allocation Plan

S Z ZONING & PLANNING
- ___ Annexation
  - ___ County Submittal
  - ___ EPC Submittal
- X Zone Map Amendment (Establish or Change Zoning)

P
- ___ 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...

D
- ___ Decision by: DRB, EPC, LUCC, Planning Director or Staff, ZHE, Zoning Board of Appeals

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

APPLICANT INFORMATION:

Professional/Agent (if any): Dekker / Perich / Sabatini PHONE: 761-9700
ADDRESS: 7601 Jefferson NE, Suite 100 FAX: 761-4222
CITY: Albuquerque STATE NM ZIP 87109 E-MAIL:

APPLICANT: Del Rey Investments LLC PHONE: 889-3061
ADDRESS: 6300 Riverside Plaza Ln. NW, Suite 200 FAX: 837-1061
CITY: Albuquerque STATE NM ZIP 87120 E-MAIL:
Proprietary interest in site: List all owners:

DESCRIPTION OF REQUEST: DRB final sign off for Site Plan for Subdivision & Zone Change
EPC approval w/ Conditions at October 18, 2007 hearing

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

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

Lot or Tract No. Tract A Blocks 18 + 19 Unit: A
Subdiv/Addn/TBKA: North Albuquerque Acres
Existing Zoning: SU-1 for Mobile Home Park Proposed zoning: SU-1 for PDA (approved w/ condition)
Zone Atlas page(s): D-18-Z UPC Code: 101806339610540201 MRGCD Map No

CASE HISTORY:
List any current or prior case number that may be relevant to your application (Proj., App., DRB-, AX_,Z_, V_, S_, etc.):
Z-1534, V-71-33, 1003916

CASE INFORMATION:
Within city limits? X Yes Within 1000FT of a landfill? Yes D-18
No. of existing lots: 1 No. of proposed lots: 413 Total area of site (acres): 58.52 ac.
LOCATION OF PROPERTY BY STREETS: On or Near: (N) Derickson & (S) Santa Monica
Between: San Pedro (W) and Louisiana (E)

Check-off if project was previously reviewed by Sketch Plat/Plan ☐, or Pre-application Review Team ☒. Date of review: 7/10/07

SIGNATURE Nicole Sanchez-Howell DATE 3/24/08
(Print) Nicole Sanchez-Howell Applicant: ☐ Agent: ☒

FOR OFFICIAL USE ONLY Form revised 4/07

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

Application case numbers	Action	S.F.	Fees
08DRB - - 70152	SPS	P3	$ 385.00
- -	CMF		$ 20.00
- -			$
- -			$
- -			$
		Total	$ 405.00

Hearing date April 2, 2008

3/28/08
Planner signature / date

Project # 1003916

FORM P(3): SITE PLAN REVIEW - D.R.B. MEETING (UNADVERTISED)

☐ **SKETCH PLAT REVIEW AND COMMENT (DRB22)** **Maximum Size: 24" x 36"**

__ 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) clearly outlined
__ Letter briefly describing, explaining, and justifying the request
__ List any original and/or related file numbers on the cover application

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

☒ **SITE DEVELOPMENT PLAN FOR SUBDIVISION (DRB18)** **Maximum Size: 24" x 36"**

✓ 5 Acres or more & zoned SU-1, IP, SU-2, PC, or Shopping Center: Certificate of No Effect or Approval
✓ 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) clearly outlined
✓ 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 – Submitted with Concurrent Preliminary Plat
✓ Fee (see schedule)
✓ List any original and/or related file numbers on the cover application

Meetings are approximately 8 DAYS after the Tuesday noon filing deadline. **Bring the original** to the meeting. **Your attendance is required.**

☐ **SITE DEVELOPMENT PLAN FOR BUILDING PERMIT (DRB17)** **Maximum Size: 24" x 36"**

__ 5 Acres or more & zoned SU-1, IP, SU-2, PC, or Shopping Center: Certificate of No Effect or Approval
__ 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) clearly outlined
__ 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)
__ List any original and/or related file numbers on the cover application

Meetings are approximately 8 DAYS after the Tuesday noon filing deadline. **Bring the original** to the meeting. **Your attendance is required.**

☐ **AMENDED SITE DEVELOPMENT PLAN FOR BUILDING PERMIT (DRB01)** **Maximum Size: 24" x 36"**
☐ **AMENDED SITE DEVELOPMENT PLAN FOR SUBDIVISION (DRB02)** **Maximum Size: 24" x 36"**

__ 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) **6 copies**
__ Zone Atlas map with the entire property(ies) clearly outlined
__ 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)
__ List any original and/or related file numbers on the cover application

Meetings are approximately 8 DAYS after the Tuesday noon filing deadline. **Bring the original** to the meeting. **Your attendance is required.**

☐ **FINAL SIGN-OFF FOR EPC APPROVED SDP FOR BUILDING PERMIT (DRB05)**
☒ **FINAL SIGN-OFF FOR EPC APPROVED SDP FOR SUBDIVISION (DRB06)**

✓ 5 Acres or more & zoned SU-1, IP, SU-2, PC, or Shopping Center: Certificate of No Effect or Approval
✓ 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** – Pending w/ Preliminary Plat
N/A Solid Waste Management Department signature on Site Plan for Building Permit
✓ Zone Atlas map with the entire property(ies) clearly outlined
✓ 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
N/A Copy of Site Plan with Fire Marshal's stamp (not required for SDP for Subdivision)
✓ List any original and/or related file numbers on the cover application

Meetings are approximately 8 DAYS after the Tuesday noon filing deadline. **Bring the original** to the meeting. **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.

Nicole Sanchez-Howell
Applicant name (print)

Nicole S. Howell 3/25/08
Applicant signature / date

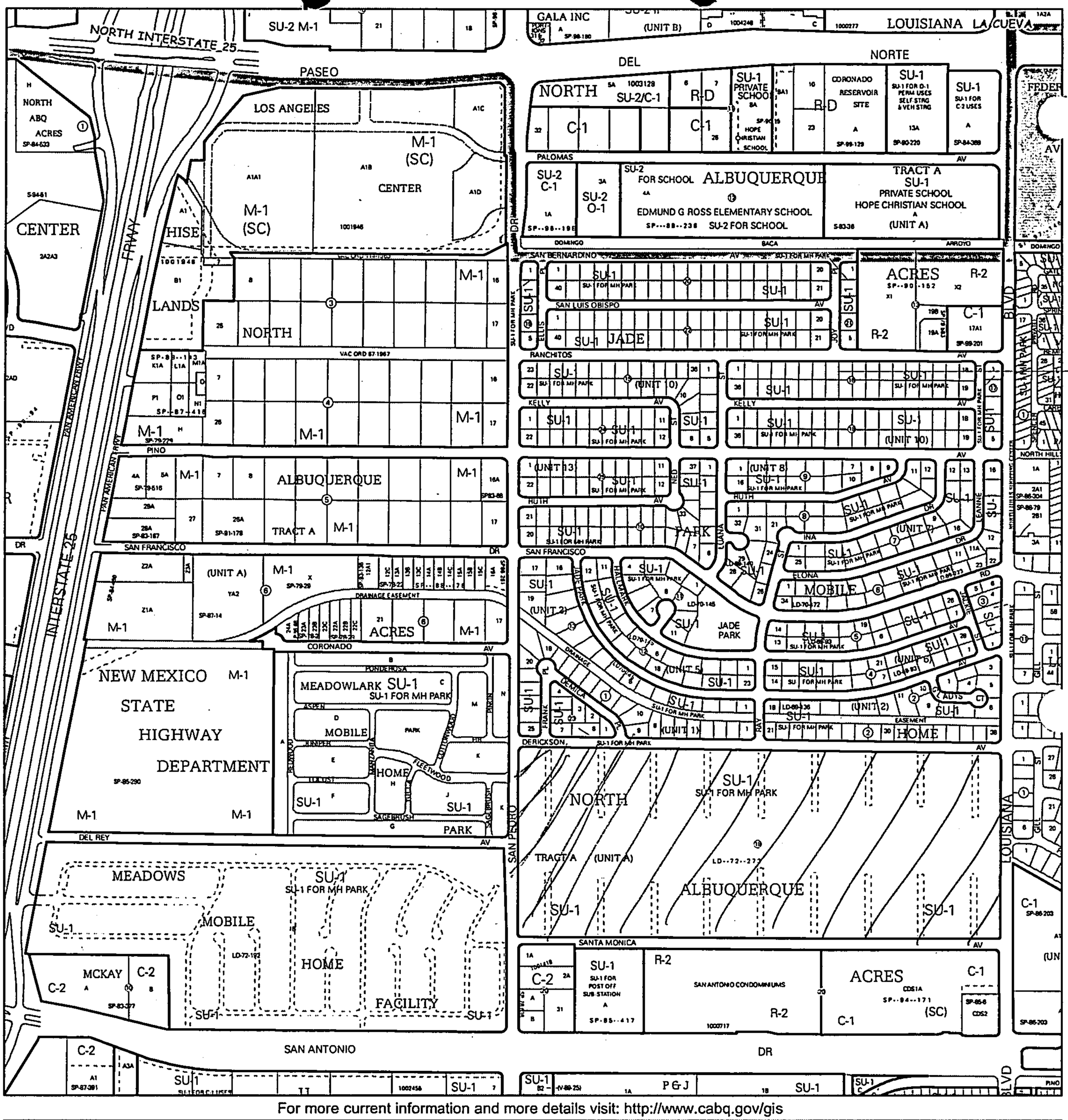
Form revised **October 2007**

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

Application case number(s)
08DRB - ____ - 70152
____ - ____ - ____
____ - ____ - ____

3/25/08
Planner signature / date

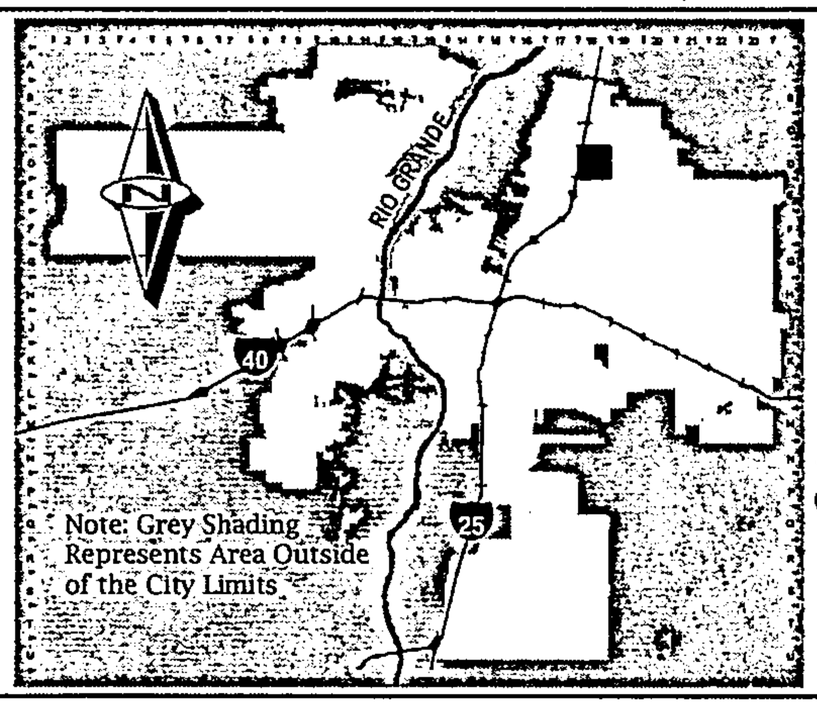
Project # 1003916



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

Albuquerque Geographic Information System

Map amended through: 2/8/2008



Zone Atlas Page:

D-18-Z

Selected Symbols

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

0 750 1,500 Feet

Del Rey Investments, LLC
6300 Riverside Plaza Lane, NW
Suite 200
Albuquerque, NM 87120

September 5, 2007

RE: Authorization as Representative

This letter authorizes Dekker / Perich / Sabatini to serve the agent for Del Rey Investments, LLC the current owner of 58.5 acres known as the Del Rey Mobile Home Park for submission to EPC for redevelopment purposes.

Regards,

Ben Spencer
Managing Member
Del Rey Investments, LLC

March 25, 2008

Jack Cloud, Chair
Development Review Board
City of Albuquerque
Plaza del Sol
600 Second Street, NW
Albuquerque, NM 87102

RE: Monterra Del Rey, Project # 1003916
Amendment to Zone Map 07EPC-40048
Site Plan for Subdivision 07EPC-40049

Dear Chairman Cloud and Development Review Board,

Dekker/Perich/Sabatini, agent for Del Rey Investments LLC, is requesting a final Design Review Board (DRB) sign off of the Monterra Del Rey Site Plan for Subdivision for the property legally described as Blocks 18 & 19, North Albuquerque Acres, Tract A, Unit A, comprising of approximately 58.52 acres.

The Environmental Planning Commission (EPC) approved a zone map amendment from SU-1/MHP (mobile home park) to SU-1/PDA (planned development area) and site development plan for subdivision on October 18, 2007 with conditions, including delegation of final sign off to DRB.

The grading and drainage plan has already been submitted with the concurrent platting action by Issacson & Arfman Engineers.

This letter and the revised site plan demonstrate our compliance with the conditions of approval for the Site Plan for Subdivision. This document will describe how we are meeting the conditions; the conditions are available for your review in the attached EPC Notice of Decision dated October 18, 2007.

Response to EPC condition for Amendment to Zone Map:
Condition 1: Issacson & Arfman Engineers have submitted a preliminary plat as a concurrent DRB action.

Response to EPC conditions for Site Plan for Subdivision:

Condition 1: This letter requests DRB final sign-off and accompanies the submittal, specifying all modifications that have been made to the site plan since the EPC hearing including descriptions of how the site plan and landscape plan has been modified to meet EPC conditions of approval.

Condition 2: D/P/S met with Carol Toffaleti, staff planner on March 17, 2008. Ms. Toffaleti identified a few conditions that had not been addressed as intended by the EPC. The DRB submittal has been revised to address Ms. Toffaleti's comments from our March 17th meeting.

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Suite 100
Albuquerque NM
87109
505.761.9700
fax 761.4222
www.dpsdesign.org

Condition 3: The applicant is furthering the Comprehensive Plan Water Management Goal, in Section II.D.2, by utilizing pervious material on each landscaped pedestrian breezeway and irrigating the common landscaped areas with the City of Albuquerque non-potable water line located on Louisiana Blvd.

Condition 4: The applicant is furthering the Comprehensive Plan Energy Management Goal, in Section II.D. 3, by revising the landscape plan to include more shade trees particularly on the perimeter of the site. These street trees will reduce the heat island effect and create a more inviting pedestrian environment.

The City of Albuquerque Energy Conservation Code, effective July 1, 2008, increase the standards relating to building materials, insulation, appliances, and lighting fixtures. The applicant will comply with the new Energy Conservation Code when they file a building permit application.

Condition 5: A memo, dated October 30, 2007, from Matthew Schmader, PhD is attached. Dr. Schmader issued a Certificate of No Effect for Tract A, Unit A, Block 19 of North Albuquerque Acres.

Condition 6: Larry Coons with Lawrence Earth Engineering submitted a Landfill Gas Assessment Report to Environmental Health on March 14, 2008. Once Environmental Health reviews the report, Lawrence Earth Engineering will revise the Landfill Gas Plan in accordance with their comments. A copy of the final, approved plan will be submitted to DRB, at that time.

Condition 7: The site plan has been revised to meet the conditions requiring the applicant to meet City Standards and DPM requirements. Detailed access to the neighborhood commercial property will be determined at the EPC review of the Site Plan for Building Permit, as required in condition 16b.

Condition 8: The site plan has been revised to include additional landscaped pedestrian walkways in Block K (Tract T) and in Block H (Tract O). Block M has been revised as a stub street to allow pedestrian access from Santa Monica.

Condition 9: The Wall / Fences Section of the Design Guidelines on sheet A002 have been revised to require all walls, fences and retaining walls to comply with Section 14-16-3-19(B) of the zone code.

Condition 10: The Landscape Section of the Design Guidelines on sheet A002 have been revised to require landscaped breezeways abutting the site wall to provide pedestrian access as well as a visual opening. A wall detail demonstrating the gate (visual opening) is provided on sheet A002.

Condition 11: The site plan has been revised to include an additional pedestrian access between the commercial lot and the adjoining parks. Refer to Keyed Note 16 and Exhibit A on sheet A001.

Condition 12: All references to community commercial have been changed to neighborhood commercial.

Condition 13: Blocks A-Q are shown consistently in the site development plan.

Condition 14: The following changes have been made to sheet A001:

a. The legal description includes Block 19
b. The widths of the existing ROWs are indicated on the site plan.
c. Sidewalks have been replaced with crosswalks where alleys and drive courts access internal streets (Areas 3 and 5). Refer to Key Note 17.

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d. The Phasing has been revised to clarify the acreages and types of developments that will occur in Phase 2.

Condition 15: The following changes have been made to Exhibit C on sheet A002:

a. Maximum height is limited to 26' except as provided in Section 14-16-3-3(A)(7).
b. Minimum lot widths are indicated for each area.
c. Green Court Setbacks are included in Exhibit C on sheet A002.
d. Area 1 includes mobile homes as a permissive use.

Condition 16: Language in the Design Standards has been revised to comply with conditions a-i. Refer to sheet A002, delta 1 notes.

Condition 17: The width of the parallel parking has been revised to 8.6' minimum. Refer to Keyed Note 10 on sheet A001.

Condition 18: The revised grading and drainage plan is included in this submittal. Issacson & Arfman Engineers have included elevations of existing contour lines and proposed spot elevations.

Condition 19: The landscaped plan has been revised to comply with conditions a-g.

a. The plant palette has been changed to include more native, low water use plants. Refer to plant legends on sheet L002.
b. Street trees will comprise of a mixture of four tree types, planting an accent tree one of every three street trees.
c. The plant legends on sheet L002 reflect the plants identified in the plans.
d. Maintenance responsibility will be the responsibility of the Home Owners' Association. Refer to Landscape Notes on sheet L001.
e. The plant legend on sheet L001 includes Santa Ana Tan Gravel with Filter Fabric.
f. Non-living groundcovers and hardscape materials are identified in plant legends on sheets L001 and L002. Material used on the walkways in the parks and breezeways have been updated to reflect Compact Grey Crusherfine, a pervious material. Refer to L002.
g. Calculations have been included on sheet L002 to demonstrate that 75% of live groundcover is achieved in the landscaped areas on residential lots and in parks and breezeways.

We respectfully request your final sign off at the April 2, 2008 DRB meeting. If you have any questions or need additional information, please call me at 761-9700.

Sincerely,

Nicole Sanchez-Howell, Planner
Dekker/Perich/Sabatini

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City of Albuquerque
Planning Department
Development Review Division
P.O. Box 1293
Albuquerque, New Mexico 87103

Date: October 19, 2007

OFFICIAL NOTIFICATION OF DECISION

FILE: **Project# 1003916***
07EPC-40048 AMNDT TO ZONE MAP
07EPC-40049 SITE DEVELOPMENT - SUBDIVISION

Del Rey Investments LLC
6300 Riverside Plaza Lane NW, Suite 200
Albuq. NM 87120

LEGAL DESCRIPTION: for all or a portion of Blocks 18 & 19, Tract A, Unit A, North Albuquerque Acres, a zone map amendment from SU-1 FOR MOBILE HOME PARK to SU-1 FOR PDA (Planned Development Area) located on DERICKSON NE BETWEEN SAN PEDRO NE AND LOUISIANA BLVD NE containing approximately 58.52 acres. (D-18) Carol Toffaleti, Staff Planner

On October 18, 2007 the Environmental Planning Commission voted to approve Project 1003916/ *07EPC 40048*, a Zone Map Amendment, for Blocks 18 & 19, North Albuquerque Acres, Tract A, Unit A, from SU-1/MHP to SU-1/PDA, based on the following Findings and subject to the following Condition:

FINDINGS:

1. The request is for a zone map amendment from SU-1/MHP (Mobile Home Park) to SU-1/PDA (Planned Development Area) for Blocks 18 & 19, North Albuquerque Acres, Tract A, Unit A, a site of approximately 58.52 acres, that forms the block between San Pedro Drive, Louisiana Blvd., Derickson Ave. and Santa Monica Ave. The subject site will be divided into approximately 56 acres of residential and 2.4 acres of neighborhood commercial/office development.

2. The request is accompanied by a site development plan for subdivision for approximately 431 lots with Residential Design Standards. The 56 acre residential area will be split into approximately 412 private lots and approximately 18 tracts of landscaped common areas, resulting in a gross density of approximately 13.6 DUs/acre. The residential lots are grouped into 5 areas according to housing type:

a. approximately 47 mobile home lots in Area 1, based on the R-1 zone, which will provide affordable housing for the existing residents;
b. approximately 62 paired townhouses (duplexes) in Area 2 and
c. approximately 102 multiple townhouses (up to 5 attached units) in Area 3, both based on the R-T zone;
d. approximately 141 single family homes in Area 4, based on the R-1 zone;
e. and approximately 60 clustered "Green Court" detached homes in Area 5, a kind of hybrid of the R-1 and R-T zones.

3. The applicant requests the following use exceptions from R-1 and R-T zoning for the residential portion of the PDA site:
   a. Excluded Accessory Uses:
      1. Agricultural animal keeping, for noncommercial purposes, as follows: rabbits and similar animals, poultry, pigeons.
      2. Antenna (noncommercial) up to 65 feet in height
      3. Recreational vehicle, boat, or boat-and-boat trailer parking.
      4. Trailer parking.
      5. Public school, including caretaker's mobile home.
      6. Wireless Telecommunications Facility

4. The applicant requests the following use exceptions from C-1 and O-1 zoning for the 2.4 acre lot designated neighborhood commercial/office:
   a. Excluded permissive uses:
      1. Antenna, up to 65 feet in height
      2. Park and ride temporary facilities
      3. Parking lot
      4. Public utility structure
      5. Retail sales of the following goods, plus incidental retailing of related goods and incidental service or repair:
         - Auto parts and supply
         - Christmas trees, including outside sales
         - Gasoline, oil, liquefied petroleum gas, including outside sales.
         - Hardware, building materials
      6. Radio and television station
      7. Services:
         - Automobile, bicycle and motorized bicycle (moped) repairing, including body work.
         - Car washing
         - Parking lot
         - Taxidermy
      8. Wireless Telecommunications Facility

   b. Excluded Conditional Uses:
      1. Antenna, over 65 feet in height

2. Auto, trailer, and truck rental, service, storage.
3. Drive-up service window
4. Fireworks sales
5. Mortuary
6. Outdoor storage or activity
7. Public utility structure
8. Use or activities in a tent.
9. Wireless Telecommunications Facility, Roof-Mounted, up to 20 feet above the parapet of the building.

5. The site is in the Established Urban Area of the Comprehensive Plan. No Rank II or III plans apply.

6. The site is in the landfill buffer zones of two former landfills (San Francisco and San Antonio Landfills) and subject to the City of Albuquerque's Interim Guidelines for Development with City Designated Landfill Buffer Zones.

7. The site was designated a Metropolitan Redevelopment Area by City Council in 2005 (O-05-147, 10/17/2005). The Council set as the main objectives of an MRA plan: to preserve affordable housing for existing residents of the mobile home park; small or no subsidies of redevelopment using City funds; to retain the existing community of park residents. In 2006, the City's Development Commission approved the Del Rey Metropolitan Redevelopment Project Plan (ADC-06-01) and City Council conditionally approved it (O-06-31). The plan corresponded to the project by developer Centex, which included a zone change from SU-1/MHP to SU-1/PRD and SU-1/MH and R-LT, and site development plans for subdivision and for building permit. The project was approved by the EPC (EPC#1003916, 6/16/2006), but did not receive DRB sign-off. On 6/18/2007, City Council adopted R-07-266, which supports the applicant's current efforts to redevelop the Del Rey MHP.

8. In a letter dated September 26, 2007, City Council staff states the following: Council Bill No. O-06-31 clarified that O-05-147 did not place any mandatory limits on what could be included in a metropolitan redevelopment plan for the site; R-07-266 was not intended to bind the applicant to Exhibit A attached to the bill, a description of the current project; and that none of the three Council bills cited above were intended to limit the EPC in reviewing and deciding upon any application for the Del Rey site.

9. The applicant has provided an acceptable justification for the requested zone change per R-270-1980:
   A. <u>A proposed zone change must be found to be consistent with the health, safety, morals, and general welfare of the city.</u>
   The proposed zone change will enable redevelopment that is generally consistent with this criterion, because it will improve the housing situation of remaining residents on the site and replace a rundown mobile home park with affordable and mixed income private housing.

B. Stability of land use and zoning is desirable; therefore the applicant must provide a sound justification for the change. The burden is on the applicant to show why the change should be made, not on the city to show why the change should not be made.
The applicant has provided an acceptable justification for the change.

C. A proposed change shall not be in significant conflict with adopted elements of the Comprehensive Plan or other city master plans and amendments thereto, including privately developed area plans which have been adopted by the city.
The proposal is not in significant conflict with adopted elements of the Comprehensive Plan and furthers a preponderance of applicable goals and policies:
The Goal for the Established Urban Area, Policy II.B.5a, Policy II.B.5h, because the proposed mix and density of residential uses in the PDA offers variety and choice in housing, broadens the range of urban land uses in the Established Urban Area and is appropriately located relative to the existing street network and surrounding land uses.
Policy II.B.5d, because the location and intensity of the PDA uses respect the values of the existing residents of the mobile home park and are compatible with the zoning and uses of surrounding areas. The applicant proposes a number of exclusions to the permissive and conditional uses allowed in the R-1, R-T, C-1 and O-1 zones in order to maintain the residential character of the site and ensure compatibility of future commercial/office uses with the surrounding residential environment.
Policy II.B.5f, Policy II.B.5l, because the proposed PDA includes innovative, clustered "Green Court" housing and a network of shared open spaces.
Policy II.B.5i, Policy II.B.5k because the lot designated for commercial/office use is appropriately located at one corner of the site with vehicular access on Louisiana Blvd, a minor arterial, and segregated pedestrian access from the adjoining residential area: possible adverse effects residents are minimized; and the uses can serve the wider community.
Policy II.B.5m, Policy II.C.8d, because the request for the zone change to SU-1 for PDA is accompanied by a site development plan with design standards and landscaping that will improve the visual environment of the site.
Policy II.B.5o, Policy II.D.5b, because the proposed zoning will facilitate the redevelopment and rehabilitation of an older neighborhood with quality design and construction.
The Housing Goal, Policy II.D.5a, because the proposed PDA conserves affordable housing on the site for existing residents of the mobile home park and increases the supply of quality, reasonably priced private homes on a site that has deteriorated in recent years.
Policy II.C.1b, Policy II.D.4g, because the PDA is well placed to promote future residents' use of transit and integrates a good network of sidewalks and landscaped pathways that promotes walking.

D. The applicant must demonstrate that the existing zoning is inappropriate because:
   1. There was an error when the existing zone map pattern was created; or
      Not applicable.
   2. Changed neighborhood or community conditions justify the change; or
      Under the current zoning, the mobile home park has deteriorated and become mostly vacant. The site has been in need of revitalization and was designated a Metropolitan Redevelopment Area by City Council in 2005.

3. A different use category is more advantageous to the community, as articulated in the Comprehensive Plan or other city master plan, even though (D)(1) or (D)(2) above do not apply.
   The proposed SU-1 for PDA zoning is more advantageous to the community because it retains affordable housing for the existing residents on the site, will enable them to purchase their own lots and introduces a variety and choice of new housing in the area together with parks and pedestrian greenways. The proposed 412 residential units will not increase the potential density of the site as the existing mobile home park was built to accommodate 410 mobile homes. The PDA excludes uses that would be detrimental to adjoining residential environments on the lot designated for neighborhood scale commercial and/or office uses.

E. A change of zone shall not be approved where some of the permissive uses in the zone would be harmful to adjacent property, the neighborhood, or the community.
   The proposed residential uses, mobile homes, townhomes, single family homes and clustered homes with shared access and open space, and neighborhood scale commercial and office uses, are either similar or compatible with the surrounding neighborhood uses. In addition, the applicant proposes a number of exclusions to permissive (and condititional) uses in the R-1, R-T, C-1 and O-1 zones on which the SU-1 for PDA zoning is based, which will ensure the area is protected in the long term from adverse impacts.

F. A proposed zone change which, to be utilized through land development, requires major and unprogrammed capital expenditures by the city may be
   1. Denied due to lack of capital funds; or
   2. Granted with the implicit understanding that the city is not bound to provide the capital improvements on any special schedule.

   The applicant states that they will not use any direct City funding to subsidize the development of the site after rezoning.

G. The cost of land or other economic considerations pertaining to the applicant shall not be the determining factor for a change of zone.
   Not applicable.

H. Location on a collector or major street is not in itself sufficient justification for apartment, office, or commercial zoning.
   Not applicable.

I. A zone change request which would give a zone different from surrounding zoning to one small area, especially when only one premise is involved, is generally called a "spot zone." Such a change of zone may be approved only when:
   1. The change will clearly facilitate realization of the Comprehensive Plan and any applicable adopted sector development plan or area development plan; or
      Not applicable.

2. The area of the proposed zone change is different from surrounding land because it could function as a transition between adjacent zones; because the site is not suitable for the uses allowed in any adjacent zone due to topography, traffic, or special adverse land uses nearby; or because the nature of structures already on the premises makes the site unsuitable for the uses allowed in any adjacent zone.
   The SU-1 for PDA zoning is unique to this area of the City, but it complements the zoning of land surrounding the site, which is SU-1 for MHP, R-1, R-2, C-1 and C-2. In addition, the site covers 58.52 acres which is not a "small" area.

J. A zone change request, which would give a zone different from surrounding zoning to a strip of land along a street is generally called "strip zoning." Strip commercial zoning will be approved only where:
   Not applicable.

10. The Albuquerque Meadows Residents Assn., Del Rey Neighborhood Assn., Jade Park Neighborhood Assn. and North Wyoming Neighborhood Assn. and property-owners within 100' of the site were notified of the request. No facilitated meeting was held. The Del Rey NA submitted a letter of support for the proposal dated 10/8/2007. No adverse comments have been received.

CONDITION:

1. Platting must be a concurrent DRB action.

On October 18, 2007 the Environmental Planning Commission voted to approve Project 1003916/ *07EPC 40049*, a Site Development Plan for Subdivision, for Blocks 18 & 19, North Albuquerque Acres, Tract A, Unit A, based on the preceding Findings and subject to the following Conditions of Approval.

FINDINGS:

1. The request is for a site development for subdivision for Blocks 18 & 19, North Albuquerque Acres, Tract A, Unit A, a site of approximately 58.52 acres, that forms the block between San Pedro Drive, Louisiana Blvd., Derickson Ave. and Santa Monica Ave. and is currently zoned SU-1 for MHP and proposed to be zoned SU-1 for PDA. The subject site will be divided into approximately 56 acres of residential and 2.4 acres of neighborhood commercial/office development.

2. The request is accompanied by a request to amend the zoning from SU-1/MHP (Mobile Home Park) to SU-1/PDA (Planned Development Area). The approximately 56 acre residential area will be split into approximately 412 private lots and approximately 18 tracts of landscaped common areas, resulting in a gross density of 13.6 DUs/acre. The residential lots are grouped into 5 areas according to housing type:
   a. approximately 47 mobile home lots in Area 1, based on the R-1 zone, which will provide affordable housing for the existing residents;
   b. approximately 62 paired townhouses (duplexes) in Area 2, and
   c. approximately 102 multiple townhouses (up to 5 attached units) in Area 3, both based on the R-T zone;
   d. approximately 141 single family homes in Area 4, based on the R-1 zone;
   e. and approximately 60 clustered "Green Court" detached homes in Area 5, a kind of hybrid of the R-1 and R-T zones.

3. The applicant requests the following use exceptions from R-1 and R-T zoning for the residential portion of the PDA site:
   a. <u>Excluded Accessory Uses</u>:
      1. Agricultural animal keeping, for noncommercial purposes, as follows: rabbits and similar animals, poultry, pigeons.
      2. Antenna (noncommercial) up to 65 feet in height
      3. Recreational vehicle, boat, or boat-and-boat trailer parking.
      4. Trailer parking.
      5. Public school, including caretaker's mobile home.
      6. Wireless Telecommunications Facility

4. The applicant requests the following use exceptions from C-1 and O-1 zoning for the 2.4 acre lot designated neighborhood commercial/office:
   a. <u>Excluded permissive uses</u>:
      1. Antenna, up to 65 feet in height
      2. Park and ride temporary facilities
      3. Parking lot
      4. Public utility structure
      5. Retail sales of the following goods, plus incidental retailing of related goods and incidental service or repair:
         - Auto parts and supply
         - Christmas trees, including outside sales
         - Gasoline, oil, liquefied petroleum gas, including outside sales.
         - Hardware, building materials
      6. Radio and television station
      7. Services:
         - Automobile, bicycle and motorized bicycle (moped) repairing, including body work.

- Car washing
- Parking lot
- Taxidermy

8. Wireless Telecommunications Facility

b. Excluded Conditional Uses:
   1. Antenna, over 65 feet in height
   2. Auto, trailer, and truck rental, service, storage.
   3. Drive-up service window
   4. Fireworks sales
   5. Mortuary
   6. Outdoor storage or activity
   7. Public utility structure
   8. Use or activities in a tent.
   9. Wireless Telecommunications Facility, Roof-Mounted, up to 20 feet above the parpet of the building.

5. The site is in the Established Urban Area of the Comprehensive Plan. No Rank II or III plans apply.

6. The site is in the landfill buffer zones of two former landfills (San Francisco and San Antonio Landfills) and subject to the City of Albuquerque's Interim Guidelines for Development with City Designated Landfill Buffer Zones.

7. The site was designated a Metropolitan Redevelopment Area by City Council in 2005 (O-05-147, 10/17/2005). The Council set as the main objectives of an MRA plan: to preserve affordable housing for existing residents of the mobile home park; small or no subsidies of redevelopment using City funds; to retain the existing community of park residents. In 2006, the City's Development Commission approved the Del Rey Metropolitan Redevelopment Project Plan (ADC-06-01) and City Council conditionally approved it (O-06-31). The plan corresponded to the project by developer Centex, which included a zone change from SU-1/MHP to SU-1/PRD and SU-1/MH and R-LT, and site development plans for subdivision and for building permit. The project was approved by the EPC (EPC#1003916, 6/16/2006), but did not receive DRB sign off. On 6/18/2007, City Council adopted R-07-266, which supports the applicant's current efforts to redevelop the Del Rey MHP.

8. It is up to the applicant to pursue submitting a new redevelopment plan to the City's Development Commission and City Council for approval if the applicant wishes to obtain public funding for the redevelopment.

9. In a letter dated September 26, 2007, City Council staff explained that: Council Bill No. O-06-31 clarified that O-05-147 did not place any mandatory limits on what could be included in a metropolitan redevelopment plan for the site; R-07-266 was not intended to bind the applicant to Exhibit A attached to the bill which summarizes the proposal; and that none of the three Council bills cited above were intended to limit the EPC in reviewing and deciding upon any application for the Del Rey site.

10. The proposal furthers a preponderance of applicable Comprehensive Plan goals and policies:
The Goal for the Established Urban Area, Policy II.B.5a, Policy II.B.5h, because the proposed mix and density of residential uses in the PDA offers variety and choice in housing, broadens the range of urban land uses in the Established Urban Area and is appropriately located relative to the existing street network and surrounding land uses.
Policy II.B.5d, because the location and intensity of the PDA uses respect the values of the existing residents of the mobile home park and are compatible with the zoning and uses of surrounding areas. The applicant proposes a number of exclusions to the permissive and conditional uses allowed in the R-1, R-T, C-1 and O-1 zones in order to maintain the residential character of the site and ensure compatibility of future commercial/office uses with the surrounding residential environment.
Policy II.B.5f, Policy II.B.5l, because the proposed PDA includes innovative, clustered "Green Court" housing and a network of shared open spaces.
Policy II.B.5i, Policy II.B.5k because the lot designated for commercial/office use is appropriately located at one corner of the site with vehicular access on Louisiana Blvd, a minor arterial, and has direct access from the adjoining residential area for pedestrians: possible adverse effects residents are minimized; and the uses can serve the wider community.
Policy II.B.5m, Policy II.C.8d, because the proposed design standards and landscape plan will improve the visual environment of the site.
Policy II.B.5o, Policy II.D.5b, because the site development plan and design standards will facilitate the redevelopment and rehabilitation of an older neighborhood and the applicant seeks Build Green NM certification for sustainable site planning and land development.
The Housing Goal, Policy II.D.5a, because the proposed PDA: conserves affordable housing on the site and upgrades the infrastructure and residential environment for existing residents of the mobile home park; increases the supply of quality, reasonably priced, private equity homes in the area.
Policy II.C.1b, Policy II.D.4g, because the PDA is well placed to promote future residents' use of transit and integrates a good network of sidewalks and landscaped pathways that promotes walking.

11. The Albuquerque Meadows Residents Assn., Del Rey Neighborhood Assn., Jade Park Neighborhood Assn. and North Wyoming Neighborhood Assn. and property-owners within 100' of the site were notified of the request. No facilitated meeting was held. The Del Rey NA submitted a letter of support for the proposal dated 10/8/2007. No adverse comments have been received.

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. Prior to application submittal to the DRB, the applicant shall meet with the staff planner to ensure that all conditions of approval are met.

3. The applicant shall demonstrate how the Water Management Goal, Section II.D.2 of the Comprehensive Plan, is furthered, including sustainable storm water management measures such as those listed in Build Green NM guidelines for sustainable site planning and land development including minimizing impervious services and utilizing storm water harvesting measures.

4. The applicant shall demonstrate how the Energy Management Goal, Section II.D.3 of the Comprehensive Plan, is furthered including the use of shade trees and reduction of the heat island effect.

5. The applicant shall obtain a Certificate of No Effect or a Certificate of Approval pursuant to F/S O-07-72, the Albuquerque Archaeological Ordinance, prior to approval of the preliminary plat and site development plan.

6. There is the potential for above-named project to be impacted by the presence of landfill gas generated by two former landfills (San Francisco and San Antonio Landfills). The developers of this site are required to follow the most current version of the *City of Albuquerque Interim Guidelines for Development within City Designated Landfill Buffer Zones*. A review and approval of the Site Plan(s), the proposed construction, design drawings, and a certification of construction will be required by the Environmental Health Department (EHD), Environmental Services Division.

7. <u>CONDITIONS OF APPROVAL FROM CITY ENGINEER, MUNICIPAL DEVELOPMENT, WATER AUTHORITY AND NMDOT FOR THE PROPOSED ZONE MAP AMENDMENT AND SITE DEVELOPMENT PLAN FOR SUBDIVISION SHALL INCLUDE</u>:
   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. 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. Where applicable and based on internal street width and limited on-street parking, designate narrow lots as P1 or P2 per DPM requirements. These lots must meet the P1 or P2 criteria to be designated as such.
d. Parallel parking spaces to meet DPM requirements.
e. Access to commercial property shall meet DPM requirements.
f. Intersection and site drive spacing to meet DPM requirements.
g. Platting must be a concurrent DRB action.
h. Site plan shall comply and be designed per DPM Standards or as approved by the Traffic Engineer.

8. The applicant shall insert an additional landscaped pedestrian walkway along Block K on Derickson and along Block M on Santa Monica.

9. The design of the perimeter wall shall comply with Section 14-16-3-19 (B) of the Zoning Code.

10. Landscaped breezeways abutting the site wall shall provide pedestrian access as well as a visual opening. Gates are acceptable, provided they can be opened from either side.

11. Pedestrian access between the commercial lot and adjoining park shall be shown or keyed on the architectural site plan.

12. All references to "community commercial" shall be changed to "neighborhood commercial".

13. Blocks (A – Q) shall be shown consistently in the site development plan.

14. The following changes shall be made to sheet A001:
    a. The legal description shall include Block 19.
    b. Widths of existing ROWs shall be indicated on the plan.
    c. Sidewalks shall be replaced with crosswalks where alleys and drive courts access internal streets (Area 3 and 5).
    d. Under Phasing, correct and/or clarify the acreage and types of development that will occur in Phase 2.

15. The following changes shall be made to Exhibit C, sheet A002:
    a. The maximum building height for all areas shall be 26' except as provided in Zoning Code Section 14-16-3-3 (A)(7) to preserve solar access.

b. Include the minimum lot widths, as shown on sheet A003.
c. Include setbacks for Green Court housing (Area 5).
d. Area 1 shall include mobile home lots.

16. The following changes shall be made to the Design Standards:
    a. The title and introduction shall clarify that the standards apply to the residential areas of the PDA only. The applicant shall describe the approach to design of the commercial/office tract, in order to ensure that future development is compatible and/or integrates with the adjoining residential and open space uses and with the pedestrian network.
    b. Add: "The site development plan for building permit for the commercial lot and any amendments to the site development plan for subdivision for Area 1 (affordable housing) shall require EPC approval."
    c. Future site development plans for the residential lots may proceed directly to building permit.
    d. Walls/Fences
        i. Standards for all types of walls, including patio and retaining walls, shall be in the walls/fences section.
        ii. Standard gray CMU shall be prohibited.
        iii. Add: "The height and design of walls, fences and retaining walls shall comply with Section 14-16-3-19 of the Zoning Code. The design, material and color of interior walls and fences shall be compatible with the architecture of the housing in their respective area of the site (Areas 1 – 5) to ensure a harmonious design."
    e. Lighting
        i. Add: "The maximum height of light poles other than street lights shall be 16' in, and within 100', of a residential zone.
        ii. Add: "Parks and landscaped walkways shall have pedestrian-scale lighting".
    f. Under Massing, exterior wall materials and colors, second paragraph, delete "should be considered and is encouraged" and write "is required". The last sentence shall read "Building massing shall also promote pedestrian site access".
    g. In paragraph beginning "Exterior wall color", replace "should" with "shall" and in the third line strike "should be encouraged" and insert "is permitted".
    h. Under Roof materials, insert "Asphalt shingles are not permitted".
    i. Under Walls and fences, after "Perimeter fences for the entire site", insert "colored" and, after "6 feet", insert "and in compliance with Section 14-16-3-19 of the Zoning Code".

17. The width of parallel parking spaces shall be 8.5' minimum.

18. The conceptual grading and drainage plan shall indicate the elevations of existing contour lines and proposed spot elevations.

19. Landscape Plan
    a. Change plant palette to accord with the Design Standards, which refer to Build Green NM Guidelines and City requirements. The majority of the proposed plants are not native and are medium rather than low water use plants.
    b. A mixture of at least four species of street trees shall be used on internal streets and along existing streets on the perimeter of the site. Only one of every three street trees may be an accent tree, such as flowering pear, per the Street Tree Ordinance. The street trees on perimeter streets may be part of a landscaping strip to vary the design of the public side of the site wall. Exceptions can be made to the requirement for low water use trees to provide for shade for pedestrians.
    c. Some plants on sheet L002 are not identified and shall be added to the plant legend.
    d. Re. Maintenance responsibility, insert "and/or Homeowners Association".
    e. Clarify location of areas planted with wildlflowers and covered with Santa Ana gravel.
    f. Non-living groundcovers and hardscape materials shall be identified. The material used on walkways in parks and breezeways shall be pervious.
    g. Include calculations to demonstrate that 75% live groundcover is achieved in the landscaped areas on residential lots and in parks and breezeways.

IF YOU WISH TO APPEAL/PROTEST THIS DECISION, YOU MUST DO SO BY **NOVEMBER 2, 2007** 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 I S 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,

Richard Dineen
Planning Director

RD/CT/ac

cc: Dekker Perich Sabatini, 7601 Jefferson NE, Suite 100, Albuq. NM 87109
Betty Skelly, Albuq. Meadows Residents, 7112 Pan American NW, #240 Albuq. NM 87109
AmyWhitling, Del Rey, 18 Via de Miguesl NE, Albuq. NM 87109
Alexandra Garley, Del Rey, 8 Via de Margarita NE, Albuq. NM 87109
Priscilla Martinez, Jade Park, 6704 San Bernardino NE, Albuq. NM 87109
John Stutzman, Jade Park, 6800 Jade Park NE, Albuq. NM 87109
Amy Wasko, North Wyoming, 7808 Callow NE, Albuq. NM 87109
Nanci Carriveau, North Wyoming, 8309 Krim Dr. NE, Albuq. NM 87109
Jacob Tellier, 6208 Leslie Pl. NE, Albuq. NM 87109
Joe Yardumian,
Scott Bustios, 6501 San Antonio Dr. NE, Albuq. NM 87109

City of Albuquerque

P.O. Box 1293 Albuquerque, New Mexico 87103

Planning Department

Martin J. Chavez, Mayor **Richard Dineen, Director**

Interoffice Memorandum

October 30, 2007

Subject: **Albuquerque Archaeological Ordinance—Compliance Documentation**

Project Number(s):
Case Number(s):
Agent:
Applicant: **Del Rey Investments LLC**
Legal Description: **Tract A (Unit A) Block 19, North Albuquerque Acres**
Acreage: **58.5 acres**
Zone Atlas Page: **D-18**

CERTIFICATE OF NO EFFECT: Yes __X__ No _____

CERTIFICATE OF APPROVAL: Yes ____ No _____

SUPPORTING DOCUMENTATION:
Geotechnical Investigation, Monterra del Rey by Western Technologies Inc (August 30, 2007).
Phase I Environmental Site Assessment, Monterra del Rey by Western Technologies Inc (August 6, 2007).

SITE VISIT: n/a

RECOMMENDATION(S):

- ***CERTIFICATE OF NO EFFECT IS ISSUED (ref O-07-72 Section 72 Section 4B(2)—extensive previous land disturbance)***

SUBMITTED:
Matthew Schmader, PhD
Superintendent, Open Space Division
Acting City Archaeologist

CITY OF ALBUQUERQUE

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

APPLICANT: Del Rey Investments, LLC DATE OF REQUEST: 9/6/07 ZONE ATLAS PAGE(S): D-18

CURRENT:

ZONING SU-1 for MHP

PARCEL SIZE (AC/SQ. FT.) 58.52 acres

LEGAL DESCRIPTION:

LOT OR TRACT # Tract A BLOCK # 18 + 19, Unit A

SUBDIVISION NAME North Albuquerque Acres

REQUESTED CITY ACTION(S):

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

PROPOSED DEVELOPMENT:

NO CONSTRUCTION/DEVELOPMENT [ ]

NEW CONSTRUCTION [ ]

EXPANSION OF EXISTING DEVELOPMENT [X]

GENERAL DESCRIPTION OF ACTION: [1]

OF UNITS: 412

BUILDING SIZE: _____ (sq. ft.)

Infill / Redevelopment

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

APPLICANT OR REPRESENTATIVE Terry Q Br DATE 9/6/07

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

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

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

THRESHOLDS MET? YES [ ] NO [X] MITIGATING REASONS FOR **NOT** REQUIRING TIS: PREVIOUSLY STUDIED: [ ]

Notes: SEE TRIP GENERATION COMPARISON - ATTACHED.

If a TIS is required: a scoping meeting (as outlined in the development process manual) must be held to define the level of analysis needed and the parameters of the study. ***Any subsequent changes to the development proposal identified above may require an update or new TIS.***

Tony Zel — TRAFFIC ENGINEER

9-6-07 — DATE

Air Quality Impact Analysis (AQIA) May Be Required:

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

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

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

Terry Q Br — APPLICANT

9/6/07 — DATE

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

TIS	-SUBMITTED ___/___/___	_____	_____
	-FINALIZED ___/___/___	TRAFFIC ENGINEER	DATE

Revised June 27, 2005

SITE DEVELOPMENT PLAN FOR SUBDIVISION CHECKLIST

Revised 4/18/06

This checklist will be used by the Planning Department to verify the completeness of site plans submitted for review by the Environmental Planning Commission (EPC) and Development Review Board (DRB). Since development proposals vary in type and scale, there may be application requirements that are not included here and others that may not be necessary. Nonetheless, it is the applicant's responsibility to provide a complete submittal. The EPC and DRB will not consider incomplete submittals. Incomplete submittals run the risk of not being scheduled for hearing until they are made complete. Site development plans should ordinarily be composed of the following plan sheets:

1. **Site Plan** (required)
2. **Conceptual Utility Plan** (required)
3. **Design requirements for future site development plans for building permit** (optional, but STRONGLY recommended)

The following checklist describes the minimum information necessary for each sheet. Most of the site plan requirements for *Sheet #1* are taken from the definition for "SITE DEVELOPMENT PLAN" as outlined in the Zoning Code (§ 14-16-1-1 et. seq.). **The Applicant shall include and check off all items shown on the site plan or write in "n/a" if not applicable.**
NOTE: MAXIMUM SIZE FOR SUBMITTAL IS 24" X 36".

Accompanying Material

✓ A. Fee payment
✓ B. Complete application
✓ C. Written Summary of Request
✓ D. 8-1/2" x 11" reductions

SHEET # 1 – SITE PLAN (Required)

✓ 1. Scale: at least 1" = 100'
✓ 2. Bar Scale
✓ 3. North Arrow
✓ 4. Scaled Vicinity Map
✓ 5. The Site (property lines)
✓ 6. Proposed Use(s)
✓ 7. Pedestrian Ingress and Egress (Access)
✓ 8. Vehicular Ingress and Egress (Access)
✓ 9. Any Internal Circulation Requirements
✓ 10. For each lot:
  ✓ a. Maximum Building Height
  ✓ b. Minimum Building Setback
  ✓ c. Maximum Total Dwelling Units and / or
  ✓ d. Nonresidential Uses' Maximum Floor Area Ratio (F.A.R.)

Transmittal

Dekker Perich Sabatini
architecture interiors landscape planning engineering

Date: 09/02/08
Project: **Monterra Del Rey – 1003916/08DRB-70152**
Project No.: 07034
From: Robert Williams

☐ To: **Argus Development**
Drew Dolan
6300 Riverside Plaza Ln NW
Suite 200
Albuquerque, NM 87120
505-889-3061
Fax: 505-837-1061

☐ To: **Stillbrooke**
Scott Henry/AJ Yarbrough
8801 Jefferson NE Bldg A
Albuquerque, NM 87113
505-923-4606
Fax: 505-858-1811

☐ To: **Isaacson and Arfman**
Fred Arfman
128 Monroe NE
Albuquerque, NM 87108
505-268-8828
Fax: 505-450-4996

☐ To: **The Hilltop**
Carrie Johnson
7909 Edith NE
Albuquerque, NM
505-998-9690
Fax: 505-898-7737

☒ To: **City of Albuquerque**
Final DRB Submittal
Plaza del Sol
Albuquerque, NM

☐ To:

☐ To:

☐ To:

☐ To:

Sent Via:

☐ US Mail	☐ Fed Ex	☒ Courier	Other:
☐ Pick-Up	☐ Priority ☐ Standard ☐ Second Day ☐ Express Saver	☐ Fax	☐ Hardcopy to Follow

Sent For:

☒ Your Use	☐ As Requested	☐ Review & Comment	Other:
☐ Approval	☐ Corrections	☐ Returned to You	☐ Return by:

Transmittal Includes:

Copies/Pages	Date	Description
3	09/02/08	Monterra Del Rey-Final DRB Submittal Full Size
1	09/02/08	Monterra Del Rey-Final DRB Submittal 81/2x11

Comments:

Jack Cloud,

Here are the final DRB Submittal copies as requried.

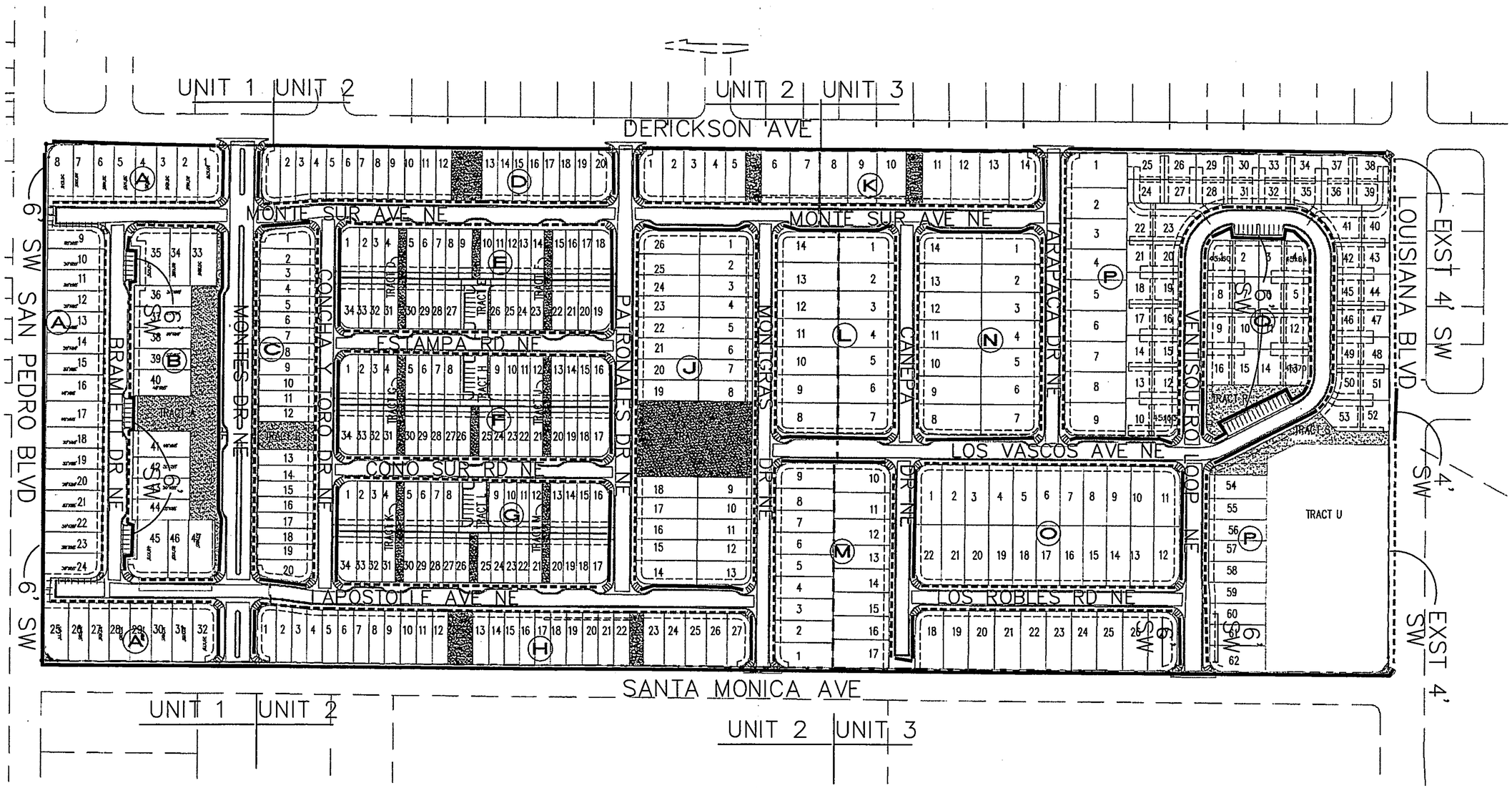
Robert

Courier Information:

Time In:	Deliver By: *Date:*	*Time:*
☐ Deliver	☐ Pickup	☐ **Rush**

Received By: _____ Courier: _____

7601 Jefferson NE
Suite 100
Albuquerque NM
87109
505.761.9700
fax 761.4222
www.dpsdesign.org



LEGEND

- PROPOSED SIDEWALKS
- WAIVERED SIDEWALKS
- DEFERRED SIDEWALKS

NOTE:
ALL SIDEWALKS ARE 5' WIDE EXCEPT AS NOTED BELOW AND ON PLAN:

- 6' SW FROM VENTISQUERO LOOP TO LOS ROBLES AND BEHIND PARKING SPACES PERPENDICULAR TO STREET
- 6' SW ON EAST SIDE OF SAN PEDRO BLVD.
- 4' SW IN A PORTION OF LOUISIANA TO MATCH EXST 4' SW

1"=200'

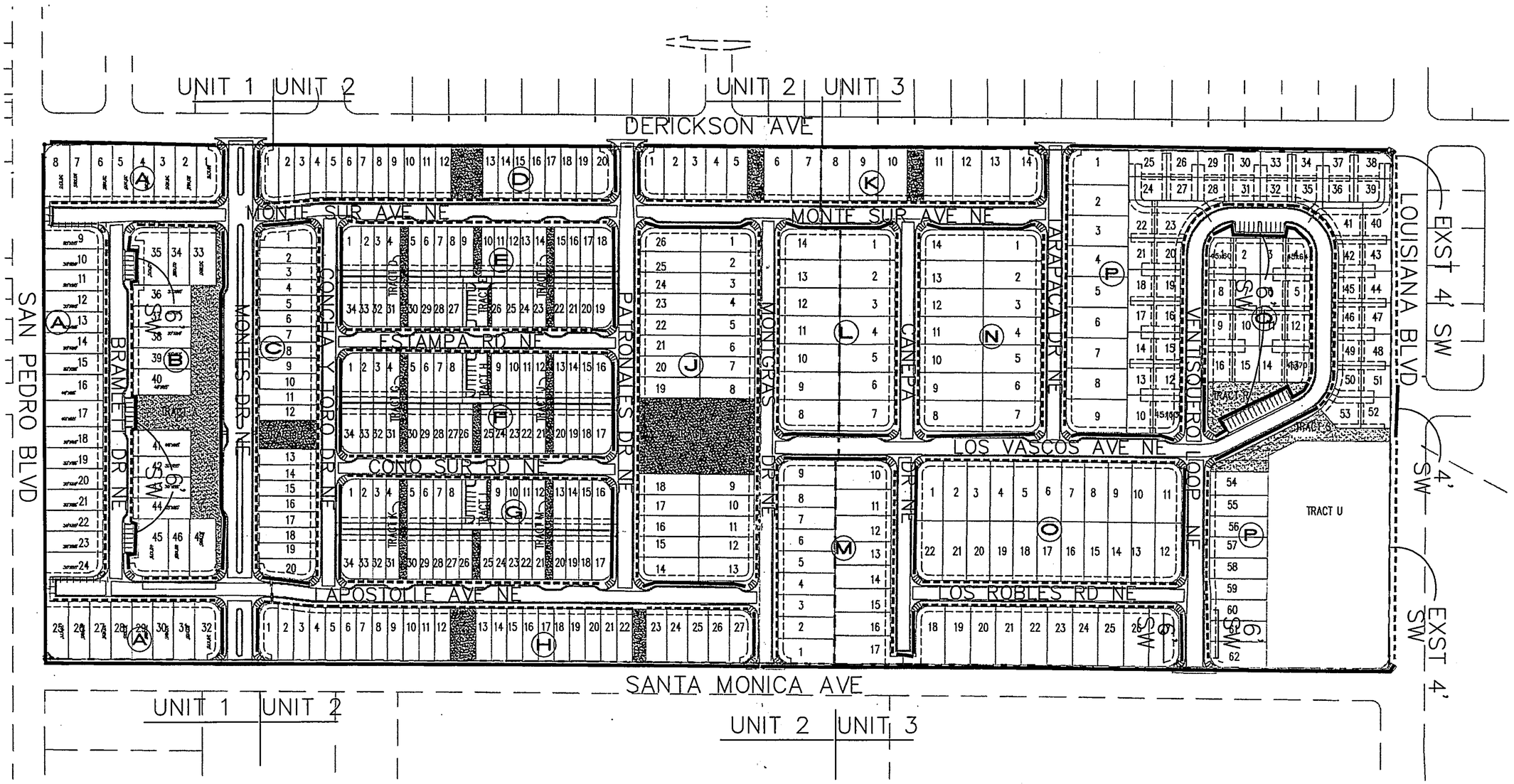
ZONE ATLAS #D-18

NEAREST CROSS STREETS:
LOUISIANA BLVD
/DERICKSON AVE

MONTERRA DEL REY
UNITS 1-3
SIDEWALK EXHIBIT

APRIL 2008

1614 C-710-SDWK-DEFR.dwg Apr 11,2008



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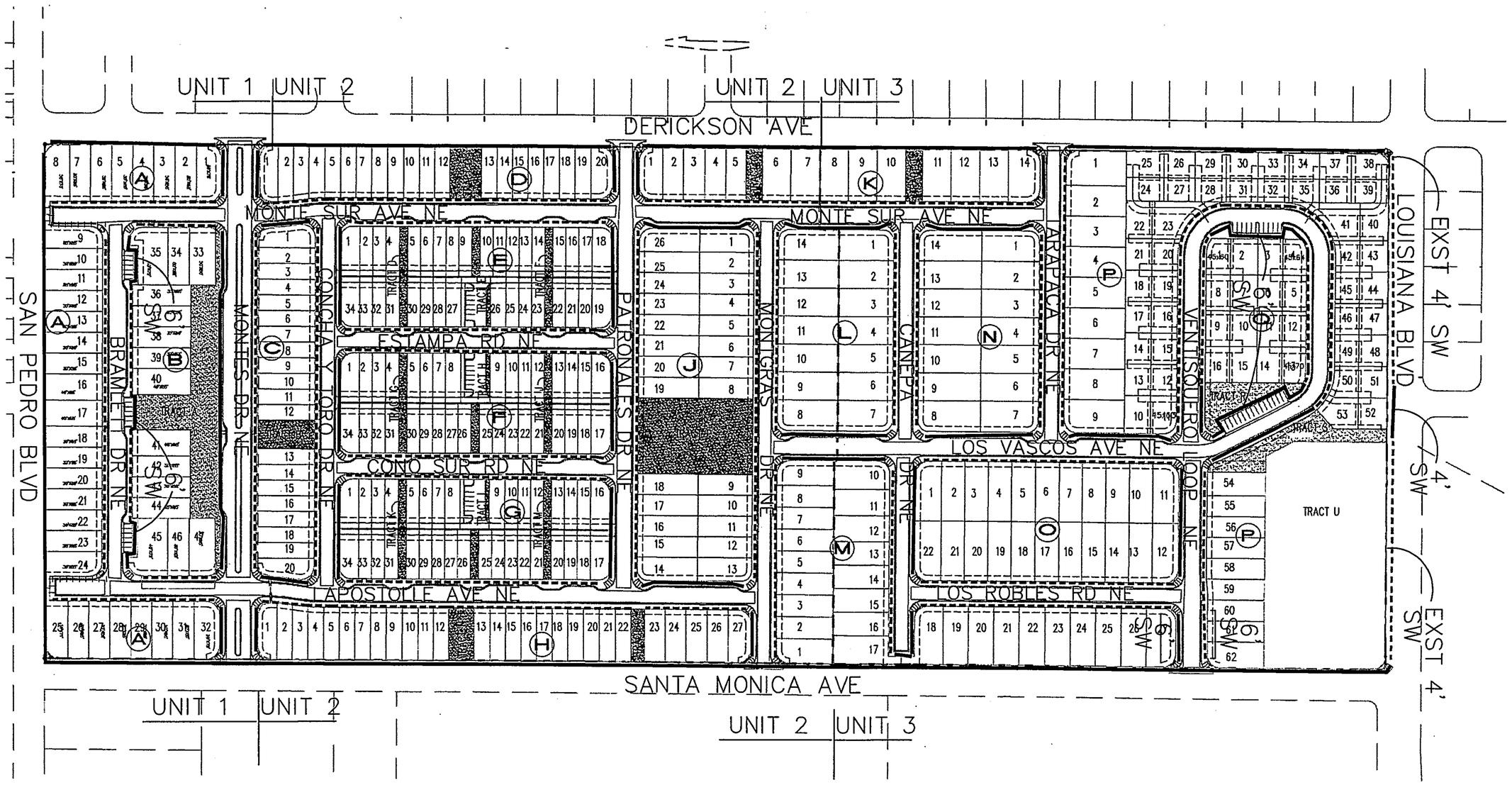
ZONE ATLAS #D-18

NEAREST CROSS STREETS:
LOUISIANA BLVD
/DERICKSON AVE

MONTERRA DEL REY
UNITS 1-3
SIDEWALK EXHIBIT

MARCH 2008

1614 C-710-SDWK-DEFR.dwg Mar 27,2008



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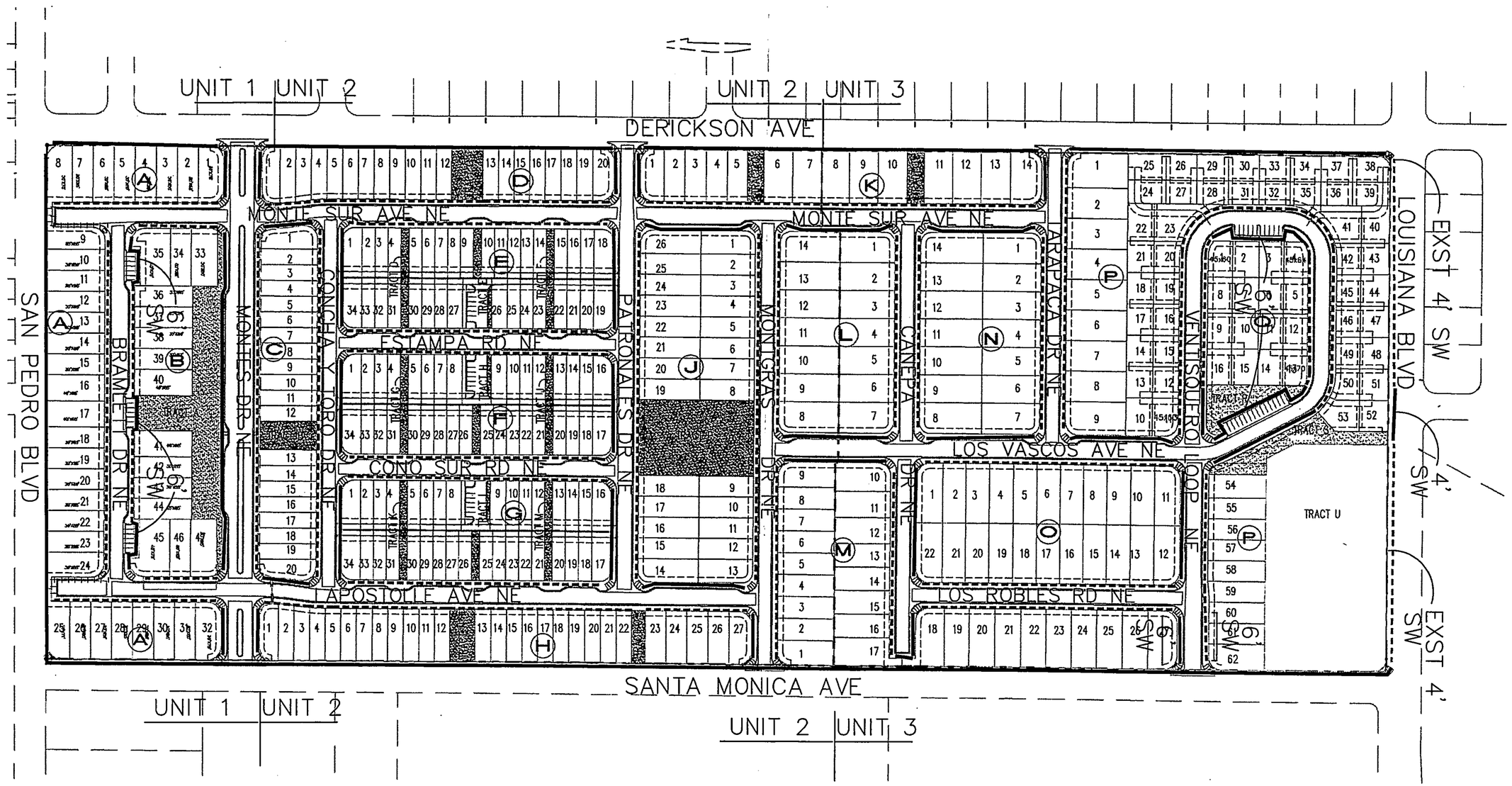
/DERICKSON AVE

MONTERRA DEL REY
UNITS 1-3
SIDEWALK EXHIBIT

MARCH 2008

1614 C-710-SDWK-DEFR.dwg Mar 27,2008



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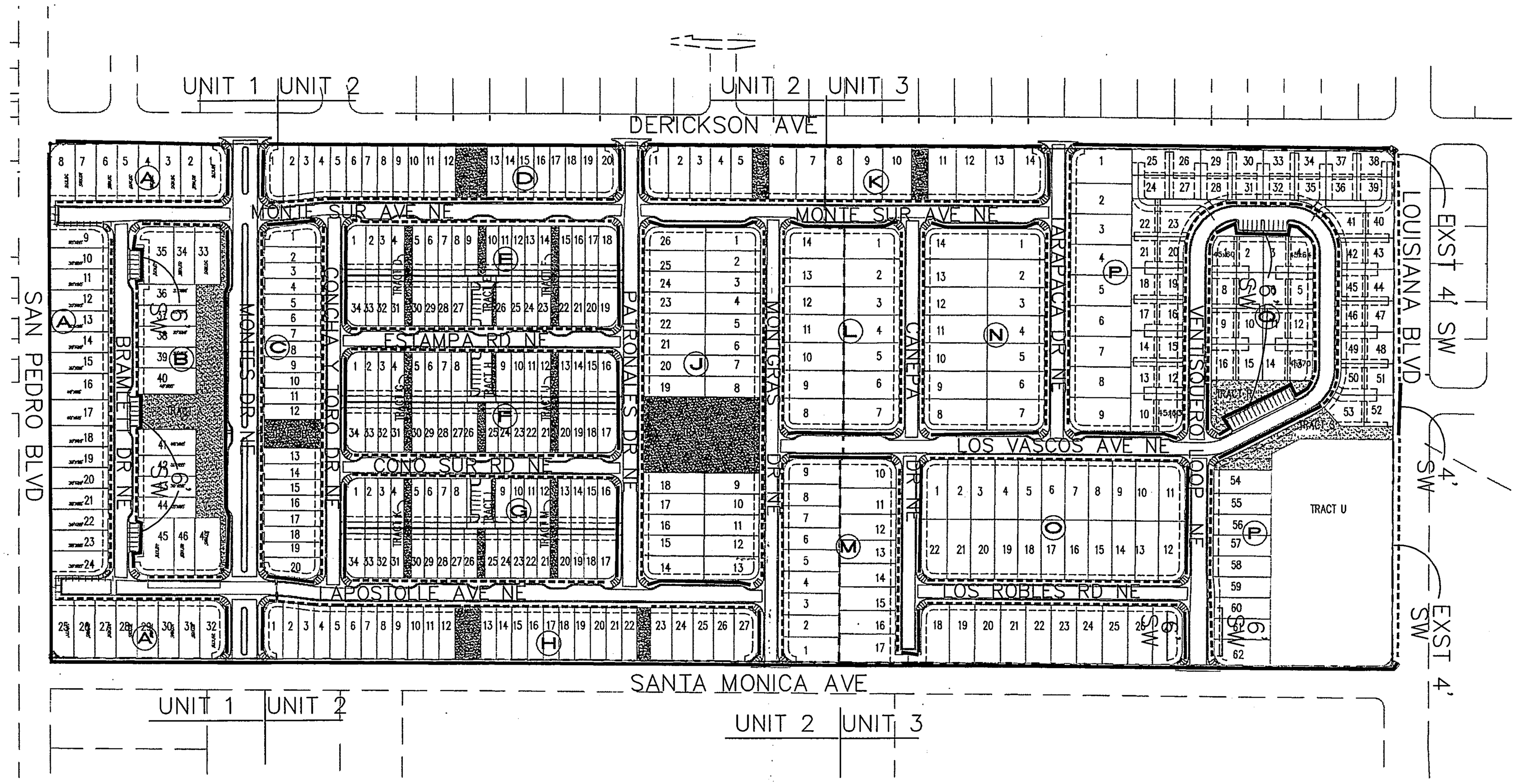
ZONE ATLAS #D-18

NEAREST CROSS STREETS:
LOUISIANA BLVD
/DERICKSON AVE

MONTERRA DEL REY
UNITS 1-3
SIDEWALK EXHIBIT

MARCH 2008

1614 C-710-SDWK-DEFR.dwg Mar 27,2008



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MARCH 2008

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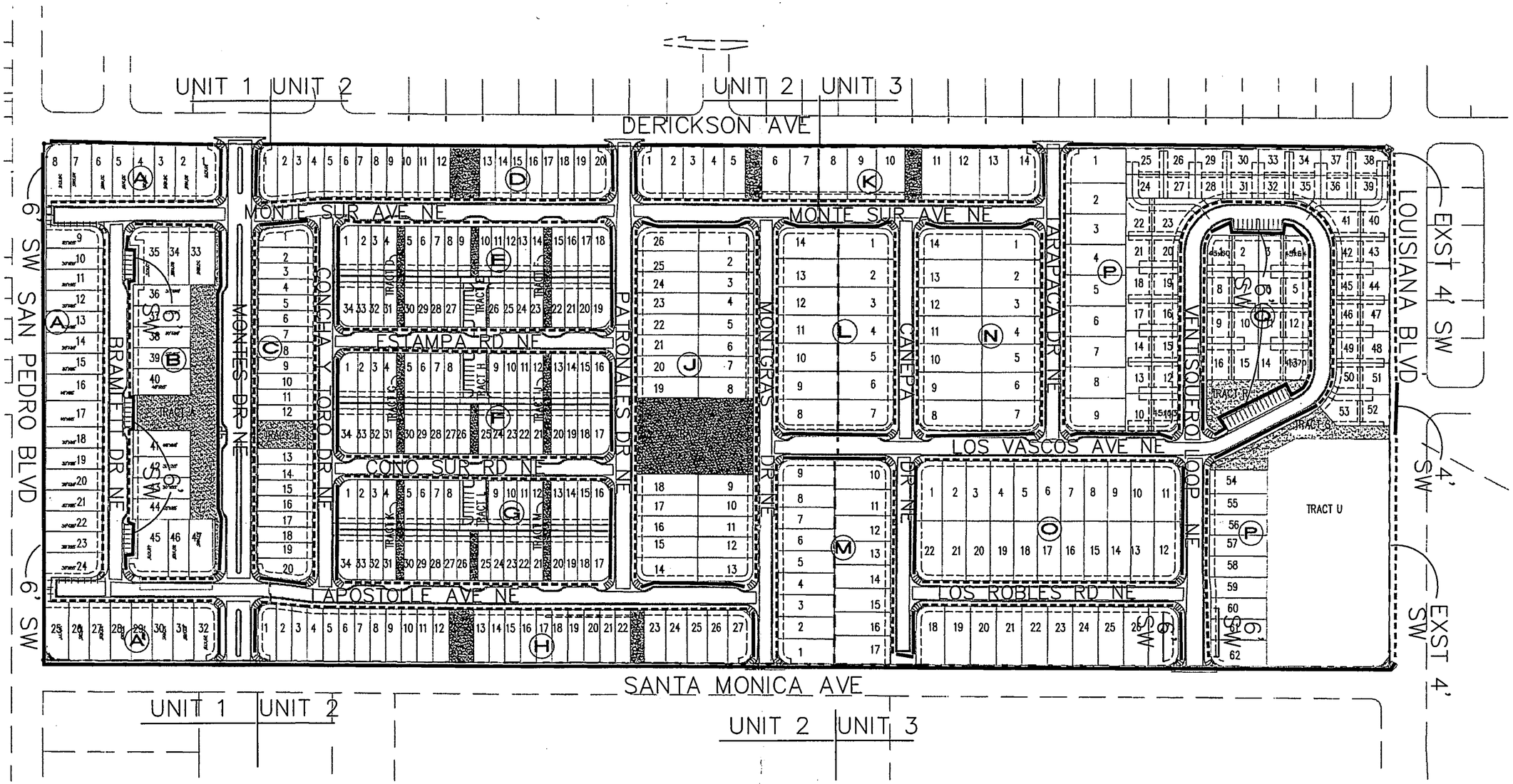

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NOTE:
ALL SIDEWALKS ARE 5' WIDE EXCEPT AS NOTED BELOW AND ON PLAN:

- 6' SW FROM VENTISQUERO LOOP TO LOS ROBLES AND BEHIND PARKING SPACES PERPENDICULAR TO STREET
- 6' SW ON EAST SIDE OF SAN PEDRO BLVD.
- 4' SW IN A PORTION OF LOUISIANA TO MATCH EXST 4' SW

1"=200'

ZONE ATLAS #D-18

NEAREST CROSS STREETS:
LOUISIANA BLVD
/DERICKSON AVE

MONTERRA DEL REY
UNITS 1-3
SIDEWALK EXHIBIT

APRIL 2008

1614 C-710-SDWK-DEFR.dwg Apr 11,2008

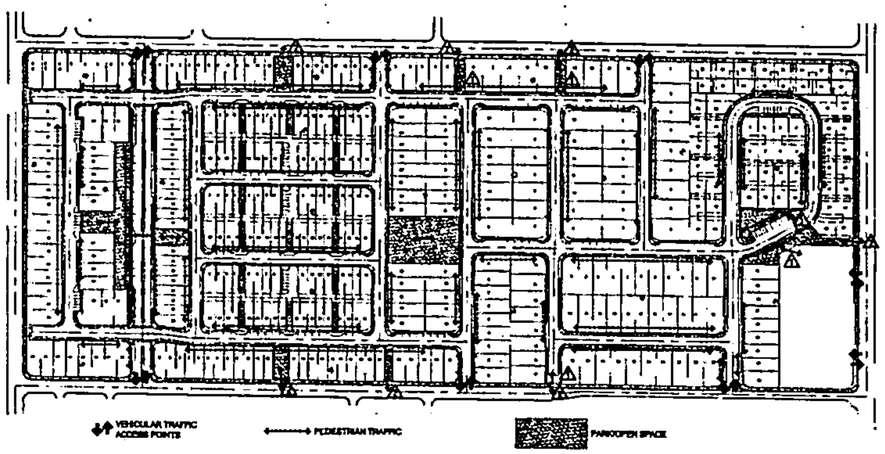


EXHIBIT A: VEHICULAR, PEDESTRIAN AND COMMON SPACE
(NOT TO SCALE)

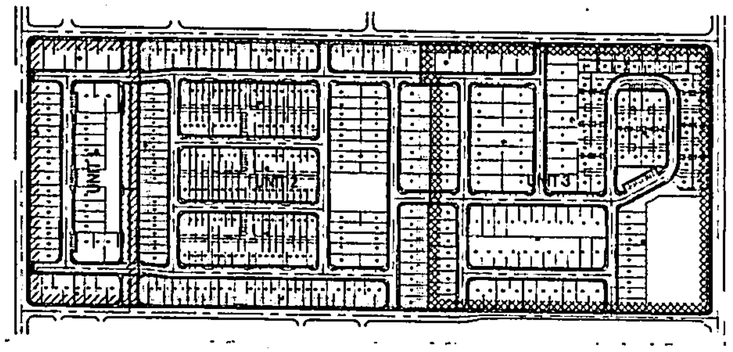
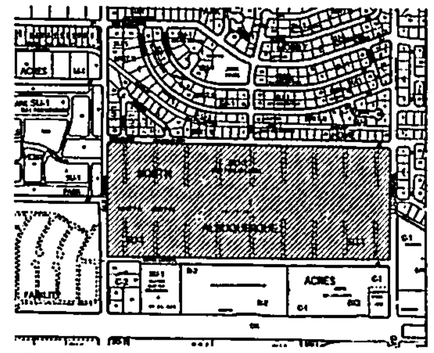


EXHIBIT 1A: PROJECT PHASING
(NOT TO SCALE)



ZONE ATLAS: D-18-Z (NOT TO SCALE)

SUBDIVISION DATA

SITEPLAN AREA	58.5208 AC
ZONE ATLAS NUMBER	D-18-Z
NUMBER OF LOTS CREATED	411 RESIDENTIAL LOTS 1 NEIGHBORHOOD COMMERCIAL 16 TRACTS OF COMMON SPACE
NUMBER OF TRACTS CREATED	431 TRACTS
RIGHT-OF-WAY AREA DEDICATED TO CITY	approx. 15.49 AC
EXISTING ZONING	SU-1 FOR MH PARK
PROPOSED ZONING	SU-1 FOR PDA

LEGAL DESCRIPTION

TRACT A, UNIT A, BLOCK 18 AND BLOCK 19, NORTH ALBUQUERQUE ACRES CITY OF ALBUQUERQUE, BERNALILLO COUNTY, NEW MEXICO AND CONTAINING 58.5208 ACRES (MORE OR LESS).

DISCLOSURE STATEMENT:
The subject property is located near a former landfill. Due to the subject property being near a former landfill, certain precautionary measures may need to be taken to ensure health and safety of the public. Recommendations made by a professional engineer with expertise in landfills and landfill gas issues (as required by the most current version of the *Interim Guidelines for Development within City Designated Landfill Buffer Zones*) shall be submitted prior to development of the site. STB 6/15/07

SITE DEVELOPMENT PLAN FOR SUBDIVISION

The redevelopment of Monterra Del Rey will stress an innovative design providing a range of housing types that includes a mix of affordability and lifestyles. The overall goal is to create a vibrant, sustainable community, encompassing the existing residents of the Del Rey Mobile Home Park and new families into a cohesive community environment. The emphasis will be placed on incorporating a diversity of housing product into a walkable and inclusive neighborhood consistent with a environmentally sensitive design.

The Site:
The site consists of 58.52 acres as shown on Zone Atlas Number C-18-Z. This project proposes a total of 431 Tracts; 411 Tracts of residential lots of various sizes, 16 Tracts of landscaped common areas of various sizes and 1 Tract of neighborhood commercial of approximately 2.4 acres, conducive to a neighborhood environment. Approximately 15.49 acres of land will be dedicated to the City of Albuquerque as right of way area for roads and sidewalks to serve the community and surrounding neighborhoods. The existing zoning for the site is SU-1 for MH Park we are proposing changing the zoning to SU-1 for PDA.

Pedestrian Ingress & Egress:
Public sidewalks and trails will provide pedestrian connectivity within the site as well as to surrounding neighborhoods and businesses. Access to the neighborhood commercial portion of this project, lies within the proposed site, will be limited to pedestrian access only. All sidewalks will have a minimum width of 5', and will include a landscaped parkway between the street and the sidewalk. Landscaped bump-outs are also provided at intersections throughout the site as a means of traffic calming and allowing for safe locations for pedestrians wanting to cross the street. See Exhibit 1 on Sheet A001. Landscaped breezeways abutting the site will shall provide pedestrian and visual access, gates are acceptable, provided that they can be opened from either side.

Vehicular Ingress & Egress:
Vehicular access to the site is limited to six points into the site; 3 along Dorickson on the north side of the site and 3 along Santa Monica on the south side of the site. There is no vehicular access to and from the residential portion of the site along San Pedro or Louisiana. Vehicular access to the neighborhood commercial portion of the site will be from Louisiana only; there will be no vehicular access to the neighborhood commercial site from within the residential portion of the project. See Exhibit 1 on Sheet A001.

Internal Circulation Requirements:
The internal circulation with primary access off of Santa Monica and Dorickson meet the required street widths, radius and configurations and comply with the COA standards. An Entry Boulevard with landscaped median is provided at the western end of the site and is intended to be the primary access point into the newly developed neighborhood with additional secondary entrances further east from this point. Right-of-ways are designed with tree-lined sidewalks and landscaped bump-outs at intersections to encourage walkability within the site.

Phasing:
This project will be broken down into three phases (See Exhibit 1a on sheet A001):

Unit 1 (Phase 1) - Relocation and re-development of 8.39 acres designated Area 1 (Mobile Homes). This phase will begin with the relocation of any residents currently living at the western end of the site and then preparing the land and installing the infrastructure for the 47 residential lots to be constructed in Area 1. Once the land and infrastructure are in all remaining residents of the former Del Rey Mobile Home Park will be relocated to the newly developed lots within Area 1.

Unit 2 (Phase 2) - Redevelopment of residential lots and common spaces as indicated by the boundary shown in Exhibit 1A on this page.. This phase will remove any existing infrastructure and or site utilities to be abandoned and then redevelop the site to the proposed configuration, installing new infrastructure and grading newly developed residential lots and public common areas and parks associated with the residential portion of the site. (Area 2, 3 and a portion of area 4).

Unit 3 (Phase 3) - Redevelopment of the remaining residential lots and common spaces as well as the Development of the 2.4 acres of the Neighborood Commercial portion of the site. This phase will finish the proposed plan of the Monterra Del Rey Neighborhood by finding a user for the south-east portion with a use that is conducive to a neighborhood environment (Area 5, 6 and the remaining portion of area 4).

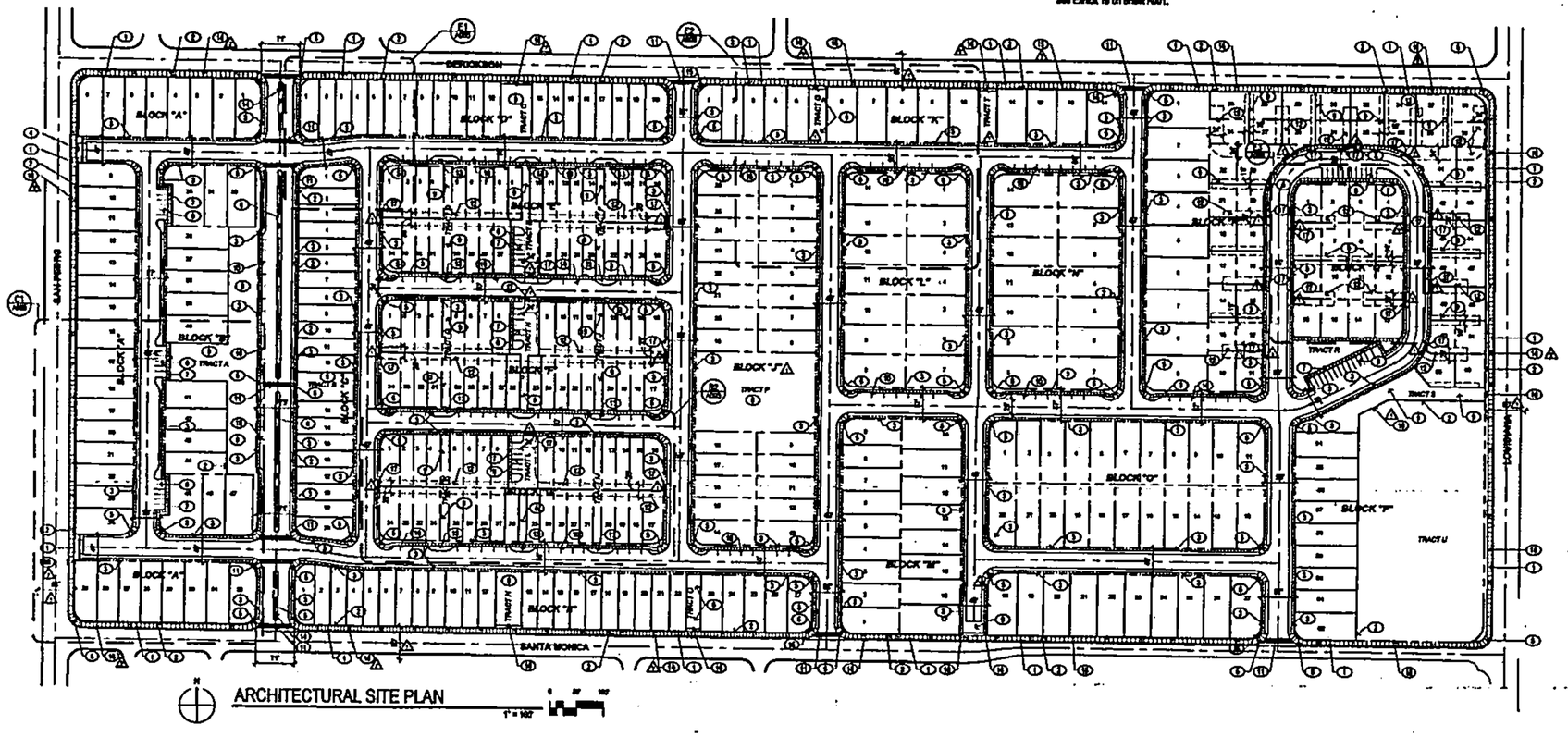
Storm Water Management:
The site is broken down into two drainage basins the western half of the site will drain along Ray Street to the existing arroyo running just north of the site. The western half of the site will drain to the northwestern corner of the site and into the existing storm water drainage system. Both the existing storm water drainage system and the arroyo have the capacity necessary for the drainage of the site. See Exhibit 1b on Sheet A001.

KEYED NOTES

1. CONCRETE SIDEWALK (WIDTH VARIES)
2. CMU SITE WALL
3. CONCRETE SIDEWALK (5' WIDE)
4. UTILITY AND DRAINAGE EASEMENT
5. ACCESSIBLE SIDEWALK RAMP, PER COA STANDARD DETAIL #2418
6. PERPENDICULAR PARKING (9'X18')
7. CONCRETE SIDEWALK (8' WIDE)
8. LANDSCAPED MEDIAN, SEE LANDSCAPE DRAWINGS FOR TYPICAL MEDIAN LANDSCAPE
9. LANDSCAPED COMMON AREAS AND PARKS SEE LANDSCAPE PLANS
10. PARALLEL PARKING, 8'-6" WIDE
11. 8' WIDE CROSS-WALK
12. ACCESS DRIVE ALLEY
13. LANDSCAPED BUMP-OUT
14. MONUMENT SIGN, SEE SHEET C002
15. WALL MOUNTED ENTRANCE SIGN, SIMILAR TO MONUMENT SIGN.
16. PEDESTRIAN ACCESS
17. CROSSWALK FOR ALLEY OR DRIVE COURT, 8' WIDTH DIFFERENTIATE PAVING.
18. STREET TREE GRATE 4'x6' MIN. (SPACING PER TREE CANOPY SIZE AT MATURITY)

INDEX TO DRAWINGS

A001 SITE DEVELOPMENT PLAN FOR SUBDIVISION
A002 AREA BREAKDOWNS, ZONING REQUIREMENTS AND ARCHITECTURAL DESIGN STANDARDS
A003 ENLARGED AREA PLANS
L001 LANDSCAPE PLANS
L002 LANDSCAPE PLANS
L003 LANDSCAPE PLANS
C001 OVERALL CONCEPTUAL UTILITY PLAN
C002 TRAFFIC DISTRIBUTION MAP
C003 GRADING & DRAINAGE PLAN ~~(SHEETS 1-10)~~ (See Hydrology File)



ARCHITECTURAL SITE PLAN
1" = 100'

PROJECT NUMBER: 1003916

Application Number: 08DRB-70152

This plan is consistent with the specific Site Development Plan approved by the Environmental Planning Commission (EPC), dated 10/18/07 and the Findings and Conditions in the Official Notification of Decision are satisfied.

Is an Infrastructure List required? (X) Yes ( ) No If yes, then a set of approved DRC plans with a work order is required for any construction within Public Right-of-Ways for construction of public improvements.

DRB SITE DEVELOPMENT PLAN SIGNOFF APPROVAL:

Traffic Engineering, Transportation Division	4-16-08 Date
Albuquerque Bernalillo County Water Utility Authority	4-16-08 Date
Parks and Recreation Department	4/16/08 Date
City Engineer	4/16/08 Date
*Environmental Health Department (conditional)	4/18/08 Date
Solid Waste Management	4-28-08 Date
DRB Chairperson, Planning Department	4-28-08 Date

*Environmental Health, if necessary

Dekker Perich Sabatini
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fax 761-4222
dps@dpsdesign.org
ARCHITECT
ENGINEER
PROJECT

Monterra Del Rey
Louisiana Boulevard
Albuquerque, New Mexico

REVISIONS
1 10/18/2007 EPC Conditions
2 03/31/2008 DRB Comments
3
4
5
6

DRAWN BY	BBM
REVIEWED BY	
DATE	10/2007
PROJECT NO.	07034
DRAWING NAME	Site Development Plan for Subdivision

SHEET NO. 1 OF

A001

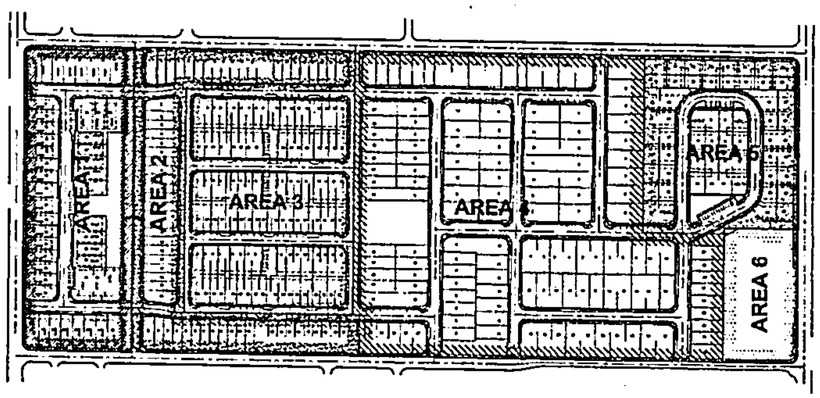


EXHIBIT B: MONTERRA DEL REY HOUSING PRODUCT TYPE BREAK DOWN
(NOT TO SCALE)

	Area 1	Area 2	Area 3	Area 4	Area 5	Area 6
Description	Single Family Detached - Affordable Housing	Paired Town Homes	Multiple Town Homes	Single Family Detached Homes	Green Court Single Family Homes	Neighborhood Commercial △
Approximate Acres	8.39 acres (8.8 du)	7.19 acres (6.7 du)	8.62 acres (11.8 du)	24.11 acres (8.8 du)	8.73 acres (8.9 du)	2.4 acres
Number of Lots	47	82	102	141	80	
Zoning Districts	SU-1 for PDA (R1)	SU-1 for PDA (R-T)	SU-1 for PDA (R-T)	SU-1 for PDA (R1)	SU-1 for PDA (GC)	SU-1 for PDA (C1 and O1 uses)
A-Permitted Uses	Single family detached homes and Mobile Homes (1 per lot)*	Single family paired town homes (1 per lot)*	Single family multiple attached town-homes*	Single family detached homes (1 per lot)*	Single family detached homes - GreenCourt*	
Minimum Lot Width	40' △	30'	25'	40'	40'	--
C-Height ("28' Maximum except as permitted in Zone Code Section 14-16-3-3 (AX7)) △	28' Maximum* △	28' Maximum* △	28' Maximum* △	28' Maximum* △	28' Maximum* △	28' Maximum* △
D-Lot Area	4,400 sqft △	3,000 sqft △	2,392 sqft △	4,000 sqft △	2,700 sqft △	
E-Setbacks						
Front	10'	20'	10'	20'	0' from Green Court, see C3/A002 △	
Back	10'	15'	15' from edge of alley easment	15' △	0' from Dave Court, see C3/A002 △	
Sides	5' minimum on interior of lots and 5' on street side of corner lots	10' on corner lots, adjacent to street. 10' spacing on structures △	0' on street side of corner lots	(5' interior), 10' on street side of corner lots	5' from side adjacent to other homes, 10' from streets or property lines adjacent to next quad, and at boundry of housing type, see C3/A002 △ △	
F-Off-Street Parking	Per COA Zoning Code Section 14-16-3-1	Per COA Zoning Code Section 14-16-3-1	Per COA Zoning Code Section 14-16-3-1	Per COA Zoning Code Section 14-16-3-1	2 spaces per DU	Based on use
G-Usable Open Space	N/A	350 sqft on site per lot	350 sqft on site per lot	N/A	N/A	Based on use
Notes	*Zero lot line setback for permitted non-occupied structures (ex. Detached garage), along the lot side of the property when viewed from street*				*This is a new housing product, see Exhibit D this sheet*	Max FAR 6

Text in ITALIC indicates a proposed change to the COA Comprehensive Zoning Code.

EXHIBIT C: MONTERRA DEL REY ZONING CODE BREAKDOWN
(NOT TO SCALE)

Sustainable Design Statement:

The development and design team for Monterra del Rey is designing the site plan to create a community using the guiding principles of Build Green New Mexico (BGNM). This will be accomplished through the redevelopment of infill space using the BGNM guidelines of site planning and construction implementation. The goal is to create a certified sustainable development as set forth by the BGNM. The process involves coordination and consideration from the earliest stages of the site plan design though construction and into the home ownership stage.

△Design Standards For Planned Development Area (PDA) - Residential Areas Only

△ Neighborhood Commercial shall be architecturally compatible with the adjoining residential areas and shall integrate into the residential open space and pedestrian network.

△

The purpose of these design standards is to establish a framework for a quality development of the subject development area shown on the development plan for subdivision. The primary goal for these design standards is to create an attractive, comfortable, safe and sustainable residential community that fosters pedestrian accessibility and creates a strong coherent and inclusive community for all residents. These Standards address the issues of architecture, parking, site lighting, screen walls and fences, pedestrian amenities, and signage to create the quality image desired for this development. The design standards are intended to be complimentary to the planning and design of adjacent properties.

Off-Street Parking:

Off street parking spaces shall be provided in compliance with regulation 14-16-3-1 of the Albuquerque comprehensive City Zoning Code.

On-Street Parking:

△ Additional parking has been provided throughout the site for visitor and resident use as needed. Both perpendicular parking and parallel parking have been provided as shown on the site plan.

Massing, Exterior Wall Materials and Colors:

Exterior wall materials are to be predominately vernacular based. The varying styles of vernacular Northern New Mexico Architecture shall be the basis of a more simple and contemporary expression or interpretation for architectural design.

Articulation of massing so as not to produce a long and flat building façade is required. Special attention should be given to street facing garage facades within the town home areas of the site to vary the articulation of garage façade. An articulated top-line of buildings and the play of figure/ground will help the massing to achieve this goal. Building massing shall also promote pedestrian site access.

The use of a stucco wall finish system (or synthetic version thereof) shall be the predominate material for buildings to reinforce the Northern New Mexico vernacular architectural expression.

Exterior wall color shall reflect a consistent overall palette of earth-based tones for the field colors, however; more saturated earth-based tones with a much wider color palette range is permitted for accent colors. This is intended to add vitality to the rich mix of housing types in the area.

Exterior detail trim such as shade canopies, trellises, open ceilings, pitched roof elements, parapet cornicing, finials, etc. should be consistently detailed throughout the site to complement the overall architecture and to help to break up any long facades.

Roof Materials and Colors:

△ Roof materials may vary with the New Mexico vernacular expression from flat roof (low slope) with parapet, to metal roof and clay or concrete tile roof. Low reflectivity is required. Asphalt shingles are not permitted.

Site Lighting:

In order to enhance the safety, security and visual aesthetics, careful consideration must be given to both the daytime and nighttime appearance of the lighting design and fixtures. The primary design objective of the site lighting system shall maximize public safety while not affecting adjacent properties, buildings or roadways with unnecessary glare or reflection. In order to accomplish the lighting goals, the following guidelines shall be required for the design of the lighting system:

- Placement of fixtures and standards shall conform to state and local safety and illumination standards.
- All lights shall be shielded source to prevent spillage onto adjoining properties or light pollution of the existing "Dark Sky."
- Area light fixtures shall be full cut-off design with no visible light source above a horizontal line projected from the bottom of the fixture housing. Building mounted fixtures shall also comply with this requirement.
- The height of street lights and parking area lights shall be kept to a minimum necessary to meet safety requirements.
- The maximum height of light poles other than street lights shall be 16' in, and within 100', of a residential zone.
- Individual site lighting shall blend with the architectural character of the buildings and other site fixtures.
- Parks and landscaped walkways shall have pedestrian-scale lighting.

All lighting on site will be pursuant to the New Mexico Night Sky Ordinance.

Placement of Mechanical Units:

Only pad mounted mechanical units will be permitted for new construction. Mechanical units must be screened from view, walls and/or landscape materials may be used for screening of mechanical units.

Refuse Containers:

All residents to have COA rolling refuse containers. Storage for containers must be provided outside the home and must be screened from view to street.

Walls/Fences:

Walls and fencing are allowed on the property. However efforts shall be made to lessen the visual impact of the walls or fencing through the use of landscaping and the design and location of openings.

△

△

- Barbed wire, concertina wire and plastic/vinyl fencing are prohibited.
- Standard gray CMU walls shall be prohibited
- Internal fences separating building lots are allowed, acceptable materials would include masonry block, block with stucco, split face block, stone, painted tube steel, chain link or a combination of fence and/or wall. The maximum height for internal fences separating building lots shall be 8 feet.
- Interior walls or fences will not be allowed within 20' of the front property line.
- Clear sight distances shall be maintained at all driveway/entrance locations.
- The design, material and color of interior walls, retaining walls and fences shall be compatible with the architecture of the housing in their respective area of the site (Areas 1-6) to ensure a harmonious design.

Site walls will incorporate variations in type of block and color of block in order to break up the appearance of a straight wall. Open iron fencing will be incorporated into the wall at common space locations to help in breaking up the mass of the wall. (See Conceptual Site Wall Drawings on this sheet)

△

- Site Walls for the entire site shall be colored concrete block with openings as required for pedestrian access to and from the site. The maximum height for the Site Walls shall be 6 feet in compliance with Section 14-16-3-19 of the Zoning Code.
- Clear sight distances shall be maintained at all driveway/entrance locations.

Patio walls should reflect the same use of stucco finish to complement that of the buildings, or may contrast the building finish by use of exposed split-face CMU.

The height and design of walls, fences and retaining walls shall comply with Section 14-16-3-19 of the Zoning Code.

Pedestrian Amenities:

The creation of a pedestrian-friendly environment will depend on creative site design and will be a primary design objective for this project. Objectives to achieve this goal include, but are not limited to, maintaining a high quality and consistency in style for site amenities, including benches, parks, walkways, landscaping and lighting. Other objectives include providing landscaped access ways to and from the site as well as within the sight.

Parks and open spaces will be equipped with shade shelters, play structures and benches as shown on Landscape Drawings.

Traffic calming techniques such as "bump-outs" at intersection corners, on street parking and alternative paving materials at pedestrian crossings shall be incorporated into the design of the site. In addition, "bump-outs" will provide a space for cluster mailboxes as deemed necessary by the USPS.

Landscaping:

All landscaping shall be in accordance with the Build Green New Mexico Guidlines and shall be of native materials and water conserving as required. All landscaping should also meet COA requirements.

△

All common spaces to be irrigated using the City of Albuquerque's non-potable water line.

△

Landscaped breezeways abbutting the site wall shall provide pedestrian access as well as a visual opening. Gates are acceptable, provided they can be opened from either side.

All landscaping and pedestrian amenities within public areas and shared private drives shall be maintained by the Home Owners Association and/or Property Owners.

Signage:

All signage shall conform to the City of Albuquerque sign code (14-8-3-5). This project shall have two monument signs, one at each vehicular entrance to the community located in the median of the boulevard at the western end of the property. There shall be four additional wall mounted signs, one at each of the remaining vehicular entrances into the property. See Conceptual Monument Sign and Site Wall on Sheet A002.

Design Review and Enforcement:

All enforcement and approval of these Design Guidlines shall be under the authority of the Home Owners Association. This does not preclude compliance with COA Zoning Code and Development Review Procedures.

△ GENERAL NOTES:

- The site development plan for building permit for the commercial lot and any amendments to the site development plan for subdivision for Area 1 (affordable housing) shall require EPC approval.
- Future site development plans for the residential lots may proceed directly to building permit.
- Minor amendments to the Site Development Plan for Subdivision shall be approved by the Planning Director in accordance with the Albuquerque Comprehensive City Zoning Code.
- Major amendments to the Site Development Plan for Subdivision shall be approved by the Environmental Planning Commission.

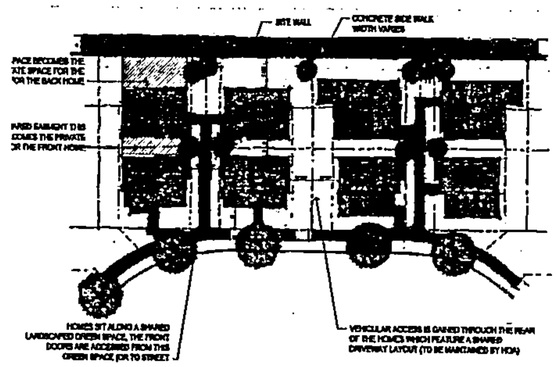
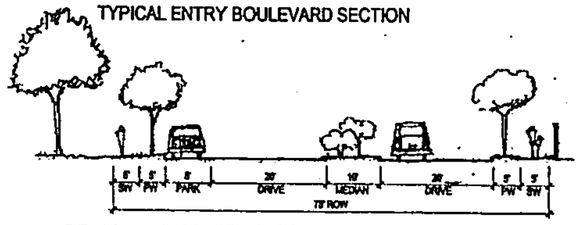
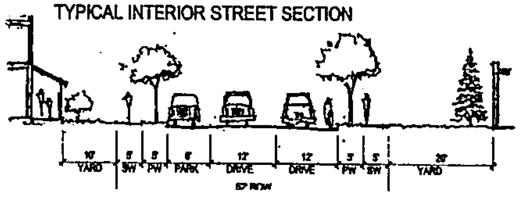


EXHIBIT D: MONTERRA DEL REY GREEN COURT HOUSING LAYOUT
(NOT TO SCALE)

TYPICAL ENTRY BOULEVARD SECTION



TYPICAL INTERIOR STREET SECTION



CONCEPTUAL STREET SECTION
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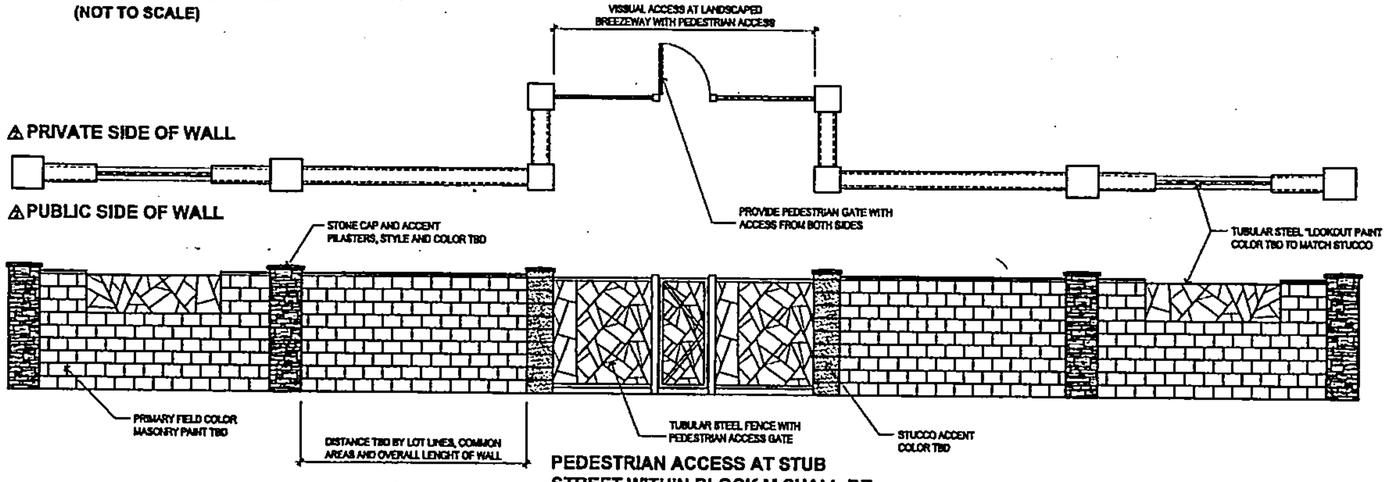

△ CONCEPTUAL SITE WALL
(NOT TO SCALE)

△ PEDESTRIAN ACCESS AT STUB STREET WITHIN BLOCK M SHALL BE SIMILAR TO OPENING AT BREEZWAYS WITH GATES PROVIDED AT EACH SIDE WALK LOCATION.

architecture
interiors
landscape
planning
engineering

Dekker Perich Sabatini

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Albuquerque, NM 87109
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dps@dpsdesign.org

ARCHITECT

ENGINEER

PROJECT

Monterra Del Rey

Louisiana Bouldevard
Albuquerque, New Mexico

REVISIONS
△ 10/18/2007 EPC Conditions
△ 04/13/2008 DRB Comments
△
△
△
△

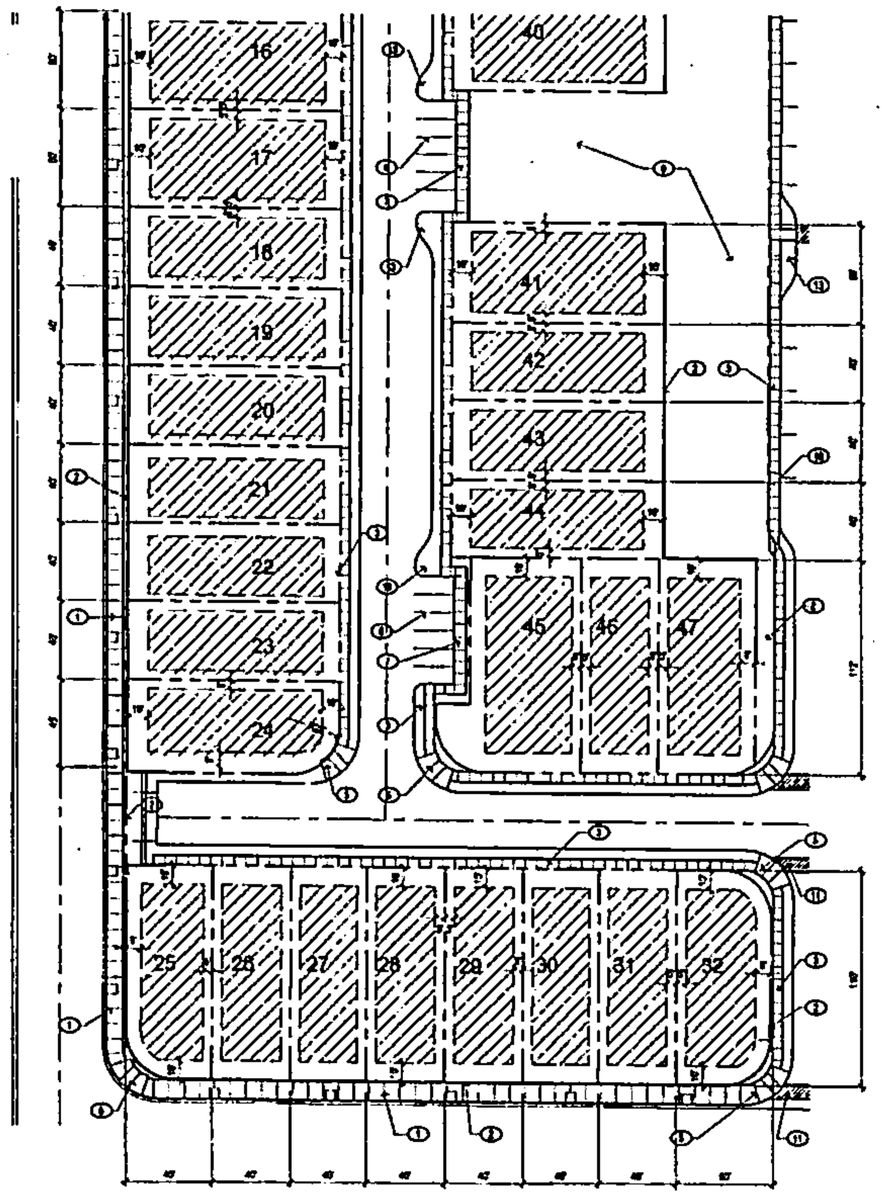
DRAWN BY	RBH
REVIEWED BY	
DATE	10/2/07
PROJECT NO.	97034
DRAWING NAME	

Architectural Design Guidlines, Area Break Downs and Zoning

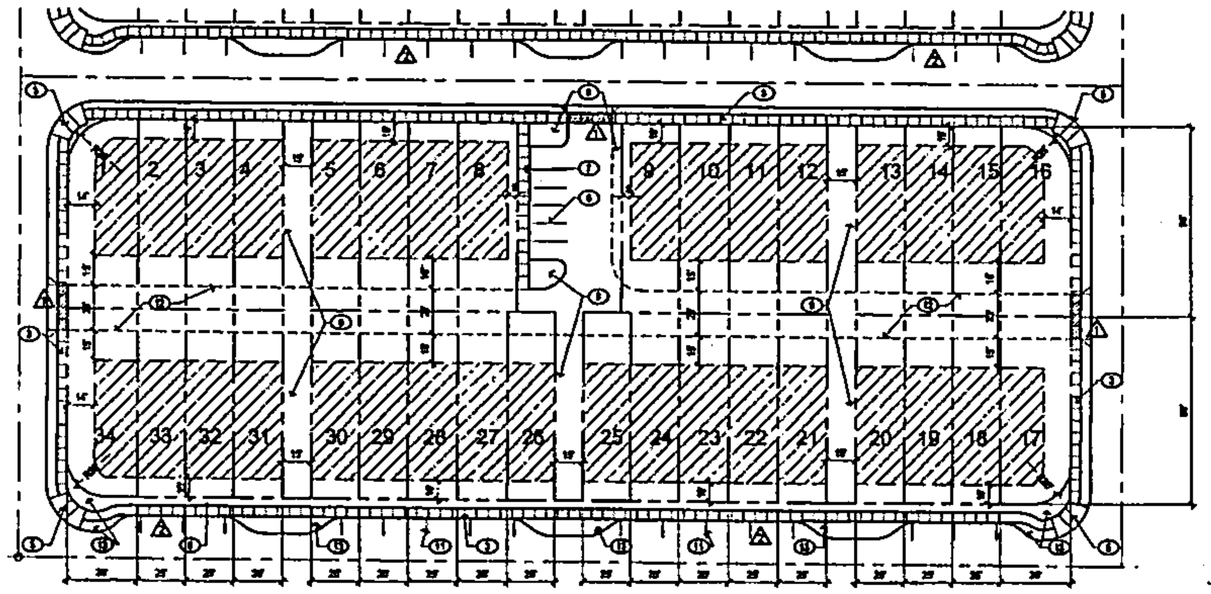
SHEET NO.

A002

OF



C1 AREA 1
SINGLE FAMILY DETACHED (ALLOW MH)



B2 AREA 3
MULTIPLE TOWN HOMES

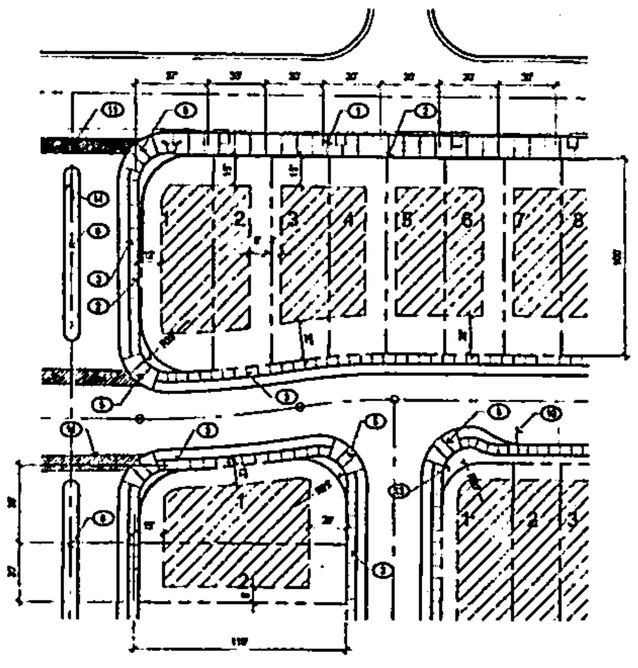
KEYED NOTES

1. CONCRETE SIDEWALK (WIDTH VARIES)
2. CMU SITE WALL, SEE XX/XXX
3. CONCRETE SIDEWALK (5' WIDE)
4. UTILITY AND DRAINAGE EASMENT
5. ACCESSIBLE SIDEWALK RAMP, PER COA STANDARD DETAIL 2418
6. PERPINDICULAR PARKING (9'X20')
7. CONCRETE SIDEWALK (6' WIDE)
8. LANDSCAPED MEDIAN, SEE XX/XXX
9. LANDSCAPED COMMON AREAS AND PARKS SEE LANDSCAPE PLANS (TO BE MAINTAINED BY H.O.A.)
10. PARALLEL PARKING
11. 6' WIDE CROSS-WALK
12. ACCESS DRIVE ALLEY (PRIVATE, TO BE MAINTAINED BY H.O.A.)
13. LANDSCAPED BUMP-OUT
14. MONUMENT SIGN, SEE SHEET A002
15. WALL MOUNTED ENTRANCE SIGN, SIMILAR TO MONUMENT SIGN

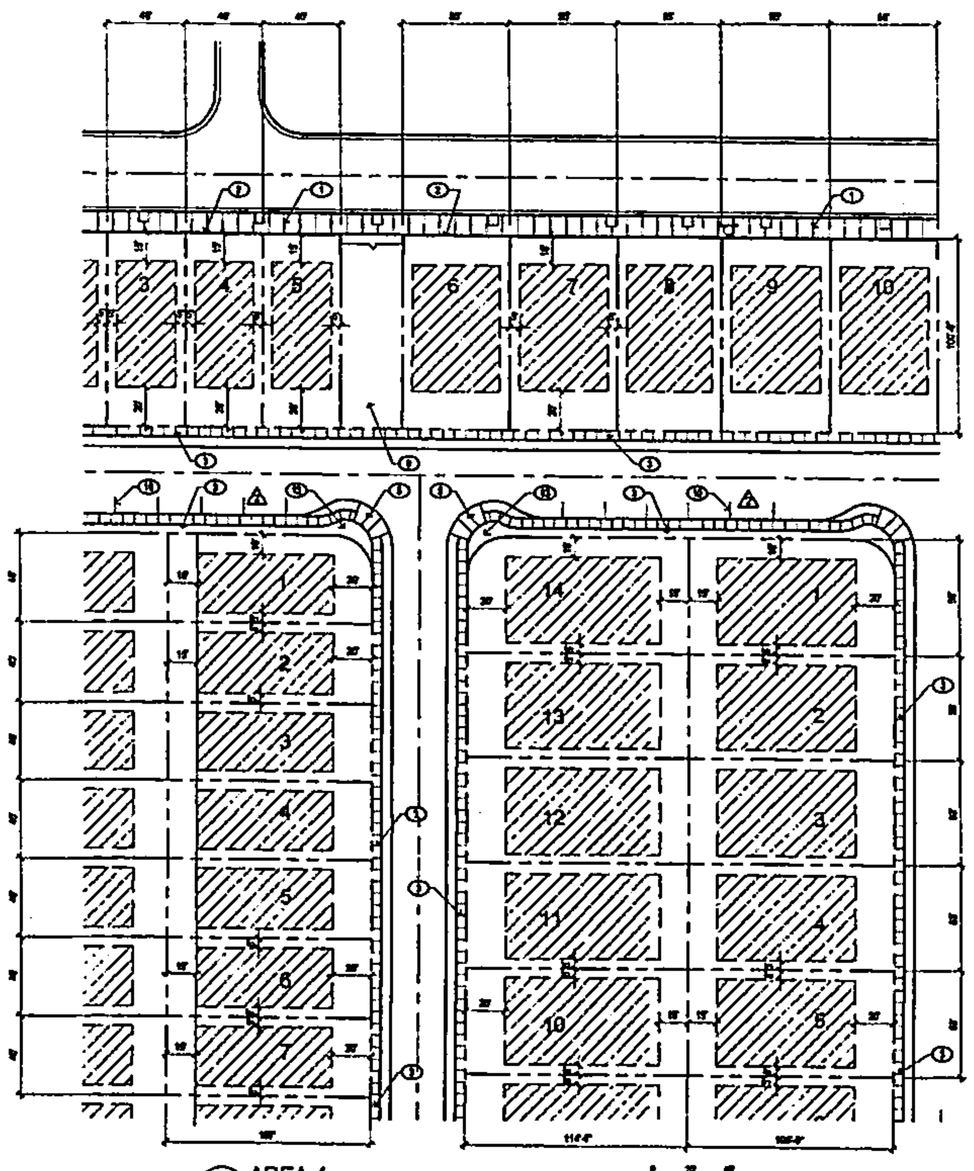
GENERAL NOTES

A. SEE LANDSCAPE SHEETS L001 AND L002 FOR TYPICAL LANDSCAPES AND FOR COMMON SPACE LANDSCAPE LAYOUT. (ALL LANDSCAPE AREAS TO BE MAINTAINED BY PROPERTY OWNER AND/OR H.O.A.)

B. SEE EXHIBIT C ON SHEET A002 FOR FULL ZONING REQUIREMENTS FOR EACH AREA.

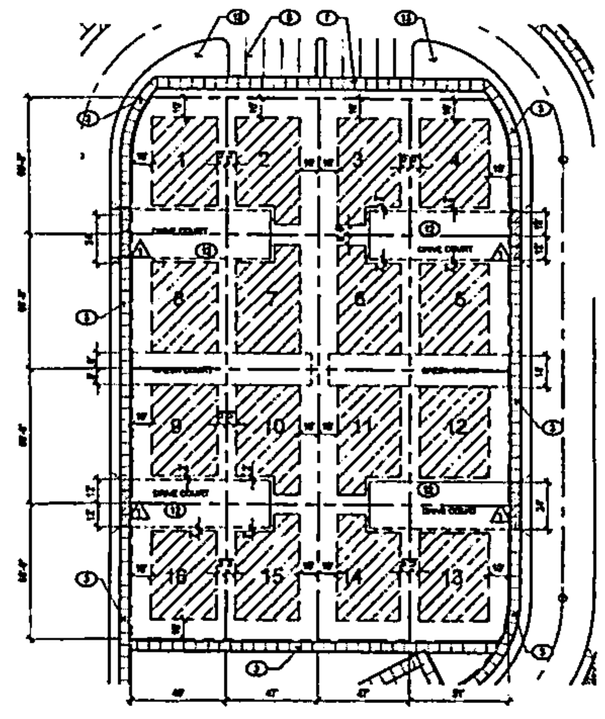


E1 AREA 2
PAIRED TOWN HOMES



E2 AREA 4
SINGLE FAMILY DETACHED

NOTE: THE GREEN COURT HOUSING IS A NEW PRODUCT TYPE AND HAS SPECIFIC REQUIREMENTS FOR SETBACKS AND SHARED EASMENTS SEE EXHIBIT D ON SHEET A002 FOR TYPICAL HOUSING LAYOUT FOR THIS AREA.



E3 AREA 5
GREEN COURT HOUSING

architecture
interiors
landscape
planning
engineering

Dekker
Perich
Sabatini

7601 Jefferson NE Suite 100
Albuquerque, NM 87109
505 761-9700
Fax 761-4222
dpsi@dpsdesign.org

ARCHITECT

ENGINEER

PROJECT

Monterra Del Rey

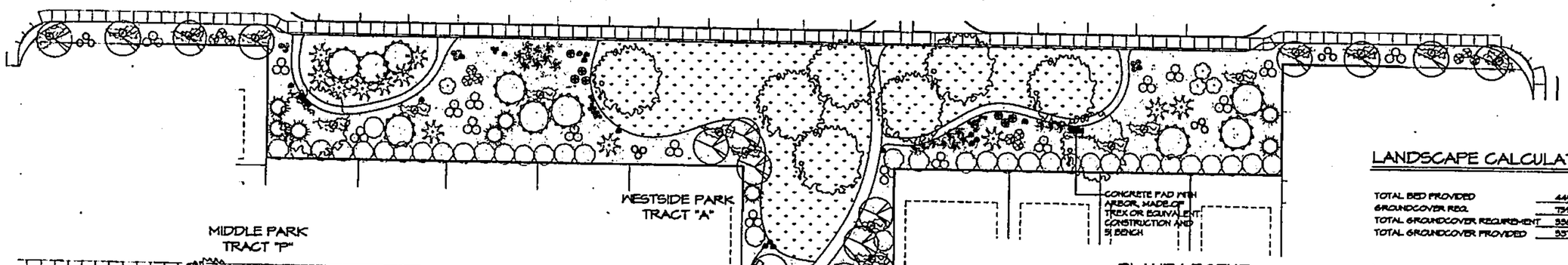
Louisiana Bouldevard
Albuquerque, New Mexico

REVISIONS
1 10/19/2007 EPC Conditions
2 05/01/2008 DRB Comments
3
4
5
6

DRAWN BY	DW
REVIEWED BY	
DATE	10/2/07
PROJECT NO.	07034
DRAWING NAME	

Site Development
Plan for Subdivision
Enlarged Area Plans

SHEET NO.
A003
OF



SHRUB PLANTING DETAIL

NTS

GENERAL NOTES:

1. THE OUTSIDE DIAMETER OF THE WATER RETENTION BASIN SHALL BE TWICE THE DIAMETER OF THE SHRUB PLANTING PIT.

CONSTRUCTION NOTES:

A. SHRUB.
B. BACKFILL WITH EXISTING SOIL.
C. EARTH BERM AROUND WATER RETENTION BASIN.
D. 3" DEPTH OF GRAVEL MULCH.
E. FINISH GRADE.
F. UNDISTURBED SOIL.

TREE PLANTING DETAIL

NTS

GENERAL NOTES:

1. ROOTBALL SHALL BE PLACED ON UNDISTURBED SOIL TO PREVENT TREE FROM SETTLING.
2. TOP OF ROOTBALL INDICATED LEVEL AT WHICH TREE WAS GROWN AND DUG; THIS REPRESENTS THE LEVEL AT WHICH THE TREE SHOULD BE INSTALLED; THAT LEVEL MAY BE EXCEEDED BY ONLY A ONE INCH LAYER OF SOIL.
3. PRIOR TO BACKFILLING TREE, ALL WIRE, ROPE AND SYNTHETIC MATERIALS SHALL BE REMOVED FROM THE TREE AND THE PLANTING PIT.
4. PRIOR TO BACKFILLING ALL BURLAP SHALL BE CUT AWAY EXCEPT FROM BOTTOM OF THE ROOTBALL.

CONSTRUCTION NOTES:

A. TREE
B. BACKFILL WITH EXISTING SOIL.
C. 3" DEPTH OF GRAVEL MULCH.
D. UNDISTURBED SOIL.

LANDSCAPE CALCULATIONS

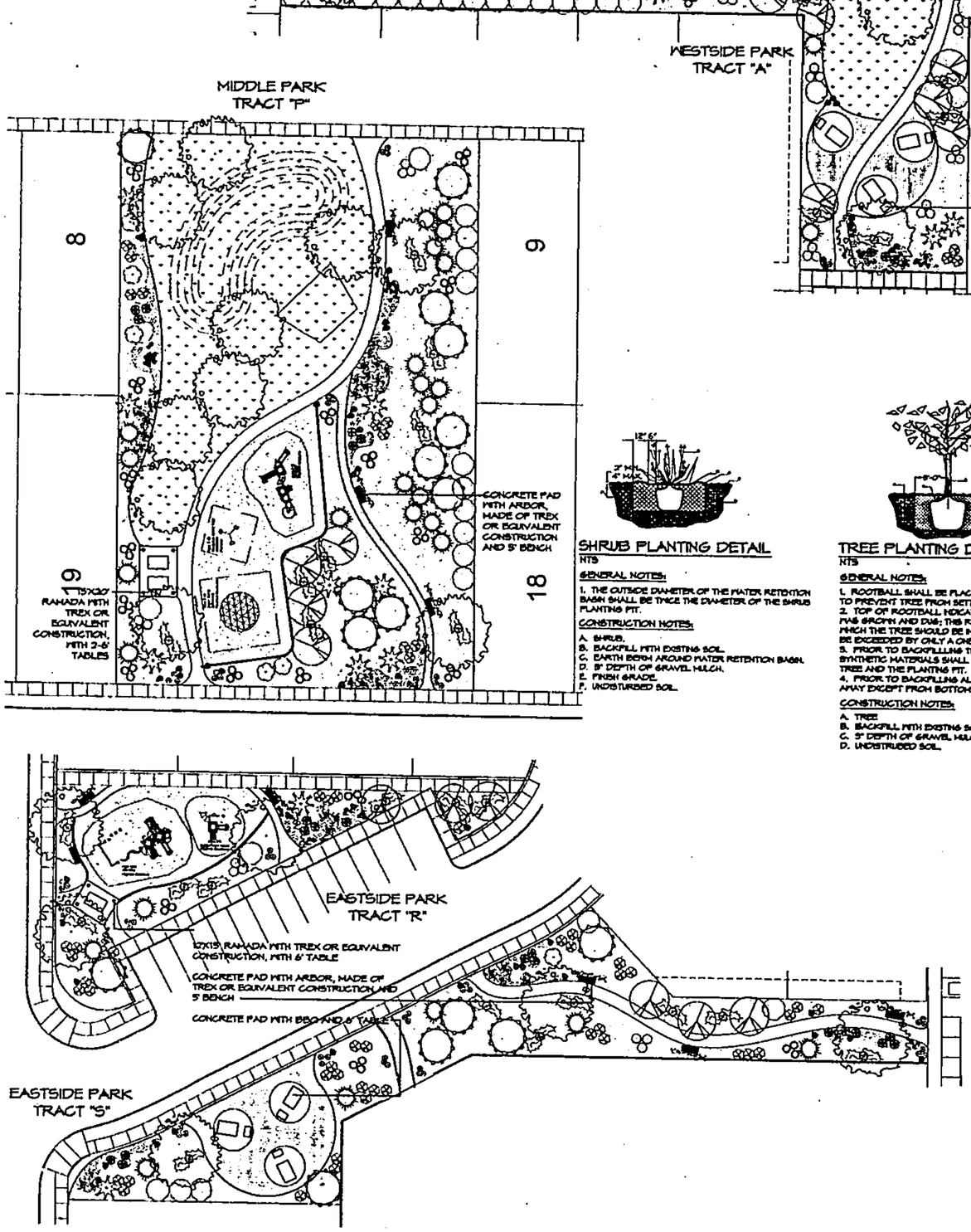
Parks

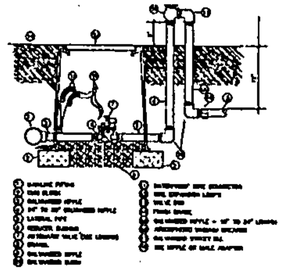
TOTAL BED PROVIDED	44904	square feet
GROUNDCOVER REQ.	75%	
TOTAL GROUNDCOVER REQUIREMENT	33678	square feet
TOTAL GROUNDCOVER PROVIDED	33114 (75%)	square feet

PLANT LEGEND

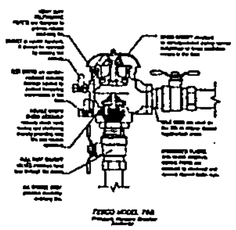
PARKS

- ASH (M) OR HONEY LOCUST (M) — Fraxinus pennsylvanica / Gleditsia triacanthos — 2" Cal.
  -or-
  CHINESE PITASCHE (M) — Pistachia chinensis — 2" Cal.
- PARNEY COTONEASTER (L) — Cotoneaster lacteus — 5 Gal. 14sf
- BIRD OF PARADISE (L) — Caesalpinia gilliesii — 5 Gal. 100sf
- TURPENTINE BUSH (L+) — Ericameria laricifolia — 1 Gal. 16sf
- BEARGRASS (L+) — Nolina microcarpa — 5 Gal. 56sf
- WISTERIA — Wisteria sinensis — 1 Gal. climbing to 20'
- EASTERN REDBUD (M) — Cercis canadensis — 2" Cal., 30' H x 30' W
- SPANISH BROOM (M) — Genista hispanica — 5 Gal. 16sf
- PAMPAS GRASS (M) — Cortaderia selloana — 5 Gal. 100sf
- FERNBUSH (L+) — Chamaebatiaria millefolium — 5 Gal. 25sf
- CREEPING ROSEMARY (L) — Rosmarinus officinalis 'Prostratus' — 1 Gal. 36sf — Symbol indicates 5 plants
- VITEX (M) — Vitex agnus-castus — 15 Gal. 225 sf, 20' H x 20' W
  -or-
  NEW MEXICO OLIVE (L) — Forestiera neomexicana — 15 Gal. 225sf, 15' H x 15' W
- MAIDENGRASS (M) — Miscanthus sinensis — 5 Gal. 16sf
- SAND DROPSEED (L) — Sporobolus cryptandrus — 1 Gal. 4sf
- THREADGRASS (L+) — Stipa tenuissima — 1 Gal. 4sf
- WILDFLOWER — 1 Gal. 4sf
- NATURAL EDGE
- COMMERCIAL GRADE STEEL EDGE
- 6" CONCRETE MONOCURB
- LOW WATER MEADOW GRASSES WITH WILDFLOWERS AND STRETCH IRRIGATION
- SANTA ANA TAN GRAVEL WITH FILTER FABRIC
- COMPACTED SANTA FE BROWN CRUSHERFINE PATH
- COBBLESTONE ACCENT WITH FILTER FABRIC
- COMPACTED GREY CRUSHERFINE PATH
- BIO-ENGINEERED WOODFIBER/COMPACTED 12" DEPTH/ ADA ACCESSIBLE

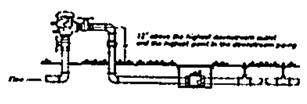




AUTOMATIC VALVE W/ ATMOSPHERIC VACUUM BREAKER



FEBCO MODEL 765



FEBCO MODEL 765

LANDSCAPE NOTES:
Landscape maintenance shall be the responsibility of the Property Owner and/or the Home Owners' Association. The the Property Owner and/or the Home Owners' Association shall maintain street trees in a living, healthy, and attractive condition.

It is the intent of this plan to comply with the City Of Albuquerque Water Conservation Landscaping and Water Waste Ordinance planting restriction approach. Approval of this plan does not constitute or imply exemption from water waste provisions of the Water Conservation Landscaping and Water Waste Ordinance.

Water management is the sole responsibility of the Property Owner and/or the Home Owners' Association. All landscaping will be in conformance with the City of Albuquerque Zoning Code, Street Tree Ordinance, Pollen Ordinance, and Water Conservation Landscaping and Water Waste Ordinance. In general, water conservative, environmentally sound landscape principles will be followed in design and installation.

Santa Ana Tan Gravel over Filter Fabric to a minimum depth of 3" shall be placed in all landscape areas which are not designated to receive native seed.

NOTE TO CLIENT:
Should The Hilltop not receive a Grading and Drainage plan during the design process or the on-site grades differ from the Grading and Drainage plan received, The Hilltop reserves the right to apply slope stabilization materials where the specified gravel will not be suitable, Gravel smaller than 2-4" cobblestone will not stay on a slope greater than 3:1. If the grades are greater than what was originally designed, we will request an infield change-order to lay cobblestone or rip-rap, in lieu of the specified gravel, to stabilize the slope. All vegetative material shall remain per plan.

IRRIGATION NOTES:
Irrigation shall be a complete underground system with Trees to receive 1 Netafim spiral (50' length) with 9 loops at a final radius of 4.5' from tree trunk, pinned in place. Netafim shall have emitters 12" o.c. with a flow of .6 gph. Shrubs to receive (2) 1.0 GPH Drip Emitters. Drip and Bubbler systems to be tied to 1/2" polypipe with flush caps at each end. Trees and shrubs shall be on separate valves.

Run time per each shrub drip valve will be approximately 15 minutes per day. Tree drip valve shall run 1.5 hours, 3 times per week. Run time will be adjusted according to the season.

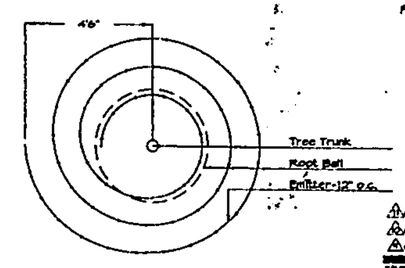
Point of connection for irrigation system is unknown at current time and will be coordinated in the field. Irrigation will be operated by automatic controller.

Location of controller to be field determined and power source for controller to be provided by others.

Irrigation maintenance shall be the responsibility of the Property Owner and/or the Home Owners' Association.

Water and Power source shall be the responsibility of the Developer/Builder.

Site will be connected to the City of Albuquerque's non-potable water line and this water will be used to irrigate common areas.



Netafim Spiral Detail

GRAPHIC SCALE:

20 10 0 10 20

SCALE: 1"=20'

architecture
interiors
landscape
planning
engineering

Dekker
Perich
Sabatini

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ARCHITECT

OWNER

PROJECT

Monterra Del Rey

Louisiana Bouldevard
Albuquerque, New Mexico

4-24-08

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c.johnson@hilltoplandscaping.com

All ideas, designs, arrangements, representations, indicated or depicted herein are the property of the Hilltop Landscape Contractors, Inc. Contractor's bids are generated for thorough bids. This is an original design and may not be copied or used without written authorization. Bids have been prepared or provided gratis.

REVISIONS		
1	comments/site plan	mc 4-24-08
2	comments/site plan	mc 4-11-08
3	comments	mm 3-21-08
1	site plan revision	aif 5-01-06
2	site plan revision	aif 4-9-06
3	site plan revision	mm 6-1-07
4	site plan revision	caj 8-01-07
5	EPC comments	mm 10-02-07
6	site plan revision	mm 2-28-08
7	comments	mm 3-13-08
8	comments	mm 3-14-08

DRAWN BY

REVIEWED BY

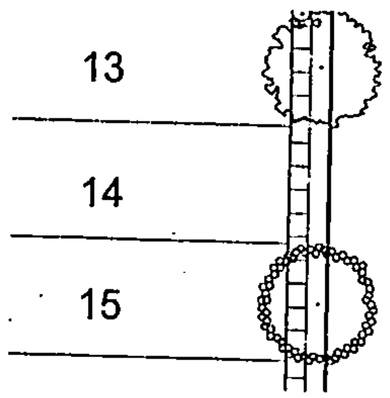
DATE

PROJECT NO. 07054

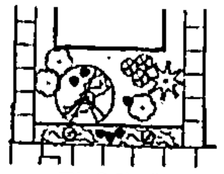
DRAWING NAME

SHEET NO. L001

OF L003



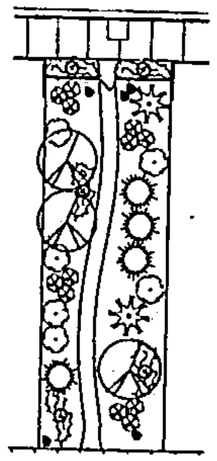
CONCHO Y TORO DRIVE
Tree Exhibit



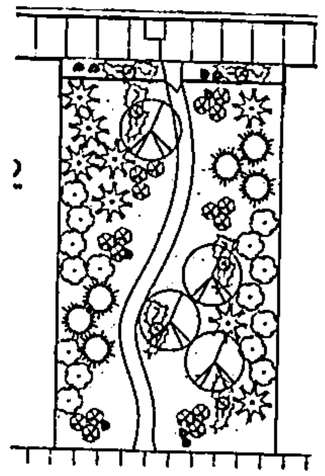
BLOCK "M"
PEDESTRIAN ACCESS

LANDSCAPE CALCULATIONS

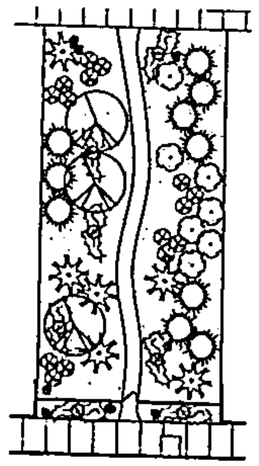
	Breezeways	
TOTAL BED PROVIDED	22195	square feet
GROUNDCOVER REQ.	75%	square feet
TOTAL GROUNDCOVER REQUIREMENT	17052	square feet
TOTAL GROUNDCOVER PROVIDED	17090 (75%)	square feet



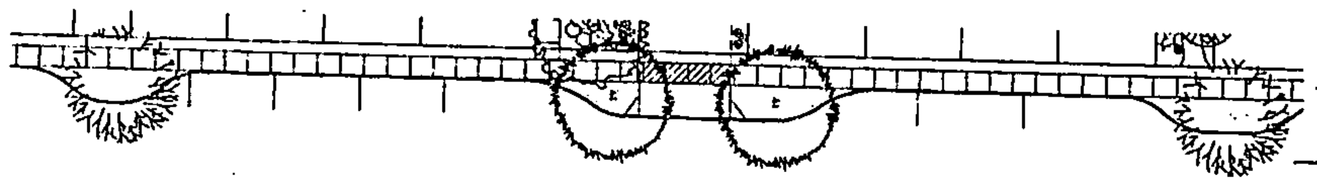
BREEZEWAYS
TRACT "Q" and "T"

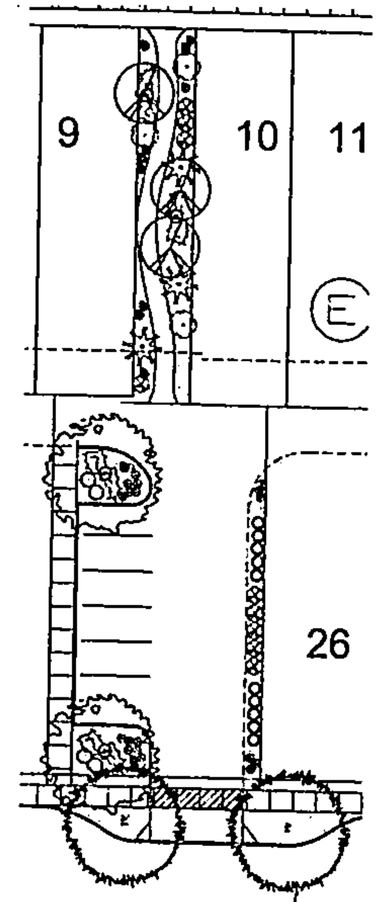


BREEZEWAY
TRACTS "C"

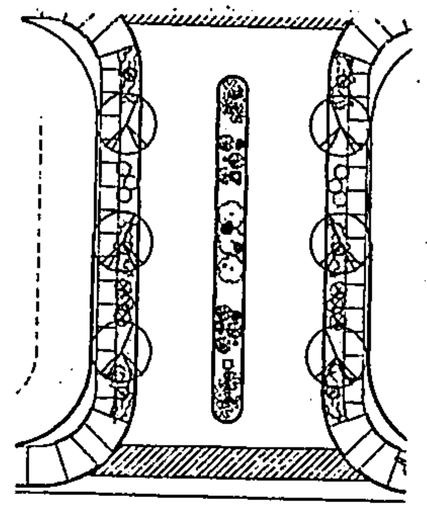


BREEZEWAY
TRACT "N"

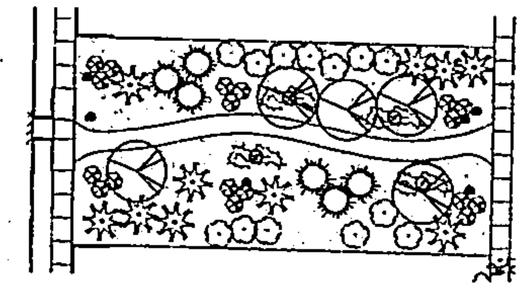




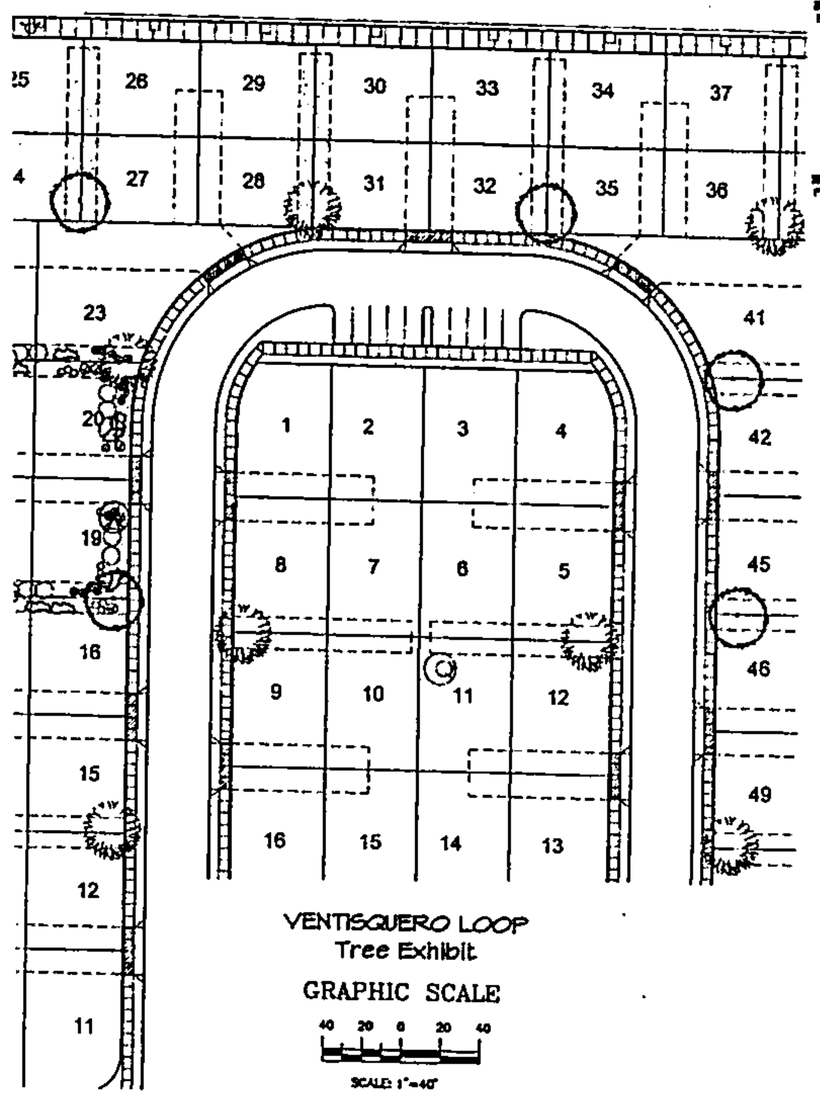
PARKING
TRACTS "E", "H" & "L"
and Parallel Parking
Pockets



TYPICAL ENTRY



BREEZEWAY
TRACT "B"



VENTISQUERO LOOP
Tree Exhibit

GRAPHIC SCALE

40 20 0 20 40

SCALE: 1"=40'

PLANT LEGEND

STREET TREES

- AUTUMN PURPLE ASH (M) Fraxinus americana 'Autumn Purple' 2" Cal. 60' x 45' at maturity
- BUR OAK (M) Quercus macrocarpa 2" Cal. 60' x 70' at maturity
- COMMON HACKBERRY (M) Celtis occidentalis 2" Cal. 40' x 40' at maturity
- SYCAMORE (M) Platanus spp. 2" Cal. 70' x 50' at maturity
- CHINESE PITASCHE (M) Pistachia chinensis 2" Cal. 40' x 40' at maturity

PLANT LEGEND

BREEZEWAYS

- CHINESE PITASCHE (M) Pistachia chinensis 2" Cal.
- SPANISH BROOM (M) Genista hispanica 5 Gal. 100sf
- PAMPAS GRASS (M) Cortaderia selloana 5 Gal. 100sf
- BIRD OF PARADISE (L) Caesalpinia gilliesii 5 Gal. 100sf
- FERNBUSH (L+) Chamaebatiaria millefolium 5 Gal. 25sf
- CREEPING ROSEMARY (L) Rosmarinus officinalis 'Prostrata' Symbol indicates 3 plants 1 Gal. 36sf

PLANT LEGEND

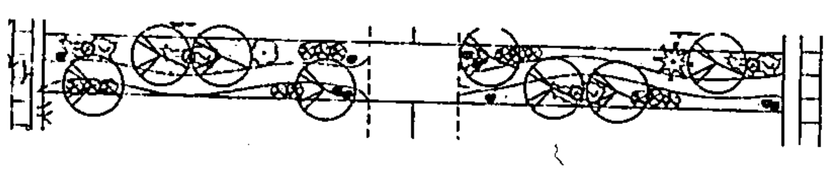
MEDIANS

- OCOTILLO (L) Fouquieria splendens
- DESERT FOUR OCLOCK (L) Mirabilis multiflora 1 Gal. 16sf
- AGAVE (L) Agave spp. 16 sf
- BIRD OF PARADISE (L) Caesalpinia gilliesii 5 Gal. 100sf
- CHAMISA (L) Chrysothamnus nauseosus 1 Gal. 25sf
- APACHE PLUME (L) Fallugia paradoxa 5 Gal. 25sf

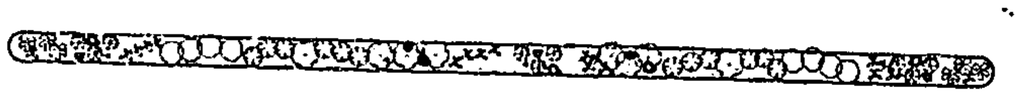
PLANT LEGEND

PARKING LOT

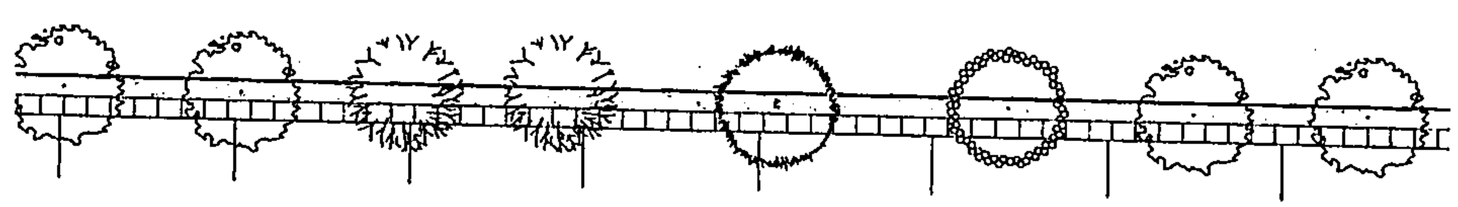
- ASH (M) OR HONEY LOCUST (M) Fraxinus pennsylvanica Gleditsia triacanthos 2" Cal.
  -or-
  AUTUMN BLAZE MAPLE (M) Acer x freemanii 'Autumn Blaze' 2" Cal.
- FERNBUSH (L+) Chamaebatiaria millefolium 5 Gal. 25sf
- TURPENTINE BUSH (L+) Ericameria laricifolia 1 Gal. 16sf
- BEARGRASS (L+) Nolina microcarpa 5 Gal. 36sf
- CREEPING ROSEMARY (L) Rosmarinus officinalis 'Prostrata' 1 Gal. 36sf Symbol indicates 3 plants
- WILDFLOWER 1 Gal. 4sf
- COMPACTED GREY CRUSHERFINE PATH



BREEZEWAY
TRACTS "D", "F", "G",
"J", "K" & "M"



TYPICAL MEDIAN



TYPICAL STREET TREES
Applies to internal streets and to the perimeter of the site. May adjust for drive pads.
Trees to be spaced on center according to mature canopy width. No street trees immediately in front of breezeway openings.

GRAPHIC SCALE

20 10 0 10 20

SCALE: 1"=20'

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ARCHITECT

ENGINEER

PROJECT

Monterra Del Rey

Louisiana Bouldevard
Albuquerque, New Mexico

11 comments/site rev	mac 4-24-08
10 comments/site rev	mac 4-14-08
9 comments	mac 3-21-08

REVISIONS

7 site plan revision	aif 3-03-08
6 site plan revision	aif 4-3-08
5 site plan revision	mac 8-1-07
4 site plan revision	CHJ 9-21-07
3 EPC Comments	mac 10-03-07
2 site plan revision	mac 2-28-08
1 comments	mac 3-12-08
0 comments	mac 3-14-08

DRAWN BY

REVIEWED BY

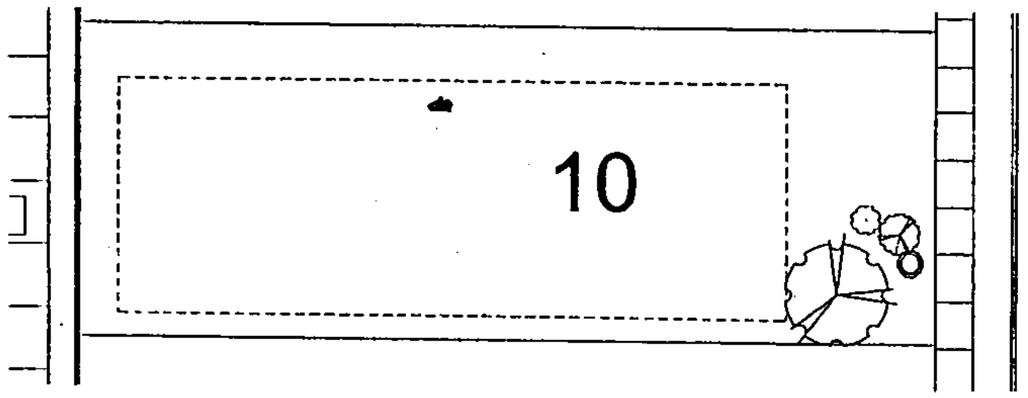
DATE

PROJECT NO. 07054

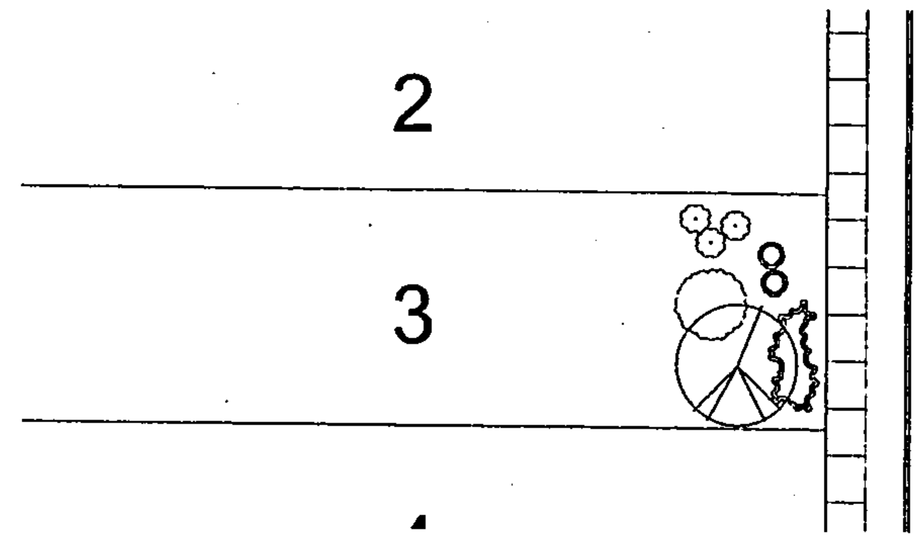
DRAWING NAME

SHEET NO. L002

OF L002



TYPICAL LOTS
AREA 1



TYPICAL LOTS
AREA 2

LANDSCAPE CALCULATIONS

Residential Lots Averages

TOTAL BED PROVIDED	5767	square feet
GROUNDCOVER REQ.	75%	square feet
TOTAL GROUNDCOVER REQUIREMENT	4325	square feet
TOTAL GROUNDCOVER PROVIDED	4327 (75%)	square feet

PLANT LEGEND

TYPICAL LOT PLANTINGS

ORNAMENTAL TREES

EASTERN REDBUD (M)
Cercis canadensis
2" Cal.

NEW MEXICO OLIVE (L)
Forestiera neomexicana
15 Gal.
or
PURPLE-LEAF PLUM (M)
Prunus spp.

WINTER JASMINE (L+)
Jasminum nudiflorum
1 Gal. 144sf

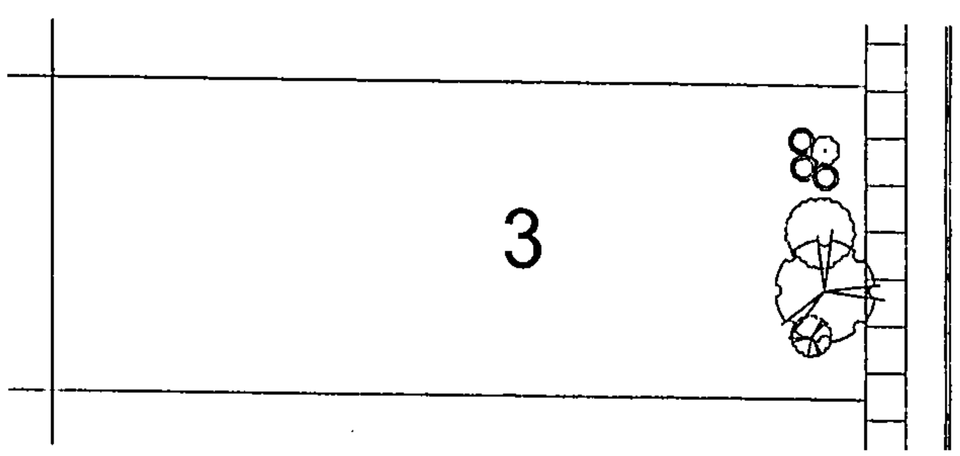
BEARGRASS (L+)
Nolina microcarpa
5 Gal. 36sf

FERNBUSH (L+)
Chamaebatiaria millefolium
5 Gal. 25sf

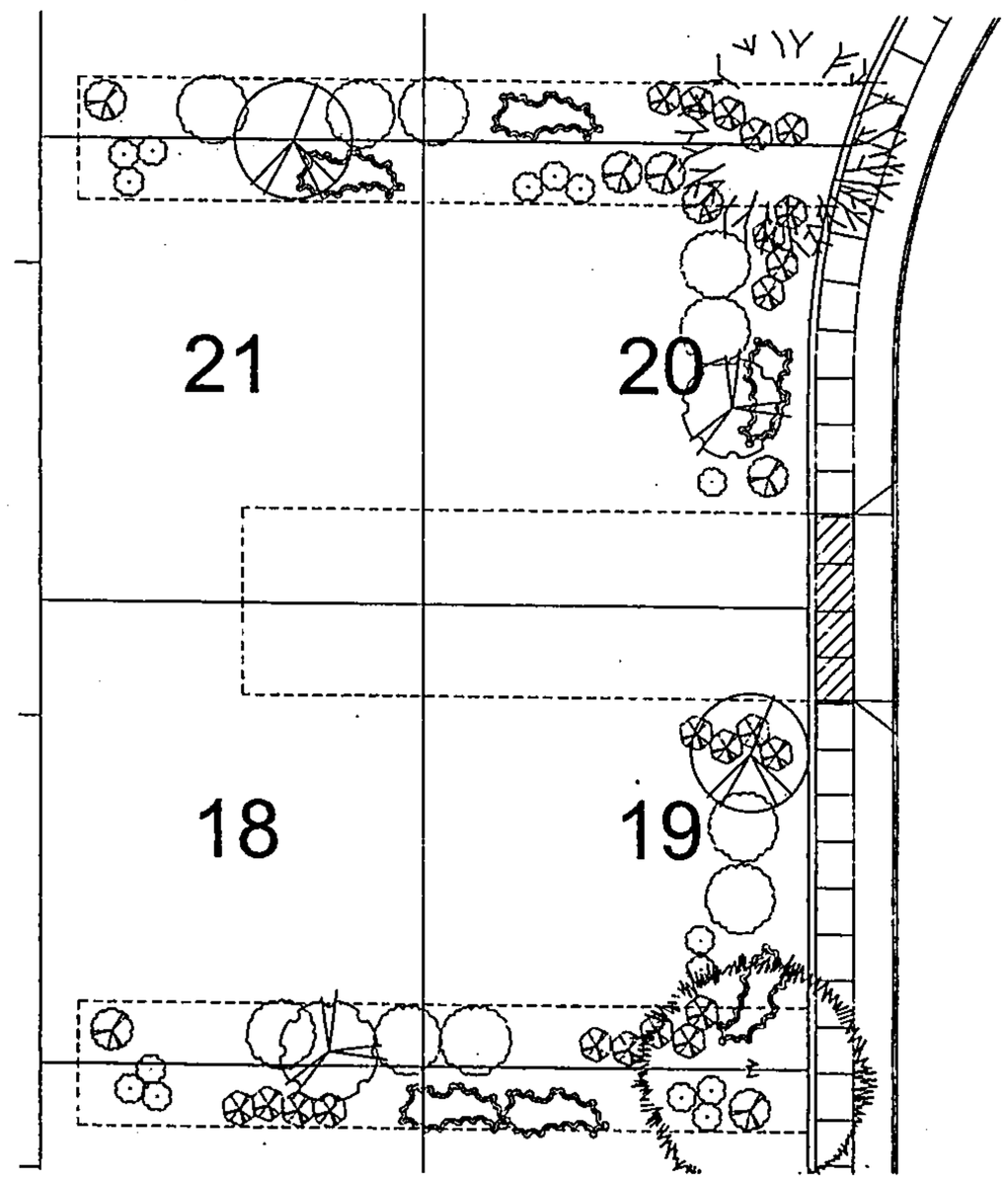
TURPENTINE BUSH (L+)
Ericameria laricifolia
1 Gal. 16sf

FARNEY COTONEASTER (L)
Cotoneaster lacteus
5 Gal. 144sf

FOYES CASTLE SAGE (L+)
Artemisia X Foyes Castle
1 Gal. 25sf



TYPICAL LOTS
AREA 3



TYPICAL LOTS
AREA 4

GRAPHIC SCALE

10 5 0 5 10

SCALE: 1"=10'

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Fax (505) 898-7737
cjohnson@thehilltoplandscaping.com

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4-24-08

Dekker
Perich
Sabatini
architecture
interiors
landscape
planning
engineering
7601 Jefferson NE Suite 100
Albuquerque, NE 87109
505 761-9700
fax 761-4222
dps@dpsdesign.org
ARCHITECT
ENGINEER
PROJECT

Monterra Del Rey

Louisiana Boulevard
Albuquerque, New Mexico

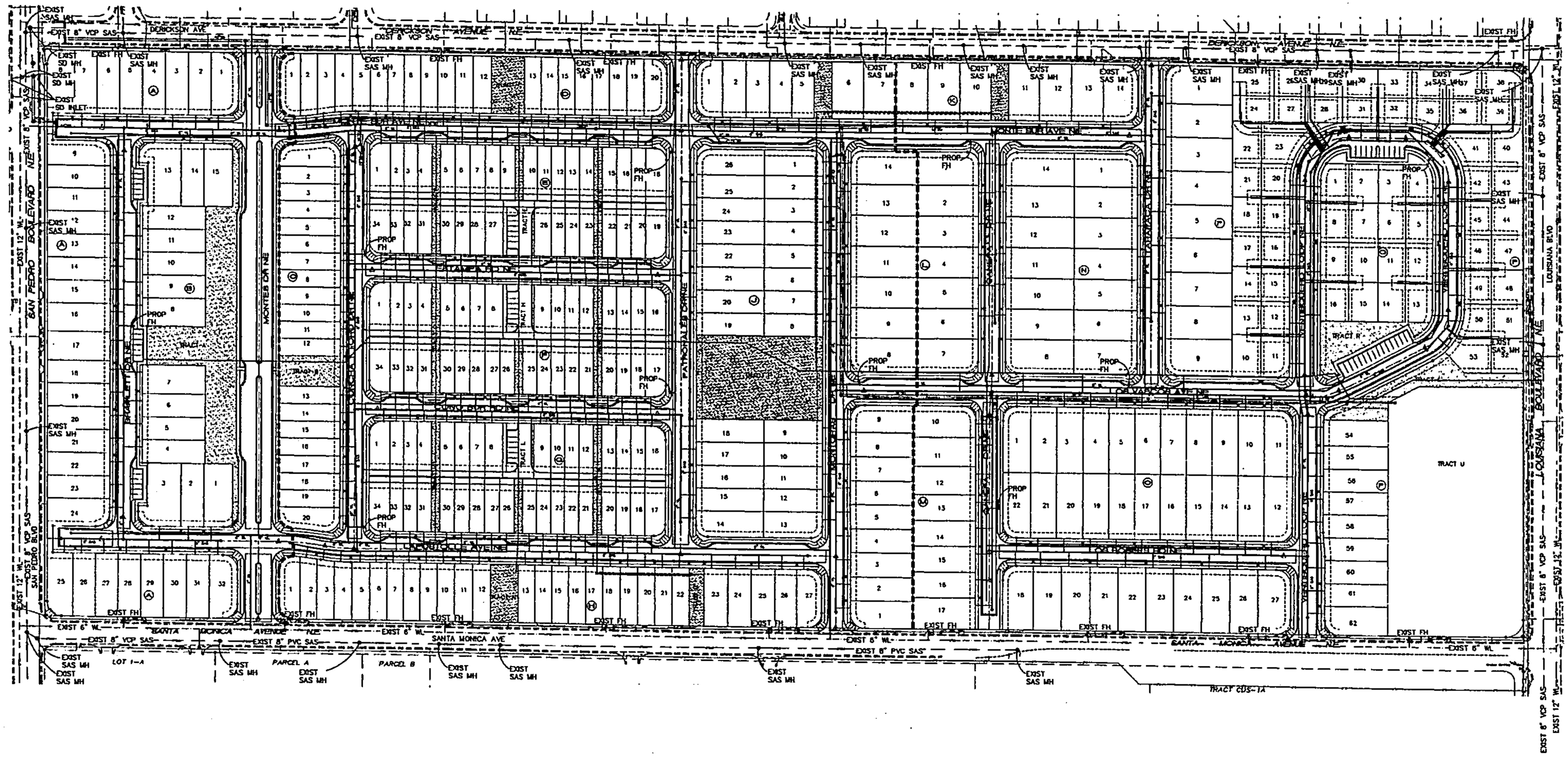
10	comments/site rev	rms 4-24-08
9	comments/site rev	rms 4-14-08
8	comments	rms 3-21-08

REVISIONS

1	site plan revision	AF	3-01-06
2	site plan revision	AF	4-3-06
3	site plan revision	rms	3-1-07
4	site plan revision	CHJ	8-01-07
5	EPC Comments	rms	10-03-07
6	site plan revision	rms	3-28-08
7	comments	rms	3-12-08
8	comments	rms	3-14-08

DRAWN BY
REVIEWED BY
DATE
PROJECT NO. 07094
DRAWING NAME

SHEET NO.
L003
OF L003



LEGEND

- EXISTING SANITARY SEWER
- EXISTING FIRE HYDRANT
- EXISTING WATERLINE
- PROPSOED WATER LINE W/ FITTING
- PROPOSED FIRE HYDRANT
- PROPOSED WATER METER
- PROPOSED PRIVATE NON-POTABLE IRRIGATION LINE
- PROPOSED SAS W/ MANHOLE
- PROPOSED SAS W/ SERVICE

0 40 80 160 240

SCALE 1"=80'

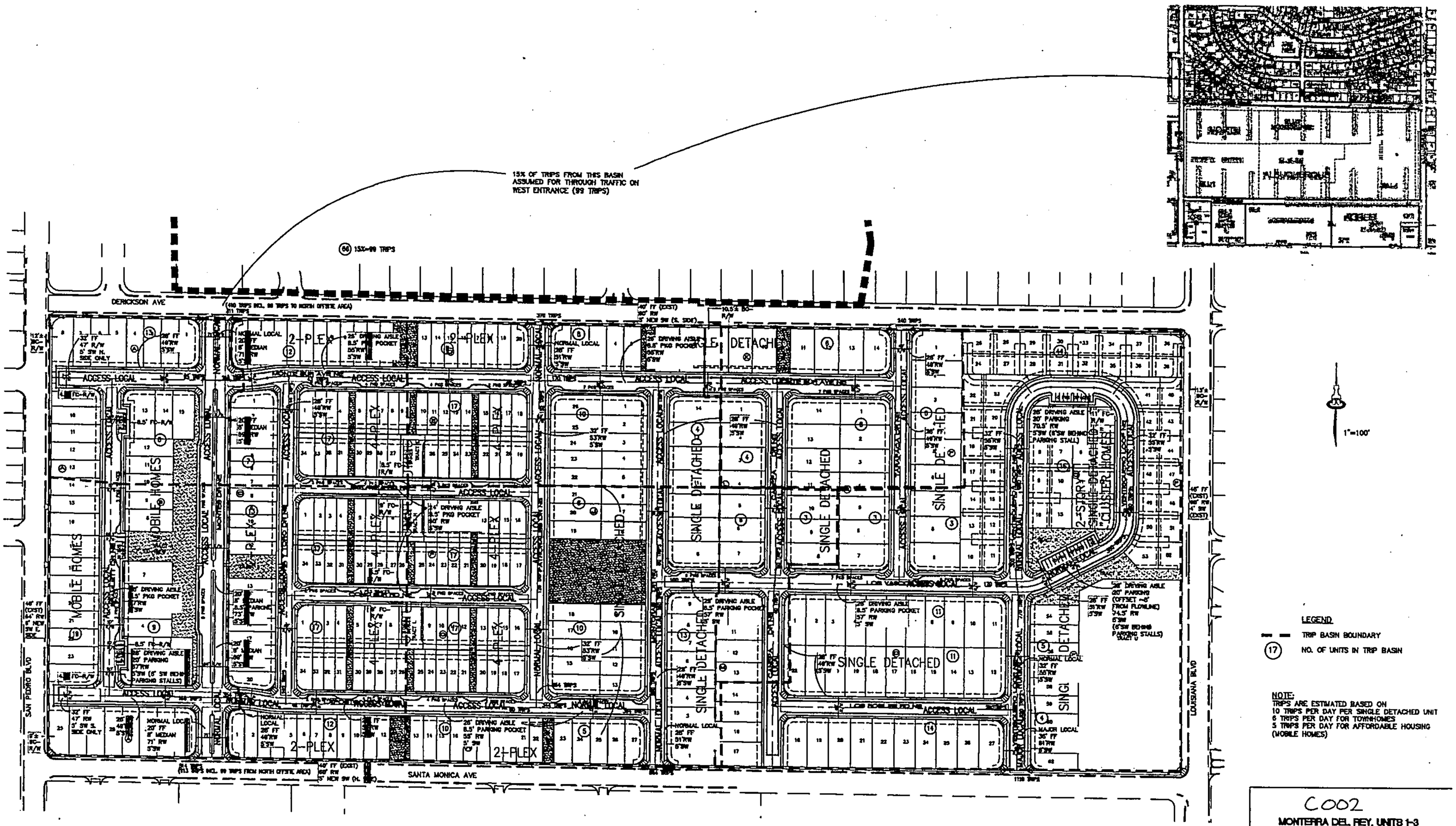
MONTERRA DEL REY, UNITS 1-3
DRB #1003916

UTILITY PLAN

C001

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

1814 GU-101.dwg Apr 04,2008



LEGEND

TRIP BASIN BOUNDARY

(17) NO. OF UNITS IN TRIP BASIN

NOTE:
TRIPS ARE ESTIMATED BASED ON
10 TRIPS PER DAY PER SINGLE DETACHED UNIT
6 TRIPS PER DAY FOR TOWNHOMES
5 TRIPS PER DAY FOR AFFORDABLE HOUSING (MOBILE HOMES)

HOUSING TYPE	# UNITS		ADT		TRIPS
AFFORDABLE HOUSING	43	X	5	=	215
DUPLEX/MULTIPLEX TOWNHOMES	164	X	6	=	984
SINGLE DETACHED/ CLUSTER HOUSING	204	X	10	=	2,040
TOTAL TRIPS					3,239

INTERSECTION	TRIPS
DERICKSON/MONTES	311
DERICKSON/PATRONALES	370
DERICKSON/TARAPACA	240
SANTA MONICA/MONTES	514
SANTA MONICA/MONTGRAS	894
SANTA MONICA/VENTISQUERO	1,110
TOTAL TRIPS	3,239

C002

MONTERRA DEL REY, UNITS 1-3
DRB #1003916

TRAFFIC DISTRIBUTION MAP & STREET DIMENSION PLAN

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

CURB TYPE NOTE

ALL STREETS HAVE MOUNTABLE CURB EXCEPT WHERE NOTED AS FOLLOWS:

MEDIAN CURB--PARKING SPACES PERPENDICULAR TO STREET

STANDARD CURB--WHERE DENOTED ON THIS SHEET AS — — — —

PARKING POCKETS PARALLEL TO STREETS HAVE EITHER MOUNTABLE OR STANDARD CURB (STANDARD CURB WHERE DESIGNATED AS — — — —)

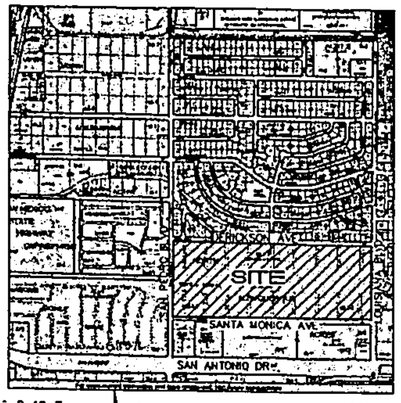
ALL STREET GRADES REFER TO FLOWLINE ELEVATIONS

INDEX

SHEET 1	OVERALL GRADING & DRAINAGE PLAN 1"=100'
SHEETS 2-6	GRADING & DRAINAGE PLAN AFFORDABLE HOUSING UNITS, TOWNHOME UNITS, SINGLE DETACHED UNITS 1"=40'
SHEET 7	GRADING & DRAINAGE PLAN GREENCOURT UNITS 1"=30'
SHEET 8	GRADING DETAILS & NOTES
SHEETS 9-10	RETAINING WALL PLANS 1"=50'

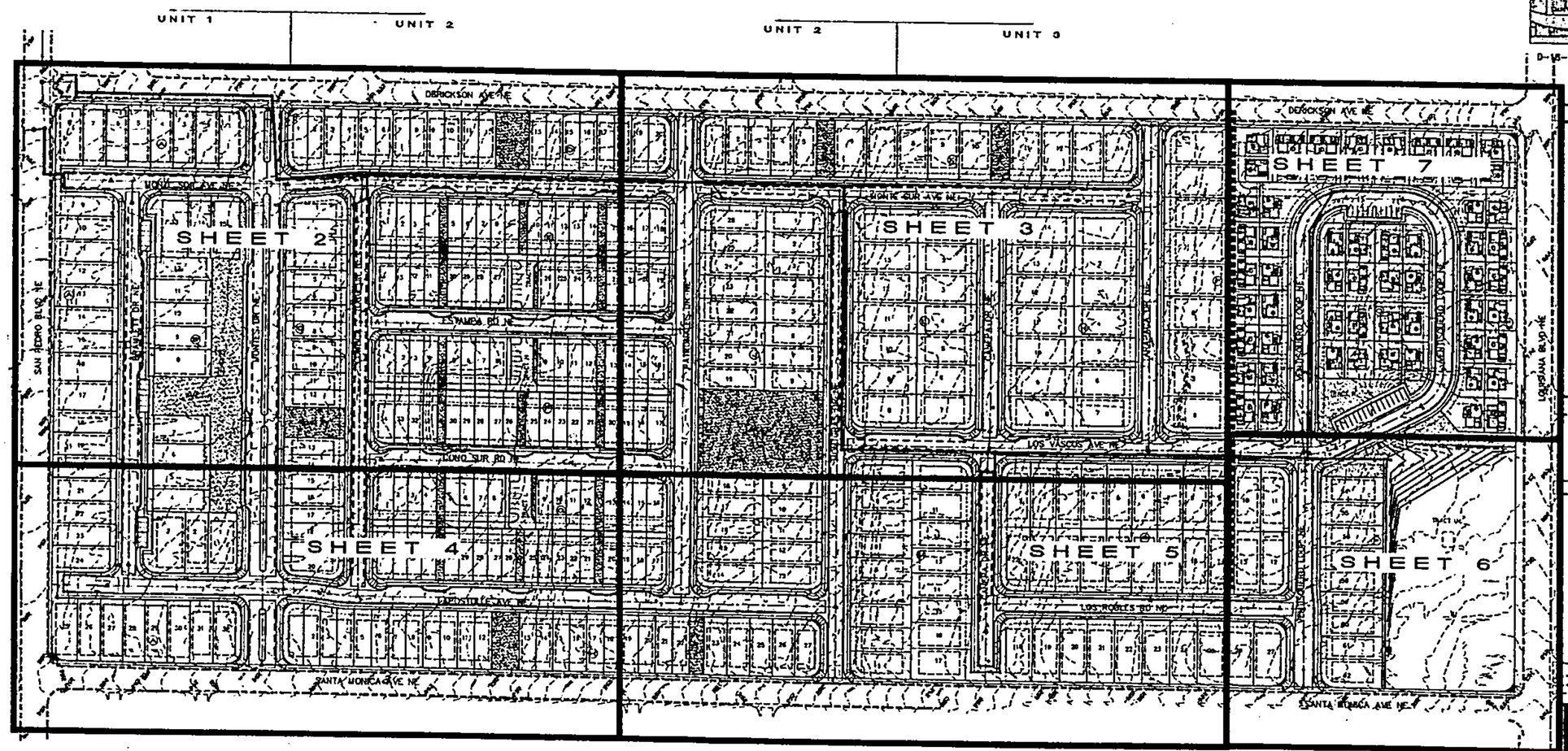
SITE DATA

LEGAL DESC.:	BLOCKS 18 & 19 OF TRACT A, NORTH ALBUQUERQUE ACRES UNIT A, AND A PORTION OF DEL REY AVE., NE, VACATED BY V-71-33.
ZONE ATLAS:	D-18
ZONING:	SU-1
AREA:	58.30 ACRES
SURVEYOR:	SURV-TEK, AUGUST, 2007
BENCHMARK:	ACS BENCHMARK "10-D18" ELEVATION = 5319.15 (NGVD 29)
FLOODPLAIN:	THE SITE IS IN FLOOD ZONE X (OUTSIDE THE AREA OF THE 0.2% ANNUAL CHANCE FLOOD PLAIN) AS SHOWN ON FEMA MAP 35001C0137F, 11-19-03



D-18-Z

VICINITY MAP 1"=750'±



0 50 100 200 300

SCALE 1"=100'

JACSON & ARFMAN, P.A.
Consulting Engineering Associates
[illegible] Monroe Street N.E.
Albuquerque, New Mexico 87108
Tel. 505-268-8825 Fax. 505-268-2632

This drawing, specifications, and concepts are owned by and remain the property of Jacson & Arfman, P.A. and no part thereof shall be utilized by any person, firm or corporation for any purpose whatsoever except with the written permission of Jacson & Arfman, P.A.

GRADING & DRAINAGE PLAN

Date: 1/12/08	No.	Revisions	Date
Drawn By: ANW			
Ckd By:			

Job No. 1614

C003

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
- ___ for Building Permit
- ___ Administrative Amendment (AA)
- ___ IP Master Development Plan — D
- ___ Cert. of Appropriateness (LUCC) — L

STORM DRAINAGE (Form D) — A
- ___ Storm Drainage Cost Allocation Plan

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

APPEAL / PROTEST of...
- ___ 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): Isaacson + Arfman, P.A. PHONE: 268-8828
ADDRESS: 128 Monroe Street NE FAX: 268-2632
CITY: ABQ STATE NM ZIP 87108 E-MAIL: freda@iacivil.com

APPLICANT: Del Rey Investments, LLC PHONE: 889-3061
ADDRESS: 6300 Riverside Plaza Lane NW, Suite 200 FAX: 837-1061
CITY: ABQ STATE NM ZIP 87120 E-MAIL: ___
Proprietary interest in site: Owner **List all owners:** ___

DESCRIPTION OF REQUEST: Major Subdivision Preliminary Plat; Vacation of Public Easement; Sidewalk Waiver; Temporary Deferral of Sidewalk Construction Approvals

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. Tract A Block: 18 + 19 Unit: A
Subdiv/Addn/TBKA: North Albuquerque Acres (tbka Monterra Del Rey, Units 1-3)
Existing Zoning: SU-1/PDA Proposed zoning: Same MRGCD Map No NA
Zone Atlas page(s): D-18 UPC Code: 101806339610540201

CASE HISTORY:
List any current or prior case number that may be relevant to your application (Proj., App., DRB-, AX_,Z_, V_, S_, etc.): 07EPC-40048; 07EPC-40049; 08DRB-70055

CASE INFORMATION:
Within city limits? ✓ Yes Within 1000FT of a landfill? Yes
No. of **existing** lots: 1 No. of **proposed** lots: 411 Total area of site (acres): 63.3836
LOCATION OF PROPERTY BY STREETS: On or Near: Derickson Ave. NE
Between: Louisiana Blvd. NE and San Pedro Dr. NE

Check-off if project was previously reviewed by Sketch Plat/Plan ☐, or Pre-application Review Team ☐. Date of review: 2/13/08

SIGNATURE Fred C. Arfman DATE 03-07-08
(Print) Fred C. Arfman Applicant: ☐ Agent: ☑

FOR OFFICIAL USE ONLY Form revised 4/07

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

Application case numbers	Action	S.F.	Fees
08DRB-70123	VPE	V	$ 45.00
08DRB-70124	SW	V	$ 0.00
08DRB-70125	TDS	V	$ 0.00
08DRB-70126	PP		$ 3500.00
	ADV		$ 75.00
	AMF		Total 20.00
			$ 3640.00

Hearing date 04/02/08

Sandy Handley 03/07/08
Planner signature / date

Project # 1003916

FORM V: SUBDIVISION VARIANCES & VACATIONS

☐ **BULK LAND VARIANCE (DRB04)** **(PUBLIC HEARING CASE)**

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

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

☒ **VACATION OF PUBLIC EASEMENT (DRB27)**
☐ **VACATION OF PUBLIC RIGHT-OF-WAY (DRB28)**

✓ The complete document which created the public easement (folded to fit into an 8.5" by 14" pocket) **24 copies.** (Not required for City owned public right-of-way.)
✓ Drawing showing the easement or right-of-way to be vacated, etc. (not to exceed 8.5" by 11") **24 copies**
✓ Zone Atlas map with the entire property(ies) clearly outlined
__ Letter briefly describing, explaining, and justifying the request
✓ Office of Community & Neighborhood Coordination inquiry response, notifying letter, certified mail receipts
__ Sign Posting Agreement
✓ Fee (see schedule)
✓ List any original and/or related file numbers on the cover application

Unless the vacation is shown on a DRB approved plat recorded by the County Clerk within one year, it will expire.
DRB Public hearings are approximately 30 DAYS after the filing deadline. Your attendance is required.

☐ **SIDEWALK VARIANCE (DRB20)**
☒ **SIDEWALK WAIVER (DRB21)**

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

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

☐ **SUBDIVISION DESIGN VARIANCE FROM MINIMUM DPM STANDARDS (DRB25)**

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

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

☒ **TEMPORARY DEFERRAL OF SIDEWALK CONSTRUCTION (DRB19)**
☐ **EXTENSION OF THE SIA FOR TEMPORARY DEFERRAL OF SIDEWALK CONSTRUCTION (DRB07)**

✓ Drawing showing the sidewalks subject to the proposed deferral or extension (not to exceed 8.5" by 14") **6 copies**
✓ Zone Atlas map with the entire property(ies) clearly outlined
__ Letter briefly describing, explaining, and justifying the deferral or extension
✓ List any original and/or related file numbers on the cover application

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

☐ **VACATION OF PRIVATE EASEMENT (DRB26)**
☐ **VACATION OF RECORDED PLAT (DRB29)**

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

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

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

Fred C. Artman
Applicant name (print)

Fred C. Artman
Applicant signature / date

Form revised 4/07

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

Application case numbers
08DRB - 70123
08DRB - 70124
08DRB - 70125

Sandy Haddon 03/07/08
Planner signature / date

Project # 1003914

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)**

- ✓ 5 Acres or more: Certificate of No Effect or Approval
- ✓ 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
- NA **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 EXTENSION (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.

Fred C. Artman
Applicant name (print)

Fred C. Artman
Applicant signature / date

Form revised **October 2007**

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

Application case numbers
08DRB - 70126
- -
- -

Sandy Handler 03/07/08
Planner signature / date

Project # 1003916

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 MARCH 18, 2008 To APRIL 2, 2008

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.

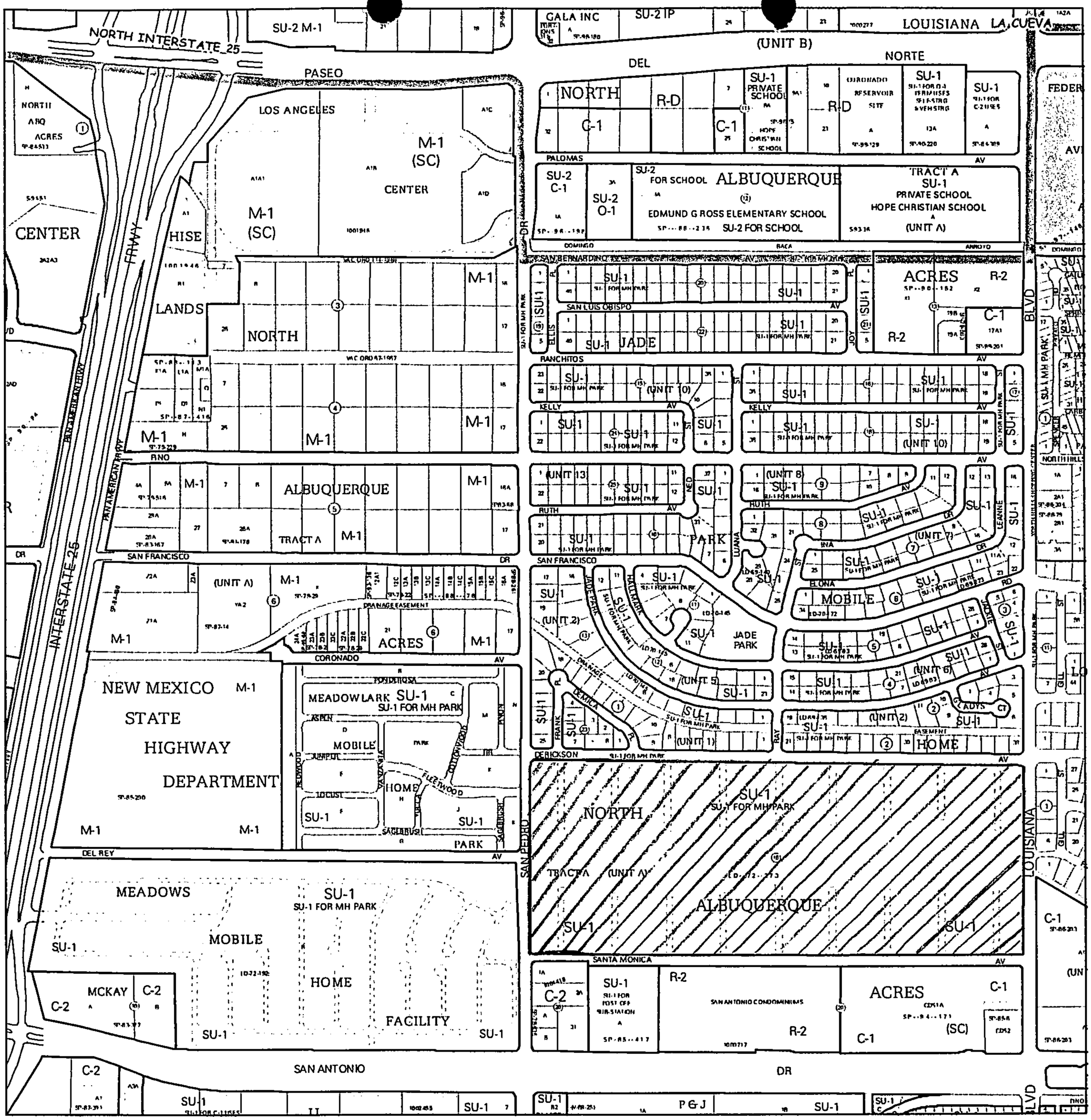
I have read this sheet and discussed it with the Development Services Front Counter Staff. I understand (A) my obligation to keep the sign(s) posted for (15) days and (B) where the sign(s) are to be located. I am being given a copy of this sheet.

Genevieve Dall — (Applicant or Agent) 3/7/08 (Date)

I issued 4 signs for this application, 03/07/08 (Date) Sandy Handley (Staff Member)

DRB PROJECT NUMBER: 1003916

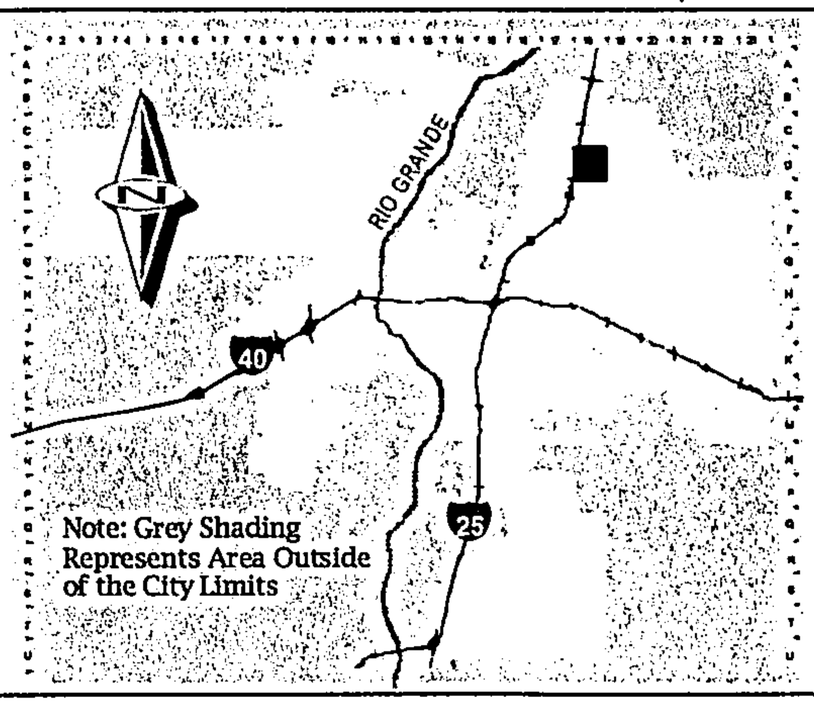
Rev. 1/11/05



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

Albuquerque Geographic Information System

Map amended through: 2/18/2007



Zone Atlas Page:

D-18-Z

Selected Symbols

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

0 750 1,500 Feet

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

March 7, 2008

Mr. Jack Cloud
DRB Chair
City of Albuquerque
P.O. Box 1293
Albuquerque, NM 87102

RE: DRB Submittal for Monterra del Rey, Units 1-3
Project #10003916
Zone Atlas: D-18

Dear Mr. Cloud:

Isaacson & Arfman, P.A., as agents for Del Rey Investments, LLC, is submitting a request for Preliminary Plat approval, sidewalk deferral and waiver, and vacation of a portion of a public utility easement for Monterra Del Rey, Units 1-3, a 411-dwelling-unit residential subdivision.

This subdivision is Blocks 18 & 19, Tract A, Unit A, North Albuquerque Acres. The site is located southwest of the intersection of Louisiana Blvd. and Derickson Ave, NE. This development was approved at EPC on October 18, 2007.

We are requesting deferral of the sidewalks within the subdivision adjacent to fronting lots. The reason for deferral is to avoid damaging the sidewalks by heavy construction or delivery vehicles. We are also requesting that sidewalks be waived on one side of the street as shown on the attached Sidewalk Plan.

This submittal also includes a request for a vacation of a 7' Mountain States Telephone & Telegraph easement within Unit 1. New easements will be granted to replace the need for the existing easements. Also attached is the perimeter wall plan.

If you have questions regarding this submittal, please call me at 972-491-9736 or Fred Arfman at 268-8828.

Sincerely,
ISAACSON & ARFMAN

Åsa Nilsson-Weber, PE

Attachments

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

City of Albuquerque

P.O. Box 1293 Albuquerque, New Mexico 87103

Planning Department

Martin J. Chavez, Mayor **Richard Dineen, Director**

Interoffice Memorandum

October 30, 2007

Subject: **Albuquerque Archaeological Ordinance—Compliance Documentation**

Project Number(s):
Case Number(s):
Agent:
Applicant: **Del Rey Investments LLC**
Legal Description: **Tract A (Unit A) Block 19, North Albuquerque Acres**
Acreage: **58.5 acres**
Zone Atlas Page: **D-18**

CERTIFICATE OF NO EFFECT: Yes __X__ No _____

CERTIFICATE OF APPROVAL: Yes ____ No _____

SUPPORTING DOCUMENTATION:
Geotechnical Investigation, Monterra del Rey by Western Technologies Inc (August 30, 2007).
Phase I Environmental Site Assessment, Monterra del Rey by Western Technologies Inc (August 6, 2007).

SITE VISIT: n/a

RECOMMENDATION(S):

- ***CERTIFICATE OF NO EFFECT IS ISSUED (ref O-07-72 Section 72 Section 4B(2)—extensive previous land disturbance)***

SUBMITTED:
Matthew Schmader, PhD
Superintendent, Open Space Division
Acting City Archaeologist

CITY OF ALBUQUERQUE

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

APPLICANT: Del Rey Investments, LLC DATE OF REQUEST: 9/6/07 ZONE ATLAS PAGE(S): D-18

CURRENT:

ZONING SU-1 for MHP

PARCEL SIZE (AC/SQ. FT.) 58.52 acres

LEGAL DESCRIPTION:

LOT OR TRACT # Tract A BLOCK # 18 + 19, Unit A

SUBDIVISION NAME North Albuquerque Acres

REQUESTED CITY ACTION(S):

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

PROPOSED DEVELOPMENT:

NO CONSTRUCTION/DEVELOPMENT	[ ]	GENERAL DESCRIPTION OF ACTION: [1]	
NEW CONSTRUCTION	[ ]	# OF UNITS:	412
EXPANSION OF EXISTING DEVELOPMENT	[X]	BUILDING SIZE:	(sq. ft.)
		Infill / Redevelopment	

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

APPLICANT OR REPRESENTATIVE Terry Q Brown DATE 9/6/07

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

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

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

THRESHOLDS MET? YES [ ] NO [X] MITIGATING REASONS FOR NOT REQUIRING TIS: PREVIOUSLY STUDIED: [ ]

Notes: SEE TRIP GENERATION COMPARISON - ATTACHED.

If a TIS is required: a scoping meeting (as outlined in the development process manual) must be held to define the level of analysis needed and the parameters of the study. ***Any subsequent changes to the development proposal identified above may require an update or new TIS.***

Tony Zyl 9-6-07

TRAFFIC ENGINEER DATE

Air Quality Impact Analysis (AQIA) May Be Required:

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

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

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

Terry Q Brown 9/6/07

APPLICANT DATE

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

TIS	-SUBMITTED ___/___/___		
	-FINALIZED ___/___/___	TRAFFIC ENGINEER	DATE

Revised June 27, 2005

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: February 29, 2008

TO CONTACT NAME: Ruth Lozano
COMPANY/AGENCY: Isaacson + Artman, P.A.
ADDRESS/ZIP: 128 Monroe St. NE
PHONE/FAX #: 268-8828 / 268-2632

Thank you for your inquiry of February 29, 2008 (date) requesting the names of **ALL Affected Neighborhood and/or Homeowner Associations** who would be affected under the provisions of O-92 by your proposed project at Tract A, North ABQ Acres, Unit A Located on Derickson Ave NE between San Pedro Dr. NE and Louisiana Blvd NE zone map page(s) D-18.

Our records indicate that the **Affected Neighborhood and/or Homeowner Associations** affected by this proposal and the contact names are as follows:

Del Rey N.A.
Neighborhood or Homeowner Association
Contacts: Amy Whitling
PO Box 91343 87199-1343
440-7028 (c)
Alexandra Garley
8 Via De Margarita NE 87109
604-0998 (c)

Albuquerque Meadows Residents Assn.
Neighborhood or Homeowner Association
Contacts: Sharen S. Johnson
7112 Pan American Fwy. NE #301 87109
604-0473 (h)
Betty Skelly
7112 Pan American Fwy NE #240 87109
242-9022 (h)

See reverse side for additional Neighborhood and/or Homeowner Associations

Information: **YES {X} 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,

Stephanie Wernerspiess
OFFICE OF NEIGHBORHOOD COORDINATION

ATTENTION: *Both contacts for each Neighborhood and/or Homeowner Associations need to be notified.*

Planningnacontactformltr (12/03/07)

Additional Neighborhood or Homeowner Association Information

Jade Park N.A.
Neighborhood or Homeowner Association
Contacts: Kay Saxton
6720 Ruth Ave. NE 87109
821·1137(h)
John Stutzman
6800 Jade Park NE 87109
796·0593(h)

North Wyoming N.A.
Neighborhood or Homeowner Association
Contacts: Amy Wasko
7808 Callow NE 87109
821·4597(h)
Nanci Carriveau
8309 Krim Dr. NE 87109
821·8673(h) 724·5645(w)
Hotline #: 828·1596

San Antonio Condominium HOA.
Neighborhood or Homeowner Association
Contacts: Charlotte Boyer
2823 Richmond Dr NE 87107
217·1156(w) 306·3488(c)
Jon McCormick
2823 Richmond Dr. NE 87107
217·1125(w)

Neighborhood or Homeowner Association
Contacts:

Neighborhood or Homeowner Association
Contacts:

Neighborhood or Homeowner Association
Contacts:

Neighborhood or Homeowner Association
Contacts:

Neighborhood or Homeowner Association
Contacts:

Neighborhood or Homeowner Association
Contacts:

ISAACSON & ARFMAN, P.A.

Consulting Engineering Associates

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

March 6, 2008 CERTIFIED MAIL - 7005 1160 0001 1329 6477

Ms. Amy Whitling
Del Rey Neighborhood Association
P.O. Box 91343
Albuquerque, NM 87199-1343

RE: Monterra Del Rey, Units 1-3
(Present Legal: Tract A, North Albuquerque Acres, Unit A)

Dear Ms. Whitling:

As the consulting engineers for the above referenced site (see attached zone map), we are writing this letter to inform the Del Rey Neighborhood Association that we are requesting preliminary plat approval from the City of Albuquerque for a 411-lot residential subdivision. We are also requesting vacation of existing 7' public utility easements onsite. The site is an existing mobile home development, and the proposed use of the lots will be a mixture of mobile homes, single detached housing, duplex townhomes, multiple townhomes, 2-story cluster housing with shared driveways, and one commercial tract.

The subdivision development package will be submitted to the City of Albuquerque Development Review Board this week.

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

Sincerely,
ISAACSON & ARFMAN, P.A.

Fred C. Arfman, PE
FCA/rtl
Attachment

7005 1160 0001 1329 6477

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Restricted Delivery Fee (Endorsement Required)	$0.00
Total Postage & Fees	$ $5.21

Postmark Here: USPS ALBUQUERQUE NM 87108 MAR 6 2008

03/06/2008

Sent To: Amy Whitling
Street, Apt. No.; or PO Box No.: Del Rey Neighborhood Assoc. P.O. Box 91343
City, State, ZIP+4: Albuquerque, NM 87199-1343

PS Form 3800, June 2002 See Reverse for Instructions

ISAACSON & ARFMAN, P.A.

Consulting Engineering Associates

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

March 6, 2008 CERTIFIED MAIL - 7005 1160 0001 1329 6484

Ms. Alexandra Garley
Del Rey Neighborhood Association
8 Via DeMargarita NE
Albuquerque, NM 87109

RE: Monterra Del Rey, Units 1-3
(Present Legal: Tract A, North Albuquerque Acres, Unit A)

Dear Ms. Garley:

As the consulting engineers for the above referenced site (see attached zone map), we are writing this letter to inform the Del Rey Neighborhood Association that we are requesting preliminary plat approval from the City of Albuquerque for a 411-lot residential subdivision. We are also requesting vacation of existing 7' public utility easements onsite. The site is an existing mobile home development, and the proposed use of the lots will be a mixture of mobile homes, single detached housing, duplex townhomes, multiple townhomes, 2-story cluster housing with shared driveways, and one commercial tract.

The subdivision development package will be submitted to the City of Albuquerque Development Review Board this week.

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

Sincerely,
ISAACSON & ARFMAN, P.A.

Fred C. Arfman, PE
FCA/rtl
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Total Postage & Fees	$ $5.21

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Sent To	Alexandra Garley
Street, Apt. No.; or PO Box No.	Del Rey Neighborhood Assoc. 8 Via DeMargarita NE
City, State, ZIP+4	Albuquerque, NM 87109

PS Form 3800, June 2002 See Reverse for Instructions

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

ISAACSON & ARFMAN, P.A.

Consulting Engineering Associates

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

March 6, 2008 CERTIFIED MAIL - 7005 1160 0001 1329 6491

Ms. Sharen S. Johnson
Albuquerque Meadows Resident's Association
7112 Pan American Fwy NE #301
Albuquerque, NM 87109

RE: Monterra Del Rey, Units 1-3
(Present Legal: Tract A, North Albuquerque Acres, Unit A)

Dear Ms. Johnson:

As the consulting engineers for the above referenced site (see attached zone map), we are writing this letter to inform the Albuquerque Meadows Resident's Association that we are requesting preliminary plat approval from the City of Albuquerque for a 411-lot residential subdivision. We are also requesting vacation of existing 7' public utility easements onsite. The site is an existing mobile home development, and the proposed use of the lots will be a mixture of mobile homes, single detached housing, duplex townhomes, multiple townhomes, 2-story cluster housing with shared driveways, and one commercial tract.

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

Sincerely,
ISAACSON & ARFMAN, P.A.

Fred C. Arfman

Fred C. Arfman, PE
FCA/rtl
Attachment

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Total Postage & Fees	$	$5.21

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03/06/2008

Sent To: Sharen S. Johnson
Street, Apt. No.; or PO Box No.: Albuq. Meadows Resident's Assoc. 7112 Pan American Fwy NE #301
City, State, ZIP+4: Albuquerque, NM 87109

PS Form 3800, June 2002 See Reverse for Instructions

ISAACSON & ARFMAN, P.A.

Consulting Engineering Associates

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

March 6, 2008 CERTIFIED MAIL - 7005 1160 0001 1329 6507

Mr. Betty Skelly
Albuquerque Meadows Resident's Association
7112 Pan American Fwy NE #240
Albuquerque, NM 87109

RE: Monterra Del Rey, Units 1-3
(Present Legal: Tract A, North Albuquerque Acres, Unit A)

Dear Ms. Skelly:

As the consulting engineers for the above referenced site (see attached zone map), we are writing this letter to inform the Albuquerque Meadows Resident's Association that we are requesting preliminary plat approval from the City of Albuquerque for a 411-lot residential subdivision. We are also requesting vacation of existing 7' public utility easements onsite. The site is an existing mobile home development, and the proposed use of the lots will be a mixture of mobile homes, single detached housing, duplex townhomes, multiple townhomes, 2-story cluster housing with shared driveways, and one commercial tract.

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

Sincerely,
ISAACSON & ARFMAN, P.A.

Fred C. Arfman, PE
FCA/rtl
Attachment

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Total Postage & Fees	$ $5.21

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Sent To: Betty Skelly
Street, Apt. No.; or PO Box No.: Albuq. Meadows Resident's Assoc. 7112 Pan American Fwy NE #240
City, State, ZIP+4: Albuquerque, NM 87109

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ISAACSON & ARFMAN, P.A.

Consulting Engineering Associates

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

March 6, 2008 CERTIFIED MAIL - 7005 1160 0001 1329 6514

Ms. Kay Saxton
Jade Park Neighborhood Association
6720 Ruth Ave. NE
Albuquerque, NM 87109

RE: Monterra Del Rey, Units 1-3
(Present Legal: Tract A, North Albuquerque Acres, Unit A)

Dear Ms. Saxton:

As the consulting engineers for the above referenced site (see attached zone map), we are writing this letter to inform the Jade Park Neighborhood Association that we are requesting preliminary plat approval from the City of Albuquerque for a 411-lot residential subdivision. We are also requesting vacation of existing 7' public utility easements onsite. The site is an existing mobile home development, and the proposed use of the lots will be a mixture of mobile homes, single detached housing, duplex townhomes, multiple townhomes, 2-story cluster housing with shared driveways, and one commercial tract.

The subdivision development package will be submitted to the City of Albuquerque Development Review Board this week.

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

Sincerely,
ISAACSON & ARFMAN, P.A.

Fred C. Arfman

Fred C. Arfman, PE
FCA/rtl
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Total Postage & Fees	$ $5.21	03/06/2008

USPS ALBUQUERQUE NM 87108 MAR 6 '08

Sent To Kay Saxton
Street, Apt. No.; or PO Box No. Jade Park Neighborhood Assoc.
6720 Ruth Ave. NE
City, State, ZIP+4 Albuquerque, NM 87109

PS Form 3800, June 2002 See Reverse for Instructions

ISAACSON & ARFMAN, P.A.

Consulting Engineering Associates

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

March 6, 2008 CERTIFIED MAIL - 7005 1160 0001 1329 6521

Mr. John Stutzman
Jade Park Neighborhood Association
6800 Jade Park NE
Albuquerque, NM 87109

RE: Monterra Del Rey Units 1-3
(Present Legal: Tract A, North Albuquerque Acres, Unit A)

Dear Mr. Stutzman:

As the consulting engineers for the above referenced site (see attached zone map), we are writing this letter to inform the Jade Park Neighborhood Association that we are requesting preliminary plat approval from the City of Albuquerque for a 411-lot residential subdivision. We are also requesting vacation of existing 7' public utility easements onsite. The site is an existing mobile home development, and the proposed use of the lots will be a mixture of mobile homes, single detached housing, duplex townhomes, multiple townhomes, 2-story cluster housing with shared driveways, and one commercial tract.

The subdivision development package will be submitted to the City of Albuquerque Development Review Board this week.

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

Sincerely,
ISAACSON & ARFMAN, P.A.

Fred C. Arfman

Fred C. Arfman, PE
FCA/rtl
Attachment

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USPS ALBUQUERQUE NM 87108 MAR 16 2008 Postmark Here
03/06/2008

Sent To: John Stutzman
Street, Apt. No.; or PO Box No.: Jade Park Neighborhood Assoc.
City, State, ZIP+4: 6800 Jade Park NE, Albuquerque, NM 87109

PS Form 3800, June 2002 See Reverse for Instructions

ISAACSON & ARFMAN, P.A.

Consulting Engineering Associates

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

March 6, 2008 CERTIFIED MAIL - 7005 1160 0001 1329 6538

Ms. Charlotte Boyer
San Antonio Condominium HOA
2823 Richmond Dr. NE
Albuquerque, NM 87107

RE: Monterra Del Rey, Units 1-3
(Present Legal: Tract A, North Albuquerque Acres, Unit A)

Dear Ms. Boyer:

As the consulting engineers for the above referenced site (see attached zone map), we are writing this letter to inform the San Antonio Condominium HOA that we are requesting preliminary plat approval from the City of Albuquerque for a 411-lot residential subdivision. We are also requesting vacation of existing 7' public utility easements onsite. The site is an existing mobile home development, and the proposed use of the lots will be a mixture of mobile homes, single detached housing, duplex townhomes, multiple townhomes, 2-story cluster housing with shared driveways, and one commercial tract.

The subdivision development package will be submitted to the City of Albuquerque Development Review Board this week.

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

Sincerely,
ISAACSON & ARFMAN, P.A.

Fred C. Arfman

Fred C. Arfman, PE
FCA/rtl
Attachment

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ALBUQUERQUE NM 87108 MAR 6 '08

Sent To: Charlotte Boyer
Street, Apt. No.; or PO Box No.: San Antonio Condominium HOA, 2823 Richmond Dr. NE
City, State, ZIP+4: Albuquerque, NM 87107

PS Form 3800, June 2002 See Reverse for Instructions

ISAACSON & ARFMAN, P.A.

Consulting Engineering Associates

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

March 6, 2008 CERTIFIED MAIL - 7005 1160 0001 1329 6545

Mr. Jon McCormick
San Antonio Condominium HOA
2823 Richmond Dr. NE
Albuquerque, NM 87107

RE: Monterra Del Rey, Units 1-3
(Present Legal: Tract A, North Albuquerque Acres, Unit A)

Dear Mr. McCormick:

As the consulting engineers for the above referenced site (see attached zone map), we are writing this letter to inform the San Antonio Condominium HOA that we are requesting preliminary plat approval from the City of Albuquerque for a 411-lot residential subdivision. We are also requesting vacation of existing 7' public utility easements onsite. The site is an existing mobile home development, and the proposed use of the lots will be a mixture of mobile homes, single detached housing, duplex townhomes, multiple townhomes, 2-story cluster housing with shared driveways, and one commercial tract.

The subdivision development package will be submitted to the City of Albuquerque Development Review Board this week.

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

Sincerely,
ISAACSON & ARFMAN, P.A.

Fred C. Arfman

Fred C. Arfman, PE
FCA/rtl
Attachment

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03/06/2008

Sent To: Jon McCormick
Street, Apt. No.; or PO Box No.: San Antonio Condominium HOA, 2823 Richmond Dr. NE
City, State, ZIP+4: Albuquerque, NM 87107

PS Form 3800, June 2002 See Reverse for Instructions

ISAACSON & ARFMAN, P.A.

Consulting Engineering Associates

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

March 6, 2008 CERTIFIED MAIL - 7005 1160 0001 1329 6552

Ms. Amy Wasko
North Wyoming Neighborhood Association
7808 Callow Street NE
Albuquerque, NM 87109

RE: Monterra Del Rey, Units 1-3
(Present Legal: Tract A, North Albuquerque Acres, Unit A)

Dear Ms. Wasko:

As the consulting engineers for the above referenced site (see attached zone map), we are writing this letter to inform the North Wyoming Neighborhood Association that we are requesting preliminary plat approval from the City of Albuquerque for a 411-lot residential subdivision. We are also requesting vacation of existing 7' public utility easements onsite. The site is an existing mobile home development, and the proposed use of the lots will be a mixture of mobile homes, single detached housing, duplex townhomes, multiple townhomes, 2-story cluster housing with shared driveways, and one commercial tract.

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

Sincerely,
ISAACSON & ARFMAN, P.A.

Fred C. Arfman

Fred C. Arfman, PE
FCA/rtl
Attachment

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Sent To: Amy Wasko
Street, Apt. No.; or PO Box No.: North Wyoming N.A.
7808 Callow Street NE
City, State, ZIP+4: Albuquerque, NM 87109

PS Form 3800, June 2002 See Reverse for Instructions

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

ISAACSON & ARFMAN, P.A.

Consulting Engineering Associates

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

March 6, 2008 CERTIFIED MAIL - 7005 1160 0001 1329 6569

Ms. Nanci Carriveau
North Wyoming Neighborhood Association
8309 Krim Dr. NE
Albuquerque, NM 87109

RE: Monterra Del Rey, Units 1-3
(Present Legal: Tract A, North Albuquerque Acres, Unit A)

Dear Ms. Carriveau:

As the consulting engineers for the above referenced site (see attached zone map), we are writing this letter to inform the North Wyoming Neighborhood Association that we are requesting preliminary plat approval from the City of Albuquerque for a 411-lot residential subdivision. We are also requesting vacation of existing 7' public utility easements onsite. The site is an existing mobile home development, and the proposed use of the lots will be a mixture of mobile homes, single detached housing, duplex townhomes, multiple townhomes, 2-story cluster housing with shared driveways, and one commercial tract.

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

Sincerely,
ISAACSON & ARFMAN, P.A.

Fred C. Arfman

Fred C. Arfman, PE
FCA/rtl
Attachment

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Restricted Delivery Fee (Endorsement Required)		$0.00
Total Postage & Fees	$	$5.21

0108108 16 Postmark Here USPS ALBUQUERQUE NM 03/06/2008

Sent To: Nanci Carriveau
Street, Apt. No.; or PO Box No.: North Wyoming N.A. 8309 Krim Dr. NE
City, State, ZIP+4: Albuquerque, NM 87109

PS Form 3800, June 2002 See Reverse for Instructions

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

Current DRC
Project Number:_____

FIGURE 12

Date Submitted: March 7, 2008
Date Site Plan Approved: _____
Date Preliminary Plat Approved: _____
Date Preliminary Plat Expires: _____
DRB Project No.: _____
DRB Application No.: _____

INFRASTRUCTURE LIST

(Rev. 9-20-05)

EXHIBIT "A"

TO SUBDIVISION IMPROVEMENTS AGREEMENT

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

MONTERRA DEL REY, UNITS 1-3
PROPOSED NAME OF PLAT

Blocks 18 & 19, Tract A, Unit A, North Albuquerque Acres
EXISTING LEGAL DESCRIPTION PRIOR TO PLATTING ACTION

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

UNIT ONE

Financially Guaranteed DRC #	Constructed Under DRC #	Size	Type of Improvement	Location	From	To	Construction Certification: Private Inspector	Private P.E.	City Cnst Engineer
		53' F-F	Residential Paving w/ 10' Median	Montes Dr.	Santa Monica Ave.	Lapostolle Ave.	/	/	/
		51' F-F	Residential Paving w/Parallel Parking Pockets (west side) and 10' median	Montes Dr.	Lapostolle Ave.	Monte Sur Ave.	/	/	/
		53' F-F	Residential Paving w/ 10' Median	Montes Dr.	Monte Sur Ave.	Derickson Ave.	/	/	/
		36' F-F	Residential Paving w/ Parallel Parking Pockets	Bramlett Dr.	Lapostolle Ave.	Monte Sur Ave.	/	/	/
		28' F-F	Residential Paving	Lapostolle Ave.	Montes Dr.	Bramlett Dr.	/	/	/
		32' F-F	Residential Paving	Lapostolle Ave.	Bramlett Dr.	West terminus stub street	/	/	/
		28' F-F	Residential Paving	Monte Sur Ave.	Montes Dr.	Bramlett Dr.	/	/	/
		32' F-F	Residential Paving	Monte Sur Ave.	Bramlett Dr.	West terminus stub street	/	/	/

Financially Guaranteed DRC #	Constructed Under DRC #	Size	Type of Improvement	Location	From	To	Construction Certification: Private Inspector	Private P.E.	City Cnst Engineer
		STD/MOUNT	Curb & Gutter	Montes Dr.	Derickson Ave.	Santa Monica Ave.	/	/	/
		MEDIAN	Curb & Gutter	Montes Dr.	Derickson Ave.	Santa Monica Ave.	/	/	/
		STD/MOUNT	Curb & Gutter	Bramlett Dr.	Lapostolle Ave.	Monte Sur Ave.	/	/	/
		STD/MOUNT	Curb & Gutter	Lapostolle Ave.	Montes Dr.	San Pedro Blvd.	/	/	/
		STD/MOUNT	Curb & Gutter	Montes Dr.	Derickson Ave.	Santa Monica Ave.	/	/	/
		5'	PCC Sidewalk (west side only)	Montes Dr.	Lapostolle Ave.	Monte Sur Ave.	/	/	/
		5'	PCC Sidewalk (4) (both sides)	Bramlett Dr.	Lapostolle Ave.	Monte Sur Ave.	/	/	/
		5'	PCC Sidewalk (4) (both sides)	Lapostolle Ave.	Montes Dr.	San Pedro Blvd.	/	/	/
		5'	PCC Sidewalk (4) (both sides)	Monte Sur Ave.	Montes Dr.	San Pedro Blvd.	/	/	/
		5'	PCC Sidewalk (4) (east side only)	Montes Dr.	Derickson Ave.	Santa Monica Ave.	/	/	/
		5'	PCC Sidewalk (both sides)	Montes Dr.	Derickson Ave.	Monte Sur Ave.	/	/	/
		5'	PCC Sidewalk (both sides)	Montes Dr.	Santa Monica Ave.	Lapostolle Ave.	/	/	/
		6'	PCC Sidewalk (4) (at end of pocket parking)	Bramlett Dr.	Lapostolle Ave.	Monte Sur Ave.	/	/	/

Financially Guaranteed DRC #	Constructed Under DRC #	Size	Type of Improvement	Location	From	To	Construction Certification: Private Inspector	Private P.E.	City Cnst Engineer
		5'	PCC Sidewalk (north side only)	Santa Monica Ave.	Montes Dr.	San Pedro Blvd.	/	/	/
		5'	PCC Sidewalk (east side only)	San Pedro Blvd.	Santa Monica Ave.	Derickson Ave.	/	/	/
		5'	PCC Sidewalk (south side only)	Derickson Ave.	San Pedro Blvd.	Montes Dr.	/	/	/
							/	/	/
							/	/	/
							/	/	/
		6"	Waterline	Montes Dr.	Santa Monica Ave.	Derickson Ave.	/	/	/
		6"	Waterline	Lapostolle Ave.	Montes Dr.	West terminus stub street	/	/	/
		6"	Waterline	Bramlett Dr.	Lapostolle Ave.	Monte Sur Ave.	/	/	/
		6"	Waterline	Monte Sur Ave.	Montes Dr.	San Pedro Blvd.	/	/	/
		2"	Temporary Water Meter for landscaping	Tract A, Blk B			/	/	/
							/	/	/
							/	/	/

Financially Guaranteed DRC #	Constructed Under DRC #	Size	Type of Improvement	Location	From	To	Construction Certification: Private Inspector	Private P.E.	City Cnst Engineer
		8"	Sanitary Sewer	Lapostolle Ave.	Montes Dr.	West terminus stub street	/	/	/
		8"	Sanitary Sewer	Bramlett Dr.	Lapostolle Ave.	Monte Sur Ave.	/	/	/
		8"	Sanitary Sewer	Monte Sur Ave.	Montes Dr.	San Pedro Blvd.	/	/	/
							/	/	/
							/	/	/
		42"	Storm Drain	Derickson Ave.	San Pedro Blvd.	Montes Dr.	/	/	/
		42"	Storm Drain	Montes Dr.	Derickson Ave.	Monte Sur Ave.	/	/	/
		42"	Storm Drain	San Pedro Blvd.	Monte Sur stub street	Exst Storm Drain (80'± North)	/	/	/
		36"	Storm Drain	Monte Sur stub street	San Pedro Blvd.	West terminus stub street	/	/	/
							/	/	/
			Perimeter Walls				/	/	/
							/	/	/
							/	/	/

(rev. 9-20-05)

UNIT TWO

Financially Guaranteed DRC #	Constructed Under DRC #	Size	Type of Improvement	Location	From	To	Construction Certification: Private Inspector	Construction Certification: Private P.E.	Construction Certification: City Cnst Engineer
		28' FF	Residential Paving	Lapostolle Ave.	Montes Dr.	Concha y Toro Dr.	/	/	/
		26' FF	Residential Paving w/Parallel Parking Pockets	Lapostolle Ave.	Concha y Toro Dr.	Montgras Dr.	/	/	/
		24' FF	Residential Paving w/Parallel Parking Pockets	Cono Sur Rd.	Concha y Toro Dr.	Patronales Dr.	/	/	/
		24' FF	Residential Paving w/Parallel Parking Pockets	Estampa Rd.	Concha y Toro Dr.	Patronales Dr.	/	/	/
		26' FF	Residential Paving w/Parallel Parking Pockets	Monte Sur Ave.	Montes Dr.	Lot 7/8, Blk K	/	/	/
		28' FF	Residential Paving	Concha y Toro Dr.	Lapostolle Ave.	Monte Sur Ave.	/	/	/
		32' FF	Residential Paving	Patronales Dr.	Lapostolle Ave.	Monte Sur Ave.	/	/	/
		28' FF	Residential Paving	Patronales Dr.	Monte Sur Ave.	Derickson Ave.	/	/	/
		28' FF	Residential Paving	Montgras Dr.	Santa Monica Ave.	Monte Sur Ave.	/	/	/
		28' FF	Residential Paving w/Parallel Parking Pockets	Los Vascos Ave.	Montgras Dr.	Lot 7/8, Blk L	/	/	/
		24'	Alleyway	Tract E	Concha y Toro Dr.	Patronales Dr.	/	/	/
		24'	Alleyway	Tract F	Concha y Toro Dr.	Patronales Dr.	/	/	/
		24'	Alleyway	Tract G	Concha y Toro Dr.	Patronales Dr.	/	/	/

Financially Guaranteed DRC #	Constructed Under DRC #	Size	Type of Improvement	Location	From	To	Construction Certification: Private Inspector	Private P.E.	City Cnst Engineer
		STD/MOUNT	Curb & Gutter	Lapostolle Ave.	Montes Dr.	Montgras Dr.	/	/	/
		STD/MOUNT	Curb & Gutter	Cono Sur Rd.	Concha y Toro Dr.	Patronales Dr.	/	/	/
		STD/MOUNT	Curb & Gutter	Estampa Rd.	Concha y Toro Dr.	Patronales Dr.	/	/	/
		STD/MOUNT	Curb & Gutter	Monte Sur Ave.	Montes Dr.	Lot 7/8, Blk K	/	/	/
		STD/MOUNT	Curb & Gutter	Concha y Toro Dr.	Lapostolle Ave.	Monte Sur Ave.	/	/	/
		STD/MOUNT	Curb & Gutter	Patronales Dr.	Lapostolle Ave.	Derickson Ave.	/	/	/
		STD/MOUNT	Curb & Gutter	Montgras Dr.	Santa Monica Ave.	Monte Sur Ave.	/	/	/
		STD/MOUNT	Curb & Gutter	Los Varcos Ave.	Montgras Dr.	Lot 7/8, Blk L	/	/	/
		5'	PCC Sidewalk (east side only)	Montes Dr.	Santa Monica Ave.	Derickson Ave.	/	/	/
		5'	PCC Sidewalk (north side only)	Lapostolle Ave.	Montes Dr.	Concha y Toro Dr.	/	/	/
		5'	PCC Sidewalk (north side only)	Lapostolle Ave.	Patronales Dr.	Montgras Dr.	/	/	/
		5'	PCC Sidewalk (4) (both sides remaining)	Lapostolle Ave.	Montes Dr.	Montgras Dr.	/	/	/
		5'	PCC Sidewalk (south side only)	Monte Sur Ave.	Montes Dr.	Concha y Toro Dr.	/	/	/

Financially Guaranteed DRC #	Constructed Under DRC #	Size	Type of Improvement	Location	From	To	Construction Certification: Private Inspector	Private P.E.	City Cnst Engineer
		5'	PCC Sidewalk (south side only)	Monte Sur Ave.	Patronales Dr.	Lot 14, Blk L	/	/	/
		5'	PCC Sidewalk (both sides remaining)	Monte Sur Ave.	Montes Dr.	Lot 7/8, Blk K	/	/	/
		5'	PCC Sidewalk (4) (both sides remaining)	Cono Sur Rd.	Concha y Toro Dr.	Patronales Dr.	/	/	/
		5'	PCC Sidewalk (4) (both sides remaining)	Estampa Rd.	Concha y Toro Dr.	Patronales Dr.	/	/	/
		5'	PCC Sidewalk (4) (west side)	Concha y Toro Dr.	Lapostolle Ave.	Monte Sur Ave.	/	/	/
		5'	PCC Sidewalk (east side)	Concha y Toro Dr.	Lapostolle Ave.	Monte Sur Ave.	/	/	/
		5'	PCC Sidewalk (west side only)	Patronales Dr.	Lapostolle Ave.	Monte Sur Ave.	/	/	/
		5'	PCC Sidewalk (4) (east side only)	Patronales Dr.	Lapostolle Ave.	Monte Sur Ave.	/	/	/
		5'	PCC Sidewalk (both sides)	Patronales Dr.	Monte Sur Ave.	Derickson Ave.	/	/	/
		5'	PCC Sidewalk (west side only)	Montgras Dr.	Santa Monica Ave.	Lapostolle Ave.	/	/	/
		5'	PCC Sidewalk (4) (both sides remaining)	Montgras Dr.	Santa Monica Ave.	Monte Sur Ave.	/	/	/
		5'	PCC Sidewalk (both sides)	Los Vascos Ave.	Montgras Dr.	Lot 7/8, Blk L	/	/	/
		5'	PCC Sidewalk (north side only)	Santa Monica Ave.	Montes Dr.	Lot 1/17, Blk M	/	/	/

Financially Guaranteed DRC #	Constructed Under DRC #	Size	Type of Improvement	Location	From	To	Construction Certification: Private Inspector	Construction Certification: Private P.E.	Construction Certification: City Cnst Engineer
		5'	PCC Sidewalk (south side only)	Derickson Ave.	Montes Dr.	Lot 7/8, Blk K	/	/	/
		6"	Waterline	Lapostolle Ave.	Montes Dr.	Montgras Dr.	/	/	/
		6"	Waterline	Cono Sur Rd.	Concha y Toro Dr.	Patronales Dr.	/	/	/
		6"	Waterline	Estampa Rd.	Concha y Toro Dr.	Patronales Dr.	/	/	/
		6"	Waterline	Monte Sur Ave.	Montes Dr.	Lot 7/8, Blk K	/	/	/
		6"	Waterline	Concha y Toro Dr.	Lapostolle Ave.	Monte Sur Ave.	/	/	/
		6"	Waterline	Patronales Dr.	Lapostolle Ave.	Derickson Ave.	/	/	/
		6"	Waterline	Montegras Dr.	Santa Monica Dr.	Monte Sur Ave.	/	/	/
		6"	Waterline	Los Vascos Ave.	Montegras Dr.	Lot 7/8, Blk L	/	/	/
		2"	Temporary Water Meter (irrigation)	Tract P, Blk J			/	/	/
		8"	Sanitary Sewer	Lapostolle Ave.	Montes Dr.	Montgras Dr.	/	/	/
		8"	Sanitary Sewer	Cono Sur Rd.	Concha y Toro Dr.	Patronales Dr.	/	/	/
		8"	Sanitary Sewer	Estampa Rd.	Concha y Toro Dr.	Patronales Dr.	/	/	/

Financially Guaranteed DRC #	Constructed Under DRC #	Size	Type of Improvement	Location	From	To	Construction Certification: Private Inspector	Private P.E.	City Cnst Engineer
		8"	Sanitary Sewer	Monte Sur Ave.	Montes Dr.	Lot 7/8, Blk K	/	/	/
		8"	Sanitary Sewer	Concha y Toro Dr.	Lapostolle Ave.	Monte Sur Ave.	/	/	/
		8"	Sanitary Sewer	Patronales Dr.	Lapostolle Ave.	Lot 25, Blk J	/	/	/
		8"	Sanitary Sewer	Montgras Dr.	Lot 1, Blk M	Monte Sur Ave.	/	/	/
		8"	Sanitary Sewer	Los Vascos Ave.	Montgras Dr.	Lot 7/8, Blk L	/	/	/
		36"	Storm Drain	Monte Sur Ave.	Montes Dr.	Montgras Dr.	/	/	/
		18"	Storm Drain	Monte Sur Ave.	Montgras Dr.	Lot 9/10, Blk K	/	/	/
		36"	Storm Drain	Montgras Dr.	Monte Sur Ave.	Los Vascos Ave.	/	/	/
		36"	Storm Drain	Los Vascos Ave.	Montgras Dr.	Lot 7/8, Blk L	/	/	/
							/	/	/
							/	/	/
							/	/	/
							/	/	/

(rev. 9-20-05)

UNIT THREE

Financially Guaranteed DRC #	Constructed Under DRC #	Size	Type of Improvement	Location	From	To	Construction Certification: Private Inspector	Construction Certification: Private P.E.	Construction Certification: City Cnst Engineer
		28" FF	Residential Paving (w/parallel parking)	Los Vascos Ave.	Lot 7/8, Blk L	Ventisouero Loop	/	/	/
		26" FF	Residential Paving (w/parallel parking)	Monte Sur Ave.	Lot 7/8, Blk K	Tarapaca Dr.	/	/	/
		28" FF	Residential Paving	Los Robles Rd.	Canepa Dr.	Ventisouero Loop	/	/	/
		28" FF	Residential Paving	Canepa Dr.	Monte Sur Ave.	South Terminus Canepa Dr. Stub-St	/	/	/
		28" FF	Residential Paving	Tarapaca Dr.	Los Vascos Ave.	Derickson Ave.	/	/	/
		36" FF	Residential Paving	Ventisouero Loop	Santa Monica Ave.	Los Robles Rd.	/	/	/
		32' FF	Residential Paving	Ventisouero Loop	Los Robles Rd.	Los Vascos Ave.	/	/	/
		28" FF	Residential Paving (w/pocket parking)	Ventisouero Loop	Los Vascos Ave.	Los Vascos Ave.	/	/	/
		STD/MOUNT	Curb & Gutter	Los Vascos Ave.	Lot 7/8, Blk L	Ventisouero Loop	/	/	/
		STD/MOUNT	Curb & Gutter	Monte Sur Ave.	Lot 7/8, Blk K	Tarapaca Dr.	/	/	/
		STD/MOUNT	Curb & Gutter	Los Robles Rd.	Canepa Dr.	Ventisouero Loop	/	/	/
		STD/MOUNT	Curb & Gutter	Canepa Dr.	Monte Sur Ave.	South Terminus Canepa Dr. Stub-St	/	/	/
		STD/MOUNT	Curb & Gutter	Tarapaca Dr.	Los Vascos Ave.	Derickson Ave.	/	/	/

Financially Guaranteed DRC #	Constructed Under DRC #	Size	Type of Improvement	Location	From	To	Construction Certification: Private Inspector	Private P.E.	City Cnst Engineer
		STD/MOUNT	Curb & Gutter	Ventisouero Loop	Santa Monica Ave.	End of loop at Los Vascos Ave.	/	/	/
							/	/	/
							/	/	/
		5'	PCC Sidewalk	Santa Monica Ave.	Lot 1/17, Blk M	Louisiana Blvd.	/	/	/
		5'	PCC Sidewalk	Derickson Ave.	Lot 7/8, Blk K	Louisiana Blvd.	/	/	/
		5'	PCC Sidewalk (south side)	Monte Sur Ave.	Lot 7/8, Blk K	Tarapaca Dr.	/	/	/
		5'	PCC Sidewalk (4) (north side)	Monte Sur Ave.	Lot 7/8, Blk K	Tarapaca Dr.	/	/	/
		5'	PCC Sidewalk (north side)	Los Vascos Ave.	Lot 7/8, Blk K	Ventisouero Loop	/	/	/
		5'	PCC Sidewalk (south side)	Los Vascos Ave.	Lot 9/10, Blk M	Canepa Dr.	/	/	/
		5'	PCC Sidewalk (4) (south side)	Los Vascos Ave.	Canepa Dr.	Ventisouero Loop	/	/	/
		5'	PCC Sidewalk (4) (both sides)	Los Robles Rd.	Canepa Dr.	Ventisouero Loop	/	/	/
		5'	PCC Sidewalk (east side)	Canepa Dr.	Los Vascos Ave.	south terminus stub street	/	/	/
		5'	PCC Sidewalk (4) (both sides remaining)	Canepa Dr.	Los Vascos Ave.	south terminus stub street	/	/	/

Financially Guaranteed DRC #	Constructed Under DRC #	Size	Type of Improvement	Location	From	To	Construction Certification: Private Inspector	Private P.E.	City Cnst Engineer
		5'	PCC Sidewalk (west side)	Tarapaca Dr.	Derickson Ave.	Monte Sur Ave.	/	/	/
		5'	PCC Sidewalk (both sides remaining)	Tarapaca Dr.	Derickson Ave.	Los Vascos Ave.	/	/	/
		5'	PCC Sidewalk (west side)	Ventisouero Loop	Santa Monica Ave.	Los Vascos Ave.	/	/	/
		5'	PCC Sidewalk (4) (east side)	Ventisouero Loop	Santa Monica Ave.	Los Vascos Ave.	/	/	/
		5'	PCC Sidewalk (4) (both sides)	Ventisouero Loop	Los Vascos Ave.	Lot 53/Tract S	/	/	/
		5'	PCC Sidewalk	Ventisouero Loop	Lot 53/Tract S	Los Vascos Ave.	/	/	/
							/	/	/
							/	/	/
							/	/	/
		36"	Storm Drain	Los Vascos Ave.	Lot 7/8, Blk L	Ventisouero Loop	/	/	/
		24"	Storm Drain	Tract S	Ventisouero Loop	Tract U	/	/	/
							/	/	/
							/	/	/

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Financially Guaranteed DRC #	Constructed Under DRC #	Size	Type of Improvement	Location	From	To	Construction Certification: Private Inspector	Private P.E.	City Cnst Engineer
		6"	Waterline	Los Vascos Ave.	Lot 7/8, Blk L	Ventisouero Loop	/	/	/
		6"	Waterline	Monte Sur Ave.	Lot 7/8, Blk K	Tarapaca Dr.	/	/	/
		6"	Waterline	Los Robles Rd.	Canepa Dr.	Ventisouero Loop	/	/	/
		6"	Waterline	Canepa Dr.	Monte Sur Ave.	south terminus stub street	/	/	/
		6"	Waterline	Tarapaca Dr.	Los Vascos Ave.	Derickson Ave.	/	/	/
		6"	Waterline	Ventisouero Loop	Santa Monica Ave.	Los Vascos Ave.	/	/	/
		6"	Waterline	Ventisouero Loop	Los Vascos Ave.	End of loop	/	/	/
		2"	Non-potable irriagtion meter	Louisiana Blvd.	Tract S		/	/	/
							/	/	/
							/	/	/
							/	/	/
							/	/	/
							/	/	/

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Financially Guaranteed DRC #	Constructed Under DRC #	Size	Type of Improvement	Location	From	To	Construction Certification: Private Inspector	Construction Certification: Private P.E.	Construction Certification: City Cnst Engineer
		8"	Sanitary Sewer	Monte Sur Ave.	Lot 7/8, Blk K	Tarapaca Dr.	/	/	/
		8"	Sanitary Sewer	Los Vascos Ave.	Lot 7/8, Blk L	Ventisouero Loop	/	/	/
		8"	Sanitary Sewer	Los Robles Rd.	Canepa Dr.	Ventisouero Loop	/	/	/
		8"	Sanitary Sewer	Canepa Dr.	Monte Sur Ave.	south terminus stub street	/	/	/
		8"	Sanitary Sewer	Tarapaca Dr.	Los Vascos Ave.	Lot 1, Blk P	/	/	/
		8"	Sanitary Sewer	Ventisouero Loop	Lot 12, Blk P	Los Vascos Ave.	/	/	/
		8"	Sanitary Sewer	Ventisouero Loop	Los Vascos Ave.	through loop	/	/	/
							/	/	/
							/	/	/
							/	/	/
							/	/	/
							/	/	/
							/	/	/

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

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

Approval of Creditable Items:	Approval of Creditable Items:
Impact Fee Administrator Signature Date	City User Dept. Signature Date

NOTES

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

Street lights per City requirements.

1. Grading and Drainage Certification required per DPM (prior to release of financial guarantees) to include private retaining walls as defined on the approved grading plan.
2. All water to include fire hydrants, valves, and appurtenances per DPM.
3. All storm drains to include catch basins, manholes, connector pipes, and other appurtenances per DPM and final DRC approved plans. .
   Storm drain sizes and location are approximate and subject to change per final DRC determination.
4. Sidewalks deferred where noted.
5. Residential lighting per DPM.
6. Perimeter walls per DRB.
7.
8.
9.

AGENT / OWNER

Genevieve Donart
NAME (print)

Isaacson & Arfman, P.A.
FIRM

Genevieve Donart
SIGNATURE - date

DEVELOPMENT REVIEW BOARD MEMBER APPROVALS

DRB CHAIR - date

PARKS & GENERAL RECREATION - date

TRANSPORTATION DEVELOPMENT - date

AMAFCA - date

UTILITY DEVELOPMENT - date

_____ - date

CITY ENGINEER - date

_____ - date

DESIGN REVIEW COMMITTEE REVISIONS

REVISION	DATE	DRC CHAIR	USER DEPARTMENT	AGENT /OWNER

City of Albuquerque

DEVELOPMENT/ PLAN REVIEW APPLICATION

Supplemental form

SUBDIVISION
- ___ Major Subdivision action
- X 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
- ___ Storm Drainage Cost Allocation Plan

S Z **ZONING & PLANNING**
- ___ Annexation
  - ___ County Submittal
  - ___ EPC Submittal
- V ___ Zone Map Amendment (Establish or Change Zoning)
- P ___ 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...**
- D ___ Decision by: DRB, EPC, LUCC, Planning Director or Staff, ZHE, Zoning Board of Appeals

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

APPLICANT INFORMATION:

Professional/Agent (if any): ISAACSON & AREMAN, P.A. PHONE: 268-8828
ADDRESS: 128 MONROE ST. NE FAX: 268-2632
CITY: ABQ STATE NM ZIP 87108 E-MAIL: FRED@IACIVIL.COM

APPLICANT: DEL REY INVESTMENTS LLC PHONE: 889-3061
ADDRESS: SUITE200, 6300 RIVERSIDE PLAZA LANE NW FAX: 837-1061
CITY: ABQ STATE NM ZIP 87120 E-MAIL: ddolan@titan-development.com
Proprietary interest in site: Owner List all owners: DEL REY INVESTMENTS, LLC

DESCRIPTION OF REQUEST: ENTRY INTO THE DRB PROCESS IN THE FORM OF A SKETCH PLAT OF 411 RESIDENTIAL LOT AND ONE (1) MIXED-USE COMMERCIAL TRACT.

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. TRACT A, NORTH ABQ ACRES, I Block: ___ Unit: A
Subdiv/Addn/TBKA: MONTERRA DEL REY
Existing Zoning: SU-1 / PDA Proposed zoning: N/A
Zone Atlas page(s): D-18 UPC Code: 101806339610540201 MRGCD Map No NA

CASE HISTORY:
List any current or prior case number that may be relevant to your application (Proj., App., DRB-, AX_,Z_, V_, S_, etc.): PROJ # 1003916
07EPC-40048, 07EPC-40049

CASE INFORMATION:
Within city limits? X Yes Within 1000FT of a landfill? YES
No. of existing lots: 1 No. of proposed lots: 412 Total area of site (acres): 58.2994
LOCATION OF PROPERTY BY STREETS: On or Near: DERICKSON AV. NE
Between: LOUISIANA BLVD and SAN PEDRO DR.

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

SIGNATURE [signature] DATE 01.31.08
(Print) FRED C. AREMAN Applicant: ☐ Agent: ☑

FOR OFFICIAL USE ONLY Form revised 4/07

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

Application case numbers	Action	S.F.	Fees
08DRB-___-70055	SK		$ 0
			$
			$
			$
			$
			Total $ 0

Hearing date February 13, 2008

[signature] 2/1/08
Planner signature / date

Project # 1003916

FORM P(3): SITE PLAN REVIEW - D.R.B. MEETING (UNADVERTISED)

☐ **SKETCH PLAT REVIEW AND COMMENT (DRB22)** **Maximum Size: 24" x 36"**

✓ 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) clearly outlined
✓ Letter briefly describing, explaining, and justifying the request
✓ List any original and/or related file numbers on the cover application

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

☐ **SITE DEVELOPMENT PLAN FOR SUBDIVISION (DRB18)** **Maximum Size: 24" x 36"**

__ 5 Acres or more & zoned SU-1, IP, SU-2, PC, or Shopping Center: Certificate of No Effect or Approval
__ 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) clearly outlined
__ 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)
__ List any original and/or related file numbers on the cover application

Meetings are approximately 8 DAYS after the Tuesday noon filing deadline. **Bring the original** to the meeting. **Your attendance is required.**

☐ **SITE DEVELOPMENT PLAN FOR BUILDING PERMIT (DRB17) Maximum Size: 24" x 36"**

__ 5 Acres or more & zoned SU-1, IP, SU-2, PC, or Shopping Center: Certificate of No Effect or Approval
__ 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) clearly outlined
__ 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)
__ List any original and/or related file numbers on the cover application

Meetings are approximately 8 DAYS after the Tuesday noon filing deadline. **Bring the original** to the meeting. **Your attendance is required.**

☐ **AMENDED SITE DEVELOPMENT PLAN FOR BUILDING PERMIT (DRB01) Maximum Size: 24" x 36"**
☐ **AMENDED SITE DEVELOPMENT PLAN FOR SUBDIVISION (DRB02) Maximum Size: 24" x 36"**

__ 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) **6 copies**
__ Zone Atlas map with the entire property(ies) clearly outlined
__ 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)
__ List any original and/or related file numbers on the cover application

Meetings are approximately 8 DAYS after the Tuesday noon filing deadline. **Bring the original** to the meeting. **Your attendance is required.**

☐ **FINAL SIGN-OFF FOR EPC APPROVED SDP FOR BUILDING PERMIT (DRB05)**
☐ **FINAL SIGN-OFF FOR EPC APPROVED SDP FOR SUBDIVISION (DRB06)**

__ 5 Acres or more & zoned SU-1, IP, SU-2, PC, or Shopping Center: Certificate of No Effect or Approval
__ 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 for Building Permit
__ Zone Atlas map with the entire property(ies) clearly outlined
__ 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
__ Copy of Site Plan with Fire Marshal's stamp (not required for SDP for Subdivision)
__ List any original and/or related file numbers on the cover application

Meetings are approximately 8 DAYS after the Tuesday noon filing deadline. **Bring the original** to the meeting. **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.

Fred C. Artman
Applicant name (print)

Fred C. Artman 01/31/08
Applicant signature / date

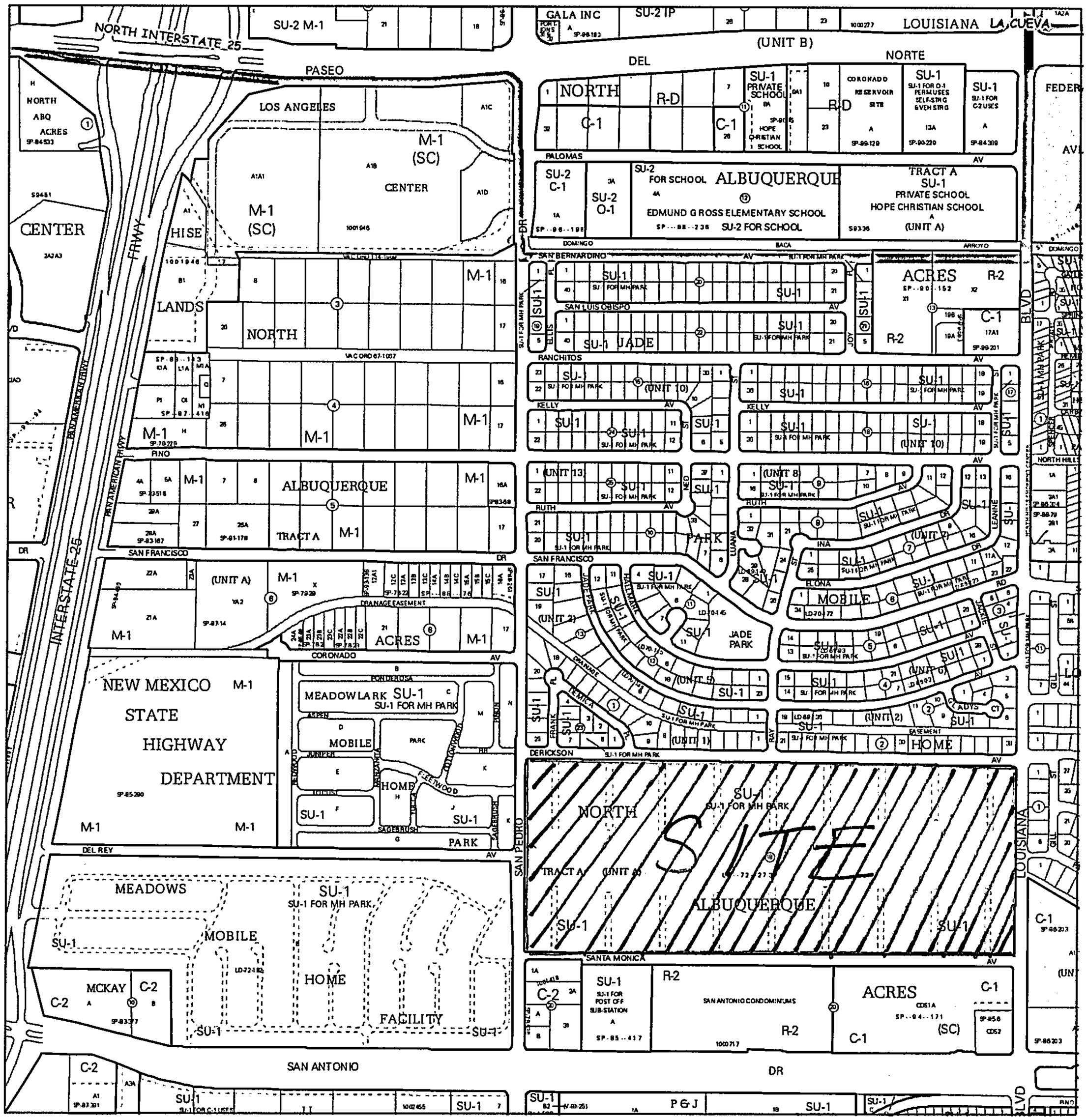
Form revised **October 2007**

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

Application case numbers
08DRB - - 70055
- -
- -

2/1/08
Planner signature / date

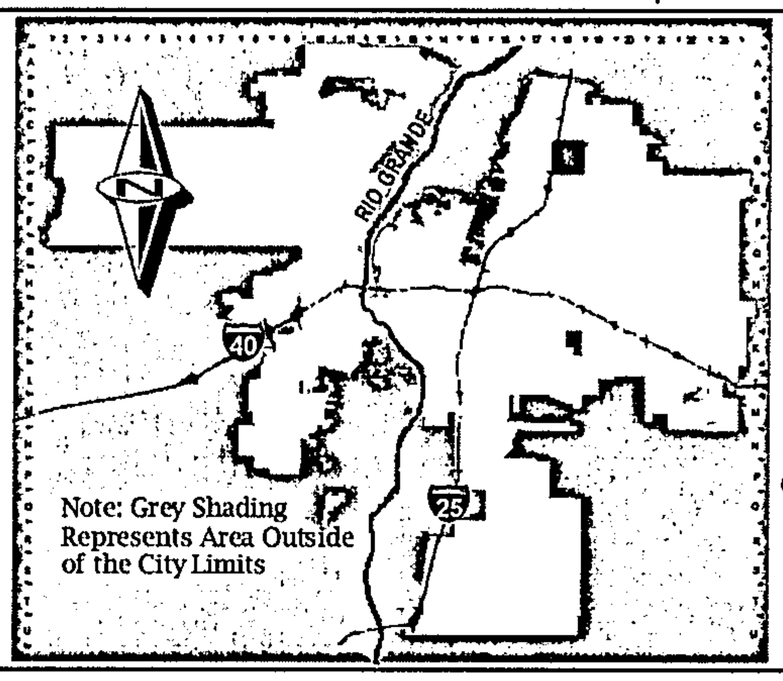
Project # 1003916



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

Albuquerque Geographic Information System

Map amended through: 2/18/2007



Zone Atlas Page:

D-18-Z

Selected Symbols

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

0 750 1,500 Feet

PROJECT MEMORANDUM

02/01/08

TO: DRB Chair, Planning Department, COA

FROM: Fred C. Arfman, Isaacson & Arfman, P.A.

REF: Monterra Del Rey ***DRB PROJ NO:*** 1003916

SUBJ: Request for Sketch Plat Hearing

Isaacson & Arfman, P.A. agent for Del Rey Investments, LLC request submission into the DRB process by submittal of the accompanying Sketch Plat. The 58.3-acre site is the existing Del Rey Mobile Home Park consisting of the entire block between Louisiana Blvd. and San Pedro Dr. on the east and west and Derickson Ave. and Santa Monica to the north and south (Zone Atlas D-18).

The site was recently rezoned to SU-1/PRD (07 EPC-40048) and the accompanying Site Development Plan (07 EPC-40049) was approved with conditions and delegated to the DRB for final sign-off. The Sketch Plat has incorporated those conditions affecting the site layout.

A Water and Sanitary Sewer Availability Statement dated September 13, 2007 was issued by the Albuquerque Bernalillo County Water Utility Authority.

The site is in the landfill buffer zones of two former landfills (San Francisco and San Antonio Landfills). The site was designated a Metropolitan Redevelopment Area by City Council in 2005 (0-05-147, 10/17/05). Future City Council Action (Council Bill No. 0-06-31) clarified that 0-05-147 did not place any mandatory limits on what could be included in a MRA plan for this site.

ALBUQUERQUE PUBLIC SCHOOLS
Capital Master Plan
Expect Great Things!

M. Elizabeth Everitt, Ph.D.
SUPERINTENDENT

Pre-Development Facilities Fee (PDFF) Cover Sheet

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

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

Project # (if already assigned by DRB/EPC) 1003916

Please check one:

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

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

☐ Waiver/Deferral (Must provide reason for waiver/deferral)

Project Information
Subdivision Name Monterra del Rey
Legal Description Blocks 18 and 19, North Albuquerque Acres
Location of Project (address or major cross streets) 7311 Louisiana Blvd NE
Proposed Number of Units: 247 Single-Family 164 Multi-Family 411 Total Units
Note: A single-family unit is a single-family, detached dwelling unit.

Comments Originally 407 units. Plan is to build 411 units. Facility fees will apply to first 4 out of 411 units. Reference Waiver # 499.

Waiver Information
Property Owner_____ Legal Description_____ Zoning_____
Reason for Waiver/Deferral_____

Contact Information
Name Drew Dolan
Company Del Rey Investments
Phone 889-3061
E-mail ddolan@argusdci.com

Please include with your submittal:

☒ Zone Atlas map with the entire property(ies) precisely and clearly outlined
☒ Copy of a plat or plan for the proposed project
☒ List of legal description (e.g. lot, block) and street address for each lot **(for final plat only)**
☒ Please include project number on the top right corner of all documents
☒ Please paper clip all submitted documents (for ease of making copies)

FOR OFFICE USE ONLY
APS Cluster Del Norte Date Submitted 1-15-08 Date Completed 1-15-08

DRB Project # 1003916

APS Cluster Del Norte

EXHIBIT A

PRELIMINARY
PRE-DEVELOPMENT FACILITIES FEE AGREEMENT

THIS AGREEMENT is made by and between the Albuquerque Municipal School District No. 12, Bernalillo and Sandoval Counties, New Mexico ("Albuquerque Public Schools" or "APS"), a public school district organized and existing pursuant to the laws of New Mexico, and DEL REY INVESTMENTS, LLC ("Developer") effective as of this 15 day of January, 2008 and pertains to the subdivision commonly known as Monterra del Rey, and more particularly described as [use current legal description] Blocks 18 and 19, North Albuquerque Acres, Tract A, Unit A (fees will be assessed on the first 4 units applying for building permits out of a total of 411 units) (the "Subdivision".)

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

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

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

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

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

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

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

2. The amount of the fee shall be:

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

DRB Project # 1003916

APS Cluster Del Norte

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

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

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

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

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

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

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

DRB Project # 1003916

APS Cluster Del Norte

Signature

BEN SPENCER - MANAGER
Name (typed or printed) and title

DEL REY INVESTMENTS, LLC
Developer

STATE OF NEW MEXICO

COUNTY OF BERNALILLO

This instrument was acknowledged before me on 1/15/08, by Ben F. Spencer as Manager of Del Rey Investments, LLC a corporation.

(Seal) OFFICIAL SEAL JACQUELINE L. MYERS NOTARY PUBLIC STATE OF NEW MEXICO My Commission Expires: 4/7/2010

Jacqueline L. Myers
Notary Public

My commission expires: 4/7/2010

ALBUQUERQUE PUBLIC SCHOOLS

By:
Signature

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

STATE OF NEW MEXICO

COUNTY OF BERNALILLO

This instrument was acknowledged before me on 1-15-2008, by Betty King as Planner, APS, CMP of the Albuquerque Municipal School District No. 12, Bernalillo and Sandoval Counties, a school district organized and existing under the laws of the State of New Mexico.

(Seal)

April L. Whitley
Notary Public

My commission expires: May 18, 2011

Rev 11/13/06

ALBUQUERQUE PUBLIC SCHOOLS
Capital Master Plan
Expect Great Things!

M. Elizabeth Everitt, Ph.D.
SUPERINTENDENT

Pre-Development Facilities Fee (PDFF) Cover Sheet

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

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

Project # (if already assigned by DRB/EPC) 1003916

Please check one:

- ☐ Preliminary PDFF (Preliminary PDFF are required for preliminary plat submittals.)
- ☐ Final PDFF (Final PDFF are required for final plat submittals and must be recorded prior to DRB hearing)
- ☒ Waiver/Deferral (Must provide reason for waiver/deferral)

Project Information
Subdivision Name Monterra del Rey
Legal Description Blocks 18 and 19, North Albuquerque Acres
Location of Project (address or major cross streets) 7311 Louisiana Blvd NE
Proposed Number of Units: 247 Single-Family 164 Multi-Family 411 Total Units
Note: A single-family unit is a single-family, detached dwelling unit.
Comments _____

Waiver Information
Property Owner Del Rey Investments Legal Description Blocks 18 and 19, North Albuquerque Acres
Zoning MH
Reason for Waiver/Deferral The original development consisted of 407 residential units. The new development will consist of 411 units. Therefore, 407 units out of 411 units will not be subjet to the School Facility Fees.

Contact Information
Name Drew Dolan
Company Del Rey Investments
Phone 889-3061
E-mail ddolan@argusdci.com

Please include with your submittal:

- ☒ Zone Atlas map with the entire property(ies) precisely and clearly outlined
- ☒ Copy of a plat or plan for the proposed project
- ☒ List of legal description (e.g. lot, block) and street address for each lot **(for final plat only)**
- ☒ Please include project number on the top right corner of all documents
- ☒ Please paper clip all submitted documents (for ease of making copies)

FOR OFFICE USE ONLY
APS Cluster Del Norte Date Submitted 1/4/08 Date Completed 1/4/08

APS Project # 499
APS Cluster Del Norte

ALBUQUERQUE PUBLIC SCHOOLS
PRE-DEVELOPMENT FACILITIES FEE AGREEMENT WAIVER

Albuquerque Municipal School District No. 12, Bernalillo and Sandoval Counties, New Mexico ("Albuquerque Public Schools" or "APS"), having reviewed the proposed plat of Blocks 18 and 19, North Albuquerque Acres, Tract A, Unit A , which is zoned as NM, on January 4, 2008 submitted by Del Rey Investments, owner of above property, has determined that no Pre-Development Facilities Fee Agreement is required with respect to that proposed plat because the original development consisted of 407 residential units. The new developent will consist of 411 units. Therefore, 407 units out of 411 units will not be subject to the School Facility Fees.

ALBUQUERQUE PUBLIC SCHOOLS

By:_____
Signature

_____
Kizito Wijenje, Director, Capital Master Plan

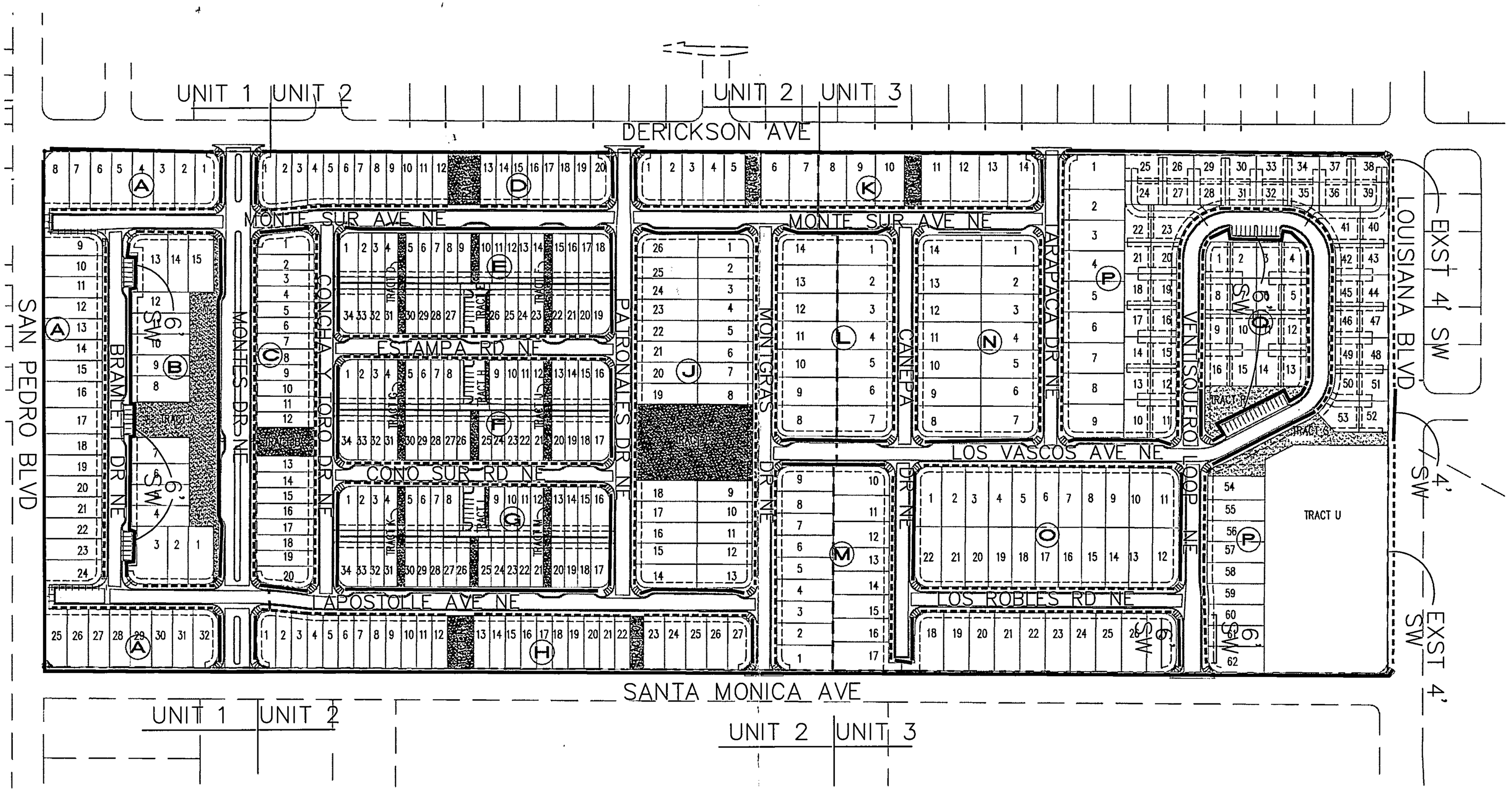
STATE OF NEW MEXICO
COUNTY OF BERNALILLO

This instrument was acknowledged before me on January 4, 2008, by Kizito Wijenje as Director, Capital Master Plan of the Albuquerque Municipal School District No. 12, Bernalillo and Sandoval Counties, a school district organized and existing under the laws of the State of New Mexico.

(Seal)

_____
Notary Public

My commission expires: May 18, 2011



LEGEND

PROPOSED SIDEWALKS

WAIVERED SIDEWALKS

DEFERRED SIDEWALKS

NOTE:
ALL SIDEWALKS ARE 5' WIDE EXCEPT AS NOTED BELOW AND ON PLAN:

- 6' SW FROM VENTISQUERO LOOP TO LOS ROBLES AND BEHIND PARKING SPACES PERPENDICULAR TO STREET
- 4' SW IN A PORTION OF LOUISIANA TO MATCH EXST 4' SW

1"=200'

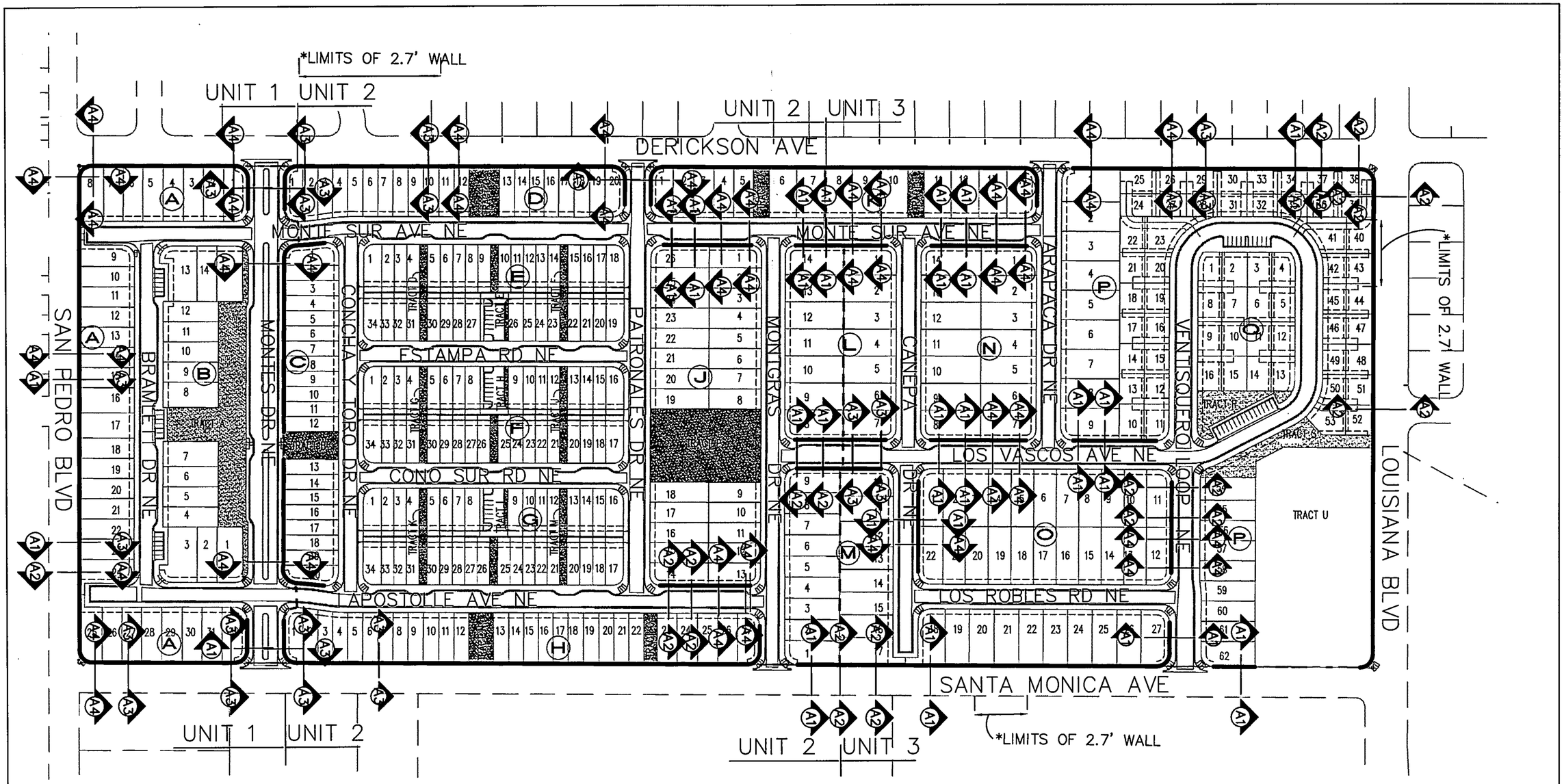
ZONE ATLAS #D-18

NEAREST CROSS STREETS:
LOUISIANA BLVD
/DERICKSON AVE

MONTERRA DEL REY
UNITS 1-3
SIDEWALK EXHIBIT

MARCH 2008

1614 C710-SDWK-DEFR.dwg Mar 04,2008



LEGEND

PROPOSED PERIMETER WALL

1"=200'

ZONE ATLAS: #D-18

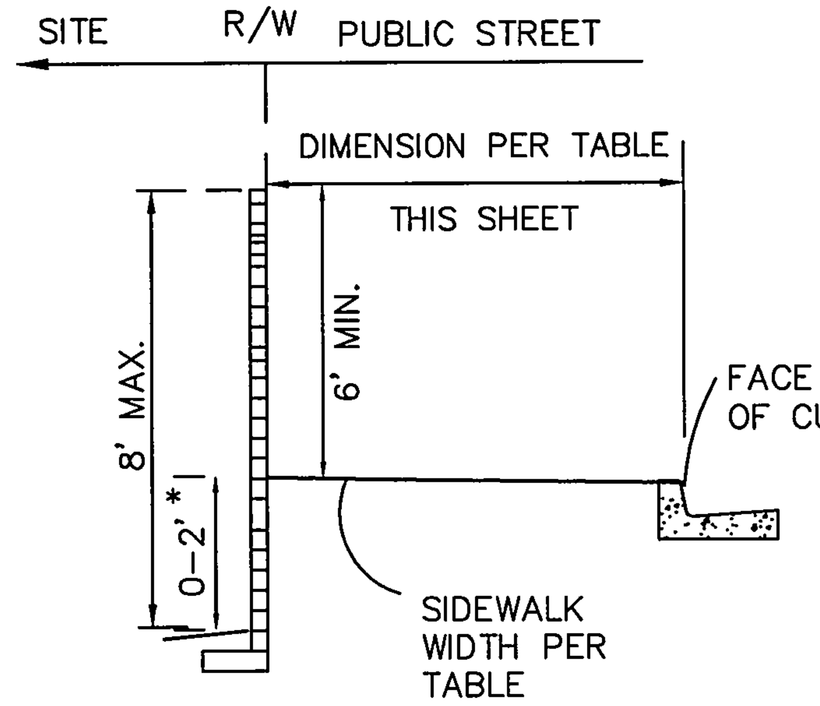
NEAREST INTERSECTION:
LOUISIANA BLVD /DERICKSON AVE

DRB #: _____

MONTERRA DEL REY, UNITS 1-3
PERIMETER WALL PLAN

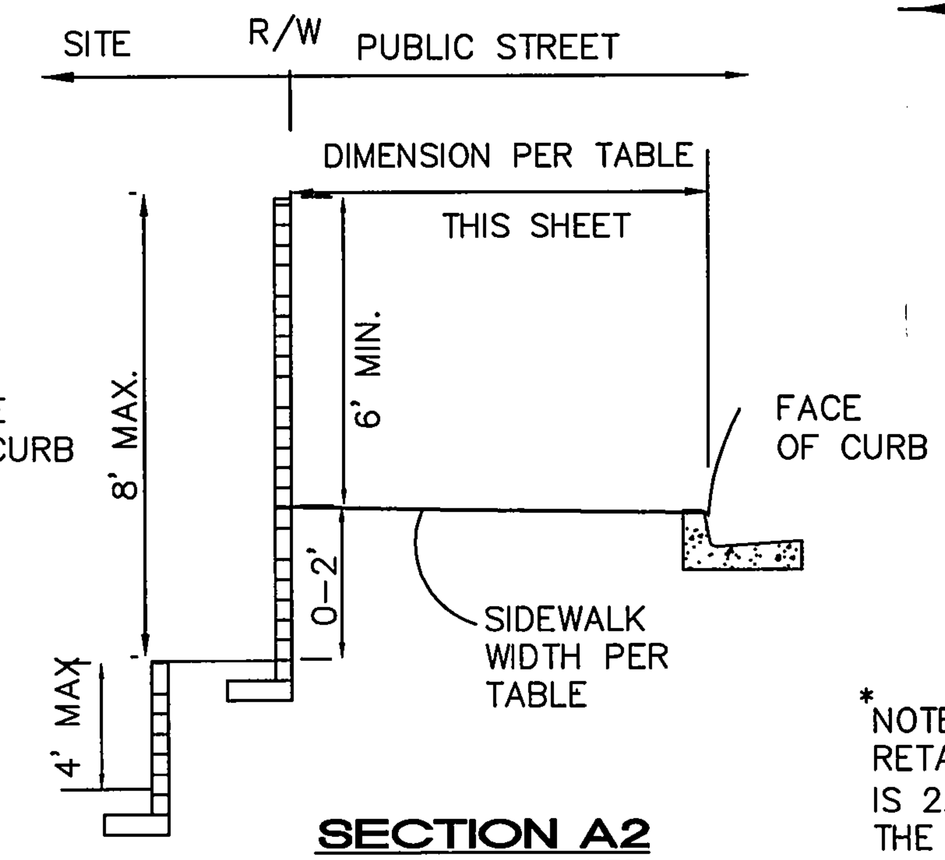
MARCH 2008 SHEET 1 OF 2

1614 C712-PERI-WALL.dwg Mar 06,2008



*NOTE: RETAINING WALL IS 2.7' WITHIN THE LIMITS SHOWN ON THE PLAN

SECTION A1
NTS



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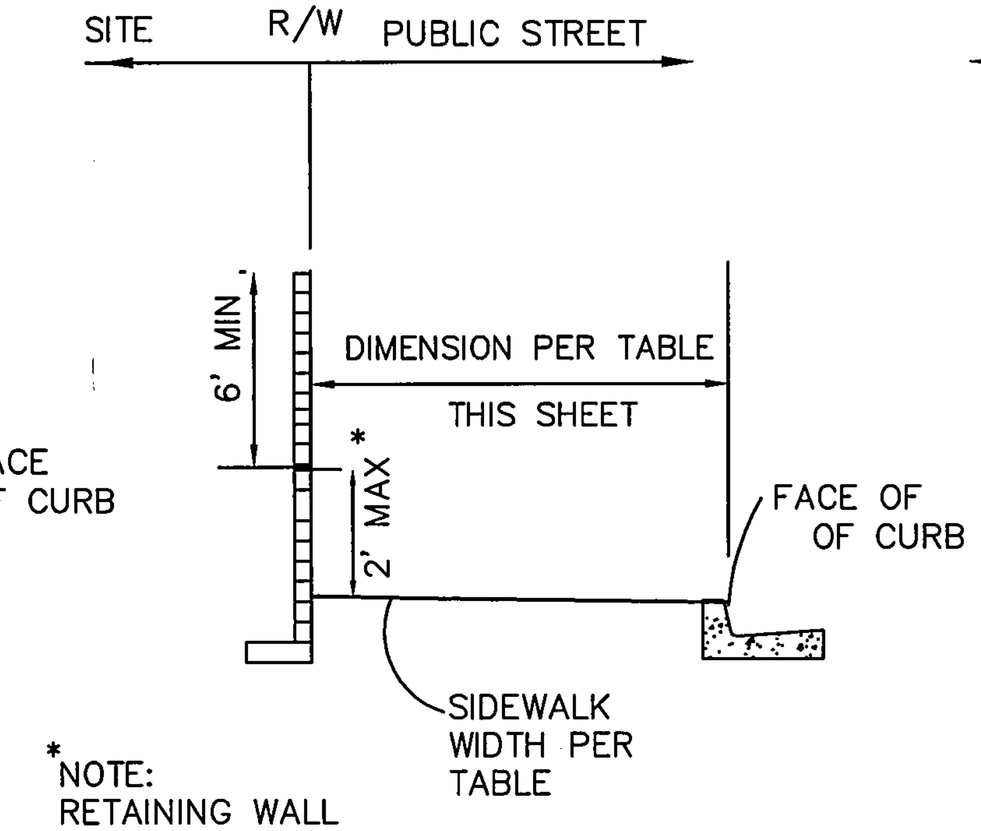
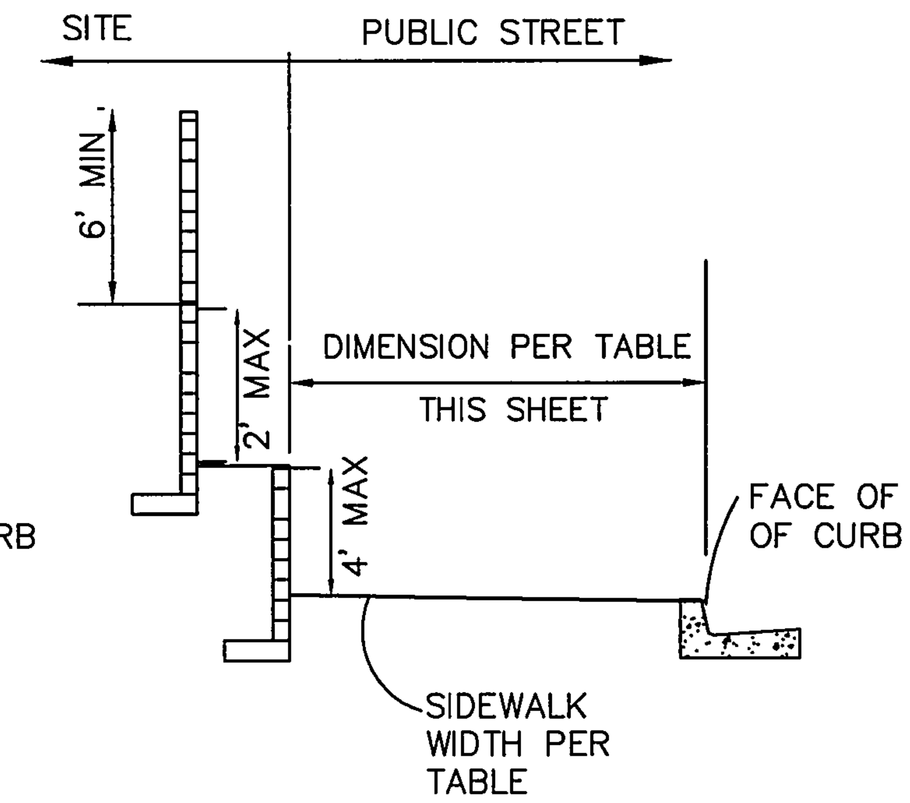


*NOTE: RETAINING WALL IS 2.7' WITHIN THE LIMITS SHOWN ON THE PLAN

SECTION A3
NTS



SECTION A4
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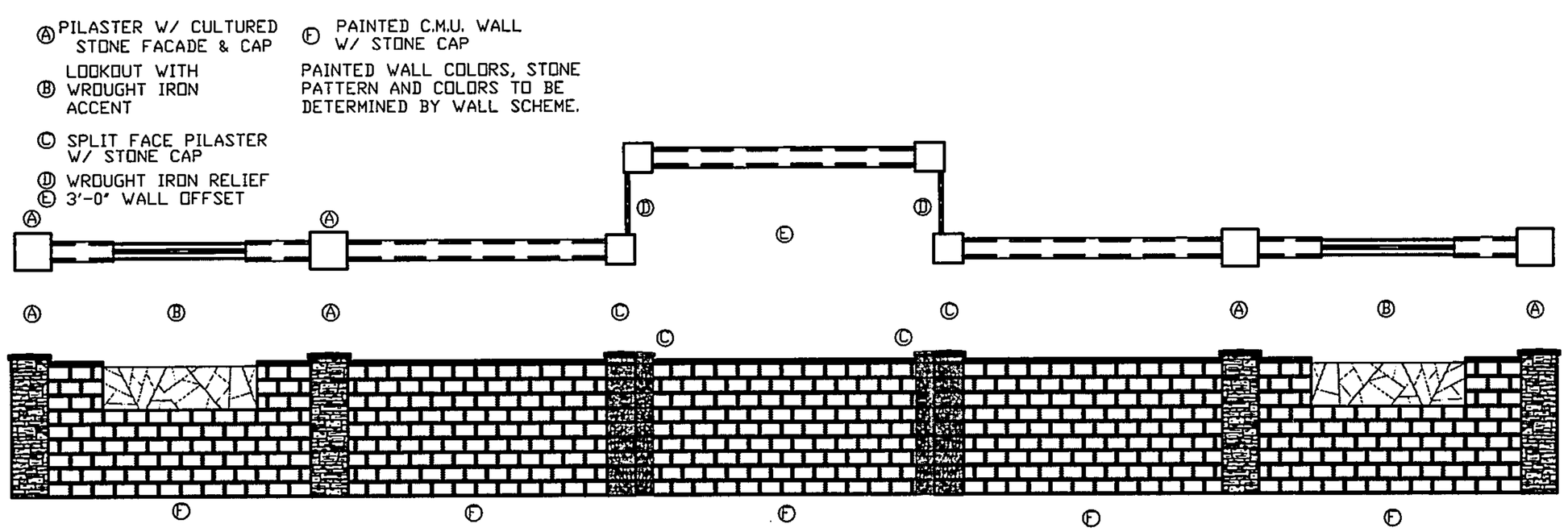
PLAN



PERIMETER WALL ELEVATION

STREET	R/W-FC	SIDEWALK
SAN PEDRO BLVD	VARIES-6'± @ S. END TO 9'± AT N. END	NEW 5' SDWK
LOUISIANA BLVD	11'±	EXST 4' SDWK
DERICKSON AVE	11'±	NEW 5' SDWK
SANTA MONICA AVE	9'±	NEW 5' SDWK
INTERIOR STREETS	10.5'	NEW 5' SDWK

ZONE ATLAS: #D-18

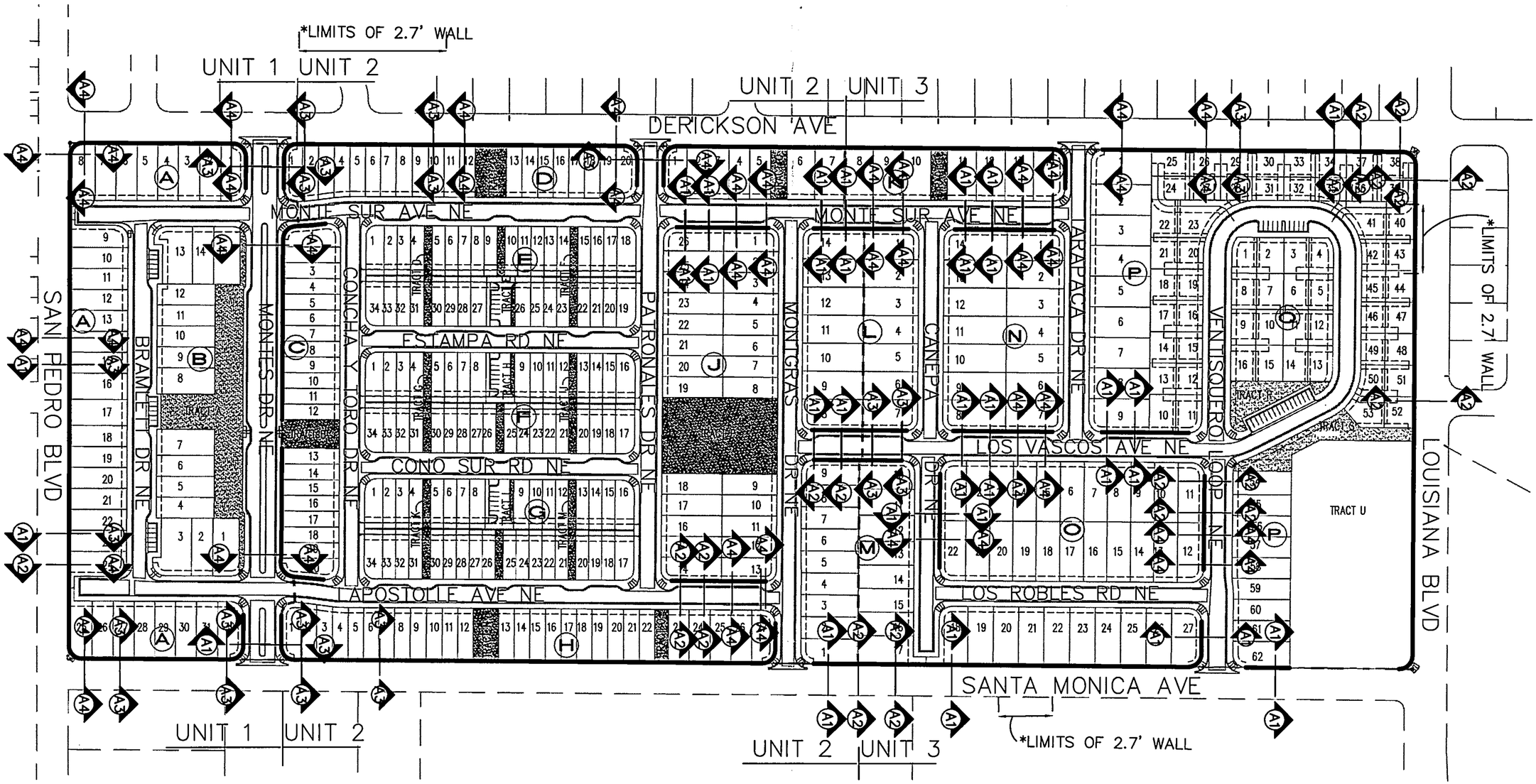
NEAREST INTERSECTION:
LOUISIANA BLVD /DERICKSON AVE

DRB #: _____

MONTERRA DEL REY, UNITS 1-3
PERIMETER WALL ELEVATION AND SECTIONS

MARCH 2008 SHEET 2 OF 2

1614 C712-PERI-WALL.dwg Mar 06,2008



LEGEND

PROPOSED PERIMETER WALL

1"=200'

ZONE ATLAS: #D-18

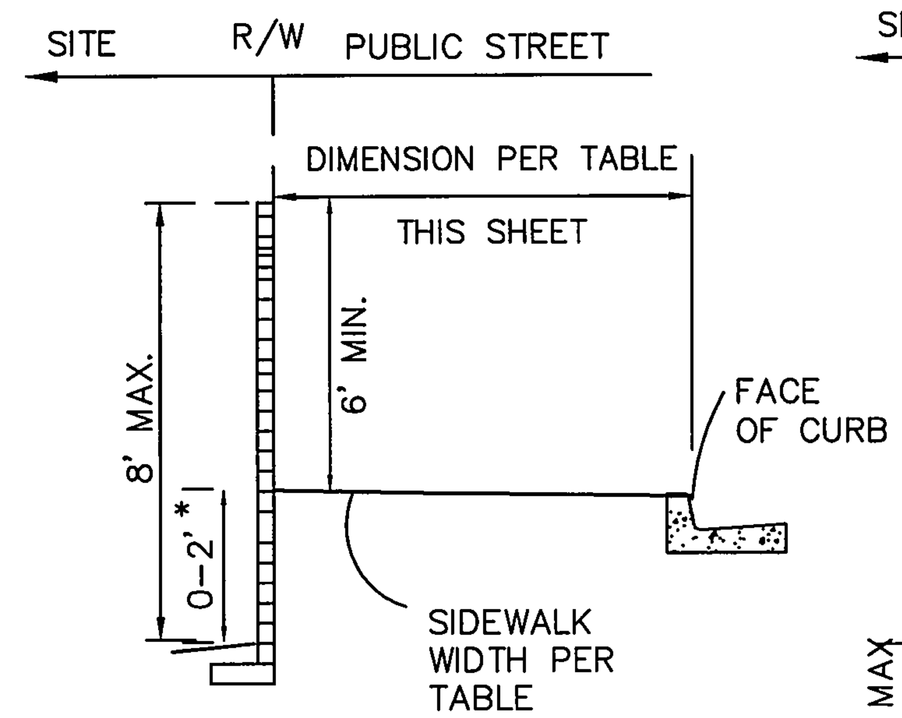
NEAREST INTERSECTION:
LOUISIANA BLVD /DERICKSON AVE

DRB #: _____

MONTERRA DEL REY, UNITS 1-3
PERIMETER WALL PLAN

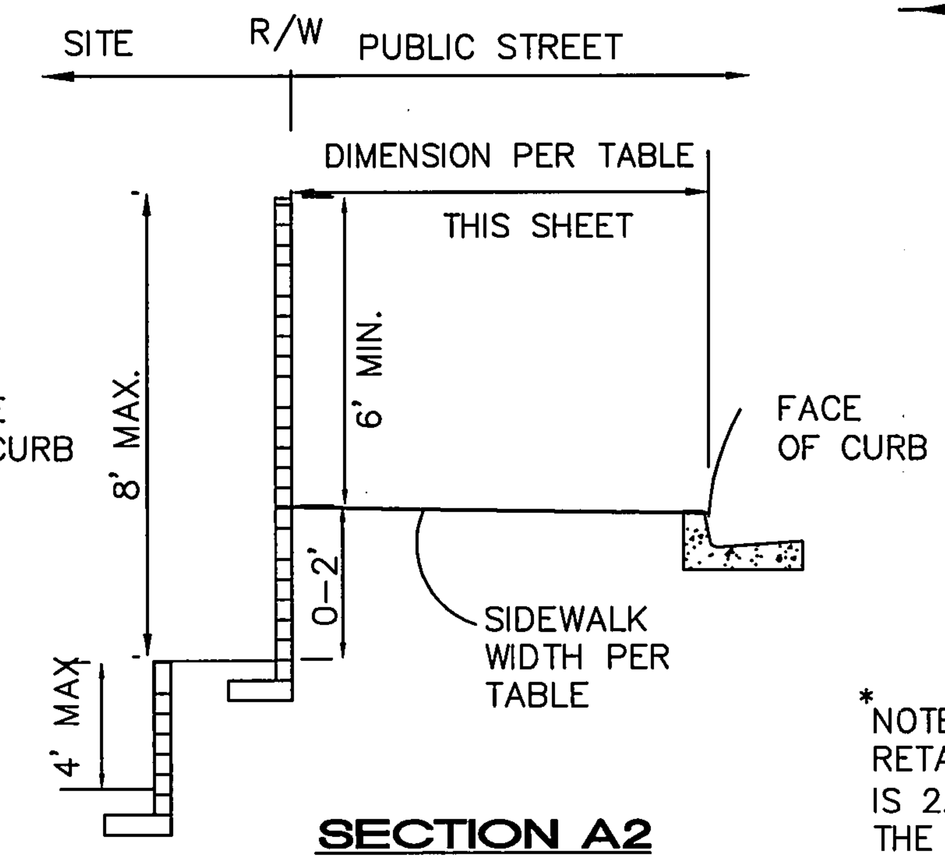
MARCH 2008 SHEET 1 OF 2

1614 C712-PERI-WALL.dwg Mar 06,2008



*NOTE: RETAINING WALL IS 2.7' WITHIN THE LIMITS SHOWN ON THE PLAN

SECTION A1
NTS



SECTION A2
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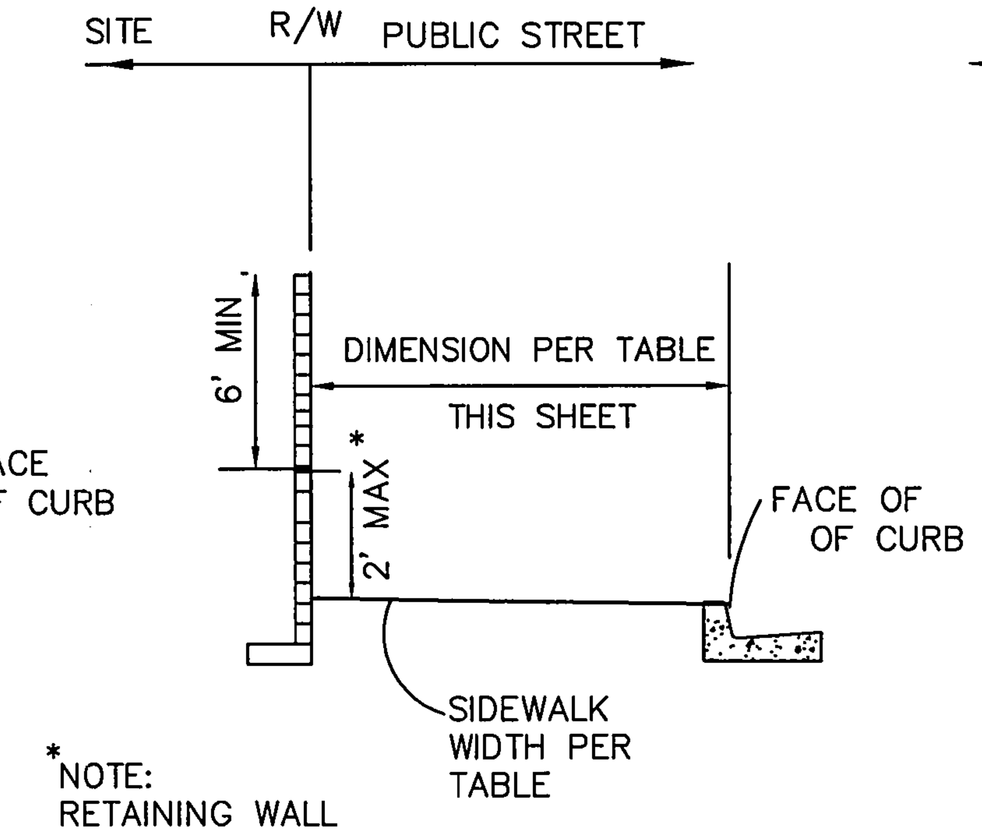

*NOTE: RETAINING WALL IS 2.7' WITHIN THE LIMITS SHOWN ON THE PLAN

SECTION A3
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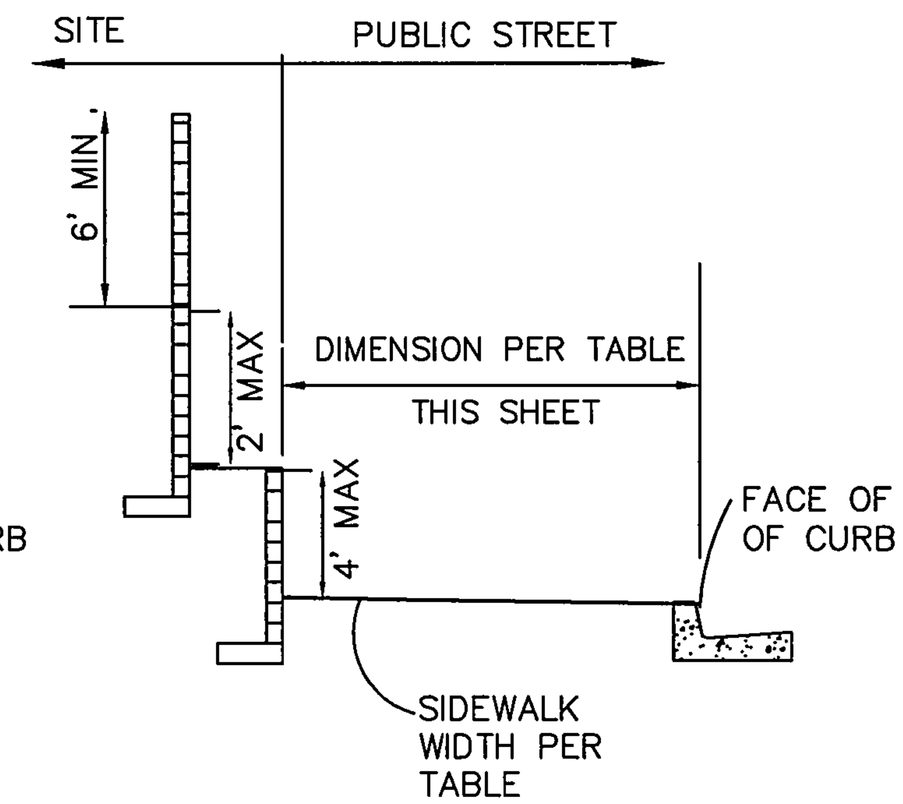
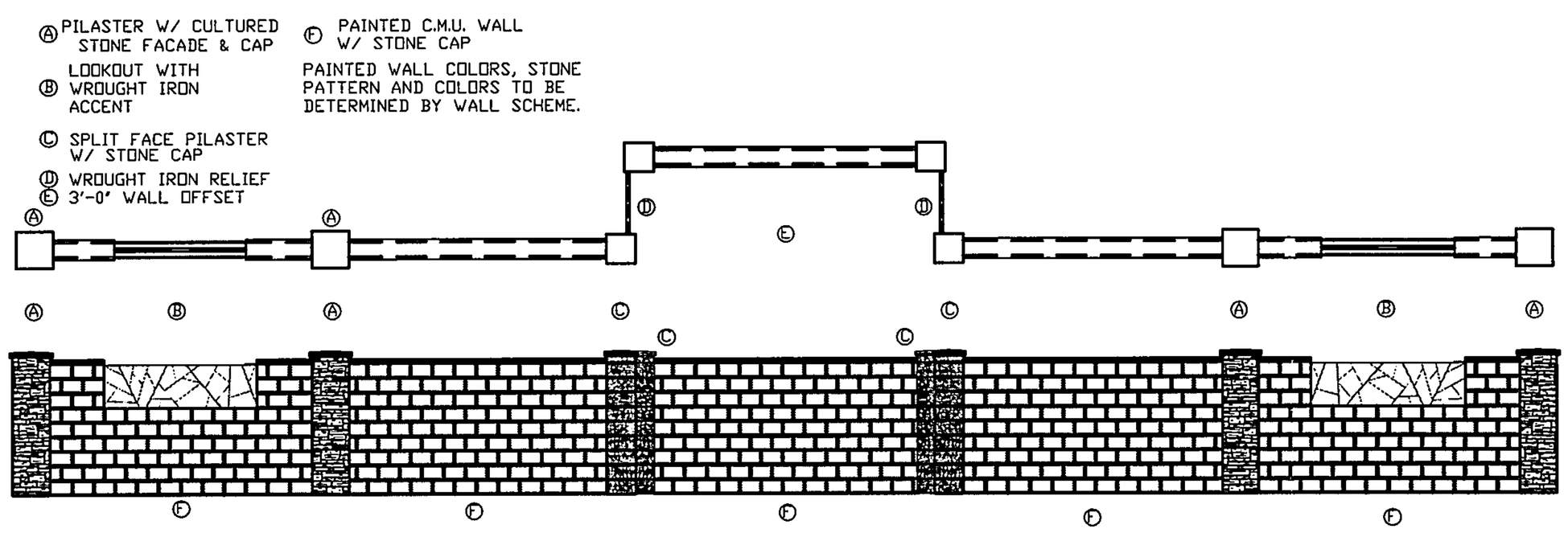


SECTION A4
NTS

PLAN



PERIMETER WALL ELEVATION

STREET	R/W-FC	SIDEWALK
SAN PEDRO BLVD	VARIES-6'± @ S. END TO 9'± AT N. END	NEW 5' SDWK
LOUISIANA BLVD	11'±	EXST 4' SDWK
DERICKSON AVE	11'±	NEW 5' SDWK
SANTA MONICA AVE	9'±	NEW 5' SDWK
INTERIOR STREETS	10.5'	NEW 5' SDWK

ZONE ATLAS: #D-18

NEAREST INTERSECTION:
LOUISIANA BLVD /DERICKSON AVE

DRB #: _____

MONTERRA DEL REY, UNITS 1-3
PERIMETER WALL ELEVATION AND SECTIONS

MARCH 2008 SHEET 2 OF 2

1614 C712-PERI-WALL.dwg Mar 06,2008