

4. **Project# 1003613**  
13DRB-70669 MAJOR - 2YR  
SUBDIVISION IMPROVEMENT  
AGREEMENT EXTENSION (2YR SIA)

RIO GRANDE ENGINEERING agents for JOE R. HAHN request the referenced/ above action for **SUNSET VILLA SUBDIVISION**, zoned SU-1/ PRD, located on the south side of SUNSET GARDENS RD SW between ATRISCO RD SW and THE ARENAL DITCH containing approximately 14.71 acre(s). (K-17)[*Deferred from 10/2/13*] **DEFERRED TO 10/30/13.**


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

5. **Project# 1002739**  
13DRB-70706 EXT OF SIA FOR TEMP  
DEFER SDWK CONST 


DR HORTON, INC. request(s) the above action(s) for all or a portion of **ANDERSON HEIGHTS Unit(s) 5**, zoned R-LT, located on 118TH ST AND DENNIS CHAVEZ containing approximately 2 acre(s). (P-8 & N-8) **A TWO YEAR EXTENSION TO THE AGREEMENT FOR THE DEFERRAL OF SIDEWALKS WAS APPROVED.**

6. **Project# 1003475**  
13DRB-70703 EXT OF SIA FOR TEMP  
DEFER SDWK CONST 

FELIX RABADI request(s) the above action(s) for all or a portion of Lot(s) S 10 & 11, Tract(s) 1, **PARADISE VIEW SDV** zoned R-LT, located on PARADISE BLVD UNIVERSE BLVD AND UNSER BLVD containing approximately 13 acre(s). (B-10 & 11) **A TWO YEAR EXTENSION TO THE AGREEMENT FOR THE DEFERRAL OF SIDEWALKS WAS APPROVED.**

7. **Project# 1003928**  
13DRB-70710 VACATION OF PRIVATE  
EASEMENT 

JACKS HIGH COUNTRY INC agent(s) for TOWNERS FAMILY ENTERPRISES LLP request(s) the above action(s) for all or a portion of Lot(s) 2 & 7, **LOS MOCHOS COMPOUND** zoned R-1, located on MOUNTAIN RD NW BETWEEN RIO GRANDE BLVD NW AND GABALDON RD NW containing approximately .3948 acre(s). (J-13) **INDEFINITELY DEFERRED.**

8. **Project# 1004323**  
13DRB-70699 MINOR - PRELIMINARY/  
FINAL PLAT APPROVAL 

ALPHA PRO SURVEYING LLC agent(s) for DAVID DONAHUE & SHIRLEY SAVAROSE request(s) the above action(s) for all or a portion of Lot(s) 4-1 & 6-A, Block(s) 7, **JOHN BARON BURG PARK** zoned S-R, located on 20TH ST BETWEEN ASPEN AND I-40 containing approximately .2406 acre(s). (H-13) **INDEFINITELY DEFERRED.**

**CITY OF ALBUQUERQUE  
PLANNING DEPARTMENT  
October 16, 2013  
DRB Comments**

**ITEM # 7**

**PROJECT # 1003928**

**APPLICATION # 13-70710**

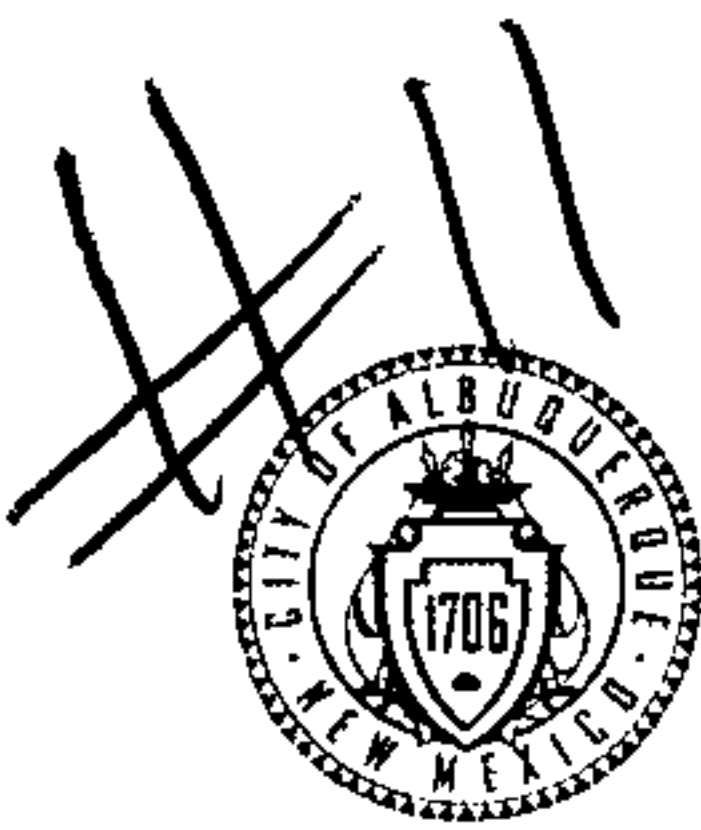
**RE: Lots 2 & 7, Los Mochos Compound**

Vacation of a Private Easement requires approval of all benefited parties [§ 14-14-7-2(F)(1)]; this needs to be demonstrated by written approval from all the property owners in Los Mochos Compound. Additionally, written concurrence would be needed from the Solid Waste Department as well as the Fire Department.

One of the purposes of easements (and Rights of Way) is to allow maintenance of the respective facilities – this inherently requires additional width for machinery, finishing and repair. Refer to comments from Transportation Development, but it generally requires a minimum 4 feet beyond the width of a street for its maintenance.

---

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



Completed  
5/31/07  
[Signature]

# DRB CASE ACTION LOG ~~(PREL & FINAL PLAT)~~

REVISED 9/28/05

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

|   |                            |
|---|----------------------------|
| DRB Application No.: <u>07DRB-00068 (P&amp;F)</u> | Project # <u>1003928</u>   |
| Project Name: <u>TOHATCHI ADD &amp; JM MOORE</u>  |                            |
| Agent: <u>Surveys Southwest</u>                   | Phone No.: <u>998-0303</u> |

Your request for (SDP for SUB), (SDP for BP), (FINAL PLATS), (MASTER DEVELOP. PLAN), was approved on 5/23/07 by the DRB with delegation of signature(s) to the following departments.  
**OUTSTANDING SIGNATURES COMMENTS TO BE ADDRESSED**

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

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

CITY ENGINEER / AMAFCA: \_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_

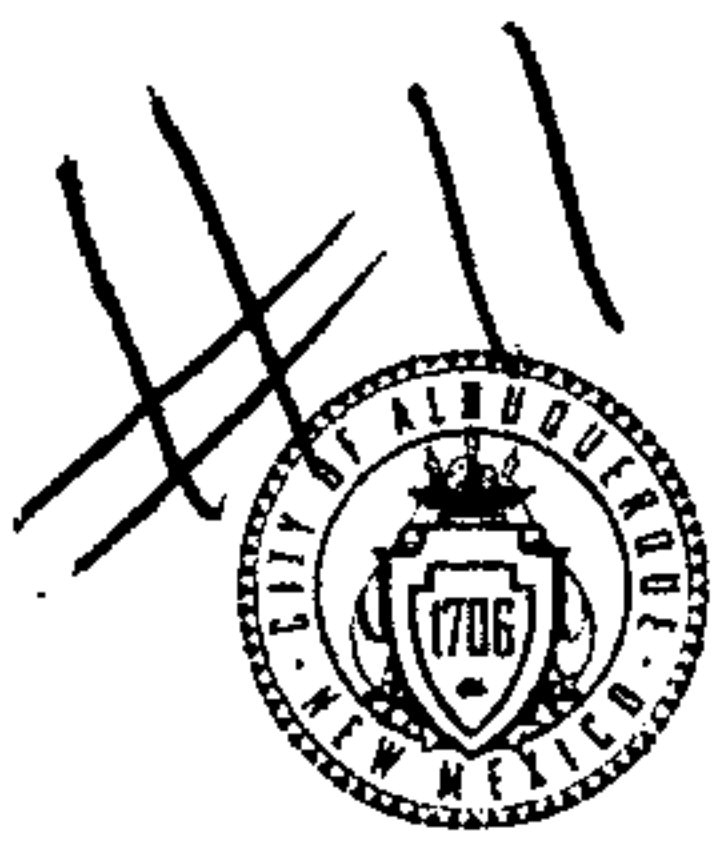
PARKS / CIP: \_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_

PLANNING (Last to sign): AGIS dxf  
 recorded plat with annexation agreement.  
 \_\_\_\_\_  
 \_\_\_\_\_

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

Project Number

1003928



# DRB CASE ACTION LOG ~~(PREL & FINAL PLAT)~~

REVISED 9/28/05

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

Project Number

1003928

DRB Application No.: 07DRB-00068 (P&F)  
Project Name: TOHATCHI ADD & JM MOORE  
Agent: Surveys Southwest

Project # 1003928  
Phone No.: 998-0303

Your request for (SDP for SUB), (SDP for BP), (FINAL PLATS), (MASTER DEVELOP. PLAN), was approved on 5/23/07 by the DRB with delegation of signature(s) to the following departments.  
**OUTSTANDING SIGNATURES COMMENTS TO BE ADDRESSED**

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

UTILITIES: \_\_\_\_\_  
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CITY ENGINEER / AMAFCA: \_\_\_\_\_  
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 \_\_\_\_\_

PARKS / CIP: \_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_

PLANNING (Last to sign): AGIS dxf HOA  
recorded plat with annexation agreement.  
 \_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_

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

*OK*

**3928**

### DXF Electronic Approval Form

DRB Project Case #: 1003928

Subdivision Name: LOS MOCHOS COMPOUND LOTS 1-8

Surveyor: MITCH REYNOLDS

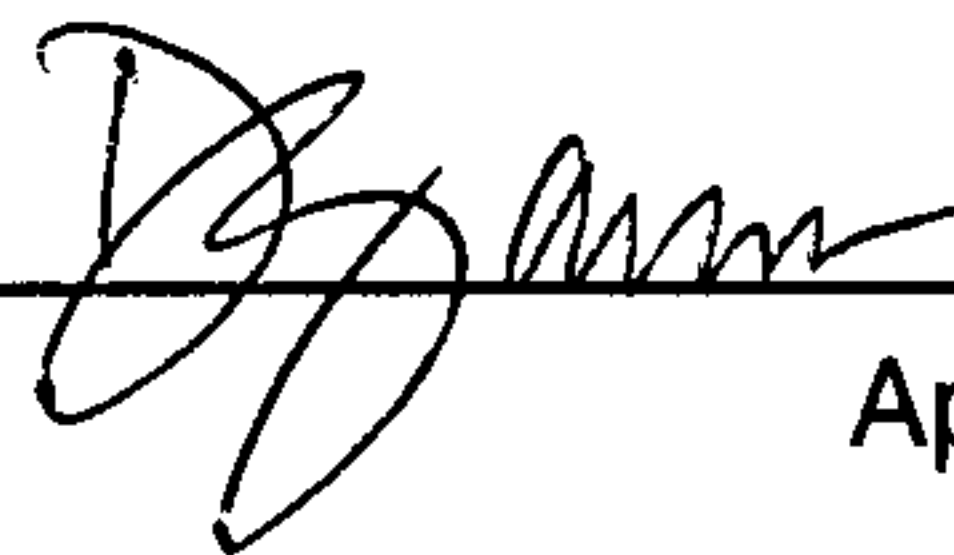
Contact Person: SARAH AMATO

Contact Information: 998-0303

DXF Received: 5/25/2007

Hard Copy Received: 5/25/2007

Coordinate System: NMSP Grid (NAD 27)

  
Approved

5-25-2007  
Date

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

**AGIS Use Only**  
Copied fc **3928** to agiscov on **5/25/2007** Contact person notified on **5/25/2007**



**DEVELOPMENT REVIEW BOARD  
ACTION SHEET**

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

May 23, 2007

9:00 a.m.

**MEMBERS:**

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

Wilfred Gallegos, Transportation Development  
Brad Bingham, Alternate City Engineer

Roger Green, Utility Development  
Christina Sandoval, Parks & Recreation

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

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

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

- A. Call to Order 9:00 A.M. Adjourned 11:30 A.M.
- B. Changes and/or Additions to the Agenda
- C. New or Old Business

**CASES WHICH REQUIRE PUBLIC NOTIFICATION**

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

1. **Project # 1004272**  
 07DRB-00547 Major-Preliminary Plat Approval  
 07DRB-00548 Major-Vacation of Public Easements  
 07DRB-00549 Minor-Sidewalk Waiver  
 07DRB-00550 Minor-Temp Defer SDWK  
 ISAACSON & ARFMAN PA agent(s) for CURB, INC request(s) the above action(s) for all or any portion of Tract(s) 16-D-1, EL RANCHO GRANDE UNIT 16 (to be known as **EL RANCHO GRANDE, UNIT 17**) zoned R-D located on GIBSON BLVD SW between MESSINA DR SW and DELGADO DR SW containing approximately 3 acre(s). [REF: 05DRB01033, 05DRB01038, 05DRB01039, 05DRB01084, 05DRB01447] (N-8) **WITH THE ISSUANCE OF THE CERTIFICATE OF COMPLETION FOR THE INFRASTRUCTURE AND APPROVAL OF THE GRADING PLAN ENGINEER STAMP DATED 6/15/06 THE PRELIMINARY PLAT WAS APPROVED. THE VACATION WAS APPROVED AS SHOWN ON EXHIBIT**

B IN THE PLANNING FILE. A SIDEWALK VARIANCE FOR WAIVER OF SIDEWALKS WAS APPROVED AS SHOWN ON EXHIBIT C IN THE PLANNING FILE. THE TEMPORARY DEFERRAL OF CONSTRUCTION OF SIDEWALKS ON THE INTERIOR STREETS WAS APPROVED AS SHOWN ON EXHIBIT C IN THE PLANNING FILE.

07DRB-00643 Minor-Final Plat Approval

ISAACSON & ARFMAN PA agent(s) for CURB, INC request(s) the above action(s) for all or any portion of Tract(s) 16-D-1, EL RANCHO GRANDE UNIT 16 (to be known as **EL RANCHO GRANDE, UNIT 17**) zoned R-D located on GIBSON BLVD SW between MESSINA DR SW and DELGADO DR SW containing approximately 3 acre(s). [REF: 05DRB01033, 05DRB01038, 05DRB01039, 05DRB01084, 05DRB01447] (N-8) **THE FINAL PLAT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO PARKS FOR OPEN SPACE PAYMENT AND PLANNING FOR SUBDIVISION DESIGN VARIANCE, 15-DAY APPEAL PERIOD AND TO RECORD.**

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

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

2. **Project # 1000762**  
07DRB-00597 Minor-SiteDev Plan  
BldPermit/EPC

GOLDEN ASSOCIATES LLC agent(s) for FIRST BAPTIST CHURCH request(s) the above action(s) for all or any portion of Tract(s) B, RICHLAND HILLS, UNIT 1, **FIRST BAPTIST CHURCH**, zoned SU-1 FOR IP uses with exceptions, located on PASEO DEL NORTE NW between RICHLAND HILLS RD NW and EAGLE RANCH RD NW containing approximately 6 acre(s). [REF: 06EPC01711] **[Stephanie Shumsky, EPC Case Planner] [Deferred from 5/23/07] (C-12) DEFERRED AT THE AGENT'S REQUEST TO 5/30/07.**

3. **Project # 1005242**  
07DRB-00601 Minor-SiteDev Plan  
BldPermit/EPC

TIERRA WEST LLC agent(s) for COMPASS BANK request(s) the above action(s) for all or any portion of Tract(s) A-1-E, **TOWN OF ATRISCO GRANT, UNIT 7**, zoned SU-1 for C-1, located on SAGE RD SW between SNOW VISTA BLVD SW and REBA AVE SW containing approximately 1 acre(s). [REF: 05DRB-01293, 05EPC-00364 THRU 00367, 05DRB-01716, 06EPC-01588] **[Stephanie Shumsky, EPC Case Planner] (M-9) WITH THE SIGNING OF THE INFRASTRUCTURE LIST DATED 5/23/07 THE SITE PLAN FOR BUILDING PERMIT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO TRANSPORTATION DEVELOPMENT FOR NOTE 17, SMALL CAR SPACES, MOTORCYCLE SPACES AND SIDEWALK EASEMENTS AND CITY ENGINEER FOR SIA, STEPHANIE SHUMSKY'S INITIALS AND 3 COPIES OF THE SITE PLAN.**

4. **Project # 1005390**  
07DRB-00648 Minor-SiteDev Plan  
BldPermit

TIMOTHY OTT request(s) the above action(s) for all or any portion of Lot(s) 9, 10 & 12, **NZ COMMERCIAL, THE RANDOLPH BUILDING**, zoned IP, located on RANDOLPH RD SE between YALE BLVD SE and UNIVERSITY BLVD SE containing approximately 4 acre(s). [REF: 07DRB-00648] *[Deferred from 5/23/07]* (M-15) **DEFERRED AT THE AGENT'S REQUEST TO 5/30/07.**

07DRB-00206 Minor-Final Plat Approval

BORDENAVE DESIGNS agent(s) for TIMOTHY OTT request(s) the above action(s) for all or a portion of Lot(s) 9, 10 & 12, **NZ COMMERCIAL THE RANDOLPH BUILDING** zoned IP industrial park zone, located on RANDOLPH RD SE between YALE BLVD SE and UNIVERSITY BLVD SE containing approximately 4 acre(s). *[Deferred from 2/28/07 & Indef deferred 3/7/07]* *[Deferred from 5/23/07]* (M-15) **DEFERRED AT THE AGENT'S REQUEST TO 5/30/07.**



5. **Project # 1004772**  
07DRB-00560 Minor-SiteDev Plan  
BldPermit

GEORGE RAINHART ARCHITECTS & ASSOCIATES agent(s) for HOLLY-SP LLC request(s) the above action(s) for all or any portion of Lot(s) 18, Tract(s) A, **NORTH ALBUQUERQUE ACRES, UNIT B**, zoned SU-2 special neighborhood zone M-1 located on PASEO DEL NORTE NE between SAN PEDRO NE and I-25 containing approximately 1 acre(s). [*Deferred from 05/09/07 & 05/16/07*] (C-18) **WITH THE SIGNING OF THE INFRASTRUCTURE LIST DATED 5/23/07 THE SITE PLAN FOR BUILDING PERMIT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO TRANSPORTATION DEVELOPMENT FOR RECORDING OF CCR'S AND CITY ENGINEER FOR SIA AND 3 COPIES OF THE SITE PLAN.**

6. **Project # 1003993**  
07DRB-00591 Minor-SiteDev Plan  
BldPermit/EPC

SUJAY THAKUR request(s) the above action(s) for all or any portion of Tract(s) A-37-1, **NE UNIT TOWN OF ATRISCO GRANT**, zoned SU-1 O-1 located on COORS BLVD NW between ST JOSEPHS NW and SEQUOIA NW containing approximately 4 acre(s). [REF: 07EPC-00113, 07EPC-00112, 06DRB01003, 06DRB01005] [**Maggie Gould, EPC Case Planner**] [*Indef deferred on 5/16/07*] [*Deferred from 5/23/07*] (G-11) **DEFERRED AT AGENT'S REQUEST TO 6/6/07.**

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

7. **Project # 1003102**  
07DRB-00620 Minor-Extension of  
Preliminary Plat

ISAACSON & ARFMAN PA agent(s) for LOS CANDELARIAS PARTNERS LLC request(s) the above action(s) for all or any portion of Lot(s) 12-A, LANDS OF FERRARI-ESQUIBEL-PALMER (to be known as **SOFT LOFTS**), zoned SU-1 PRD & office, located on JUAN TABO BLVD NE between LAGRIMA DE ORO RD NE and MONTGOMERY BLVD NE containing approximately 2 acre(s). [REF: 06EPC-00146, 06EPC-00147, 06DRB-00832, 06DRB-00837, 06DRB-00838, 06DRB-01054] (F-21) **A ONE-YEAR EXTENSION OF THE PRELIMINARY PLAT WAS APPROVED.**

8. **Project # 1002739**  
07DRB-00630 Major-Final Plat Approval

MARK GOODWIN & ASSOCIATES agent(s) for KB HOME NEW MEXICO INC request(s) the above action(s) for all or any portion of Parcel(s) 7-A & 8-A-1, **ANDERSON HEIGHTS, UNITS 7 & 8**, zoned R-LT, located on DENNIS CHAVEZ BLVD SW between 98<sup>th</sup> ST SW and 118<sup>th</sup> ST SW containing approximately 22 acre(s). (N-8/P-8) **THE FINAL PLAT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO CITY ENGINEER FOR STORM DRAIN EASEMENT EXTENSION TO DENNIS CHAVEZ BLVD SW, CROSS-LOT DRAINAGE EASEMENT, POSSIBLE JOINT ACCESS EASEMENTS ON DUPLEX LOTS AND PLANNING TO RECORD.**

9. **Project # 1005417**  
07DRB-00575 Minor-Prelim&Final Plat Approval

KEVIN SMITH request(s) the above action(s) for all or any portion of Lot(s) 9A & 9B, Block(s) G, **PACIFIC ADDITION**, zoned SU-2 RG located on 3<sup>rd</sup> ST SW between STOVER SW and HAZELDINE SW containing approximately 1 acre(s). [REF: 07DRB00280] (K-14) **PRELIMINARY AND FINAL PLAT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO TRANSPORTATION DEVELOPMENT FOR GREEN TAGS FOR RELOCATION AND PLANNING TO RECORD.**

10. **Project # 1005584**  
07DRB-00642 Minor-Prelim&Final Plat Approval

SURVEYS SOUTHWEST LTD agent(s) for IZZY GALLEGOS, J.A.B. REINVEST LLC, request(s) the above action(s) for all or any portion of Lot(s) 6, Block(s) 17, together with a portion of vacated alley, **ALBRIGHT-MOORE ADDITION**, zoned S-R located on BELLAMAN AVE NW between LOS TOMASES DR NW and ASPEN AVE NW containing approximately 1 acre(s). (J-14) **THE PRELIMINARY AND FINAL PLAT WAS APPROVED AND SIGNED OFF BY THE BOARD.**

~~11.~~ **Project # 1003928**

07DRB-00068 Minor-Final Plat  
Approval

SURVEYS SOUTHWEST LTD agent(s) for JIM MOCHO request(s) the above action(s) for LOT 16D, **TOHATCHI ADDITION & LOT 12, BLOCK C, J M MOORE REALTY COMPANY'S 3RD ADDITION**, zoned R-1 residential zone, located on MOUNTAIN RD NW, between RIO GRANDE BLVD NW and PUEBLO BONITO NW containing approximately 1 acre(s). [REF: 06DRB01203] *[Deferred from 1/31/07 & Indef deferred on 2/14/07 & 4/04/07]* (J-13) **THE FINAL PLAT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO PLANNING FOR AGIS DXF FILE AND TO RECORD THE PLAT AND RECORD THE HOME OWNER'S ASSOCIATION ANNEXAION AGREEMENT.**

**12. Project # 1005458**

07DRB-00379 Minor-Prelim&Final Plat  
Approval

SURVEYS SOUTHWEST LTD agent(s) for DAN MUNIZA request(s) the above action(s) for all or any portion of Tract(s) Q, **TOWN OF ATRISCO GRANT, NORTHERN UNIT**, zoned C-1/P located on COORS RD NW between REDLANDS RD NW and ATRISCO DR NW containing approximately 4 acre(s). *[Indef deferred from 4/4/07]* (G-11) **WITH THE SIGNING OF THE INFRASTRUCTURE LIST DATED 5/23/07 THE PRELIMINARY PLAT WAS APPROVED. THE FINAL PLAT WAS INDEFINITELY DEFERRED FOR THE SIA.**

**13. Project # 1005585**

07DRB-00647 Minor-Prelim&Final Plat  
Approval

WAYJOHN SURVEYING INC agent(s) for M. D. LOHMAN request(s) the above action(s) for all or any portion of Tract(s) A-1 & A-2, Block(s) 15, **DEL NORTE SUBDIVISION**, zoned C-2 located on LOMAS BLVD NE between CHAMA ST NE and GROVE ST NE containing approximately 2 acre(s). (K-19) **THE PRELIMINARY AND FINAL PLAT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO PLANNING TO RECORD.**

14. **Project # 1005401**  
07DRB-00593 Minor-Prelim&Final Plat  
Approval

WAYJOHN SURVEYING INC agent(s) for ROBERT MIERA request(s) the above action(s) for all or any portion of Lot(s) 17-20, Block(s) K, **NEW KIMO ADDITION**, zoned O-1, located on SAN PEDRO DR NE between TAYLOR AVE NE and CUTLER AVE NE containing approximately 1 acre(s). [REF: 07DRB-00233] *[Deferred from 5/16/07]* (H-18) **THE PRELIMINARY AND FINAL PLAT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO PLANNING TO RECORD.**

15. **Project # 1005250**  
06DRB-01613 Minor-Final Plat Approval

JOSE RODRIGUEZ request(s) the above action(s) for all or a portion of Lot(s) A, B & C, Block T-1, **CARLOS REY SUBDIVISION**, zoned R-2 residential zone, located on CHURCHILL RD SW, between COORS BLVD SW and BATAAN DR SW containing approximately 1 acre(s). *[Deferred from 11/15/06 & 11/22/06 & 11/29/06 & 12/6/06]* *[Indef deferred from 12/13/06]* (K-10) **THE FINAL PLAT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO PLANNING FOR P-1 LOT DESIGNATIONS ON THE PLAN AND TO RECORD.**

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

16. **Project # 1005547**  
07DRB-00590 Minor-Sketch Plat or Plan

KEITH MEYER or JIM HAKEEM request(s) the above action(s) for Tract(s) 2-A plat of Tract A-1, UNIT 2, Tract(s) A-2 & C-2, **CLIFFORD WEST BUSINESS PARK, UNIT 3**, zoned IP, located on LOS VOLCANES RD NW between UNSER BLVD NW and SAUL BELL NW containing approximately 5 acre(s). (K-9) **THE ABOVE REQUEST WAS REVIEWED AND COMMENTS WERE GIVEN.**

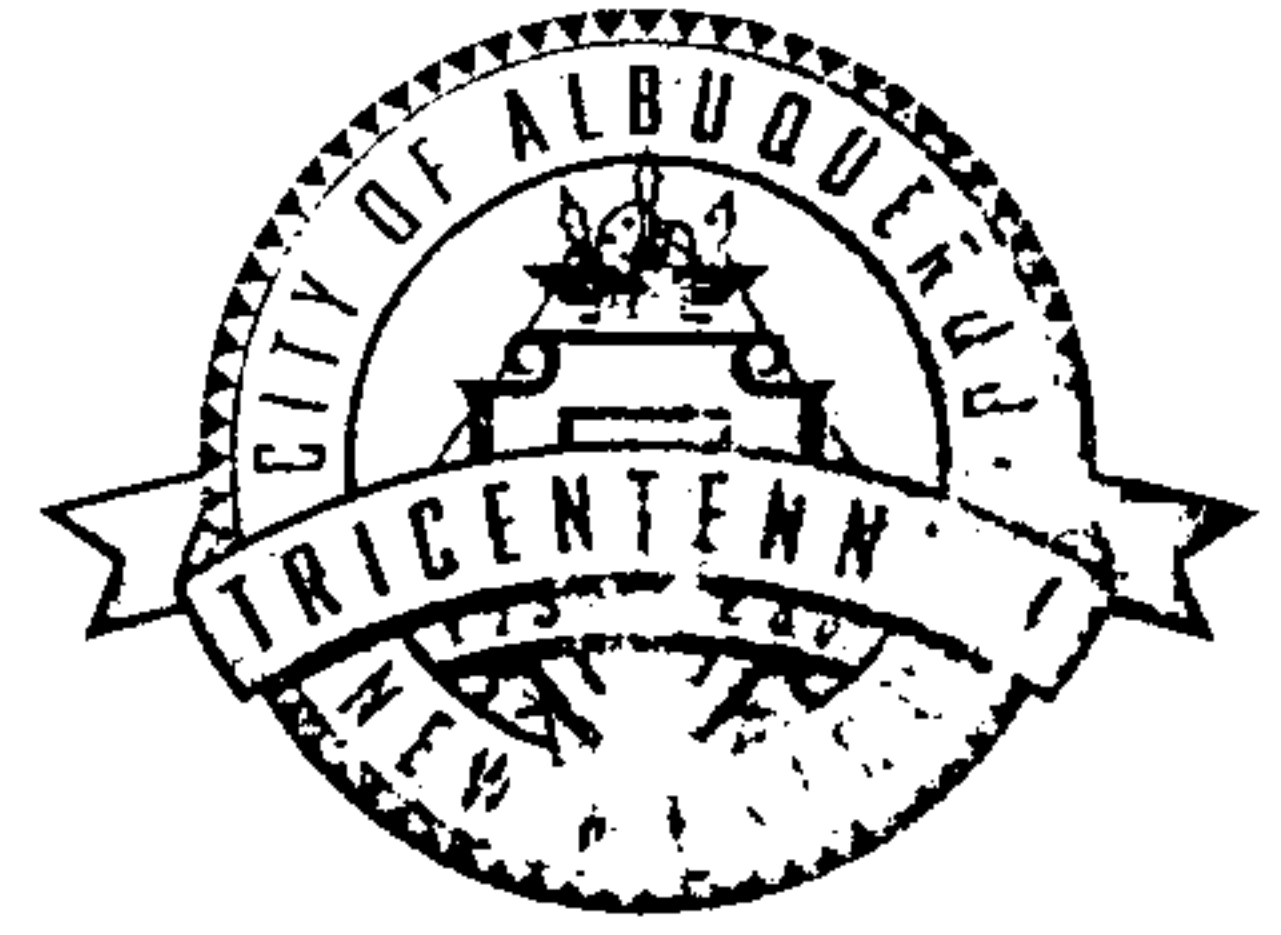
17. **Project # 1005586**  
07DRB-00646 Minor-Sketch Plat or Plan

CARTESIAN SURVEYS INC agent(s) for DRAGONFLY DEVELOPMENT request(s) the above action(s) for all or any portion of Lot(s) 6-17 & 23-27, Tract(s) A, Block(s) 21, **NORTH ALBUQUERQUE ACRES, UNIT A**, zoned SU-2 O-1, located on PALOMAS AVE NE between WYOMING NE and BARSTOW NE containing approximately 7 acre(s).  
**(D-19) THE ABOVE REQUEST WAS REVIEWED AND COMMENTS WERE GIVEN.**

18. Approval of the Development Review Board Minutes for May 16, 2007. **THE DRB MINUTES FOR MAY 16, 2007 WERE APPROVED BY THE BOARD.**

ADJOURNED: 11:30 A.M.

# CITY OF ALBUQUERQUE



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

**DEVELOPMENT REVIEW BOARD – SPEED MEMO**

**DRB CASE NO/PROJECT NO: 1003928**

**AGENDA ITEM NO: 11**

**SUBJECT:**

Final Plat

**ACTION REQUESTED:**

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

**ENGINEERING COMMENTS:**

An approved SIA with Financial Guarantee(s) is required prior to final plat approval.

P.O. Box 1293

Albuquerque

New Mexico 87103

[www.cabq.gov](http://www.cabq.gov)

**RESOLUTION:**

APPROVED \_\_\_; DENIED \_\_\_; DEFERRED \_\_\_; COMMENTS PROVIDED \_\_\_; WITHDRAWN \_\_\_

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

**SIGNED:** Bradley L. Bingham  
City Engineer / AMAFCA Designee

**DATE:** MAY 23, 2007



**DEVELOPMENT REVIEW BOARD  
ACTION SHEET**

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

April 4, 2007

9:00 a.m.

**MEMBERS:**

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

Wilfred Gallegos, Transportation Development  
Brad Bingham, Alternate City Engineer

Roger Green, Utility Development  
Christina Sandoval, Parks & Recreation

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

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

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

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

Adjourned: 12:00 P.M.

**CASES WHICH REQUIRE PUBLIC NOTIFICATION**

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

1. **Project # 1002371**  
07DRB-00286 Major-One Year SIA

TIERRA WEST LLC agent(s) for HOFFMANTOWN WEST CHURCH request(s) the above action(s) for all or any portion of Tract(s) 1-A-1, Block(s) 15, **ALBAN HILLS**, zoned SU-1 FOR R-2 W/CHURCH RELATED USES located on LA ORILLA RD NW between COORS BLVD NW and the CORRALES DRAIN containing approximately 17 acre(s). [REF: 02DRB-00286, 03DRB-02150, 05DRB-00560, 03DRB-02085, 03DRB-02086] (D-12) **ONE-YEAR SIA WAS APPROVED.**

2. **Project # 1000985**  
07DRB-00292 Major-Two Year SIA

BOHANNAN HUSTON INC agent(s) for PALOMAS INVESTMENTS LLC request(s) the above action(s) for all or any portion of Lot(s) 1-A, Block(s) 12, Tract(s) A, **NORTH ALBUQUERQUE ACRES, UNIT A**, zoned SU-2 C-1 located on SAN PEDRO NE between PASEO DEL NORTE NE and PALOMAS NE. (D-18) **TWO-YEAR SIA WAS APPROVED.**

3. **Project # 1003790**  
07DRB-00297 Major-SiteDev Plan Subd  
07DRB-00298 Minor-Vacation of Private Easements  
07DRB-00299 Minor-Prelim&Final Plat Approval

MARK GOODWIN & ASSOCIATES PA agent(s) for MCT INDUSTRIES INC request(s) the above action(s) for all or any portion of Tract(s) B, C-1 & C-2, **NORTH GATEWAY**, zoned IP located on BALLOON FIESTA PARKWAY NE between SAN MATEO BLVD NE and I-25 NE containing approximately 23 acre(s). (B-18) **THE SITE DEVELOPMENT PLAN FOR SUBDIVISION WAS APPROVED WITH FINAL SIGN-OFF DELEGATED TO PLANNING FOR 15-DAY APPEAL PERIOD AND FOUR COPIES OF THE PLAN. THE VACATION WAS APPROVED AS SHOWN ON EXHIBIT "B" IN THE PLANNING FILE. WITH THE SIGNING OF THE INFRASTRUCTURE LIST DATED 04/04/07 AND APPROVAL OF THE GRADING PLAN ENGINEER STAMP DATED 3/1/07 THE PRELIMINARY PLAT WAS APPROVED WITH THE FOLLOWING CONDITION OF FINAL PLAT: 61-FEET OF RIGHT-OF-WAY ON BALLOON FIESTA COURT IS REQUIRED. THE FINAL PLAT WAS INDEFINITELY DEFERRED FOR THE SIA.**

4. **Project # 1004623**  
07DRB-00294 Major-SiteDev Plan  
BldPermit

BERENT GROTH ARCHITECT agent(s) for RAUL LOPEZ request(s) the above action(s) for all or any portion of Lot(s) 13-16, Block(s) 3, **ROMERO ADDITION**, zoned SU-1 for legal office and/or residence, located on 5<sup>TH</sup> ST NW between SUMMER NW and MCKINLEY NW containing approximately 1 acre(s). *[Deferred from 4/4/07]* (J-14) **DEFERRED AT THE AGENT'S REQUEST TO 4/25/07.**



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

MARK GOODWIN & ASSOCIATES agent(s) for KB HOME NEW MEXICO INC request(s) the above action(s) for **ANDERSON HEIGHTS, UNIT 5A**, zoned RD/RLT, located on 118<sup>TH</sup> ST SW, between DENNIS CHAVES BLVD SW and COLOBEL AVE SW containing approximately 41 acre(s). [REF: 06DRB-01431] [Deferred from 12/6/06,12/13/06 & 12/20/06] [Deferred from 1/3/07,1/10/07,1/17/07,1/24/07, 1/31/07, 2/7/07, 2/21/07, 3/07/07 & 03/21/07 & 4/4/07] (P-8) **DEFERRED AT THE BOARD'S REQUEST TO 4/11/07.**

6. **Project # 1002984**  
07DRB-00238 Major-Vacation of Pub Right-of-Way

SANDRA LEVINSON & HAROLD GILL request(s) the above action(s) for all or any portion of Lot(s) 6, Block(s) 7, **VOLCANO CLIFFS, UNIT 2**, zoned R-1 located on KIBO DR NW between RIMROCK DR NW and SHIPROCK CT NW containing approximately 1 acre(s). [Deferred from 3/28/07] (E-10) **WITHDRAWN AT THE AGENT'S REQUEST.**

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

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

7. **Project # 1002962**  
07DRB-00358 Minor-SiteDev Plan  
BldPermit/EPC

J. S. ROGERS ARCHITECTS PC agent(s) for THE CHURCH OF JESUS CHRIST OF LATTER DAY SAINTS request(s) the above action(s) for all or any portion of Tract(s) 10, **TRAILS, UNIT 2**, zoned SU-1 FOR CHURCH located on WOODMONT AVE NW between RAINBOW BLVD NW and UNIVERSE NW containing approximately 5 acre(s). [Carmen Marrone for David Stallworth, EPC Case Planner] (C-9) **WITH THE SIGNING OF THE INFRASTRUCTURE LIST DATED 4/4/07 THE SITE PLAN FOR BUILDING PERMIT WAS APPROVED WITH FINAL SIGN-OFF DELEGATED TO CITY ENGINEER FOR SIA AND 3 COPIES AND TRANSPORTATION DEVELOPMENT FOR MINOR CORRECTIONS ON THE 15-FOOT END CAP RADII.**

8. **Project # 1005360**  
07DRB-00372 Minor-SiteDev Plan  
BldPermit

KENT TRAUERNICHT agent(s) for STEVE SCHAUK request(s) the above action(s) for all or any portion of Lot(s) 45, **ALAMEDA BUSINESS PARK**, zoned SU-2 FOR IP-EP located on CALLE ALAMEDA NE , between PASEO ALAMEDA NE and ALAMEDA PARK DR NE containing approximately 1 acre(s). [REF: 07ZHE-00120] *[Deferred from 4/4/07]* (C-16) **DEFERRED AT THE AGENT'S REQUEST TO 4/11/07.**

9. **Project # 1000504**  
07DRB-00378 Minor-SiteDev Plan  
BldPermit

NCA ARCHITECTS agent(s) for JEFFERSON PLAZA LLC request(s) the above action(s) for all or any portion of Tract(s) B-1-A-1-B, **GROUP NINE INDUSTRIAL PARK**, zoned IP, located on JEFFERSON PLAZA NE between OSUNA RD NE and SINGER BLVD NE containing approximately 6 acre(s). [REF: 07DRB-00364] *[Indef deferred from 4/4/07]* (E-17) **INDEFINITELY DEFFERRED AT THE AGENT'S REQUEST.**

07DRB-00364 Minor-Prelim&Final Plat  
Approval

SURV-TEK INC agent(s) for CINCO BISCO LIMITED request(s) the above action(s) for all or any portion of Tract(s) B-1-A-1-B, **GROUP NINE INDUSTRIAL PARK**, zoned IP located on JEFFERSON PLAZA NE between OSUNA RD NE and SINGER BLVD NE containing approximately 9 acre(s). [REF: 00DRB-00608] *[Indef deferred from 4/4/07]* (E-17) **INDEFINITELY DEFFERRED AT THE AGENT'S REQUEST.**

10. **Project # 1001523**  
07DRB-00341 Minor-SiteDev Plan  
BldPermit

MARK GOODWIN & ASSOCIATES PA agent(s) for ROBBY L ROBERSON request(s) the above action(s) for all or any portion of Tract(s) 20-23, **LADERA BUSINESS PARK, UNIT 2**, zoned SU-1-IP FOR LIGHT INDUSTRIAL USES located on UNSER BLVD NW between VISTA ORIENTE ST NW and LA MORADA PL NW containing approximately 5 acre(s). [REF: 02DRB00518] *[Deferred from 3/28/07 & 4/4/07]* (H-9) **DEFERRED AT THE AGENT'S REQUEST TO 4/11/07.**

07DRB-00207 Minor-Prelim&Final Plat  
Approval

MARK GOODWIN & ASSOCIATES PA agent(s) for ROBBY L ROBERSON request(s) the above action(s) for all or a portion of Tract(s) 20-23, **LADERA BUSINESS PARK, UNIT 2**, zoned SU-1 FOR LIGHT INDUSTRIAL USES, located on UNSER BLVD NW, between VISTA ORIENTE ST NW and LA MORADA PL NW containing approximately 5 acre(s). [REF: 02DRB00518] *[Deferred from 2/28/07] [Indef deferred from 3/14/07] [Deferred from 3/28/07 & 4/4/07]* (H-9) **DEFERRED AT THE AGENT'S REQUEST TO 4/11/07.**

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

11. **Project # 1004178**  
07DRB-00374 Minor-Ext of SIA for Temp  
Defer SDWK

GARCIA KRAEMER & ASSOCIATES agent(s) for NM ONE CALL request(s) the above action(s) for all or any portion of Tract(s) G-1 & G-2, Block(s) 27, **MESA VILLAGE**, zoned O-1 located on EUBANK BLVD NE between LOMAS BLVD NE and WALKER NE containing approximately 2 acre(s). [REF: 05DRB01013, 07DRB00018] (J-20) **A TWO-YEAR EXTENSION TO THE FOUR YEAR AGREEMENT FOR THE DEFERRAL OF SIDEWALKS WAS APPROVED.**

12. **Project # 1000572**  
07DRB-00383 Major-Final Plat Approval


ISAACSON & ARFMAN PA agent(s) for CENTEX HOMES request(s) the above action(s) for all or any portion of Tract(s) A, THE PRESIDIO (to be known as **THE PRESIDIO, UNIT 1**) zoned SU-1 PRD located on CHICO RD NE between EUBANK BLVD NE and MORRIS ST NE containing approximately 24 acre(s). [REF: 06DRB01714, 06DRB01715, 06DRB01783, 06DRB01778, 06DRB01779, 06DRB01781] (K-21) **FINAL PLAT WAS APPROVED WITH FINAL SIGN-OFF DELEGATED TO PLANNING FOR THE HOMEOWNERS ASSOC.SIGNATURE, CORRECTED ZONING, MASTER COVENANTS RECORDING DATE ON THE PLAT AND TO RECORD.**

13. **Project # 1003928**  
~~07DRB-00394~~ Minor-Subd Design (DPM)  
Variance  
07DRB-00395 Minor-Sidewalk Variance

SURVEYS SOUTHWEST agent(s) for JIM MOCHO request(s) the above action(s) for LOT 16D **TOHATCHI ADDITION & LOT 12, BLOCK C, J. M. MOORE REALTY COMPANY'S 3RD ADDITION**, zoned R-1 residential zone located on MOUNTAIN RD NW between RIO GRANDE BLVD NW and PUEBLO BONITO NW containing approximately 1 acre(s). [REF: 06DRB01203] (J-13) **A SUBDIVISION DESIGN VARIANCE FROM MINIMUM DPM DESIGN STANDARDS WAS APPROVED AS SHOWN ON EXHIBIT "C" IN THE PLANNING FILE. A SIDEWALK VARIANCE FOR WAIVER OF SIDEWALKS WAS APPROVED AS SHOWN ON EXHIBIT "C" IN THE PLANNING FILE.**

07DRB-00068 Minor-Prelim&Final Plat  
Approval

SURVEYS SOUTHWEST LTD agent(s) for JIM MOCHO request(s) the above action(s) for LOT 16D, **TOHATCHI ADDITION & LOT 12, BLOCK C, J M MOORE REALTY COMPANY'S 3RD ADDITION**, zoned R-1 residential zone, located on MOUNTAIN RD NW, between RIO GRANDE BLVD NW and PUEBLO BONITO NW containing approximately 1 acre(s). [REF: 06DRB01203] *[Deferred from 1/31/07 & Indef deferred on 2/14/07]* (J-13) **WITH THE SIGNING OF THE INFRASTRUCTURE LIST DATED 4/4/07 AND APPROVAL OF THE GRADING PLAN ENGINEER STAMP DATED 3/8/07 THE PRELIMINARY PLAT WAS APPROVED WITH THE FOLLOWING CONDITIONS: A 30-FOOT PUBLIC WATER AND SEWER EASEMENT IS REQUIRED. A 6-FOOT DEDICATION ALONG MOUNTAIN ROAD IS REQUIRED. THE FINAL PLAT WAS INDEFINITELY DEFERRED FOR THE SIA.**



14. **Project # 1005458**  
07DRB-00379 Minor-Prelim&Final Plat  
Approval

SURVEYS SOUTHWEST LTD agent(s) for DAN MUNIZA request(s) the above action(s) for all or any portion of Tract(s) Q, **TOWN OF ATRISCO GRANT**, NORTHERN UNIT, zoned C-1/P located on COORS RD NW between REDLANDS RD NW and ATRISCO DR NW containing approximately 4 acre(s). [*Indef deferred from 4/4/07*] (G-11) **INDEFINITELY DEFERRED AT THE AGENT'S REQUEST.**

15. **Project # 1002176**  
07DRB-00393 Minor-Prelim&Final Plat  
Approval

SURVEYS SOUTHWEST LTD agent(s) for CASH FLOW PROPERTIES LLC request(s) the above action(s) for all or any portion of Lot(s) 51-P1 & 52-P, **COVERED WAGON SUBDIVISION**, zoned SU-1 FOR SINGLE FAMILY RES located on COVERED WAGON AVE SE between LANIER DR SE and WATERFALL DR SE containing approximately 1 acre(s). [*Shown under Project 1005466 in error.*] (L-23) **THE PRELIMINARY AND FINAL PLAT WAS APPROVED AND SIGNED OFF BY THE BOARD.**

16. **Project # 1004355**  
07DRB-00351 Minor-Prelim&Final Plat  
Approval

WILSON & COMPANY INC agent(s) for KB HOME NEW MEXICO request(s) the above action(s) for all or any portion of Lot(s) 16-21, Block(s) 6, **VISTA VIEJA SUBDIVISION, UNIT 2**, zoned R-D located on TIERRA VIEJA ST NW between HAWK EYE RD NW and GO WEST RD NW containing approximately 1 acre(s). [REF: 06DRB01340] (D-9) **THE PRELIMINARY AND FINAL PLAT WAS APPROVED WITH FINAL SIGN-OFF DELEGATED TO UTILITIES DEVELOPMENT FOR LOCATION OF METER BOXES AND PLANNING TO RECORD THE PLAT.**

17. **Project # 1004994**  
07DRB-00382 Minor-Prelim&Final Plat  
Approval

MARK GOODWIN & ASSOCIATES PA agent(s) for COLLATZ-PICKARD LLC request(s) the above action(s) for all or any portion of Anasazi Ridge, Unit 1, Tract E and Tract A, Seville Subdivision, Unit 7A (to be known as **ANASAZI RIDGE, UNIT 1A**) zoned R-1 located on MCMAHON BLVD NW between ANASAZI RIDGE AVE NW and BASKET WEAVER PL NW containing approximately 1 acre(s). (A-10) **INDEFINITELY DEFERRED ON A NO SHOW.**

18. **Project # 1005132**  
07DRB-00386 Minor-Prelim&Final Plat  
Approval  
07DRB-00385 Minor-Vacation of Private  
Easements

PRECISION SURVEYS INC agent(s) for SAN PEDRO EQUITIES LLC request(s) the above action(s) for all or any portion of Tract(s) B & C, (to be known as **PASEO NUEVO 2, TRACTS B-1 & C-1**) zoned SU-2, 0-1 located on HOLLY AVE NE, between SAN PEDRO DR NE and VILLE CT NE containing approximately 2 acre(s). [REF: 07DRB00137] (C-18) **THE PRELIMINARY AND FINAL PLAT WAS APPROVED WITH FINAL SIGN-OFF DELEGATED TO THE TRANSPORTATION DEVELOPMENT TO CORRECT CROSS-ACCESS EASEMENT. THE VACATION OF THE PRIVATE EASEMENT(S) WAS APPROVED AS SHOWN ON EXHIBIT "B" IN THE PLANNING FILE.**

19. **Project # 1005363**  
07DRB-00346 Minor-Prelim&Final Plat  
Approval

TERRAMETRICS OF NEW MEXICO agent(s) for GIL CORDOVA request(s) the above action(s) for all or any portion of the north half of Lot(s) 33, **ALVARADO GARDENS, UNIT 3**, zoned RA-2 located on RIO GRANDE BLVD NW between CANDELARIA RD NW and GRIEGOS RD NW containing approximately 2 acre(s). [*Deferred from 3/28/07*] (G-12 & G-13) **WITH THE SIGNING OF THE INFRASTRUCTURE LIST DATED 4/4/07 THE PRELIMINARY PLAT WAS APPROVED. THE FINAL PLAT WAS INDEFINITELY DEFERRED FOR THE SIA.**

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

20. **Project # 1004071**  
07DRB-00376 Minor-Sketch Plat or Plan
- JEFF MORTENSEN & ASSOCIATES INC agent(s) for ALBUQUERQUE PUBLIC SCHOOLS & NEW MEXICO STATE LAND OFFICE request(s) the above action(s) for all or any portion of Tract(s) C, **ANCIENT MESA**, zoned RO-20 located on RAINBOW BLVD NW between COMPASS DR NW and PETROGYLPH NATIONAL MONUMENT containing approximately 144 acre(s). [REF: 05DRB00511, 05DRB00512, 05DRB00513] (C-9) **THE ABOVE REQUEST WAS REVIEWED AND COMMENTS WERE GIVEN.**
21. **Project # 1005456**  
07DRB-00373 Minor-Sketch Plat or Plan
- FAITH HOME BUILDERS INC request(s) the above action(s) for all or any portion of Lot(s) 1-8, Block(s) 4, **ESPERAZA ADDITION**, zoned C-1 located on SAN MATEO BLVD SE between SOUTHERN AVE SE and KATHRYN SE containing approximately 1 acre(s). (L-17) **THE ABOVE REQUEST WAS REVIEWED AND COMMENTS WERE GIVEN.**
22. **Project # 1005459**  
07DRB-00380 Minor-Sketch Plat or Plan
- RAIMUND MCCLAIN agent(s) for KRISTINA YU request(s) the above action(s) for all or any portion of Lot(s) 12 & 13, **RIDGECREST ADDITION**, zoned R-2 located on ROSS PLACE SE, between JACKSON SE and CREST SE containing approximately 1 acre(s). (L-17) **THE ABOVE REQUEST WAS REVIEWED AND COMMENTS WERE GIVEN.**

23. **Project # 1005460**  
07DRB-00384 Minor-Sketch Plat or Plan

PLAZA SURVEYS agent(s) for NICOLAS PACHECO request(s) the above action(s) for all or any portion of Tract(s) 36B1, **M.R.G.C.D. MAP #35**, zoned RA-2 located on MOYA NW between GABALDON NW and LOS LUCEROS NW containing approximately 1 acre(s). (H-12) **THE ABOVE REQUEST WAS REVIEWED AND COMMENTS WERE GIVEN.**

24. **Project # 1005461**  
07DRB-00387 Minor-Sketch Plat or Plan

EDWARD GABALDON agent(s) for BERLINDA GABALDON request(s) the above action(s) for all or any portion of Lot(s) 15, Block(s) 4, **MELENDRES SUBDIVISION**, zoned R-3 located on PALOMAS SE between ANDERSON SE and KATHRYN SE containing approximately 1 acre(s). (L-18) **THE ABOVE REQUEST WAS REVIEWED AND COMMENTS WERE GIVEN.**

25. **Project # 1005467**  
07DRB-00392 Minor-Sketch Plat or Plan

MATTHEW COHEN request(s) the above action(s) for all or any portion of Tract(s) 283A, **M.R.G.C.D. MAP #38**, zoned R-1 located on MOUNTAIN RD NW, between CONSUELO PL NW and RIO GRANDE BLVD NW containing approximately 1 acre(s). (J-13) **THE ABOVE REQUEST WAS REVIEWED AND COMMENTS WERE GIVEN.**



26. **Project # 1005462**  
07DRB-00388 Minor-Sketch Plat or Plan

THOMPSON ENGINEERING CONSULTANTS agent(s) for DRAGONFLY DEVELOPMENT INC request(s) the above action(s) for all or any portion of Tract(s) 2A, **INDIAN RIDGE SUBDIVISION**, zoned O-1 located on MENAUL BLVD NE between JUAN TABO BLVD NE and CHELWOOD PARK BLVD NE containing approximately 2 acre(s). (H-22) **THE ABOVE REQUEST WAS REVIEWED AND COMMENTS WERE GIVEN.**

27. **Project # 1005463**  
07DRB-00389 Minor-Sketch Plat or Plan

THOMPSON ENGINEERING CONSULTANTS agent(s) for YUNG T HSIEH request(s) the above action(s) for all or any portion of Lot(s) 4, **LANDS OF LW BARRETT**, zoned RD (9 DU ACRE) located on SAGE RD SW , between 86<sup>TH</sup> ST SW and SAN IGNACIO RD SW containing approximately 2 acre(s). (L-9) **THE ABOVE REQUEST WAS REVIEWED AND COMMENTS WERE GIVEN.**

28. **Project # 1005464**  
07DRB-00390 Minor-Sketch Plat or Plan

THOMPSON ENGINEERING CONSULTANTS agent(s) for ESMAIL HAIDARI request(s) the above action(s) for all or any portion of Lot(s) 32, Tract(s) A, **NORTH ALBUQUERQUE ACRES**, zoned R-LT residential zone located on PALOMAS AVE NE, between BARSTOW ST NE and VENTURA ST NE containing approximately 1 acre(s). (D-19) **THE ABOVE REQUEST WAS REVIEWED AND COMMENTS WERE GIVEN.**

29. **Project # 1005465**  
07DRB-00391 Minor-Sketch Plat or Plan

THOMPSON ENGINEERING CONSULTANTS agent(s) for DUKE CITY DISTRIBUTING request(s) the above action(s) for all or any portion of Tract(s) C, SOUTH BROADWAY INDUSTRIAL ACRES (to be known as **DUKE CITY SUBDIVISION**) zoned SU-2 HM located on WOODWARD RD SE, between BROADWAY BLVD SE and 2ND ST SE containing approximately 4 acre(s). (M-14) **THE ABOVE REQUEST WAS REVIEWED AND COMMENTS WERE GIVEN.**

30. Approval of the Development Review Board Minutes for March 28, 2007. **THE DEVELOPMENT REVIEW BOARD MINUTES FOR MARCH 28, 2007 WERE APPROVED BY THE BOARD.**

ADJOURNED: 12:00 P.M.



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

DEVELOPMENT REVIEW BOARD – SPEED MEMO

**DRB CASE NO/PROJECT NO: 1003928**

**AGENDA ITEM NO: 13**

**SUBJECT:**

Final Plat  
Preliminary Plat  
Sidewalk Variance  
Subdivision Design (DPM) Variance

**ACTION REQUESTED:**

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

**ENGINEERING COMMENTS:**

P.O. Box 1293

No objection to Variance requests.  
An approved grading and drainage plan dated 3-08-07 is on file for Preliminary Plat approval.  
An approved SIA with Financial Guarantee(s) is required prior to final plat approval.

Albuquerque

New Mexico 87103

www.cabq.gov

**RESOLUTION:**

*Signed IL  
(FP-Indef)*

APPROVED ; DENIED \_\_; DEFERRED ; COMMENTS PROVIDED \_\_; WITHDRAWN \_\_

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

**SIGNED:** Bradley L. Bingham  
City Engineer / AMAFCA Designee

**DATE:** APRIL 4, 2007

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## OFFICIAL NOTICE OF DECISION

CITY OF ALBUQUERQUE  
PLANNING DEPARTMENT  
DEVELOPMENT REVIEW BOARD

April 4, 2007

**13. Project # 1003928**  
07DRB-00394 Minor-Subd Design (DPM) Variance  
07DRB-00395 Minor-Sidewalk Variance

SURVEYS SOUTHWEST agent(s) for JIM MOCHO request(s) the above action(s) for LOT 16D **TOHATCHI ADDITION** & LOT 12, BLOCK C, **J. M. MOORE REALTY COMPANY'S 3RD ADDITION**, zoned R-1 residential zone located on MOUNTAIN RD NW between RIO GRANDE BLVD NW and PUEBLO BONITO NW containing approximately 1 acre(s). [REF: 06DRB01203] (J-13)

At the April 4, 2007, Development Review Board meeting, a subdivision design variance from minimum DPM design standards was approved as shown on Exhibit C in the Planning file.

A sidewalk variance for waiver of sidewalks was approved as shown on Exhibit C in the Planning file.

07DRB-00068 Minor-Prelim&Final Plat  
Approval

SURVEYS SOUTHWEST LTD agent(s) for JIM MOCHO request(s) the above action(s) for LOT 16D, **TOHATCHI ADDITION** & LOT 12, BLOCK C, **J M MOORE REALTY COMPANY'S 3RD ADDITION**, zoned R-1 residential zone, located on MOUNTAIN RD NW, between RIO GRANDE BLVD NW and PUEBLO BONITO NW containing approximately 1 acre(s). [REF: 06DRB01203] [*Deferred from 1/31/07 & Indef deferred on 2/14/07*] (J-13)

With the signing of the infrastructure list dated 4/4/07 and approval of the grading plan engineer stamp dated 3/8/07 the preliminary plat was approved with the following conditions of final plat:

A 30-foot public water and sewer easement is required.

A 6-foot right-of-way or easement dedication along Mountain Road is required.

The final plat was indefinitely deferred for the Subdivision Improvements Agreement (SIA).

Sheran Matson, AICP, DRB Chair

Cc: Surveys Southwest Ltd., 333 Lomas Blvd NE, 87102  
Jim Mocho, 2323 Mountain Rd NW, 87104  
Marilyn Maldonado, Planning Department, 4th Floor, Plaza del Sol Bldg.  
File

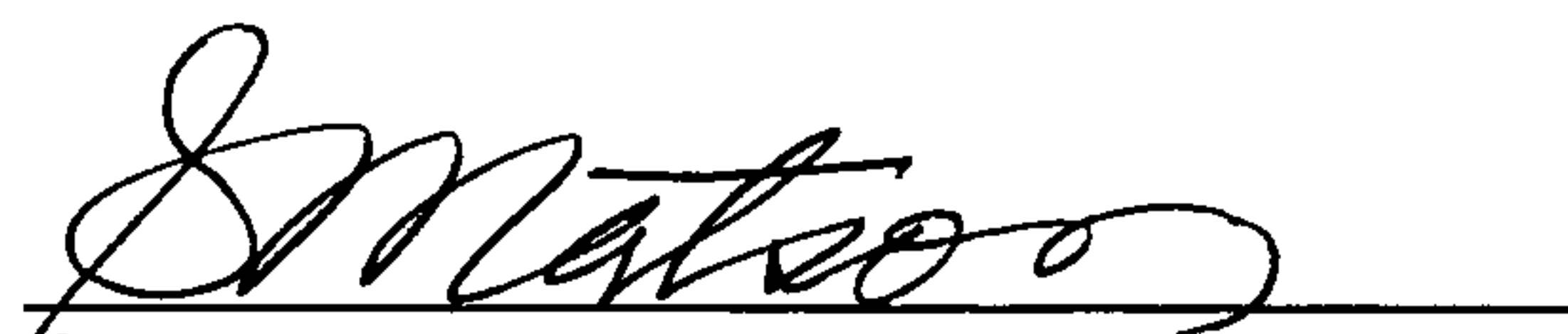
**CITY OF ALBUQUERQUE  
PLANNING DEPARTMENT  
April 4, 2007  
DRB Comments**

**ITEM # 13**

**PROJECT # 1003928          APPLICATION # 07-00394 &00395**

**RE: Los Mochos Compound/sdv, sv, and pp**

Agent was asked to bring in a detailed exhibit of the requested subdivision design variance and sidewalk variance. Until this happens, Planning cannot approve the requests.



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



**DEVELOPMENT REVIEW BOARD  
ACTION SHEET**

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

February 14, 2007

9:00 a.m.

**MEMBERS:**

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

Wilfred Gallegos, Transportation Development  
Brad Bingham, Alternate City Engineer

Roger Green, Utility Development  
Christina Sandoval, Parks & Recreation

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

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

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

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

Adjourned: 10:20 A.M.

**CASES WHICH REQUIRE PUBLIC NOTIFICATION**

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

1. **Project # 1005343**  
07DRB-00066 Major-Vacation of Public Easements  
07DRB-00067 Minor-Prelim&Final Plat Approval

SURVEYS SOUTHWEST LTD agent(s) for MONEER HINDI request(s) the above action(s) for **PARCEL 3, MANKIN INC.**, zoned C-2 community commercial zone, located on SKYLINE RD NE and I-40 and containing approximately 2 acre(s). [REF: ZA-98-269, Z-1410] (L-22) **WITHDRAWN AT THE AGENT'S REQUEST.**

2. **Project # 1000060**  
03DRB-02115 Major – One Year SIA

MODRALL SPERLING agent(s) for SANDIA FOUNDATION request(s) the above action(s) for all or a portion of Tract(s) C & D1B, **GATEWAY SUBDIVISION**, zoned SU-2/C-3, located on LOMAS BLVD NE, between WOODWARD NE and I-25. (J-15) **A ONE-YEAR SIA WAS APPROVED.**

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

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

3. **Project # 1003613**  
07DRB-00129 Minor-Amnd SiteDev Plan  
Subd/EPC  
07DRB-00130 Minor-Amnd Prelim Plat  
Approval  
07DRB-00131 Minor-Sidewalk Waiver  
07DRB-00132 Minor-Temp Defer SDWK

THOMPSON ENGINEERING CONSULTANTS INC agent(s) for WAREHOUSE MOULDING & DOOR CORP request(s) the above action(s) for all or a portion of Lot(s) 11 and 1-4, Tract(s) 34, M.R.G.C.D. MAP 39, RANCHO RICO, POWELL GARDENS ADDITION & SUNSET VILLA ADDITION (to be known as **SUNSET VILLA SUBDIVISION**) zoned SU-1 FOR PRD, located on SUNSET GARDENS RD SW, between ATRISCO RD SW and SUNSET RD SW containing approximately 15 acre(s). [REF: 06DRB00854] (K-12) **THE AMENDED SITE PLAN FOR SUBDIVISION WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO PLANNING FOR 3 COPIES. WITH THE APPROVAL OF THE AMENDED GRADING PLAN ENGINEER STAMP DATED 1/26/07 THE AMENDED PRELIMINARY PLAT WAS APPROVED. THE PREVIOUS CONDITIONS OF FINAL PLAT STILL APPLY. A SIDEWALK VARIANCE FOR WAIVER OF SIDEWALKS WAS APPROVED AS SHOWN ON EXHIBIT C IN THE PLANNING FILE. THE TEMPORARY DEFERRAL OF CONSTRUCTION OF SIDEWALKS ON THE INTERIOR STREETS WAS APPROVED AS SHOWN ON EXHIBIT C IN THE PLANNING FILE.**

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

GARRETT SMITH LTD. agent(s) for LITTLE BROTHERS OF THE GOOD SHEPHERD request(s) the above action(s) for all or a portion of Lot(s) 1-A, Block(s) 45, **PEREA ADDITION**, zoned SU-2/SU-1 for found. house & rel. act., located on MOUNTAIN RD NW, between 14<sup>TH</sup> ST NW and BROTHER MATHIAS PLACE NW containing approximately 1 acre(s). [REF: Z-89-100] [**Maggie Gould, EPC Case Planner**] [Deferred from 2/7/07 & 2/14/07] (J-13) **DEFERRED AT THE AGENT'S REQUEST TO 2/21/07.**

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

5. **Project # 1000624**  
07DRB-00128 Minor-Prelim&Final Plat  
Approval

ACCURATE SURVEY agent(s) for KEITH CHESHIRE request(s) the above action(s) for all or a portion of Lot(s) 30 & 31, **ALAMEDA BUSINESS PARK**, zoned SU-2 IP EP, located on ALAMEDA PARK DR NW, between ALAMEDA BLVD NW and PASEO DEL NORTE NW containing approximately 2 acre(s)(C-16) **THE PRELIMINARY AND FINAL PLAT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO PLANNING FOR SITE PLAN FOR BUILDING PERMIT, AGIS DXF FILE AND TO RECORD.**

6. **Project # 1005132**  
07DRB-00137 Minor-Prelim&Final Plat  
Approval

PRECISION SURVEYS INC agent(s) for SAN PEDRO EQUITIES LLC request(s) the above action(s) for all or a portion of Lot(s) 27-29, Block(s) 34, Unit B, Tract(s) A, **NORTH ALBUQUERQUE ACRES** (to be known as **TRACTS A & B, PASEO NUEVO 2**) zoned SU-2 for IP, located on HOLLY AVE NE, between SAN PEDRO DR NE and VILLE CT NE containing approximately 3 acre(s). [REF: 06EPC01313] (C-18) **THE PRELIMINARY AND FINAL PLAT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO TRANSPORTATION DEVELOPMENT TO DETERMINE IF CROSS ACCESS EASEMENTS ARE NEEDED AND TO PLANNING TO RECORD.**



7. **Project # 1005335**  
07DRB-00139 Minor-Prelim&Final Plat  
Approval

JACK'S HIGH COUNTRY INC agent(s) for CAVALIER CAPITAL LLC request(s) the above action(s) for all or a portion of Lot(s) E-1, **LEONARD INDUSTRIAL AREA**, zoned M-1 light manufacturing zone, located on MENAUL BLVD NE, between PRINCETON ST NE and VASSAR ST NE containing approximately 6 acre(s). [REF: 07DRB00053] (H-16) **THE PRELIMINARY AND FINAL PLAT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO PLANNING TO RECORD.**

8. **Project # 1005350**  
07DRB-00098 Minor-Prelim&Final Plat  
Approval

RUBY BUSTOS request(s) the above action(s) for all or a portion of Lot(s) 11, **REGINA ADDITION**, zoned R-1 residential zone, located on HERRERA RD NW, between 47<sup>TH</sup> ST NW and ATRISCO DR NW containing approximately 1 acre(s). (J-12) **THE PRELIMINARY AND FINAL PLAT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO PLANNING FOR AGIS DXF FILE AND TO RECORD.**

9. ~~**Project # 1003928**~~  
07DRB-00068 Minor-Prelim&Final Plat  
Approval

SURVEYS SOUTHWEST LTD agent(s) for JIM MOCHO request(s) the above action(s) for LOT 16D, **TOHATCHI ADDITION & LOT 12, BLOCK C, J M MOORE REALTY COMPANY'S 3RD ADDITION**, zoned R-1 residential zone, located on MOUNTAIN RD NW, between RIO GRANDE BLVD NW and PUEBLO BONITO NW containing approximately 1 acre(s). [REF: 06DRB01203] *[Deferred from 1/31/07 & 2/14/07]* (J-13) **INDEFINITELY DEFERRED AT THE AGENT'S REQUEST.**

10. **Project # 1005226**  
06DRB-01543 Minor-Prelim&Final Plat  
Approval

ROSS HOWARD COMPANY agent(s) for ESTELLE BEATY-VAHN request(s) the above action(s) for all or a portion of Lot(s) 1-3 and vacated Garcia Street, Block(s) 42, **SKYLINE HEIGHTS SUBDIVISION**, zoned C-3 & M-1, located on ACOMA ST SE, between ALTEZ ST SE and CONCHAS ST SE containing approximately 1 acre(s). *[Indef deferred on a no show on 11/1/06 & 11/15/06 & 1/31/07]* (L-20) **THE PRELIMINARY AND FINAL PLAT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO UTILITIES DEVELOPMENT FOR ADDITIONAL WATER/SEWER ACCOUNTS AND TAPPING PERMITS AND TRANSPORTATION DEVELOPMENT FOR DOCUMENTATION THAT LOT 4-A HAS NO RIGHTS TO VACATED "GARCIA" STREET AND TO RECORD.**

11. **Project # 1004679**  
07DRB-00071 Minor-Prelim&Final Plat  
Approval

SHAKEEL RIZVI request(s) the above action(s) for all or a portion of Lot(s) 15B, ALVARADO GARDENS UNIT 2 (to be known as **CAMPBELL ESTATES**) zoned RA-2, W7 residential and agricultural zone, located on CAMPBELL RD NW, between RIO GRANDE BLVD NW and the RIO GRANDE RIVER containing approximately 2 acre(s). [REF: 06DRB00149] *[Deferred from 1/31/07 & 2/7/07 & 2/14/07]* (G-12) **DEFERRED AT THE AGENT'S REQUEST TO 2/21/07.**

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

12. **Project # 1003121**  
07DRB-00135 Minor-Sketch Plat or Plan

STEWART INGHAM agent(s) for ZIA TRUST INC request(s) the above action(s) for all or a portion of Tract(s) 19, **M.R.G.C.D. MAP 36**, zoned R-1, located on FORAKER NW, between LOS TOMASES NW and 8<sup>TH</sup> ST NW containing approximately 1 acre(s) (H-14) **THE ABOVE REQUEST WAS REVIEWED AND COMMENTS WERE GIVEN.**

13. **Project # 1005349**  
07DRB-00097 Minor-Sketch Plat or Plan
- ROLANDO PEREZ request(s) the above action(s) for all or a portion of Lot(s) 9 & 10, Block(s) 8, **LOMA VERDE**, zoned R-2, located on SAN PABLO ST NE, between DOMINGO NE and CHICO NE containing approximately 1 acre(s). (K-19) **DEFERRED TO 2/21/07.**
14. **Project # 1005363**  
07DRB-00133 Minor-Sketch Plat or Plan
- GIL E CORDOVA request(s) the above action(s) for all or a portion of Lot(s) 33, Unit 3, **ALVARADO GARDENS**, zoned RA-2, located on RIO GRANDE BLVD NW, between CANDELARIA NW and GRIEGOS NW containing approximately 1 acre(s). (G-13) **THE ABOVE REQUEST WAS REVIEWED AND COMMENTS WERE GIVEN.**
15. **Project # 1005364**  
07DRB-00138 Minor-Sketch Plat or Plan
- CAP II JUAN TABO MONTGOMERY LLC request(s) the above action(s) for PARCELS A & B OF TRACT 1, **EL DORADO CENTER**, zoned C-2 community commercial zone, located on JUAN TABO BLVD NE, between MONTGOMERY BLVD NE and EAGLE NE containing approximately 5 acre(s). (G-22) **THE ABOVE REQUEST WAS REVIEWED AND COMMENTS WERE GIVEN.**
16. **Project # 1005365**  
07DRB-00140 Minor-Sketch Plat or Plan
- ALPHA PROFESSIONAL SURVEYING INC agent(s) for FRANK PADILLA request(s) the above action(s) for Tract(s) 300-A-2-B-1-A, M.R.G.C.D. Map 38, **LANDS OF FRANK & MARY PADILLA**, zoned RA-2, located on CARSON RD NW, between RIO GRANDE BLVD NW and MONTOYA RD NW containing approximately 1 acre(s). (H-12) **THE ABOVE REQUEST WAS REVIEWED AND COMMENTS WERE GIVEN.**

17. Approval of the Development Review Board Minutes for February 7, 2007. **THE DRB MINUTES FOR FEBRUARY 7, 2007 WERE APPROVED BY THE BOARD.**

ADJOURNED: 10:20 A.M.



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

**DEVELOPMENT REVIEW BOARD – SPEED MEMO**

**DRB CASE NO/PROJECT NO: 1003928**

**AGENDA ITEM NO: 9**

**SUBJECT:**

Final Plat  
Preliminary Plat

**ACTION REQUESTED:**

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

**ENGINEERING COMMENTS:**

P.O. Box 1293

An approved grading and drainage plan dated 12-13-06 is on file for Preliminary Plat approval.  
Infrastructure list comments.

Albuquerque

New Mexico 87103

www.cabq.gov

**RESOLUTION:**

APPROVED \_\_; DENIED \_\_; DEFERRED X; COMMENTS PROVIDED \_\_; WITHDRAWN \_\_

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

**SIGNED:** Bradley L. Bingham  
City Engineer / AMAFCA Designee

**DATE:** FEBRUARY 14, 2007

# CITY OF ALBUQUERQUE



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

*Handwritten signature: José Deferral*

**DEVELOPMENT REVIEW BOARD – SPEED MEMO**

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Albuquerque

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**SIGNED:** Bradley L. Bingham  
City Engineer / AMAFCA Designee

**DATE:** FEBRUARY 14, 2007



**DEVELOPMENT REVIEW BOARD  
ACTION SHEET**

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

January 31, 2007

9:00 a.m.

**MEMBERS:**

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

Wilfred Gallegos, Transportation Development  
Brad Bingham, Alternate City Engineer

Roger Green, Utility Development  
Christina Sandoval, Parks & Recreation

\*\*\*\*\*

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- A. Call to Order: 9:00 A.M.                      Adjourned: 11:50 A.M.
- B. Changes and/or Additions to the Agenda
- C. New or Old Business

**CASES WHICH REQUIRE PUBLIC NOTIFICATION**

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

- 1. **Project # 1003798**  
07DRB-00005 Major-Preliminary Plat  
Approval

GREATER ALBUQUERQUE HOUSING PARTNERSHIP request(s) the above action(s) for all or a portion of Lot(s) 7-12, Block(s) 27, EMIL MANN ADDITION (to be known as **TRUMBULL VILLAGE SUBDIVISION**) zoned R-T residential zone, located on SOUTHERN AVE SE, between DALLAS ST SE and PENNSYLVANIA ST SE containing approximately 1 acre(s). [REF: 06DRB01126] (L-19) **WITH THE SIGNING OF THE INFRASTRUCTURE LIST DATED 1/31/07 AND APPROVAL OF THE GRADING PLAN ENGINEER STAMP DATED 12/18/06 THE PRELIMINARY PLAT WAS APPROVED WITH THE FOLLOWING CONDITIONS: AN APPROVED PERIMETER WALL DESIGN PRIOR TO FINAL PLAT APPROVAL. RADII DEDICATION AT SOUTHERN & PENNSYLVANIA AND SOUTHERN & DALLAS.**

**SIDEWALK EASEMENTS ALONG PENNSYLVANIA ARE REQUIRED.**

- 2. Project # 1004526**  
07DRB-00013 Major-Preliminary Plat Approval  
07DRB-00014 Minor-Temp Defer SDWK

TIERRA WEST LLC agent(s) for STILLBROOKE HOMES INC request(s) the above action(s) for all or a portion of Tract(s) 401, TOWN OF ATRISCO GRANT, UNIT 3 (to be known as **SAGE PARK SUBDIVISION**) zoned R-D residential and related uses zone, developing area, located on SAGE RD SW, between 75<sup>TH</sup> ST SW and COORS RD SW containing approximately 10 acre(s). [REF: 05DRB-01129] [Deferred from 1/31/07] (L-10) **DEFERRED AT THE AGENT'S REQUEST TO 2/7/07.**
  
- 3. Project # 1000614**  
06DRB-01670 Major-Vacation of Pub Right-of-Way

TIERRA WEST LLC agent(s) for LA CUEVA OESTE HOMEOWNER'S ASSOCIATION request(s) the above action(s) for **LA CUEVA OESTE UNIT 4**, zoned R-D residential and related uses zone, developing area, located on HOLLY AVE NE, between SAN PEDRO DR NE and LOUISIANA BLVD NE containing approximately 1 acre(s). [REF: 05DRB00982] [Deferred from 1/3/07 & 1/31/07] (C-18) **DEFERRED AT THE AGENT'S REQUEST TO 2/21/07.**
  
- 4. Project # 1002739**  
06DRB-01621 Major-Vacation of Public Easements  
06DRB-01622 Major-Vacation of Pub Right-of-Way  
06DRB-01623 Minor-Final Plat Approval

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



5. **Project # 1005182**  
06DRB-01784 Major-Preliminary Plat  
Approval

WILSON AND CO. agent(s) for LA CUENTISTA II, LLC request(s) the above action(s) for all or a portion of Tract(s) C, correction plat of the bulk land plat of La Cuentista Subdivision (to be known as **LA CUENTISTA SUBDIVISION, UNIT 2**) zoned SU-2/SRSL, located on ROSA PARKS RD NW, between ALOE RD NW and KIMMICK DR NW containing approximately 36 acre(s). [REF: 06DRB01428] [Deferred from 1/17/07 & 1/24/07] (C-10/C-11) **WITH THE SIGNING OF THE INFRASTRUCTURE LIST DATED 1/31/07 AND APPROVAL OF THE GRADING PLAN ENGINEER STAMP DATED 1/19/07 THE PRELIMINARY PLAT WAS APPROVED WITH THE FOLLOWING CONDITIONS OF FINAL PLAT: ALL PUBLIC STORM DRAIN EASEMENTS SHALL BE 20-FEET WIDE MAXIMUM. THE PRESIDENT OF THE HOME OWNER'S ASSOCIATION MUST SIGN THE FINAL PLAT. AN APPROVED WALL DESIGN IS REQUIRED. ALL TRACTS SHALL BE DESIGNATED PRIVATE OPEN SPACE FOR RECREATIONAL PURPOSES. BREAKS IN THE WALLS EVERY 500 TO 600 FEET FOR PEDESTRIAN ACCESS IS REQUIRED.**

07DRB-00049 Minor-Temp Defer SDWK

WILSON & COMPANY agent(s) for LA CUENTISTA II LLC MICHAEL KNIGHT request(s) the above action(s) for all or a portion of Tract(s) C, **LA CUENTISTA SUBDIVISION UNIT 2**, zoned SU-2 SRSL, located on ROSA PARKS RD NW, between ALOE RD NW and KIMMICK DR NW containing approximately 36 acre(s). [REF: 06DRB01426, 06DRB01784] (C-1011) **THE TEMPORARY DEFERRAL OF CONSTRUCTION OF SIDEWALKS ON THE INTERIOR STREETS WAS APPROVED AS SHOWN ON EXHIBIT C IN THE PLANNING FILE.**

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

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

6. **Project # 1005126**  
07DRB-00065 Minor-SiteDev Plan  
BldPermit/EPC

PCM agent(s) for MR DON GIBSON, PASTOR request(s) the above action(s) for all or a portion of Lot(s) 313, TOWN OF ATRISCO GRANT, UNIT 8 (to be known as **CENTRAL SEVENTH DAY ADVENTIST CHURCH**) zoned SU-1 FOR CHURCH AND PRIVATE SCHOOL, located on ESTANCIA DR NW, between MIAMI NW and JUNIPER NW containing

approximately 5 acre(s). [REF: 06EPC01299] [Maggie Gould, EPC Case Planner] [Deferred from 1/31/07] (H-11) **INDEFINITELY DEFERRED AT THE AGENT'S REQUEST.**

7. **Project # 1004874**  
07DRB-00070 Minor-SiteDev Plan  
BldPermit/EPC

MASTERWORKS ARCHITECTS INC agent(s) for ANDERSON PROPERTIES LLC request(s) the above action(s) for all or a portion of Lot(s) 17-A, Block(s) 2, **MONKBRIDGE ADDITION**, zoned SU-1 FOR SALES OF BUILDING MATERIAL AND OUTSIDE STORAGE, located on CANDELARIA BLVD NW, between 2<sup>ND</sup> ST NW and 3<sup>RD</sup> ST NW containing approximately 1 acre(s). [REF: 06EPC00623, 06EPC00702, 06DRB01571] [Maggie Gould, EPC Case Planner] [Deferred from 1/31/07] (G-14) **DEFERRED AT THE AGENT'S REQUEST TO 2/7/07.**

8. **Project # 1004354**  
07DRB-00033 Minor-SiteDev Plan  
Subd/EPC  
07DRB-00034 Minor-SiteDev Plan  
BldPermit/EPC  
07DRB-00032 Minor-Prelim&Final Plat  
Approval

TIERRA WEST LLC agent(s) for KRANIA LLC request(s) the above action(s) for all or a portion of Lot(s) 27, Block(s) 9, Tract(s) O, ORIGINAL TOWNSITE OF WESTLAND (to be known as **KRANIA**) zoned SU-2 FOR IP, located on 98<sup>TH</sup> ST NW, between CENTRAL AVE NW and VOLCANO RD NW containing approximately 8 acre(s). [Carmen Marrone for Petra Morris, EPC Case Planner]. [Deferred from 1/24/07 & 1/31/07] (K-9) **DEFERRED AT THE AGENT'S REQUEST TO 2/7/07.**

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

9. **Project # 1004913**  
07DRB-00072 Minor-Prelim&Final Plat  
Approval

JEFF MORTENSEN & ASSOCIATES INC., agent(s) for REGENTS OF UNM REAL ESTATE request(s) the above action(s) for PARCELS 1, 2, A & B, **UNPLATTED LANDS**

OF UNM, zoned C-3 heavy commercial zone, located on UNIVERSITY BLVD NE, between INDIAN SCHOOL RD NE and LOMAS BLVD NE containing approximately 20 acre(s). [REF: 06DRB00730, 06DRB00731] (J-15) **WITH THE SIGNING OF THE INFRASTRUCTURE LIST DATED 1/31/07 THE PRELIMINARY PLAT WAS APPROVED WITH THE FOLLOWING CONDITIONS: THE OFFSITE EASEMENTS ARE EXECUTED AND WILL BE RECORDED WITH OR BEFORE THE FINAL PLAT. PRIOR TO FINAL PLAT APPROVAL A SIDEWALK DEFERRAL EXHIBIT AND APPLICATION ARE REQUIRED. THE FINAL PLAT WAS INDEFINITELY DEFERRED FOR THE SIA.**

10. **Project # 1000365**  
07DRB-00073 Minor-Prelim&Final Plat  
Approval

WAYJOHN SURVEYING INC agent(s) for TUAN VAN HUYNH request(s) the above action(s) for all or a portion of Lot(s) 2-4 and 19-21, Block(s) 1, UNITY ADDITION (to be known as **UNITY TOWNHOMES**) zoned SU-1/C-1, located on RHODE ISLAND ST SE, between CENTRAL AVE SE and ZUNI RD SE containing approximately 1 acre(s). [REF: ZA-95-296, ZA-97-2, ZA-97-4] *[Deferred from 1/31/07]* (K-19) **INDEFINITELY DEFERRED AT THE AGENT'S REQUEST.**

11. **Project # 1004679**  
07DRB-00071 Minor-Prelim&Final Plat  
Approval

SHAKEEL RIZVI request(s) the above action(s) for all or a portion of Lot(s) 15B, ALVARADO GARDENS UNIT 2 (to be known as **CAMPBELL ESTATES**) zoned RA-2, W7 residential and agricultural zone, located on CAMPBELL RD NW, between RIO GRANDE BLVD NW and the RIO GRANDE RIVER containing approximately 2 acre(s). [REF: 06DRB00149] *[Deferred from 1/31/07]* (G-12) **DEFERRED AT THE AGENT'S REQUEST TO 2/7/07.**

12. ~~Project # 1003928~~  
07DRB-00068 Minor-Prelim&Final Plat  
Approval

SURVEYS SOUTHWEST LTD agent(s) for JIM MOCHO request(s) the above action(s) for LOT 16D, **TOHATCHI ADDITION & LOT 12, BLOCK C, J M MOORE REALTY COMPANY'S 3RD ADDITION**, zoned R-1 residential zone, located on MOUNTAIN RD NW, between RIO GRANDE BLVD NW and PUEBLO BONITO NW containing approximately 1 acre(s). [REF: 06DRB01203] *[Deferred from 1/31/07]* (J-13) **DEFERRED AT THE AGENT'S REQUEST TO 2/14/07.**

13. **Project # 1004878**  
07DRB-00041 Minor-Prelim&Final Plat  
Approval

SURVEYS SOUTHWEST LTD agent(s) for GEORGE METZGAR request(s) the above action(s) for all or a portion of Lot(s) 8-13, Block(s) A, **SOUTH BROADWAY ACRES, UNIT 1**, zoned SU-2 FOR MR, located on BETHEL DR SE, between TOPEKA ST SE and the railroad tracks, containing approximately 1 acre(s). [REF: 06DRB-00638] *[Deferred from 1/24/07 & 1/31/07]* (M-14) **DEFERRED AT THE AGENT'S REQUEST TO 2/7/07.**

14. **Project # 1005283**  
07DRB-00076 Minor-Prelim&Final Plat  
Approval

PRECISION SURVEYS INC agent(s) for JOURNAL CENTER CORPORATION request(s) the above action(s) for Tract(s) 2A-2A-2B-1 (to be known as **TRACTS 2A-2A-2B-1-A, JOURNAL CENTER**) zoned IP, located on JEFFERSON ST NE, between HEADLINE BLVD NE and JOURNAL CENTER BLVD NE containing approximately 6 acre(s). [Listed under Project #1004909 in error] (D-17) **THE PRELIMINARY AND FINAL PLAT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO PLANNING FOR AGIS DXF FILE.**

15. **Project # 1005221**  
07DRB-00075 Minor-Prelim&Final Plat  
Approval

PRECISION SURVEYS INC. agent(s) for JOURNAL CENTER CORPORATION request(s) the above action(s) for Tract(s) 5-B-1-A-1, 5-B-1-A-2 & 5-B-1-B-1 (to be known as **TRACTS 5-B-1-A-1-A, 5-B-1-A-2-A & 5-B-1-B-1, JOURNAL CENTER**) zoned IP, located on JEFFERSON ST NE, between LANG AVE NE and HEADLINE BLVD NE containing approximately 14 acre(s). [REF: 06DRB01520] (D-17) **THE PRELIMINARY AND FINAL PLAT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO PLANNING FOR AGIS DXF FILE.**

16. **Project # 1005226**  
06DRB-01543 Minor-Prelim&Final Plat  
Approval

ROSS HOWARD COMPANY agent(s) for ESTELLE BEATY-VAHN request(s) the above action(s) for all or a portion of Lot(s) 1-3 and vacated Garcia Street, Block(s) 42, **SKYLINE HEIGHTS SUBDIVISION**, zoned C-3 & M-1, located on ACOMA ST SE, between ALTEZ ST SE and CONCHAS ST SE containing approximately 1 acre(s). [*Indef deferred on a no show on 11/1/06 & 11/15/06 & 1/31/07*] (L-20) **INDEFINITELY DEFERRED ON A NO SHOW.**

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

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

17. **Project # 1005160**  
07DRB-00069 Minor-Sketch Plat or Plan

SURVEYS SOUTHWEST LTD. agent(s) for MARK GONZALES request(s) the above action(s) for all or a portion of Lot(s) 2A & 4A, Tract(s) 246, **UNIT 2, JESUS ROMERO ADDITION**, zoned C-1 neighborhood commercial zone, located on RIO GRANDE BLVD NW, between HOLLYWOOD AVE NW and SOTO AVE NW containing approximately 1 acre(s). [REF: 06DRB-01372, 06DRB-01373] (J-13) **THE ABOVE REQUEST WAS REVIEWED AND COMMENTS WERE GIVEN.**

18. **Project # 1004907**  
07DRB-00078 Minor-Sketch Plat or Plan

RUTH ROSENSTEIN request(s) the above action(s) for all or a portion of Lot(s) 20 & 21, **CORONADO PLACE ADDITION**, zoned SU-2/RC, located on FORRESTER ST NW, between MOUNTAIN RD NW and LOMAS BLVD NW containing approximately 1 acre(s). (J-14) **THE ABOVE REQUEST WAS REVIEWED AND COMMENTS WERE GIVEN.**

19. **Project # 1005344**  
07DRB-00074 Minor-Sketch Plat or Plan

CHANNING KELLY agent(s) for JESSE ROACH request(s) the above action(s) for all or a portion of Tract(s) 14, Block(s) 2, **FRANKLIN ADDITION**, zoned RA-2 residential and agricultural zone, located on VAN CLEAVE NW, between SAN ISIDRO NW and GRANDE NW containing approximately 1 acre(s). (G-13) **THE ABOVE REQUEST WAS REVIEWED AND COMMENTS WERE GIVEN.**

20. Approval of the Development Review Board Minutes for January 24, 2007. **THE DEVELOPMENT REVIEW BOARD MINUTES FOR JANUARY 24, 2007 WERE APPROVED.**

ADJOURNED: 11: 50 A.M.

**CITY OF ALBUQUERQUE  
PLANNING DEPARTMENT  
JANUARY 31, 2007  
DRB Comments**

**ITEM # 12**

**PROJECT # 1003928      APPLICATION # 07-00068**

**RE: Lot 16D Tohatchi Add & Lot 12, Block C JM Moore Realty  
Co 3<sup>rd</sup> Addition/minor plat**

A completed APS form is recorded.

Are the residences demolished?

Lot sizes conform to R1 zoning.

Please be sure Planning receives a recorded copy of the plat.

AGIS dxf approval is required before Planning signs the plat.



---

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

11  
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**DEVELOPMENT REVIEW BOARD**  
**TRANSPORTATION DEVELOPMENT**  
**Standard Comment Sheet**

DRB- 1003928                      Item No. 12                      Zone Atlas J-13

DATE ON AGENDA 1-31-07

INFRASTRUCTURE REQUIRED (X)YES ( )NO

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

**TYPE OF APPROVAL REQUESTED:**

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

| <u>No.</u> | <u>Comment</u> |
|------------|----------------|
|------------|----------------|

- |    |   |
|----|---|
| 1) | Where are the sidewalks? 28' will only accommodate sidewalk on one side.  |
| 2) | The gravel drive is typically 6" deep.  |
| 3) | Where is the dedication and improvements on Mountain Road? (Bike lane requirements)   |
| 4) | Is there a sidewalk along Mountain? (A cross section is needed to evaluate requirements)  |
| 5) | Where is the initial 25' of pavement for the private drive?   |
| 6) | Are these P1 designated lots?   |
| 7) | Who has rights to the 24' access easement? Who maintains this easement? Will they have rights to the north/south access easement? |
| 8) | The hammerhead needs to meet DPM criteria. Where is Fire and Solid Waste approval for this use.                                   |

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



**CITY OF ALBUQUERQUE  
PLANNING DEPARTMENT  
JANUARY 31, 2007  
DRB Comments**

**ITEM # 12**

**PROJECT # 1003928      APPLICATION # 07-00068**

**RE: Lot 16D Tohatchi Add & Lot 12, Block C JM Moore Realty  
Co 3<sup>rd</sup> Addition/minor plat**

A completed APS form is recorded.

Are the residences demolished?

Lot sizes conform to R1 zoning.

Please be sure Planning receives a recorded copy of the plat.

AGIS dxf approval is required before Planning signs the plat.



---

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



# 12  
1003928  
01/31/2007

LDS MOCHOS COMPOUND  
FILED: NOVEMBER 26, 2008  
BOOK 2008C, PAGE 255

30' PRIVATE ACCESS EASEMENT  
FILED: MAY 29, 1007  
BOOK 2007C, PAGE 146

FILED: MAY 29, 1007  
BOOK 2007C, PAGE 146

FND #  
W/CAP F

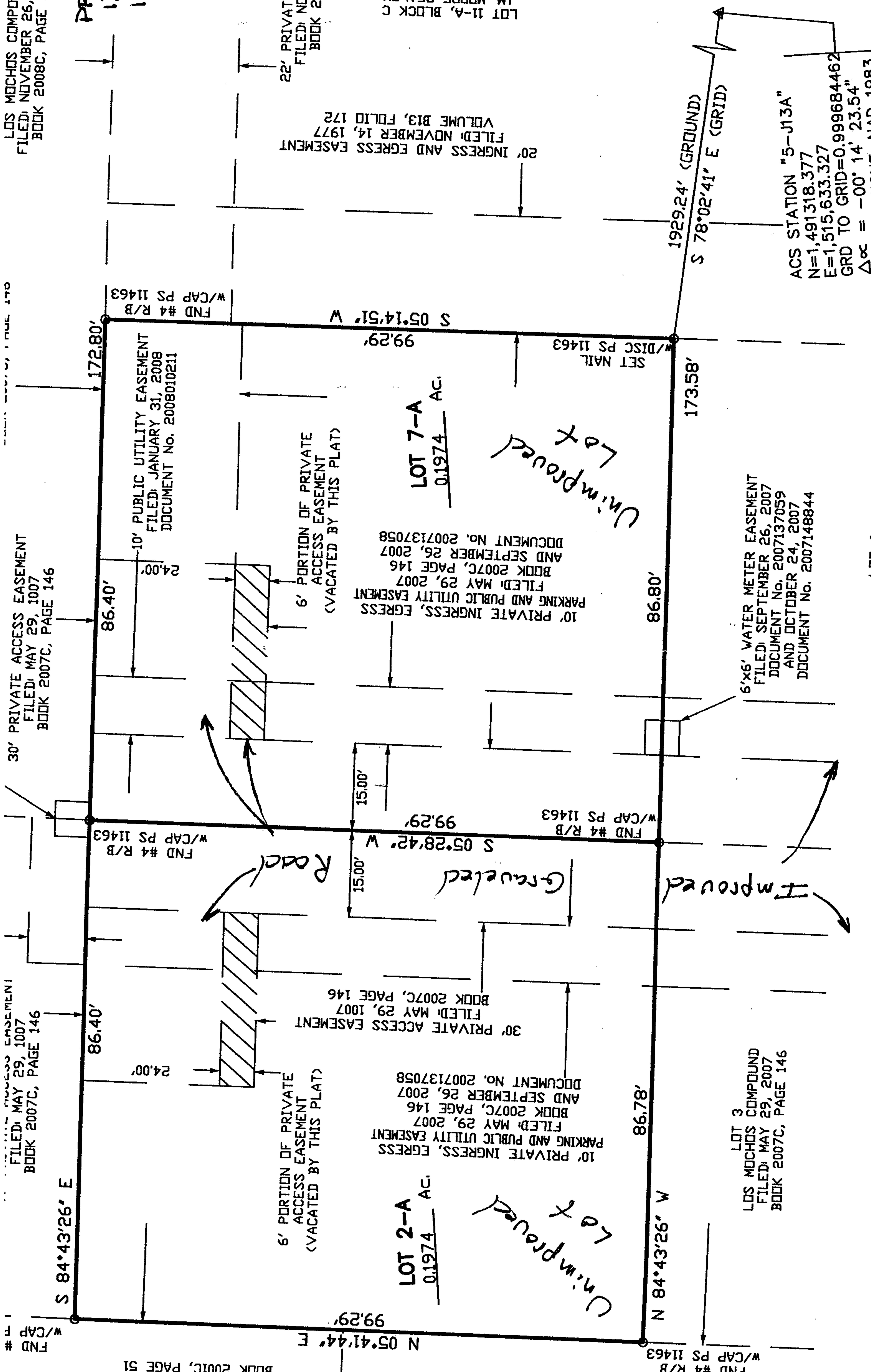
PROJ: #003928  
13-0710(VPR)  
10-16-13

LOT 16-A-2  
TOHATCHI ADDITION  
FILED: FEBRUARY 13, 2001  
BOOK 2001C, PAGE 51

LOT 16-B-1  
TOHATCHI ADDITION  
FILED: FEBRUARY 13, 2001  
BOOK 2001C, PAGE 51

LOT 3  
LDS MOCHOS COMPOUND  
FILED: MAY 29, 2007  
BOOK 2007C, PAGE 146

LOT 6  
LDS MOCHOS COMPOUND  
FILED: MAY 29, 2007  
BOOK 2007C, PAGE 146



22' PRIVATE ACCESS EASEMENT  
FILED: NOVEMBER 26, 2008  
BOOK 2008C, PAGE 255

20' INGRESS AND EGRESS EASEMENT  
FILED: NOVEMBER 14, 1977  
VOLUME B13, FOLIO 172

LOT 11-A, BLOCK C  
J.M. MOORE REALTY  
COMPANYS ADDITION No. 3  
FILED: NOVEMBER 14, 1977  
VOLUME B13, FOLIO 172

1929.24' (GROUND)  
S 78°02'41" E (GRID)  
ACS STATION "5-J13A"  
N=1,491,318.377  
E=1,515,633.327  
GRD TO GRID=0.999684462  
Δδ = -00' 14" 23.54"  
CENTRAL ZONE, NAD 1983

10' PRIVATE INGRESS, EGRESS  
AND PUBLIC UTILITY EASEMENT  
FILED: MAY 29, 2007  
BOOK 2007C, PAGE 146  
AND SEPTEMBER 26, 2007  
DOCUMENT No. 2007137058

6'x6' WATER METER EASEMENT  
FILED: SEPTEMBER 26, 2007  
DOCUMENT No. 2007137059  
AND OCTOBER 24, 2007  
DOCUMENT No. 2007148844

LOT 2-A  
0.1974 AC.

LOT 7-A  
0.1974 AC.

Unimproved Lot

Unimproved Lot

Improved

86.78'

N 84°43'26" W

FND #4 R/B  
W/CAP PS 11463

86.80'

173.58'

S 05°14'51" W  
99.29'

172.80'

FND #4 R/B  
W/CAP PS 11463

172.80'

10' PUBLIC UTILITY EASEMENT  
FILED: JANUARY 31, 2008  
DOCUMENT No. 2008010211

24.00'

15.00'

24.00'

86.40'

S 84°43'26" E

FND #4 R/B  
W/CAP PS 11463

15.00'

24.00'

86.40'

S 05°28'42" W  
99.29'

86.40'

FND #4 R/B  
W/CAP PS 11463

86.40'

# CITY OF ALBUQUERQUE



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

**DEVELOPMENT REVIEW BOARD – SPEED MEMO**

**DRB CASE NO/PROJECT NO: 1003928**

**AGENDA ITEM NO: 12**

**SUBJECT:**

Final Plat  
Preliminary Plat

**ACTION REQUESTED:**

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

**ENGINEERING COMMENTS:**

P.O. Box 1293

An approved grading and drainage plan dated 12-13-06 is on file for Preliminary Plat approval.  
Infrastructure list comments.

Albuquerque

New Mexico 87103

[www.cabq.gov](http://www.cabq.gov)

**RESOLUTION:**

APPROVED \_\_\_; DENIED \_\_\_; DEFERRED X; COMMENTS PROVIDED \_\_\_; WITHDRAWN \_\_\_

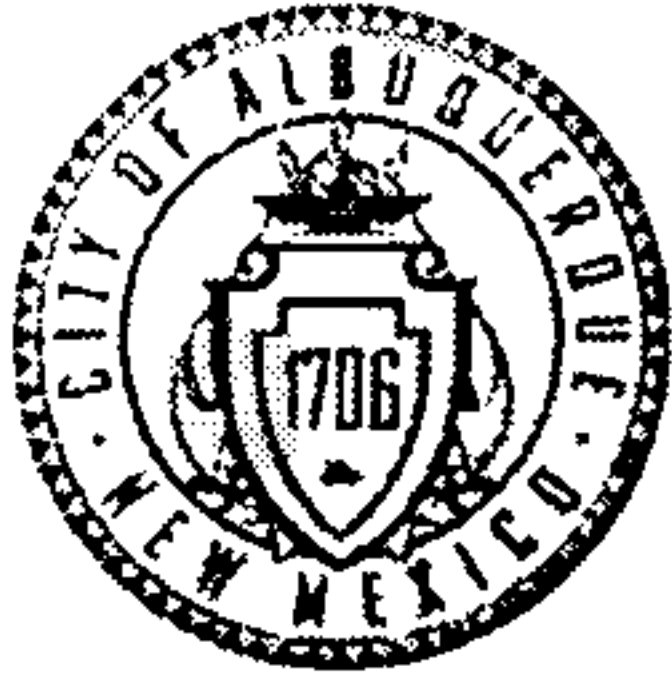
DELEGATED: (SEC-PLN) (SP-SUB) (SP-BP) (FP) TO: (UD) (CE) (TRANS) (PRKS) (PLNG)

**SIGNED:** Bradley L. Bingham  
City Engineer / AMAFCA Designee

**DATE:** JANUARY 31, 2007

PLANNING TRACKING LOG

| Date    | Project Name & #  | Action Request       | Action Taken                              |
|---------|---|----------------------|---|
| 8/30/06 | Sakateki<br>Addition &<br>Jim Moore<br>Realty<br>Proj 1003928 | Sketched             | Comments<br>given                         |
| 1/31/07 | Same  | Prel & Final<br>Plot | <del>2/14/07</del><br>Refer<br>to 2/14/07 |



## IMPACT FEES

Development Review Board 8/30/06

Agenda Item Number: 13

Project Number: 1003928

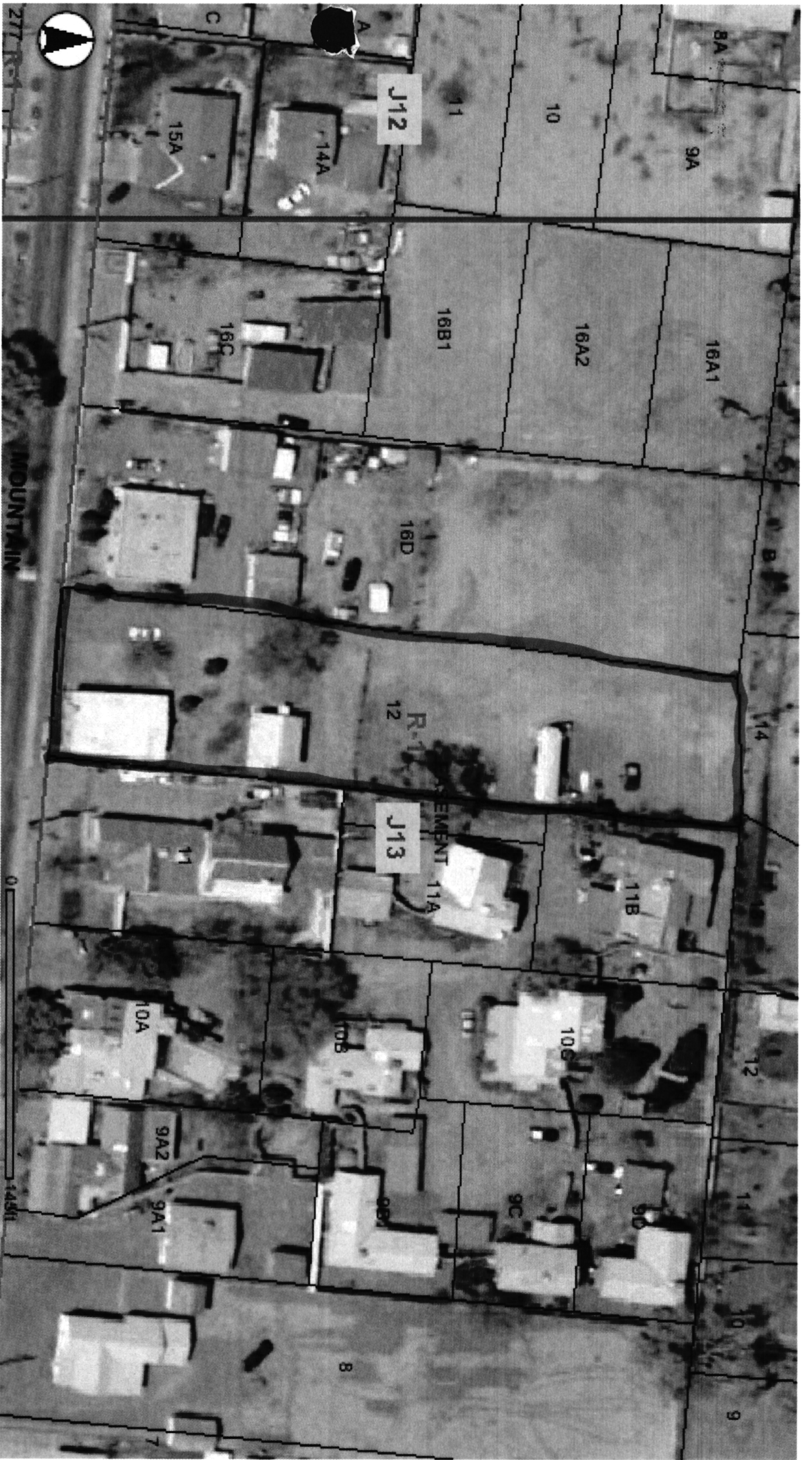
Site: Lot 16-D Tohatchi Addition and Lot 12 Block C JM Moore Realty CO's 3<sup>rd</sup> Addition

The creation of a new residential subdivision, vacation of easements will not require payment of Impact Fees. However, Impact Fees will be required at the time a permit is issued for each home built in this subdivision. Using an average of 2000sf of heated area the estimated impact fees for each home are as follows:

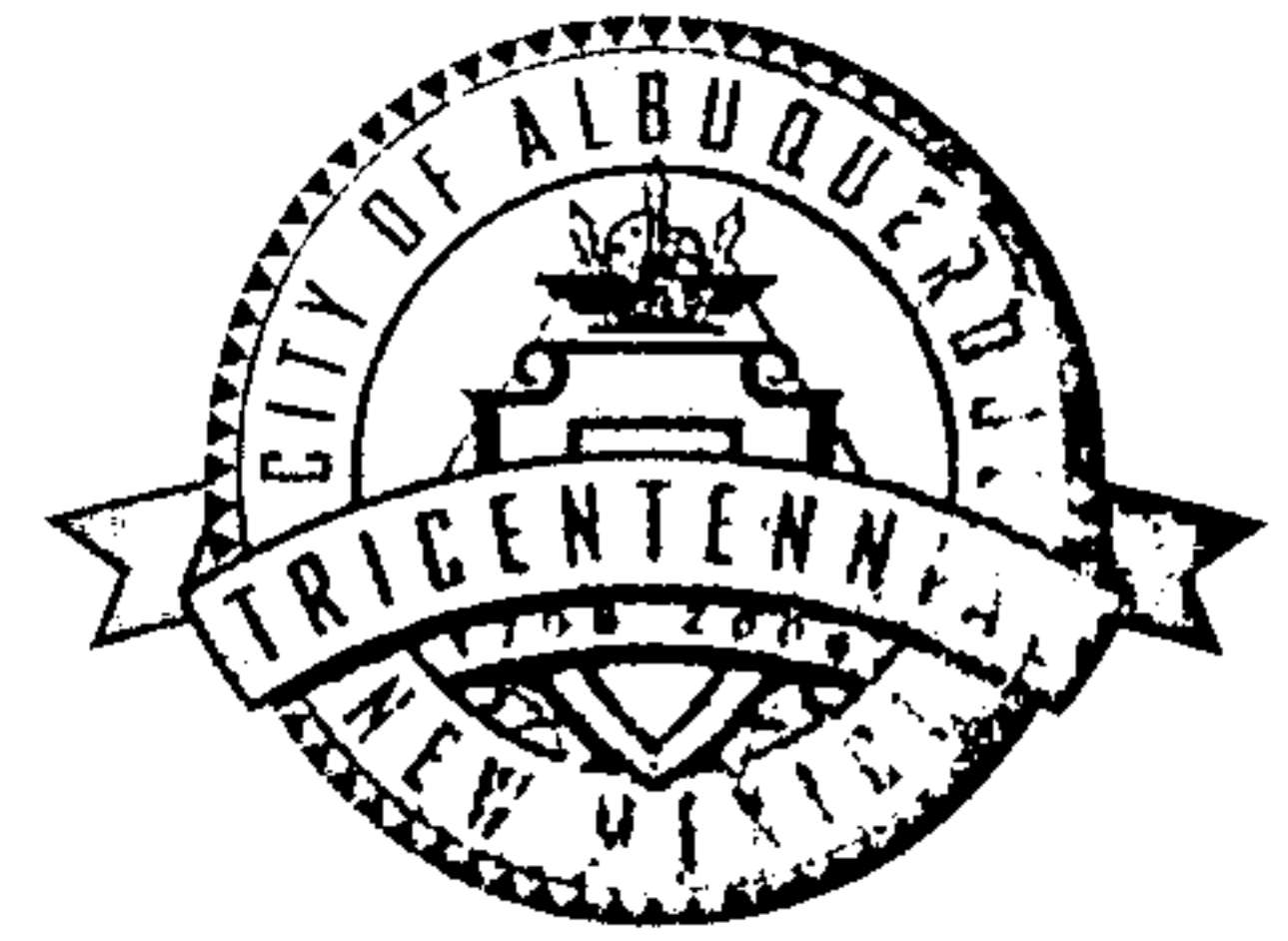
1. Public Safety Facilities for the Eastside: \$552.0
2. Parks, Recs., Trails, for Central/University: \$780.00

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

JACK CLOUD  
IMPACT FEE ADMINISTRATOR



#13  
#100 3928  
8-30-06



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

**DEVELOPMENT REVIEW BOARD--SPEED MEMO**

**DRB CASE NO/PROJECT NO: 1003928**

**AGENDA ITEM NO: 13**

**SUBJECT:**

Sketch Plat/Plan

**ACTION REQUESTED:**

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

**ENGINEERING COMMENTS:**

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

P.O. Box 1293

Albuquerque

New Mexico 87103

**RESOLUTION:**

APPROVED \_\_\_\_; DENIED \_\_\_\_; DEFERRED \_\_\_\_; COMMENTS PROVIDED *discussed* X; WITHDRAWN

www.cabq.gov

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

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

FOR:

**SIGNED:** Bradley L. Bingham  
City Engineer/AMAFCA Designee

**DATE:** August 30, 2006



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

DRB- 1003928                      Item No. 13                      Zone Atlas J-13  
DATE ON AGENDA 8-30-06  
INFRASTRUCTURE REQUIRED  YES ( ) NO  
CROSS REFERENCE: \_\_\_\_\_

**TYPE OF APPROVAL REQUESTED:**

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

| <u>No.</u> | <u>Comment</u>  |
|------------|---|
| 1)         | With 10 lots, the streets are required to meet DPM criteria.                    |
| 2)         | Are these P1 lots? (47' right-of-way with a 26' paved street)                   |
| 3)         | Use of a hammer head requires solid waste and fire department approval.         |
| 4)         | Mountain Road is a Major Local (50' r/w) plus the addition of a bike lane (6'). |
| 5)         | Who has rights to the 18' easement to the east?                                 |
| 6)         | Standard infrastructure per DPM is required.                                    |

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

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**DEVELOPMENT REVIEW BOARD**  
**UTILITY DEVELOPMENT**  
**Standard Comment Sheet**

DRB-1003928

Item No. 13

Zone Atlas J-13

DATE ON AGENDA 8/30/06

INFRASTRUCTURE REQUIRED  YES ( ) NO

CROSS REFERENCE: N/A

TYPE OF APPROVAL REQUESTED: ( ) ANNEXATION

SKETCH PLAT ( ) PRELIMINARY PLAT ( ) FINAL PLAT

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

( ) SITE PLAN FOR BUILDING PERMIT

**Comments:**

1. Need to request a Water/Sewer Availability statement. Public water/sewer line extensions will be required. A new fire hydrant will also be required. The proposed easement is too narrow, need 25' for public water/sewer lines and 10' additional for PUE.

If you have any questions or comments please call Roger Green at 924-3989.

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

DRB- 1003928                  Item No. 22                  Zone Atlas J-13

DATE ON AGENDA    2-16-05

INFRASTRUCTURE REQUIRED  YES  NO

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

**TYPE OF APPROVAL REQUESTED:**

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

| <u>No.</u> | <u>Comment</u> |
|------------|----------------|
|------------|----------------|

- |    |  |
|----|--|
| 1) | Mountain Road is a Major Local in this area. (min. of 50' of r/w) in addition, it is also called out as a bike lane facility (+12' r/w). |
| 2) | Need to provide a dimension from face of curb to property line.  |
| 3) | Where do lots 4 & 5 take access from?  |
| 4) | It may be possible to use a 28' access easement with a 4' sidewalk along the west side.  |
| 5) | Need to dimension and have approval of solid waste & fire for the use of a hammerhead.   |
| 6) | Who has rights to the 18' gravel road east of lot 6?   |
| 7) | Standard infrastructure per DPM required.  |

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

**DEVELOPMENT REVIEW BOARD**  
**UTILITY DEVELOPMENT**  
**Standard Comment Sheet**

DRB- 1003928

Item No. 22

Zone Atlas J-13

DATE ON AGENDA 02/16/05

INFRASTRUCTURE REQUIRED YES ( )NO

CROSS REFERENCE:

TYPE OF APPROVAL REQUESTED: ( ) ANNEXATION

SKETCH PLAT ( )PRELIMINARY PLAT ( )FINAL PLAT

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

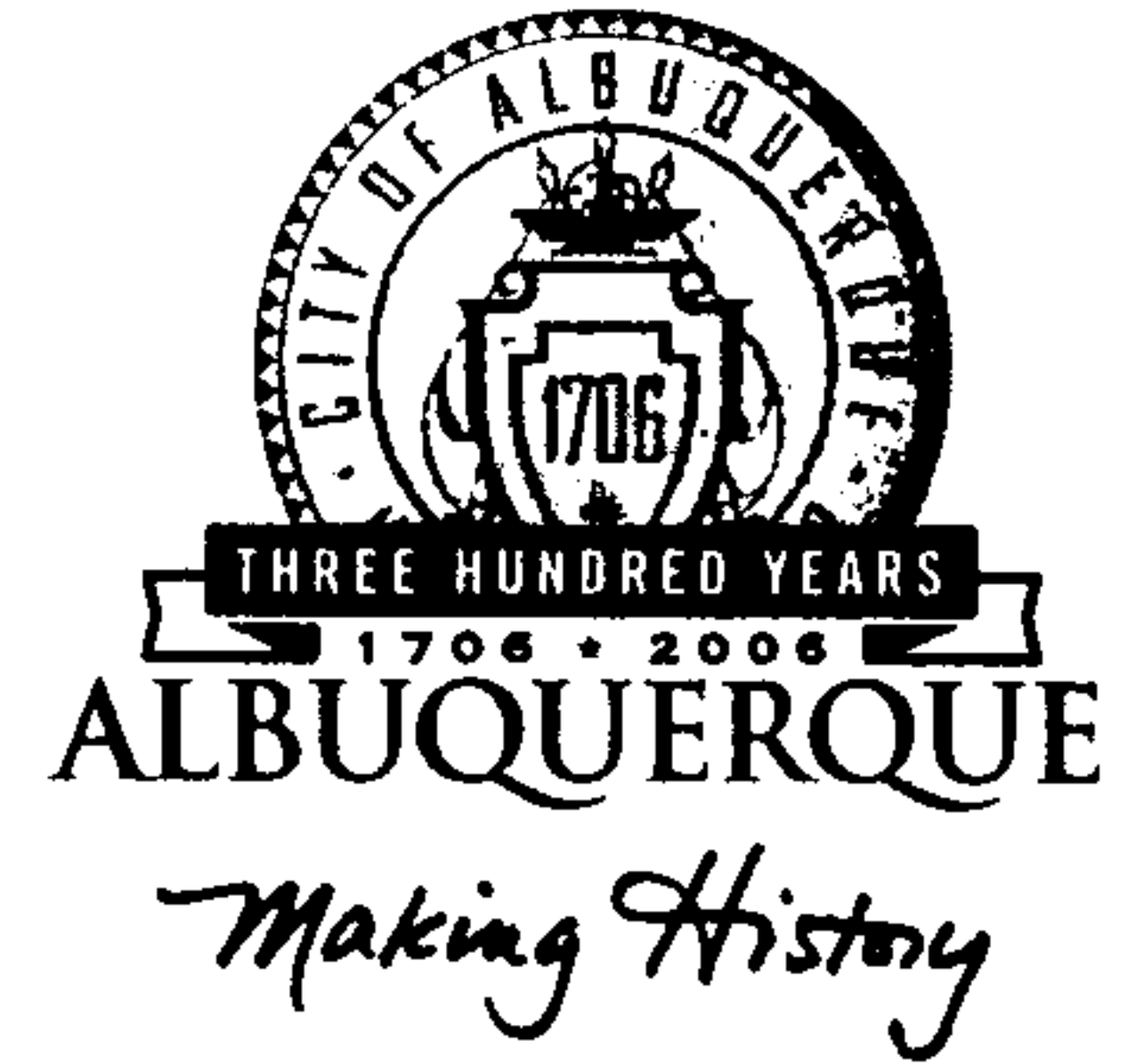
( )SITE PLAN FOR BUILDING PERMIT

**Comments:**

Need to request a new water/sewer availability statement. Public water/sanitary sewer line extensions will be required. A new fire hydrant will also be required. To allow private service lines the number of lots would have to be reduced by two.

If you have any questions or comments please call Roger Green at 924-3989.

# CITY OF ALBUQUERQUE



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

DEVELOPMENT REVIEW BOARD--SPEED MEMO

**DRB CASE NO/PROJECT NO: 1003928**

**AGENDA ITEM NO: 22**

**SUBJECT:**

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

**ACTION REQUESTED:**

P.O. Box 1293

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

**ENGINEERING COMMENTS:**

Albuquerque

An approved drainage plan is required for preliminary plat approval.  
An approved infrastructure list is required for Preliminary Plat approval.  
Development projects with land area of 5 acres, or more, are required to file a Notice of Intent (NOI) with the US Environmental Protection Agency for storm water discharge during construction.

New Mexico 87103

**RESOLUTION:**

www.cabq.gov

APPROVED \_\_\_\_; DENIED \_\_\_\_; DEFERRED \_\_\_\_; COMMENTS PROVIDED *discussed* X; WITHDRAWN

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

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

FOR:

**SIGNED:** Bradley L. Bingham  
City Engineer/AMAFCA Designee

**DATE:** February 16, 2005

**CITY OF ALBUQUERQUE  
PLANNING DEPARTMENT  
February 16, 2004  
DRB Comments**

**ITEM # 22**

**PROJECT # 1003928**

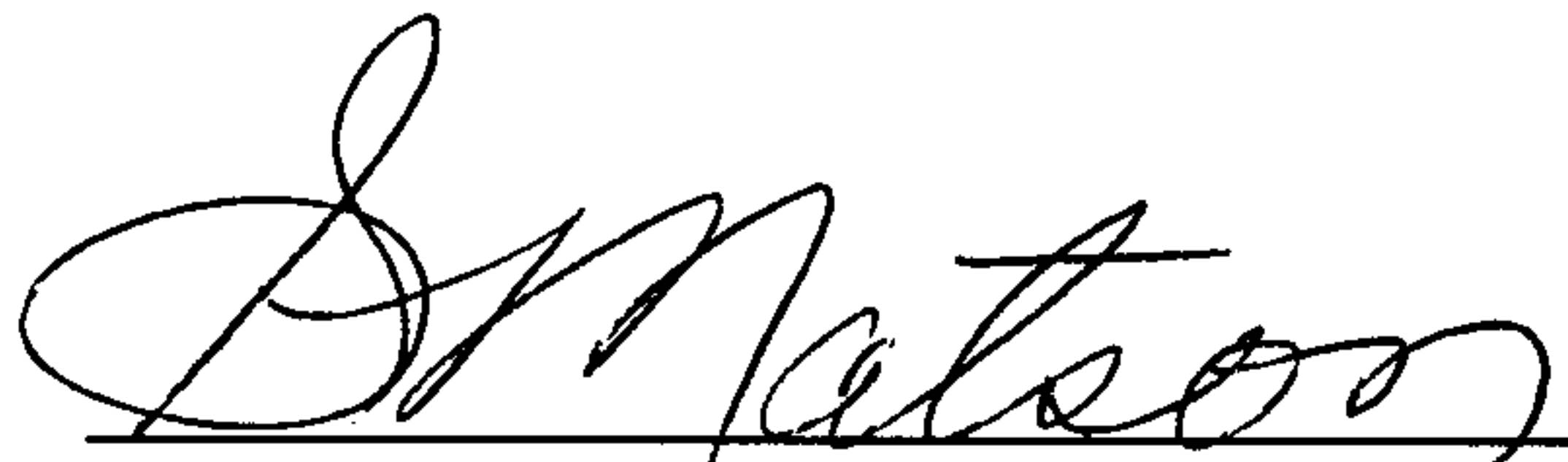
**APPLICATION # 05-00203**

**RE: Lot 16-D Tohatchi Add. & Lot 12, Block C, JM Moore/sketch**

When were these residences built? Prior to 1959 or after?

The existing residences must meet the required setbacks for R-1 wherever there is a new lot line proposed. An application for a variance to the setbacks is possible. If applicant chooses to request a variance, the lot split must occur first. Then Planning will take delegation on the plat until the variance is approved. If the variance is not approved, the plat will not be recorded. The existing platting will prevail.

This property lies within the Old Town Sector Plan boundaries.



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

**CITY OF ALBUQUERQUE  
PARKS & RECREATION DEPARTMENT  
DEVELOPMENT REVIEW BOARD**



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**DRB CASE NUMBER:** 1003928 **DRB Hearing Date:** 2/16/05

**ITEM NUMBER:** 22

**SUBDIVISION:** Tohatchi Addition and Lots 12, Block C, J. M. Moore Realty CO'S  
3<sup>rd</sup> Addition

**NUMBER OF NEW UNITS:** ?

**REQUEST FOR:** Sketch plat review and comment

**ZONING:** R-1

**ZONE ATLAS PAGE:** J-13

**COMMENT:**

Will the existing residents remain? How many new homes will be built?

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

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

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

**SIGNED:** Christina Sandoval

**PHONE #:** 768-3808



Supplemental form

**SUBDIVISION**

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

**SITE DEVELOPMENT PLAN**

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

**STORM DRAINAGE (Form D)**

- Storm Drainage Cost Allocation Plan

**S Z ZONING & PLANNING**

- Annexation
  - County Submittal
  - EPC Submittal
  - Zone Map Amendment (Establish or Change Zoning)
  - Sector Plan (Phase I, II, III)
  - Amendment to Sector, Area, Facility or Comprehensive Plan
  - Text Amendment (Zoning Code/Sub Regs)
  - Street Name Change (Local & Collector)
  - APPEAL / PROTEST of...**
- Decision by: DRB, EPC, LUCC, Planning Director or Staff, ZHE, Zoning Board of Appeals

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

**APPLICATION INFORMATION:**

Professional/Agent (if any): Jacks High Country PHONE: 898-3707  
 ADDRESS: 8953 2nd St. N.W. FAX: 890-0645  
 CITY: Albuquerque STATE NM ZIP 87114 E-MAIL: jackshighcountry@comcast.net

APPLICANT: Townes Family Enterprises LLP PHONE: 858-1444  
 ADDRESS: 10710 Del Rey N.E. FAX: —  
 CITY: Albuquerque STATE NM ZIP 87122 E-MAIL: —

Proprietary interest in site: owners List all owners: Townes Family Enterprises LLP

DESCRIPTION OF REQUEST: Requesting to vacate 6 feet of the Private Access Easement being used for a turn-around

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. Lots 247 Block: — Unit: —  
 Subdiv/Addn/TBKA: Los Mochos Compound  
 Existing Zoning: R-1 Proposed zoning: R-1 MRGCD Map No —  
 Zone Atlas page(s): J-13 UPC Code: 1-013-058-028-440-21905  
1-013-058-018-442-21902

**CASE HISTORY:**

List any current or prior case number that may be relevant to your application (Proj., App., DRB-, AX, Z, V, S, etc.): 1003928

**CASE INFORMATION:**

Within city limits?  Yes Within 1000FT of a landfill? No  
 No. of existing lots: 2 No. of proposed lots: 2 Total area of site (acres): 0.3948  
 LOCATION OF PROPERTY BY STREETS: On or Near: Mountain Road N.W.  
 Between: Rio Grande Blvd. and Gabaldon Rd.

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

SIGNATURE Anthony L. Harris DATE 10-8-13  
 (Print) Anthony L. Harris 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            |
|--------------------------|-------------|------|-----------------|
| <u>13DRB - 20710</u>     | <u>VARE</u> |      | <u>\$ 45.00</u> |
|                          | <u>RMF</u>  |      | <u>\$ 20.00</u> |
|                          |             |      | \$              |
|                          |             |      | \$              |
|                          |             |      | \$              |
|                          |             |      | \$              |
|                          |             |      | Total           |
|                          |             |      | <u>\$ 65.00</u> |

Hearing date October 13, 2013

Project # 1003928

10-8-13  
 Planner signature / date



- 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  
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 \_\_\_ Fee (see schedule)  
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- 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  
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- 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**  
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- 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)  
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I, the applicant, acknowledge that any information required but not submitted with this application will likely result in deferral of actions.

Anthony Harris  
 Applicant name (print)  
Anthony Harris 10-8-13  
 Applicant signature / date



Form revised 4/07

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

Application case numbers  
 13 DRB - 70710

Veg 10-8-13  
 Planner signature / date  
 Project # 1003928



Supplemental form

**SUBDIVISION**

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

**SITE DEVELOPMENT PLAN**

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

**STORM DRAINAGE (Form D)**

- Storm Drainage Cost Allocation Plan

**S Z ZONING & PLANNING**

- Annexation
- County Submittal
- EPC Submittal
- Zone Map Amendment (Establish or Change Zoning)
- Sector Plan (Phase I, II, III)
- Amendment to Sector, Area, Facility or Comprehensive Plan
- Text Amendment (Zoning Code/Sub Regs)
- Street Name Change (Local & Collector)
- L A APPEAL / PROTEST of...**
- Decision by: DRB, EPC, LUCC, Planning Director or Staff, ZHE, Zoning Board of Appeals

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

**APPLICATION INFORMATION:**

Professional/Agent (if any): Jacks High Country PHONE: 898-3707  
 ADDRESS: 8953 2nd St. NW. FAX: 890-0645  
 CITY: Albuquerque STATE NM ZIP 87114 E-MAIL: jackshighcountry@comcast.net

APPLICANT: Townes Family Enterprises LLP PHONE: 858-1444  
 ADDRESS: 10710 Del Rey N.E. FAX: —  
 CITY: Albuquerque STATE NM ZIP 87122 E-MAIL: —

Proprietary interest in site: owners List all owners: Townes Family Enterprises LLP

DESCRIPTION OF REQUEST: Requesting to vacate 6 feet of the Private Access Easement being used for a turn-around

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. Lots 247 Block: — Unit: —  
 Subdiv/Addn/TBKA: Los Machos Compound  
 Existing Zoning: R-1 Proposed zoning: R-1 MRGCD Map No —  
 Zone Atlas page(s): J-13 UPC Code: 1-013-058-028-440-21905  
1-013-058-018-442-21902

**CASE HISTORY:**

List any current or prior case number that may be relevant to your application (Proj., App., DRB-, AX\_Z\_, V\_, S\_, etc.): 1003928

**CASE INFORMATION:**

Within city limits?  Yes Within 1000FT of a landfill? No  
 No. of existing lots: 2 No. of proposed lots: 2 Total area of site (acres): 0.3948  
 LOCATION OF PROPERTY BY STREETS: On or Near: Mountain Road N.W.  
 Between: Rio Grande Blvd. and Gabaldon Rd.

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

SIGNATURE Anthony L. Harris DATE 10-8-13  
 (Print) Anthony L. Harris Applicant:  Agent:

**FOR OFFICIAL USE ONLY**

Form revised 4/07

INTERNAL ROUTING

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Application case numbers

13DRB - 20710  
 \_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_

Action

ARE  
RMF

S.F.

Fees

\_\_\_\_\_ \$ 45.00  
 \_\_\_\_\_ \$ 20.00  
 \_\_\_\_\_ \$ \_\_\_\_\_  
 \_\_\_\_\_ \$ \_\_\_\_\_  
 \_\_\_\_\_ \$ \_\_\_\_\_  
 Total  
 \$ 65.00

Hearing date October 13, 2013

Project # 1003928

10-8-13  
 Planner signature / date

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Anthony Harris  
 Applicant name (print)  
Anthony Harris 10-8-13  
 Applicant signature / date

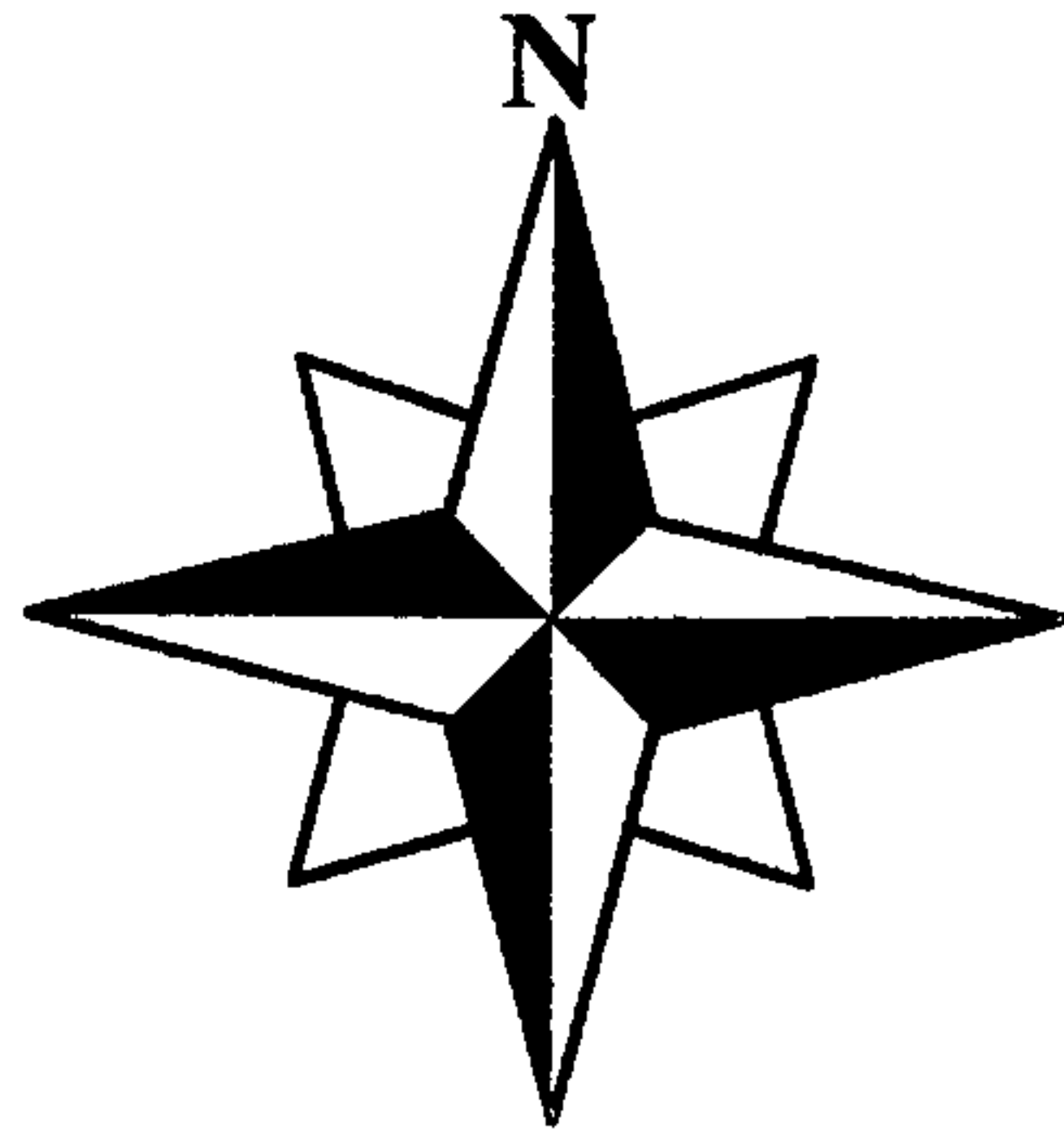


Form revised 4/07

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

Application case numbers  
 13 DRB - 10710

Ken 10-8-13  
 Planner signature / date  
 Project # 1003978



**Harris Surveying, Inc.**  
**2412-D Monroe Street NE**  
**Albuquerque, NM 87110**

*Phone (505) 889-8056 \* Fax (505) 889-8645*

October 8, 2013

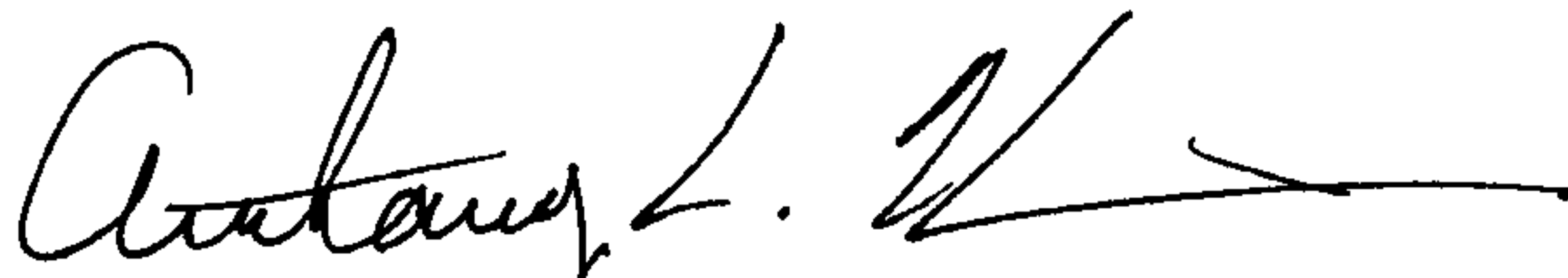
To: DRB Board Members

Re: Submittal of Los Mochos Compound

The purpose of this submittal is to vacate 6 feet of the Private Access Easement. This easement is being used for a turn-around and the Fire Department has reviewed the plat with a 24 foot turn-around.

If there are any question please feel free to contact me at my office.

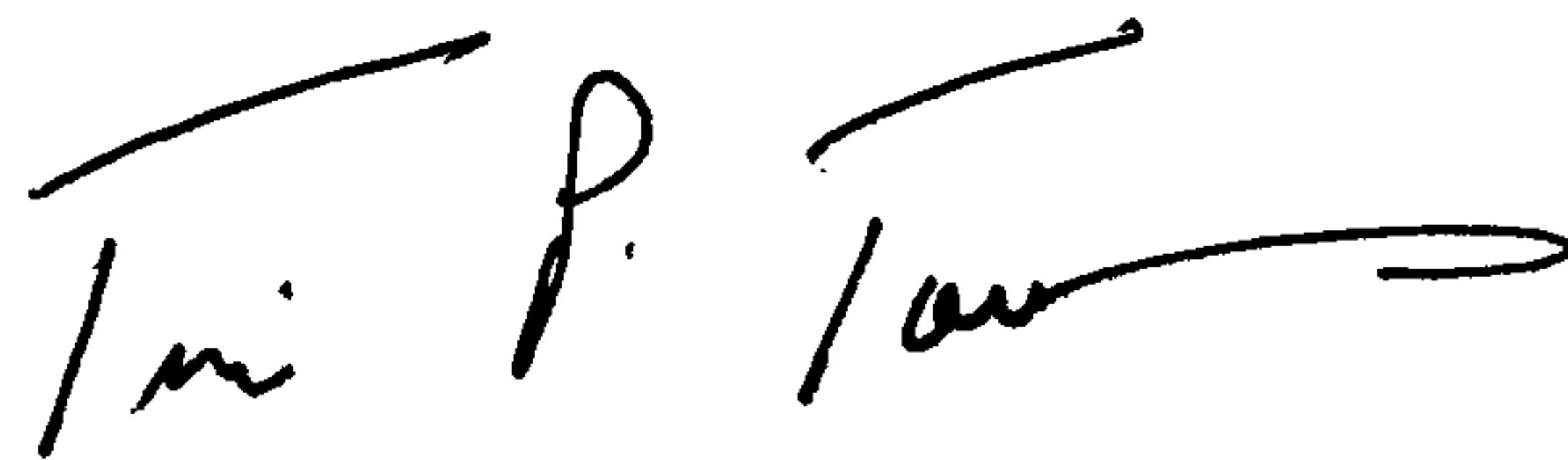
Thank You,

  
Anthony L. Harris

# HARRIS SURVEYING, INC.

2412-D Monroe Street, NE  
Albuquerque, New Mexico 87110  
(505) 889-8056 • Fax 889-8645

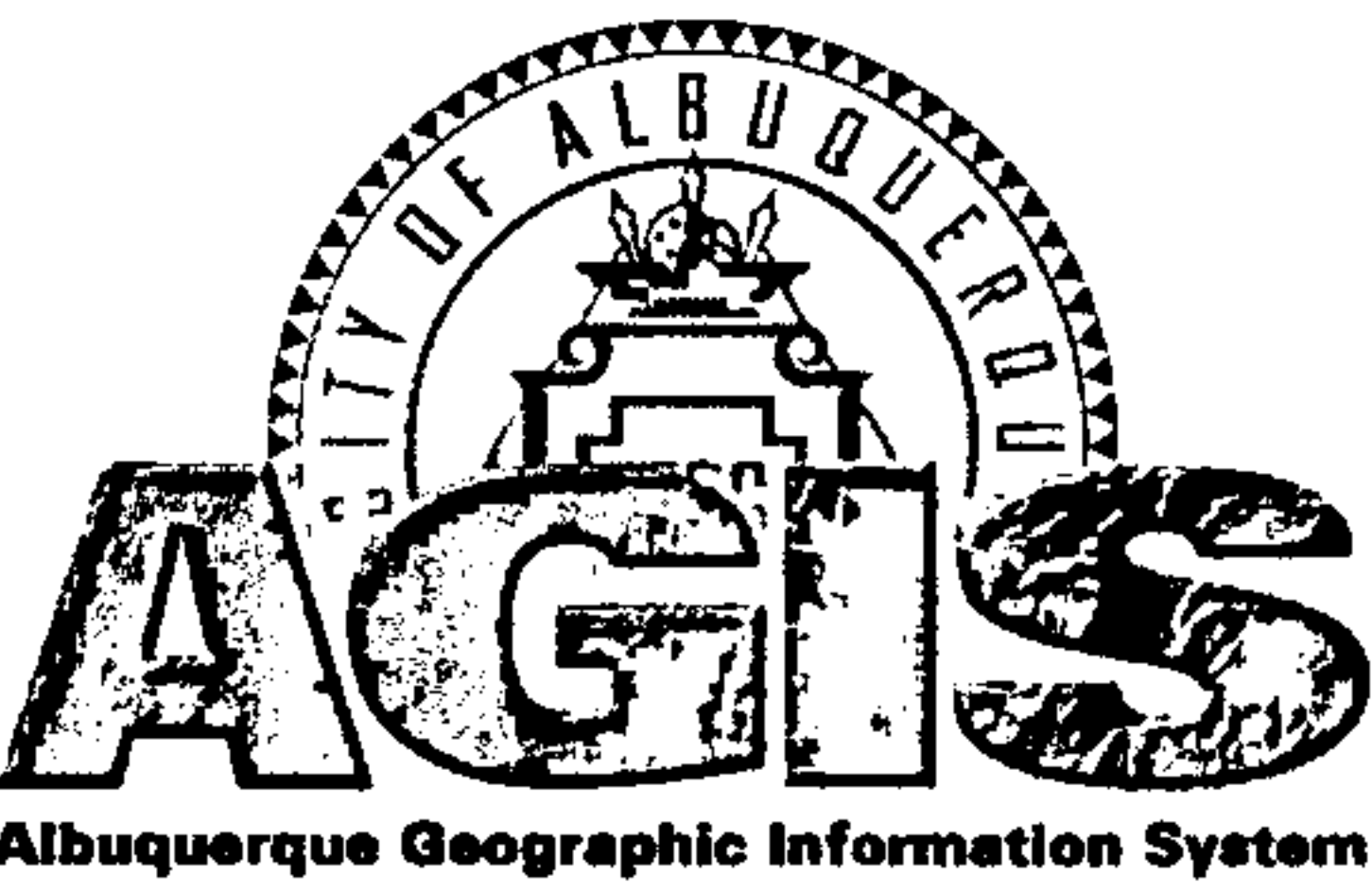
I, TIM TOWNES, BEING A GENERAL PARTNER FOR THE TOWNES FAMILY ENTERPRISES LLP, BEING THE OWNER OF LOTS 2 AND 7, LOS MOCHOS COMPOUND, AM REQUESTING THAT 6 FEET OF THE PRIVATE ACCESS EASEMENT BE VACATED. THIS AREA IS BEING USED AS A TURN AROUND AND WILL NOT HAVE ANY AFFECT ON THE NEIGHBORING PROPERTIES.



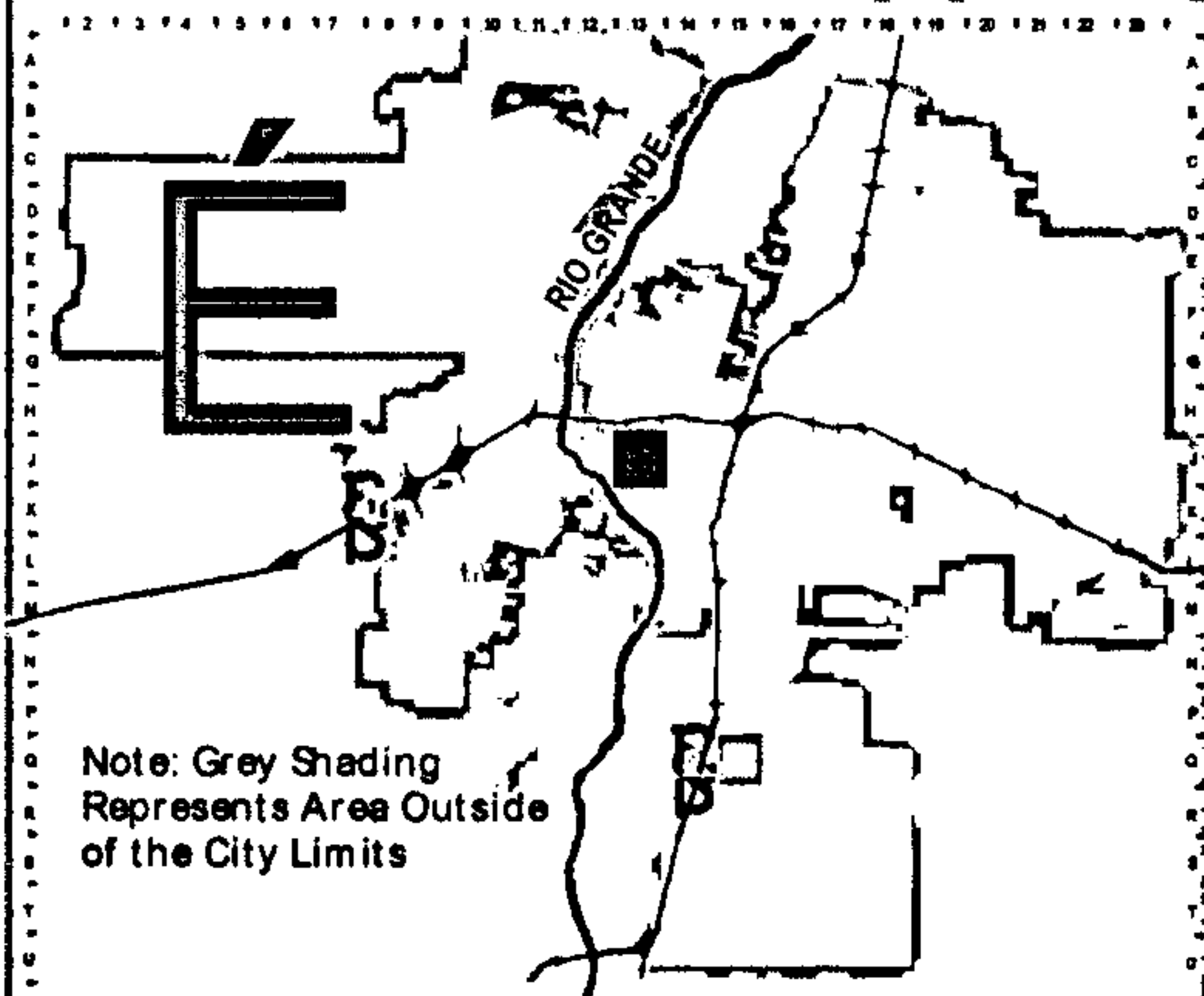
OCT 10, 2012



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











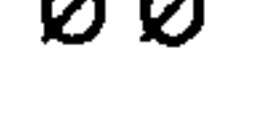
Map amended through: 1/24/2011



Note: Grey Shading Represents Area Outside of the City Limits

Zone Atlas Page:  
**J-13-Z**

Selected Symbols

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

0 750 1,500 Feet

October 16, 2013

No. of Lots: 8  
Nearest Major Streets: RIO GRANDE

FIGURE 12

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

AGREEMENT TO CONSTRUCT  
PUBLIC AND/OR PRIVATE SUBDIVISION IMPROVEMENTS

THIS AGREEMENT is made this 7<sup>th</sup> day of May, 2007, by and between the City of Albuquerque, New Mexico ("City"), a municipal corporation, whose address is P. O. Box 1293 (One Civic Plaza), Albuquerque, New Mexico 87103, and Los Mochos LLP ("Subdivider"), a [state the type of business entity, for instance, "New Mexico corporation," "general partnership," "joint venture," "individual," etc.:] LIMITED LIABILITY PARTNERSHIP, whose address is 2323 Mountain Rd, NW 87104 and whose telephone number is 505-267-1768, is made in Albuquerque, New Mexico, and is entered into as of the date of final execution of this Agreement.

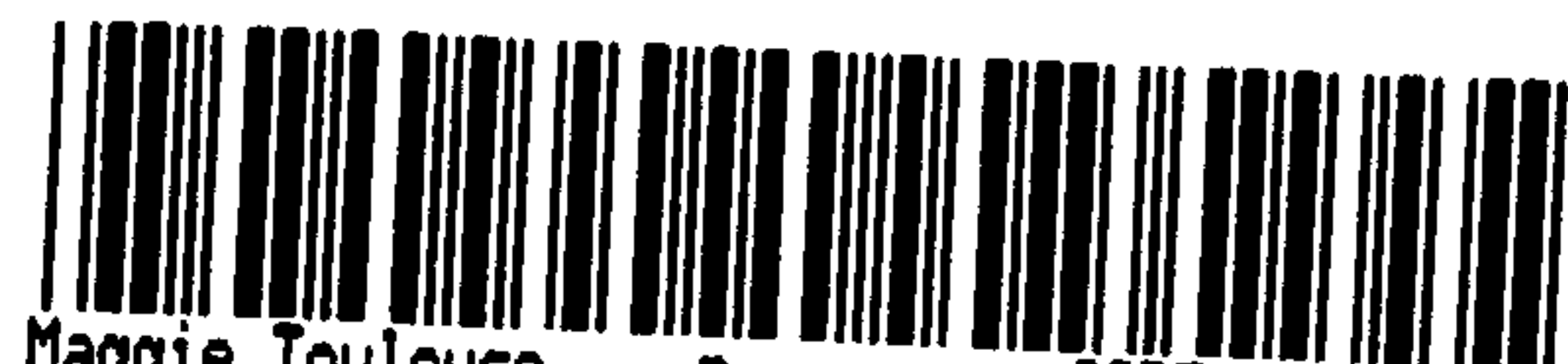
1. Recital. The Subdivider is developing certain lands within the City of Albuquerque, Bernalillo County, New Mexico, known as [existing legal description:] Lot 12 Block C JMN Realty 3rd Add. & Lot 160 JMN Realty, recorded on \_\_\_\_\_ in the records of the Bernalillo County Clerk at Book \_\_\_\_\_, pages \_\_\_\_\_ through \_\_\_\_\_ (the "Subdivision"). The Subdivider certifies that the Subdivision is owned by [state the name of the present real property owner exactly as shown on the real estate document conveying title in the Subdivision to the present owner:] Los Mochos LLP ("Owner").

The Subdivider has submitted and the City has approved a preliminary plat or Site Development Plan identified as Los Mochos Compound describing Subdivider's Property.

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

2. Improvements and Construction Deadline. The Subdivider agrees to install and complete the public and/or private improvements described in Exhibit A, the required infrastructure listing ("Improvements"), to the satisfaction of the City, on or before the 19 day of Feb, 2008 ("Construction Completion Deadline"), at no cost to the City. The Improvements are shown in greater detail on the Subdivider's proposed and approved plans, which have been filed with the City Engineer and are identified as Project No. 684187.

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





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

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

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

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

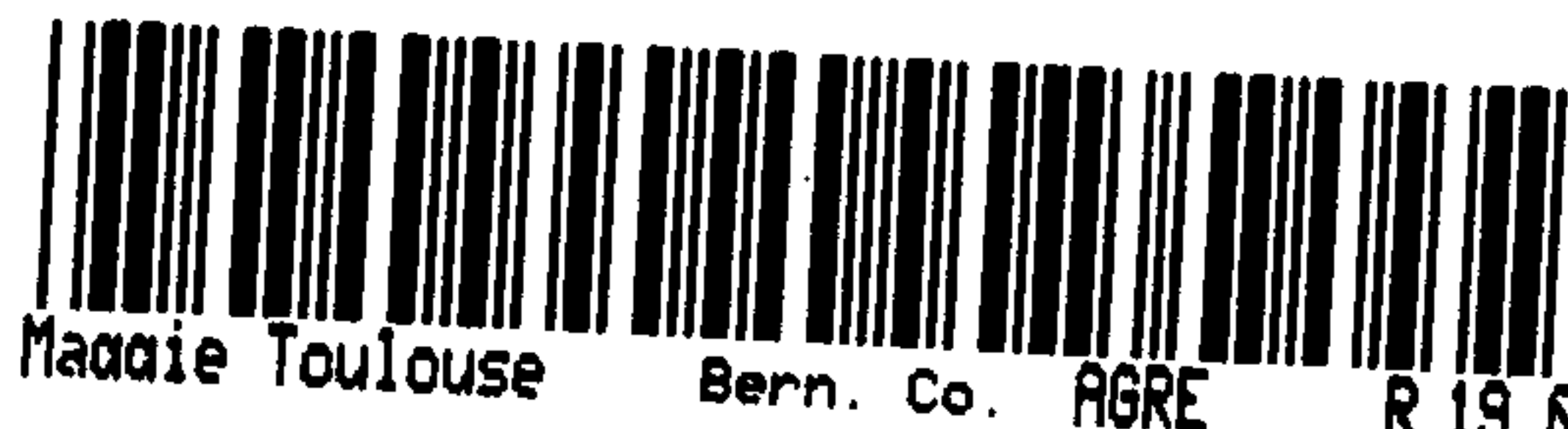
| <u>Type of Fee</u>  | <u>Amount</u>   |
|---|---|
| <u>Engineering Fee</u>  | <u>3.25% of Actual Construction Cost</u>                    |
| <u>Excavation And Sidewalk Ordinance, Street Restoration Fees</u> | <u>As per required City - approved estimate. (Figure 7)</u> |

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

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

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

B. Construction Inspection Methods. Inspection of the construction of the public Improvements shall be performed by AAT GARCIA, PAZI, and inspection of the private Improvements shall be performed by \_\_\_\_\_, both New Mexico Registered Professional Engineers. If the inspection is performed by an entity other than the City, the City may monitor the inspection and the Subdivider



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

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

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

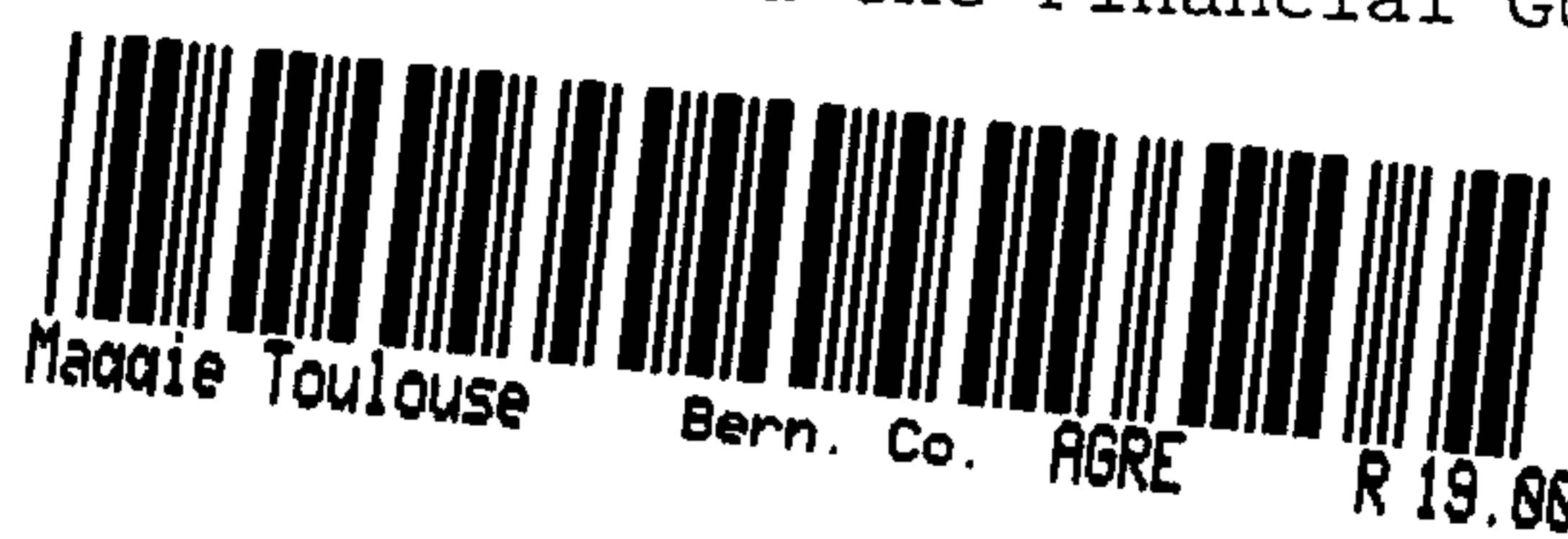
5. Financial Guaranty. If final plat approval is not requested prior to construction of the Subdivision, a financial guaranty is not required. If final plat approval is requested, the Subdivider must provide the City with a financial guaranty in an amount of not less than 125% of the estimated cost of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

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

Type of Financial Guaranty: Loan Reserve Letter #2432  
Amount: \$ 109,031.78 Name of Financial Institution or Surety  
providing Guaranty: 1st COMMUNITY BANK  
Date City first able to call Guaranty: \_\_\_\_\_  
[Construction Completion Deadline]: Feb 19 2008  
If Guaranty other than a Bond, last day City able to call Guaranty is:  
APRIL 19 2008  
Additional information: \_\_\_\_\_

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

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



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

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

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

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

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

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

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

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

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



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

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

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

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

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

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

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

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

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

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

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



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

SUBDIVIDER: Los Mochos LLP

By [Signature]: James B Mochos  
Name: JAMES B. MOCHOS, PARTNER  
Title: \_\_\_\_\_  
Dated: 4/26/07

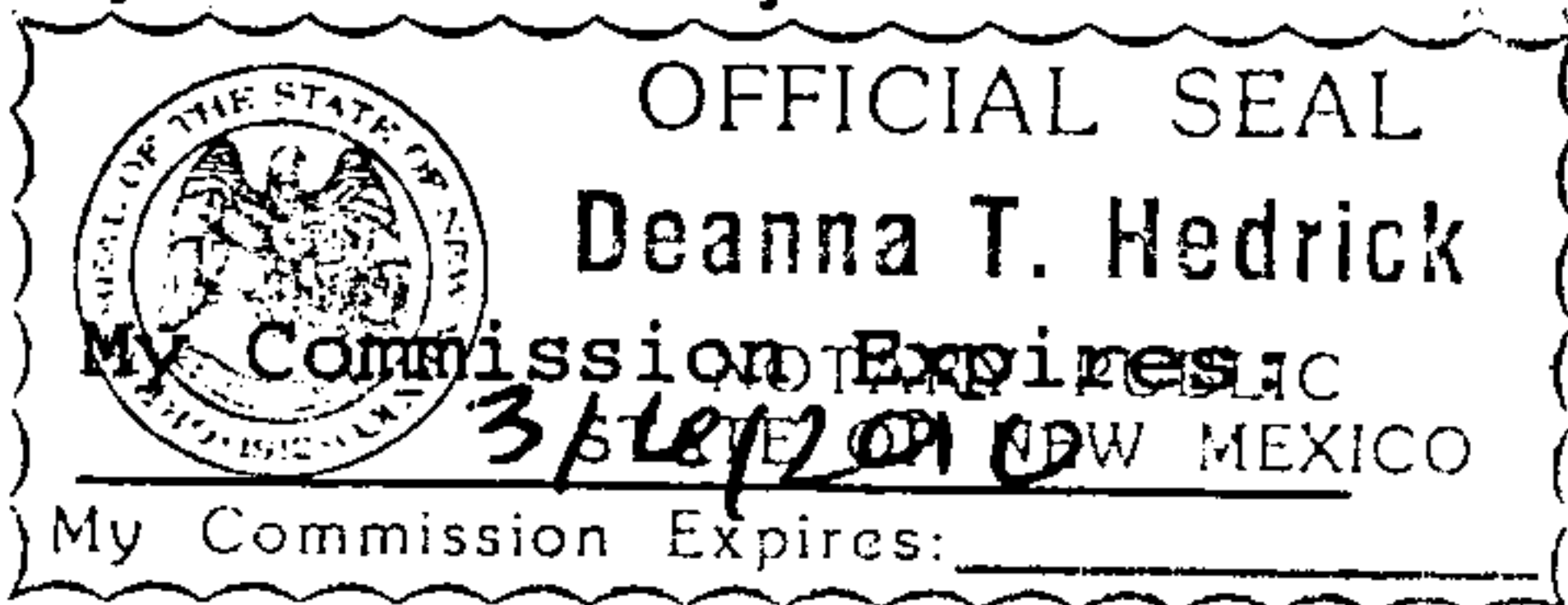
CITY OF ALBUQUERQUE  
Paul Dase  
City Engineer  
Dated: 5-07-07  
WJ 5/14/07

M  
5-3-07

SUBDIVIDER'S NOTARY

STATE OF New Mexico )  
COUNTY OF Bernalillo ) ss.

This instrument was acknowledged before me on 26<sup>th</sup> day of April, 20 07 by [name of person:] James B. Mochos, [title or capacity, for instance, "President" or "Owner":] Partner, of [Subdivider:] \_\_\_\_\_



Deanna T. Hedrick  
Notary Public

CITY'S NOTARY

STATE OF NEW MEXICO )  
COUNTY OF BERNALILLO ) ss.

This instrument was acknowledged before me on 7 day of May, 20 07 by Richard Pautle, City Engineer of the City of Albuquerque, a municipal corporation, on behalf of said corporation.

Claire Senova  
Notary Public

My Commission Expires:

7.30.2008

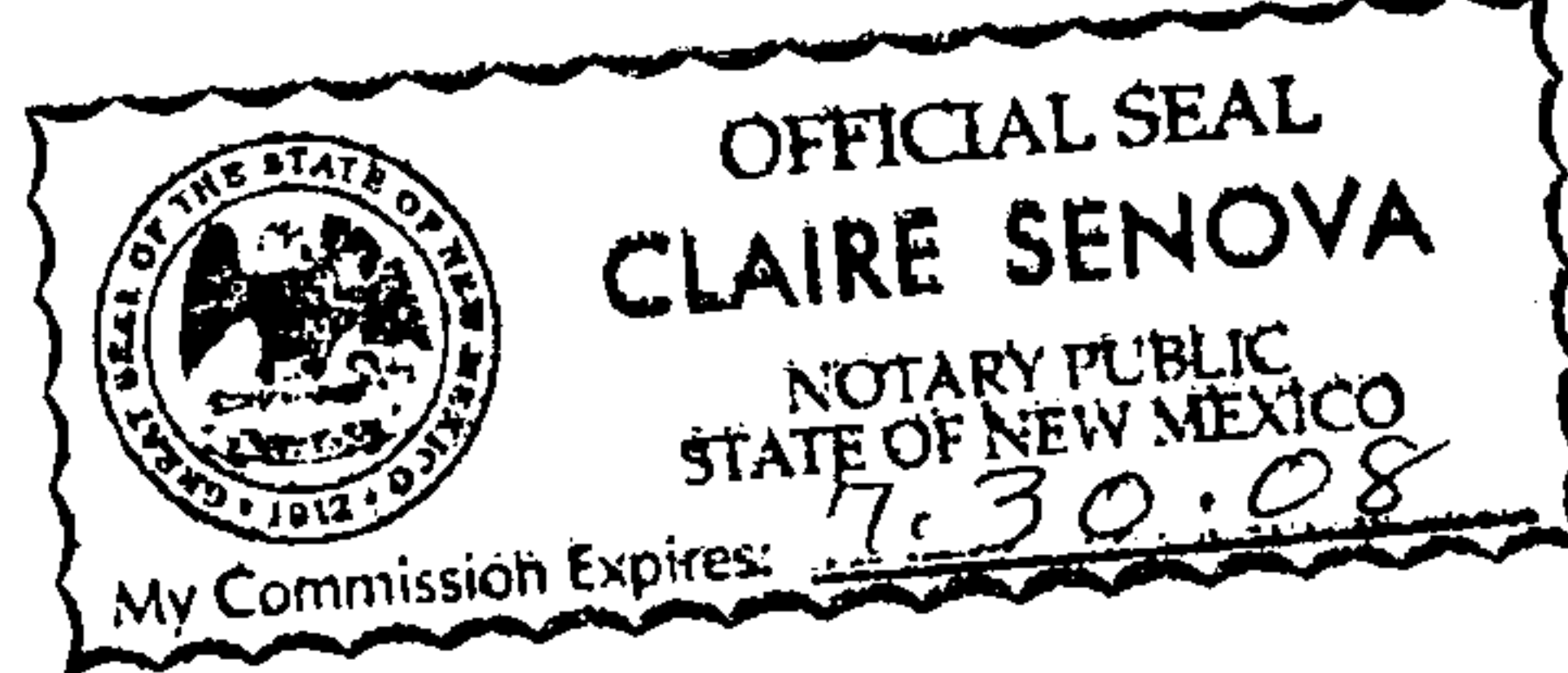


EXHIBIT A AND POWER OF ATTORNEY ATTACHED



Machie Toulouse Bern. Co. AGRE R 19.00

2007068146  
6651093  
Page: 6 of 6  
05/08/2007 02:52P  
BK-A136 Pg-8008

POWER OF ATTORNEY

NOTE: Must be signed and notarized

**ORIGINAL**

**INFRASTRUCTURE LIST**

(REV. 0.05)

**EXHIBIT "A"**

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

Los Mochos Compound

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

LOT 12, Block C JM Moore Realty 3rd Addition & Lot 16 D To Hatchi Addition

Date Submitted: 7/24/2007  
Date Site Plan Approved: 1/11/08  
Date Preliminary Plat Approved: 2/11/08  
Date Preliminary Plat Expires: 04-01-2008  
DRB Project No.: 1003928  
DRB Application No.: 07 028-00068

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 guarantee. 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 incorporated project acceptance and close out by the City.

| Financially Guaranteed | Constructed Under | DRC # | Size | Type of Improvement             | Location                | From    | To                 | Construction Certification |      |                    |
|------------------------|-------------------|-------|------|---------------------------------|-------------------------|---------|--------------------|----------------------------|------|--------------------|
|                        |                   |       |      |                                 |                         |         |                    | Inspector                  | P.E. | City Cnst Engineer |
|                        |                   |       | 8"   | Sanitary Sewer pipe - 280 LF    | private access easement | MT. Rd. | N. end of easement | 1                          | 1    | 1                  |
|                        |                   |       | 48"  | Sanitary Sewer manholes - 4 EA. |                         |         |                    | 1                          | 1    | 1                  |
|                        |                   |       |      | Sanitary sewer services - 6 EA. |                         |         |                    | 1                          | 1    | 1                  |
|                        |                   |       | 4"   | water line 2.87 LF              | private access easement | MT. Rd. | N. end of easement | 1                          | 1    | 1                  |
|                        |                   |       |      | water services 6 EA.            |                         |         |                    | 1                          | 1    | 1                  |
|                        |                   |       | STA  | Fire Hydrant                    | Sta 9+98                |         |                    | 1                          | 1    | 1                  |
|                        |                   |       |      | Doublewater meters - 3 EA.      | 20' RT                  |         |                    | 1                          | 1    | 1                  |
|                        |                   |       | 18"  | RCP 50' drain w/ 2 inlets       | private access easement | MT. Rd. | N. end of easement | 1                          | 1    | 1                  |
|                        |                   |       | 48"  | 3 storm drain manholes          |                         |         |                    | 1                          | 1    | 1                  |

| Financially Guaranteed DRC # | Constructed Under DRC # | Size | Type of Improvement                | Location                            | From                                      | To          | Construction Certification |              |                    |
|------------------------------|-------------------------|------|------------------------------------|-------------------------------------|---|-------------|----------------------------|--------------|--------------------|
|                              |                         |      |                                    |                                     |   |             | Inspector                  | Private P.E. | City Cnst Engineer |
|                              |                         |      | Type D inlets<br>2 EA.             | Sta 11+77                           |   |             | 1                          | 1            | 1                  |
|                              |                         | 18"  | HDPE storm drain<br>125 LF         |                                     | Sta 10+85                                 | Sta 11+77   | 1                          | 1            | 1                  |
|                              |                         | 18"  | Reinforced concrete<br>Pipe - 94LF |                                     | Sta 9+86                                  | Sta 10+85   | 1                          | 1            | 1                  |
|                              |                         | 6"   |                                    |                                     |   |             | 1                          | 1            | 1                  |
|                              |                         | 6"   | concrete driveway                  | private access                      | MT. Rd                                    | 25' north   | 1                          | 1            | 1                  |
|                              |                         | 3"   | 24' wide base course               | casement                            |   |             | 1                          | 1            | 1                  |
|                              |                         | 3"   | 24' wide gravel<br>surface         | private access<br>casement          | MT. Rd                                    | N. end amt. | 1                          | 1            | 1                  |
|                              |                         | Std. | Header curb                        | private access<br>casement          | mt. Rd                                    | N. end amt. | 1                          | 1            | 1                  |
|                              |                         | 6"   | crusher fine<br>sidewalk           | private access<br>casement          | separating sidewalk<br>from driveway amt. |             | 1                          | 1            | 1                  |
|                              |                         | 6"   | Stamped concrete<br>1162 LF        | west side of<br>private access amt. |   |             | 1                          | 1            | 1                  |
|                              |                         | 4'   | wall 250 LF                        | west pipeline                       |   |             | 1                          | 1            | 1                  |
|                              |                         |      |                                    |                                     |   |             | 1                          | 1            | 1                  |

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

| Financially Guaranteed DRC # | Constructed Under DRC # | Size | Type of Improvement | Location | From | To | Construction Certification |      |                    |
|------------------------------|-------------------------|------|---------------------|----------|------|----|----------------------------|------|--------------------|
|                              |                         |      |                     |          |      |    | Private Inspector          | P.E. | City Cnst Engineer |
| <input type="text"/>         | <input type="text"/>    |      |                     |          |      |    | /                          | /    | /                  |
| <input type="text"/>         | <input type="text"/>    |      |                     |          |      |    | /                          | /    | /                  |

Approval of Creditable Items:  
 Impact Fee Administrator Signature Date

Approval of Creditable Items:  
 City User Dept. Signature Date

NOTES

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

Street lights per City requirements.

1 Engineers certification of grading plan required prior to release of SIA + FG.

2 \_\_\_\_\_

3 \_\_\_\_\_

AGENT / OWNER

Dan Grancy  
 NAME (print)  
Dan Grancy Surveys Southwest  
 FIRM  
D. Grancy 4.04.07  
 SIGNATURE - date

DEVELOPMENT REVIEW BOARD MEMBER APPROVALS

[Signature]  
 DRB CHAIR - date

[Signature] 4/4/07  
 TRANSPORTATION DEVELOPMENT - date

[Signature] 4/4/07  
 UTILITY DEVELOPMENT - date

[Signature] 4/4/07  
 CITY ENGINEER - date

Christina Sandford 4/4/07  
 PARKS & GENERAL RECREATION - date

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

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

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

DESIGN REVIEW COMMITTEE REVISIONS

| REVISION | DATE | DRG CHAIR | USER DEPARTMENT | AGENT / OWNER |
|----------|------|-----------|-----------------|---------------|
|          |      |           |                 |               |
|          |      |           |                 |               |
|          |      |           |                 |               |

505-242-1420 p.6



# FINANCIAL GUARANTY AMOUNT

04/24,2007

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

Project Description:

Project ID #: 684182, Los Mochos Compound, Phase/Unit #: 1

Requested By: James Mocho, Partner/Lc s Mocho LLP

|  |        |                            |
|--|--------|----------------------------|
| Approved estimate amount:                |        | \$68,319.45                |
| Contingency Amount:                      | 10.00% | \$6,831.95                 |
| Subtotal:                                |        | \$75,151.40                |
| NMGRT                                    | 6.875% | \$5,166.66                 |
| Subtotal:                                |        | \$80,318.06                |
| Engineering Fee                          | 6.60%  | \$5,300.99                 |
| Testing Fee                              | 2.00%  | \$1,606.36                 |
| Subtotal:                                |        | \$87,225.42                |
| FINANCIAL GUARANTY RATE                  |        | 1.25                       |
| Retainage Amount:                        |        | \$0.00                     |
| <b>TOTAL FINANCIAL GUARANTY REQUIRED</b> |        | <b><u>\$109,031.78</u></b> |

APPROVAL:

DATE:

Stephen Woodall

4-24-07

Notes:



April 27, 2007

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

LOAN RESERVE LETTER No. 2432

RE: Loan Reserve for Los Mochos Limited Liability Partnership  
City of Albuquerque, Project ID# 684182  
Project Name: Los Mochos Compound  
Loan Reserve Amount: One Hundred Nine Thousand Thirty One Dollars and 78/100, (\$109,031.78)

Dear Dr. Pearlman:

This is to advise the City of Albuquerque ("City") that, at the request of Los Mochos Limited Liability Partnership ("Borrower"), First Community Bank, ("Financial Institution") in , New Mexico, commits the sum of One Hundred Nine Thousand Thirty One Dollars and 78/100, (\$109,031.78) ("Loan Reserve") for the exclusive purpose of providing the financial guarantee which the City requires , ("Subdivider") to provide for the installation of the improvements which must be constructed at , Project No.684182 (Project"). The Amount of the Loan Reserve is 125% of the City's estimated cost of the Project, as required by the City's Subdivision Ordinance. The improvements are identified in the agreement between the City of Albuquerque and Subdivider, which was recorded on 5/8/07 in the records of the Clerk of Bernalillo County, New Mexico, in Book Misc. A136 at pages 8008 to 8008, ("Agreement").

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

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

2. Liability of Financial Institution. Although the City may approve the Financial Institution's release of a part of the Loan Reserve, the approval will not constitute the City's final acceptance of part or all of the Project. However, no matter what agreement exists between the Subdivider and the City, the total liability of the Financial Institution to the City with respect to the Loan Reserve established pursuant to this Loan Reserve Letter shall at all times be limited to the lesser of the amount stated in this Loan Reserve Letter or the latest Reduced Loan Reserve Balance authorized in writing by the City, and the Financial Institution's liability to the City under this Loan Reserve Letter shall cease upon termination of the Loan Reserve as provided in Section 4 herein.
  
3. Draw on Reserve. If by February 19, 2008, the improvements described in the Agreement have not been fully installed, inspected, approved and accepted by the City, then, upon presentation between February 20, 2008, and April 19, 2008, inclusive, the City may demand payment from the Financial Institution up to the lesser of the amount stated in this Loan Reserve Letter or the latest Reduced Loan Reserve Balance authorized in writing by the City. The City may demand payment by delivering to the Financial Institution a certified "Demand for Payment" executed by the CAO which shall state that the Subdivider has failed to comply with the terms of the Agreement and also shall state the estimated cost of completing the improvements specified in the Agreement ("Estimated Cost of Completion"). Upon receipt of the Demand for Payment, the Financial Institution promptly

shall draw from the Loan Reserves cashier's check to the City of Albuquerque the amount of 125% of the estimated cost of completion, not to exceed the lesser of the total Loan Reserve amount stated in this Loan Reserve Letter or the latest Reduced Loan Reserve Balance authorized in writing by the City. The Financial Institution shall deliver the cashier's check promptly to the City.

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

A. Sixty (60) days after the City accepts the completed improvements specified in the Agreement; or

B. City delivery of the Demand for Payment and the Financial Institution's payment to the City of cashier's check as required in Section 3 herein; or

C. Expiration of the date April 19, 2008; or

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

Very truly yours,

*Janice D. Alvidrez*

Janice D. Alvidrez,

Vice President

**ACCEPTED:**

City of Albuquerque

By: *[Signature]*

Chief Administrative Officer

Or authorized designee

Title: City Engineer

Dated: 5-07-07

*kg 5/4/07*

*5-3-07*

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

PAID RECEIPT

APPLICANT NAME surveys Southwest LTD  
AGENT \_\_\_\_\_  
ADDRESS 333 Lomas BLVD  
PROJECT & APP # 1003928  
PROJECT NAME \_\_\_\_\_

\$ \_\_\_\_\_ 441032/3424000 Conflict Management Fee  
\$ 50.00 441006/4983000 DRB Actions Deferral  
\$ \_\_\_\_\_ 441006/4971000 EPC/AA/LUCC Actions & All Appeals  
\$ \_\_\_\_\_ 441018/4971000 Public Notification  
\$ \_\_\_\_\_ 441006/4983000 DRAINAGE PLAN REVIEW OR TRAFFIC IMPACT STUDY\*\*\*  
( ) Major/Minor Subdivision ( ) Site Development Plan ( ) Bldg Permit  
( ) Letter of Map Revision ( ) Conditional Letter of Map Revision  
( ) Traffic Impact Study  
\$ 50.00 TOTAL AMOUNT DUE

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

SURVEYS SOUTHWEST LTD.

333 LOMAS BLVD NE  
ALBUQUERQUE, NM 87102  
(505) 998-0303

COMPASS BANK  
ALBUQUERQUE, NEW MEXICO  
95-78-1070

9858

DATE 5/10/07

AMOUNT

\$ 50.00

PAY TO THE ORDER OF

FIFTY 00/100  
CITY OF ALBUQUERQUE

David Gurey

⑈009858⑈ ⑆107000783⑆ 0078921323⑈

**ORIGINAL**

**INFRASTRUCTURE LIST**

(Rev. 9-05)

**EXHIBIT "A"**

**TO SUBDIVISION IMPROVEMENTS AGREEMENT**

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

Los Mochos Compound

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

LOT 12, Block C JM Moore Realty 3rd Addition + Lot 16 D Tohatchi Addition

**EXISTING LEGAL DESCRIPTION PRIOR TO PLATTING ACTION**

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

| Financially Guaranteed<br>DRC # | Constructed Under<br>DRC # | Size           | Type of Improvement             | Location                           | From               | To                    | Construction Certification |      |                    |
|---------------------------------|----------------------------|----------------|---------------------------------|------------------------------------|--------------------|-----------------------|----------------------------|------|--------------------|
|                                 |                            |                |                                 |                                    |                    |                       | Private Inspector          | P.E. | City Cnst Engineer |
|                                 |                            | 8"             | Sanitary Sewer pipe - 280 LF    | private access easement            | Mt. Rd.            | N. end of easement    | /                          | /    | /                  |
|                                 |                            | 48"            | Sanitary Sewer manholes - 4 EA. |                                    |                    |                       | /                          | /    | /                  |
|                                 |                            |                | Sanitary sewer services - 6 EA. |                                    |                    |                       | /                          | /    | /                  |
|                                 |                            | 4"             | Water line 287 LF               | private access easement            | Mt. Rd.            | N. end of easement    | /                          | /    | /                  |
|                                 |                            |                | Water Services 6 EA.            |                                    |                    |                       | /                          | /    | /                  |
|                                 |                            | STA            | Fire Hydrant                    | Sta 9+98<br>20' RT                 |                    |                       | /                          | /    | /                  |
|                                 |                            |                | Doublewater meters - 3 EA.      |                                    |                    |                       | /                          | /    | /                  |
|                                 |                            | <del>18"</del> | <del>D/C Drain w/2 inlets</del> | <del>private access easement</del> | <del>Mt. Rd.</del> | <del>150' North</del> | /                          | /    | /                  |
|                                 |                            | 48"            | 3 STORM DRAIN manholes          |                                    |                    |                       | /                          | /    | /                  |

| Financially<br>Guaranteed<br>DRC # | Constructed<br>Under<br>DRC # | Size | Type of Improvement                 | Location                             | From                                       | To           | Construction Certification |      |                       |
|------------------------------------|-------------------------------|------|-------------------------------------|--------------------------------------|--|--------------|----------------------------|------|-----------------------|
|                                    |                               |      |                                     |                                      |  |              | Private                    |      | City Cnst<br>Engineer |
|                                    |                               |      |                                     |                                      |  |              | Inspector                  | P.E. |                       |
|                                    |                               |      | Type D inlets<br>2 EA.              | sta 11 + 77<br>sta 11 + 69           |  |              | 1                          | 1    | 1                     |
|                                    |                               | 18"  | HDPE storm drain<br>125 LF          |                                      | sta 10 + 85                                | sta 10 + 77  | 1                          | 1    | 1                     |
|                                    |                               | 18"  | Reinforced concrete<br>Pipe - 94 LF |                                      | sta 9 + 86                                 | sta 10 + 85  | 1                          | 1    | 1                     |
|                                    |                               | 6"   |                                     |                                      |  |              | 1                          | 1    | 1                     |
|                                    |                               | 6"   | concrete driveway                   | private access                       | mt. Rd                                     | 25' north    | 1                          | 1    | 1                     |
|                                    |                               | 3"   | 24' wide base course                | easement<br>private access           | mt. Rd                                     | N. end esmt. | 1                          | 1    | 1                     |
|                                    |                               | 3"   | 24' wide gravel<br>surface          | easement<br>private access           | mt. Rd                                     | N. end esmt. | 1                          | 1    | 1                     |
|                                    |                               | std. | Header curb                         | private access<br>easement           | seperating sidewalk<br>from driveway esmt. |              | 1                          | 1    | 1                     |
|                                    |                               | 6"   | crusher fine<br>sidewalk            | west side of<br>private access esmt. |  |              | 1                          | 1    | 1                     |
|                                    |                               | 6"   | Stamped concrete<br>1162 LF         |                                      |  |              | 1                          | 1    | 1                     |
|                                    |                               | 4'   | wall 250 LF                         | west prop line                       |  |              | 1                          | 1    | 1                     |
|                                    |                               |      |                                     |                                      |  |              | 1                          | 1    | 1                     |

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

| Financially Guaranteed DRC # | Constructed Under DRC # | Size | Type of Improvement | Location | From | To | Construction Certification |      |                    |
|------------------------------|-------------------------|------|---------------------|----------|------|----|----------------------------|------|--------------------|
|                              |                         |      |                     |          |      |    | Private Inspector          | P.E. | City Cnst Engineer |
| <input type="text"/>         | <input type="text"/>    |      |                     |          |      |    | /                          | /    | /                  |
| <input type="text"/>         | <input type="text"/>    |      |                     |          |      |    | /                          | /    | /                  |

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

NOTES

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

Street lights per City requirements.

1 Engineers certification of grading plan required prior to release of SIA + FG

2

3

AGENT / OWNER

Dan Graney

NAME (print)

Don Graney Surveys Southwest

FIRM

Graney 4-04-07

SIGNATURE - date

DEVELOPMENT REVIEW BOARD MEMBER APPROVALS

Matthew Hooper

DRB CHAIR - date

Christina Sandora 4/4/07

PARKS & GENERAL RECREATION - date

Phil Jay 4-4-07

TRANSPORTATION DEVELOPMENT - date

AMAFCA - date

William J. Balch 4/4/07

UTILITY DEVELOPMENT - date

- date

RLW 4/4/07

CITY ENGINEER - date

- date

DESIGN REVIEW COMMITTEE REVISIONS

| REVISION | DATE | DRC CHAIR | USER DEPARTMENT | AGENT / OWNER |
|----------|------|-----------|-----------------|---------------|
|          |      |           |                 |               |
|          |      |           |                 |               |
|          |      |           |                 |               |



# *Surveys Southwest, Ltd*

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

#13

March 28, 2007

CLAIRE SENOVA, ADMINISTRATIVE ASSISTANT  
DEVELOPMENT REVIEW BOARD  
PLAZA DEL SOL  
600 SECOND STREET NW  
ALBUQUERQUE, NM 87102

REF: PROJECT #10033928 / LOTS 1 THROUGH 8, LOS MOCHOS COMPOUND

Dear Claire:

Surveys Southwest, Ltd is requesting the above referenced property to be heard as a Preliminary Plat at the April 4, 2007 DRB meeting.

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

Sincerely,



Dan Graney  
President

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

FIGURE 12

**INFRASTRUCTURE LIST**

(Rev. 9-05)

**EXHIBIT "A"**

**TO SUBDIVISION IMPROVEMENTS AGREEMENT**

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

Los Mochos Compound

PROPOSED NAME OF PLAT AND/OR SITE DEVELOPMENT PLAN

LOT 12, Block C JM Moore Realty 3rd Addition + Lot 16 D To Hatch Addition

EXISTING LEGAL DESCRIPTION PRIOR TO PLATTING ACTION

Date Submitted: \_\_\_\_\_  
Date Site Plan Approved: \_\_\_\_\_  
Date Preliminary Plat Approved: \_\_\_\_\_  
Date Preliminary Plat Expires: \_\_\_\_\_  
DRB Project No.: 1003928  
DRB Application No.: 07 DRB-00068

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

| Financially Guaranteed<br>DRC # | Constructed Under<br>DRC # | Size | Type of Improvement             | Location                | From    | To                 | Construction Certification |      |                    |
|---------------------------------|----------------------------|------|---------------------------------|-------------------------|---------|--------------------|----------------------------|------|--------------------|
|                                 |                            |      |                                 |                         |         |                    | Private Inspector          | P.E. | City Cnst Engineer |
|                                 |                            | 8"   | Sanitary Sewer pipe - 280 LF    | private access easement | Mt. Rd. | N. end of easement | /                          | /    | /                  |
|                                 |                            | 48"  | Sanitary sewer manholes - 4 EA. |                         |         |                    | /                          | /    | /                  |
|                                 |                            |      | Sanitary sewer services - 6 EA. |                         |         |                    | /                          | /    | /                  |
|                                 |                            | 4"   | water line 287 LF               | private access easement | Mt. Rd. | N. end of easement | /                          | /    | /                  |
|                                 |                            |      | Water Services 6 EA.            |                         |         |                    | /                          | /    | /                  |
|                                 |                            | 5TA  | Fire Hydrant                    | Sta 9+98<br>20' RT      |         |                    | /                          | /    | /                  |
|                                 |                            |      | Double water meters - 3 EA.     |                         |         |                    | /                          | /    | /                  |
|                                 |                            | 18"  | RCP S.Drain w/2 inlets          | private access easement | Mt. Rd. | 150' north         | /                          | /    | /                  |
|                                 |                            | 48"  | 3 STORM DRAIN manholes          |                         |         |                    | /                          | /    | /                  |

| Financially Guaranteed DRC # | Constructed Under DRC # | Size | Type of Improvement                 | Location                             | From        | To                              | Construction Certification |      |                    |
|------------------------------|-------------------------|------|-------------------------------------|--------------------------------------|-------------|---------------------------------|----------------------------|------|--------------------|
|                              |                         |      |                                     |                                      |             |                                 | Private Inspector          | P.E. | City Cnst Engineer |
|                              |                         |      | Type D inlets<br>2 EA.              | sta 11 + 77<br>sta 11 + 69           |             |                                 | 1                          | 1    | 1                  |
|                              |                         | 18"  | HDPE storm drain<br>125 LF          |                                      | sta 10 + 85 | sta 10 + 77                     | 1                          | 1    | 1                  |
|                              |                         | 18"  | Reinforced concrete<br>Pipe - 94 LF |                                      | sta 9 + 86  | sta 10 + 85                     | 1                          | 1    | 1                  |
|                              |                         | 6"   |                                     |                                      |             |                                 | 1                          | 1    | 1                  |
|                              |                         | 6"   | concrete drive pad                  | private access                       | mt. Rd      | 25' north                       | 1                          | 1    | 1                  |
|                              |                         | 3"   | 24' wide base course                | easement<br>private access           | mt. Rd      | N. end esmt.                    | 1                          | 1    | 1                  |
|                              |                         | 3"   | 24' wide gravel<br>surface          | easement<br>private access           | mt. Rd      | N. end esmt.                    | 1                          | 1    | 1                  |
|                              |                         | std. | Header curb                         | private access<br>easement           | seperating  | sidewalk<br>from driveway esmt. | 1                          | 1    | 1                  |
|                              |                         | 6"   | crusher fine<br>sidewalk            | west side of<br>private access esmt. |             |                                 | 1                          | 1    | 1                  |
|                              |                         | 6"   | Stamped concrete<br>1162 LF         |                                      |             |                                 | 1                          | 1    | 1                  |
|                              |                         | 4'   | wall 250 LF                         | west prop line                       |             |                                 | 1                          | 1    | 1                  |
|                              |                         |      |                                     |                                      |             |                                 | 1                          | 1    | 1                  |

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

| Financially Guaranteed DRC #       | Constructed Under DRC # | Size | Type of Improvement | Location | From | To | Construction Certification    |      |                    |  |
|------------------------------------|-------------------------|------|---------------------|----------|------|----|-------------------------------|------|--------------------|--|
|                                    |                         |      |                     |          |      |    | Private Inspector             | P.E. | City Cnst Engineer |  |
| <input type="text"/>               | <input type="text"/>    |      |                     |          |      |    | /                             | /    | /                  |  |
| <input type="text"/>               | <input type="text"/>    |      |                     |          |      |    | /                             | /    | /                  |  |
| Approval of Creditable Items:      |                         |      |                     |          |      |    | Approval of Creditable Items: |      |                    |  |
| Impact Fee Administrator Signature |                         |      |                     |          |      |    | 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 Engineers certification of grading plan required prior to release of SIA + FG

2

3

**AGENT / OWNER** **DEVELOPMENT REVIEW BOARD MEMBER APPROVALS**

NAME (print) \_\_\_\_\_

FIRM \_\_\_\_\_

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

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 |
|----------|------|-----------|-----------------|---------------|
|          |      |           |                 |               |
|          |      |           |                 |               |
|          |      |           |                 |               |

# City of Albuquerque



## DEVELOPMENT/ PLAN REVIEW APPLICATION

Supplemental form

**SUBDIVISION**

- Major Subdivision action
- Minor Subdivision action *RECENT*
- Vacation
- Variance (Non-Zoning) *SUBD. DESIGN & SIDEWALK DESIGN VARIANCE*
- SITE DEVELOPMENT PLAN for Subdivision Purposes
- for Building Permit
- IP Master Development Plan
- Cert. of Appropriateness (LUCC)

**STORM DRAINAGE**

- Storm Drainage Cost Allocation Plan

**S Z ZONING & PLANNING**

- Annexation
- County Submittal
- EPC Submittal
- Zone Map Amendment (Establish or Change Zoning)
- Sector Plan (Phase I, II, III)
- Amendment to Sector, Area, Facility or Comprehensive Plan
- Text Amendment (Zoning Code/Sub Regs)
- Street Name Change (Local & Collector)
- L A APPEAL / PROTEST of...**
- Decision by: DRB, EPC, LUCC, Planning Director or Staff, ZHE, Zoning Board of Appeals

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

**APPLICANT INFORMATION:**

NAME: Jim Mocho PHONE: 242-1420  
 ADDRESS: 2323 MOUNTAIN RD NW FAX: \_\_\_\_\_  
 CITY: ALBU STATE NM ZIP 87104 E-MAIL: \_\_\_\_\_  
 Proprietary interest in site: OWNER List all owners: \_\_\_\_\_  
 AGENT (if any): SURVELS SOUTHWEST LTD PHONE: 998-0303  
 ADDRESS: 333 LOMAS BLVD NE FAX: 998-0306  
 CITY: ALBU STATE NM ZIP 87102 E-MAIL: \_\_\_\_\_

DESCRIPTION OF REQUEST: VARIANCE FOR SIDEWALK & ~~DRB~~ REQUIREMENTS  
Subdivision Design Variance

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

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

Lot or Tract No. LOT 16-D, TOHATCHI ADDITION Block: 2 Unit: 3  
 Subdiv. / Addn. TOGETHER W/ LOT 12, BLKC, J.M. MOORE REALTY COS 3RD ADDITION  
 Current Zoning: R-1 Proposed zoning: N/A  
 Zone Atlas page(s): J-13-Z No. of existing lots: 2 No. of proposed lots: 8  
 Total area of site (acres): 1.4009 Density if applicable: dwellings per gross acre: N/A dwellings per net acre: N/A  
 Within city limits?  Yes. No , but site is within 5 miles of the city limits.) Within 1000FT of a landfill? NO  
 UPC No. 1-013-058-017-439-21920, 1-013-058-030-441-21921 MRGCD Map No. N/A  
 LOCATION OF PROPERTY BY STREETS: On or Near: MOUNTAIN ROAD NW  
 Between: 1710 GRANITE BLVD NW and PUEBLO BONITO NW

**CASE HISTORY:**

List any current or prior case number that may be relevant to your application (Proj., App., DRB-, AX-, Z-, V-, S-, etc.): 07DRB-00068  
05DRB-00203, 06DRB-01203, Proj # 1003928

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

SIGNATURE Dan Graney DATE 3-19-07  
 (Print) Dan Graney \_\_\_\_\_ Applicant  Agent

**FOR OFFICIAL USE ONLY**

Form revised 4/04

|   | Application case numbers   | Action     | S.F.     | Fees                  |
|---|----------------------------|------------|----------|-----------------------|
| <input checked="" type="checkbox"/> INTERNAL ROUTING                    | <u>07DRB-00394</u>         | <u>SDV</u> | <u>V</u> | \$ <u>0.00</u>        |
| <input checked="" type="checkbox"/> All checklists are complete         | <u>07DRB-00395</u>         | <u>SV</u>  | <u>V</u> | \$ <u>0.00</u>        |
| <input checked="" type="checkbox"/> All fees have been collected        |                            | <u>CMF</u> |          | \$ <u>20.00</u>       |
| <input checked="" type="checkbox"/> All case #s are assigned            |                            |            |          | \$ _____              |
| <input checked="" type="checkbox"/> AGIS copy has been sent             |                            |            |          | \$ _____              |
| <input checked="" type="checkbox"/> Case history #s are listed          |                            |            |          | \$ _____              |
| <input checked="" type="checkbox"/> Site is within 1000ft of a landfill |                            |            |          | \$ _____              |
| <input checked="" type="checkbox"/> F.H.D.P. density bonus              |                            |            |          | \$ _____              |
| <input checked="" type="checkbox"/> F.H.D.P. fee rebate                 |                            |            |          | \$ _____              |
|   | Hearing date <u>4-4-07</u> |            |          | Total \$ <u>20.00</u> |

3-27-07  
 Planner signature / date

Project # 1003928

FORM V: SUBDIVISION VARIANCES & VACATIONS

BULK LAND VARIANCE

(PUBLIC HEARING CASE)

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

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

VACATION OF PUBLIC RIGHT-OF-WAY

VACATION OF PUBLIC EASEMENT

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

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

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

SUBDIVISION DESIGN VARIANCE (VARIANCE FROM MINIMUM STANDARDS OF THE DPM **SDV**)

SIDEWALK DESIGN VARIANCE **SV**

SIDEWALK WAIVER

- 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) precisely and clearly outlined and crosshatched (to be photocopied)
- Letter briefly describing, explaining, and justifying the variance or waiver
- Any original and/or related file numbers are listed on the cover application

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

TEMPORARY DEFERRAL OF SIDEWALK CONSTRUCTION

EXTENSION OF THE SIA FOR TEMPORARY DEFERRAL OF SIDEWALK CONSTRUCTION

- \_\_\_ Drawing showing the sidewalks subject to the proposed deferral or extension (not to exceed 8.5" by 14") **6 copies**
- \_\_\_ Zone Atlas map with the entire property(ies) precisely and clearly outlined and crosshatched (to be photocopied)
- \_\_\_ Letter briefly describing, explaining, and justifying the deferral or extension
- \_\_\_ Any original and/or related file numbers are listed on the cover application

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

VACATION OF PRIVATE EASEMENT

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

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

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

VACATION OF RECORDED PLAT

- \_\_\_ **6 copies** of the recorded plat to be vacated.
- \_\_\_ **6 copies** of documents justifying the vacation.
- \_\_\_ Zone Atlas map with the entire property(ies) precisely and clearly outlined and crosshatched (to be photocopied)
- \_\_\_ Letter describing, explaining, and justifying the vacation
- \_\_\_ Any original and/or related file numbers are listed on the cover application
- \_\_\_ Office of Community & Neighborhood Coordination inquiry response, notifying letter, certified mail receipts

**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.

Don Braney  
Applicant name (print)  
Don Braney 3-20-07  
Applicant signature / date

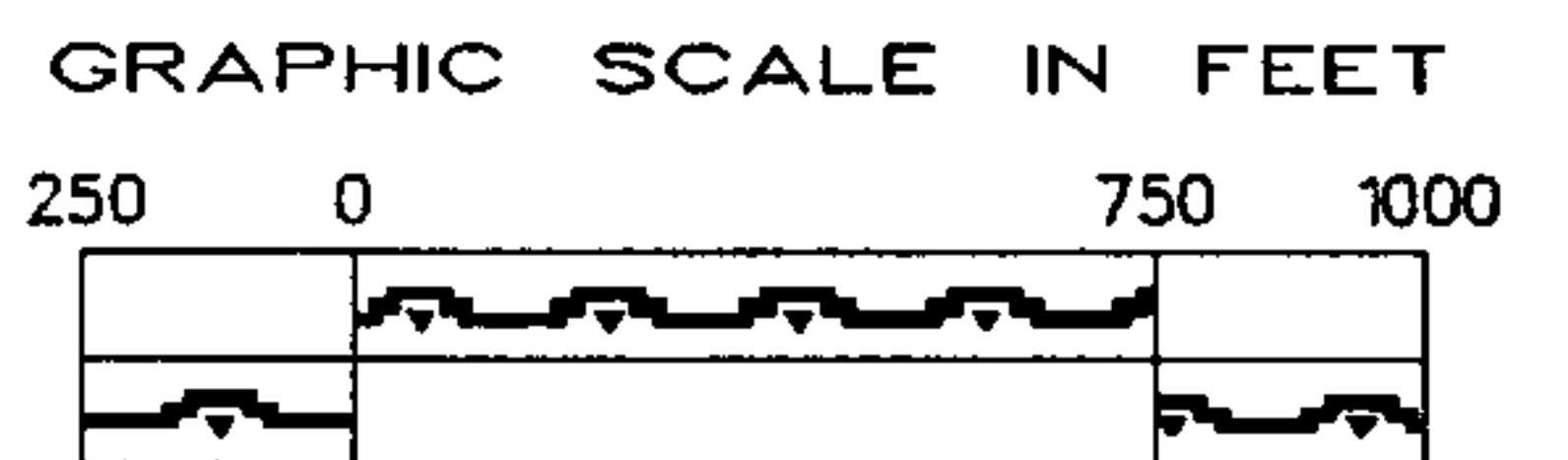
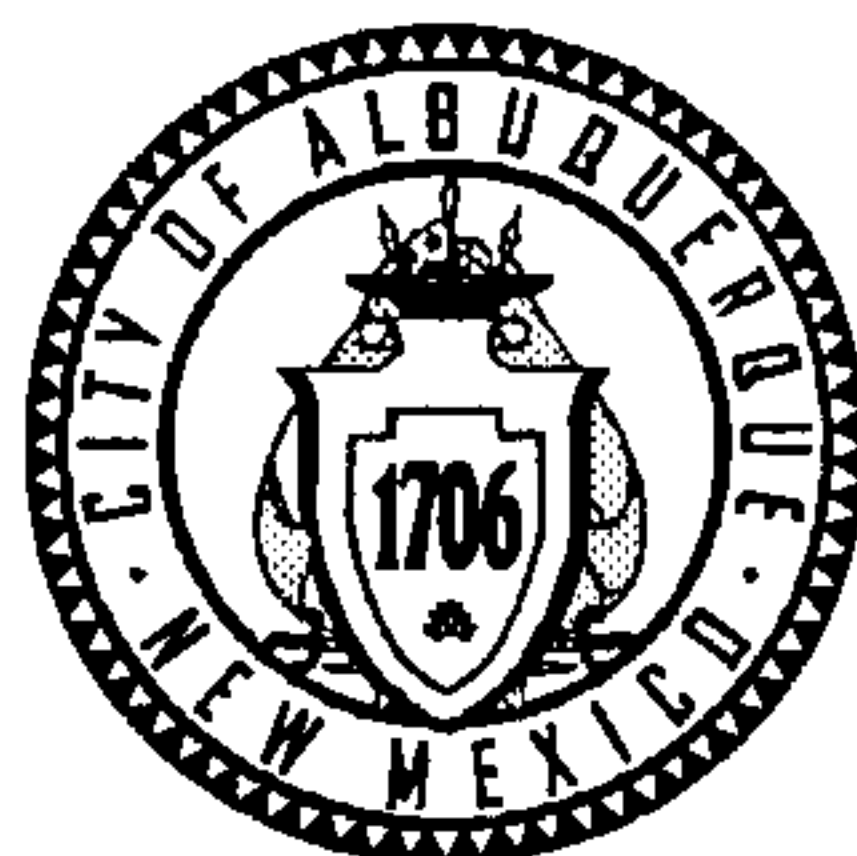
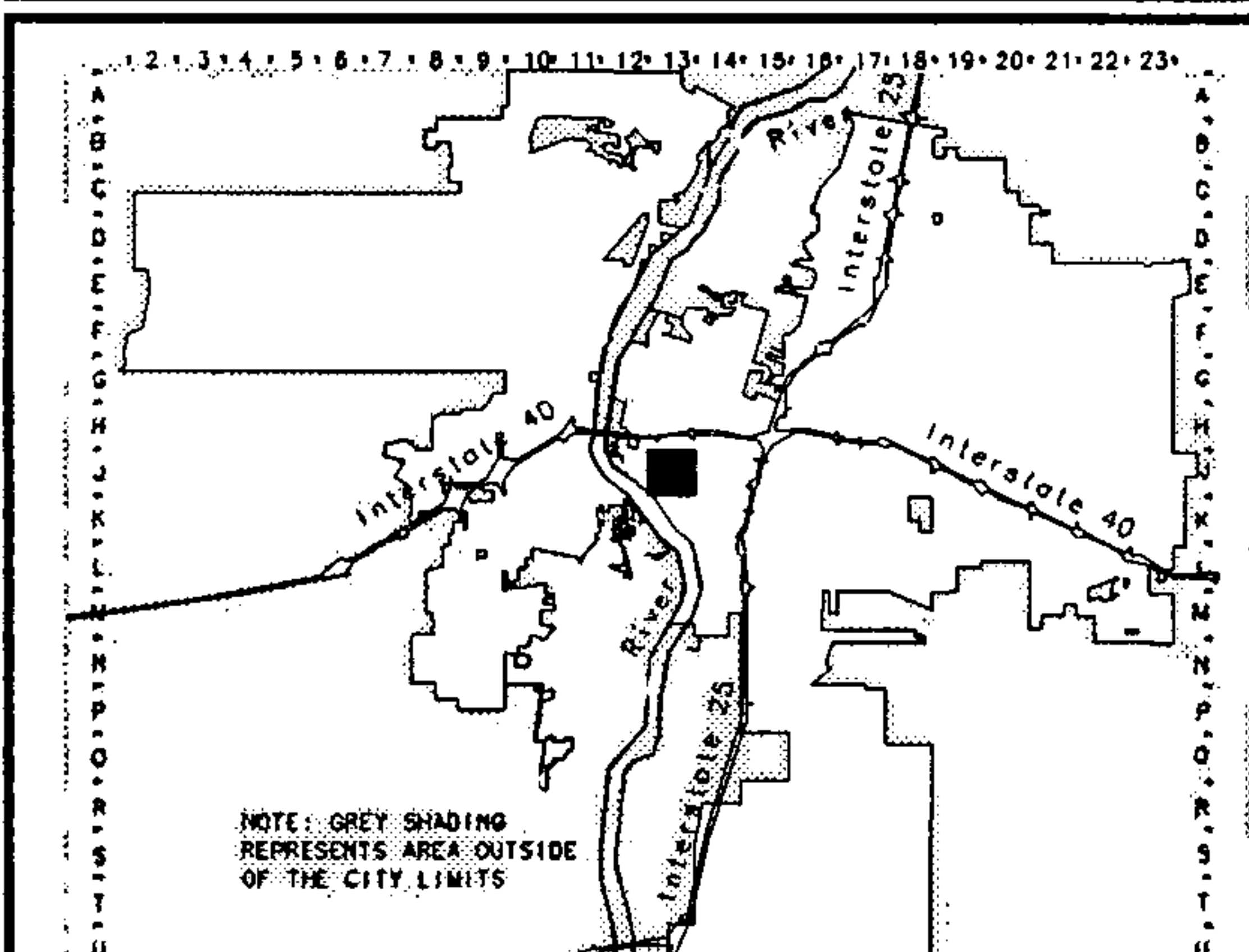
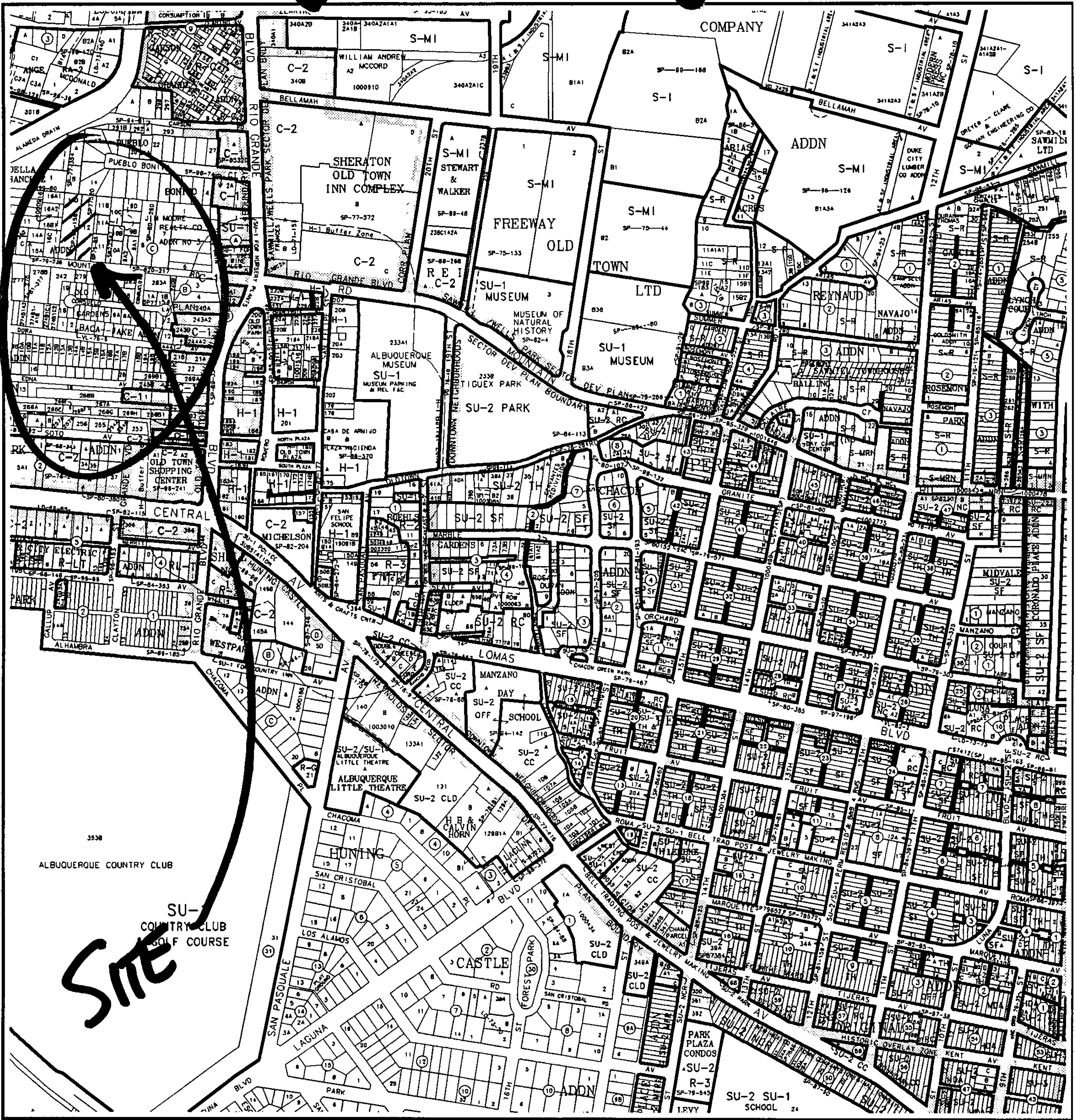


Form revised 4/03, 10/03 and APRIL 2006

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

Application case numbers  
07DRB- -00394  
07DRB- -00395

Joseph M. Luna 3-27-07  
Planner signature / date  
Project # 1003928



**A**buquerque **G**eographic **I**nformation **S**ystem  
**PLANNING DEPARTMENT**

© Copyright 2004

**Zone Atlas Page**

**J-13-Z**

Map Amended through August 03, 2004

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

PAID RECEIPT

APPLICANT NAME

Jim Nagho

AGENT

Bruce Southwest

ADDRESS

333 Lomas

PROJECT & APP #

100 3928

PROJECT NAME

Los Mochas Compound

\$ 20<sup>00</sup> 441032/3424000 Conflict Management Fee

\$ 100<sup>00</sup> 441006/4983000 DRB Actions 2 Referral Fees

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

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

\$ \_\_\_\_\_ 441006/4983000 DRAINAGE PLAN REVIEW OR TRAFFIC IMPACT STUDY\*\*\*  
( ) Major/Minor Subdivision ( ) Site Development Plan ( ) Bldg Permit  
( ) Letter of Map Revision ( ) Conditional Letter of Map Revision  
( ) Traffic Impact Study

\$ 120<sup>00</sup> TOTAL AMOUNT DUE

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

SURVEYS SOUTHWEST LTD.

333 LOMAS BLVD NE  
ALBUQUERQUE, NM 87102  
(505) 998-0303

COMPASS BANK  
ALBUQUERQUE, NEW MEXICO  
95-78-1070

9669

DATE  
3/27/07

AMOUNT

\$ 120<sup>00</sup>

PAY  
TO THE  
ORDER  
OF:

ONE HUNDRED TWENTY 00/100  
CITY OF ALBUQUERQUE

David [Signature]

⑈009669⑈ ⑈107000783⑈ 0078926323⑈

Security Features Included... Details on back.

MP



# *Surveys Southwest, Ltd*

---

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

March 20, 2007

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

REF: PROJECT #1003928 / LOTS 1 THROUGH 8, LOS MOCHOS SUBDIVISION

Dear Board Members:

The Development Process Manual requires a 32' private access easement. This variance request is to allow a 30' private access easement.

The roadway surface will be 24' gravel with a 6' crusher fine sidewalk on the west line of the access easement. This is in lieu of two - 4' concrete sidewalks. A header curb will be installed to separate the drive surface from the access surface.

The Homeowners Association will maintain the private access easement.

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

Sincerely,



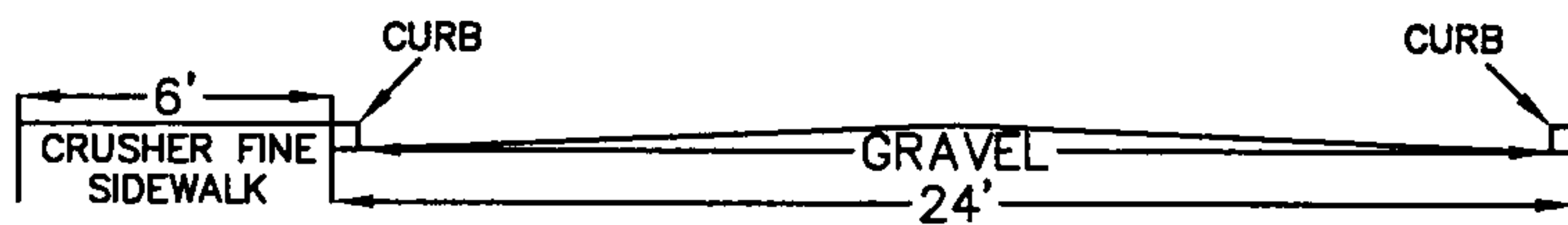
Dan Graney  
President

# EXHIBIT FOR DESIGN VARIANCE

32' PRIVATE ACCESS PER DPM

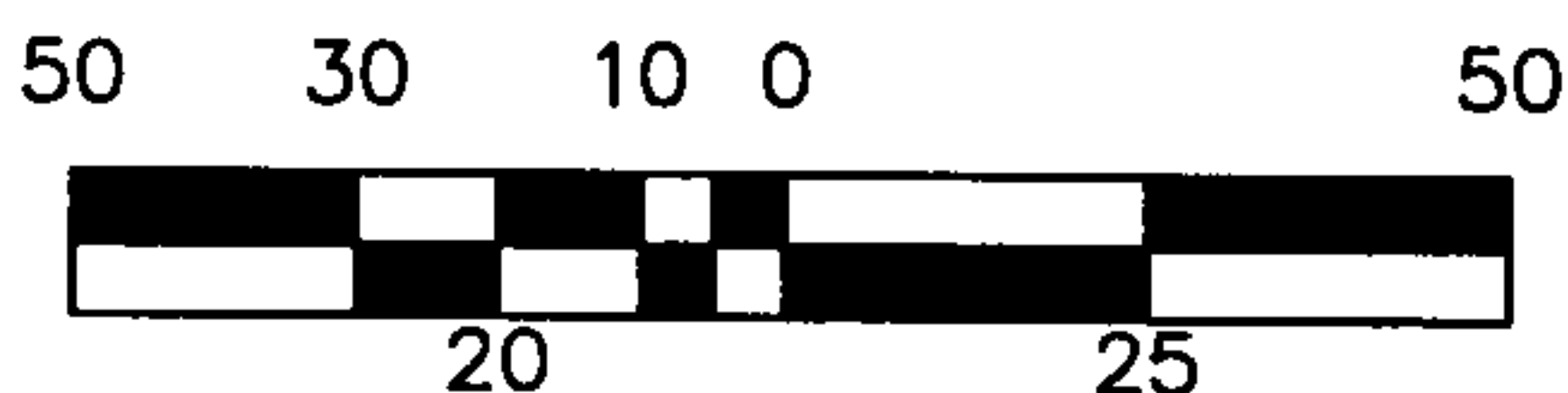


30' PRIVATE ACCESS



SDV + SV  
EXHIBIT  
Date 4/04/07

"EXHIBIT"



1" = 50'  
PROJECT NO. 0501RS21  
DRAWN BY : RS  
ZONE ATLAS: J-13-Z  
92B-12 CR5 TRACT B

LAND OF TONY GRIEGO  
FILED 7-22-1977  
(B13, 59)

LOT 14  
PUEBLO BONITO ADDN.  
FILED 6-2-1941  
(D, 73)

LOT 13  
PUEBLO BONITO ADDN.  
FILED 6-2-1941  
(D, 73)

LOT 16A-1  
TOHATCHI ADDN.  
FILED 2-13-2001  
(2001C, 51)

LOT 16A-2  
TOHATCHI ADDN.  
FILED 2-13-2001  
(2001C, 51)

LOT 16B-1  
TOHATCHI ADDN.  
FILED 2-13-2001  
(2001C, 51)

LOT 16C  
TOHATCHI ADDN.  
FILED 8-20-1999  
(99C, 237)

FND #4 REBAR  
W/CAP LS12651

FND 1" PIPE

FND #4 REBAR

LOT 1  
6,765.70 SQ. FT. (GROSS)  
6,765.70 SQ. FT. (NET)

LOT 8  
6,774.92 SQ. FT. (GROSS)  
6,774.92 SQ. FT. (NET)

LOT 11-B, BLK. C  
J.M. MOORE REALTY  
COMPANYS ADDN. NO. 3  
FILED 11-14-1977  
(B13, 172)

30' PRIVATE ACCESS ESMT.  
(GRANTED BY THIS PLAT)

24' PRIVATE ACCESS ESMT.  
(GRANTED BY THIS PLAT)

18' GRAVEL ROAD

LOT 2  
8,597.45 SQ. FT. (GROSS)  
6,208.09 SQ. FT. (NET)

LOT 7  
8,598.57 SQ. FT. (GROSS)  
5,214.43 SQ. FT. (NET)

LOT 11-A, BLK. C  
J.M. MOORE REALTY  
COMPANYS ADDN. NO. 3  
FILED 11-14-1977  
(B13, 172)

25' PUBLIC SANITARY  
SEWER & WATER ESMT.  
(GRANTED BY THIS PLAT)

10' PUE  
(GRANTED BY THIS PLAT)

LOT 3  
7,517.04 SQ. FT. (GROSS)  
6,220.13 SQ. FT. (NET)

LOT 6  
7,519.76 SQ. FT. (GROSS)  
6,222.85 SQ. FT. (NET)

10' PUE  
(GRANTED BY THIS PLAT)

30' PRIVATE ACCESS ESMT.  
(GRANTED BY THIS PLAT)

LOT 4  
7,636.25 SQ. FT. (GROSS)  
6,282.96 SQ. FT. (NET)

LOT 5  
7,612.81 SQ. FT. (GROSS)  
6,258.72 SQ. FT. (NET)

LOT 11, BLK. C  
J.M. MOORE REALTY  
COMPANYS ADDN. NO. 3  
FILED 2-16-1979  
(B16, 12)

FND 1" PIPE

FND 1" PIPE

FND #4 REBAR

MOUNTAIN ROAD N.W.  
RIGHT-OF-WAY VARIES 30'±

**SURVEYS SOUTHWEST, LTD.**

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

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

061RB-01203  
PROJ # 1003928  
Albuquerque

EXHIBIT B

FINAL  
PRE-DEVELOPMENT FACILITIES FEE AGREEMENT

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

LOS MOCHOS LIMITED LIABILITY PARTNERSHIP ("Developer") effective as of this 9<sup>th</sup> day of JANUARY, 2007, and pertains to the subdivision commonly known as LOS MOCHOS COMPOUND, and more particularly described as LOTS 1-8, LOS MOCHOS COMPOUND WITHIN SECTION 7 TION, R3E, N.M.P.M. CITY OF ALBUQUERQUE, BERNALILLO COUNTY, NEW MEXICO.

(the "Subdivision".) The following individual lots comprise the subdivision:  
*[List lots by street address; Lots which will be used for multi-family residences should be marked "multifamily- \_\_\_ units" with the number of units filled in.]*

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

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

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

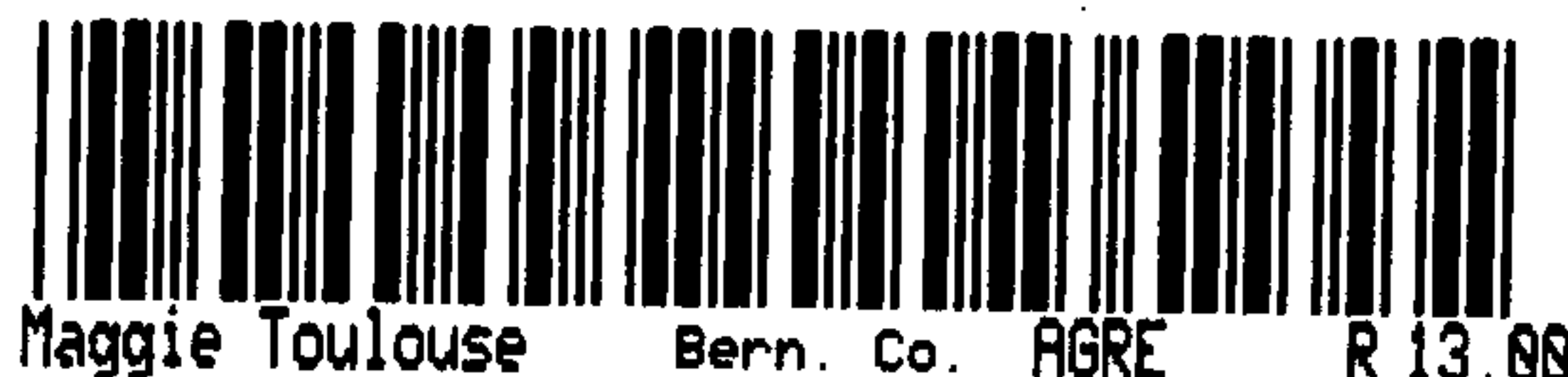
WHEREAS, Developer is required by the Albuquerque Subdivision Ordinance to provide appropriate infrastructure and improvements as a condition of developing a subdivision; and

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

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

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

- 2. Developer agrees to pay to APS a facilities fee for each dwelling unit to be constructed in the Subdivision.
- 3. The amount of the fee shall be:



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Page: 1 of 3  
01/23/2007 10:35A  
Bk-A131 Pg-1163

- If the building permit is issued on or after January 1, 2007, the fee shall be \$1875 per dwelling unit.
- If the building permit is issued on or after July 1, 2008, the fee shall be \$2425 per dwelling unit.
- If the permit is issued on or after January 1, 2010, the fee shall be \$2975 per dwelling unit.

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

4. 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.
5. 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.
6. 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]."
7. 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 5 above), which form may be given to the City to show satisfaction of the fee obligation and satisfy that condition for receiving building permits. Developer may record that Payment Acknowledgment in the real estate records of Bernalillo or Sandoval County, but APS shall not be responsible for paying any recording fees nor shall APS be responsible for recording any such documents with the office of the County Clerk or any other office.

  
Signature

JAMES MOCHO, PARTNER  
Name (typed or printed) and title

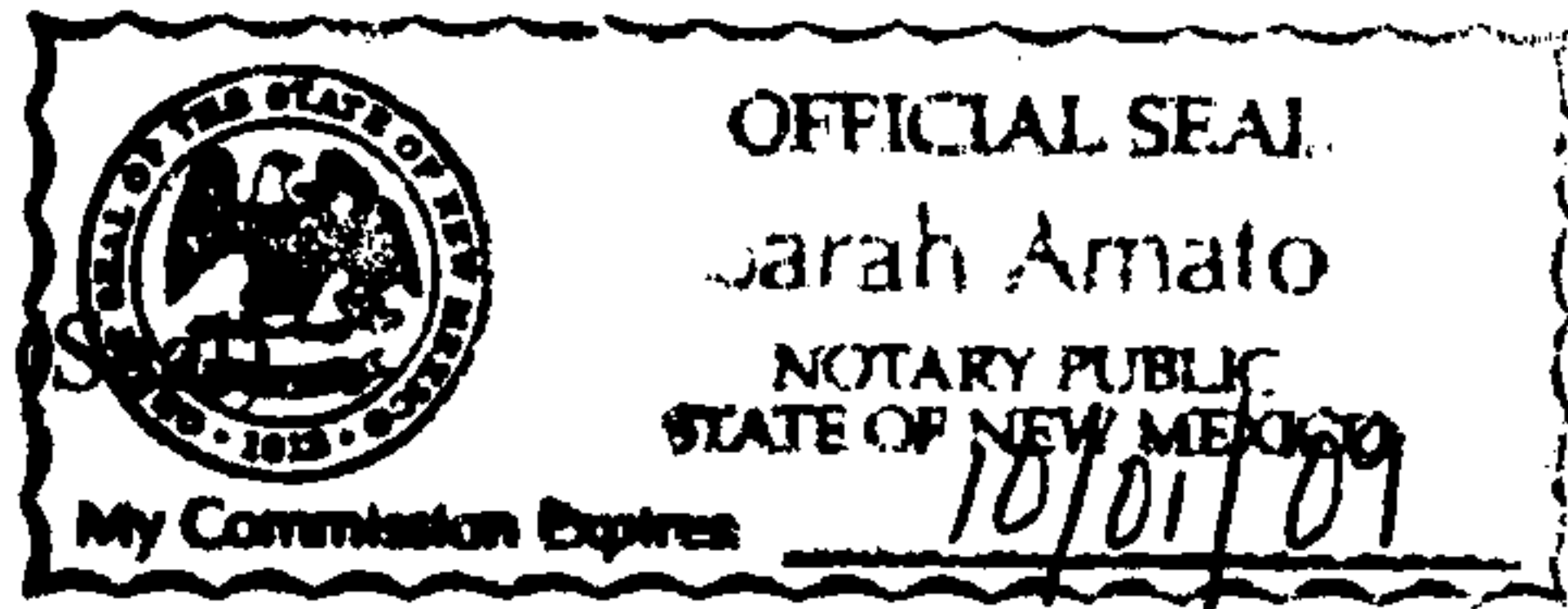
LOS MOCHOS LIMITED LIABILITY PARTNERSHIP



Developer

STATE OF NEW MEXICO  
COUNTY OF BERNALILLO

This instrument was acknowledged before me on JANUARY 9<sup>th</sup>, by JAMES  
MACHO as PARTNER of LOS MOCHOS LIMITED  
LIABILITY PARTNERSHIP, a corporation.



Sarah Amato  
Notary Public

My commission expires: 10/01/09

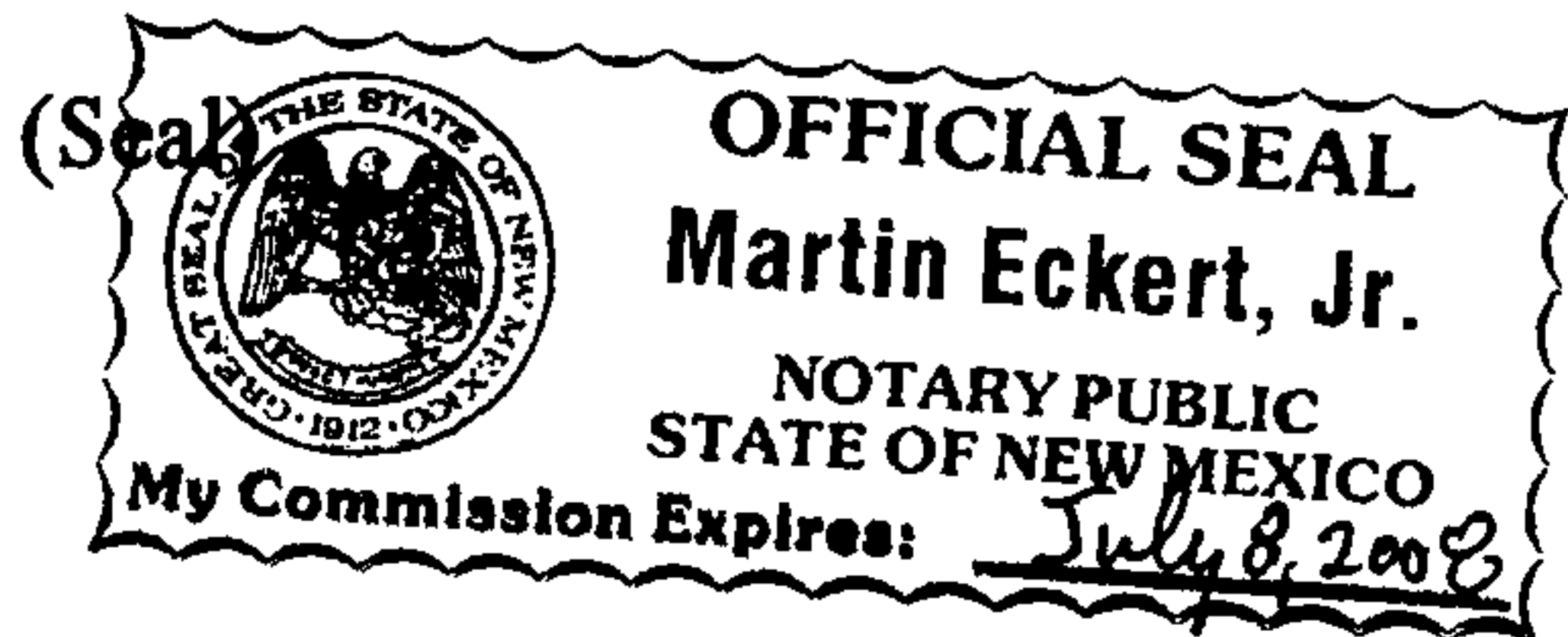
ALBUQUERQUE PUBLIC SCHOOLS

By: [Signature]  
Signature

KIZITO WIJENJE, CAPITAL MASTER PLAN DIRECTOR  
Name (typed or printed) and title

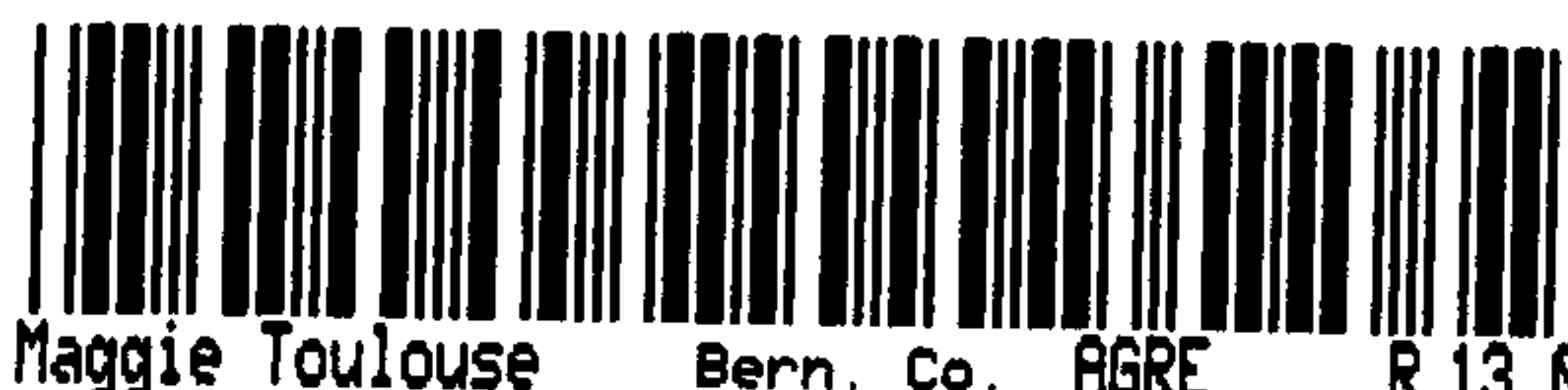
STATE OF NEW MEXICO  
COUNTY OF BERNALILLO

This instrument was acknowledged before me on January 15, 2006, by kizito wijenje as  
Capital Masterplan Director 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.



Martin Eckert Jr.  
Notary Public

My commission expires: July 8, 2008



# *Surveys Southwest, Ltd*

---

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

February 9, 2007

CLAIRE SENOVA  
DRB, ADMINISTRATIVE ASSISTANT  
PLAZA DEL SOL  
600 SECOND STREET NW  
ALBUQUERQUE, NM 87102

REF: PROJECT #1003928 / 07DRB-00068 / LOT 16-D, TOHATCHI ADDITION & LOT 12,  
BLOCK C, J.M. MOORE REALTY COMPANY'S 3<sup>RD</sup> ADDITION

Dear Claire:

Surveys Southwest, Ltd, is requesting an Indefinite Deferral for the above referenced property to be heard at the February 14, 2007 DRB meeting. The client is redoing the drainage plan and plat.

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

Sincerely,



Dan Graney  
President

**INFRASTRUCTURE LIST**

(Rev. 9-05)

**EXHIBIT "A"**

**TO SUBDIVISION IMPROVEMENTS AGREEMENT**

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

Los Mochos Compound

PROPOSED NAME OF PLAT AND/OR SITE DEVELOPMENT PLAN

LOT 12 BLOCK C JOHN M MOORE REALTY 3RD ADDITION E LOT 16 D TOMATCHI ADDITION  
EXISTING LEGAL DESCRIPTION PRIOR TO PLATTING ACTION

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

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

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

DRB Project No.: 1003928

DRB Application No.: OTDRB-

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

| Financially Guaranteed<br>DRC # | Constructed Under<br>DRC # | Size                | Type of Improvement            | Location            | From  | To           | Construction Certification |      |                    |
|---------------------------------|----------------------------|---------------------|--------------------------------|---------------------|-------|--------------|----------------------------|------|--------------------|
|                                 |                            |                     |                                |                     |       |              | Private Inspector          | P.E. | City Cnst Engineer |
|                                 |                            | 8"                  | Sanitary Sewer Pipe - 280 LF   | Private access esmt | Mt Rd | N. End esmt. | /                          | /    | /                  |
|                                 |                            | 48"                 | Sanitary Sewer manholes - 4 EA |                     |       |              | /                          | /    | /                  |
|                                 |                            |                     | Sanitary Sewer Services - 6 EA |                     |       |              | /                          | /    | /                  |
|                                 |                            | 4"<br><del>6"</del> | Water Line 287 LF              | Private access esmt | Mt Rd | N. End esmt. | /                          | /    | /                  |
|                                 |                            |                     | Water services 6 EA            |                     |       |              | /                          | /    | /                  |
|                                 |                            | 5TA                 | Fire Hydrant                   |                     |       |              | /                          | /    | /                  |
|                                 |                            |                     | Double water meters - 3 EA     |                     |       |              | /                          | /    | /                  |
|                                 |                            | 6"                  | concrete drivepad              | Private access esmt | Mt Rd |              | /                          | /    | /                  |
|                                 |                            | 6"<br><del>4"</del> | Gravel surfacing               | Private access esmt | Mt Rd | N. End esmt  | /                          | /    | /                  |



| Financially Guaranteed DRC # | Constructed Under DRC # | Size | Type of Improvement                     | Location                                 | From | To | Construction Certification |              |                    |
|------------------------------|-------------------------|------|---|--|------|----|----------------------------|--------------|--------------------|
|                              |                         |      |   |  |      |    | Private Inspector          | Private P.E. | City Cnst Engineer |
|                              |                         | 5'0" | curb & gutter<br>w/ curb access<br>ramp |  |      |    | /                          | /            | /                  |
|                              |                         | 6"   | Stamped Concrete<br>1162 SF             |  |      |    | /                          | /            | /                  |
|                              |                         | 4'   | Wall - 250 LF                           | WEST PROP LINE                           |      |    | /                          | /            | /                  |
|                              |                         | 48"  | Storm Drain<br>manhole - 3 EA           |  |      |    | /                          | /            | /                  |
|                              |                         | 18"  | Storm Drain<br>system                   |  |      |    | /                          | /            | /                  |
|                              |                         | 25'  | paved area                              | apron off<br>mountain onto private drive |      |    | /                          | /            | /                  |
|                              |                         | 5'0" | sidewalk                                |  |      |    | /                          | /            | /                  |
|                              |                         |      |   |  |      |    | /                          | /            | /                  |
|                              |                         |      |   |  |      |    | /                          | /            | /                  |
|                              |                         |      |   |  |      |    | /                          | /            | /                  |
|                              |                         |      |   |  |      |    | /                          | /            | /                  |
|                              |                         |      |   |  |      |    | /                          | /            | /                  |
|                              |                         |      |   |  |      |    | /                          | /            | /                  |
|                              |                         |      |   |  |      |    | /                          | /            | /                  |

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

| Financially Guaranteed DRC #       | Constructed Under DRC # | Size | Type of Improvement | Location | From | To | Construction Certification    |                           |                    |      |
|------------------------------------|-------------------------|------|---------------------|----------|------|----|-------------------------------|---------------------------|--------------------|------|
|                                    |                         |      |                     |          |      |    | Private Inspector             | P.E.                      | City Cnst Engineer |      |
| <input type="text"/>               | <input type="text"/>    |      |                     |          |      |    | /                             | /                         | /                  |      |
| <input type="text"/>               | <input type="text"/>    |      |                     |          |      |    | /                             | /                         | /                  |      |
| Approval of Creditable Items:      |                         |      |                     |          |      |    | Approval of Creditable Items: |                           |                    |      |
| Impact Fee Administrator Signature |                         |      |                     |          |      |    | Date                          | City User Dept. Signature |                    | Date |

**NOTES**

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

- 1 \_\_\_\_\_  
\_\_\_\_\_
- 2 \_\_\_\_\_  
\_\_\_\_\_
- 3 \_\_\_\_\_  
\_\_\_\_\_

**AGENT / OWNER** **DEVELOPMENT REVIEW BOARD MEMBER APPROVALS**

\_\_\_\_\_  
NAME (print)

\_\_\_\_\_  
FIRM

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

\_\_\_\_\_  
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 |
|----------|------|-----------|-----------------|---------------|
|          |      |           |                 |               |
|          |      |           |                 |               |
|          |      |           |                 |               |

EXHIBIT B

06/28/07-01203  
PROJ # 1003928  
Albuquerque

FINAL  
PRE-DEVELOPMENT FACILITIES FEE AGREEMENT

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Maggie Toulouse

Bern. Co. AGRE

R 13.00

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Page: 1 of 3

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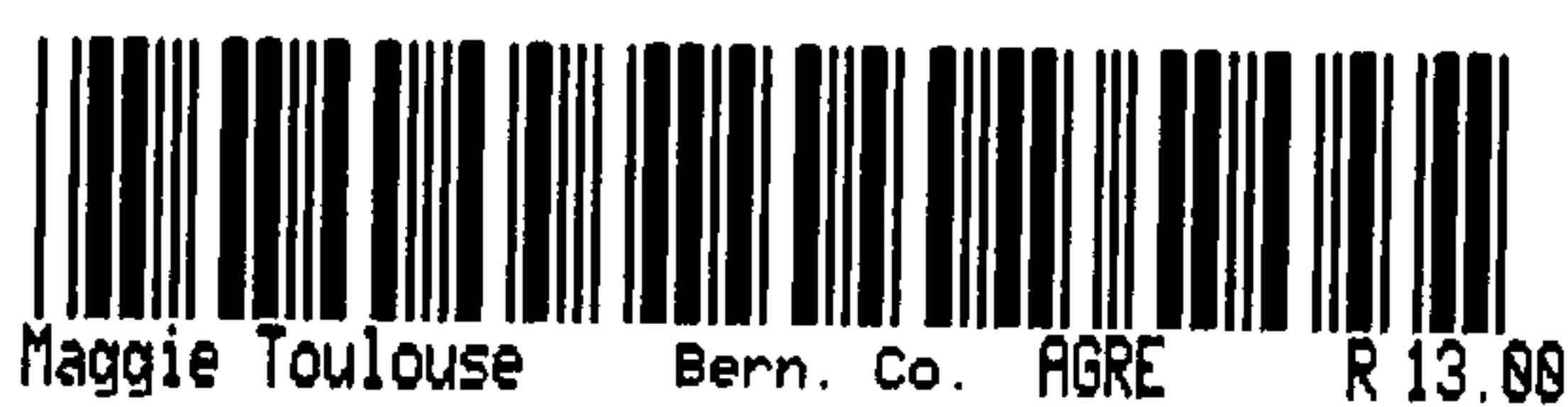
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James Mocho, Partner  
Signature

JAMES MOCHO, PARTNER  
Name (typed or printed) and title

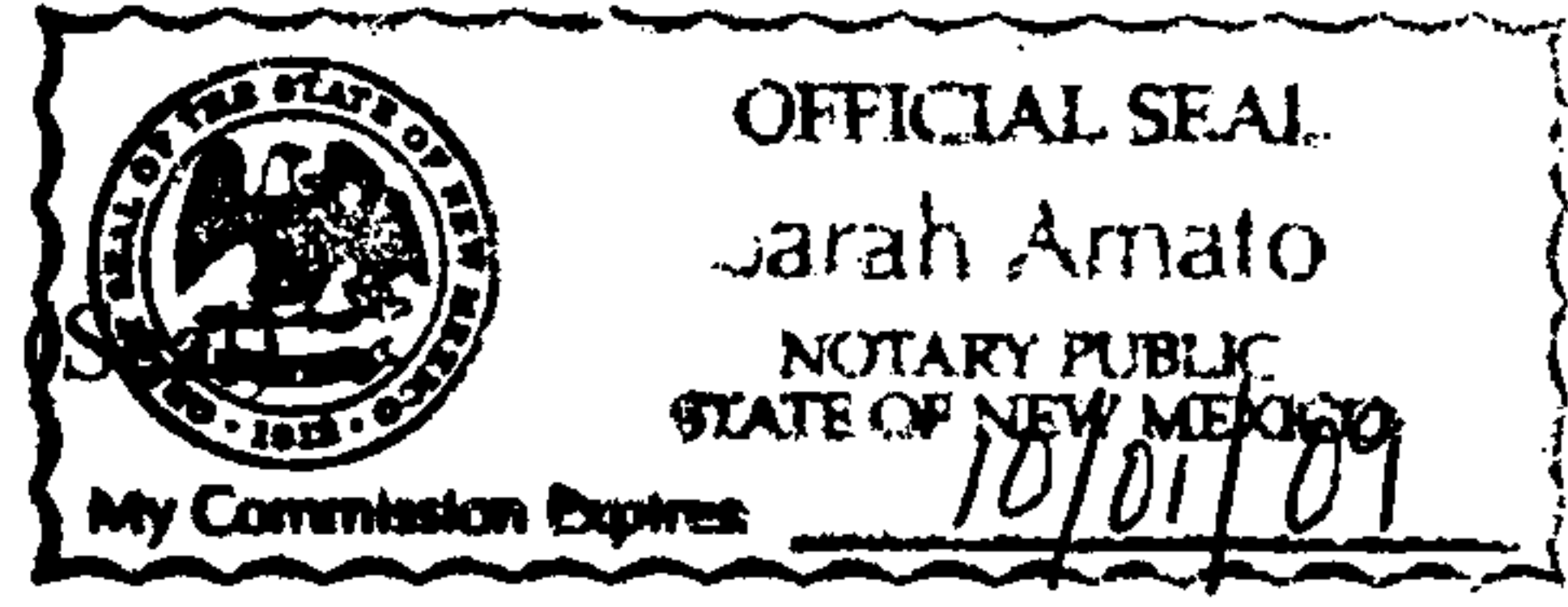
LOS MOCHOS LIMITED LIABILITY PARTNERSHIP



Developer

STATE OF NEW MEXICO  
COUNTY OF BERNALILLO

This instrument was acknowledged before me on JANUARY 9<sup>th</sup>, by JAMES  
MACHO as PARTNER of LOS MOCHOS LIMITED  
LIABILITY PARTNERSHIP, a corporation.



Sarah Amato  
Notary Public

My commission expires: 10/01/09

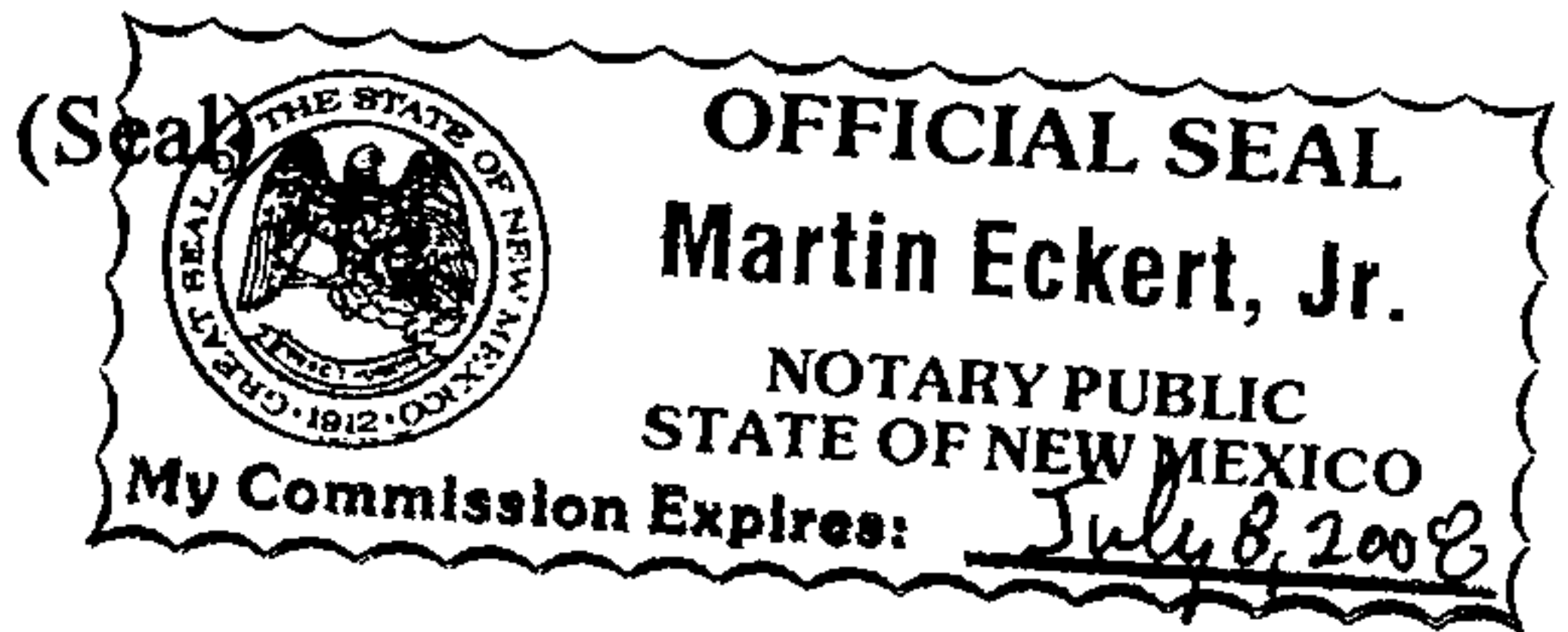
ALBUQUERQUE PUBLIC SCHOOLS

By: [Signature]  
Signature

KIZITO WIJENJE, CAPITAL MASTER PLAN DIRECTOR  
Name (typed or printed) and title

STATE OF NEW MEXICO  
COUNTY OF BERNALILLO

This instrument was acknowledged before me on January 15, 2006, by kizito wijenje as  
Capital Masterplan Director 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.



Martin Eckert, Jr.  
Notary Public

My commission expires: July 8, 2008

# City of Albuquerque



## DEVELOPMENT/ PLAN REVIEW APPLICATION

Supplemental form

|  |  |
|--|--|
| <b>SUBDIVISION</b>   | <b>S Z ZONING &amp; PLANNING</b>   |
| <input checked="" type="checkbox"/> Major Subdivision action               | _____ Annexation   |
| <input checked="" type="checkbox"/> Minor Subdivision action <i>PRELIM</i> | _____ County Submittal   |
| _____ Vacation   | <b>V</b> _____ EPC Submittal   |
| _____ Variance (Non-Zoning)  | _____ Zone Map Amendment (Establish or Change Zoning)  |
| <b>SITE DEVELOPMENT PLAN</b>   | <b>P</b> _____ Sector Plan (Phase I, II, III)  |
| _____ for Subdivision Purposes   | _____ Amendment to Sector, Area, Facility or Comprehensive Plan                                      |
| _____ for Building Permit  | _____ Text Amendment (Zoning Code/Sub Regs)  |
| _____ IP Master Development Plan   | _____ Street Name Change (Local & Collector)   |
| _____ Cert. of Appropriateness (LUCC)                                      | <b>L A APPEAL / PROTEST of...</b>  |
| <b>STORM DRAINAGE</b>  | <b>D</b> _____ Decision by: DRB, EPC, LUCC, Planning Director or Staff, ZHE, Zoning Board of Appeals |
| _____ Storm Drainage Cost Allocation Plan                                  |  |

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

**APPLICANT INFORMATION:**

NAME: JIM MOCHO PHONE: 242-1420  
 ADDRESS: 2323 MOUNTAIN RD NW FAX: \_\_\_\_\_  
 CITY: ALBU STATE NM ZIP 87104 E-MAIL: \_\_\_\_\_  
 Proprietary interest in site: OWNER List all owners: \_\_\_\_\_  
 AGENT (if any): SURVEYS SOUTHWEST, LTD PHONE: 998-0303  
 ADDRESS: 333 LOMAS BLVD NE FAX: 998-0306  
 CITY: ALBU STATE NM ZIP 87102 E-MAIL: \_\_\_\_\_

DESCRIPTION OF REQUEST: DIVIDE TWO EXISTING LOTS INTO EIGHT NEW LOTS & TO GRANT EASEMENTS AS SHOWN. (PRELIM)

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

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

Lot or Tract No. LOT 16-D, JOHATCHI ADDITION E Block: N/A Unit: N/A  
 Subdiv. / Addn. LOT 12, BLK C, J.M. MOORE REALTY CO'S 3RD ADDITION  
 Current Zoning: R-1 Proposed zoning: N/A  
 Zone Atlas page(s): J-13-2 No. of existing lots: 2 No. of proposed lots: 8  
 Total area of site (acres): 1.4009 Density if applicable: dwellings per gross acre: N/A dwellings per net acre: N/A  
 Within city limits?  Yes. No.  but site is within 5 miles of the city limits.) Within 1000FT of a landfill? NO  
 UPC No. 1-013-058-017-439-21920, 1-013-058-030-441-21921 MRGCD Map No. N/A  
 LOCATION OF PROPERTY BY STREETS: On or Near: 2 MOUNTAIN ROAD NW  
 Between: RIO GRANDE BLVD NW and PUEBLO BONITO NW

**CASE HISTORY:**

List any current or prior case number that may be relevant to your application (Proj., App., DRB-, AX\_Z\_, V\_, S\_, etc.): 051DRB-00203, 06DRB-01203, PROJECT #1003928

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

SIGNATURE Dan Graney DATE 1-23-07  
 (Print) Dan Graney Applicant  Agent

**FOR OFFICIAL USE ONLY**

Form revised 4/04

|   |                              |                  |           |                        |
|---|------------------------------|------------------|-----------|------------------------|
| <input type="checkbox"/> INTERNAL ROUTING                               | Application case numbers     | Action           | S.F.      | Fees                   |
| <input checked="" type="checkbox"/> All checklists are complete         | <u>07DRB-00068</u>           | <u>P &amp; F</u> | <u>53</u> | <u>\$ 705.00</u>       |
| <input checked="" type="checkbox"/> All fees have been collected        | _____                        | <u>CMF</u>       | _____     | <u>\$ 20.00</u>        |
| <input checked="" type="checkbox"/> All case #s are assigned            | _____                        | _____            | _____     | \$ _____               |
| <input checked="" type="checkbox"/> AGIS copy has been sent             | _____                        | _____            | _____     | \$ _____               |
| <input checked="" type="checkbox"/> Case history #s are listed          | _____                        | _____            | _____     | \$ _____               |
| <input checked="" type="checkbox"/> Site is within 1000ft of a landfill | _____                        | _____            | _____     | \$ _____               |
| <input checked="" type="checkbox"/> F.H.D.P. density bonus              | _____                        | _____            | _____     | \$ _____               |
| <input checked="" type="checkbox"/> F.H.D.P. fee rebate                 | _____                        | _____            | _____     | \$ _____               |
|   | Hearing date <u>01/31/07</u> |                  |           | Total <u>\$ 725.00</u> |

Joseph M. Mora 01-23-07

Project # 1003928

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

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

- MAJOR SUBDIVISION EXTENSION OF PRELIMINARY PLAT** **Your attendance is required.**
- Preliminary Plat reduced to 8.5" x 11"
  - Zone Atlas map with the entire property(ies) precisely and clearly outlined and crosshatched (to be photocopied)
  - Letter briefly describing, explaining, and justifying the request
  - Copy of previous D.R.B. approved infrastructure list
  - Copy of the LATEST Official D.R.B. Notice of approval for Preliminary Plat Extension request
  - Any original and/or related file numbers are listed on the cover application
- Extensions are not reviewed through internal routing.**  
Extension of preliminary plat approval expires after one year.

- MAJOR SUBDIVISION FINAL PLAT APPROVAL** **Your attendance is required.**
- Proposed Final Plat (folded to fit into an 8.5" by 14" pocket) 6 copies for unadvertised meetings
  - Design elevations & cross sections of perimeter walls **3 copies**
  - Zone Atlas map with the entire property(ies) precisely and clearly outlined and crosshatched (to be photocopied)
  - Original Mylar drawing of the proposed plat for internal routing only. Otherwise, bring Mylar to meeting.
  - Property owner's and City Surveyor's signatures on the Mylar drawing
  - Copy of recorded SIA
  - Landfill disclosure and EHD signature line on the Mylar drawing if property is within a landfill buffer
  - Any original and/or related file numbers are listed on the cover application
- DXF FILE AND HARD COPY OF FINAL PLAT DATA FOR AGIS IS REQUIRED.**

- MINOR SUBDIVISION PRELIMINARY FINAL PLAT APPROVAL** **Your attendance is required.**
- Proposed Preliminary / Final Plat (folded to fit into an 8.5" by 14" pocket) 6 copies for unadvertised meetings, }  
4 copies for internal routing.
  - Site sketch with measurements showing structures, parking, Bldg. setbacks, adjacent rights-of-way and street improvements, etcetera, if there is any existing land use (folded to fit into an 8.5" by 14" pocket) 6 copies.
  - Zone Atlas map with the entire property(ies) precisely and clearly outlined and crosshatched (to be photocopied)
  - Letter briefly describing, explaining, and justifying the request
  - Original Mylar drawing of the proposed plat for internal routing only. Otherwise, bring Mylar to meeting.
  - Property owner's and City Surveyor's signatures on the Mylar drawing
  - Landfill disclosure and EHD signature line on the Mylar drawing if property is within a landfill buffer
  - Fee (see schedule)
  - Any original and/or related file numbers are listed on the cover application
  - Infrastructure list if required (verify with DRB Engineer) **NO INTERNAL ROUTING**
- DXF FILE AND HARD COPY OF FINAL PLAT DATA FOR AGIS IS REQUIRED.**

- AMENDMENT TO PRELIMINARY PLAT (with minor changes)** **Your attendance is required.**
- AMENDMENT TO INFRASTRUCTURE LIST (with minor changes)**
- AMENDMENT TO GRADING PLAN (with minor changes)**
- PLEASE NOTE: There are no clear distinctions between significant and minor changes with regard to subdivision amendments. Significant changes are those deemed by the DRB to require public notice and public hearing.
- Proposed Amended Preliminary Plat, Infrastructure List, and/or Grading Plan (folded to fit into an 8.5" by 14" pocket) 6 copies for unadvertised meetings.
  - Original Preliminary Plat, Infrastructure List, and/or Grading Plan (folded to fit into an 8.5" by 14" pocket) 6 copies for unadvertised meetings
  - Zone Atlas map with the entire property(ies) precisely and clearly outlined and crosshatched (to be photocopied)
  - Letter briefly describing, explaining, and justifying the request
  - Original Mylar drawing of the proposed amended plat for internal routing only. Otherwise, bring Mylar to meeting.
  - Property owner's and City Surveyor's signatures on the Mylar drawing, if the plat is being amended
  - Any original and/or related file numbers are listed on the cover application
- Amended preliminary plat approval expires after one year

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

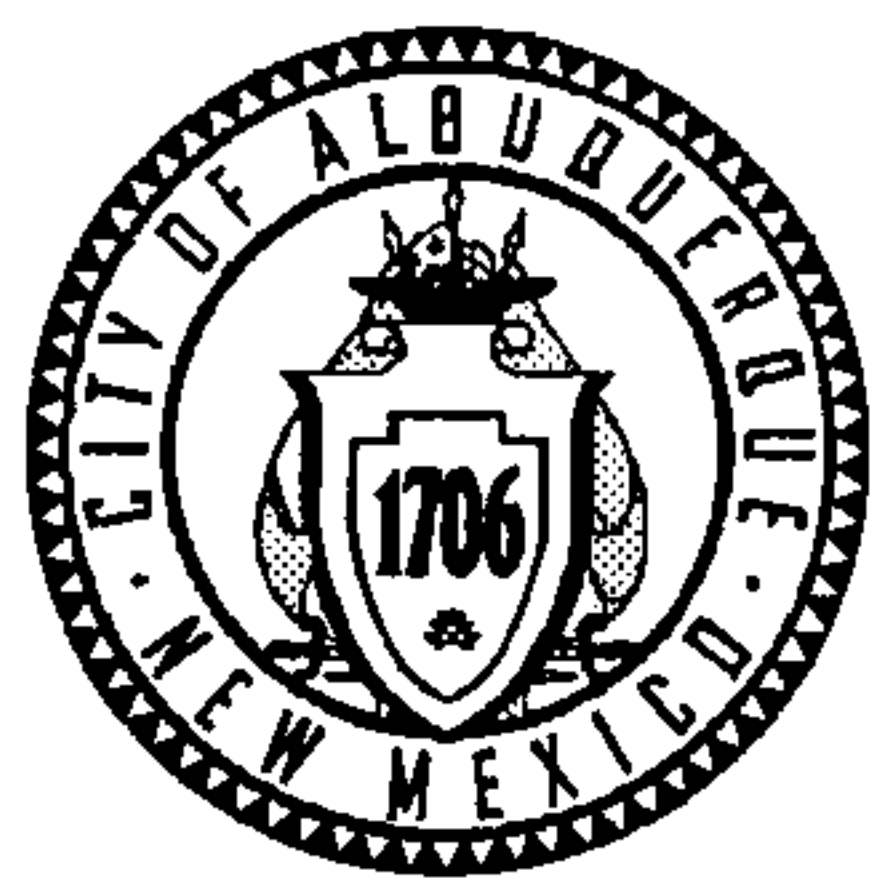
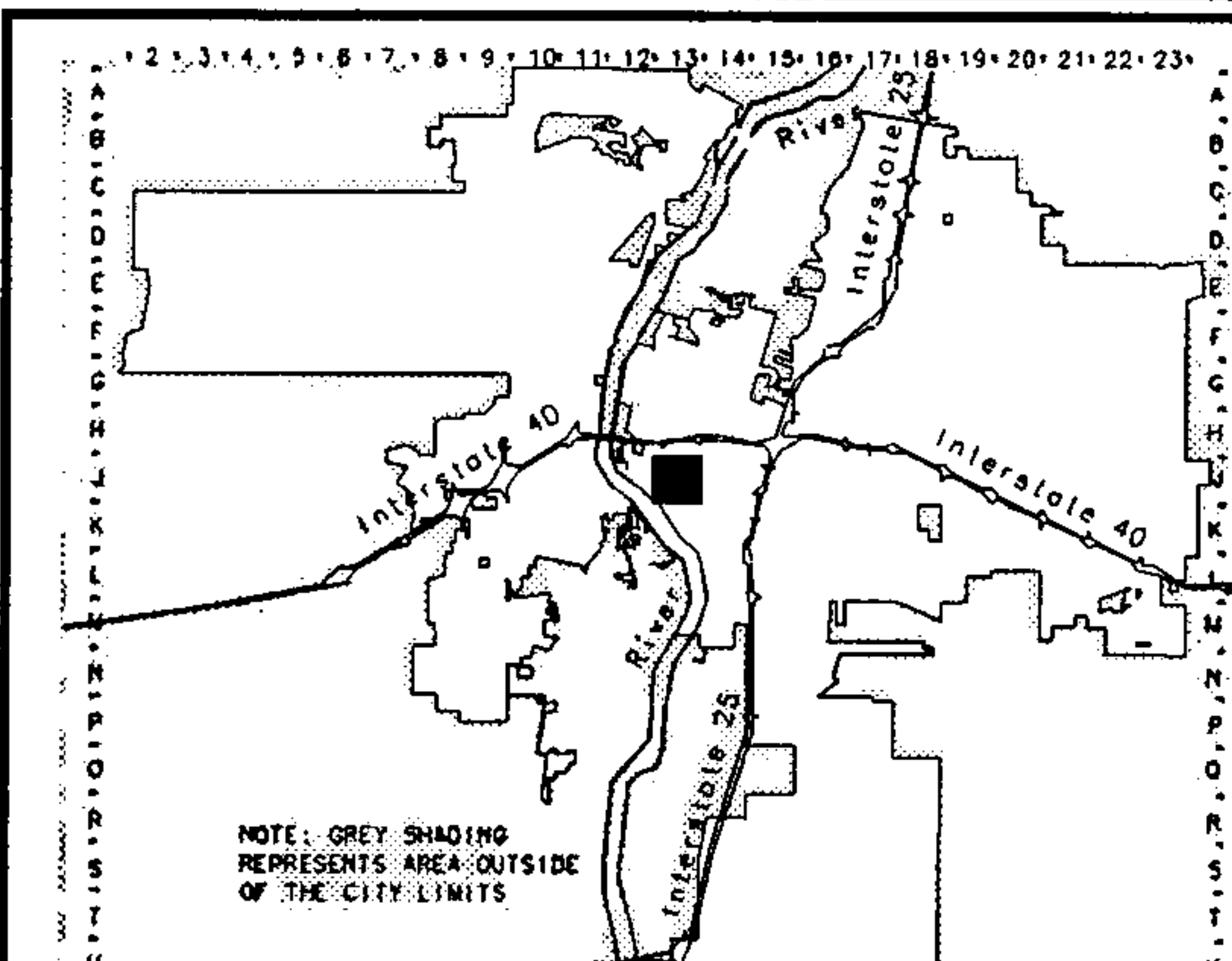
Dan Graney  
Dan Graney  
 Applicant name (print)  
 1-23-07  
 Applicant signature / date



Form revised 8/04, 1/05 & 10/05

- Checklists complete
  - Fees collected
  - Case #s assigned
  - Related #s listed
- Application case numbers  
 07DRB - 00068

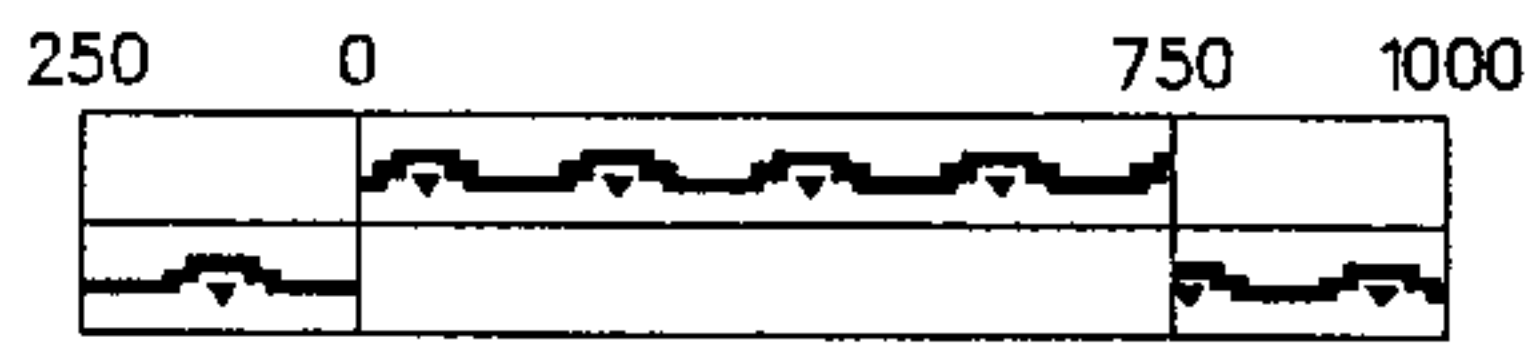
Sandy Hardley 01/23/07  
 Planner signature / date  
**Project # 1003928**



**A**buquerque **G**eographic **I**nformation **S**ystem  
**PLANNING DEPARTMENT**

© Copyright 2004

GRAPHIC SCALE IN FEET



**Zone Atlas Page**

**J-13-Z**

Map Amended through August 03, 2004



# *Surveys Southwest, Ltd*

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

January 22, 2007

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

REF: LOTS 1 THROUGH 8, LOS MOCHOS COMPOUND

Dear Board Members:

The purpose of this replat is to subdivide Two (2) existing lots into Eight (8) new lots for residential development. Included is an infrastructure list and the drainage plan is approved.

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

Sincerely,



Dan Graney  
President

# CITY OF ALBUQUERQUE



January 10, 2007

Arthur M. Garcia, P.E.  
Paiki Architecture & Engineering  
11200 Lomas NE, Ste. 100  
Albuquerque, NM 87112

Re: Los Mochos II Subdivision, Engineer's Stamp Dated 12-13-06  
Request for Preliminary Plat Approval, (J13/D89)

Dear Mr. Garcia,

Based on the information contained in your submittal received on December 13, 2006, the above referenced plan is approved for preliminary platting action by the DRB.

If you have any questions or need additional information, feel free to contact me at 924-3990.

Sincerely,

Jeremy Hoover, P.E.  
Senior Engineer  
Hydrology Section  
Development and Building Services

P.O. Box 1293

Albuquerque

cc: file (J13/D89)

New Mexico 87103

[www.cabq.gov](http://www.cabq.gov)

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

PAID RECEIPT

APPLICANT NAME JIM MOCHO  
AGENT SURVEYS SOUTHWEST LTD  
ADDRESS 333 LOMAS BLVD NE  
PROJECT & APP # 1003928 / 07 DRB 00068  
PROJECT NAME Lots 1-8, Los Mochos Compound

\$ 20.00 441032/3424000 Conflict Management Fee  
\$ 705.00 441006/4983000 DRB Actions  
\$ \_\_\_\_\_ 441006/4971000 EPC/AA/LUCC Actions & All Appeals  
\$ \_\_\_\_\_ 441018/4971000 Public Notification  
\$ \_\_\_\_\_ 441006/4983000 DRAINAGE PLAN REVIEW OR TRAFFIC IMPACT STUDY\*\*\*  
( ) Major/Minor Subdivision ( ) Site Development Plan ( ) Bldg Permit  
( ) Letter of Map Revision ( ) Conditional Letter of Map Revision  
( ) Traffic Impact Study

\$ 725.00 TOTAL AMOUNT DUE

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

1950  
95-219/1070 138  
1350561012

LOS MOCHOS LTD LIABILITY PARTNERSHIP  
JAMES AND OR JEFF MOCHOS  
2323 MOUNTAIN RD NW  
ALBUQUERQUE, NM 87104-1971

Date 1/17/07

City of Albuquerque  
Treasury Division

City of Albuquerque  
Treasury Division

1/23/2007  
RECEIPT# 00074670  
Fund 0110

DOC: ANNY  
1350561012

725.00  
\$725.00

1350561012

J24 Misc \$20.00

Thank You

WELLS FARGO  
New Mexico  
Wells Fargo Bank, N.A.  
New Mexico  
Wells Fargo Bank, N.A.

City of Albuquerque  
Treasury Division

1/23/2007  
RECEIPT# 00074670  
Fund 0110

DOC: ANNY  
1350561012

725.00  
\$725.00

1350561012

J24 Misc \$20.00

Thank You

**Subject:** Project No. 1003928

**From:** "Zamora, David M." <dmzamora@cabq.gov>

**Date:** Fri, 25 May 2007 09:52:10 -0600

**To:** "Sara Amato" <samato@swsurvey.com>

The .dxf file for Project No. 1003928 (Los Mochos Compound) has been approved.

David M. Zamora  
GIS Coordinator - AGIS  
City of Albuquerque  
Planning Department  
924-3929 phone  
924-3812 fax  
[www.cabq.gov/gis](http://www.cabq.gov/gis)  
[dmzamora@cabq.gov](mailto:dmzamora@cabq.gov)

# City of Albuquerque



## DEVELOPMENT/ PLAN REVIEW APPLICATION

Supplemental form

**SUBDIVISION**

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

**SITE DEVELOPMENT PLAN**

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

**STORM DRAINAGE**

- Storm Drainage Cost Allocation Plan

**S Z ZONING & PLANNING**

- Annexation
- County Submittal
- EPC Submittal
- Zone Map Amendment (Establish or Change Zoning)
- Sector Plan (Phase I, II, III)
- Amendment to Sector, Area, Facility or Comprehensive Plan
- Text Amendment (Zoning Code/Sub Regs)
- Street Name Change (Local & Collector)
- L A APPEAL / PROTEST of...**
- Decision by: DRB, EPC, LUCC, Planning Director or Staff, ZHE, Zoning Board of Appeals

SKETCH PLAT

V

P

L

D

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

**APPLICANT INFORMATION:**

NAME: Jim Mocho PHONE: 242-1420  
 ADDRESS: 2323 MOUNTAIN RD NW FAX: \_\_\_\_\_  
 CITY: ALBU STATE NM ZIP 87104 E-MAIL: \_\_\_\_\_  
 Proprietary interest in site: OWNER List all owners: \_\_\_\_\_  
 AGENT (if any): SURVEYS SOUTHWEST, LTD PHONE: 998-0303  
 ADDRESS: 333 LOMAS BLVD NE FAX: 998-0306  
 CITY: ALBU STATE NM ZIP 87102 E-MAIL: \_\_\_\_\_

DESCRIPTION OF REQUEST: DIVIDE TWO EXISTING LOTS INTO TEN NEW LOTS & TO GRANT EASEMENTS AS SHOWN.

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

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

Lot or Tract No. LOT 16-D, TOHATCHI ADD. E Block: \_\_\_\_\_ Unit: \_\_\_\_\_  
 Subdiv. / Addn. LOT 12, BLK C, J.M. MOORE REALTY COS 3RD ADDITION  
 Current Zoning: R-1 Proposed zoning: N/A  
 Zone Atlas page(s): J-13-2 No. of existing lots: 2 No. of proposed lots: 10  
 Total area of site (acres): 1.4009 Density if applicable: dwellings per gross acre: N/A dwellings per net acre: N/A  
 Within city limits?  Yes. No , but site is within 5 miles of the city limits.) Within 1000FT of a landfill?  No  
 UPC No. 1-013-058-017-439-21920, 1-013-058-030-441-21921 MRGCD Map No. N/A  
 LOCATION OF PROPERTY BY STREETS: On or Near: 2 MOUNTAIN RD NW  
 Between: 1110 GRANITE BLVD NW and PUEBLO BONITO NW

**CASE HISTORY:**

List any current or prior case number that may be relevant to your application (Proj., App., DRB-, AX\_Z\_, V\_, S\_, etc.): 05DRB-00203  
Proj # 1003928

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

SIGNATURE Dan Graney DATE 8-17-06  
 (Print) Dan Graney \_\_\_\_\_  Applicant  Agent

**FOR OFFICIAL USE ONLY**

Form revised 4/04

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

| Application case numbers     | Action    | S.F.        | Fees                 |
|------------------------------|-----------|-------------|----------------------|
| <u>06DRB-01203</u>           | <u>SK</u> | <u>5(3)</u> | <u>\$ 0.00</u>       |
| _____                        | _____     | _____       | \$ _____             |
| _____                        | _____     | _____       | \$ _____             |
| _____                        | _____     | _____       | \$ _____             |
| _____                        | _____     | _____       | \$ _____             |
| Hearing date <u>08/30/06</u> |           |             | Total <u>\$ 0.00</u> |

Sandy Handley 08/18/06 Project # 1003928

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

- MAJOR SUBDIVISION EXTENSION OF PRELIMINARY PLAT Your attendance is required.**
- Preliminary Plat reduced to 8.5" x 11"
  - Zone Atlas map with the entire property(ies) precisely and clearly outlined and crosshatched (to be photocopied)
  - Letter briefly describing, explaining, and justifying the request
  - Copy of previous D.R.B. approved infrastructure list
  - Copy of the LATEST Official D.R.B. Notice of approval for Preliminary Plat Extension request
  - Any original and/or related file numbers are listed on the cover application
- Extensions are not reviewed through internal routing.**  
Extension of preliminary plat approval expires after one year.

- MAJOR SUBDIVISION FINAL PLAT APPROVAL Your attendance is required.**
- Proposed Final Plat (folded to fit into an 8.5" by 14" pocket) 6 copies for unadvertised meetings
  - Design elevations & cross sections of perimeter walls 3 copies
  - Zone Atlas map with the entire property(ies) precisely and clearly outlined and crosshatched (to be photocopied)
  - Original Mylar drawing of the proposed plat for internal routing only. Otherwise, bring Mylar to meeting.
  - Property owner's and City Surveyor's signatures on the Mylar drawing
  - Copy of recorded SIA
  - Landfill disclosure and EHD signature line on the Mylar drawing if property is within a landfill buffer
  - Any original and/or related file numbers are listed on the cover application
- DXF FILE AND HARD COPY OF FINAL PLAT DATA FOR AGIS IS REQUIRED.**

- MINOR SUBDIVISION PRELIMINARY / FINAL PLAT APPROVAL Your attendance is required.**
- Proposed Preliminary / Final Plat (folded to fit into an 8.5" by 14" pocket) 6 copies for unadvertised meetings, 4 copies for internal routing.
  - Site sketch with measurements showing structures, parking, Bldg. setbacks, adjacent rights-of-way and street improvements, etcetera, if there is any existing land use (folded to fit into an 8.5" by 14" pocket) 6 copies.
  - Zone Atlas map with the entire property(ies) precisely and clearly outlined and crosshatched (to be photocopied)
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  - Property owner's and City Surveyor's signatures on the Mylar drawing
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  - Fee (see schedule)
  - Any original and/or related file numbers are listed on the cover application
  - Infrastructure list if required (verify with DRB Engineer) **NO INTERNAL ROUTING**
- DXF FILE AND HARD COPY OF FINAL PLAT DATA FOR AGIS IS REQUIRED.**

- AMENDMENT TO PRELIMINARY PLAT (with minor changes) Your attendance is required.**
- AMENDMENT TO INFRASTRUCTURE LIST (with minor changes)**
- AMENDMENT TO GRADING PLAN (with minor changes)**
- PLEASE NOTE: There are no clear distinctions between significant and minor changes with regard to subdivision amendments. Significant changes are those deemed by the DRB to require public notice and public hearing.
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  - Letter briefly describing, explaining, and justifying the request
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  - Property owner's and City Surveyor's signatures on the Mylar drawing, if the plat is being amended
  - Any original and/or related file numbers are listed on the cover application
- Amended preliminary plat approval expires after one year

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

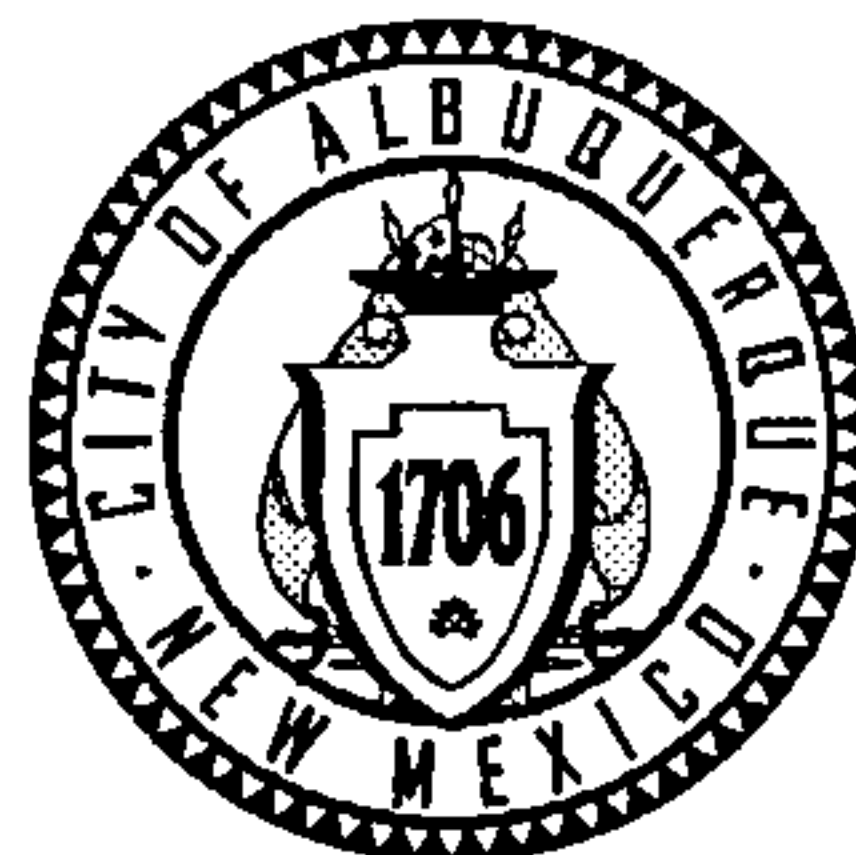
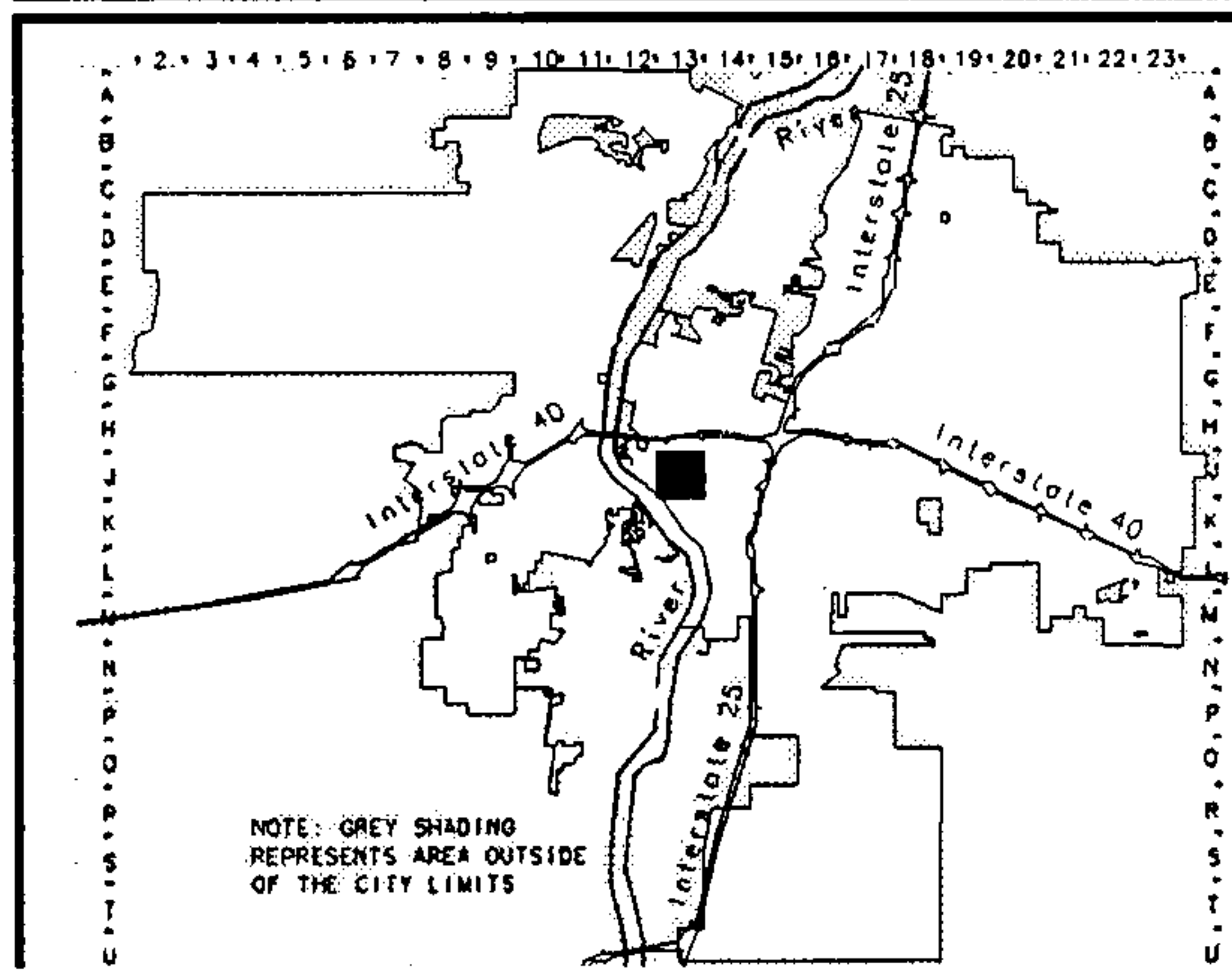
Don Graney  
Applicant name (print)  
Don Graney  
Applicant signature / date  
8-17-06



Form revised 8/04, 1/05 & 10/05

- Checklists complete
  - Fees collected
  - Case #s assigned
  - Related #s listed
- Application case numbers  
06DRB - 01203

Sandy Handley 08/18/06  
Planner signature / date  
**Project # 1003928**



**A G I S**  
Albuquerque Geographic Information System  
PLANNING DEPARTMENT

© Copyright 2004

**Zone Atlas Page**

**J-13-Z**

Map Amended through August 03, 2004

# *Surveys Southwest, Ltd*

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

August 17, 2006

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

Dear Board Members:

The purpose of this sketch plat is to propose Ten (10) new lots from Two (2) existing lots. The residences shown are existing.

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

Sincerely,



Dan Graney  
President



# City of Albuquerque



## DEVELOPMENT/ PLAN REVIEW APPLICATION

Supplemental form

Supplemental form

**SUBDIVISION**

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

*SKETCH PLAT*

**ZONING & PLANNING**

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

**SITE DEVELOPMENT PLAN**

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

P

L

**APPEAL / PROTEST of...**

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

Z

A

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

**APPLICANT INFORMATION:**

NAME: Jim MOCHO PHONE: 242-1420  
 ADDRESS: 2323 MOUNTAIN RD NW FAX: \_\_\_\_\_  
 CITY: ALBU STATE NM ZIP 87104 E-MAIL: \_\_\_\_\_  
 Proprietary interest in site: OWNER List all owners: MAGDALENA G. ZAMORA  
 AGENT (if any): SURVEYS SOUTHWEST, LTD PHONE: 998-0303  
 ADDRESS: 333 LOMAS BLVD NE FAX: 998-0306  
 CITY: ALBU STATE NM ZIP 87102 E-MAIL: \_\_\_\_\_

DESCRIPTION OF REQUEST: DIVIDE TWO EXISTING LOTS INTO SEVEN NEW LOTS & PROVIDE ACCESS TO SAID LOTS

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

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

Lot or Tract No. LOT 16-D, TOHATCHI ADD & Block: 1 Unit: 1  
 Subdiv. / Addn. LOT 12, BLKC, J.M. MOORE REALTY CO'S 3<sup>RD</sup> ADD,  
 Current Zoning: R-1 Proposed zoning: N/A  
 Zone Atlas page(s): J-13-Z No. of existing lots: 2 No. of proposed lots: 7  
 Total area of site (acres) 1.42 Density if applicable: dwellings per gross acre: 1 dwellings per net acre: 1  
 Within city limits?  Yes. No , but site is within 5 miles of the city limits.) Within 1000FT of a landfill? NO  
 UPC No. 1-013-058-017-439-21920 1-013-058-030-441-21921 MRGCD Map No. N/A  
 LOCATION OF PROPERTY BY STREETS: On or Near: MOUNTAIN ROAD NW  
 Between: Rio Grande Blvd NW and Pueblo Bonito NW

**CASE HISTORY:**

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

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

SIGNATURE Dan Graney DATE 2-4-05  
 (Print) Dan Graney \_\_\_\_\_ Applicant  Agent

**FOR OFFICIAL USE ONLY**

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

| INTERNAL ROUTING   | Application case numbers    | Action    | S.F. | Fees              |
|--|-----------------------------|-----------|------|-------------------|
| <input checked="" type="checkbox"/> All checklists are complete  | <u>05 DRB - 00203</u>       | <u>SK</u> |      | \$ <u>0</u>       |
| <input checked="" type="checkbox"/> All fees have been collected |                             |           |      | \$ _____          |
| <input checked="" type="checkbox"/> All case #s are assigned     |                             |           |      | \$ _____          |
| <input checked="" type="checkbox"/> AGIS copy has been sent      |                             |           |      | \$ _____          |
| <input checked="" type="checkbox"/> Case history #s are listed   |                             |           |      | \$ _____          |
| <input type="checkbox"/> Site is within 1000ft of a landfill     |                             |           |      | \$ _____          |
| <input type="checkbox"/> F.H.D.P. density bonus                  |                             |           |      | \$ _____          |
| <input checked="" type="checkbox"/> F.H.D.P. fee rebate          |                             |           |      | \$ _____          |
|  | Hearing date <u>2-16-05</u> |           |      | Total \$ <u>0</u> |

D. Graney 2-7-05  
 Planner signature / date

Project # 1003928

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

**SKETCH PLAT REVIEW AND COMMENT**

**YOUR ATTENDANCE IS REQUIRED.**

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

**MAJOR SUBDIVISION EXTENSION OF PRELIMINARY PLAT**

**Your attendance is required.**

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

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

**MAJOR SUBDIVISION FINAL PLAT APPROVAL**

**Your attendance is required.**

- Proposed Final Plat (folded to fit into an 8.5" by 14" pocket) 6 copies for unadvertised meetings, 4 copies for internal routing.
- Design elevations & cross sections of perimeter walls
- Zone Atlas map with the entire property(ies) precisely and clearly outlined and crosshatched (to be photocopied)
- Original Mylar drawing of the proposed plat for internal routing only. Otherwise, bring Mylar to meeting.
- Property owner's and City Surveyor's signatures on the Mylar drawing
- SIA financial guaranty verification
- Landfill disclosure and EHD signature line on the Mylar drawing if property is within a landfill buffer
- Any original and/or related file numbers are listed on the cover application

**DXF FILE AND HARD COPY OF FINAL PLAT DATA FOR AGIS IS REQUIRED.**

**MINOR SUBDIVISION PRELIMINARY / FINAL PLAT APPROVAL**

**Your attendance is required.**

- Proposed Preliminary / Final Plat (folded to fit into an 8.5" by 14" pocket) 6 copies for unadvertised meetings, 4 copies for internal routing.
- Site sketch with measurements showing structures, parking, Bldg. setbacks, adjacent rights-of-way and street improvements, etcetera, if there is any existing land use (folded to fit into an 8.5" by 14" pocket) 6 copies.
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- Letter briefly describing, explaining, and justifying the request
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- Property owner's and City Surveyor's signatures on the Mylar drawing
- Landfill disclosure and EHD signature line on the Mylar drawing if property is within a landfill buffer
- Fee (see schedule)
- Any original and/or related file numbers are listed on the cover application
- Infrastructure list if required (verify with DRB Engineer) **NO INTERNAL ROUTING**

**DXF FILE AND HARD COPY OF FINAL PLAT DATA FOR AGIS IS REQUIRED.**

**AMENDMENT TO PRELIMINARY PLAT (with minor changes)**

**Your attendance is required.**

**AMENDMENT TO INFRASTRUCTURE LIST (with minor changes)**

**AMENDMENT TO GRADING PLAN (with minor changes)**

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

- Proposed Amended Preliminary Plat, Infrastructure List, and/or Grading Plan (folded to fit into an 8.5" by 14" pocket) 6 copies for unadvertised meetings.
- Original Preliminary Plat, Infrastructure List, and/or Grading Plan (folded to fit into an 8.5" by 14" pocket) 6 copies for unadvertised meetings
- Zone Atlas map with the entire property(ies) precisely and clearly outlined and crosshatched (to be photocopied)
- Letter briefly describing, explaining, and justifying the request
- Original Mylar drawing of the proposed amended plat for internal routing only. Otherwise, bring Mylar to meeting.
- Property owner's and City Surveyor's signatures on the Mylar drawing, if the plat is being amended
- Any original and/or related file numbers are listed on the cover application

Amended preliminary plat approval expires after one year.

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

Dan Graney Applicant name (print)  
Dan Graney Applicant signature / date 2.4.05

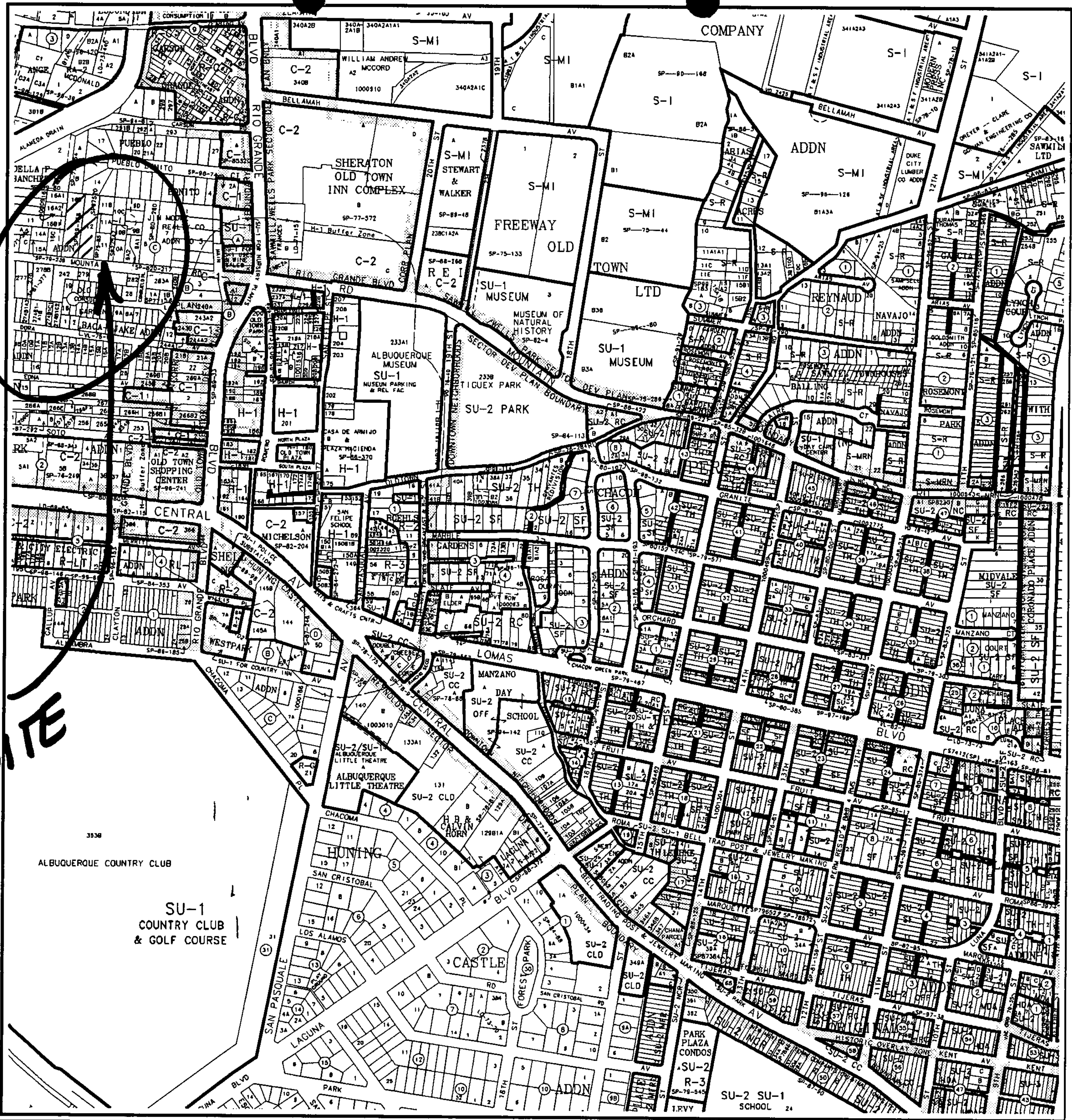


Form revised 3/03, 8/03 and 11/03

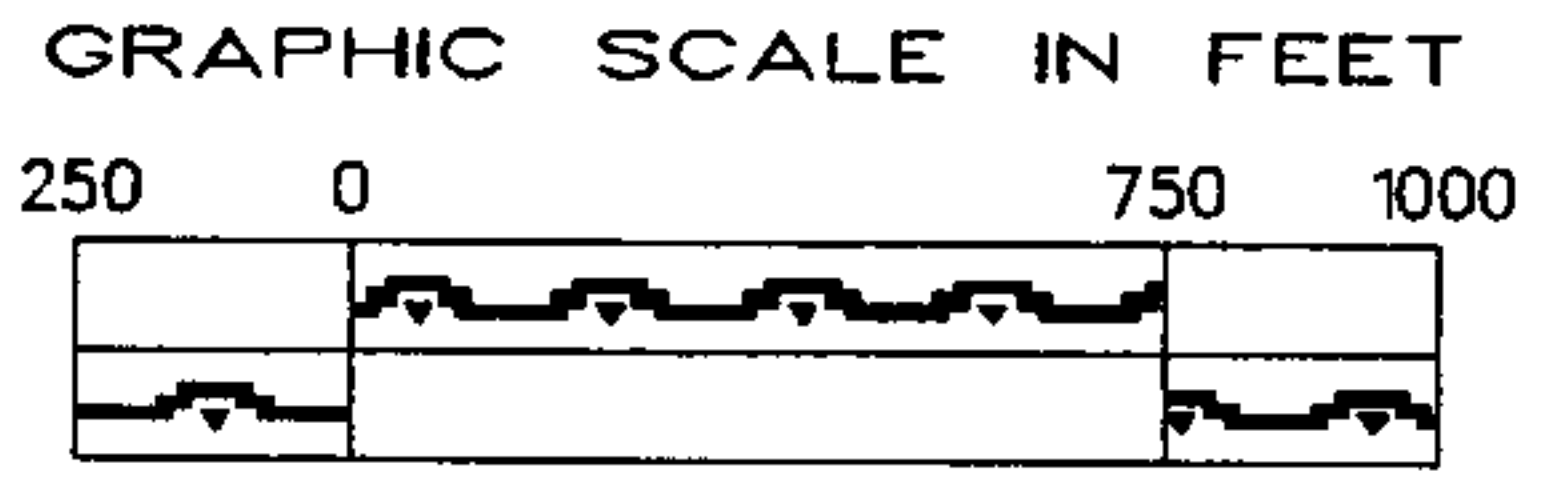
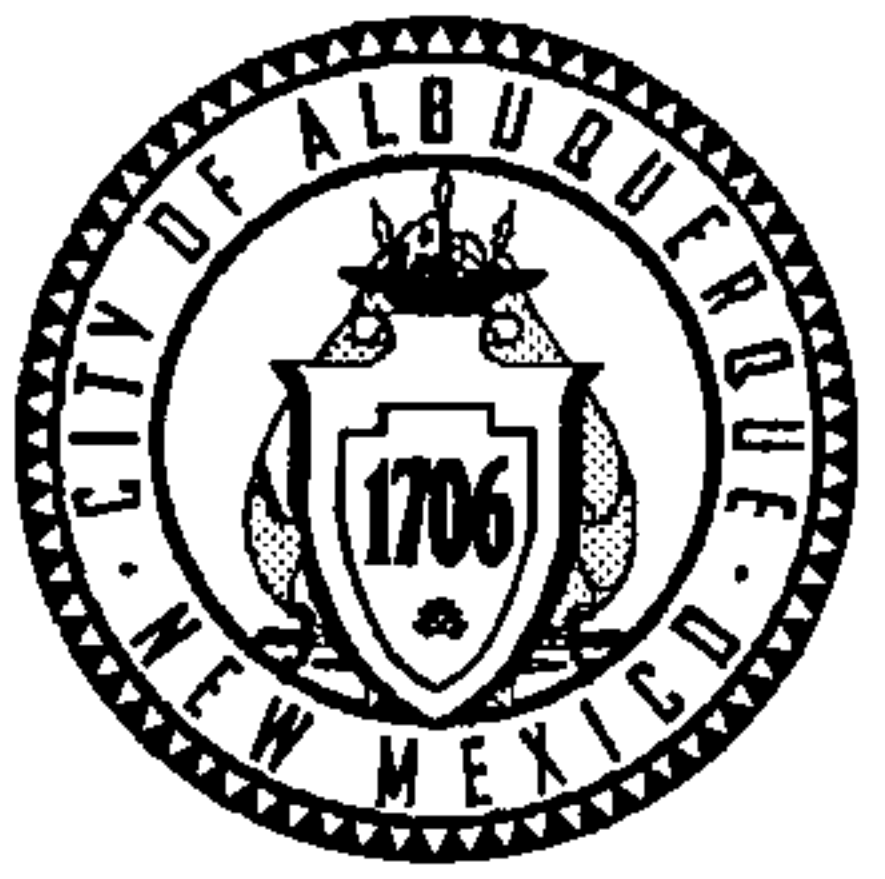
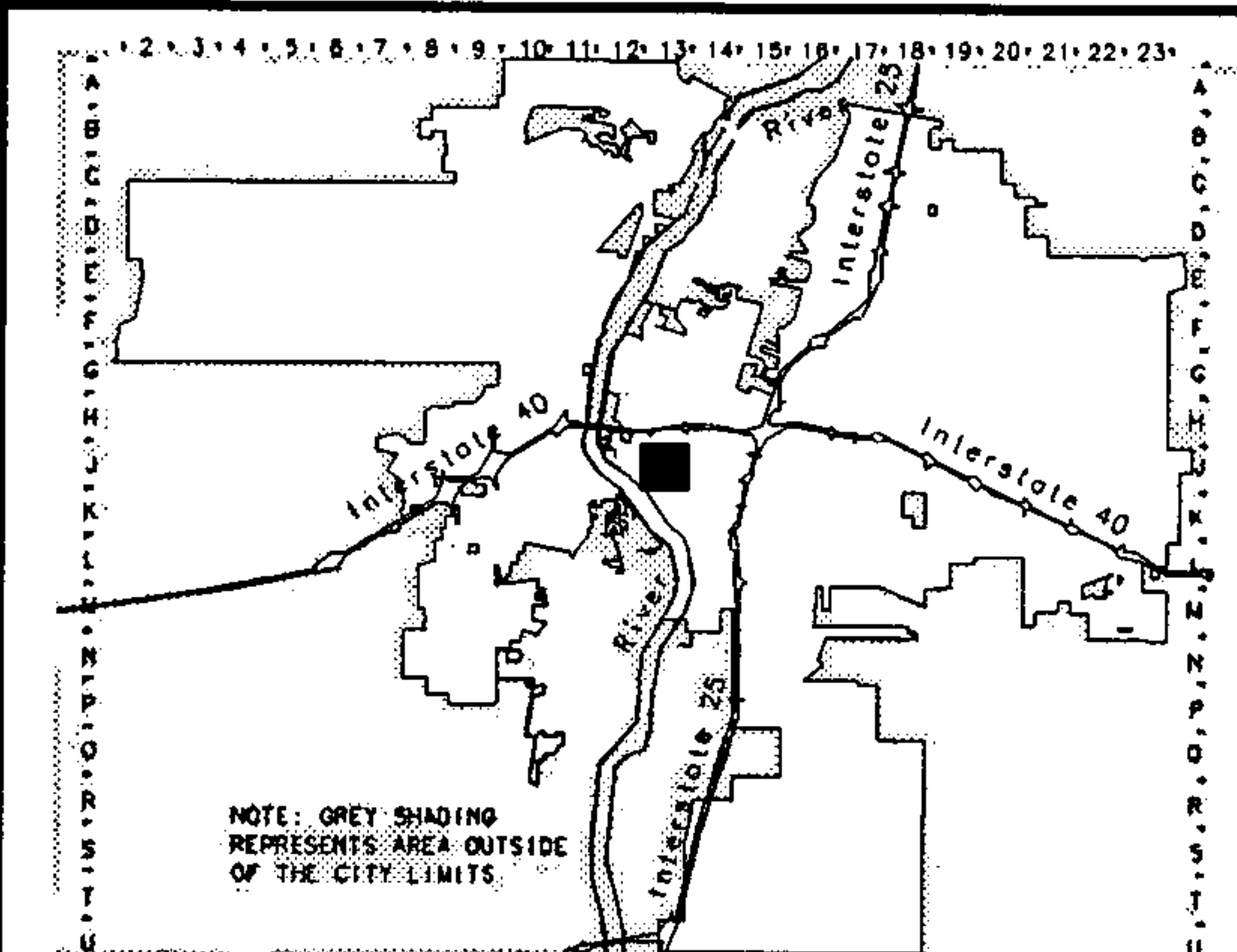
- Checklists complete
- Fees collected
- Case #s assigned
- Related #s listed

Application case numbers  
05DRB - - 00205

A. Garcia 2-7-05  
Planner signature / date  
**Project # 1003928**



SITE



Albuquerque Geographic Information System  
 PLANNING DEPARTMENT

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Zone Atlas Page

J-13-Z

Map Amended through August 03, 2004

# *Surveys Southwest, LTD*

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

February 3, 2005


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

Dear Board Members:

The purpose of this sketch plat is to aid in configuring Seven (7) R-1 zoned lots with appropriate access. Three lots have existing buildings.

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

Sincerely,

  
Dan Graney  
President

"EXHIBIT"

50 30 10 0 50

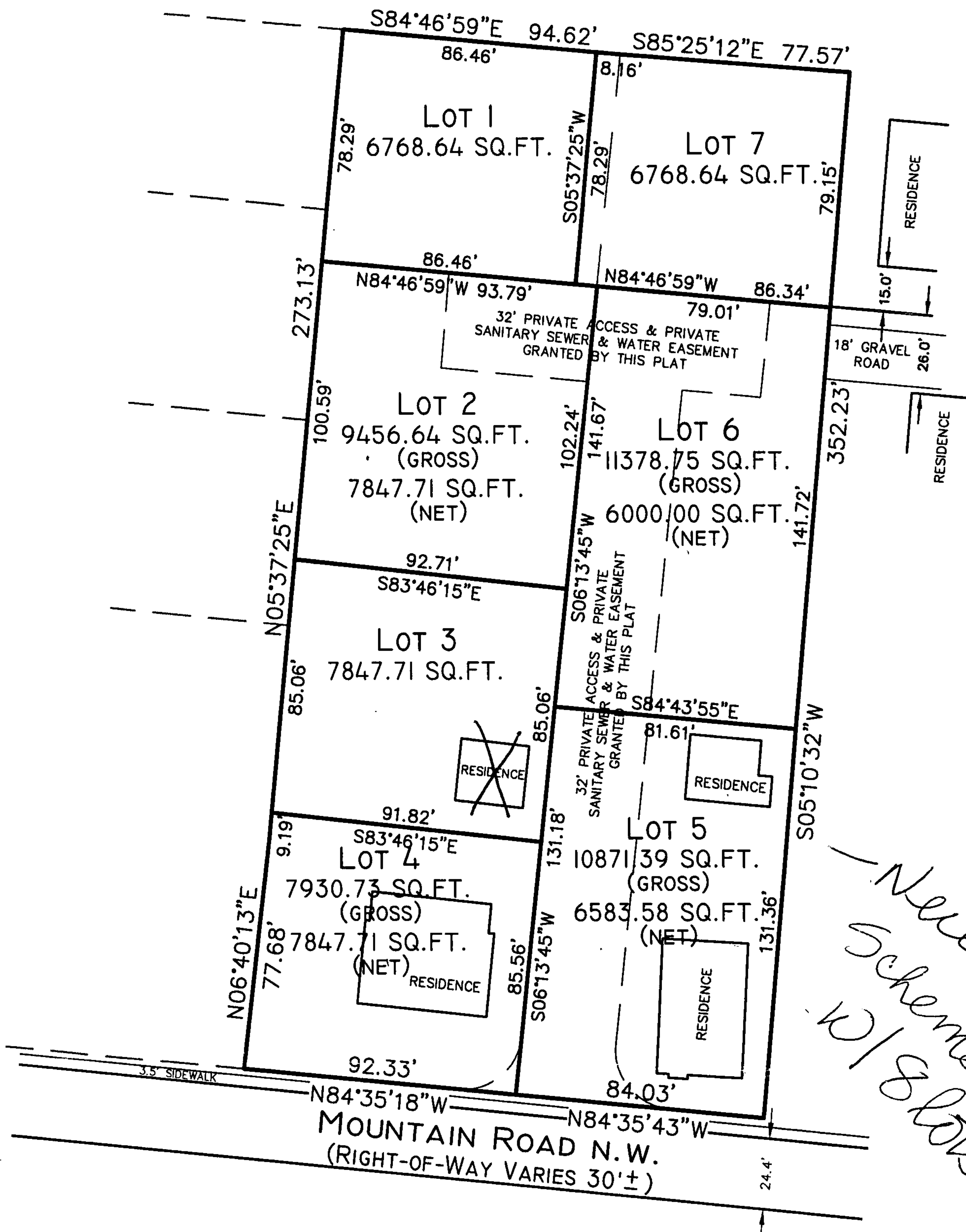


1" = 50'

PROJECT NO. 0501RS21  
DRAWN BY : RS  
ZONE ATLAS: J-13-Z  
92B-12.CR5



NORTH



**SURVEYS SOUTHWEST, LTD.**

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

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