

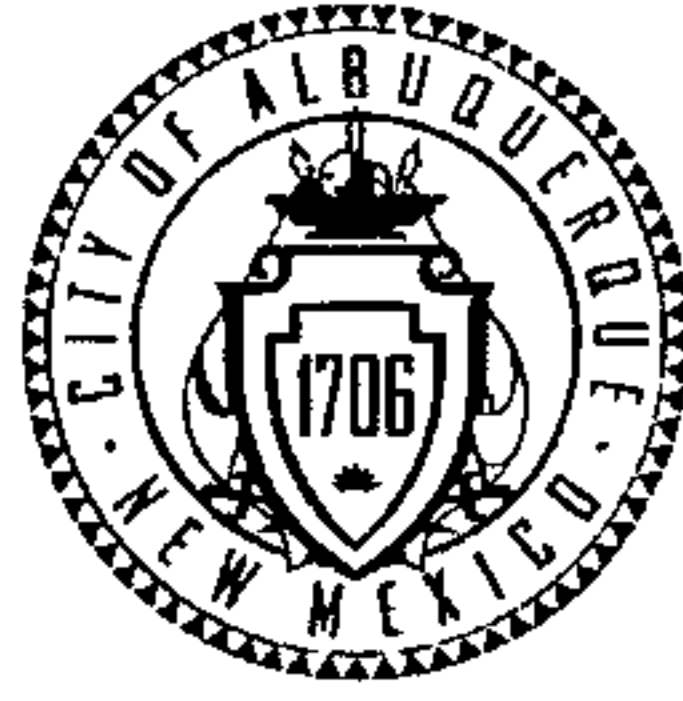
3. **Project# 1004036**
14DRB-70345 VACATION OF PUBLIC RIGHT OF WAY w/ PUBLIC TURNAROUND EASEMENT
JACKS HIGH COUNTRY INC agents for DAVID MIRABAL request the referenced/ above action for a portion of CHERRY LANE NW adjacent to Lots 31 and 32-A, **RIO GRANDE GARDENS ADDITION** zoned SU-2/LD RA-2, located on the north side of ZICKERT RD NW west of RIO GRANDE BLVD NW. (H-12) [deferred from 10/29/14] **INDEFINITELY DEFERRED.**

4. **Project# 1004404**
14DRB-70365 VACATION/ PUBLIC EASEMENT
14DRB-70366 - TEMP DEFR SIDEWLK CONST
14DRB-70367 - PRELIMINARY PLAT APPROVAL
BOHANNAN HUSTON INC agents for WOODMONT PASEO, LLC request the referenced/ above actions for all or a portion of Tracts 9 & 10, **TRAILS UNIT 3A (proposed Tract F VALLE PRADO UNIT 1 and Tract A VALLE PRADO UNIT 2)** zoned SU-2/ VTSL, located at the western terminus of TREE LINE AVE NW west of RAINBOW BLVD NW and north of WOODMONT AVE NW containing approximately 14.56 acres. (C-9) **DEFERRED TO 12/10/14.**

5. **Project# 1002739**
14DRB-70364 BULK LAND VARIANCE
14DRB-70253 – PRELIMINARY/ FINAL PLAT APPROVAL
MARK GOODWIN & ASSOCIATES, PA agents for KB HOME, INC request the referenced/ above actions for all or a portion of Parcels 4 and 6A Unit 1, plus Blocks 1-6 Unit 9, **ANDERSON HEIGHTS SUBDIVISON** zoned R-D & R-LT, located on the north side of COLOBEL AVE SW between 118th St SW and MORRISSEY ST SW containing approximately 89.01 acres. (N-8) **DEFERRED TO 12/3/14.**

6. **Project# 1002739**
14DRB-70240 – SITE DEVELOPMENT PLAN FOR SUBDIVISION
14DRB-70241 - TEMPORARY DEFERRAL OF SIDEWALK CONSTRUCTION
14DRB-70242 - PRELIMINARY PLAT
MARK GOODWIN AND ASSOCIATES, P.A. agents for KB HOME INC request the referenced/ above actions for all or a portion of Parcel 4 Unit 1, plus Parcel 6A and Blocks 1-6 Unit 9, **ANDERSON HEIGHTS SUBDIVISON** zoned R-D & R-LT, located on the north side of COLOBEL AVE SW between 118th St SW and MORRISSEY ST SW containing approximately 89.0114 acres. (N-8) [Deferred from 8/6/14, 9/10/14, 10/1/14, 10/22/14, 11/5/14] **DEFERRED TO 1/28/15.**

7. **Project# 1004245**
14DRB-70220 - TEMPORARY DEFERRAL OF SIDEWALK CONSTRUCTION
14DRB-70221 PRELIMINARY PLAT
MARK GOODWIN AND ASSOCIATES, P.A. agents for ANASAZI RIDGE LLC request the refedrenced/ above actions for all or a portion of Blocks 7 – 9, 12 & 14, **PARADISE HEIGHTS UNIT 5** zoned R-1, located on the south side of MCMAHON BLVD NW between WESTSIDE BLVD NW and KAYENTA ST NW containing approximately 6.7631 acres. (A-10) [Deferred from 7/16/14, 8/6/14, 9/10/14, 10/8/1, 11/5/14] **DEFERRED TO 12/10/14.**



CITY OF ALBUQUERQUE
 PLANNING DEPARTMENT
 DEVELOPMENT REVIEW BOARD

October 29, 2014

PUBLIC AGENCY COMMENTS

Project# 1004036

14DRB-70345 VACATION OF PUBLIC RIGHT OF WAY w/ PUBLIC TURNAROUND
 EASEMENT

JACKS HIGH COUNTRY INC agents for DAVID MIRABAL request the referenced/ above action for a portion of CHERRY LANE NW adjacent to Lots 31 and 32-A, **RIO GRANDE GARDENS ADDITION** zoned SU-2/ LD RA-2, located on the north side of ZICKERT RD NW west of RIO GRANDE BLVD NW. (H-12)

AMAFCA <i>Lynn Mazur</i>	No comment.
COG <i>Kendra Watkins Andrew Gingerich</i>	No comments received
TRANSIT <i>Shabih Rizvi</i>	Adjacent and nearby routes Route #36, 12 th Street/ Rio Grande route passes near the site on Rio Grande Blvd.
ZONING ENFORCEMENT <i>Vince Montano</i>	No comments received
NEIGHBORHOOD COORDINATION <i>Stephani Winklepleck</i>	Affected NA/HOA's: Los Duranes NA (R) and Rio Grande Blvd. NA (R)
APS <i>April Winters</i>	This will have no adverse impacts to the APS district.
POLICE DEPARTMENT <i>Steve Sink</i>	This project is in the Valley Area Command. - No Crime Prevention or CPTED comments concerning the proposed Vacation of Public Easement request at this time.
FIRE DEPARTMENT <i>Antonio Chinchilla</i>	No comments received
PNM ELECTRIC <i>Daniel Aragon</i>	No comments received
New Mexico Gas Company <i>Patrick Sanchez</i>	No comments received

COMCAST <i>Mike Mortus</i>	No comments received
CENTURYLINK	No comments received
ENVIRONMENTAL HEALTH <i>Paul Olson</i>	No comments received
M.R.G.C.D <i>Ray Gomez</i>	1. Previously reviewed 01/22/2014. 2. No record of MRGCD signature or Approval Stamp noted on previous plat.
OPEN SPACE DIVISION <i>Kent Reed Swanson / Sarah Brown</i>	Open Space Division has reviewed and has no comments.
TRANSPORTATION PLANNING (DMD) <i>John MacKenzie</i>	Reviewed, but there are no comments regarding roadways, on-street bicycle lanes, or multi-use trails.
PARKS AND RECREATION <i>Carol Dumont</i>	No objections to the request for vacations.
CITY ENGINEER/ HYDROLOGY <i>Curtis Cherne</i>	
ABCWUA <i>Allan Porter</i>	
TRANSPORTATION DEVELOPMENT <i>Kristal Metro</i>	
PLANNING DEPARTMENT <i>Jack Cloud</i>	An acceptable easement or right of way must be demonstrated for the existing cul de sac of Cherry Lane. Abutting Lot 31 property owner must agree to the vacation in writing and must demonstrate an acceptable Access Easement across Lot 15 to Apple Ln NW to the west. Additionally, refer to comments from Transportation Development plus any public hearing comments regarding proposed vacation. Per Part 7-2(F) of the Subdivision Ordinance an affirmative DRB decision is only advisory for this vacation, which would not be final until approved by the City Council.



CITY OF ALBUQUERQUE
 PLANNING DEPARTMENT
 DEVELOPMENT REVIEW BOARD

October 29, 2014

PUBLIC AGENCY COMMENTS

Project# 1004036

14DRB-70345 VACATION OF PUBLIC RIGHT OF WAY w/ PUBLIC TURNAROUND
 EASEMENT

JACKS HIGH COUNTRY INC agents for DAVID MIRABAL request the referenced/ above action for a portion of CHERRY LANE NW adjacent to Lots 31 and 32-A, **RIO GRANDE GARDENS ADDITION** zoned SU-2/ LD RA-2, located on the north side of ZICKERT RD NW west of RIO GRANDE BLVD NW. (H-12)

AMAFCA <i>Lynn Mazur</i>	No comment.
COG <i>Kendra Watkins</i> <i>Andrew Gingerich</i>	No comments received
TRANSIT <i>Shabih Rizvi</i>	Adjacent and nearby routes Route #36, 12 th Street/ Rio Grande route passes near the site on Rio Grande Blvd.
ZONING ENFORCEMENT <i>Vince Montano</i>	No comments received
NEIGHBORHOOD COORDINATION <i>Stephani Winklepleck</i>	Affected NA/HOA's: Los Duranes NA (R) and Rio Grande Blvd. NA (R)
APS <i>April Winters</i>	This will have no adverse impacts to the APS district.
POLICE DEPARTMENT <i>Steve Sink</i>	This project is in the Valley Area Command. - No Crime Prevention or CPTED comments concerning the proposed Vacation of Public Easement request at this time.
FIRE DEPARTMENT <i>Antonio Chinchilla</i>	No comments received
PNM ELECTRIC <i>Daniel Aragon</i>	No comments received
New Mexico Gas Company <i>Patrick Sanchez</i>	No comments received

COMCAST <i>Mike Mortus</i>	No comments received
CENTURYLINK	No comments received
ENVIRONMENTAL HEALTH <i>Paul Olson</i>	No comments received
M.R.G.C.D <i>Ray Gomez</i>	1. Previously reviewed 01/22/2014. 2. No record of MRGCD signature or Approval Stamp noted on previous plat.
OPEN SPACE DIVISION <i>Kent Reed Swanson / Sarah Brown</i>	Open Space Division has reviewed and has no comments.
TRANSPORTATION PLANNING (DMD) <i>John MacKenzie</i>	Reviewed, but there are no comments regarding roadways, on-street bicycle lanes, or multi-use trails.
PARKS AND RECREATION <i>Carol Dumont</i>	No objections to the request for vacations.
CITY ENGINEER/ HYDROLOGY <i>Curtis Cherne</i>	
ABCWUA <i>Allan Porter</i>	
TRANSPORTATION DEVELOPMENT <i>Kristal Metro</i>	
PLANNING DEPARTMENT <i>Jack Cloud</i>	An acceptable easement or right of way must be demonstrated for the existing cul de sac of Cherry Lane. Abutting Lot 31 property owner must agree to the vacation in writing and must demonstrate an acceptable Access Easement across Lot 15 to Apple Ln NW to the west. Additionally, refer to comments from Transportation Development plus any public hearing comments regarding proposed vacation. Per Part 7-2(F) of the Subdivision Ordinance an affirmative DRB decision is only advisory for this vacation, which would not be final until approved by the City Council.

**CITY OF ALBUQUERQUE
PLANNING DEPARTMENT
September 3, 2014
DRB Comments**

ITEM # 9

PROJECT # 1004036 APPLICATION # 14-70303

RE: Lot 32A Rio Grande Gardens, & A1A Max Replat

Access to Lot 31 on the west side of Cherry Lane must be documented, and the owners of that lot would have to participate in the vacation; City Council approval would be required per the Subdivision Ordinance.

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



OFFICIAL NOTICE OF DECISION

CITY OF ALBUQUERQUE
PLANNING DEPARTMENT
DEVELOPMENT REVIEW BOARD

March 19, 2014

Project# 1004036
14DRB-70022 VACATION OF PUBLIC EASEMENT

JACKS HIGH COUNTRY INC agents for, MAX & VICTORIA CONTRERAS request the referenced/ above actions for a portion of Tract(s) A-1 & A-2, MAX REPLAT zoned SU-2/ LD RA-2, located on the west side of RIO GRANDE BLVD NW between ZICKERT RD NW and LOS ANAYAS RD NW containing approximately .5922 acre. (H-12, H-13)[Deferred from 2/26/14, 3/12/14]

At the March 19, 2014 Development Review Board meeting, the vacation was approved as shown on exhibit b in the planning file per section 14-14-7-2(a) (1) and (b) (1)(3) of the subdivision ordinance. The preliminary/final plat was approved with final sign off delegated to planning for agis dxf and utility companies signatures.

Findings

The request was filed by the owner of all the frontage of the proposed vacation.

Based on the proposed replat, the public welfare is in no way served by retaining the easement(s).

There is no convincing evidence that any substantial property right is being abridged against the will of the owner of the right. Property owners of record abutting the proposed vacation were notified by first class mail at least six days prior to the Development Review Board hearing approving the vacation and no objection regarding access or the abridgement of a substantial property right was raised.

CONDITIONS:

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

If you wish to appeal this decision, you must do so by April 2, 2014 in the manner described below.

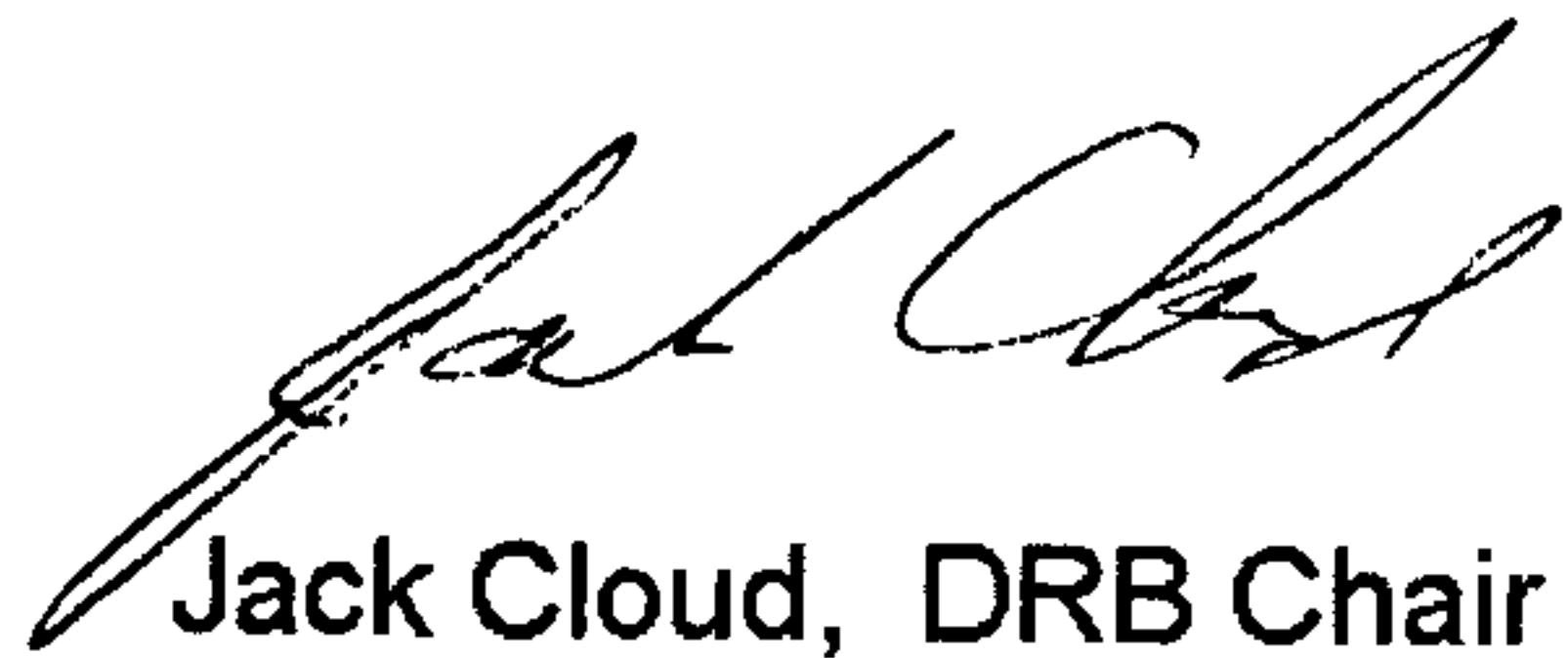
Appeal is to the Land Use Hearing Officer. Any person aggrieved with any determination of the Development Review Board may file an appeal on the Planning Department form, to the Planning Department, within 15 days of the Development Review Board's decision.

The date the determination in question is issued is not included in the 15-day period for filing an appeal

If the fifteenth day falls on a Saturday, Sunday or holiday as listed in the Merit System Ordinance, the next working day is considered as the deadline for filing the appeal. Such appeal shall be heard within 60 days of its filing.

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

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

A handwritten signature in black ink, appearing to read "Jack Cloud". The signature is written in a cursive, flowing style.

Jack Cloud, DRB Chair

Cc: JACKS HIGH COUNTRY INC
File

DRB CHECK ACTION LOG - BLUE SHEET

- Preliminary/Final Plat [FP]
- Site Plan - Subdivision [SPS]
- Site Plan - Building Permit [SBP]

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

Site Plans: It is the responsibility of the applicant/agent/developer/owner to insert the DRB approved Site Plan for Subdivision and/or Site Plan for Building Permit in each copy of building permit plansets. If the building permit plans have been submitted prior to the Site Plan for Subdivision and/or Site Plan for Building Permit being signed-off, then it is the responsibility of the applicant/agent/developer/owner to insert a copy of the signed-off Site Plan for Subdivision and/or Site Plan for Building Permit in each copy of the building permit plansets.

Project #: 1004036 Application #: 14DRB-70071
Project Name: MAX REPLAT
Agent: JACK'S HIGH COUNTRY Phone #:

Your request was approved on 3-19-14 by the DRB with delegation of signature(s) to the following departments - outstanding comments to be addressed

- TRANSPORTATION:
- ABCWUA:
- CITY ENGINEER / AMAFCA:
- PARKS / CIP:
- PLANNING (Last to sign): drb, utility sig return

PLATS:

- 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.
 - County Treasurer's signature must be obtained prior to the recording of the plat with 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.

ALL SITE PLANS:

- 3 copies of the approved site plan. Include all pages.



OFFICIAL NOTICE OF DECISION

CITY OF ALBUQUERQUE
PLANNING DEPARTMENT
DEVELOPMENT REVIEW BOARD

December 31, 2013

Project# 1004036

13DRB-70795 2YR SUBD IMP AGMT EXT (2YR SIA)

MAX F & VICTORIA CONTRERAS request(s) the above action(s) for all or a portion of Lot(s) A & B, **MAX REPLAT** zoned R-1, located on RIO GRANDE BLVD NW between LOS ANAYAS NW and ZICKERT NW containing approximately 1.0661 acre(s). (H-12)

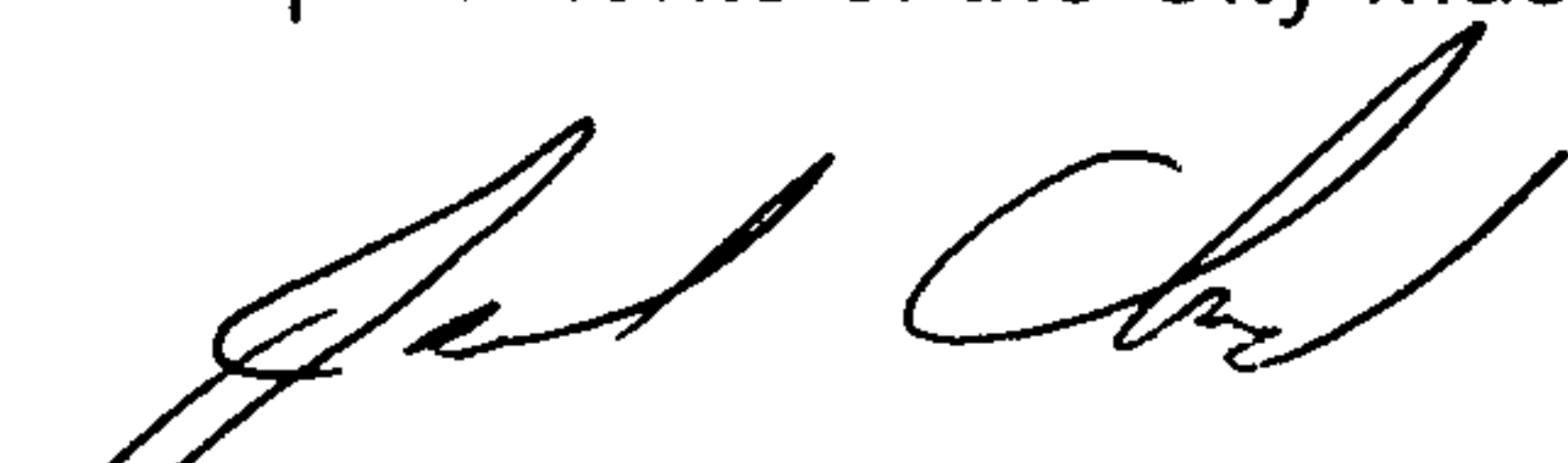
At the December 31, 2013 Development Review Board meeting, an extension of the Subdivision Improvements Agreement was approved through July 31, 2014.

If you wish to appeal this decision, you must do so by January 15, 2014, in the manner described below.

Appeal is to the Land Use Hearing Officer. Any person aggrieved with any determination of the Development Review Board may file an appeal on the Planning Department form, to the Planning Department, within 15 days of the Development Review Board's decision. The date the determination in question is issued is not included in the 15-day period for filing an appeal.

If the fifteenth day falls on a Saturday, Sunday or holiday as listed in the Merit System Ordinance, the next working day is considered as the deadline for filing the appeal. Such appeal shall be heard within 60 days of its filing.

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



Jack Cloud, DRB Chair

Cc: MAX F & VICTORIA CONTRERAS
File



OFFICIAL NOTICE OF DECISION

CITY OF ALBUQUERQUE
PLANNING DEPARTMENT
DEVELOPMENT REVIEW BOARD

March 7, 2012

Project# 1004036
12DRB-70069 MINOR - 2YR SUBD IMP AGMT EXT (2YR SIA)

MAX F. CONTRERAS request(s) the above action(s) for all or a portion of Tract(s) A-1, A-2, AND B-1, **MAX REPLAT** zoned R-1, located on RIO GRANDE BETWEEN LOS ANAYAS AND ZICKERT containing approximately 1.0661 acre(s). (H-12 & 13)

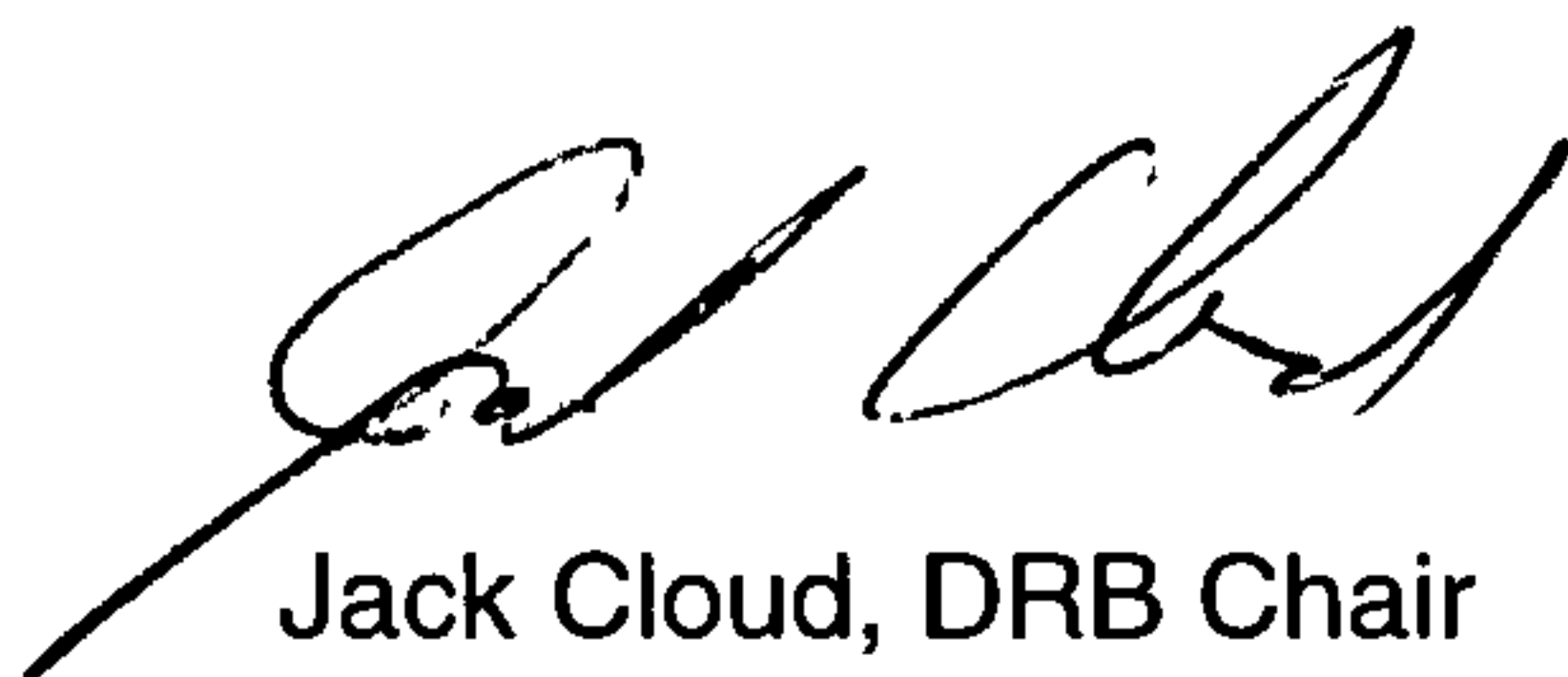
At the March 7, 2012 Development Review Board meeting, a two year extension of the Subdivision Improvements Agreement was approved.

If you wish to appeal this decision, you must do so by March 22, 2012, in the manner described below.

Appeal is to the Land Use Hearing Officer. Any person aggrieved with any determination of the Development Review Board may file an appeal on the Planning Department form, to the Planning Department, within 15 days of the Development Review Board's decision. The date the determination in question is issued is not included in the 15-day period for filing an appeal.


If the fifteenth day falls on a Saturday, Sunday or holiday as listed in the Merit System Ordinance, the next working day is considered as the deadline for filing the appeal. Such appeal shall be heard within 60 days of its filing.

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




Jack Cloud, DRB Chair

Cc: Max Contreras
Marilyn Maldonado
file

3. **Project# 1003359**
11DRB-70362 MAJOR -- SITE
DEVELOPMENT PLAN FOR
BUILDING PERMIT 

DAC ENTERPRISES, INC agent(s) for ALEEM KASSAM request(s) the referenced/ above action(s) for all or a portion of Lot(s) 8-10, Block 26, **NORTH ALBUQUERQUE ACRES Tract A Unit B**, zoned IP/SU-2 NC, located between EAGLE ROCK AVE NE and MODESTO AVE NE, between SAN PEDRO DR NE and LOUISIANA BLVD NE containing approximately 2.6853 acre(s). (C-18)[*Deferred from 1/18/12, 2/8/12, 2/29/12*] **THE SITE DEVELOPMENT PLAN FOR BUILDING PERMIT WAS APPROVED WITH FINAL SIGN-OFF DELEGATED TO TRANSPORTATION FOR FILING OF PLAT AND TO PLANNING TO ADDRESS WRITER COMMENTS.**

4. **Project# 1003272**
11DRB-70074 MAJOR -- SITE
DEVELOPMENT PLAN FOR
BUILDING PERMIT 

DAC ENTERPRISES, INC agent(s) for LEGACY HOSPITALITY request(s) the referenced/ above action(s) for all or a portion of Lot(s) 4-A-1-A, **ALBUQUERQUE WEST Unit(s) 2**, zoned SU-1 PDA & C-3, located on HIGH ASSETS WAY NW between ALL SAINTS RD NW and EAGLE RANCH RD NW, south of PASEO DEL NORTE NW containing approximately 1.5401 acre(s). (C-13) [*Deferred from 4/27/11, 5/11/11, 6/1/11, 6/8/11, 6/15/11, 7/13/11, 7/27/11, 8/10/11, 8/24/11, 8/31/11, 9/28/11, 10/12/11, 11/2/11, 11/30/11, 12/7/11, 1/4/12, 2/1/12, 2/29/12*] **DEFERRED TO 3/21/12 AT THE AGENT'S REQUEST.**

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

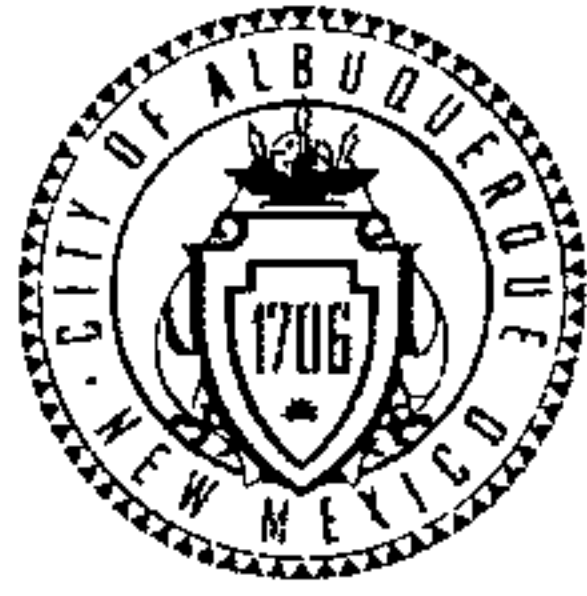
5. **Project# 1009089**
12DRB-70049 EPC APPROVED SDP
FOR BUILD PERMIT

CAUWELS & STUVE REALTY & DEVELOPMENT ADVISORS L.L.C. agent(s) for NM ALBUQUERQUE REALTY LLC request(s) the above action(s) for all or a portion of Block(s) A Tract(s) 45, **HUNNING HIGHLANDS** zoned SU-1, located on MARTIN LUTHER KING BETWEEN ELM AND HIGH containing approximately 1.277 acre(s). (K-15) [*Deferred from 2/22/12, 2/29/12*] **THE SITE DEVELOPMENT PLAN FOR BUILDING PERMIT WAS APPROVED WITH FINAL SIGN-OFF DELEGATED TO TRANSPORTATION FOR CROSS ACCESS AGREEMENT/SHARED PARKING AGREEMENT FOR LOTS A & B AND TO PLANNING TO COMPLY WITH EPC CONDITIONS.**

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

6. **Project# 1004036**
12DRB-70069 MINOR - 2YR SUBD IMP
AGMT EXT (2YR SIA)

MAX F. CONTRERAS request(s) the above action(s) for all or a portion of Tract(s) A-1, A-2, AND B-1, **MAX REPLAT** zoned R-1, located on RIO GRANDE BETWEEN LOS ANAYAS AND ZICKERT containing approximately 1.0661 acre(s). (H-12 & 13) **THE TWO YEAR EXTENSION OF THE SUBDIVISION IMPROVEMENT AGREEMENT (SIA) WAS APPROVED.**



OFFICIAL NOTICE OF DECISION

CITY OF ALBUQUERQUE
PLANNING DEPARTMENT
DEVELOPMENT REVIEW BOARD

March 31, 2010

Project# 1004036

10DRB-70078 MAJOR - 2YEAR EXTENSION OF SUBDIVISION IMPROVEMENTS AGREEMENT (2YR SIA)

MAX and VICTORIA CONTRERAS request(s) the above/ referenced action(s) for all or a portion of **MAX REPLAT** zoned RA-2 and R-1, located on the west side of RIO GRANDE BLVD NW between LOS ANAYAS RD NW and ZICKERT RD NW containing approximately 1.0661 acre(s). (H-12, H-13)

At the March 31, 2010, Development Review Board meeting, the 2 year extension of the Subdivision Improvements Agreement was approved.

If you wish to appeal this decision, you must do so by April 15, 2010, in the manner described below.

Appeal is to the Land Use Hearing Officer. Any person aggrieved with any determination of the Development Review Board may file an appeal on the Planning Department form, to the Planning Department, within 15 days of the Development Review Board's decision. The date the determination in question is issued is not included in the 15-day period for filing an appeal.

If the fifteenth day falls on a Saturday, Sunday or holiday as listed in the Merit System Ordinance, the next working day is considered as the deadline for filing the appeal. Such appeal shall be heard within 60 days of its filing.

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


Jack Cloud, AICP, DRB Chair

Cc: Max & Victoria Contreras – 2019 Rio Grande NW – Albuquerque, NM 87104

Cc: Marilyn Maldonado

File

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

Meeting Date: Wednesday, March 31, 2010
Zone Atlas Page: (H-12/13)
Notification Radius: 100 Ft.

Project# 1004036
App# 10DRB-70078

Cross Reference and Location: located on RIO GRANDE BLVD NW BETWEEN LOS ANAYAS NW AND ZICKET NW

Applicant: MAX & VICTORIA CONTRERAS
2019 RIO GRANDE NW
ALBUQUERQUE NM 87104

Agent:

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

Date Mailed: March 12, 2010
SIGNATURE: *Anita Tavasci*

Rec	UPC CODE	OWNER	OWNER ADDRESS	OWNER CITY	OWNER STATE	OWNER ZIP CODE	PROPERTY CLASS	TAX DISTRICT	LEGAL	ACRES
1	10120595 26424109 19	CONTRERAS MAX F & VICTORIA R	2019 RIO GR ANDE BLVD NW	ALBUQ UERQ UE	NM	871 04	R	A1A M	TR B-1 PLAT OF TRACTS A- 1, A-2 & B- 1 MAX REPLAT (BEING AREPLA T OF TRACTS A & B) CONT .38 84 AC	0.38 8692 21
2	10120595 18449111 28	LICCIONE ROXANN T & HOSTELER DOLOR ES A	2412 PLAZA VIZCAYA N W	ALBUQ UERQ UE	NM	871 04	R	A1A M	*4 REPL OF THE PAWIDOL SUB D CONT 5,318 SQ FT M/L	0.10 8600 68
3	10130590 03457208 22	BRANCH HOLDINGS L LC	2025 RIO GR ANDE BLVD NW	ALBUQ UERQ UE	NM	871 07	C	A1A M	TR 53-B-2- B MRGCD MAP #35 (AKA TR 53- B- 2 EXC NLY 10' FT) CONT 0 48 A C	0.55 5230 28
4	10120595 13447111 29	ABRAMS ANN M	2416 PLAZA VIZCAYA N W	ALBUQ UERQ UE	NM	871 04	R	A1A M	LT 5-A PLAT OF LOTS 5-A & 6- A PAWIDOL SUBDIVISIONCONT .1408 AC	0.14 0761 64
5	10130590 25437209 28	BRANCH CONDOS LL C	2025 RIO GR ANDE BLVD NW	ALBUQ UERQ UE	NM	871 07	V	A1A M	* 013 006ED KROGH ADD	0.57 3423 79
6	10130590 15397208 19	CHAVEZ EDUARDO & CHAVEZ SUSANNA	1931 RIO GR ANDE BLVD NW	ALBUQ UERQ UE	NM	871 04	R	A1A M	TR A PLAT OF TRACT A, B & C LANDS OF HADDAWAYCONT 2 510 AC	0.25 0851 02
7	10130590 34412209 16	STRATVERT WILLIAM K	2318 EL NID O CT NW	ALBUQ UERQ UE	NM	871 04	R	A1A M	MRGCD MAP 35 TR 59B & LOT 14 EL NIDO ADDN	0 18 6095 87
8	10120595 15437111 30	MCCANDLESS STEPH EN J	2425 VIZCAY A PLAZA NW	ALBUQ UERQ UE	NM	871 04	R	A1A M	LT 6-A PLAT OF LOTS 5-A & 6- A PAWIDOL SUBDIVISIONCONT .1208 AC	0.11 3097 35
9	10120595 18423109 18	CONTRERAS MAX F & VICTORIA R	2019 RIO GR ANDE BLVD NW	ALBUQ UERQ UE	NM	871 04	R	A1A M	TR A-1 PLAT OF TRACTS A- 1, A-2 & B- 1 MAX REPLAT (BEING AREPLA T OF TRACTS A & B) CONT .36 93 AC	0.37 3345 03
10	10120595 12435111 31	MCKAY PATRICIA A	2424 PLAZA VIZCAYA N W	ALBUQ UERQ UE	NM	871 04	R	A1A M	*7 REPL OF THE PAWIDOL SUB D CONT 3,341 SQ FT M/L	0.09 0984 87
11	10120595 05420109 20	CONTRERAS MAX F & VICTORIA R	2019 RIO GR ANDE BLVD NW	ALBUQ UERQ UE	NM	871 04	V	A1A M	TR A-2 PLAT OF TRACTS A- 1, A-2 & B- 1 MAX REPLAT (BEING AREPLA T OF TRACTS A & B) CONT 30 84 AC	0.30 8438 6
12	10130590 24423209 15	MAESTAS SUSAN D L INDNER	2325 EL NID O CT NW	ALBUQ UERQ UE	NM	871 04	V	A1A M	* 001 EL NIDO ADD	0.13 3737 18
13	10120595 09437111 32	NORRIS DEBRA	301 LAGUNA BLVD SW	ALBUQ UERQ UE	NM	871 04	R	A1A M	*8 REPL OF THE PAWIDOL SUB D CONT 3,066 SQ FT M/L	0.10 9137 32
14	10130590 32411209 17	AKIN RONALD A	530 REGINA RD NW	ALBUQ UERQ UE	NM	871 05	R	A1A M	TR A PLAT OF TRACTS A & B L ANDS OF AKIN CONT 1262 AC	0.12 6157 56
15	10130590 30426209 14	MAESTAS SUSAN D L INDNER	2325 EL NID O CT NW	ALBUQ UERQ UE	NM	871 04	R	A1A M	* 002 EL NIDO ADD	0.17 5532 16
16	10120595 32449111 25	GRACEY M REBECCA	2400 PLAZA VIZCAYA N W	ALBUQ UERQ UE	NM	871 04	R	A1A M	*1 REPL OF THE PAWIDOL SUB D CONT 4,083 SQ FT M/L	0.17 5358 03
17	10120595 28448111 26	TOELLE RAYMOND J & NANCY K	2404 PLAZA VIZCAYA N W	ALBUQ UERQ UE	NM	871 04	R	A1A M	*2 REPL OF THE PAWIDOL SUB D CONT 3,302 SQ FT M/L	0.10 4757 21
18	10130590 33402209 19	SANDOVAL GREGOR Y G & ELIZABETH A	2006 RIO GR ANDE BLVD NW	ALBUQ UERQ UE	NM	871 04	R	A1A M	TR B PLAT OF TRACTS A & B L ANDS OF AKIN CONT .1196 AC	0.12 3175 46
1	10120595	BETSWORTH CHRIS	2017 RIO GR	ALBUQ	NM	871	R	A1A	MAP 35 TR 55	1.54

9	20412109 17	LEE & CASSANDRA L EE	ANDE BLVD NW	UERQ UE		04		M		2857 77
2 0	10130590 05385208 18	HADDAWAY EDWARD A & FORSHAY BARB ARA J	1915 RIO GR ANDE BLVD NW	ALBUQ UERQ UE	NM	871 04	R	A1A M	TR C PLAT OF TRACT A, B & C LANDS OF HADDAWAYCONT 1. 5600 AC	1.55 8286 09
2 1	10130590 21448209 29	BRANCH CONDOS LL C	2025 RIO GR ANDE BLVD NW	ALBUQ UERQ UE	NM	871 07	V	A1A M	MAP 35 TR 11 MRGCD	0.28 6488 03
2 2	10120595 23449111 27	PADON EMILY A	2209 VIA GR ANADA NW	ALBUQ UERQ UE	NM	871 04	R	A1A M	*3 REPL OF THE PAWIDOL SUB D CONT 3,302 SQ FT M/L	0 11 2767 68

101205951344711129
ABRAMS ANN M
2416 PLAZA VIZCAYA NW
ALBUQUERQUENM 87104

101305903241120917
AKIN RONALD A
530 REGINA RD NW
ALBUQUERQUENM 87105

101205952041210917
BETSWORTH CHRIS LEE & CASSANDRA LEE
2017 RIO GRANDE BLVD NW
ALBUQUERQUENM 87104

101305902543720928
BRANCH CONDOS LLC
2025 RIO GRANDE BLVD NW
ALBUQUERQUENM 87107

~~101305902144820929
BRANCH CONDOS LLC
2025 RIO GRANDE BLVD NW
ALBUQUERQUENM 87107 Dup~~

101305901539720819
CHAVEZ EDUARDO & CHAVEZ SUSANNA
1931 RIO GRANDE BLVD NW
ALBUQUERQUENM 87104

101205952642410919
CONTRERAS MAX F & VICTORIA R
2019 RIO GRANDE BLVD NW
ALBUQUERQUENM 87104

~~101205950542010920
CONTRERAS MAX F & VICTORIA R
2019 RIO GRANDE BLVD NW
ALBUQUERQUENM 87104 Dup~~

101205953244911125
GRACEY M REBECCA
2400 PLAZA VIZCAYA NW
ALBUQUERQUENM 87104

101305900538520818
HADDAWAY EDWARD A & FORSHAY
BARBARA J
1915 RIO GRANDE BLVD NW
ALBUQUERQUENM 87104

101205951844911128
LICCIONE ROXANN T & HOSTELER D
OLORES A
2412 PLAZA VIZCAYA NW
ALBUQUERQUENM 87104

101305902442320915
MAESTAS SUSAN D LINDNER
2325 EL NIDO CT NW
ALBUQUERQUENM 87104

101205951543711130
MCCANDLESS STEPHEN J
2425 VIZCAYA PLAZA NW
ALBUQUERQUENM 87104

101205951243511131
MCKAY PATRICIA A
2424 PLAZA VIZCAYA NW
ALBUQUERQUENM 87104

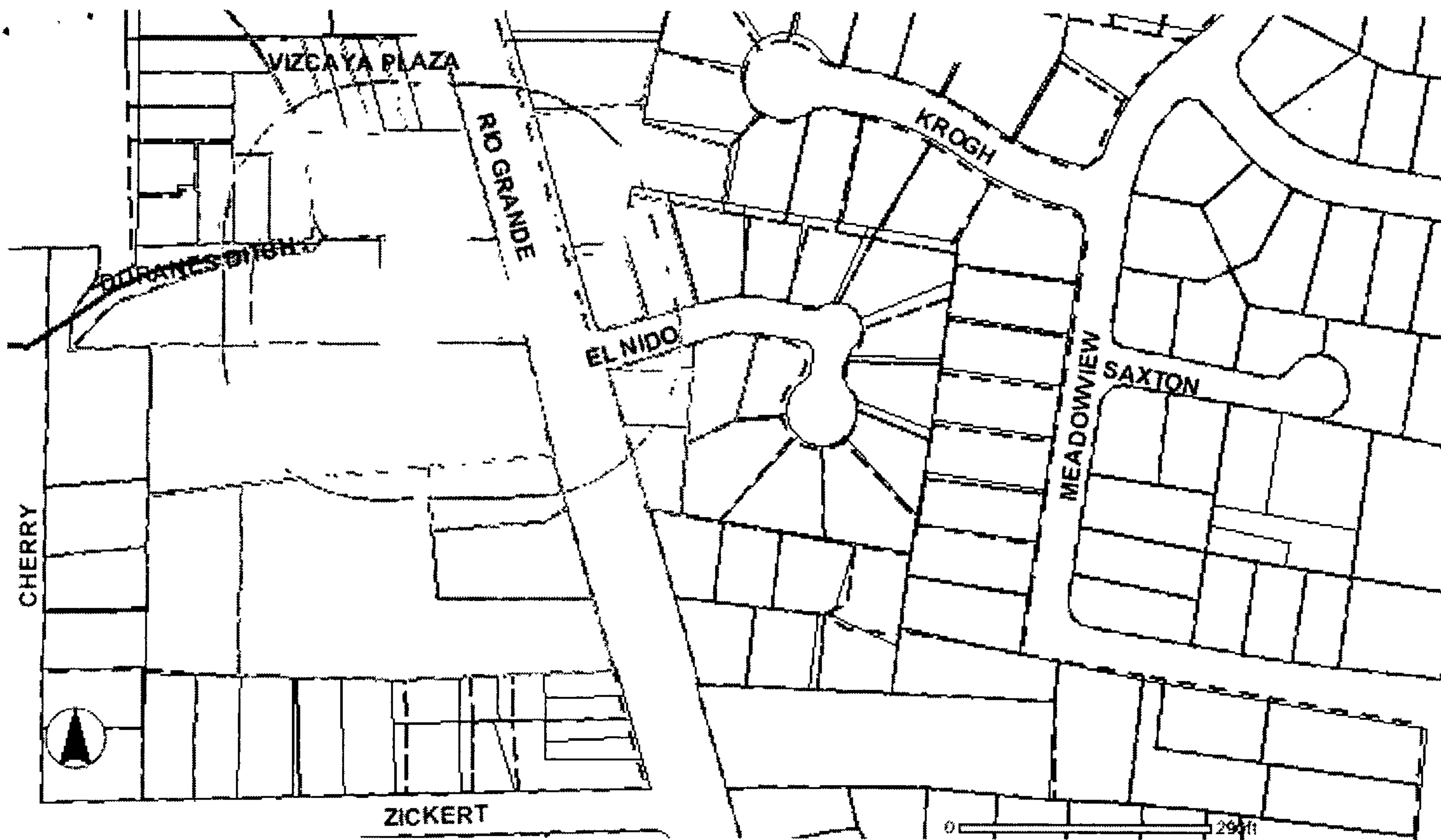
101205950943711132
NORRIS DEBRA
301 LAGUNA BLVD SW
ALBUQUERQUENM 87104

101205952344911127
PADON EMILY A
2209 VIA GRANADA NW
ALBUQUERQUENM 87104

101305903340220919
SANDOVAL GREGORY G & ELIZABETH A
2006 RIO GRANDE BLVD NW
ALBUQUERQUENM 87104

101305903441220916
STRATVERT WILLIAM K
2318 EL NIDO CT NW
ALBUQUERQUENM 87104

101205952844811126
TOELLE RAYMOND J & NANCY K
2404 PLAZA VIZCAYA NW
ALBUQUERQUENM 87104





CITY OF ALBUQUERQUE
 PLANNING DEPARTMENT
 DEVELOPMENT REVIEW BOARD

March 31, 2010

Project# 1004036

10DRB-70078 MAJOR - 2YEAR EXTENSION OF SUBDIVISION IMPROVEMENTS AGREEMENT (2YR SIA)

MAX and VICTORIA CONTRERAS request(s) the above/ referenced action(s) for all or a portion of **MAX REPLAT** zoned RA-2 and R-1, located on the west side of RIO GRANDE BLVD NW between LOS ANAYAS RD NW and ZICKERT RD NW containing approximately 1.0661 acre(s). (H-12, H-13)

AMAFCA No comments.				
COG				
TRANSIT Adjacent and nearby routes Route #36, 12 th Street/ Rio Grande passes the site on Rio Grande Blvd in southbound direction. Adjacent bus stops Nearest bus stop, serving Route #36, is approximately 630' south from the south east corner of the property on Rio Grande Blvd. Site plan requirements None Large site TDM suggestions None. Other information None.				
ZONING ENFORCEMENT No comments.				
NEIGHBORHOOD COORDINATION				
APS Max Replat, is located on the west side of Rio Grande Blvd NW between Los Anayas Rd NW and Zickert Rd NW. The owner of the above property requests a Major 2 Year Extension of Subdivision Improvements Agreement (2 YR SIA) for a development that will consist of one new single family residence, in addition to two existing single family residences. This will impact Duranes Elementary School, Garfield Middle School, and Valley High School. Currently, all three schools have excess capacity.				
Loc No	School	2009-10 40th Day	2009-10 Capacity	Space Available

249	Duranes	288	366	78
410	Garfield	374	677	303
560	Valley	1,699	1,903	204

Residential Units: 1
 Est. Elementary School Students: 1
 Est. Middle School Students: 1
 Est. High School Students: 1
 Est. Total # of Students from Project: 3

*The estimated number of students from the proposed project is based on an average student generation rate for the entire AD district.

POLICE DEPARTMENT

No comments.

FIRE DEPARTMENT

No comments.

PNM ELECTRIC & GAS

No comments.

COMCAST

No comments.

QWEST

No comments.

ENVIRONMENTAL HEALTH

No comments.

M.R.G.C.D

1. Previously reviewed 03/07/2008.
2. No Adverse Comments.

OPEN SPACE DIVISION

No comments.

CITY ENGINEER

The Hydrology section has no objection to the extension request.

TRANSPORTATION DEVELOPMENT

No adverse comments.

PARKS AND RECREATION

No objection.

ABCWUA

No comments.

PLANNING DEPARTMENT

Refer to comments from affected agencies plus any public hearing comments regarding proposed extension.

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



CITY OF ALBUQUERQUE
 PLANNING DEPARTMENT
 DEVELOPMENT REVIEW BOARD

March 31, 2010

Project# 1004036

10DRB-70078 MAJOR - 2YEAR EXTENSION OF SUBDIVISION IMPROVEMENTS AGREEMENT (2YR SIA)

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AMAFCA No comments.				
COG				
TRANSIT Adjacent and nearby routes Route #36, 12 th Street/ Rio Grande passes the site on Rio Grande Blvd in southbound direction. Adjacent bus stops Nearest bus stop, serving Route #36, is approximately 630' south from the south east corner of the property on Rio Grande Blvd. Site plan requirements None Large site TDM suggestions None. Other information None.				
ZONING ENFORCEMENT No comments.				
NEIGHBORHOOD COORDINATION				
APS Max Replat , is located on the west side of Rio Grande Blvd NW between Los Anayas Rd NW and Zickert Rd NW. The owner of the above property requests a Major 2 Year Extension of Subdivision Improvements Agreement (2 YR SIA) for a development that will consist of one new single family residence, in addition to two existing single family residences. This will impact Duranes Elementary School, Garfield Middle School, and Valley High School. Currently, all three schools have excess capacity.				
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Residential Units: 1

Est. Elementary School Students: 1

Est. Middle School Students: 1

Est. High School Students: 1

Est. Total # of Students from Project: 3

*The estimated number of students from the proposed project is based on an average student generation rate for the entire AD district.

POLICE DEPARTMENT

No comments.

FIRE DEPARTMENT

No comments.

PNM ELECTRIC & GAS

No comments.

COMCAST

No comments.

QWEST

No comments.

ENVIRONMENTAL HEALTH

No comments.

M.R.G.C.D

1. Previously reviewed 03/07/2008.

2. No Adverse Comments.

OPEN SPACE DIVISION

No comments.

CITY ENGINEER

The Hydrology section has no objection to the extension request.

TRANSPORTATION DEVELOPMENT

No adverse comments.

PARKS AND RECREATION

No objection.

ABCWUA

No comments.

PLANNING DEPARTMENT

Refer to comments from affected agencies plus any public hearing comments regarding proposed extension.

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

ROUTING SHEET FOR DRB & EPC REVIEWS

Date: 3/29/10

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

DRB: 1004036

EPC: _____

Please return originals to Lupe Gallegos @ 768-2175, APD/Planning Division, by: 3/24/10 (to expedite fax comments forms to 768-2324 on/before date).

X **VALLEY AREA COMMAND**
~~Yvette Garcia~~ Steve Sink

_____ **NORTHWEST AREA COMMAND (Cottonwood Sub)**
Pete Gelabert

_____ **SOUTHEAST AREA COMMAND**
Laura Kuehn

_____ **SOUTHWEST AREA COMMAND**
Bill Jackson

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

REVIEWED BY: Steve Sink PHONE: 924-3600

DATE: 3/30/10

DRB/EPC/LUCC APPLICATION CHECKLIST

A review of DRB Case 1004036 indicates the following problems or crimes may occur or that the following concerns may need to be evaluated or addressed on this site or in this area. These comments do not indicate that a thorough CPTED evaluation has been done, or that other criminal activities may not occur.

- Traffic volume/*Explain:*
- Traffic control devices/*Explain:*
- Burglaries/*Explain:*
- Speeding violations/*Explain:*
- Lighting issues/*Explain:*
- Maintenance of landscaping/*Explain:*
- Robbery/*Explain:*
- Assault/*Explain:*
- Shoplifting/*Explain:*
- Accidents in the parking lot/*Explain:*
- A higher probability of crimes during evening/weekend hours/*Explain:*
- Commercial burglary/*Explain:*
- Rape/*Explain:*
- Adequate security/*Explain:*
- Alarm security/*Explain:*
- Alarm response i.e. false alarms, etc/*Explain:*
- Transients/*Explain:*
- Need for neighborhood association/*Explain:*

Other: *No Crime Prevention or CPTED comments concerning the proposed SIA Extension at this time.*



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

Notice is hereby given that the Development Review Board, City of Albuquerque, will hold a public hearing in the Plaza del Sol Hearing Room, Basement, Plaza del Sol Building, 600 2nd St NW, on Wednesday, March 31, 2010, beginning at 9:00 a.m. for the purpose of considering the following:

Project# 1002123
10DRB-70076 VACATION OF PUBLIC
RIGHT-OF-WAY

DEL'S HIDE-A-WAY PARK LTD request(s) the referenced/ above action(s) for all or a portion of **SAN CLEMENTE AVENUE NW**, located on the east side of 4TH ST NW to the NORTH ALAMEDA DRAIN [re-application of expired vacation 08DRB-70412] (G-14)

Project# 1004036
10DRB-70078 MAJOR - 2YEAR
EXTENSION OF SUBDIVISION
IMPROVEMENTS AGREEMENT
(2YR SIA)

MAX and VICTORIA CONTRERAS request(s) the above/ referenced action(s) for all or a portion of **MAX REPLAT** zoned RA-2 and R-1, located on the west side of RIO GRANDE BLVD NW between LOS ANAYAS RD NW and ZICKERT RD NW containing approximately 1.0661 acre(s). (H-12, H-13)

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


Jack Cloud, AICP, DRB Chair
Development Review Board

TO BE PUBLISHED IN THE ALBUQUERQUE JOURNAL MONDAY, MARCH 15, 2010.

HEARING DATE 3-31-10 (SIA)
(A1S) 01-12-8



OFFICIAL NOTICE OF DECISION

CITY OF ALBUQUERQUE
PLANNING DEPARTMENT
DEVELOPMENT REVIEW BOARD

March 26, 2008

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

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

At the March 26, 2008 Development Review Board meeting, the 2 year extension of the Subdivision Improvements Agreement was approved.

If you wish to appeal this decision, you must do so by April 10, 2008, in the manner described below.

Appeal is to the Land Use Hearing Officer. Any person aggrieved with any determination of the Development Review Board may file an appeal on the Planning Department form, to the Planning Department, within 15 days of the Development Review Board's decision. The date the determination in question is issued is not included in the 15-day period for filing an appeal.

If the fifteenth day falls on a Saturday, Sunday or holiday as listed in the Merit System Ordinance, the next working day is considered as the deadline for filing the appeal. Such appeal shall be heard within 60 days of its filing.

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



Jack Cloud, AICP, DRB Chair

Cc: Max Contreras – 2021 & 2019 Rio Grande NW – Albuquerque, NM 87104
Marilyn Maldonado
File

CITY OF ALBUQUERQUE



CITY OF ALBUQUERQUE PLANNING DEPARTMENT HYDROLOGY DEVELOPMENT SECTION

DEVELOPMENT REVIEW BOARD--SPEED MEMO

DRB CASE NO/PROJECT NO: 1004036

AGENDA ITEM NO: 2

SUBJECT:

SIA Extension

ACTION REQUESTED:

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

PO Box 1293

ENGINEERING COMMENTS:

The Hydrology Section has no objection to the subject request.

Albuquerque

NM 87103

RESOLUTION:

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

www.cabq.gov

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

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

FOR: _____

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

DATE: March 26, 2008



Item# 2
Project# 1004036
Hearing Date: Mar. 26, 2008

13

RIO GRANDE

EL NIDO

TR.

B1

A1

A2

6A

7

8

32A

53A1

5-BITCH

CHERRY

#

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

Meeting Date: March 26, 2008
Zone Atlas Page: H-12, H-13
Notification Radius: 100 Ft.

Project# 1004036
App#08DRB-70104

Cross Reference and Location: RIO GRANDE BLVD NW BETWEEN LOS
OTORAYAS NW AND ZICKERT RD NW

Applicant: MAX 7 & VICTORIA R CONTRERAS
2019 RIO GRANDE NW
ALBUQUERQUE, NM 87104

Agent: SAME

Special Instructions:

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

Date Mailed: MARCH 7, 2008
Signature: ERIN TREMLIN



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

- ___ Storm Drainage Cost Allocation Plan

Supplemental form

S Z ZONING & PLANNING

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

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

APPLICANT INFORMATION:

Professional/Agent (if any) MAX Contreras PHONE: _____
 ADDRESS: 2021 & 2019 Rio Grande NW FAX: _____
 CITY: _____ STATE _____ ZIP _____ E-MAIL: _____

APPLICANT: MAX F & Victoria R. Contreras PHONE 243-2372
 ADDRESS: 2019 Rio Grande NW FAX: _____
 CITY: Alb. STATE NM ZIP 87104 E-MAIL: _____

Proprietary interest in site. _____ List all owners _____

DESCRIPTION OF REQUEST: Sub Divisional Improvement Extension

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 A & B Block: _____ Unit: _____
 Subdiv/Addn/TBKA: MAX Replat
 Existing Zoning R-1 Proposed zoning: _____
 Zone Atlas page(s): H-12 & H-13 UPC Code: _____ MRGCD Map No _____

CASE HISTORY:

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

CASE INFORMATION:

Within city limits? ___ Yes Within 1000FT of a landfill? _____
 No of existing lots: 3 No of proposed lots: 3 Total area of site (acres): 1.0661
 LOCATION OF PROPERTY BY STREETS: On or Near: Rio Grande Blvd NW,
 Between: Los Alamos NW and Zicket Rd. NW
 Check-off if project was previously reviewed by Sketch Plat/Plan , or Pre-application Review Team . Date of review: _____

SIGNATURE Max F Contreras DATE _____
 (Print) MAX F CONTRERAS 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>08 DRB - 70104</u>	<u>SIA</u>	<u>5(2)</u>	<u>\$ 50.00</u>
_____	<u>Adv</u>	_____	<u>\$ 75.00</u>
_____	<u>CMP</u>	_____	<u>\$ 20.00</u>
_____	_____	_____	\$ _____
_____	_____	_____	\$ _____
Hearing date <u>March 26, 2008</u>	_____	_____	Total <u>\$ 145.00</u>

Andrew Garcia 2/27/08 Project # 1004036

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

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

MAJOR SUBDIVISION PRELIMINARY PLAT APPROVAL (DRB13)

- 5 Acres or more: Certificate of No Effect or Approval
- Proposed Preliminary Plat including the Grading Plan (folded to fit into an 8.5" by 14" pocket) **24 copies**
- Proposed Infrastructure List
- Signed Preliminary Pre-Development Facilities Fee Agreement for **Residential** development only
- Design elevations & cross sections of perimeter walls **3 copies** (11" x 17" maximum)
- Zone Atlas map with the entire property(ies) clearly outlined
- Letter briefly describing, explaining, and justifying the request
- Property owner's and City Surveyor's signature on the proposed plat
- FORM DRWS Drainage Report, Water & Sewer availability statement filing information
- Office of Community & Neighborhood Coordination inquiry response, notifying letter, certified mail receipts
- Sign Posting Agreement
- Signed** Pre-Annexation Agreement if Annexation required.
- TIS/AQIA Traffic Impact Study / Air Quality Impact Assessment form
- Fee (see schedule)
- List any original and/or related file numbers on the cover application

Preliminary plat approval expires after one year.

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

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

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

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

Amended preliminary plat approval expires after one year.

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

MAJOR SUBDIVISION IMPROVEMENTS AGREEMENT EXTENSION (DRB09)

(Temporary sidewalk deferral extension use FORM-V)

- Zone Atlas map with the entire property(ies) clearly outlined
- Letter briefly describing, explaining, and justifying the request ✓
- Plat or plan reduced to 8.5" x 11"
- Official D.R.B. Notice of the original approval *attached*
- Approved Infrastructure List. If not applicable, please initial. _____
- Previous SIA extension notice, if one has been issued. If not applicable, please initial. *NIA*
- Office of Community & Neighborhood Coordination inquiry response, notifying letter, certified mail receipts
- Sign Posting Agreement
- List any original and/or related file numbers on the cover application
- Fee (see schedule) *(1430 * 75 * 20) 95 2445*

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

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

MAX 7 Contreras
 Applicant name (print)
[Signature]
 Applicant signature / date

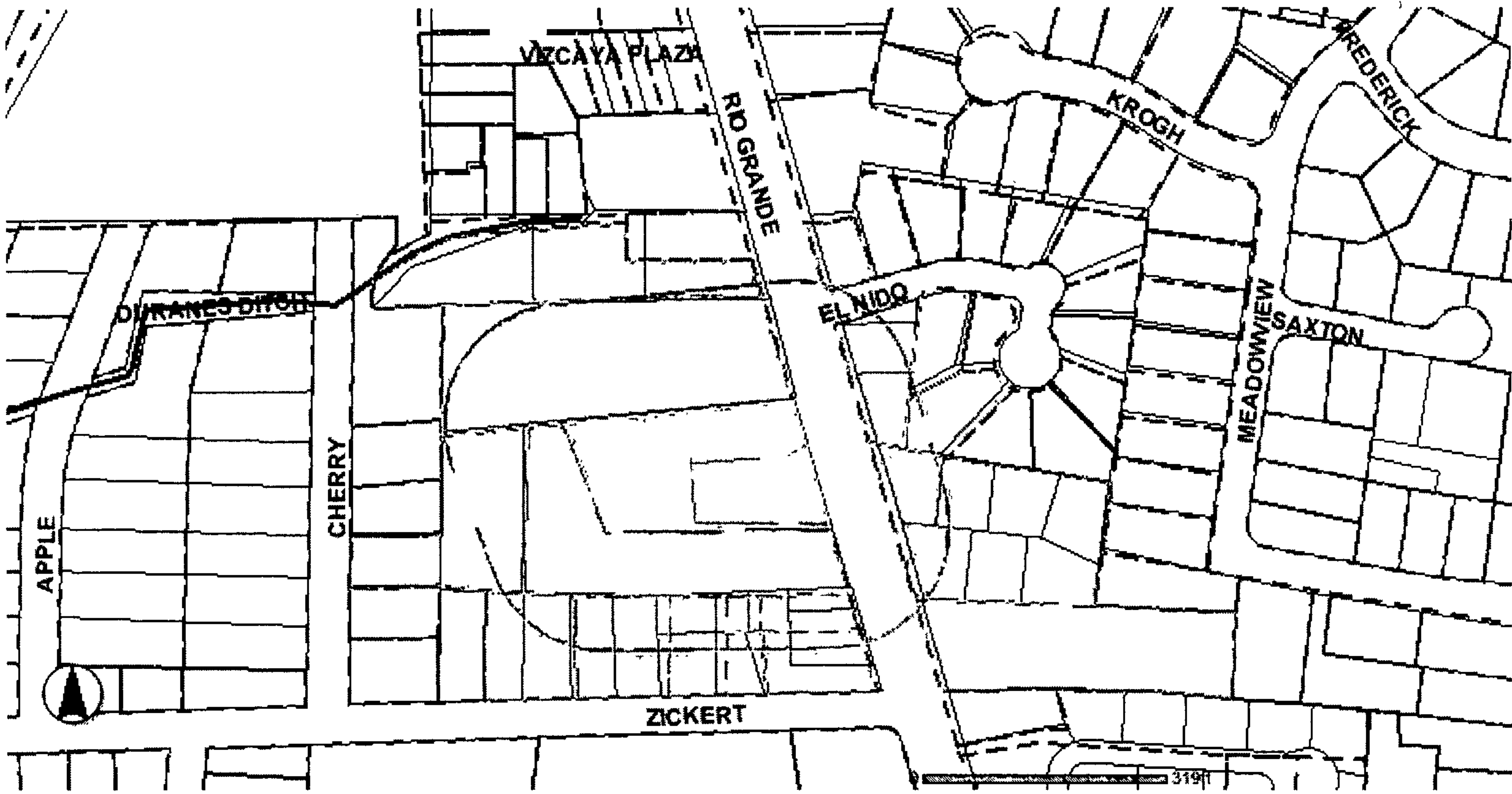


Form revised October 2007

- Checklists complete
 - Fees collected
 - Case #s assigned
 - Related #s listed
- Application case numbers
 08 DRB - _____ - 70104

Sandy Handley 02/26/09
 Planner signature / date
 Project # *1004036*

R e c	UPC CODE	OWNER	OWNER ADDRESS	OWN ER CITY	O W N E R S T A T E	OW N E R Z I P C O D E	PR O P E R T Y C L A S S	TA X D I S T R I C T	LEGAL
1	101305 900439 420819	HADDAWAY EDWARD A & BARBARA J	1915 RIO GRANDE A VE NW	ALBU QUER QUE	N M	871 04	R	A1 AM	MAP 35 TR 90 1.31 ACRES
2	101305 900538 020818	HADDAWAY EDWARD A & BARBARA J FORSHAY TR USTEES FORSHAY- HADDAWAY RVT	1915 RIO GRANDE B LVD NW	ALBU QUER QUE	N M	871 14	R	A1 AM	MRGCD MAP 35 TRACT 91A1A1B1A1B2 CONT 1.098 AC
3	101305 902136 920810	PACHECO FIDEL ETUX	2808 NIC OLAS RD NW	ALBU QUER QUE	N M	871 04 2 744	C	A1 AM	MRGCD MAP # 35 TRACTS 91A1A1B2B, 91A1A1B2A2 & 91A1A1B2A1 CONT .237 7 AC
4	101205 950937 510903	FESSLER DAVID LEE & CO NNIE E	2421 ZICK ERT NW	ALBU QUER QUE	N M	871 04	R	A1 AM	LOTS 41 & 42 RIO GRANDE GARDENS A DDITION
5	101305 902037 620815	SANDOVAL ALVIN & DONA LD F ROMERO	30 CALLE LISA	SANT A FE	N M	875 01	V	A1 AM	MRGCD MAP # 35 TRACTS 91A1A1B1A5 , 91A1A1B1A6, 91A1A1B1A4B & 91A1A1B 1A4A CONT .0946 AC
6	101305 901236 820809	GARCIA JULIAN CARLOS	PO BOX 26 207	ALBU QUER QUE	N M	871 25	R	A1 AM	MAP 35 TR 91A1A1B3
7	101205 952041 210917	BETSWORTH CHRIS LEE & CASSANDRA LEE	2017 RIO GRANDE B LVD NW	ALBU QUER QUE	N M	871 04	R	A1 AM	MAP 35 TR 55
8	101305 903040 720919	HYER CALVIN JR ATTORN EY AT LAW PENSION & TR UST	PO BOX 13 07	ALBU QUER QUE	N M	871 03	R	A1 AM	MAP 35 TR 60 A1
9	101305 903441 220916	STRATVERT WILLIAM K	2318 EL N IDO CT NW	ALBU QUER QUE	N M	871 04 2 505	R	A1 AM	MRGCD MAP 35 TR 59B & LOT 14 EL NI DO ADDN
10	101305 904538 620421	EYSTER GARY L & MELOD IE O	PO BOX 16 473	ALBU QUER QUE	N M	871 91	V	A1 AM	MRGCD MAP 35 TRS 60A2 & 60B & 86A CONT 1.0649 AC
11	101305 902442 320915	MAESTAS SUSAN D LINDN ER	2325 EL N IDO CT NW	ALBU QUER QUE	N M	871 04 2 505	V	A1 AM	* 001 EL NIDO ADD
12	101305 905737 020415	DE BACA ANITA C	1908 RIO GRANDE B LVD NW	ALBU QUER QUE	N M	871 04	R	A1 AM	MAP 35 TR 86B2
13	101305 900637 020807	GARCIA JULIAN CARLOS	PO BOX 26 207	ALBU QUER QUE	N M	871 25	R	A1 AM	MRGCD MAP 35 TR 91A1A1B1B & TR 91 A1A1B1A2 CONT .2169AC
14	101205 951937 210904	MEADOWS RICHARD & MA RKS BURY E LIN	2417 ZICK ERT RD N W	ALBU QUER QUE	N M	871 04 2 830	R	A1 AM	LOTS 43 & 44 RIO GRANDE GARDENS C ONT 15,340 SQ FT M/L
15	101305 901337 420816	GARCIA JULIAN CARLOS	PO BOX 26 207	ALBU QUER QUE	N M	871 25	V	A1 AM	MAP 35 TR 91A1 A1 B1 A3
16	101205 949938 910928	SANCHEZ SERITO & CECIL IA	1914 CHE RRY LN N W	ALBU QUER QUE	N M	871 07	R	A1 AM	LT 37 RIO GRANDE GARDEN ADDN & T RS 91A1A1B1A1A & 91A1A1B1A1B1 MR GCD MAP 35 CONT .7116 AC
17	101205 952242 410918	CONTRERAS MAX F ETUX	2019 RIO GRANDE B LVD NW	ALBU QUER QUE	N M	871 04	R	A1 AM	TR "A" MAX REPLAT OF TR 56 OF MRGC D PROPERTY MAP 35 CONT 0.8 845 AC
18	101305 903840 220920	WRAY KATHERINE A & TA YLOR M	2302 EL N IDO CT NW	ALBU QUER QUE	N M	871 04	R	A1 AM	* 012 EL NIDO ADD



OR CURRENT RESIDENT
101205952041210917
BETSWORTH CHRIS LEE &
CASSANDRA LEE
2017 RIO GRANDE BLVD NW
ALBUQUERQUE, NM 87104

Project# 1004036
101205952242410918
CONTRERAS MAX F ETUX
2019 RIO GRANDE BLVD NW
ALBUQUERQUE, NM 87104

OR CURRENT RESIDENT
101305905737020415
DE BACA ANITA C
1908 RIO GRANDE BLVD NW
ALBUQUERQUE, NM 87104

OR CURRENT RESIDENT
101305904538620421
EYSTER GARY L & MELODIE O
PO BOX 16473
ALBUQUERQUE, NM 87191

OR CURRENT RESIDENT
101205950937510903
FESSLER DAVID LEE & CONNIE E
2421 ZICKERT NW
ALBUQUERQUE, NM 87104

OR CURRENT RESIDENT
101305901236820809
GARCIA JULIAN CARLOS
PO BOX 26207
ALBUQUERQUE, NM 87125

OR CURRENT RESIDENT
101305900439420819
HADDAWAY EDWARD A & BARBARA
J
1915 RIO GRANDE AVE NW
ALBUQUERQUE, NM 87104

OR CURRENT RESIDENT
101305903040720919
HYER CALVIN JR ATTORNEY AT LAW
PENSION & TRUST
PO BOX 1307
ALBUQUERQUE, NM 87103

OR CURRENT RESIDENT
101305902442320915
MAESTAS SUSAN D LINDNER
2325 EL NIDO CT NW
ALBUQUERQUE, NM 87104 2505

OR CURRENT RESIDENT
101205951937210904
MEADOWS RICHARD & MARKSBURY
E LIN
2417 ZICKERT RD NW
ALBUQUERQUE, NM 87104 2830

OR CURRENT RESIDENT
101305902136920810
PACHECO FIDEL ETUX
2808 NICOLAS RD NW
ALBUQUERQUE, NM 87104 2744

OR CURRENT RESIDENT
101205949938910928
SANCHEZ SERITO & CECILIA
1914 CHERRY LN NW
ALBUQUERQUE, NM 87107

OR CURRENT RESIDENT
101305902037620815
SANDOVAL ALVIN & DONALD F
ROMERO
30 CALLE LISA
SANTA FE, NM 87501

OR CURRENT RESIDENT
101305903441220916
STRATVERT WILLIAM K
2318 EL NIDO CT NW
ALBUQUERQUE, NM 87104 2505

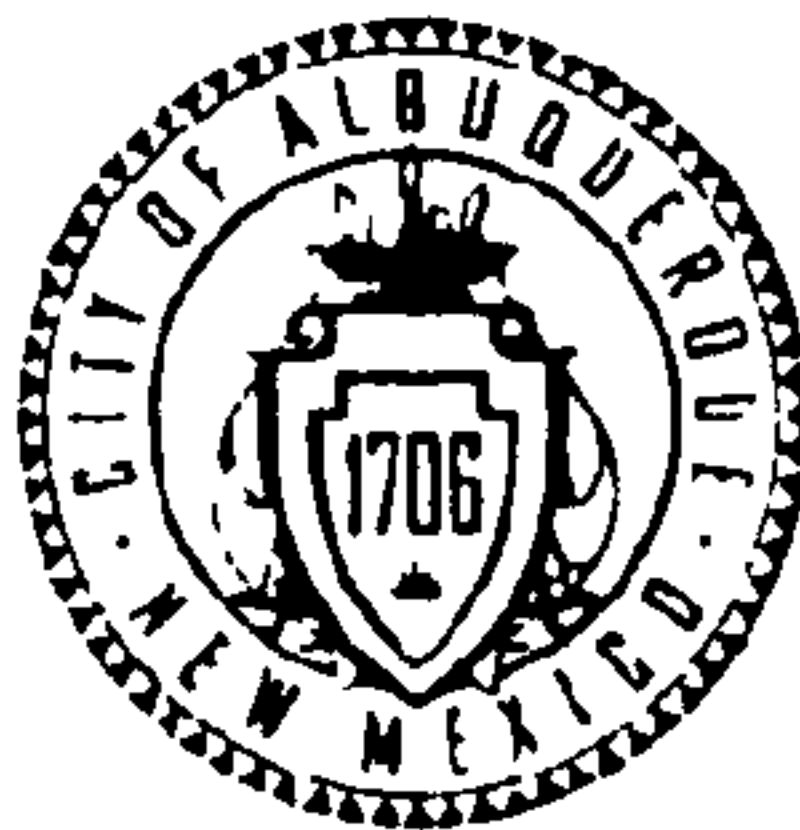
OR CURRENT RESIDENT
101305903840220920
WRAY KATHERINE A & TAYLOR M
2302 EL NIDO CT NW
ALBUQUERQUE, NM 87104

Project# 1004036
WILLIAM C HERRING
Los Duranes NA
3104 COCA RD NW
ALBUQUERQUE, NM 87104

Project# 1004036
BEVERLY SCHOONOVER
Los Duranes NA
3308 BEACH NW
ALBUQUERQUE, NM 87104

Project# 1004036
FRANK MANGANO
Rio Grande Blvd NA
4300 RIO GRANDE NW
ALBUQUERQUE, NM 87107

Project# 1004036
WINNIE KIMBROUGH
Rio Grande Blvd NA
2327 CAMPBELL RD NW
ALBUQUERQUE, NM 87104



City of Albuquerque

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

Date: February 22, 2008

TO CONTACT NAME: Max F. Contreras
COMPANY/AGENCY:
ADDRESS/ZIP: 2019 Rio Grande Blvd. NW 87104
PHONE/FAX #: 243.2372

Thank you for your inquiry of February 22, 2008 (date) requesting the names of ALL Affected

Neighborhood and/or Homeowner Associations who would be affected under the provisions of O-92 by your proposed project at Tracts A-1, A-2 + B-1 Max Replat. Located 2019 Rio Grande Blvd NW between Los Arayas Rd. NW and Zickert Rd NW zone map page(s) H-12.

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

Los Duranes NA.
Neighborhood or Homeowner Association
Contacts: William C. Herring
3104 Coca Rd. NW 87104
243.5544(h) 243.4664(w) 328.1553(c)
Beverly Schoonover
3308 Beach NW 87104
242.1778

Rio Grande Blvd. NA.
Neighborhood or Homeowner Association
Contacts: Frank Mangano
4300 Rio Grande NW 87107
343.8736(h)
Winnie Kimbrough
2327 Campbell Rd NW 87104
344.1363(h)

See reverse side for additional Neighborhood and/or Homeowner Associations Information: YES { } NO [X]

Please note that according to O-92 you are required to notify each of these contact persons by CERTIFIED MAIL, RETURN RECEIPT REQUESTED, BEFORE the Planning Department will accept your application filing. IMPORTANT! FAILURE OF ADEQUATE NOTIFICATION MAY RESULT IN YOUR APPLICATION HEARING BEING DEFERRED FOR 30 DAYS. If you have any questions about the information provided, please contact our office at (505) 924-3914 or by fax at 924-3913.

Sincerely,
Stephan De...
OFFICE OF NEIGHBORHOOD COORDINATION

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

NOTICE TO APPLICANTS - SUGGESTED INFORMATION FOR NEIGHBORHOOD NOTIFICATION LETTERS

Applicants for Zone Change, Site Plan, Sector Development Plan approval or an amendment to a Sector Development Plan by the EPC, DRB, etc. are required under Council Bill O-92 to notify **ALL AFFECTED NEIGHBORHOOD AND/OR HOMEOWNER ASSOCIATIONS** PRIOR TO FILING THE APPLICATION TO THE PLANNING DEPARTMENT. Because the purpose of the notification is to ensure communication as a means of identifying and resolving problems early, it is essential that the notification be fully informative.

WE RECOMMEND THAT THE NOTIFICATION LETTER INCLUDE THE FOLLOWING INFORMATION:

1. The street address of the subject property.
2. The legal description of the property, including lot or tract number (if any), block number (if any), and name of the subdivision.
3. A physical description of the location, referenced to streets and existing land uses.
4. A complete description of the actions requested of the EPC:
 - a) If a **ZONE CHANGE OR ANNEXATION**, the name of the existing zone category and primary uses and the name of the proposed category and primary uses (i.e., "from the R-T Townhouse zone, to the C-2 Community Commercial zone").
 - b) If a **SITE DEVELOPMENT OR MASTER DEVELOPMENT PLAN** approval or amendments describe the physical nature of the proposal (i.e., "an amendment to the approved plan to allow a drive-through restaurant to be located just east of the main shopping center entrance off Montgomery Blvd.").
 - c) If a **SECTOR DEVELOPMENT PLAN OR PLAN AMENDMENT** a general description of the plan area plan concept, the mix of zoning and land use categories proposed and description of major features such as location of significant shopping centers, employment centers, parks and other public facilities.
5. The name, address and telephone number of the applicant and of the agent (if any). In particular the name of an individual contact person will be helpful so that neighborhood and/or homeowner associations may contact someone with questions or comments.

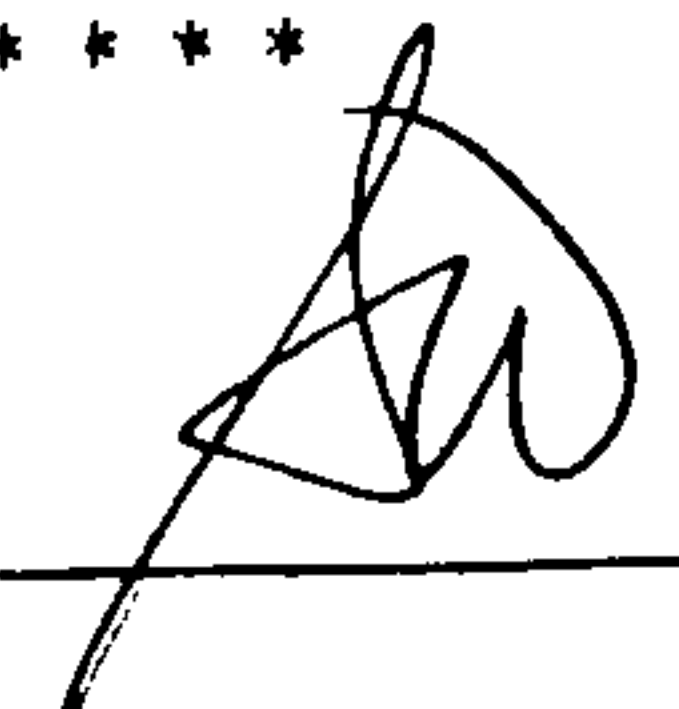
INFORMATION FROM THE OFFICE OF NEIGHBORHOOD COORDINATION

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

- ONC's "Official" Letter to the applicant (if there are associations). A copy must be submitted with application packet -OR-
- The ONC "Official" Letter (if there are no associations). A copy must be submitted with application packet.
- Copies of Letters to Neighborhood and/or Homeowner Associations (if there are associations). A copy must be submitted with application packet.
- Copies of the certified receipts to Neighborhood and/or Homeowner Associations (if there are associations). A copy must be submitted with application packet.

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

(Below this line for ONC use only)

Date of Inquiry: 2-22-08 Time Entered: 3:11 PM ONC Rep. Initials: 



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

Map amended through: 5/17/2007

Note: Grey Shading Represents Area Outside of the City Limits

Zone Atlas Page:
H-12-Z

Selected Symbols

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

0 750 1,500 Feet

FINANCIAL GUARANTY AMOUNT

03/08/2006

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

Project Description:

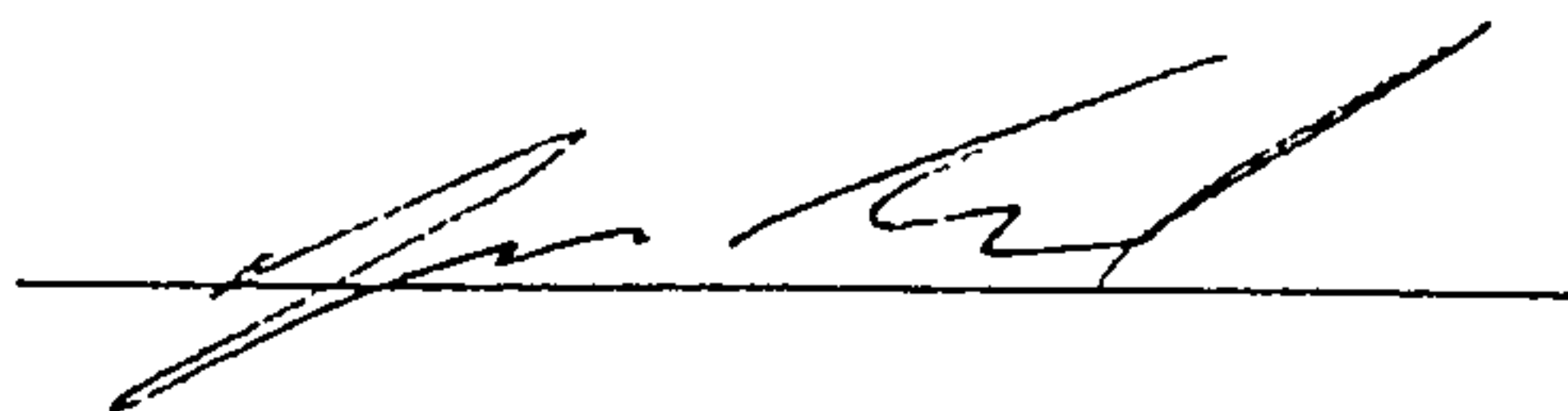
Project ID #: 780381, Max Replat, Phase/Unit #: 1

Requested By:

Approved estimate amount:		\$7,915.79
Contingency Amount:	30.00%	\$2,374.74
Subtotal:		\$10,290.53
NMGRT	6.75%	\$694.61
Subtotal:		\$10,985.14
Engineering Fee	6.60%	\$725.02
Testing Fee	10.00%	\$1,098.51
Subtotal:		\$12,808.67
FINANCIAL GUARANTY RATE		1.25
Retainage Amount:		\$.00
TOTAL FINANCIAL GUARANTY REQUIRED		<u>\$16,010.84</u>

APPROVAL:

DATE:



3-8-2006

Notes: Project will not go to work order. Project will be closed out w/ green tags.



CITY OF ALBUQUERQUE
 PLANNING DEPARTMENT
 DEVELOPMENT REVIEW BOARD

March 26, 2008

Project# 1004036

08DRB-70104 2YR EXTENSION OF SUBDIVISION IMPROVEMENTS (2YR SIA)

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

AMAFCA

No comment.

COG

MRCOG staff have no comment on this proposal. For information purposes, Rio Grande Bd has a functional classification of urban minor arterial.

TRANSIT

No Comments received.

ZONING ENFORCEMENT

No comment.

NEIGHBORHOOD COORDINATION

Letters sent to: **Los Duranes NA (R), Rio Grande Blvd. NA (R)**

Max Replat, is located on the west side of Rio Grande Blvd NW between Los Anayas Rd NW and Zickert Rd NW. The owner of the above property requests a 2 YR SIA for a development that currently consists of 2 single family homes with the potential of 1 new single family home. This will impact Duranes Elementary School, Garfield Middle School, and Valley High School. Duranes Elementary School and Garfield Middle School are nearing capacity, and Valley High School currently has capacity.

Loc No	School	2007-08 40th Day	2007-08 Capacity	Space Available
249	Duranes	279	303	24
410	Garfield	393	456	63
560	Valley	1,684	2,200	516

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

- Provide new capacity (long term solution)
 - Construct new schools or additions
 - Add portables
 - Use of non-classroom spaces for temporary classrooms
 - Lease facilities
 - Use other public facilities
- Improve facility efficiency (short term solution)
 - Schedule Changes

- Double sessions
- Multi-track year-round
- Other
 - Float teachers (flex schedule)
- Shift students to Schools with Capacity (short term solution)
 - Boundary Adjustments / Busing
 - Grade reconfiguration
- Combination of above strategies

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

POLICE DEPARTMENT

No Comments received.

FIRE DEPARTMENT

No Comments received.

PNM ELECTRIC & GAS

2 YR EXTENTION OF SUBDIVISION IMPROVEMENTS: NO COMMENT

COMCAST

No Comments received.

QWEST

No Comments received.

ENVIRONMENTAL HEALTH

No Comments received.

M.R.G.C.D

1. No specific information noted for the C/L location of the Duranes Ditch on filed plat.
2. No MRGCD Signature Line or Approval Note shown on filed plat.

OPEN SPACE DIVISION

Open Space has no adverse comments

CITY ENGINEER

The Hydrology section has no objection to the extension request.

TRANSPORTATION DEVELOPMENT

No adverse comments.

PARKS AND RECREATION

No objection.

ABCWUA

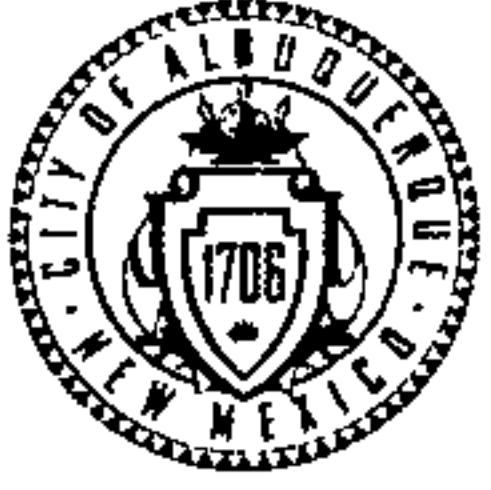
No objection to Extension request.

PLANNING DEPARTMENT

The required infrastructure for this plat may be installed independent of home construction. Planning has no objection to a 1 yr extension.

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

Cc: Max Contreras – 2019 Rio Grande NW – Albuquerque, NM 87104



DRB CASE ACTION LOG (FINAL PLAT)

REVISED 9/28/05

Comp X's 4/15/12

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

DRB Application No.: 06DRB-00263 (FP)
Project Name: MAX REPLAT
Agent: Hall Surveying

Project # 1004036
Phone No.: 292-6727 ^{MAX} 243-2372 / 270-3814

Project Number

1004036

Your request for (SDP for SUB), (SDP for BP), (FINAL PLATS), (MASTER DEVELOP. PLAN), was approved on 4/05/06 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): record plat

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

- The original plat and a mylar copy for the County Clerk.
- Tax certificate from the County Treasurer.
- Recording fee (checks payable to the County Clerk). RECORDED DATE: _____
- Tax printout from the County Assessor.

- 3 copies of the approved site plan. Include all pages.
- County Treasurer's signature must be obtained prior to the recording of the plat with the County Clerk.
- Property Management's signature must be obtained prior to Planning Department's signature.

AGIS DXF File approval required. OK
 Copy of recorded plat for Planning.

called AGENT For. Pl. 4/15/12 X's



DRB CASE ACTION LOG (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.

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- County Treasurer's signature must be obtained prior to the recording of the plat with the County Clerk.
- Property Management's signature must be obtained prior to Planning Department's signature.

AGIS DXF File approval required. OK
 Copy of recorded plat for Planning.



**DEVELOPMENT REVIEW BOARD
ACTION SHEET**

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

APRIL 5, 2006

9:00 A.M.

MEMBERS:

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

Wilfred Gallegos, Transportation Development
Brad Bingham, Alternate City Engineer

Roger Green, Utility Development
Christina Sandoval, Parks & Recreation

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

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

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

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

Adjourned: 10:40 A.M.

B. Changes and/or Additions to the Agenda

C. New or Old Business

CASES WHICH REQUIRE PUBLIC NOTIFICATION

MAJOR SUBDIVISIONS, VACATIONS, SIA EXTENSIONS AND SITE DEVELOPMENT PLANS

1. Project # 1000696

05DRB-01529 Major-Preliminary Plat
Approval

05DRB-01530 Minor-Sidewalk Waiver

05DRB-01531 Minor-Temp Defer SDWK

MARK GOODWIN & ASSOCIATES agent(s) for ICDC LLC request(s) the above action(s) for all or a portion of Tract(s) C, LEE'S BOSQUE SUBDIVISION (to be known as **BOSQUECITO SUBDIVISION**) zoned RD, located on BOSQUE MEADOWS BLVD NW, between LA ORILLA NW and PASEO DEL NORTE containing approximately 7 acre(s). [Deferred from 10/26/05 & 11/9/05 & 11/23/05 & 11/30/05 & 1/4/06 & 1/25/06 & 2/22/06 & 3/15/06 & 4/5/06] (D-12) **DEFERRED AT THE AGENT'S REQUEST TO 4/19/06.**

SITE DEVELOPMENT PLANS (E 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 # 1003125**
06DRB-00401 Minor-SiteDev Plan
Subd/EPC

DEKKER PERICH SABATINI agent(s) for ECLIPSE AVIATION request(s) the above action(s) for all or a portion of Tract(s) D-1, DOUBLE EAGLE II AIRPORT, **ECLIPSE AVIATION CAMPUS**, zoned SU-1 FOR AIRPORT RELATED FACILITIES, located on AEROSPACE PARKWAY NW, between PASEO DEL VOLCAN NW and SHOOTING RANGE ACCESS RD NW containing approximately 150 acre(s). [REF: 03EPC02054, 04DRB01505, 04DRB01506] **[Stephanie Shumsky, EPC Case Planner] (F-6) WITH THE SIGNING OF THE INFRASTRUCTURE LIST DATED 4/5/06 THE SITE PLAN FOR SUBDIVISION WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO TRANSPORTATION DEVELOPMENT FOR PUBLIC ACCESS EASEMENT BY PLAT OR A PAPER EASEMENT NEEDS TO BE RECORDED AND PLANNING FOR 3 COPIES OF THE SITE PLAN, AND THERE ARE TWO MODIFICATIONS THAT NEED TO BE MADE TO THIS SITE PLAN FOR SUBDIVISION. STEPHANIE SHUMSKY IS IN AGREEMENT ON THESE CHANGES. 1. ON THE SITE PLAN SHEET DIRECTLY UNDER "SITE PLAN FOR SUBDIVISION REQUIRED INFORMATION", THIS STATEMENT SHOULD APPEAR: THIS SITE PLAN FOR SUBDIVISION IS FOR THE ECLIPSE AVIATION CAMPUS ONLY (TRACT D-1) AND SUPERCEDES THAT PORTION OF THE PREVIOUSLY APPROVED AEROSPACE TECHNOLOGY PARK SITE PLAN FOR SUBDIVISION (03EPC-02054) WHICH INCLUDED THE ECLIPSE AVIATION CAMPUS PROPERTY. 2. UNDER #1, FRAMEWORK ON SHEET, THIS CHANGE SHOULD BE MADE: "...FUTURE SITE PLANS FOR BUILDING PERMIT SHALL BE DELEGATED TO THE DEVELOPMENT REVIEW BOARD AND SHALL NOT REQUIRE...."**

3. **Project # 1004784**
06DRB-00402 Minor-SiteDev Plan
BldPermit

SANDERS & ASSOC IS ARCHITECTS agent(s) for MIKE BAKER request(s) the above action(s) for all or a portion of Lot(s) 39, **ALAMEDA BUSINESS PARK**, zoned SU-2/IP-EP, located on CALLE ALAMEDA NE, between PASEO ALAMEDA NE and VISTA ALAMEDA NE containing approximately 1 acre(s). [REF:DRB-98-223] (C-16) **SITE PLAN FOR BUILDING PERMIT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO PLANNING FOR 3 COPIES OF THE SITE PLAN AND ENVIRONMENTAL HEALTH ISSUES.**

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

4. **Project # 1001685**
06DRB-00405 Minor-Vacation of Private
Easements

GREAT BASIN ENGINEERING agent(s) for SMITH'S FOOD & DRUG CENTERS request(s) the above action(s) for all or a portion of Tract(s) 1B-2, PARADISE NORTH (to be known as **GOLF COURSE MARKET PLACE**) zoned C-2 (SC), located on MCMAHON BLVD NW and GOLF COURSE RD NW, containing approximately 8 acre(s). [REF: 04EPC-01348, 04EPC-01349, 04EPC-01590, 04ZHE-01924, 05DRB-01349, 05DRB-01350, 05DRB-01893, 05DRB01894] (A-12) **VACATION WAS APPROVED AS SHOWN ON EXHIBIT B IN THE PLANNING FILE.**

5. **Project # 1003483**
06DRB-00400 Minor-Prelim&Final Plat
Approval

TERRAMETRICS OF NEW MEXICO agent(s) for SANTOSH MODY request(s) the above action(s) for all or a portion of Lot(s) 17, 18 & 19, Block(s) 12, Tract(s) A, **NORTH ALBUQUERQUE ACRES, UNIT B**, zoned SU-2 IP, located on SAN PEDRO NE, between ALAMEDA BLVD NE and SIGNAL AVE NE containing approximately 3 acre(s). [REF: 04DRB-00881, 04DRB-01167] (C-18) **PRELIMINARY AND FINAL PLAT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO PLANNING TO RECORD.**

6. **Project # 1004785**
06DRB-00403 Minor-Prelim&Final Plat
Approval

TERRAMETRICS OF V MEXICO agent(s) for LLAVE DEVELOPMENT INC request(s) the above action(s) for all or a portion of Lot(s) 18, Block(s) 1, Tract(s) 3, **NORTH ALBUQUERQUE ACRES, UNIT 3**, zoned R-D 3DU/A, located on EAGLE ROCK AVE NE, between VENTURA ST NE and BARSTOW ST NE containing approximately 1 acre(s). (*Indef Deferred from 4/5/06*) (C-20) **INDEFINITELY DEFERRED AT THE AGENT'S REQUEST.**

7. **Project # 1003885**
06DRB-00389 Minor-Final Plat Approval

ISAACSON & ARFMAN PA agent(s) for FAMILY HOUSING DEVELOPMENT CORPORATION request(s) the above action(s) for all or a portion of Lot(s) 4-7, 9-12 & 21-24, Block(s) 13, PEREA ADDITION (to be known as **BELL TRADING POST HOMES**), zoned SU-2 TH, located on ROMA AVE NW, between 15TH ST NW and 16TH ST NW containing approximately 1 acre(s). [REF: 05ZHE00271, 05ZHE00273, 05ZHE00274, 05DRB00057, 05DRB01674, 05DRB01675, 05DRB01676] (J-13) **FINAL PLAT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO UTILITIES DEVELOPMENT FOR REVIEW OF CONSTRUCTION PLANS WITH EASEMENT AND CORRECT NOTES N AND P AND PLANNING TO RECORD THE PLAT.**

8. **Project # 1004360**
06DRB-00395 Minor-Final Plat Approval

RIO GRANDE ENGINEERING agent(s) for WASHINGTON INVESTORS request(s) the above action(s) for all or a portion of Lot(s) 313-A-2-A, ACRES ADDITION (to be known as **ENTRADA DEL BOSQUE**) zoned RA-2 residential and agricultural zone, located on MOUNTAIN RD NW, between GABALDON NW and LULAC AVE NW containing approximately 5 acre(s). [REF: 05DRB01737, 06DRB00025, 06DRB00024] (J-12) **FINAL PLAT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO TRANSPORTATION DEVELOPMENT FOR ADA RAMPS IN RIGHT-OF-WAY AND PLANNING FOR RESTRICTIONS AND COVENANTS TO BE RECORDED, AGIS DXF FILE, MRGCD SIGNATURE AND TO RECORD.**

9. **Project # 1004177**
06DRB-00407 Major-Final Plat Approval
- BOHANNAN HUSTON agent(s) for D.R. HORTON HOMES INC request(s) the above action(s) for all or a portion of Tract(s) 12-A VENTANA HIGHLANDS, UNIT 1, (to be known as **VENTANA HIGHLANDS, UNIT 3**, zoned R-LT residential zone, located on VENTANA RIDGE RD NW and DEL OESTE DR NW, containing approximately 26 acre(s). [REF:05DRB01122, 06DRB00374, 06DRB00098] (B-8) **FINAL PLAT APPROVED WITH FINAL SIGN OFF DELEGATED TO PLANNING TO RECORD.**
10. **Project # 1004788**
06DRB-00408 Minor-Prelim&Final Plat Approval
- BOHANNAN HUSTON agent(s) for UNIVERSITY OF NEW MEXICO request(s) the above action(s) for all or a portion of Tract(s) 1E1-A-1 and 1E2-A-1, 1E2-A-2, **UNIVERSITY OF NEW MEXICO, SCIENCE & TECHNOLOGY PARK**, zoned SU-1 PDA, PERMISSIVE USE OF O-1/C-2, IP, located on UNIVERSITY BLVD SE , between AVENIDA CESAR CHAVEZ SE and INTERSTATE 40 SE containing approximately 13 acre(s). [*Deferred from 4/5/06*] (L-15) **DEFERRED AT AGENT'S REQUEST TO 4/12/06.**
11. **Project # 1004036**
06DRB-00263 Minor-Final Plat Approval
- HALL SURVEYING CO agent(s) for MAX CONTRERAS request(s) the above action(s) for all or a portion of Tract(s) A & B, **MAX REPLAT**, zoned R-1 residential zone, located on RIO GRANDE BLVD NW, between LOS ANAYAS RD NW and ZICKERT NW containing approximately 2 acre(s). [REF: 05DRB 00446, 05DRB00922] [*Indef deferred from 3/8/06*] (H-12/H-13) **FINAL PLAT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO PLANNING TO RECORD.**

12. **Project # 1004771**
06DRB-00373 Minor-Prelim&Final Plat
Approval
- RON GARNER agent(s) for GARBAC, LLC request(s) the above action(s) for all or a portion of Lot(s) 4, 5 & 6, Block(s) 41, **RAYNOLDS ADDITION**, zoned SU-2/NCR, located on COAL AVE SW, between 10TH ST SW and 11TH ST SW containing approximately 1 acre(s). *[Deferred from 3/29/06 & 4/5/06]* (K-13) **DEFERRED AT THE AGENT'S REQUEST TO 4/12/06.**
13. **Project # 1002176**
06DRB-00092 Major-Final Plat Approval
- SURVEYS SOUTHWEST LTD agent(s) for MOUNTAIN WEST DEVELOPMENT request(s) the above action(s) for all or a PORTION OF LAND IN SW 1/4 - NW 1/4 SECTION R4E TOGETHER W/ TRACT E-1, NORTH FOUR HILLS, (to be known as **COVERED WAGON SUBDIVISION**) zoned SU-1, located on FOUR HILLS RD SE, between LANIER DR SE and WATERFALL DR SE containing approximately 7 acre(s). *(Was Indef deferred on 2/1/06) [Deferred from 4/5/06]* (L-23) **DEFERRED AT THE AGENT'S REQUEST TO 4/12/06.**
14. **Project # 1004770**
06DRB-00372 Minor-Prelim&Final Plat
Approval
- WAYJOHN SURVEYING INC agent(s) for COE PROPERTIES, STEVE COE request(s) the above action(s) for all or a portion of Lot(s) 9-12, Block(s) 10, **MESA GRANDE ADDITION**, zoned O-R, located on SIERRA DR SE, between SILVER AVE SE and ZUNI RD SE containing approximately 1 acre(s). *[Deferred from 3/29/06 & 4/5/06]* (K-17) **DEFERRED AT THE AGENT'S REQUEST TO 4/12/06.**
15. **Project # 1004766**
06DRB-00361 Minor-Prelim&Final Plat
Approval
- LAND DEVELOPMENT CONSULTANTS agent(s) for JESUS & CINDY FRAIRE request(s) the above action(s) for all or a portion of Lot(s) 12 & 13, Block(s) 2, **GREGORIO & RAFAEL APODACA ADDITION**, zoned SU-2 MR, located on JESUS ST SE, between DAN AVE

SE and JESUS ST SE containing approximately 1 acre(s).
[Deferred from 3/29/06] [Indef deferred from 4/5/06] (L-14)
**INDEFINITELY DEFERRED AT THE AGENT'S
REQUEST.**

NO ACTION IS TAKEN ON THESE CASES:

APPLICANT - AGENT IS REQUIRED TO BE AT THE MEETING

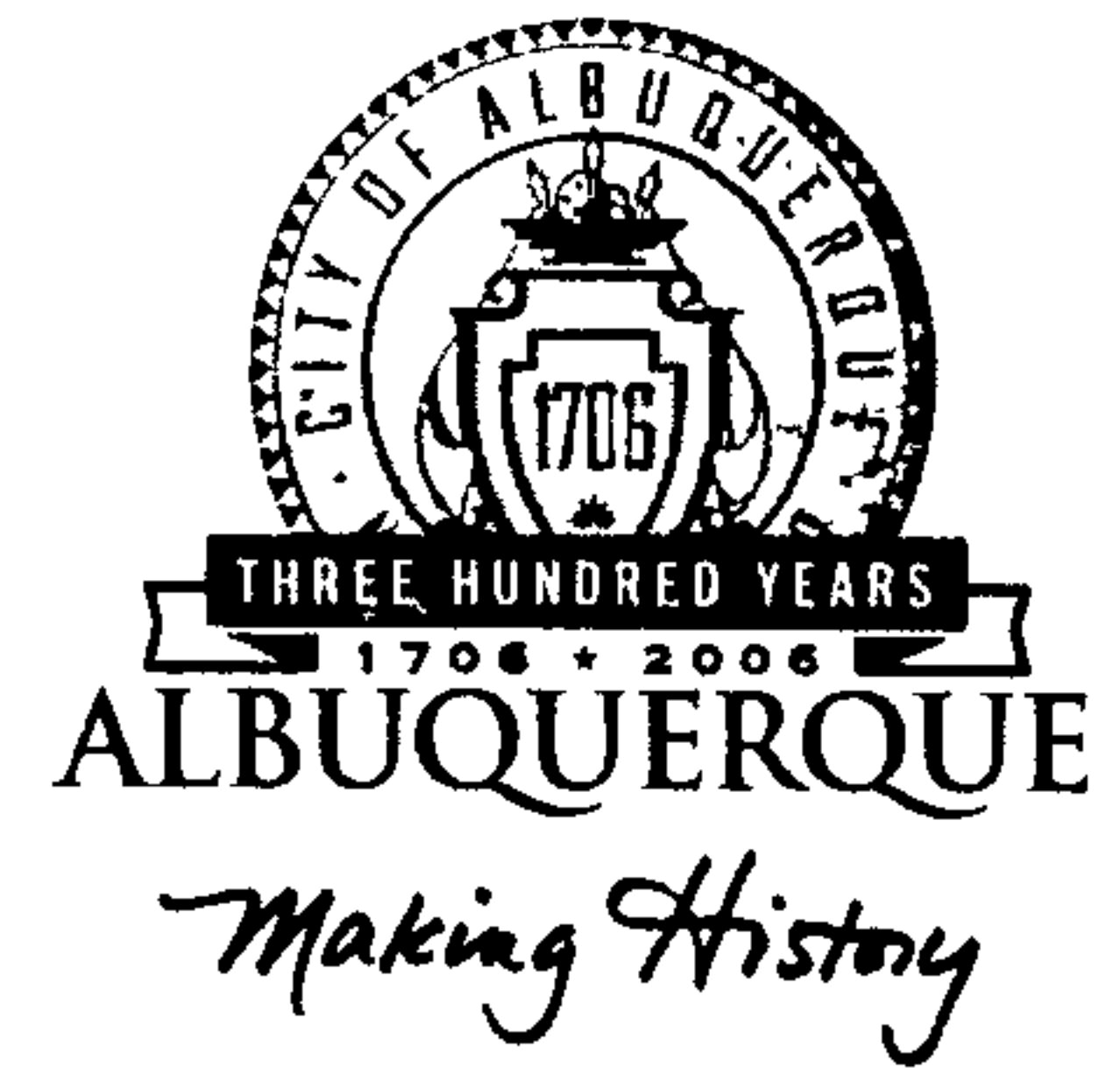
16. **Project # 1004782**
06DRB-00398 Minor-Sketch Plat or Plan
THOMAS GUITERREZ request(s) the above action(s) for all or a portion of Lot(s) 18, Block(s) 1, **SLOANS ACRES**, zoned R-1, located on ESTANCIA NW, between WAYNE NW and EVERITT NW containing approximately 1 acre(s). (G-11) **THE ABOVE REQUEST WAS REVIEWED AND COMMENTS WERE GIVEN.**

17. **Project # 1004789**
06DRB-00409 Minor-Sketch Plat or Plan
REBECCA LANGTON request(s) the above action(s) for all or a portion of Lot(s) 10A & 10B, **GAUL - RL ADDITION**, zoned R-1 residential zone, located on 4TH ST NW, between GRIEGOS NW and MONTANO NW containing approximately 1 acre(s). (F-14) **THE ABOVE REQUEST WAS REVIEWED AND COMMENTS WERE GIVEN.**

18. Approval of the Development Review Board Minutes for March 29, 2006. **THE DEVELOPMENT REVIEW BOARD MINUTES FOR MARCH 29, 2006 WERE APPROVED BY THE BOARD.**

ADJOURNED: 10:40 A.M.

CITY OF ALBUQUERQUE



PLANNING DEPARTMENT
DEVELOPMENT AND BUILDING SERVICES
HYDROLOGY DEVELOPMENT SECTION

DEVELOPMENT REVIEW BOARD – SPEED MEMO

DRB CASE NO/PROJECT NO: 1004036

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 on file.

P.O. Box 1293

Albuquerque

New Mexico 87103

www.cabq.gov

RESOLUTION:

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

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

SIGNED: Bradley L. Bingham
City Engineer / AMAFCA Designee

DATE: APRIL 5, 2006

2. **Project # 1000390**
06DRB-00162 Major-Vacation of
Public Easements
06DRB-00163 Minor-Prelim&Final Plat
Approval

HALL SURVEYING CO. agent(s) for STUART C SHERMAN request(s) the above action(s) for all or a portion of Tract(s) H-4-A, **VENTANA SQUARE @ VENTANA RANCH**, zoned SU-1 for restricted C-2 uses, special use zone, located on PARADISE BLVD NW, between UNIVERSE BLVD NW and VIVALDI NW containing approximately 1 acre(s). (B-10) **THE VACATION WAS APPROVED AS SHOWN ON EXHIBIT B IN THE PLANNING FILE. THE PRELIMINARY AND FINAL PLAT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO TRANSPORTATION FOR PUBLIC SIDEWALK EASEMENTS AND PLANNING FOR 15-DAY APPEAL PERIOD AND TO RECORD.**

3. **Project # 1000539**
06DRB-00176 Major-Vacation of
Public Easements
06DRB-00177 Minor-Vacation of
Private Easements
06DRB-00178 Minor-Prelim&Final Plat
Approval

SURVEYS SOUTHWEST LTD agent(s) for HOPE CHRISTIAN SCHOOL INC request(s) the above action(s) for all or a portion of Block(s) 11, Tract(s) A, Lot(s) 6, 7, 10 & 26 together with Lot(s) 8A & 9A1, **NORTH ALBUQUERQUE ACRES UNIT A**, zoned SU-1 for private school, special use zone, located on PASEO DEL NORTE NE, between SAN PEDRO DR NE and LOUISIANA BLVD NE containing approximately 7 acre(s). [REF: Z-87-42, DRB-95-461, Z-95-4, Z-96-126, Z-98-65] (D-18) **THE VACATIONS WERE APPROVED AS SHOWN ON EXHIBIT B IN THE PLANNING FILE. WITH THE SIGNING OF THE INFRASTRUCTURE LIST DATED 3/8/06 THE PRELIMINARY PLAT WAS APPROVED. THE FINAL PLAT WAS INDEFINITELY DEFERRED FOR THE SIA.**

4. **Project # 1002176**
06DRB-00168 Major-Vacation of Public Easements
06DRB-00169 Minor-Vacation of Private Easements
- SURVEYS SOUTHWEST LTD agent(s) for MOUNTAIN WEST DEVELOPMENT request(s) the above action(s) for all or a portion of land in SW ¼ - NW ¼ , Section 26, T10N, R4E together with Tract(s) E-1, **NORTH FOUR HILLS**, zoned SU-1 special use zone, located on FOUR HILLS RD SE, between LANIER DR SE and WATERFALL DR SE containing approximately 7 acre(s). [REF: 04DRB-00960, 00961, 00962, 04DRB00963, 00964, 01071, 04DRB01072, 05DRB01178, 06DRB00092] (L-23) **THE VACATIONS WERE APPROVED AS SHOWN ON EXHIBIT B IN THE PLANNING FILE.**
5. **Project # 1003470**
06DRB-00165 Major-Vacation of Pub Right-of-Way
- WILSON & COMPANY INC agent(s) for K B HOME NEW MEXICO request(s) the above action(s) for property located between Vista Veja Unit 1 & Unser Cliffs Subdivision, vacating a portion of 81st Street, **VISTA VIEJA SUBDIVISION, UNIT 1**, located between UNSER BLVD NW AND VISTA DEL SOL DR NW and containing approximately 1 acre(s). [REF: 03DRB-01431, 04DRB-01523] (D-9) **THE VACATION WAS APPROVED AS SHOWN ON EXHIBIT B IN THE PLANNING FILE WITH ADDITIONAL COMMENT: THE REQUIRED WATER LINE EASEMENTS ARE RETAINED/GRANTED WITH THE REPLAT.**

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 # 1002808**
06DRB-00266 Minor-SiteDev Plan
BldPermit
- NCA ARCHITECTS agent(s) for FELLOWSHIP BAPTIST CHURCH request(s) the above action(s) for all or a portion of Lot(s) 8A, Block(s) 2, **CLIFFORD WEST BUSINESS PARK, UNIT 1**, zoned IP industrial park zone, located on OLIVER ROSS DR NW, between BLUEWATER RD NW and SAUL BELL RD NW containing approximately 2 acre(s). *[Deferred from 3/8/06]* [REF: DRB-95-314] (K-9) **DEFERRED AT THE AGENT'S REQUEST TO 3/15/06.**
- 06DRB-00242 Minor-Prelim&Final Plat
Approval
- SURVEYS SOUTHWEST LTD agent(s) for FELLOWSHIP BAPTIST CHURCH request(s) the above action(s) for all or a portion of Lot(s) 8-A & 10-A, Block(s) 2, **CLIFFORD WEST BUSINESS PARK, UNIT 1**, zoned IP industrial park zone, located on SAUL BELL RD NW, between OLIVER ROSS DR NW and BLUEWATER RD NW containing approximately 6 acre(s). *[Deferred from 3/8/06]* [REF: DRB-95-314] (K-9) **DEFERRED AT THE AGENT'S REQUEST TO 3/15/06.**
7. **Project # 1004474**
06DRB-00243 Minor-SiteDev Plan
Subdivision/EPC
- COMMUNITY SCIENCE CORPORATION agent(s) for KB HOME NEW MEXICO request(s) the above action(s) for all or a portion of parcels of land situated within, Section 9, Township 10 North, Range 3 East, Tract(s) F-1, **LANDS OF MENAUL SCHOOLS** & an Easterly Portion of Tract(s) 1-A-1-B, all of Tract(s) 1-C and 1-A-1-A-2, and a portion of Tract(s) 1-B, zoned SU-1 FOR PRD, located on MENAUL BLVD NE, between BROADBENT PARKWAY NE and BROADBENT BLVD NE containing approximately 17 acre(s). [REF: 05EPC01568, 05EPC01569] *[Deferred from 3/1/06]* **[David Stallworth, EPC Case Planner]** (H-15) **THE SITE PLAN FOR SUBDIVISION WAS**

APPROVED WITH FINAL SIGN OFF DELEGATED TO PLANNING FOR DAVID STALLWORTH'S INITIALS AND 3 COPIES OF THE SITE PLAN.

06DRB-00214 Minor- Prelim&Final Plat Approval

COMMUNITY SCIENCES CORPERATION agent(s) for KB HOME OF NEW MEXICO request(s) the above action(s) for Tract(s) F-1, 1-B, 1-A-1-A-2, 1-C, 3-A AND 1-A-1-B, **LANDS OF MENAUL SCHOOL, MRGCD MAP #36**, zoned SU-1 FOR PRD, located on MENAUL BLVD NW, between BROADBENT PARKWAY NW and BROADWAY BLVD NW containing approximately 45 acre(s). [REF: 05EPC-01568, 05EPC-01569] [*Deferred from 2/22/06 & 3/1/06*] (H-15) **THE PRELIMINARY AND FINAL PLAT WERE APPROVED WITH FINAL SIGN OFF DELEGATED TO PLANNING TO RECORD.**

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

8. **Project # 1002739**
06DRB-00268 Major-Final Plat Approval

MARK GOODWIN & ASSOCIATES agent(s) for KB HOME NEW MEXICO INC request(s) the above action(s) for all or a portion of Tract(s) 2A, Unit 1A, (to be known as **ANDERSON HEIGHTS, UNIT 2**) zoned R-D, located on 118TH STREET NW NORTH OF DENNIS CHAVEZ NW and containing approximately 25 acre(s). [REF: 05DRB-00681] (P-8) **FINAL PLAT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO PLANNING TO RECORD.**

9. **Project # 1004036**
06DRB-00263 Minor-Final Plat
Approval

HALL SURVEYING CO agent(s) for MAX CONTRERAS request(s) the above action(s) for all or a portion of Tract(s) A & B, **MAX REPLAT**, zoned R-1 residential zone, located on RIO GRANDE BLVD NW, between LOS ANAYAS RD NW and ZICKERT NW containing approximately 2 acre(s). [REF: 05DRB 00446, 05DRB00922] [*Indef deferred from 3/8/06*] (H-12/H-13) **THE FINAL PLAT WAS INDEFINITELY DEFERRED.**

10. **Project # 1004721**
06DRB-00264 Minor-Prelim&Final Plat
Approval

TERRAMETRICS OF NEW MEXICO agent(s) for LLAVE DEVELOPMENT request(s) the above action(s) for all or a portion of Lot(s) 6-P1, **OAKLAND HEIGHTS** and Tract(s) A, **OAKLAND NORTH**, zoned R-D, located on OAKLAND AVE NE, between BARSTOW ST NE and VENTURA ST NE containing approximately 2 acre(s). (C-20) **PRELIMINARY AND FINAL PLAT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO CITY ENGINEER FOR AMAFCA'S SIGNATURE AND PUBLIC DRAINAGE EASEMENT ON LOT 6A AND PLANNING FOR AGIS DXF FILE AND TO RECORD.**

11. **Project # 1004722**
06DRB-00267 Minor-Prelim&Final Plat
Approval

DOUG SMITH SURVEYING agent(s) for DAVID GATES request(s) the above action(s) for all or a portion of Lot(s) 17 & 18, Block(s) 8, **EASTRIDGE ADDITION, UNIT 2**, zoned R-1, located on EASTRIDGE CT NE, between HAINES AVE NE and CHELWOOD PARK NE containing approximately 1 acre(s). (J-22) **PRELIMINARY AND FINAL PLAT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO PLANNING FOR AGIS DXF FILE, MOVING OF LOT LINE AND TO RECORD.**

12. **Project # 1002346**
05DRB-01792 Minor- Final Plat
Approval

GEORGE RAINHART ARCHITECT & ASSOCIATES agent(s) for GRADY RENTALS LLC request(s) the above action(s) for all or a portion of Tract(s) G, VENTANA RANCH, (to be known as **VENTANA SQUARE @ VENTANA RANCH**) zoned C-2 community commercial zone, located on UNIVERSE BLVD NW, between PARADISE BLVD NW and VENTANA RD NW containing approximately 10 acre(s). [REF: 05EPC-01264, 05EPC-01263, 02DRB-01735, 03DRB-00070, 03DRB-00171] [**Carmen Marrone, EPC Case Planner**] [*Deferred from 12/7/05*] [*Final plat was Indef deferred 12/15/06 for SIA*] (B-10) **THE FINAL PLAT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO TRANSPORTATION DEVELOPMENT FOR NOTES ON MAINTENANCE OF ACCESS EASEMENT AND TO PLANNING FOR AGIS DXF FILE.**

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

13. **Project # 1004716**
06DRB-00250 Minor-Sketch Plat or
Plan

FORSTBAUER SURVEYING LLC agent(s) for CHANT LIMITED PARTNERSHIP request(s) the above action(s) for all or a portion of Tract(s) E-4, **ALLWOODS**, zoned M-1 light manufacturing zone, located on LUMBER AVE NE, between JEFFERSON ST NE and HARDWARE DR NE containing approximately 1 acre(s). (F-17) **THE ABOVE REQUEST WAS REVIEWED AND COMMENTS WERE GIVEN.**

14. **Project # 1002730**
06DRB-00265 Minor-Sketch Plat or
Plan

INFILL SOLUTIONS request(s) the above action(s) for all or a portion of Lot(s) 13-A-1, Block(s) 6, Tract(s) 3, **NORTH ALBUQUERQUE ACRES, UNIT 3**, zoned RD, located on CORONA AVE NE, between VENTURA NE and MENDOCINO DR NE containing approximately 4 acre(s). (C-20) **THE ABOVE REQUEST WAS REVIEWED AND COMMENTS WERE GIVEN.**

15. **Project # 1004632**
06DRB-00252 Minor-Sketch Plat or
Plan

MARK SNAPP agent(s) for AMBERLY PYLES request(s) the above action(s) for all or a portion of Lot(s) 12, Block(s) 10, **EASTERN ADDITION**, zoned SU-2/MR residential zone, located on ARNO ST SE, between CROMWELL AVE SE and PACIFIC AVE SE containing approximately 1 acre(s). [REF: 06ZHE00037, 06ZHE00038, 06ZHE00039, 06ZHE00040, 06ZHE00041, 06ZHE00049] (K-14) **THE ABOVE REQUEST WAS REVIEWED AND COMMENTS WERE GIVEN.**

16. **Project # 1004387**
06DRB-00269 Minor-Sketch Plat or
Plan

EDWARD FITZGERALD ARCHITECTS agent(s) for SPRUCE PARK LLC request(s) the above action(s) for all or a portion of Lot(s) 31-35, Block(s) 12, **COUNTRY CLUB ADDITION**, zoned O-1, located on ENCINO PL NE, between LAS LOMAS NE and ROMA NE containing approximately 1 acre(s). [REF: 05DRB01332] (J-15) **INDEFINITELY DEFERRED ON A NO SHOW.**

17. **Project # 1004720**
06DRB-00262 Minor-Sketch Plat or
Plan

RALPH GREENE request(s) the above action(s) for all or a portion of Lot(s) 2, 3 & 4, Block(s) K, **HIGHLANDS ADDITION SOUTH**, zoned SU-2/NCR, located on BROADWAY BLVD SE and HAZELDINE SE and containing approximately 1 acre(s). (K-14) **THE ABOVE REQUEST WAS REVIEWED AND COMMENTS WERE GIVEN.**

18. Approval of the Development Review Board Minutes for February 22 and March 1, 2006. **THE DRB MINUTES FOR FEBRUARY 22 AND MARCH 1, 2006 WERE APPROVED BY THE BOARD.**

ADJOURNED: 11:15 A.M.

**CITY OF ALBUQUERQUE
PLANNING DEPARTMENT
March 8, 2006
DRB Comments**

ITEM # 9

PROJECT # 1004036

APPLICATION # 06DRB-00263

RE: Tracts A&B, Max Replat/final plat

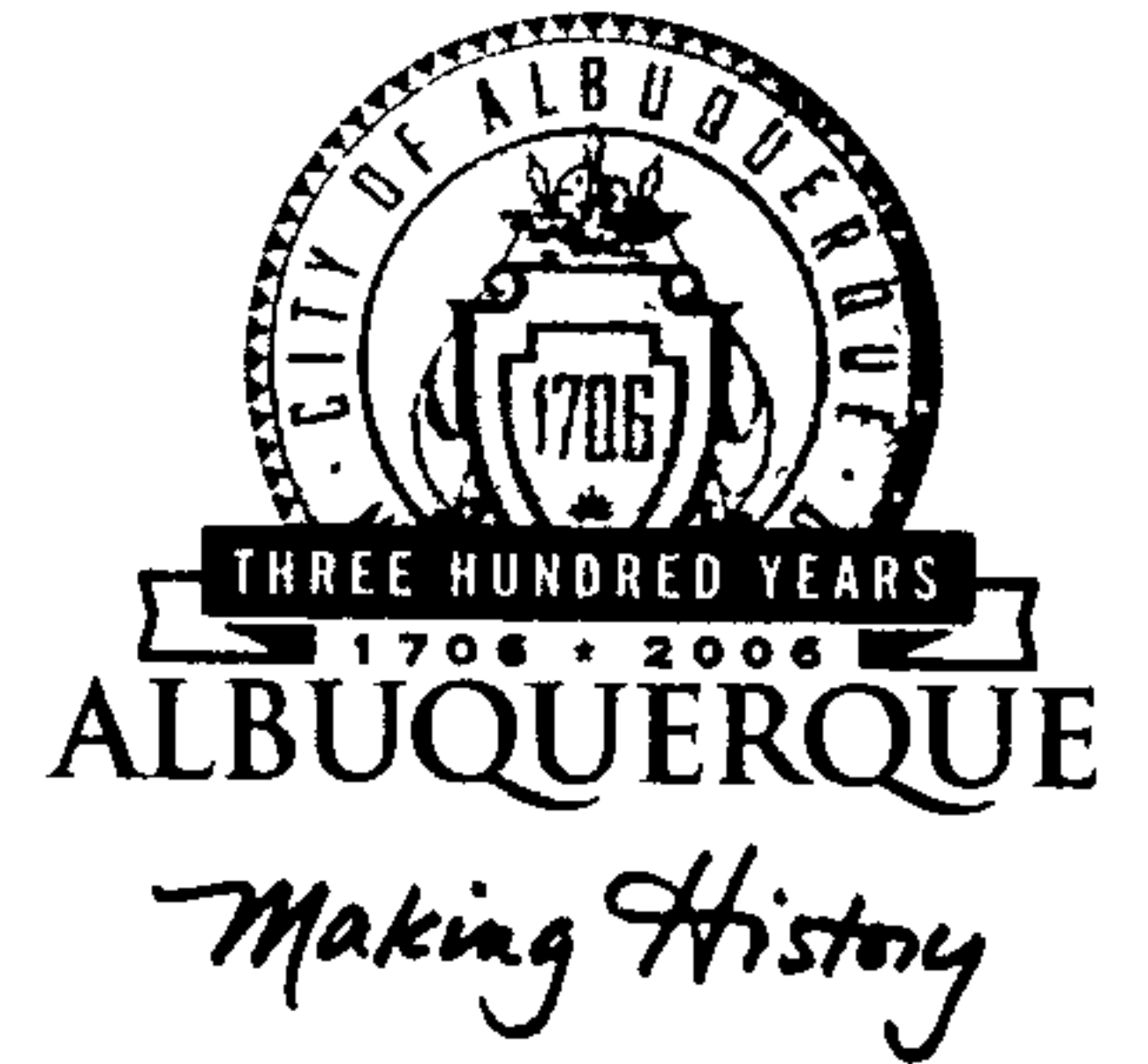
Were there any changes to the plat since the AGIS dxf was approved last June?

Planning has no objection to approval of the plat. We will take delegation to record the plat.



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

CITY OF ALBUQUERQUE



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

DEVELOPMENT REVIEW BOARD--SPEED MEMO

DRB CASE NO/PROJECT NO: 1004036

AGENDA ITEM NO: 9

SUBJECT:

Final Plat

ACTION REQUESTED:

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

P.O. Box 1293

ENGINEERING COMMENTS:

A letter of acceptance of the items on the Infrastructure List must be provided for Final Plat sign-off.
MRGCD must sign plat.

Albuquerque

New Mexico 87103

RESOLUTION:

APPROVED ____; DENIED ____; DEFERRED X ^{Indaf}; COMMENTS PROVIDED ____; WITHDRAWN

www.cabq.gov

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

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

FOR:

SIGNED: Bradley L. Bingham
City Engineer/AMAFCA Designee

DATE: March 8, 2006



OFFICIAL NOTICE OF DECISION

CITY OF ALBUQUERQUE
PLANNING DEPARTMENT
DEVELOPMENT REVIEW BOARD

June 29, 2005

22. Project # 1004036
05DRB-00922 Minor-Vacation of Private Easements

HALL SURVEYING CO agent(s) for MAX CONTRERAS request(s) the above action(s) for all or a portion of Tract(s) A & B, **MAX REPLAT**, zoned RA-2, located on RIO GRANDE BLVD NW, between ZICKERT RD NW and BEACH RD NW containing approximately 2 acre(s). (INDEF DEFERRED 6/15/05) (H-12)

At the June 29, 2005, Development Review Board meeting, the vacation of private easements was approved as shown on Exhibit B in the Planning file, subject to the following findings:


FINDINGS:

1. The public welfare is in no way served by retaining the rights-of-way and/or easements.
2. There is no convincing evidence that any substantial property right is being abridged against the will of the owner of the right.

05DRB-00446 Minor-Prelim&Final Plat Approval

HALL SURVEYING CO agent(s) for MAX CONTRERAS request(s) the above action(s) for all or a portion of Tract(s) A & B, **MAX REPLAT**, zoned RA-2, located on RIO GRANDE BLVD NW, between ZICKERT RD NW and BEACH RD NW containing approximately 2 acre(s). [*Was Indef Deferred on 3/30/05 for Vacation application*] (INDEFINITELY DEFERRED FROM JUNE 15, 2005) (H-12/H-13)

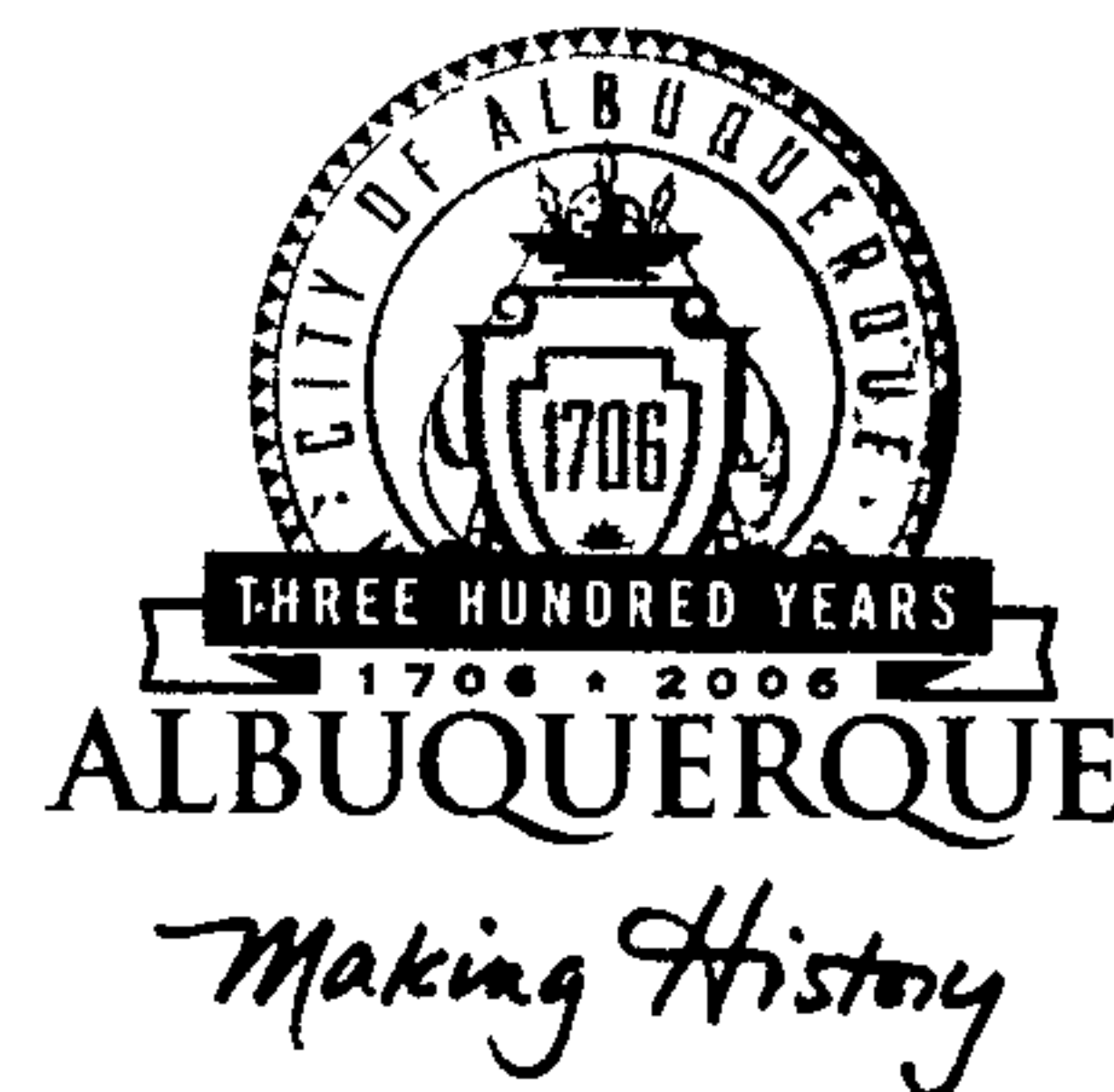
With the signing of the infrastructure list dated 6/29/05 the preliminary plat was approved. The final plat was indefinitely deferred for the SIA.



Sheran Matson, AICP, DRB Chair

Cc: Max Contreras, 2025 Rio Grande Blvd NE, 87104
Hall Surveying Co., 12805 Menaul NE, 87112
Marilyn Maldonado, Planning Department, 4th Floor, Plaza del Sol Bldg.
File

CITY OF ALBUQUERQUE



PLANNING DEPARTMENT
DEVELOPMENT AND BUILDING SERVICES
HYDROLOGY DEVELOPMENT SECTION

DEVELOPMENT REVIEW BOARD--SPEED MEMO

DRB CASE NO/PROJECT NO: 1004036

AGENDA ITEM NO: 22

SUBJECT:

Vacation
Final Plat
Preliminary Plat

ACTION REQUESTED:

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

P.O. Box 1293

ENGINEERING COMMENTS:

Albuquerque

Infrastructure list is OK.
The Hydrology Section has no objection to the vacation request.

New Mexico 87103

RESOLUTION:

www.cabq.gov

signal I. L. *F.P indet*
APPROVED ; DENIED ; DEFERRED ; COMMENTS PROVIDED ; WITHDRAWN

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

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

FOR:

SIGNED: Bradley L. Bingham
City Engineer/AMAFCA Designee

DATE: June 29, 2005



**DEVELOPMENT REVIEW BOARD
ACTION SHEET**

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

June 29, 2005

9:00 a.m.

MEMBERS:

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

Wilfred Gallegos, Transportation Development
Brad Bingham, Alternate City Engineer

Roger Green, Utility Development
Christina Sandoval, Parks & Recreation

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

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

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

- A. Call to Order: 9:00 A.M. Adjourned: 12:30 P.M.
- B. Changes and/or Additions to the Agenda
- C. New or Old Business

CASES WHICH REQUIRE PUBLIC NOTIFICATION

MAJOR SUBDIVISIONS, VACATIONS, SIA EXTENSIONS AND SITE DEVELOPMENT PLANS

1. **Project # 1004238**
05DRB-00914 Major-Street Name Change
CITY OF ALBUQUERQUE, TRAFFIC OPERATIONS request(s) the above action(s) a Street Name change from **COMPASS NW TO UNIVERSE NW**, zoned R-1 residential zone, located on COMPASS NW, between AVENIDA DE JAINITO NW and PASEO DEL NORTE NW. (C-10/D-10) **THE DRB RECOMMENDATION TO THE EPC IS TO APPROVE THE STREET NAME CHANGE FROM COMPASS NW TO UNIVERSE NW.**

2. **Project # 1002249**
05DRB-00953 Major-One Year SIA

TIERRA WEST LLC agent(s) for WALMART STORES INC request(s) the above action(s) for all or a portion of Tract(s) E-1-A, F-1-A and F-1-B, **AMERICAN SQUARE**, zoned C-2 SC, located on CARLISLE BLVD NE, between CLAREMONT AVE NE and PHOENIX AVE NE containing approximately 13 acre(s). [REF: 02EPC01475, 02EPC01476, 03DRB00770, 04AA01253] (H-16) **A ONE-YEAR EXTENSION OF THE SIA WAS APPROVED.**

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

TIERRA WEST LLC agent(s) for DE BARTOLO DEVELOPMENT request(s) the above action(s) for all or a portion of Tract(s) 38-1A1, 38-2A1, 38-2A2 and 38-3A1, **TAYLOR RANCH**, zoned SU-1 FOR C-1, located on MONTANO RD NW, between MONTANO PLAZA DR NW and COORS BYPASS BLVD NW containing approximately 4 acre(s). [REF: 00DRB00878, 02DRB01040, 04DRB01698, 04DRB01764] (E-12) **A ONE-YEAR EXTENSION OF THE SIA WAS APPROVED.**

4. **Project # 1001778**
05DRB-00950 Major-Preliminary Plat Approval
05DRB-00951 Minor-Subd Design (DPM) Variance
05DRB-00952 Minor-Sidewalk Waiver
05DRB-00961 Minor-Temp Defer SDWK

THOMPSON ENGINEERING & CONSULTANTS agent(s) for DRAGONFLY DEVELOPMENT INC request(s) the above action(s) for all or a portion of Tract(s) A-2-B, BRENTWOOD HILLS, (to be known as **TRAMWAY CROSSING**) zoned R-T residential zone, located on WOODLAND AVE NE, between TRAMWAY BLVD NE and MARIE PARK DR NE containing approximately 2 acre(s). [REF: 05DRB00392] (H-22) **WITH THE SIGNING OF THE INFRASTRUCTURE LIST DATED 6/29/05 AND APPROVAL OF THE GRADING PLAN ENGINEER STAMP DATED 4/1/05 THE PRELIMINARY PLAT WAS APPROVED WITH THE FOLLOWING CONDITION OF FINAL PLAT: ADJUST LOTS 10 & 11 TO ALLOW FOR A PERIMETER WALL. 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. THE TEMPORARY DEFERRAL OF**

CONSTRUCTION OF SIDEWALKS ON THE INTERIOR STREETS WAS APPROVED AS SHOWN ON EXHIBIT C IN THE PLANNING FILE.

5. **Project # 1002123**
05DRB-00981 Major- Preliminary Plat Approval
6. **Project # 1003257**
05DRB-00929 Major-Preliminary Plat Approval
05DRB-00933 Major-Vacation of Pub Right-of-Way
05DRB-00934 Major-Vacation of Public Easements
05DRB-00935 Minor-Sidewalk Waiver
05DRB-00936 Minor-Temp Defer SDWK

GARCIA/KRAEMER & ASSOCIATES, AGENTS FOR DEL'S HIDE-A-WAY PARK, PHILIP D. SHEETS, request(s) the above action(s) for all or a portion of Tract(s) B, **DEL'S HIDE-A-WAY**, zoned SU-1 FOR RT, located on SAN CLEMENTE NW between 4TH ST NW and 2ND ST NW containing approximately 3 acres. [REF:04 DRB00532,00533,04DRB00535,03EPC01087,1088] *[Deferred from 6/29/05]* (G-14) **DEFERRED AT THE BOARD'S REQUEST TO 7/13/05.**

MARK GOODWIN & ASSOCIATES agent(s) for VISTA ARROYO, LLC request(s) the above action(s) for all or a portion of Tract(s) A, LANDS OF PARADISE HEIGHTS LLC, Lot(s) 48 thru 55, Block(s) 4, Lot(s) 1 thru 7 and Lot(s) 10 thru 14, Block(s) 6, Lot(s) 1 thru 8, Lot(s) 22 thru 45 and an undesignated tract, Block(s) 9, Lot(s) 1 thru 16, Block(s) 12, Lot(s) 1 thru 10 and 12 thru 14, Block(s) 14, Lot(s) 7 thru 12, Block(s) 15, Lot(s) 1 thru 61 and 62, Block(s) 16, all of Block(s) 7, 8, 10, 11, 13 and 17, PARADISE HEIGHTS, UNIT 4, Lots 9 thru 14, Block 9, PARADISE HEIGHTS, UNIT 4, Block(s) 1, 2, 3 and 4 and Lot(s) 1 thru 16, Block(s) 5, PARADISE HEIGHTS, UNIT 5, (to be known as **ARROYO VISTA SUBDIVISION**) zoned R-1, SU-1 FOR C-1, located on BLACK ARROYO RD NW, between MCMAHON BLVD NW and CALABACILLAS ARROYO containing approximately 172 acre(s). [REF:04DRB00204] *[Deferred from 6/29/05]* (A-10) **DEFERRED AT THE AGENT'S REQUEST TO 7/20/05.**

7. **Project # 1002590**
05DRB-00956 Major-Preliminary Plat Approval
05DRB-00957 Minor-Subd Design (DPM) Variance
05DRB-00958 Minor-Sidewalk Waiver
05DRB-00960 Minor-Temp Defer SDWK
- MARK GOODWIN & ASSOCIATES agent(s) for MEL FAMIE LLC request(s) the above action(s) for all or a portion of Tract(s) B-2, LANDS OF BRACKSON COURSON, (to be known as **CHAPARRAL COURT**) zoned R-D residential and related uses zone, developing area, located on 64TH STREET NW, between MILNE RD NW and Tierra Prieta NW containing approximately 4 acre(s). [REF: 05DRB00206, 05DRB00540] [Deferred from 6/29/05] (F-10) **DEFERRED AT THE AGENT'S REQUEST TO 7/13/05.**
8. **Project # 1004223**
05DRB-00884 Major-Vacation of Public Easements
05DRB-00885 Minor-Prelim&Final Plat Approval
- SURVEYS SOUTHWEST agent(s) for LUTHER MARTINEZ request(s) the above action(s) for all or a portion of Tract(s) 6-B, SUNDT'S INDUSTRIAL CENTER (to be known as **RENAISSANCE CENTER III, PARCEL D-1**), zoned M-2 & SU-1 1P, located on MONTANO RD NE, between ALEXANDER BLVD NE and DESERT SURF CIRCLE NE containing approximately 9 acre(s). [REF: V-96-84, DRB-96-377] [Deferred from 6/22/05] (F-16) **VACATION WAS APPROVED AS SHOWN ON EXHIBIT B IN THE PLANNING FILE. WITH THE SIGNING OF THE INFRASTRUCTURE LIST DATED 6/29/05 THE PRELIMINARY PLAT WAS APPROVED. FINAL PLAT WAS INDEFINITELY DEFERRED FOR THE SIA.**
9. **Project # 1004233**
05DRB-00899 Major-Preliminary Plat Approval
05DRB-00900 Major-Vacation of Public Easements
05DRB-00901 Minor-Sidewalk Waiver
05DRB-00902 Minor-Temp Defer SDWK
- BOHANNAN HUSTON INC agent(s) for WESTLAND DEVELOPMENT CO request(s) the above action(s) for all or a portion of Tract(s) I-2, WESTLAND NORTH (to be known as **STORM CLOUD SUBDIVISION**) zoned SU-2, RLT, located on TIERRA PINTADA ST SW, between ARROYO VISTA BLVD SW and LADERA DR SW containing approximately 107 acre(s). [Deferred from 6/22/05] (H-9, J-8, J-9) **WITH THE SIGNING OF THE INFRASTRUCTURE LIST DATED 6/29/05 AND APPROVAL OF THE GRADING PLAN ENGINEER STAMP DATED 5/27/05 THE PRELIMINARY PLAT WAS APPROVED WITH THE FOLLOWING CONDITIONS OF FINAL PLAT: 1) ADJACENT LOTS AT THE TWO ENTRANCES NEED TO MEET THE MAJOR LOCAL**

STREET STANDARDS. 2) AN OVERALL EVALUATION OF THE IMPACTS OF DEVELOPING PHASES ONE AND TWO OF WESTLAND NORTH, IDENTIFICATION OF ALL THE ROADWAY ELEMENTS THAT WILL NEED TO BE IN PLACE TO SERVE THOSE COMPLETED PHASES, AND SPECIFIC ALLOCATION OF PROPORTIONAL RESPONSIBILITIES FOR EACH OF THOSE ROADWAY IMPROVEMENTS TO EACH OF THE FUTURE SUB-COMPONENTS OF THOSE PHASES; AND A SPECIFIC TIMETABLE FOR PROPOSING AND IMPLEMENTING EACH OF THE NON-RESIDENTIAL DEVELOPMENTS DESCRIBED IN THE MASTER PLAN FOR PHASES ONE AND TWO THAT, AS YET, HAVE NOT BEEN PROPOSED FOR ACTUAL DEVELOPMENT. ACCORDING TO THE TRAFFIC STUDY, STORM CLOUD WILL NOT BE FINISHED UNTIL 2007. THE ABOVE EVALUATIONS WILL NEED TO BE COMPLETED PRIOR TO FINAL PLAT. 3) THE AMAFCA BOARD SHALL VACATE AND/OR QUIT CLAIM THE FLOOD PLAIN EASEMENT BACK TO THE OWNER. 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.

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

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

10. Project # 1003763
05DRB-01050 Minor-SiteDev Plan
BldPermit/EPC

CLAUDIO VIGIL ARCHITECTS agent(s) for AMERI-CONTRACTORS LLC request(s) the above action(s) for all or a portion of Tract(s) 17-A-3, **EAGLE RANCH SUBDIVISION**, zoned SU-1 FOR C-2 AND R-2 USES, located on EAGLE RANCH RD NW, between COORS BLVD NW and PASEO DEL NORTE NW containing approximately 2 acre(s). [REF: Z-98-48, Z-99-48, DRB-99-134, 04EPC01715] (David Stallworth, EPC Case Planner) (C-13) **THE SITE PLAN FOR BUILDING PERMIT WAS APPROVED WITH FINAL SIGN OFF**

**DELEGATED TO PLANNING FOR THE EPC CASE
PLANNER'S INITIALS.**

- 11. Project # 1004279**
05DRB-01051 Minor-SiteDev Plan
BldPermit
- CLAUDIO VIGIL ARCHITECTS agent(s) for C. K. M. DEVELOPMENT CO INC request(s) the above action(s) for all or a portion of Tract(s) 2, **JOURNAL CENTER, PHASE 2**, zoned IP, located on MASTHEAD ST NE, between BARTLETT ST NE and WASHINGTON ST NE containing approximately 5 acre(s). [REF: DRB-95-268, AX-79-1, Z-79-80] (D-17) **THE SITE PLAN FOR BUILDING PERMIT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO UTILITIES DEVELOPMENT FOR REVISED UTILITY PLAN TO MATCH "AS-BUILT" CONDITIONS AND TO PLANNING FOR 3 COPIES OF THE SITE PLAN.**
- 12. Project # 1001946**
05DRB-01047 Minor-SiteDev Plan
BldPermit
- DEKKER/PERICH/SABATINI agent(s) for OFFICE DEPOT request(s) the above action(s) for all or a portion of Tract(s) A-1-D, **LOS ANGELES CENTER**, zoned M-1 light manufacturing zone, located on PASEO DEL NORTE NE, between SAN PEDRO NE and INTERSTATE 25 containing approximately 3 acre(s). [REF:DRB-97-224,DRB-97-372,Z-1534] [*Deferred from 6/29/05*] (D-18) **DEFERRED AT THE AGENT'S REQUEST TO 7/13/05.**
- 13. Project # 1004266**
05DRB-01017 Minor-SiteDev Plan
BldPermit
- ADVANCED ENGINEERING & CONSULTING agent(s) for MAVERICK DEVELOPMENT INC., RON SPRADLIN request(s) the above action(s) for all or a portion of Lot(s) 29, **ALAMEDA BUSINESS PARK**, zoned SU-2 IP, located on ALAMEDA DR NE, between ALAMEDA PARK DR NE and the AMAFCA NORTH DIVERSION CHANNEL, containing approximately 2 acre(s). [REF: DRB-98-223] [*Deferred from 6/22/05*] (C-16) **THE SITE PLAN FOR**

BUILDING PERMIT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO PLANNING FOR 3 COPIES OF THE SITE PLAN.

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

KEN HOVEY, agent(s) for I-40 GATEWAY WEST LLC request(s) the above action(s) for all or a portion of Block(s) 1, Tract(s) A-2-C-1, **CLIFFORD WEST BUSINESS PARK, UNIT 3**, zoned IP industrial park zone, located on UNSER BLVD NW, between LOS VOLCANES NW and SAUL BELL RD NW containing approximately 7 acre(s). [REF: Z-97-11, AA-98-54] [Given Project #1004257 in error.] [Deferred from 6/22/05] (K-9) **THE SITE PLAN FOR BUILDING PERMIT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO TRANSPORTATION DEVELOPMENT FOR STANDARD CITY OF ALBUQUERQUE DWG NUMBERS AND LABELING AND TO PLANNING FOR AA FOR CLIFFORD BUSINESS PARK MASTER PLAN, COMMENTS IN FILE AND 3 COPIES OF THE SITE PLAN.**

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

- 15. Project # 1003788**
05DRB-01044 Minor-Prelim&Final Plat
Approval

CARLOS TRUJILLO request(s) the above action(s) for all or a portion of Lot(s) 8 & 9, **TOHATCHI TRAIL ADDITION**, zoned R-1, located on MOUNTAIN RD NW and TOHATCHI TRAIL NW containing approximately 1 acre(s). [REF: 04DRB-1787] (J-12) **PRELIMINARY PLAT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO PLANNING FOR AGIS DXF FILE.**

- 16. Project # 1003265**
05DRB-01048 Minor-Prelim&Final Plat
Approval

WILKS CO agent(s) for RENE LOYA DURAN request(s) the above action(s) for all or a portion of Lot(s) 2, 3, & 4, Block(s) 3, **SANTA FE ADDITION**, zoned SU-2 for R-1 residential zone, located on BARELAS SW, between

PACIFIC SW and CROMWELL SW containing approximately 1 acre(s). [REF: 04DRB-00237] (K-14) **PRELIMINARY AND FINAL PLAT APPROVED AND SIGNED OFF BY THE BOARD.**

- 17. Project # 1004280**
05DRB-01056 Minor-Prelim&Final Plat Approval

LORRAINE BACA request(s) the above action(s) for all or a portion of Lot(s) 029, **MENAU PLACE**, zoned R-1 residential zone, located on CORDOVA AVE NW, between 12TH ST NW and RIO GRANDE NW containing approximately 1 acre(s). (H-13) **PRELIMINARY PLAT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO TRANSPORTATION DEVELOPMENT FOR SITE SKETCH AND PHOTO OF CORDOVA AVENUE AND PLANNING FOR ZHE APPROVAL OF SPECIAL EXCEPTION TO 50-FOOT LOT WIDTH OF LOT 29A AND AGIS DXF FILE.**

- 18. Project # 1003364**
05DRB-01054 Minor-Vacation of Private Easements

TIERRA WEST LLC agent(s) for CIRCLE K STORES request(s) the above action(s) for all or a portion of Tract(s) 1-A-1 & 1-A-3, **NORTH ALBUQUERQUE ACRES, TRACT 2, UNIT 3**, zoned SU-2 special neighborhood zone, located on LOUISIANA BLVD NE, between PASEO DEL NORTE NE and HOLLY AVE NE containing approximately 3 acre(s). [REF: 04DRB-01409] (C-19) **VACATION WAS APPROVED AS SHOWN ON EXHIBIT B IN THE PLANNING FILE.**

- 19. Project # 1003554**
05DRB-01052 Minor-Prelim&Final Plat Approval

TIERRA WEST LLC agent(s) for AMC DEVELOPMENT INC request(s) the above action(s) for all or a portion of Lot(s) 1-10, Block(s) 7; Lot(s) 1-10 & 4, Block(s) 8, **SKYLINE HEIGHTS (to be known as CENTRAL PARK PLACE, PHASE 2)**, zoned C-2 community commercial zone, located on CENTRAL AVE SE, between CONCHAS

ST SE and EUBANK BLVD SE containing approximately 4 acre(s). [REF: ZA-88-406, 01DRB-01099, 04DRB-01100, 05DRB-00530] (L-20) **PRELIMINARY PLAT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO PLANNING TO RECORD.**

20. Project # 1003172
05DRB-01053 Minor-Final Plat Approval

TIERRA WEST LLC agent(s) for STILLBROOKE HOMES request(s) the above action(s) for all or a portion of Tract(s) 1D, **SEVILLE SUBDIVISION**, zoned R-LT residential zone, located on KAYENTA ST NW, between IRVING BLVD NW and CALABACILLAS ARROYO containing approximately 8 acre(s). [REF: 04DRB-00529, 04DRB-01955, 04DRB-01957] (A-10) **FINAL PLAT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO PLANNING FOR AGIS DXF FILE AND PLAT RECORDING.**

21. Project # 1003236
05DRB-01055 Minor-Final Plat Approval

RIO GRANDE ENGINEERING agent(s) for CLEARBROOK INVESTMENTS INC request(s) the above action(s) for all or a portion of Tract(s) A, **VILLA DE LA CHAMISA UNIT 2**, zoned SU1 FOR PRD, located on CALLE CHAMISA NW, between VIVALDI TR NW and BIG SAGE NW containing approximately 6 acre(s). (B-10) **FINAL PLAT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO PARKS FOR PARK DEDICATION FEE AND PLANNING FOR AGIS DXF FILE AND PLAT RECORDING.**

22. Project # 1004036
05DRB-00922 Minor-Vacation of Private Easements

HALL SURVEYING CO agent(s) for MAX CONTRERAS request(s) the above action(s) for all or a portion of Tract(s) A & B, **MAX REPLAT**, zoned RA-2, located on RIO GRANDE BLVD NW, between ZICKERT RD NW and BEACH RD NW containing approximately 2 acre(s). (INDEF DEFERRED 6/15/05) (H-12) **VACATION WAS APPROVED AS SHOWN ON EXHIBIT B IN THE**

PLANNING FILE.

05DRB-00446 Minor-Prelim&Final Plat
Approval

HALL SURVEYING CO agent(s) for MAX CONTRERAS request(s) the above action(s) for all or a portion of Tract(s) A & B, **MAX REPLAT**, zoned RA-2, located on RIO GRANDE BLVD NW, between ZICKERT RD NW and BEACH RD NW containing approximately 2 acre(s). *[Was Indef Deferred on 3/30/05 for Vacation application]* (INDEFINITELY DEFERRED FROM JUNE 15, 2005) (H-12/H-13) **WITH THE SIGNING OF THE INFRASTRUCTURE LIST DATED 6/29/05 THE PRELIMINARY PLAT WAS APPROVED. FINAL PLAT WAS INDEFINITELY DEFERRED FOR THE SIA.**

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

THERE ARE NO SKETCH PLATS THIS WEEK

23. Approval of the Development Review Board Minutes for June 15, 2005. **THE DRB MINUTES FOR JUNE 15, 2005 WERE APPROVED BY THE BOARD.**

ADJOURNED: 12:30 P.M.



**DEVELOPMENT REVIEW BOARD
ACTION SHEET**

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

June 15, 2005

9:00 a.m.

MEMBERS:

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

Wilfred Gallegos, Transportation Development
Brad Bingham, Alternate City Engineer

Roger Green, Utility Development
Christina Sandoval, Parks & Recreation

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

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

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

- A. Call to Order: 9:00 A.M. Adjourned: 10:40 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 # 1003859**
05DRB-00869 Major-Vacation of Public Easements
BOHANNAN HUSTON INC. agent(s) for SILVERLEAF VENTURES, LLC request(s) the above action(s) for all or a portion of Tract(s) A & 6B, **OVENWEST CORPORATION, CITY OF ALBUQUERQUE AND LANDS OF RAY GRAHAM III**, zoned SU-1, O-1, C-2 & PRD, located on COORS BLVD NW, between MONTANO RD NW and LEARNING RD NW containing approximately 70 acre(s). [REF: 04EPC-01844,04EPC-01845] (E-12 & F-12) **VACATION WAS APPROVED AS SHOWN ON EXHIBIT B IN THE PLANNING FILE WITH THE FOLLOWING CONDITIONS OF FINAL PLAT: THE SLOPE EASEMENT MUST BE ADEQUATELY ADDRESSED WITH AN**

APPROVED GRADING PLAN PRIOR TO FINAL PLAT. THE FINAL PLAT CAN NOT BE APPROVED VACATING THE WATER LINE EASEMENT UNTIL THE WATER LINE HAS BEEN RELOCATED AND IS ACCEPTED BY THE WATER UTILITY DEPARTMENT.

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

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

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

PRECISION SURVEYS agent(s) for WESTLAND DEVELOPMENT CO request(s) the above action(s) for all or a portion of Block(s) F, Tract(s) A, **CEDAR RIDGE ESTATES, UNIT 2**, zoned R-1, located on QUAIL BRUSH DR NW and ROSEBUD DR NW. [REF: S-93-23, DRB-96-150] [*Deferred from 6/15/05*] (J-10) **DEFERRED AT THE AGENT'S REQUEST TO 6/22/05.**

4. **Project # 1003856**
05DRB-00721 Major-Preliminary Plat Approval
05DRB-00722 Minor-Subd Design (DPM) Variance
05DRB-00723 Minor-Temp Defer SDWK

COMMUNITY SCIENCES CORP agent(s) for MICHAEL'S HOMES request(s) the above action(s) for all or a portion of Tract(s) 8B1A1 & 10A2A, M.R.G.C.D MAP 52 (DON FELIPE #2) (to be known as **IZABEL SUBDIVISION**) zoned RA-2, located on WEST GLEN SW, between METZGAR SW and WEST LEA SW containing approximately 9 acre(s). [REF: 04DRB0969]/[*Deferred from 5/25/05 & 6/8/05*] (Q-10) **WITH THE SIGNING OF THE INFRASTRUCTURE LIST DATED 6/15/05 AND**

APPROVAL OF THE GRADING PLAN ENGINEER STAMP DATED 5/12/05 THE PRELIMINARY PLAT WAS APPROVED WITH THE FOLLOWING CONDITION: PERIMETER WALL DESIGN NEEDS TO BE APPROVED. THE SUBDIVISION DESIGN VARIANCE FROM MINIMUM DPM DESIGN STANDARDS WAS APPROVED AS SHOWN ON EXHIBIT D 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.

05DRB-00827 Minor-SiteDev Plan Subd

COMMUNITY SCIENCES CORP agent(s) for MICHAEL'S HOMES request(s) the above action(s) for all or a portion of Tract(s) 8-B-1-A-1 & 10-A-2-A, MRGCD MAP 52 (DON FELIPE #2) (to be known as **IZABEL SUBDIVISION**), zoned RA-2, located on WEST GLEN SW, between METZGAR SW and WEST LEA SW containing approximately 9 acre(s). [REF: 04DRB0969][*Deferred from 5/25/05 & 6/8/05*] (Q-10) **THE SITE PLAN FOR SUBDIVISION WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO PLANNING FOR 3 COPIES OF THE SITE PLAN AND THE AGREEMENT AND COVENANTS AND THE LAND USE EASEMENTS MUST BE APPROVED AND RECORDED:**

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.

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

RHOMBUS PA INC agent(s) for SCOTT BARLOW request(s) the above action(s) for all or a portion of Lot(s) 31, Block(s) 30, Tract(s) A, **NORTH ALBUQUERQUE ACRES, UNIT B**, zoned SU-2 FOR 1P, located on SAN PEDRO NE, between WILSHIRE AVE NE and containing approximately 1 acre(s). [*Deferred from 6/1/05 & 6/8/05*] (C-18) **AN INFRASTRUCTURE LIST DATED 6/15/05 WAS APPROVED. THE SITE PLAN FOR BUILDING PERMIT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO CITY ENGINEER FOR SIA AND 3 COPIES OF THE SITE PLAN AND UTILITIES DEVELOPMENT FOR SEWER TAPPING PERMIT.**

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

6. **Project # 1000311**
05DRB-00965 Minor-Prelim&Final Plat
Approval
- HARRIS SURVEYING agent(s) for ACORN, LLC request(s) the above action(s) for all or a portion of Lot(s) 30, 31 & 32, Block(s) 11, **NORTH ALBUQUERQUE ACRES, UNIT A**, zoned C-1, located on PALOMAS AVE NE, between SAN PEDRO NE and LOUISIANA NE containing approximately 3 acre(s). (D-18) **INDEFINITELY DEFERRED AT THE AGENT'S REQUEST.**
7. **Project # 1000795**
05DRB-00968 Minor-Prelim&Final Plat
Approval
- WAYJOHN SURVEYING INC agent(s) for JOHN AND NADINE MINER request(s) the above action(s) for all or a portion of Tract(s) 24, ALVARDO GARDENS, UNIT 1 (to be known as **CORIANDA COURT**) zoned RA-2 residential and agricultural zone, located on MATTHEW AVE NW, between RIO GRANDE BLVD NW and 12TH ST NW containing approximately 2 acre(s). [REF: 05DBR00302] (G-13) **WITH THE SIGNING OF THE INFRASTRUCTURE LIST DATED 6/15/05 AND APPROVAL OF THE GRADING PLAN ENGINEER STAMP DATED 3/18/05 THE PRELIMINARY PLAT WAS APPROVED WITH THE FOLLOWING CONDITIONS OF FINAL PLAT: NEED PROPER EASEMENTS ACROSS THE PROPERTIES TO THE EAST TO SERVE THIS SITE. THE PUBLIC WATER AND SEWER EASEMENT MUST BE SEPARATE FROM THE PUE EASEMENTS. NEED TO SUBMIT AND RECEIVE APPROVAL OF THE WALL DESIGN. THE FINAL PLAT WAS INDEFINITELY DEFERRED FOR THE SIA.**

8. **Project # 1003666**
05DRB-00970 Minor-Prelim&Final Plat
Approval
- WAYJOHN SURVEYING INC agent(s) for AVALON INVESTMENTS request(s) the above action(s) for all or a portion of Tract(s) B2A, **LANDS OF FREEWAY-OLD TOWN LIMITED**, zoned S-M1, located on 18TH ST NW, between MOUNTAIN RD NW and BELLAMAH AVE NW containing approximately 4 acre(s). [REF: SP-75-44,04DRB01405, 05DRB00793] (J-13) **PRELIMINARY PLAT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO TRANSPORTATION DEVELOPMENT FOR PARKING CALCULATIONS.**
9. **Project # 1003594**
05DRB-00966 Minor-Final Plat
Approval
- BOHANNAN HUSTON INC agent(s) for D. R. HORTON HOMES request(s) the above action(s) for all or a portion of Tract(s) F, VENTANA MESA, UNIT 2, (to be known as **VENTANA MESA SUBDIVISION @ VENTANA RANCH WEST**) zoned R-LT residential zone, located on VENTANA WEST PARKWAY NW, between MESA DE ORO RD NW and PASEO DEL NORTE NW containing approximately 11 acre(s). (B-8/B-9) **FINAL PLAT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO PLANNING FOR AGIS DXF FILE.**
10. **Project # 1004251**
05DRB-00959 Minor-Prelim&Final Plat
Approval
- PRATAP & KANAK YADAV request(s) the above action(s) for all or a portion of Lot(s) 2-6, Block(s) 2, **ZIMMERMAN ADDITION**, zoned C-2, located on CENTRAL AVE SW, between 46TH ST SW and 47TH ST SW containing approximately 1 acre(s). (K-12) **WITHDRAWN AT THE BOARD'S REQUEST FOR INCOMPLETE APPLICATION.**

11. **Project # 1004255**
05DRB-00967 Minor-Prelim&Final Plat
Approval

ADVANCED ENGINEERING & CONSULTING LLC agent(s) for ROBERT GARCIA request(s) the above action(s) for all or a portion of Tract(s) A-2, **LANDS OF GARCIA & FAJARDO**, zoned RA-2, located on DON ONOFRE TRAIL NW, between RIO GRANDE BLVD NW and the DURANES LATERAL containing approximately 1 acre(s). (F-13) **PRELIMINARY PLAT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO TRANSPORTATION DEVELOPMENT FOR DETERMINATION IF PUBLIC OR PRIVATE ROADWAY EASEMENT AND TO PLANNING FOR SET BACK DETERMINATION AND AGIS DXF FILE.**

12. ~~**Project # 1004036**~~
05DRB-00922 Minor-Vacation of
Private Easements

HALL SURVEYING CO agent(s) for MAX CONTRERAS request(s) the above action(s) for all or a portion of Tract(s) A & B, **MAX REPLAT**, zoned RA-2, located on RIO GRANDE BLVD NW, between ZICKERT RD NW and BEACH RD NW containing approximately 2 acre(s). (H-12) **INDEFINITELY DEFERRED AT THE AGENT'S REQUEST.**

- 05DRB-00446 Minor-Prelim&Final Plat
Approval

HALL SURVEYING CO agent(s) for MAX CONTRERAS request(s) the above action(s) for all or a portion of Tract(s) A & B, **MAX REPLAT**, zoned RA-2, located on RIO GRANDE BLVD NW, between ZICKERT RD NW and BEACH RD NW containing approximately 2 acre(s). *[Was Indef Deferred on 3/30/05 for Vacation application]* (H-12/H-13) **INDEFINITELY DEFERRED AT THE AGENT'S REQUEST.**

NO ACTION IS TAKEN ON THESE CASES:

APPLICANT - AGENT IS REQUIRED TO BE AT THE MEETING

- 13. Project # 1004168**
05DRB-00761 Minor-Sketch Plat or Plan

CATHERINE GORE request(s) the above action(s) for all or a portion of Lot(s) 5 & 6, Block(s) 7, **MONTEREY HILLS ADDITION**, zoned R-1, located on BURTON AVE SE, between RICHMOND SE and MONTEREY DR SE. *[Was Indef Deferred on a no show 5/18/05]* (L-16) **THE ABOVE REQUEST WAS REVIEWED AND COMMENTS WERE GIVEN.**

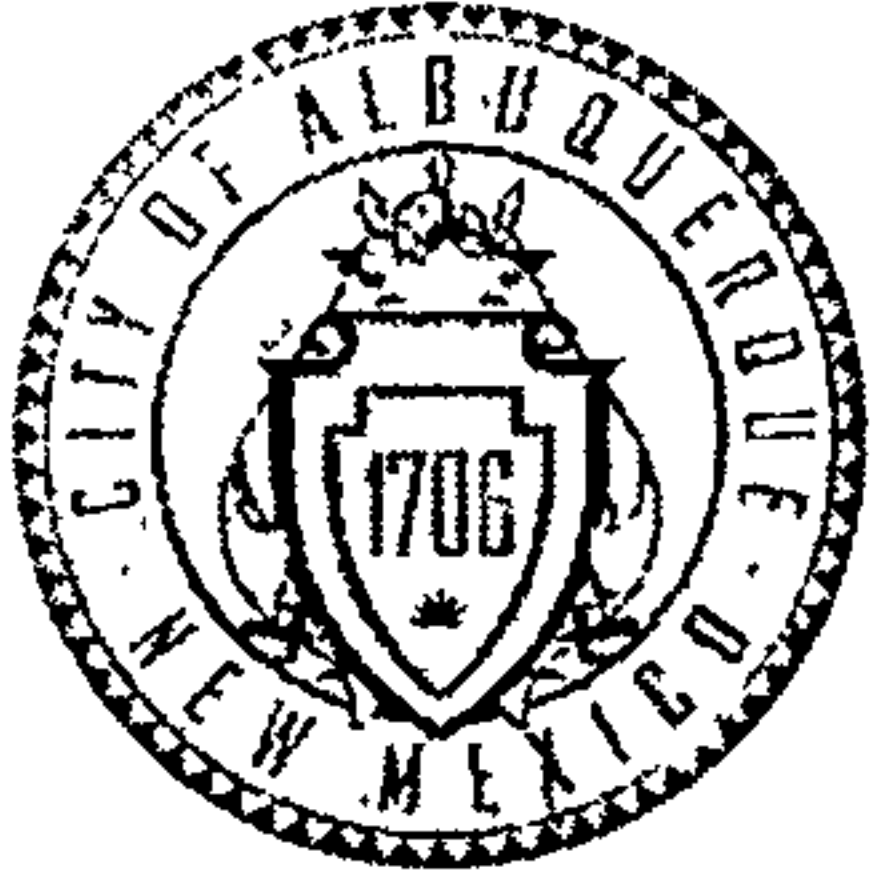
- 14. Project # 1004240**
05DRB-00918 Minor-Sketch Plat or Plan

SCHARLES WILDER agent(s) for ED GARCIA request(s) the above action(s) for all or a portion of Tract(s) 87A2, 87B1, 87B2, 87B3, 88, 89A, A2 and A1, **MAES-ERNEST**, zoned R-1 residential zone, located on RIO GRANDE BLVD NW, between INDIAN SCHOOL RD NW and MEADOW VIEW RD NW containing approximately 3 acre(s). *[Deferred from 6/15/05]* (H-13) **DEFERRED AT THE AGENT'S REQUEST TO 6/22/05.**

- 15. Project # 1004254**
05DRB-00964 Minor-Sketch Plat or Plan

CHARLES JAEGER request(s) the above action(s) for all or a portion of Lot(s) A1, **ALVARADO GARDENS, UNIT 3**, zoned R-2, located on VERANDA RD NW, between RIO GRANDE BLVD NW and GLENWOOD RD NW containing approximately 1 acre(s). (G-12) **THE ABOVE REQUEST WAS REVIEWED AND COMMENTS WERE GIVEN.**

- 16. Approval of the Development Review Board Minutes for May 25 and June 1, 2005. THE DRB MINUTES FOR MAY 25 AND JUNE 1, 2005 WERE APPROVED BY THE BOARD.**
ADJOURNED: 10:40 A.M.



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

Development Review Board Comments

Project Number: 1004036
Application Number: 05DRB-00922

DRB Date: 6/15/2005
Item Number: 12

Subdivision:

Tracts A & B, Max Replat

Zoning: RA-2

Zone Page: H-12/H-13

New Lots (or units) : 1


Request for:

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

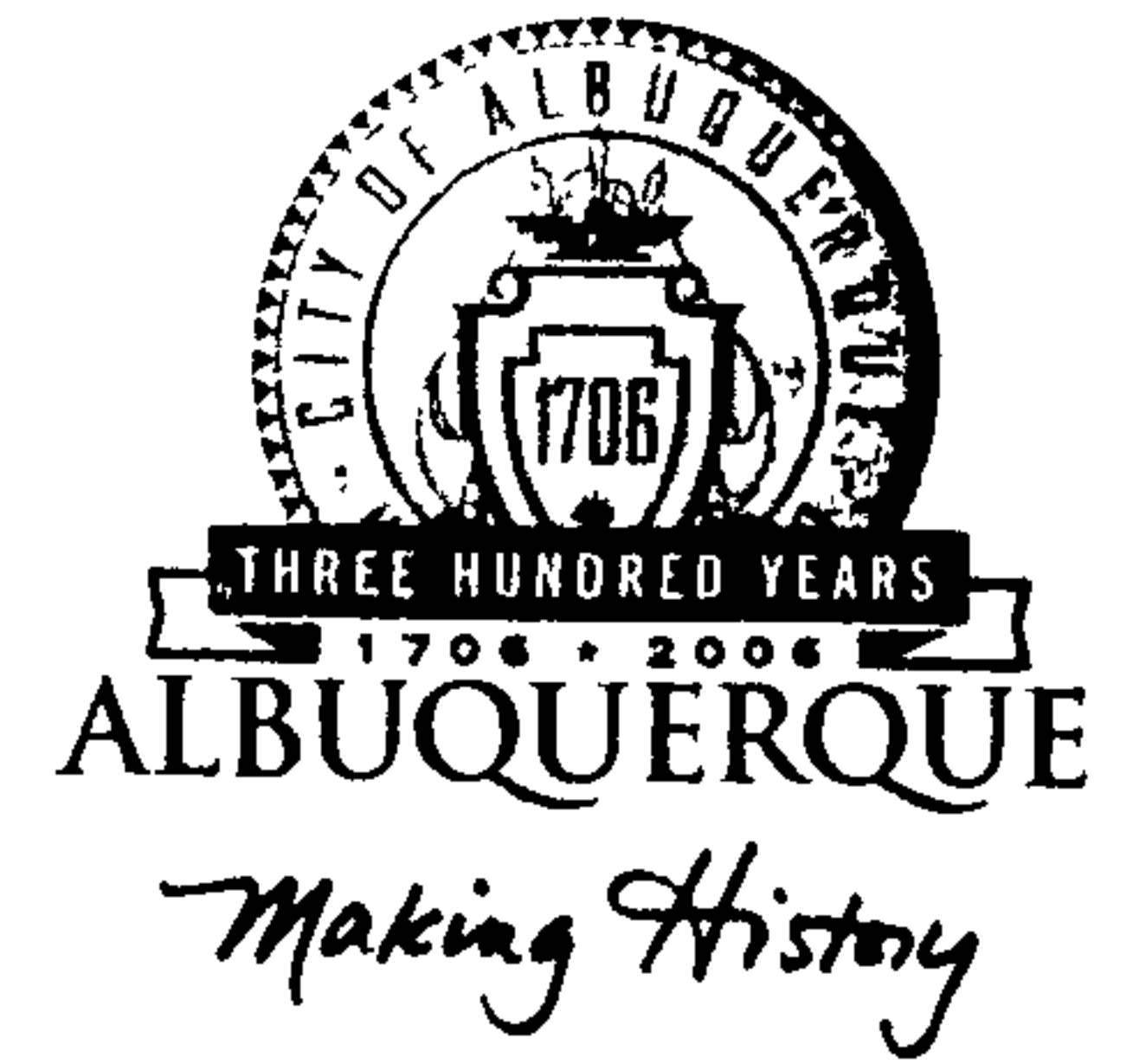
Parks and Recreation Comments:

Vacation needs to be shown on the plat.

This development will be subject to Parks, Recreation, Trails and Open Space Impact Fees at building permit.

Signed: 
Christina Sandoval, (DMD)

Phone: 768-3808



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

DEVELOPMENT REVIEW BOARD--SPEED MEMO

DRB CASE NO/PROJECT NO: 1004036

AGENDA ITEM NO: 12

SUBJECT:

Vacation
Final Plat
Preliminary Plat

ACTION REQUESTED:

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

P.O. Box 1293

ENGINEERING COMMENTS:

Albuquerque

The Hydrology Section has no objection to the vacation request.
An approved infrastructure list is required for Preliminary Plat approval.

New Mexico 87103

RESOLUTION:

www.cabq.gov

APPROVED ____; DENIED ____; DEFERRED *in def* ✓ ____; COMMENTS PROVIDED ____; WITHDRAWN

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

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

FOR:

SIGNED: Bradley L. Bingham
City Engineer/AMAFCA Designee

DATE: June 15, 2005

**CITY OF ALBUQUERQUE
PLANNING DEPARTMENT
June 15, 2005
DRB Comments**

ITEM # 12

PROJECT # 1004036

APPLICATION # 05-00922 & 00446

RE: Tracts A & B, Max Replat/vacation of private easements & minor plat

Site map on the first page of the plat is incorrect.

Zoning is missing from the plat.

~~Planning will take delegation until the AGIS dxf is approved assuming the plat is approved.~~



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

4036

DXF Electronic Approval Form

DRB Project Case #: 1004036

Subdivision Name: MAX REPLAT TRS A1 A2 & B1

Surveyor: RICHARD V HALL

Contact Person:

Contact Information:

DXF Received: 6/16/2005

Hard Copy Received: 6/16/2005

Coordinate System: Ground rotated to NMSP Grid


Approved

06-16-2005
Date

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

AGIS Use Only

Copied fc **4036** to agiscov on **6/16/2005** Contact person notified on **6/16/2005**

2. **Project # 1003470**
04DRB-01522 Major-Bulk Land Variance
04DRB-01523 Major-Preliminary Plat
Approval
04DRB-01524
Minor-Temp Defer SDWK
- WILSON & COMPANY agent(s) for SCOTT SCHIABOR SPS LC request(s) the above action(s) for all or a portion of Tract(s) 1A, 2A, 1B & 2B, **VISTA VIEJA SUBDIVISION**, KASSUBA-MONTBEL LANDS, zoned R-1 residential zone, located on 81ST ST NW and ALBERICOQUE PL NW containing approximately 152 acre(s). [REF: 04DRB00825, 04DRB01460] [Deferred from 11/3/04, 11/10/04, 12/1/04, 1/12/05 & 2/16/05 & 3/16/05 & 3/30/05] (D-9) **DEFERRED AT THE AGENT'S REQUEST TO 4/6/05.**
3. **Project # 1002636**
05DRB-00373 Major-Vacation of Public
Easements
05DRB-00372 Minor-Prelim&Final Plat
Approval
05DRB-00374 Minor-Vacation of Private
Easements
- SURVEYS SOUTHWEST, LTD agent(s) for WAYNE LUJAN request(s) the above action(s) for LOTS 24-A, 24-B, 24-C & 24-D, **RICE'S DURANES ADDITION NO. 1**, zoned R-2, located on RICE AVE NW containing approximately 1 acre(s). [REF: 05DRB-00371] [Deferred from 3/30/05] (H-12) **DEFERRED AT THE AGENT'S REQUEST TO 4/6/05.**
- Project # 1002636**
05DRB-00371 Minor-Prelim&Final Plat
Approval
- SURVEYS SOUTHWEST, LTD agent(s) for WAYNE LUJAN request(s) the above action(s) for all or a portion of Lot(s) 23-B, **RICE'S DURANES ADDITION NO. 1**, zoned R-2, located on RICE AVE NW and RIO GRANDE BLVD NW and containing approximately 1 acre(s). [Deferred from 3/16/05 & 3/30/05] (H-13) **DEFERRED AT THE AGENT'S REQUEST TO 4/6/05.**
4. **Project # 1003790**
05DRB-00375 Major-Bulk Land Variance
- BOHANNAN HUSTON INC agent(s) for MCT INDUSTRIES request(s) the above action(s) for all or a portion of Tract(s) A, B & C, **NORTH GATEWAY**, zoned IP, located on NORTH I-25 FRONTAGE NE, between BALLOON FIESTA PARKWAY NE and SAN MATEO DR NE containing approximately 38 acre(s). [REF: 04DRB01790] (B-18) **THE BULK LAND VARIANCE WAS APPROVED.**

05DRB-00490 Minor-Amnd Prelim Plat
Approval

BOHANNAN HUSTON agent(s) for MCT INDUSTRIES request(s) the above action(s) for all or a portion of Tract(s) A, B & C, **NORTH GATEWAY**, zoned IP, located on SAN MATEO BLVD NE, between BALLOON FIESTA PARKWAY NE and SAN MATEO DR NE containing approximately 38 acre(s). [REF: 04DRB-01790] (B-18) **THE AMENDED PRELIMINARY PLAT WAS APPROVED. THIS AMENDMENT DOES NOT EXTEND THE EXPIRATION DATE OF THE ALREADY APPROVED PRELIMINARY PLAT.**

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

ISAACSON & ARFMAN agent(s) for INFILL SOLUTIONS II request(s) the above action(s) for all or a portion of Tract(s) D, HOLIDAY PARK UNIT 2 (to be known as **EMBUDO CANYON SOUTH**, zoned R-2, located on JUAN TABO BLVD NE, between GOLDEN GATE AVE NE and BRUSSELS AVE NE containing approximately 2 acre(s). [REF: 04DRB01887, DRB-97-49] [*Deferred from 3/23/05*] (G-21) **WITH THE SIGNING OF THE INFRASTRUCTURE LIST DATED 3/30/05 AND APPROVAL OF THE GRADING PLAN ENGINEER STAMP DATED 2/25/05 THE PRELIMINARY PLAT WAS APPROVED. TEMPORARY DEFERRAL OF CONSTRUCTION OF SIDEWALKS ON THE INTERIOR STREETS WAS APPROVED AS SHOWN ON EXHIBIT C IN THE PLANNING FILE.**

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

ISAACSON & ARFMAN agent(s) for INFILL SOLUTIONS II request(s) the above action(s) for all or a portion of Tract(s) B, HOLIDAY PARK UNIT 2, (to be known as **EMBUDO CANYON NORTH**, zoned R-2, located on JUAN TABO BLVD NE, between BRUSSELS AVE NE and COMANCHE NE containing approximately 2 acre(s). [REF: 04DRB01888] *[Deferred from 3/23/05]* (G-21) **WITH THE SIGNING OF THE INFRASTRUCTURE LIST DATED 3/30/05 AND APPROVAL OF THE GRADING PLAN ENGINEER STAMP DATED 2/25/05 THE PRELIMINARY PLAT WAS APPROVED. 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.

7. **Project # 1003761**
05DRB-00491 Minor-SiteDev Plan
BldPermit/EPC

BRISCOE ARCHITECTS, PC agent(s) for VAUGHN EQUITIES, LLC request(s) the above action(s) for all or a portion of Lot(s) 14, 15 and 16, Block(s) 20, Tract(s) 3, **NORTH ALBUQUERQUE ACRES, UNIT 3**, zoned SU-2/ MIXED USE, located on PASEO DEL NORTE NE, between HOLBROOK NE and VENTURA NE containing approximately 3 acre(s). [**Carmen Marrone, EPC Case Planner**] (C-20) **THE SITE PLAN FOR BUILDING PERMIT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO TRANSPORTATION DEVELOPMENT FOR CROSS LOT ACCESS AND DRAINAGE EASEMENTS, PARKING STALL COUNT, ISLAND RADIUS AND STRIPING ON HOLLY AND TO PLANNING FOR 3 COPIES OF THE SITE PLAN.**

- 05DRB-00210 Minor- Final Plat Approval

SURVEYS SOUTHWEST, LTD agent(s) for DOUGLAS F. VAUGHAN request(s) the above action(s) for all or a portion of Lot(s) 15 & portion of 16, Block(s) 20, Tract(s) 3, **NORTH ALBUQUERQUE ACRES, UNIT 3**, zoned SU-2 MIXED USE, located on PASEO DEL NORTE NE, between HOLLY AVE NE and HOLBROOK NE containing approximately 2 acre(s). *[Deferred from 2/16/05] [Final Plat was Indefinitely Deferred for the SIA 2/23/05]* (C-20) **FINAL PLAT WAS INDEFINITELY DEFERRED AT THE AGENT'S REQUEST.**

8. **Project # 1001946**
05DRB-00492 Minor-SiteDev Plan
BldPermit

GEORGE RAINHART ARCHITECTS & ASSOCIATES agent(s) for WALGREENS CO. request(s) the above action(s) for all or a portion of LOT A, **LOS ANGELES CENTER**, zoned M-1, located on the southwest corner of PASEO DEL NORTE NE and SAN PEDRO NE and containing approximately 2 acre(s). [REF: 05EPC-00176] **[Makita Hill, EPC Case Planner] (D-18) THE SITE PLAN FOR BUILDING PERMIT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO UTILITIES DEVELOPMENT FOR UTILITY PLAN – FIRELINE (PRIVATE) SHOULD BE FIRE HYDRANT (PUBLIC) AT SOUTH ENTRANCE AND LANDSCAPE PLAN – REMOVE TREE THAT IS IN PUBLIC WATER EASEMENT AND TO PLANNING FOR MAKITA HILL’S INITIALS ON THE SITE PLAN AND 3 COPIES OF THE SITE PLAN.**

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

9. **Project # 1003573**
05DRB-00481 Minor-Temp Defer SDWK

RIO GRANDE ENGINEERING agent(s) for ERIMY PROPERTIES LTD request(s) the above action(s) for all or a portion of Lot(s) 28, 29 and 30, Block(s) 2, Tract(s) 3, **NORTH ALBUQUERQUE ACRES, UNIT 3, OAKLAND NORTH SUBDIVISION**, zoned RD, located on OAKLAND AVE NE, between VENTURA BLVD NE and BARSTOW BLVD NE containing approximately 3 acre(s). [REF: 05DRB01417] **(C-20) TEMPORARY DEFERRAL OF CONSTRUCTION OF SIDEWALKS ON THE INTERIOR STREETS WAS APPROVED AS SHOWN ON EXHIBIT C IN THE PLANNING FILE.**

10. **Project # 1002858**
05DRB-00488 Minor-Extension of
Preliminary Plat

MARK GOODWIN & ASSOCIATES, PA agent(s) for ANDERSON HILLS, LLC request(s) the above action(s) for all or a portion of Tract(s) A-1 and I-1, **MESA @ ANDERSON HILLS, UNIT 1**, (to be known as **MESA @ ANDERSON HILLS, UNIT 2**, zoned SU-1, C-1 & R-1 USES, located on DENNIS CHAVEZ BLVD SW, between UNSER BLVD SW and GRACE VIGIL SW containing approximately 36 acre(s). **(P-9) A ONE-YEAR EXTENSION OF THE PRELIMINARY PLAT WAS APPROVED.**

11. **Project # 1000440**
05DRB-00487 Minor-Prelim&Final Plat
Approval

SURVEYS SOUTHWEST, LTD agent(s) for ROBERT A. RUSSELL request(s) the above action(s) for all or a portion of Tract(s) 5-A, **INTERSTATE BUSINESS PARK**, zoned M-2, located on, between and containing approximately 5 acre(s). [REF: DRB97-362, 05DRB-00089] (G-16) **PRELIMINARY PLAT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO UTILITIES DEVELOPMENT FOR A PRIVATE SANITARY SEWER EASEMENT ACROSS 5A1 FOR 5A2's PRIVATE SEWER WITH MAINTENANCE AND BENEFICIARY LANGUAGE AND THEY NEED A SHARED SEWER AGREEMENT.**

12. **Project # 1000676**
05DRB-00489 Minor-Prelim&Final Plat
Approval

JEFF MORTENSEN & ASSOCIATES, INC agent(s) for FIFTEEN FOOTHILL INVESTORS, LLC request(s) the above action(s) for all or a portion of Tract(s) F-3, **LAS TIENDAS DE CORRALES CENTER**, zoned SU-1/ IP USES, located on CORRALES RD NW, between ALAMEDA BLVD NW and CALLE CUERVO NW containing approximately 3 acre(s). [REF: 04DRB-01822, 04DRB-01823, 04EPC-01345, 04EPC-01353] (A-14) **PRELIMINARY AND FINAL PLAT APPROVED AND SIGNED OFF BY THE BOARD.**

13. **Project # 1003615**
05DRB-00494 Minor-Prelim&Final Plat
Approval

JEAN MC MANUS request(s) the above action(s) for all or a portion of Lot(s) 29A and 29B, **ALVARADO GARDENS, UNIT 2**, zoned RA-2, located on TRELIS DR NW, between CAMPBELL RD NW and CASTANEDA NW containing approximately 1 acre(s). [REF: 04ZHE01262] (G-12) **PRELIMINARY PLAT APPROVED WITH FINAL SIGN OFF DELEGATED TO PLANNING FOR A VARIANCE TO LOT SIZE.**

14. **Project # 1004061**
05DRB-00499 Minor-Prelim&Final Plat
Approval
- PRECISION SURVEYS INC agent(s) for CONNIE & ZACK LOVELADY, CZ ENTERPRISES request(s) the above action(s) for all or a portion of Lot(s) 25C and 25D, **ALVARADO GARDENS, UNIT 1**, zoned RA-2, located on MATTHEW AVE NW and MEADOW VIEW DR NW and containing approximately 1 acre(s). *[Deferred from 3/30/05]* (G-13) **DEFERRED AT THE AGENT'S REQUEST TO 4/13/05.**
15. **Project # ~~1004036~~**
05DRB-00446 Minor-Prelim&Final Plat
Approval
- HALL SURVEYING CO agent(s) for MAX CONTRERAS request(s) the above action(s) for all or a portion of Tract(s) A & B, **MAX REPLAT**, zoned RA-2, located on RIO GRANDE BLVD NW, between ZICKERT RD NW and BEACH RD NW containing approximately 2 acre(s). (H-12/H-13) **INDEFINITELY DEFERRED AT THE AGENT'S REQUEST.**
16. **Project # 1003247**
05DRB-00498 Minor-Prelim&Final Plat
Approval
- LYLE C LOSACK, PE agent(s) for MARK D VALENCIA request(s) the above action(s) for all or a portion of Tract(s) 1 & 2, **CORONA DEL SOL**, zoned R-2, located on ALAMAGORDO NW, between ST. JOSEPHS NW and TUCSON NW containing approximately 2 acre(s). [REF: DRB-98-18, Z-98-38, 04DRB00190] *[Deferred from 3/30/05]* (G-11) **DEFERRED AT THE AGENT'S REQUEST TO 4/6/05.**

17. **Project # 1002629**
05DRB-00497 Minor-Prelim&Final Plat
Approval

LYLE C LOSACK, PE agent(s) for BRENDAN T. O'SULLIVAN request(s) the above action(s) for all or a portion of Lot(s) 10 & 11, Block(s) C, DAVIDSON ADDITION (to be known as DON JUAN DE ONATE ALBUQUERQUE REDEVELOPMENT DEVELOPMENT OWNED AND BUILT BY BRENDAN T. O' SULLIVAN SUBDIVISION, zoned SU-2 FOR RT, located on CANDELARIA NW, between 10TH STREET NW and 7TH STREET NW containing approximately 1 acre(s).[REF: 03DRB00683, 03DRB02124] [Deferred from 3/30/05] (G-14) DEFERRED AT THE AGENT'S REQUEST TO 4/6/05.

18. **Project # 1002802**
05DRB-00496 Minor-Prelim&Final Plat
Approval

RHOMBUS P.A. INC. agent(s) for GORDON LAND AND CATTLE, TOM GORDON request(s) the above action(s) for all or a portion of Tract(s) A, LANDS OF J.W. JONES, (to be known as GORLAND SQUARE) zoned C-3, located on SUSAN AVE SE, between WYOMING BLVD SE and MOON AVE SE containing approximately 3 acre(s). [REF: 03DRB-01141] (L-20) PRELIMINARY PLAT APPROVED WITH FINAL SIGN OFF DELEGATED TO PLANNING TO RECORD.

19. **Project # 1003231**
05DRB-00483 Minor-Amnd Prelim Plat
Approval
05DRB-00484 Minor-Sidewalk Waiver
05DRB-00485 Minor-Temp Defer SDWK

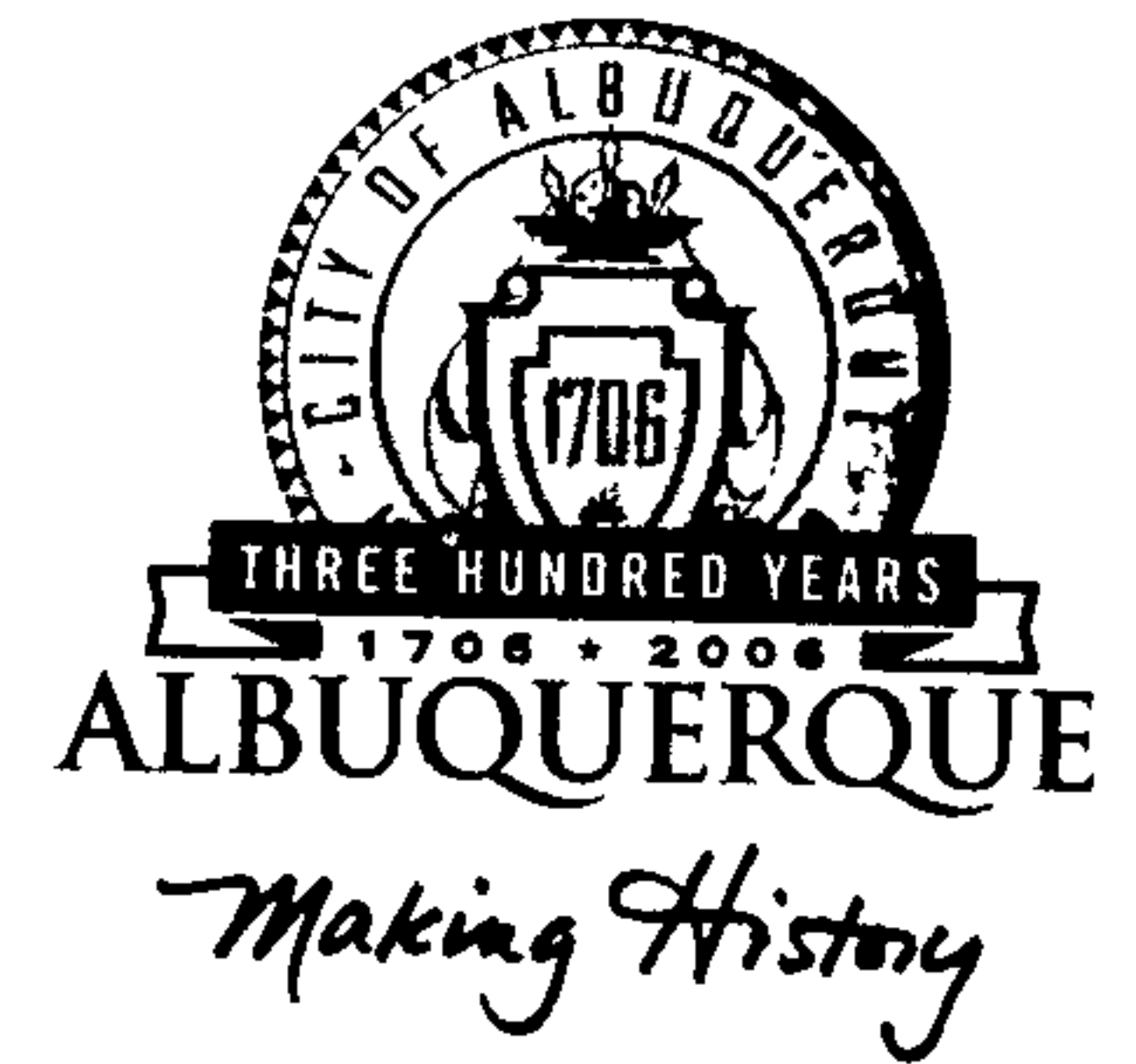
WILSON & COMPANY agent(s) for LONGFORD @ ARROWWOOD, LLC request(s) the above action(s) for all or a portion of Tract(s) 30A-1, LANDS OF SALAZAR/QUATRO/JSJ/HANNETT, (to be known as LONGFORD @ ARROWWOOD SUBDIVISION) zoned R-LT, located on 98TH ST SW, between RIO BRAVO SW and BLAKE SW containing approximately 30 acre(s). [REF: 04DRB-00261, 04DRB-00263] (N-9) WITH THE APPROVAL OF THE AMENDED GRADING PLAN DATED 3/21/05 THE AMENDED PRELIMINARY PLAT WAS APPROVED. THIS AMENDMENT DOES NOT EXTEND THE EXPIRATION DATE OF THE ALREADY APPROVED PRELIMINARY PLAT. A SIDEWALK VARIANCE FOR WAIVER OF SIDEWALKS WAS APPROVED AS SHOWN ON EXHIBIT C IN THE PLANNING FILE. TEMPORARY DEFERRAL OF CONSTRUCTION OF SIDEWALKS ON THE INTERIOR STREETS WAS APPROVED AS SHOWN ON EXHIBIT C IN THE PLANNING FILE.

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

20. **Project # 1004058**
05DRB-00486 Minor-Sketch Plat or Plan
- SURVEYS SOUTHWEST agent(s) for SANDIA FOUNDATION / PATRICK GLENNON request(s) the above action(s) for all or a portion of Tract(s) A & B, LOMAS AND BROADWAY, UNIT 2, and Tract(s) P-1, LANDS OF NEW MEXICO CREDIT CORPORATION, UNIT 2, zoned SU-2, M-1, located on MARBLE AVE NE, between BROADWAY BLVD NE and LOMAS BLVD NE containing approximately 4 acre(s). [REF: DRB-90-186, DRB-93-164] (J-14) THE ABOVE REQUEST WAS REVIEWED AND COMMENTS WERE GIVEN.
21. Approval of the Development Review Board Minutes for March 16, 2005. THE DEVELOPMENT REVIEW BOARD MINUTES FOR MARCH 16, 2005 WERE APPROVED.

ADJOURNED: 10:55 A.M.

CITY OF ALBUQUERQUE



PLANNING DEPARTMENT
DEVELOPMENT AND BUILDING SERVICES
HYDROLOGY DEVELOPMENT SECTION

DEVELOPMENT REVIEW BOARD--SPEED MEMO

DRB CASE NO/PROJECT NO: 1004036

AGENDA ITEM NO: 15

SUBJECT:

Final Plat
Preliminary Plat

ACTION REQUESTED:

P.O. Box 1293

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

ENGINEERING COMMENTS:

Albuquerque

An approved infrastructure list is required for Preliminary Plat approval.

New Mexico 87103

RESOLUTION:

www.cabq.gov

APPROVED ____; DENIED ____; DEFERRED X ^{ind off}; COMMENTS PROVIDED ____; WITHDRAWN

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

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

FOR:

SIGNED: Bradley L. Bingham
City Engineer/AMAFCA Designee

DATE: March 30, 2005



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

Project Number: 1004036
Application Number: 05DRB-00446

DRB Date: 3/30/2005
Item Number: 15

Subdivision:

Tract A & B, Max Replat

Zoning: RA-2

Zone Page: H-12

New Lots (or units) : 1

Request for:

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

Parks and Recreation Comments:

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 1 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, (DMD)

Phone: 768-3808

**DEVELOPMENT REVIEW BOARD (DRB)
CITY OF ALBUQUERQUE**

REVIEW COMMENTS

By the

**UTILITY DEVELOPMENT SECTION (WATER & SEWER)
DEVELOPMENT & BUILDING SERVICES**

PHONE 924-3989 Roger Green
924-3988 Nancy Musinski

D.R.B. CASE NO.: 1004036

DATE: 3/30/05

ITEM NO.: 15

ZONE ATLAS PAGE: H-12/H-13

LOCATION: 2019-2025 Rio Grande NW

REQUEST FOR: Prelim/Final Plat

COMMENTS:

1. Customer service records show 3 water and sewer accounts to the property, for addresses 2019, 2021, and 2025 Rio Grande NW. There are only 2 residences, according to the sketch provided. Need to straighten out accounts.
2. Where are the existing service lines?
3. No subdivision will be allowed without establishing fire protection. It appears that the nearest hydrant is across Rio Grande and normally the Fire Marshal does not give credit for a manhole across an arterial. Provide Fire Marshal's approval of hydrant locations.
4. No new water service is available without sanitary sewer service and fire protection. The existing sanitary sewer line in Rio Grande is an 18-inch interceptor. No new service taps are allowed to the interceptor; a manhole is required. May need new fire hydrant.
5. Request a water/sewer availability statement.

SIGNED:



DATE:

3/30/05

**CITY OF ALBUQUERQUE
PLANNING DEPARTMENT
March 30, 2005
DRB Comments**

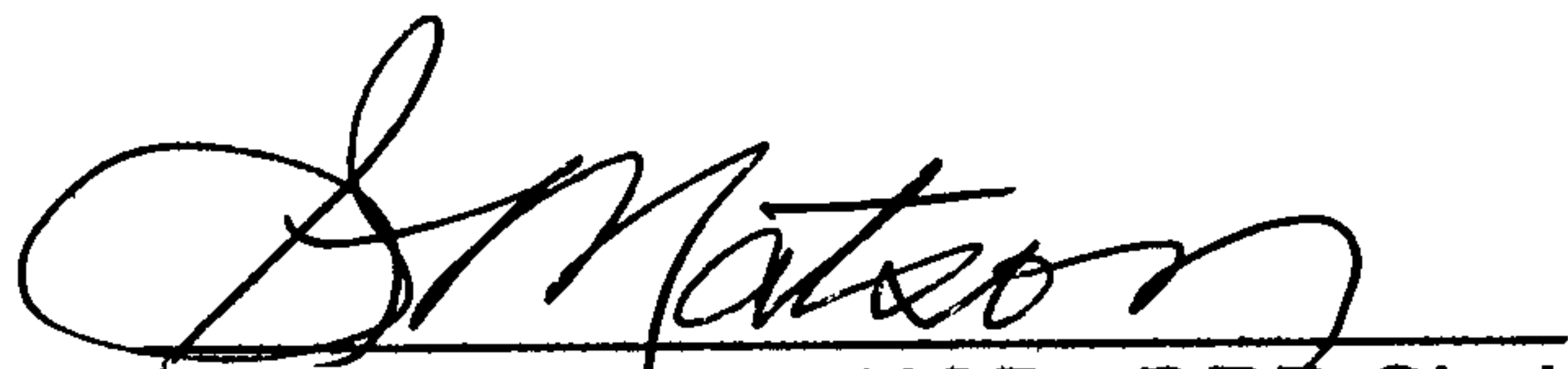
ITEM # 15

PROJECT # 1004036 APPLICATION # 05-00446

RE: Tracts A & B, Max Replat/minor plat

The plat submitted and the application letter indicate vacation action. However, none was requested on the application cover sheet nor was any vacation action paid for. Therefore, the case was advertised as a minor platting action only.

This plat should be indefinitely deferred at the request of the agent until the vacation action is to be heard. At that time, DRB can also hear the replat request. However, it is the responsibility of the agent or applicant to request placement of the plat on the agenda where the vacation request is listed.



Sheran Matson, AICP DRB Chair
924-3880 fax 924-3863 smatson@cabq.gov

4036

DXF Electronic Approval Form

DRB Project Case #: 1004036

Subdivision Name: MAX REPLAT TRS A1 A2 & B1

Surveyor: RICHARD V HALL

Contact Person:

Contact Information:

DXF Received: 3/17/2005

Hard Copy Received: 3/17/2005

Coordinate System: Ground rotated to NMSP Grid


Approved

03-17-2005
Date

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

AGIS Use Only
Copied cov 4036 to agiscov on 3/17/2005 Contact person notified on 3/17/2005



Supplemental Form (SF)

SUBDIVISION

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

SITE DEVELOPMENT PLAN

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

STORM DRAINAGE (Form D)

- Storm Drainage Cost Allocation Plan

S Z ZONING & PLANNING

- Annexation
- Zone Map Amendment (Establish or Change Zoning, includes Zoning within Sector Development Plans)
- Adoption of Rank 2 or 3 Plan or similar
- Text Amendment to Adopted Rank 1, 2 or 3 Plan(s), Zoning Code, or Subd. Regulations
- Street Name Change (Local & Collector)

L A APPEAL / PROTEST of...

- Decision by: DRB, EPC, LUCC, Planning Director, ZEO, ZHE, Board of Appeals, other

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

APPLICATION INFORMATION:

Professional/Agent (if any): ARCH + PLAN LAND USE CONSULTANTS PHONE: 980.8365
 ADDRESS: P.O. BOX 25911 FAX: _____
 CITY: ALBUQUERQUE STATE NM ZIP 87125 E-MAIL: arch.plan@comcast.net

APPLICANT: DAVID MIRABAL / MAX CONTRERAS PHONE: _____
 ADDRESS: 1936 CHERRY LN NW / 2019 RIO GRANDE BLVD NW FAX: _____
 CITY: ALBUQUERQUE STATE NM ZIP 87104 E-MAIL: _____

Proprietary interest in site: OWNERS List all owners: _____

DESCRIPTION OF REQUEST: LOT LINE ADJUSTMENT

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. LOT 32A RIOGRANDE GARDENS / TRACT A-1-A MAX REPLAT Block: _____ Unit: _____

Subdiv/Addn/TBKA: _____

Existing Zoning: SU-2/LO RA-2 Proposed zoning: N/A MRGCD Map No _____

Zone Atlas page(s): H-12 UPC Code: 1-012-059-491-410-109-23 (LOT 32A)
1-012-059-514-422-109-18 (TRACT A-1-A)

CASE HISTORY:

List any current or prior case number that may be relevant to your application (Proj., App., DRB-, AX_, Z_, V_, S_, etc.):
1004036

CASE INFORMATION:

Within city limits? Yes Within 1000FT of a landfill? NO

No. of existing lots: 2 No. of proposed lots: 2 Total site area (acres): 1.215±

LOCATION OF PROPERTY BY STREETS: On or Near: 1936 CHERRY LN NW / 2019 RIO GRANDE BLVD NW

Between: CHERRY LANE and RIO GRANDE BLVD

Check if project was previously reviewed by: Sketch Plat/Plan or Pre-application Review Team(PRT) Review Date: _____

SIGNATURE Derrick Archuleta DATE 9.1.15

(Print Name) DERRICK ARCHULETA Applicant: Agent:

FOR OFFICIAL USE ONLY

Revised: 4/2012

<input type="checkbox"/> INTERNAL ROUTING	Application case numbers	Action	S.F.	Fees
<input type="checkbox"/> All checklists are complete	<u>15 DRB - 70314</u>	<u>SP</u>	_____	\$ <u>0</u>
<input type="checkbox"/> All fees have been collected	_____	_____	_____	\$ _____
<input type="checkbox"/> All case #s are assigned	_____	_____	_____	\$ _____
<input type="checkbox"/> AGIS copy has been sent	_____	_____	_____	\$ _____
<input type="checkbox"/> Case history #s are listed	_____	_____	_____	\$ _____
<input type="checkbox"/> Site is within 1000ft of a landfill	_____	_____	_____	\$ _____
<input type="checkbox"/> F.H.D.P. density bonus	_____	_____	_____	\$ _____
<input type="checkbox"/> F.H.D.P. fee rebate	_____	_____	_____	\$ _____
	Hearing date <u>Sept. 9, 2015</u>			Total <u>0</u>
	<u>9-1-15</u>			\$ _____

[Signature]
 Staff signature & Date

Project # 1004036

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

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

- SKETCH PLAT REVIEW AND COMMENT (DRB22)** **Your attendance is required.**
 - ___ Scale drawing of the proposed subdivision plat (folded to fit into an 8.5" by 14" pocket) **6 copies**
 - ___ Site sketch with measurements showing structures, parking, Bldg. setbacks, adjacent rights-of-way and street improvements, if there is any existing land use (folded to fit into an 8.5" by 14" pocket) **6 copies**
 - ___ Zone Atlas map with the entire property(ies) clearly outlined
 - ___ Letter briefly describing, explaining, and justifying the request
 - ___ List any original and/or related file numbers on the cover application

- EXTENSION OF MAJOR PRELIMINARY PLAT (DRB08)** **Your attendance is**
required.
 - ___ Preliminary Plat reduced to 8.5" x 11"
 - ___ Zone Atlas map with the entire property(ies) clearly outlined
 - ___ Letter briefly describing, explaining, and justifying the request
 - ___ Copy of DRB approved infrastructure list
 - ___ Copy of the LATEST Official DRB Notice of approval for Preliminary Plat Extension request
 - ___ List any original and/or related file numbers on the cover application**Extension of preliminary plat approval expires after one year.**

- MAJOR SUBDIVISION FINAL PLAT APPROVAL (DRB12)** **Your attendance is required.**
 - ___ Proposed Final Plat (folded to fit into an 8.5" by 14" pocket) **6 copies**
 - ___ Signed & recorded Final Pre-Development Facilities Fee Agreement for Residential development only
 - ___ Design elevations & cross sections of perimeter walls **3 copies**
 - ___ Zone Atlas map with the entire property(ies) clearly outlined
 - ___ Bring original Mylar of plat to meeting, ensure property owner's and City Surveyor's signatures are on the plat
 - ___ Copy of recorded SIA
 - ___ Landfill disclosure and EHD signature line on the Mylar if property is within a landfill buffer
 - ___ List any original and/or related file numbers on the cover application
 - ___ DXF file and hard copy of final plat data for AGIS is required.

- MINOR SUBDIVISION PRELIMINARY/FINAL PLAT APPROVAL (DRB16)** **Your attendance is required.**
 - ___ 5 Acres or more: Certificate of No Effect or Approval
 - ___ Proposed Preliminary / Final Plat (folded to fit into an 8.5" by 14" pocket) **6 copies** for unadvertised meetings ensure property owner's and City Surveyor's signatures are on the plat prior to submittal
 - ___ Signed & recorded Final Pre-Development Facilities Fee Agreement for Residential development only
 - ___ Design elevations and cross sections of perimeter walls (11" by 17" maximum) **3 copies**
 - ___ Site sketch with measurements showing structures, parking, Bldg. setbacks, adjacent rights-of-way and street improvements, if there is any existing land use (folded to fit into an 8.5" by 14" pocket) **6 copies**
 - ___ Zone Atlas map with the entire property(ies) clearly outlined
 - ___ Letter briefly describing, explaining, and justifying the request
 - ___ Bring original Mylar of plat to meeting, ensure property owner's and City Surveyor's signatures are on the plat
 - ___ Landfill disclosure and EHD signature line on the Mylar if property is within a landfill buffer
 - ___ Fee (see schedule)
 - ___ List any original and/or related file numbers on the cover application
 - ___ Infrastructure list if required (**verify with DRB Engineer**)
 - ___ DXF file and hard copy of final plat data for AGIS is required.

- AMENDMENT TO PRELIMINARY PLAT (with minor changes) (DRB03)** **Your attendance is required.**
PLEASE NOTE: There are no clear distinctions between significant and minor changes with regard to subdivision amendments. Significant changes are those deemed by the DRB to require public notice and public hearing.
 - ___ Proposed Amended Preliminary Plat, Infrastructure List, and/or Grading Plan (folded to fit into an 8.5" by 14" pocket) **6 copies**
 - ___ Original Preliminary Plat, Infrastructure List, and/or Grading Plan (folded to fit into an 8.5" by 14" pocket) **6 copies**
 - ___ Zone Atlas map with the entire property(ies) clearly outlined
 - ___ Letter briefly describing, explaining, and justifying the request
 - ___ Bring original Mylar of plat to meeting, ensure property owner's and City Surveyor's signatures are on the plat
 - ___ List any original and/or related file numbers on the cover application**Amended preliminary plat approval expires after one year**

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

DERRICK ARCHULETA
 Applicant name (print)
Derrick Archuleta 9-1-15
 Applicant signature / date



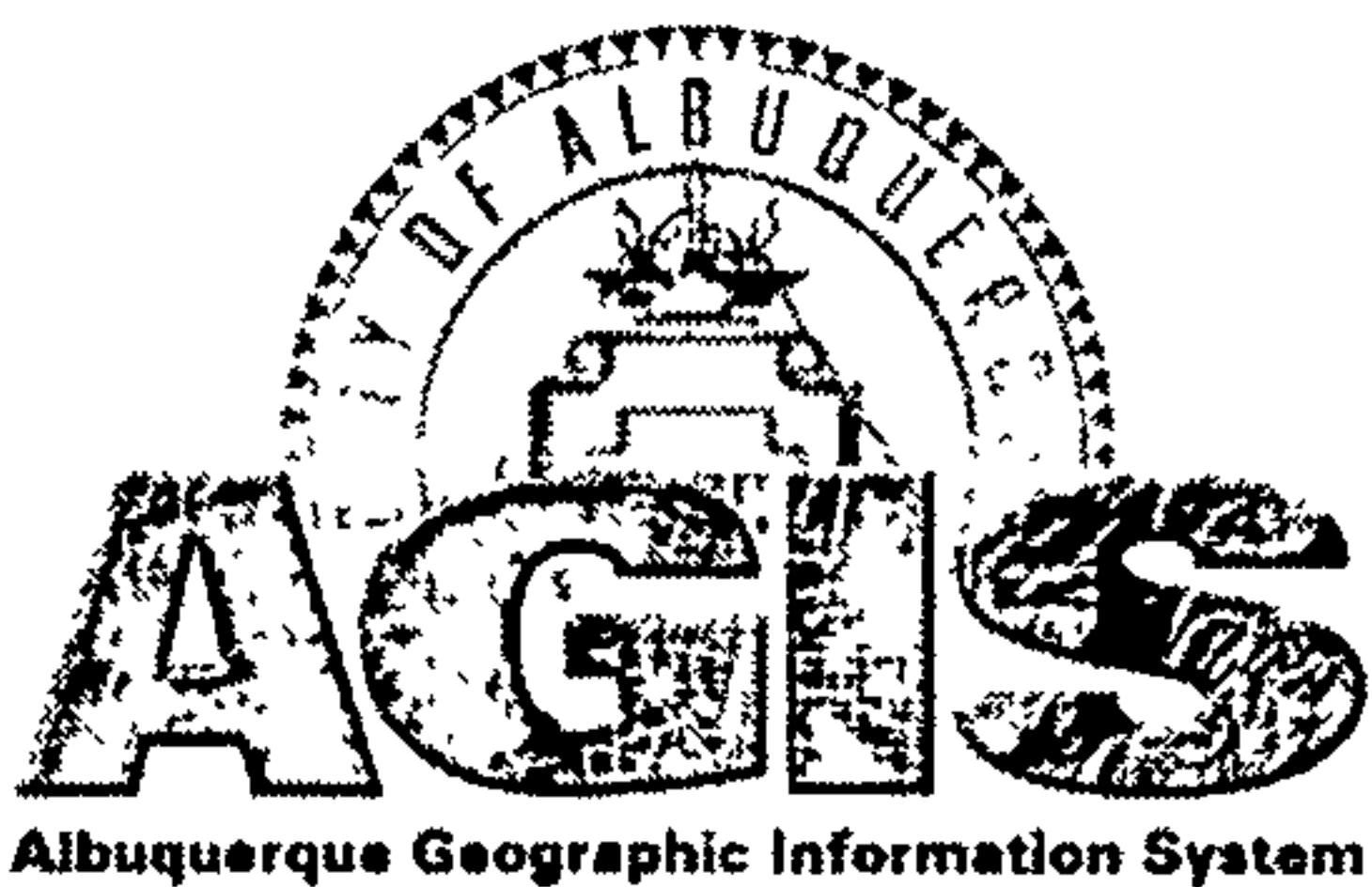
Form revised October 2007

- Checklists complete
 - Fees collected
 - Case #s assigned
 - Related #s listed
- Application case numbers
15 - DRB - 70314

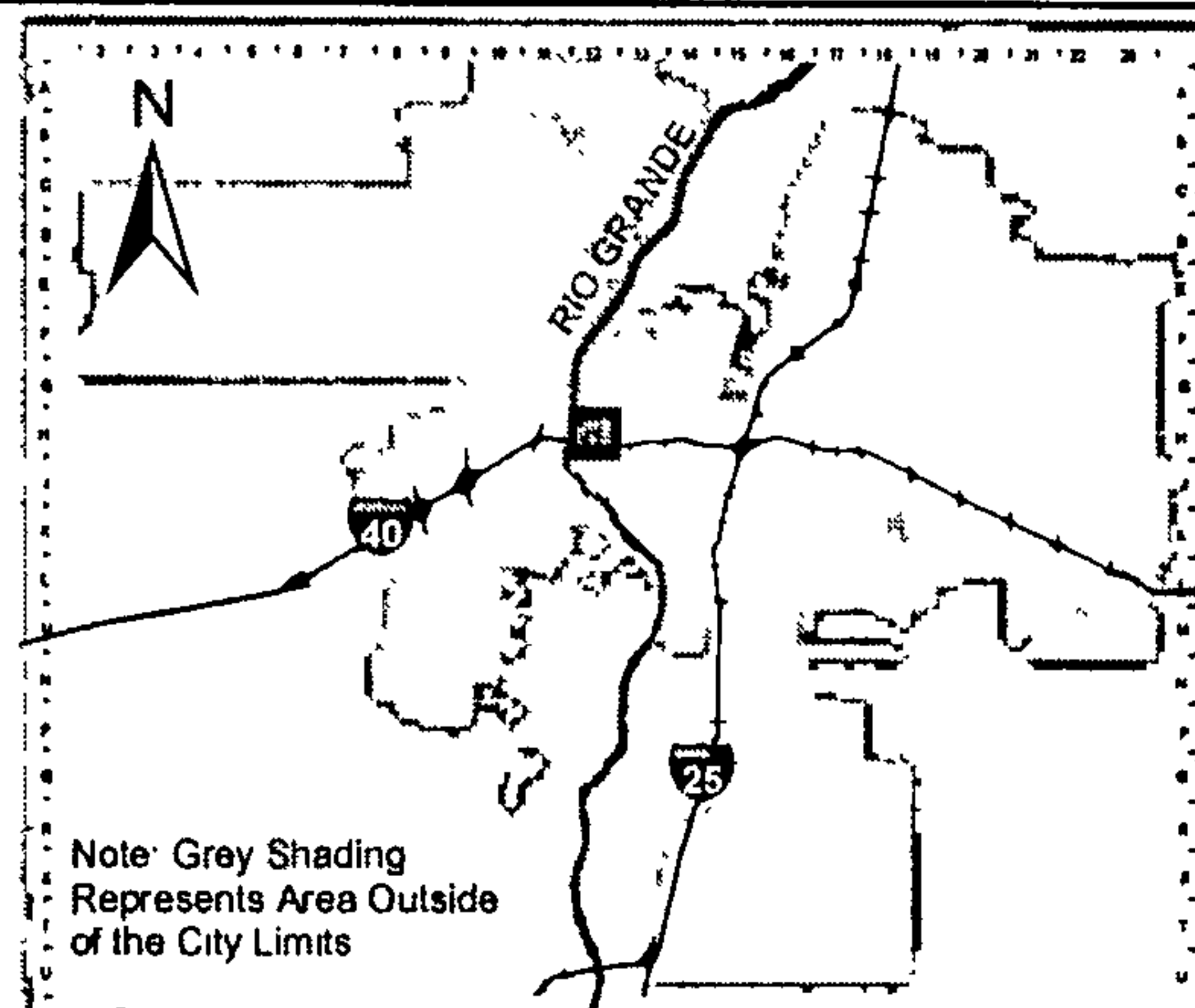
[Signature] 9-1-15
 Planner signature / date
 Project # 1004036



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



Map amended through: 9/2/2014



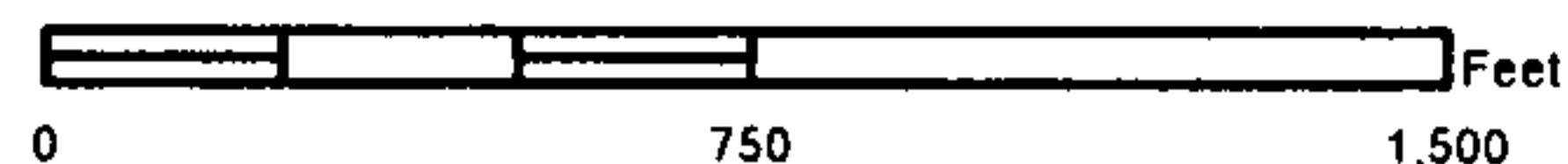
Note: Grey Shading Represents Area Outside of the City Limits

Zone Atlas Page:

H-12-Z

Selected Symbols

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



ARCH + PLAN
LAND USE CONSULTANTS
ALBUQUERQUE NM

September 1, 2015

Jack Cloud, Chair
City of Albuquerque
Development Review Board
600 2nd St NW
Albuquerque NM

RE: Lot 32-A, Rio Grande Gardens located at 1936 Cherry Lane NW and Tract A-2-A, Max Replat located at 2019 Rio Grande Blvd NW
PROJECT #1004036

Mr. Cloud and members of the Board:

I would like to request Sketch Plat review for a minor subdivision for the above referenced properties.

The owners would like to realign the property line between existing lots to result in a new Lot 32-A-1 containing 0.62± acres and new Tract A-1-A-1, containing 0.59± acres.

Each property is currently developed with a single family residence.

The property is zoned SU-2/LD-RA-2 and is governed by the Los Duranes Sector Plan, North Valley Area Plan and Established Urban Area of the Albuquerque/Bernalillo County Comprehensive Plan which support the application.

Thank you for your time and consideration of the proposed request.

Sincerely,



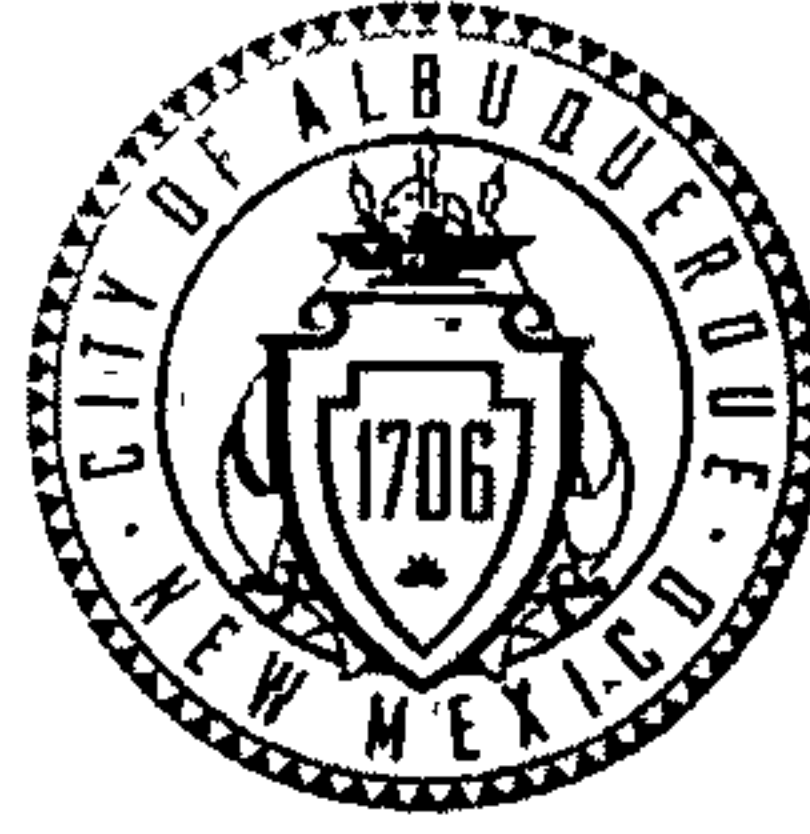
Derrick Archuleta, MCRP
Principal

PROJECT #

100-1036

September 9, 2015

SK



INTER-OFFICE MEMORANDUM

COMMENTING AGENCIES

TRANSPORTATION DEVELOPMENT*John MacKenzie*
TRANSIT & PARKING DEPARTMENT*Shabih Rizvi*
COUNCIL OF GOVERNMENTS.....*Kendra Watkins/Andrew Gingerich*
AMAFCA.....*Lynn Mazur*
APD CRIME PREVENTION.....*Steve Sink*
OPEN SPACE DIVISION.....*Kent Reed Swanson/Sarah Brown*

FIRE DEPARTMENT.....*Antonio Chinchilla*
ZONING ENFORCEMENT INSPECTOR.....*Vince Montano*
NEIGHBORHOOD COORDINATION.....*Stephani Winklepleck*
PNM.....*Daniel Aragon*
NEW MEXICO GAS COMPANY.....*Patrick Sanchez*
ALBUQUERQUE PUBLIC SCHOOLS.....*April Winters*
COMCAST CABLE.....*Mike Mortus*
Mid.Rio Grande Conserv. Dist. (MRGCD).....*Ray Gomez*
ENVIRONMENTAL HEALTH.....*Paul Olson*

Your comments on the following case(s) are requested.

PROJECT # 1004036

Board hearing date:

WEDNESDAY, October 29, 2014

Comments must be received by:

October 24, 2014



Supplemental Form (SF)

SUBDIVISION	S	Z	ZONING & PLANNING
<input type="checkbox"/> Major subdivision action			<input type="checkbox"/> Annexation
<input type="checkbox"/> Minor subdivision action			
<input checked="" type="checkbox"/> Vacation	V		<input type="checkbox"/> Zone Map Amendment (Establish or Change Zoning, includes Zoning within Sector Development Plans)
<input type="checkbox"/> Variance (Non-Zoning)			<input type="checkbox"/> Adoption of Rank 2 or 3 Plan or similar
	P		<input type="checkbox"/> Text Amendment to Adopted Rank 1, 2 or 3 Plan(s), Zoning Code, or Subd. Regulations
SITE DEVELOPMENT PLAN			
<input type="checkbox"/> for Subdivision			
<input type="checkbox"/> for Building Permit			
<input type="checkbox"/> Administrative Amendment/Approval (AA)			
<input type="checkbox"/> IP Master Development Plan	D		<input type="checkbox"/> Street Name Change (Local & Collector)
<input type="checkbox"/> Cert. of Appropriateness (LUCC)			
STORM DRAINAGE (Form D)	L	A	APPEAL / PROTEST of...
<input type="checkbox"/> Storm Drainage Cost Allocation Plan			<input type="checkbox"/> Decision by: DRB, EPC, LUCC, Planning Director, ZEO, ZHE, Board of Appeals, other

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

APPLICATION INFORMATION:

Professional/Agent (if any): Jacks High Country Inc. (Jack Spilman Pres.) PHONE: 505-898-3707
 ADDRESS: 8953 2nd NW CITY: Albuquerque STATE: NM ZIP: 87114 E-MAIL: jackshighcountry@comcast.net

APPLICANT: David Mirabal PHONE: _____
 ADDRESS: 1936 Cherry Lane NW CITY: Albuquerque STATE: NM ZIP: 87104 E-MAIL: _____
 Proprietary interest in site: _____ List all owners: _____

DESCRIPTION OF REQUEST: We wish to vacate a public turn around easement and adjacent Cherry lane, neither of which have ever been improved
 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: 32-A-1, Plat of lots 32-A & 35-A Block: _____ Unit: _____
 Subdiv/Addn/TBKA: Rio Grande Gardens addn
 Existing Zoning: RA-2 Proposed zoning: RA-2 MRGCD Map No _____
 Zone Atlas page(s): H-12 UPC Code: 1.012.059.491.410.10923

CASE HISTORY:

List any current or prior case number that may be relevant to your application (Proj., App. DRB, AX, Z, V, S, etc.): 70303

CASE INFORMATION:

Within city limits? Yes Within 1000FT of a landfill? No
 No. of existing lots: 2 No. of proposed lots: 2 Total site area (acres): 1.3535

LOCATION OF PROPERTY BY STREETS: On or Near: _____
 Between: Rio Grande Blvd NW and Cherry lane NW

Check if project was previously reviewed by: Sketch Plat/Plan or Pre-application Review Team(PRT) Review Date: _____

SIGNATURE Jack A. Spilman DATE: Sept 30 14
 (Print Name) Jack Spilman Applicant: Agent:

FOR OFFICIAL USE ONLY

<input checked="" type="checkbox"/> INTERNAL ROUTING	Application case numbers	Action	S.F.	Fees
<input checked="" type="checkbox"/> All checklists are complete	<u>14DRB - 70345</u>	<u>VPE</u>	_____	\$ <u>345.00</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	_____	<u>ADV</u>	_____	\$ <u>75.00</u>
<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 type="checkbox"/> F.H.D.P. density bonus	_____	_____	_____	\$ _____
<input type="checkbox"/> F.H.D.P. fee rebate	_____	_____	_____	\$ _____
	Hearing date <u>Oct. 29, 2014</u>			Total \$ <u>440.00</u>

9-30-14
 Staff signature & Date

Project # 1004036

FORM V: SUBDIVISION VARIANCES & VACATIONS

- BULK LAND VARIANCE (DRB04)** **(PUBLIC HEARING CASE)**
 ___ Application for Minor Plat on FORM S-3, including those submittal requirements. **24 copies**
 ___ Letter briefly describing and explaining: the request, compliance with the Development Process Manual, and all improvements to be waived.
 ___ Notice on the proposed Plat that there are conditions to subsequent subdivision (refer to DPM)
 ___ Office of Community & Neighborhood Coordination inquiry response, notifying letter, certified mail receipts
 ___ Sign Posting Agreement
 ___ Fee (see schedule)
 ___ List any original and/or related file numbers on the cover application
DRB Public hearings are approximately 30 DAYS after the filing deadline. Your attendance is required.

- VACATION OF PUBLIC EASEMENT (DRB27)**
 VACATION OF PUBLIC RIGHT-OF-WAY (DRB28)
 The complete document which created the public easement (folded to fit into an 8.5" by 14" pocket) **24 copies.**
 (Not required for City owned public right-of-way.)
 Drawing showing the easement or right-of-way to be vacated, etc. (not to exceed 8.5" by 11") **24 copies**
 Zone Atlas map with the entire property(ies) clearly outlined
 Letter briefly describing, explaining, and justifying the request
 Office of Community & Neighborhood Coordination inquiry response, notifying letter, certified mail receipts
 Sign Posting Agreement
 Fee (see schedule)
 List any original and/or related file numbers on the cover application
 Unless the vacation is shown on a DRB approved plat recorded by the County Clerk within one year, it will expire.
DRB Public hearings are approximately 30 DAYS after the filing deadline. Your attendance is required.

- SIDEWALK VARIANCE (DRB20)**
 SIDEWALK WAIVER (DRB21)
 ___ Scale drawing showing the proposed variance or waiver (not to exceed 8.5" by 14") **6 copies**
 ___ Zone Atlas map with the entire property(ies) clearly outlined
 ___ Letter briefly describing, explaining, and justifying the variance or waiver
 ___ List any original and/or related file numbers on the cover application
DRB meetings are approximately 8 DAYS after the Tuesday noon filing deadline. Your attendance is required.

- SUBDIVISION DESIGN VARIANCE FROM MINIMUM DPM STANDARDS (DRB25)**
 ___ Scale drawing showing the location of the proposed variance or waiver (not to exceed 8.5" by 14") **24 copies**
 ___ Zone Atlas map with the entire property(ies) clearly outlined
 ___ Letter briefly describing, explaining, and justifying the variance
 ___ Office of Community & Neighborhood Coordination inquiry response, notifying letter, certified mail receipts
 ___ Sign Posting Agreement
 ___ Fee (see schedule)
 ___ List any original and/or related file numbers on the cover application
DRB meetings are approximately 30 DAYS after the filing deadline. Your attendance is required.

- TEMPORARY DEFERRAL OF SIDEWALK CONSTRUCTION (DRB19)**
 EXTENSION OF THE SIA FOR TEMPORARY DEFERRAL OF SIDEWALK CONSTRUCTION (DRB07)
 ___ Drawing showing the sidewalks subject to the proposed deferral or extension (not to exceed 8.5" by 14") **6 copies**
 ___ Zone Atlas map with the entire property(ies) clearly outlined
 ___ Letter briefly describing, explaining, and justifying the deferral or extension
 ___ List any original and/or related file numbers on the cover application
DRB meetings are approximately 8 DAYS after the Tuesday noon filing deadline. Your attendance is required.

- VACATION OF PRIVATE EASEMENT (DRB26)**
 VACATION OF RECORDED PLAT (DRB29)
 ___ The complete document which created the private easement/recorded plat (not to exceed 8.5" by 14") **6 copies**
 ___ Scale drawing showing the easement to be vacated (8.5" by 11") **6 copies**
 ___ Zone Atlas map with the entire property(ies) clearly outlined
 ___ Letter/documents briefly describing, explaining, and justifying the vacation **6 copies**
 ___ Letter of authorization from the grantors and the beneficiaries (private easement only)
 ___ Fee (see schedule)
 ___ List any original and/or related file numbers on the cover application
 Unless the vacation is shown on a DRB approved plat recorded by the County Clerk within one year, it will expire.
DRB meetings are approximately 8 DAYS after the Tuesday noon filing deadline. Your attendance is required.

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

Jack Spilman
 Applicant name (print)
Jack A. Spilman 9/30/14
 Applicant signature / date



- Checklists complete
 Fees collected
 Case #s assigned
 Related #s listed
- Application case numbers
14 - DRB - 70345

Form revised 4/07
9-30-14
 Planner signature / date
 Project # 1004036

SIGN POSTING AGREEMENT

REQUIREMENTS

POSTING SIGNS ANNOUNCING PUBLIC HEARINGS

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

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

1. LOCATION

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

2. NUMBER

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

3. PHYSICAL POSTING

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

4. TIME

Signs must be posted from Oct. 14, 2014 to Oct. 29, 2014

5. REMOVAL

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

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

Jack C. Spilman
(Applicant or Agent)

(Date)

I issued One signs for this application, 9-30-14
(Date)

[Signature]
(Staff Member)

(Staff Member)

DRB PROJECT NUMBER: 1004036



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

AGIS
Albuquerque Geographic Information System

Map amended through: 5/1/2006

Note: Grey Shading Represents Area Outside of the City Limits

Zone Atlas Page:
H-12-Z

Selected Symbols

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

0 750 1500 Feet

**Jack's High Country, Inc.
8953 Second Street, N.W.
Albuquerque, NM 87114**

**To: The City of Albuquerque
Development Review Board**

Regarding: Easement vacations

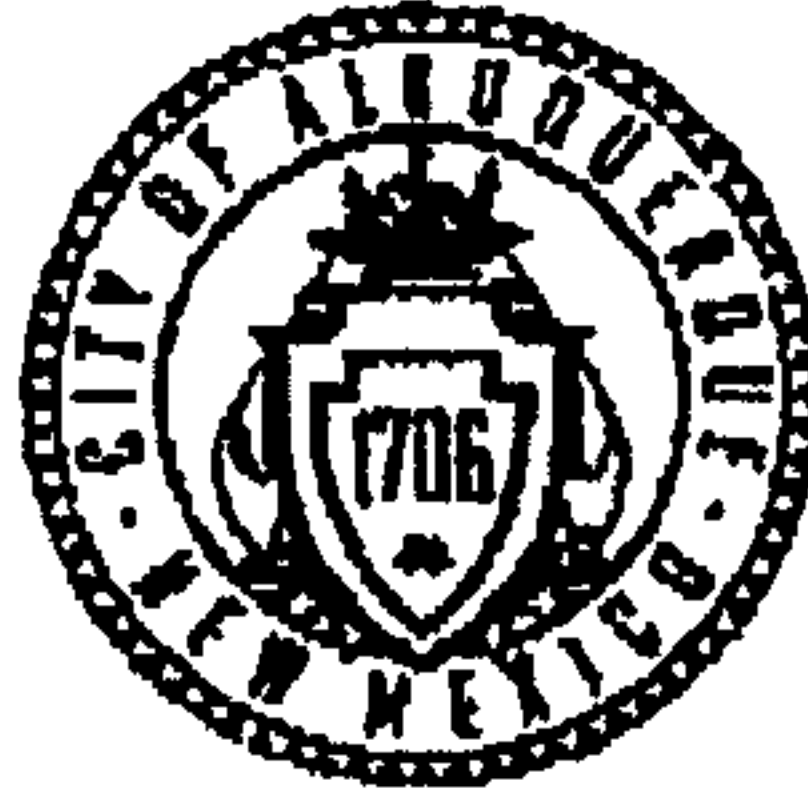
**Property Address: 1936 Cherry Lanes NW
Albuquerque, New Mexico 87104**

**Legal Description: Lot 32-A plat of Lots 32-A and 35-A, Rio Grande
Garden Addition**

The property owner is asking to vacate a public turn around easement, and adjacent Cherry Lane. Both areas are located on the north side of the Duranes ditch, which does not have a crossing, and neither Cherry Lane or the turn-around easement have ever been improved.

Thank you,

**Jack Spilman
September 30, 2014**



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

PLEASE NOTE: The NA/HOA information listed in this letter is valid for one (1) month. If you haven't filed your application within one (1) month of the date of this letter – you will need to get an updated letter from our office.

September 26, 2014

Jack Spilman
Jack's High Country Inc.
8953 2nd Street NW/87114
Phone: 505-220-6818/Fax: 505-890-0645

Dear Jack:

Thank you for your inquiry of September 26, 2014 requesting the names of **ALL Neighborhood and/or Homeowner Associations** who would be affected under the provisions of §14-8-2-7 of the *Neighborhood Association Recognition Ordinance* by your proposed project at **(DRB SUBMITTAL) – LOT 32A OF PLAT OF LOTS 32-A AND 35-A, RIO GRANDE GARDEN ADDITION, LOCATED ON CHERRY LANE NW BETWEEN ZICKERT NW zone map H-12.**

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

LOS DURANES N.A. "R"

William C. Herring, 3104 Coca Rd. NW/87104 243-4664 (w)
Jose Viramontes, 1317 Gabaldon Dr. NW/87104 239-8449 (w)

RIO GRANDE BLVD. N.A. "R"

Monica Gilboa, 2300 Camino De Los Artesanos NW/87107 345-2396 (h)
Doyle Kimbrough, 2327 Campbell Rd. NW/87107 249-0938 (c)

Please note that according to §14-8-2-7 of the *Neighborhood Association Recognition Ordinance* you are required to notify each of these contact persons by **certified mail, return receipt requested, before the Planning Department will accept your application filing.** If you have any questions about the information provided, please contact me at (505) 924-3902 or via an e-mail message at swinklepleck@cabq.gov or by fax at (505) 924-3913.

Sincerely,

Stephani Winklepleck

Stephani Winklepleck

Neighborhood Liaison

OFFICE OF NEIGHBORHOOD COORDINATION

Planning Department

**LETTERS MUST BE SENT
TO BOTH CONTACTS OF
EACH NA/HOA FOR THIS
PLANNING SUBMITTAL.**

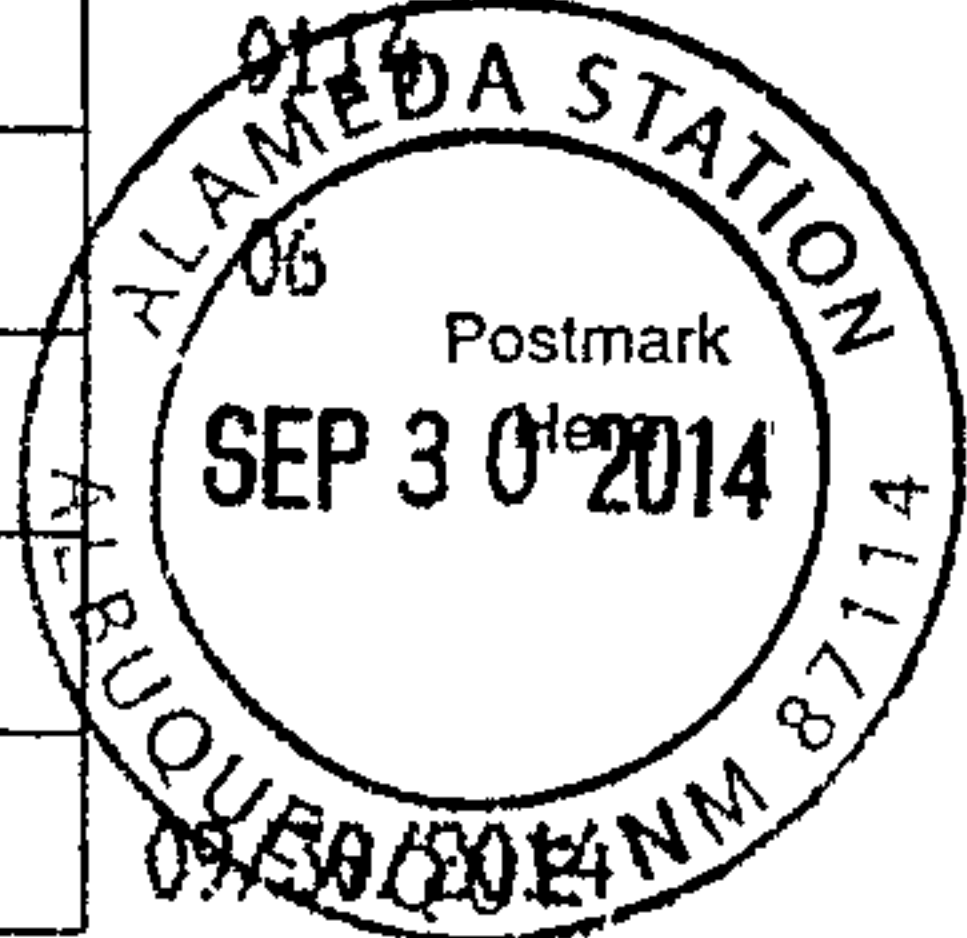
7014 1200 0001 6644 1362

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(Domestic Mail Only; No Insurance Coverage Provided)

For delivery information visit our website at www.usps.com

ALBUQUERQUE NM 87107 **AL USE**

Postage	\$ 0.49
Certified Fee	\$3.30
Return Receipt Fee (Endorsement Required)	\$2.70
Restricted Delivery Fee (Endorsement Required)	\$0.00
Total Postage & Fees	\$ 6.49



Sent To D. Kim Brought
Street, Apt. No. or PO Box No. 2327 Campbell Rd NW
City, State, ZIP+4 87107

PS Form 3800, August 2006 See Reverse for Instructions

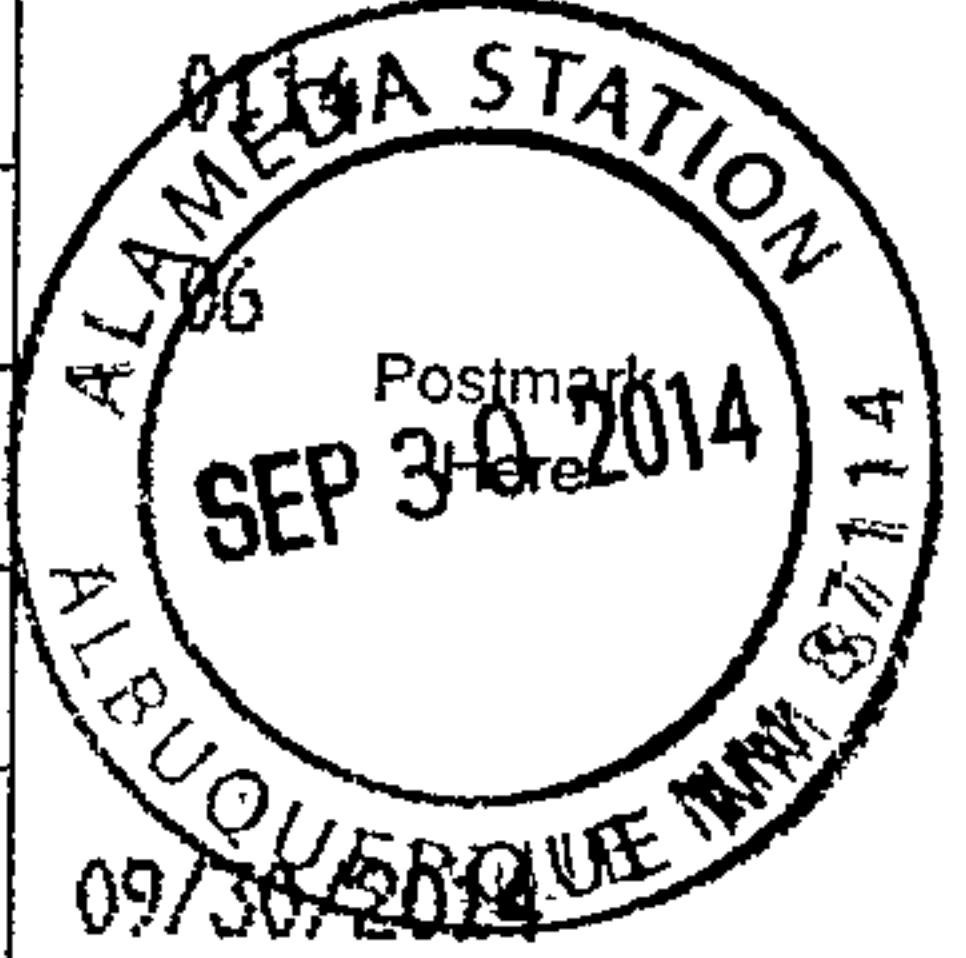
7014 1200 0001 6644 1361

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Return Receipt Fee (Endorsement Required)	\$2.70
Restricted Delivery Fee (Endorsement Required)	\$0.00
Total Postage & Fees	\$ 6.49



Sent To M. Filbo
Street, Apt. No. or PO Box No. 2300 Camino de los Artesanos
City, State, ZIP+4 87107 NW

PS Form 3800, August 2006 See Reverse for Instructions

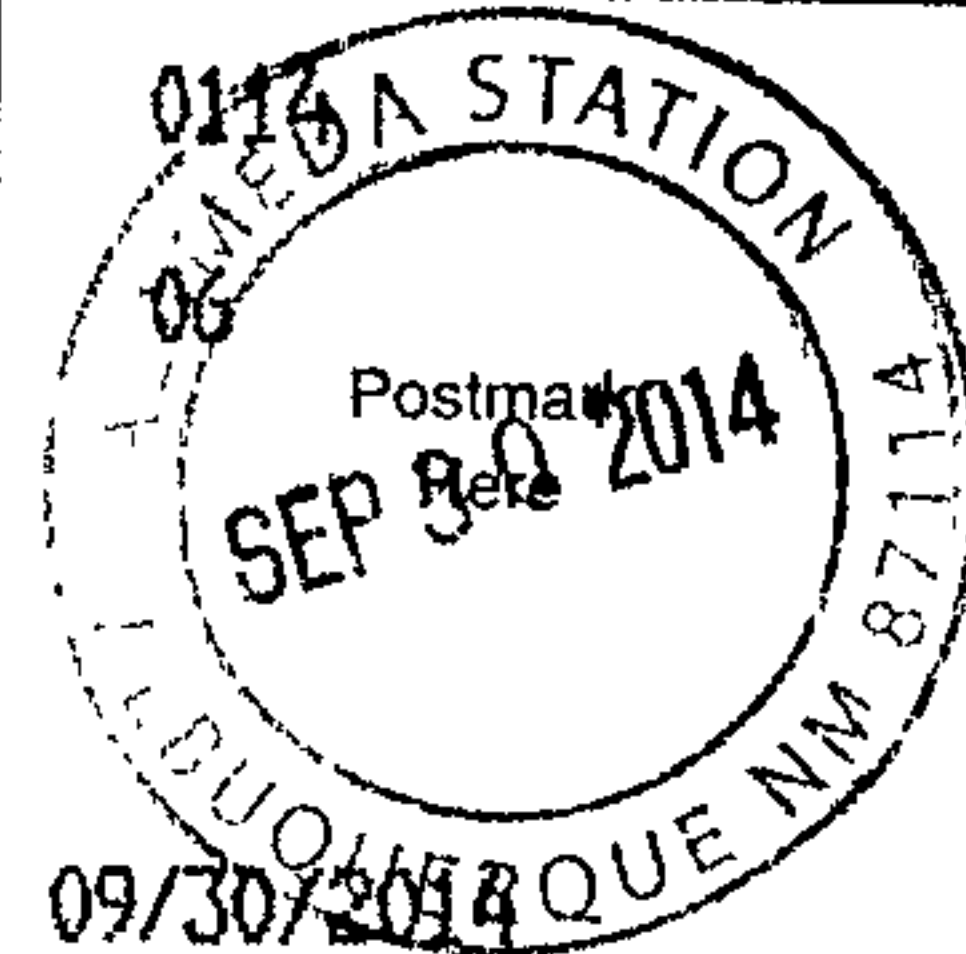
7014 1200 0001 6644 1362

U.S. Postal Service™
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Certified Fee	\$3.30
Return Receipt Fee (Endorsement Required)	\$2.70
Restricted Delivery Fee (Endorsement Required)	\$0.00
Total Postage & Fees	\$ 6.49



Sent To William C Herring
Street, Apt. No. or PO Box No. 3104 Coca Rd NW
City, State, ZIP+4 Albuquerque, NM 87107

PS Form 3800, August 2006 See Reverse for Instructions

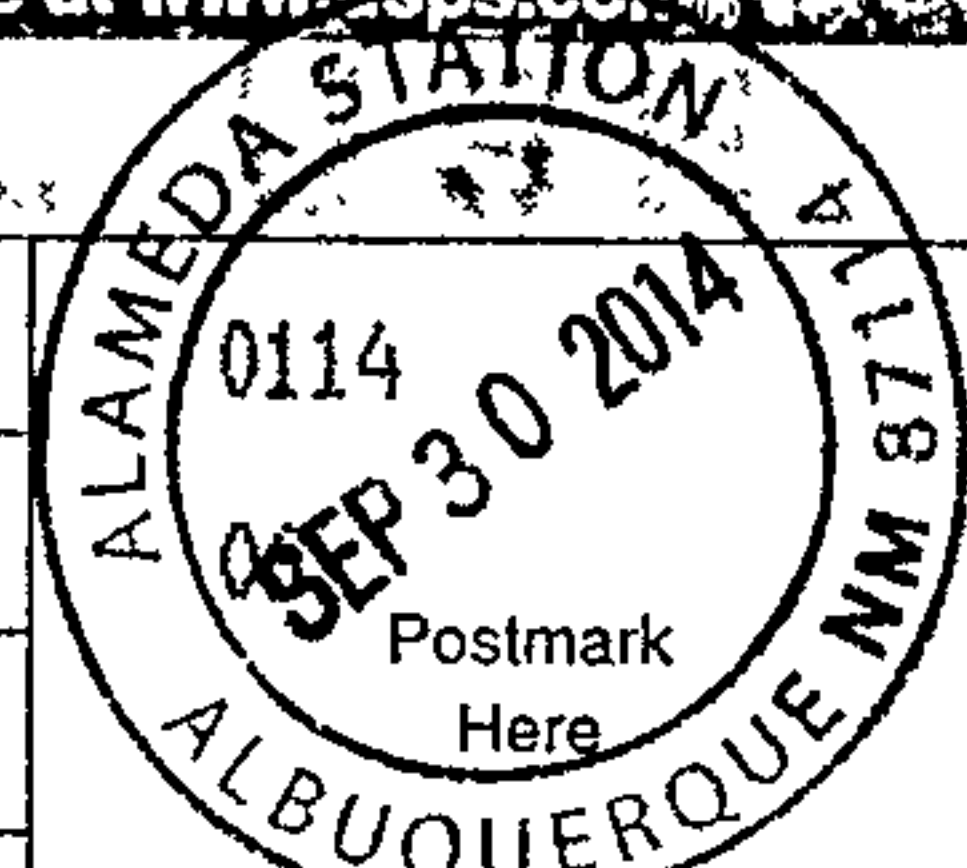
7014 1200 0001 6644 1361

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Return Receipt Fee (Endorsement Required)	\$2.70
Restricted Delivery Fee (Endorsement Required)	\$0.00
Total Postage & Fees	\$ 6.49



Sent To José Viramontes
Street, Apt. No. or PO Box No. 1317 Gabaldon Ct NW
City, State, ZIP+4 Albuquerque NM 87104

PS Form 3800, August 2006 See Reverse for Instructions

**Jack's High Country, Inc.
8953 Second Street, N.W.
Albuquerque, NM 87114**

**To: William C. Herring
3104 Coca Rd. N.W.
Albuquerque, New Mexico 87104**

Los Duranes N.A. "R"

**Regarding: Easement vacations
Property Address: 1936 Cherry Lanes NW
Albuquerque, New Mexico 87104**

**Legal Description: Lot 32-A plat of Lots 32-A and 35-A, Rio Grande
Garden Addition**

The property owner is asking to vacate a public turn around easement, and adjacent Cherry Lane. Both areas are located on the north side of the Duranes ditch, which does not have a crossing, and neither Cherry Lane or the turn-around easement have ever been improved.

Jack Spilman (Jacks High Country) will gladly answer questions and concerns and may be reached at 8953 2nd St NW. 505-898-3707

Thank you,

**Jack Spilman
September 30, 2014**

**Jack's High Country, Inc.
8953 Second Street, N.W.
Albuquerque, NM 87114**

**To: Monica Gilboa
2300 Camino De Los Artesanos N.W
Albuquerque, New Mexico 87107**

Rio Grande Blvd.N.A "R"

**Regarding: Easement vacations
Property Address: 1936 Cherry Lanes NW
Albuquerque, New Mexico 87104**

**Legal Description: Lot 32-A plat of Lots 32-A and 35-A, Rio Grande
Garden Addition**

The property owner is asking to vacate a public turn around easement, and adjacent Cherry Lane. Both areas are located on the north side of the Duranes ditch, which does not have a crossing, and neither Cherry Lane or the turn-around easement have ever been improved.

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Thank you,

**Jack Spilman
September 30, 2014**

**Jack's High Country, Inc.
8953 Second Street, N.W.
Albuquerque, NM 87114**

**To: Doyle Kimbrough
2327 Campbell Rd. N.W
Albuquerque, New Mexico 87107**

Rio Grande Blvd.N.A "R"

**Regarding: Easement vacations
Property Address: 1936 Cherry Lanes NW
Albuquerque, New Mexico 87104**

**Legal Description: Lot 32-A plat of Lots 32-A and 35-A, Rio Grande
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Thank you,

**Jack Spilman
September 30, 2014**

PROJECT #

1004036

OCTOBER 29. 2014

VFC



SUBDIVISION

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

SITE DEVELOPMENT PLAN

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

STORM DRAINAGE (Form D)

- Storm Drainage Cost Allocation Plan

Supplemental Form (SF)

S Z ZONING & PLANNING

- Annexation
- Zone Map Amendment (Establish or Change Zoning, includes Zoning within Sector Development Plans)
- Adoption of Rank 2 or 3 Plan or similar
- Text Amendment to Adopted Rank 1, 2 or 3 Plan(s), Zoning Code, or Subd. Regulations

D L A APPEAL / PROTEST of...

- Street Name Change (Local & Collector)
- Decision by: DRB, EPC, LUCC, Planning Director, ZEO, ZHE, Board of Appeals, other

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

APPLICATION INFORMATION:

Professional/Agent (if any): Jacks high Country Inc (Jack Spilman Pres.) PHONE: 505-898-3707
 ADDRESS: 8953 2nd NW CITY: Albuquerque STATE: NM ZIP: 87114 E-MAIL: jackshighcountry@comcast.net

APPLICANT: See attached sheet PHONE: _____
 ADDRESS: _____ FAX: _____
 CITY: _____ STATE: _____ ZIP: _____ E-MAIL: _____

Proprietary interest in site: _____ List all owners: _____

DESCRIPTION OF REQUEST: Wish to re-align property line between tract A-2-A max replat and lot 32-A, Rio grande gardens addition and vacate a portion of cherry lane and a turn around easement

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. see attached sheet Block: _____ Unit: _____
 Subdiv/Addn/TBKA: _____
 Existing Zoning: RA2 Proposed zoning: RA2 MRGCD Map No _____
 Zone Atlas page(s): H12 UPC Code: 101205949141010923
101205951842310918

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

CASE INFORMATION:
 Within city limits? Yes Within 1000FT of a landfill? NO
 No. of existing lots: two No. of proposed lots: two Total site area (acres): 1.3535

LOCATION OF PROPERTY BY STREETS: On or Near: _____
 Between: Rio Grande Blvd NW and Cherry lane NW

Check if project was previously reviewed by: Sketch Plat/Plan or Pre-application Review Team(PRT) Review Date: _____

SIGNATURE Jack A. Spilman DATE Aug. 26 2014
 (Print Name) Jack Spilman Applicant: Agent:

FOR OFFICIAL USE ONLY

INTERNAL ROUTING	Application case numbers	Action	S.F.	Fees
<input checked="" type="checkbox"/> All checklists are complete	<u>14DRB - 70303</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 type="checkbox"/> F.H.D.P. fee rebate	_____	_____	_____	\$ _____
				Total
				\$ <u>0</u>

Hearing date September 3, 2014

[Signature]
 8-26-14
 Staff signature & Date

Project # 1004036

Revised: 4/2012

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

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

- SKETCH PLAT REVIEW AND COMMENT (DRB22)** Your attendance is required.
 - ___ Scale drawing of the proposed subdivision plat (folded to fit into an 8.5" by 14" pocket) **6 copies**
 - ___ Site sketch with measurements showing structures, parking, Bldg. setbacks, adjacent rights-of-way and street improvements, if there is any existing land use (folded to fit into an 8.5" by 14" pocket) **6 copies**
 - ___ Zone Atlas map with the entire property(ies) clearly outlined
 - ___ Letter briefly describing, explaining, and justifying the request
 - ___ List any original and/or related file numbers on the cover application

- EXTENSION OF MAJOR PRELIMINARY PLAT (DRB08)** Your attendance is required.
 - ___ Preliminary Plat reduced to 8.5" x 11"
 - ___ Zone Atlas map with the entire property(ies) clearly outlined
 - ___ Letter briefly describing, explaining, and justifying the request
 - ___ Copy of DRB approved infrastructure list
 - ___ Copy of the LATEST Official DRB Notice of approval for Preliminary Plat Extension request
 - ___ List any original and/or related file numbers on the cover application

Extension of preliminary plat approval expires after one year.

- MAJOR SUBDIVISION FINAL PLAT APPROVAL (DRB12)** Your attendance is required.
 - ___ Proposed Final Plat (folded to fit into an 8.5" by 14" pocket) **6 copies**
 - ___ Signed & recorded Final Pre-Development Facilities Fee Agreement for Residential development only
 - ___ Design elevations & cross sections of perimeter walls **3 copies**
 - ___ Zone Atlas map with the entire property(ies) clearly outlined
 - ___ Bring original Mylar of plat to meeting, ensure property owner's and City Surveyor's signatures are on the plat
 - ___ Copy of recorded SIA
 - ___ Landfill disclosure and EHD signature line on the Mylar if property is within a landfill buffer
 - ___ List any original and/or related file numbers on the cover application
 - ___ DXF file and hard copy of final plat data for AGIS is required.

- MINOR SUBDIVISION PRELIMINARY/FINAL PLAT APPROVAL (DRB16)** Your attendance is required.
 - ___ 5 Acres or more: Certificate of No Effect or Approval
 - ___ Proposed Preliminary / Final Plat (folded to fit into an 8.5" by 14" pocket) **6 copies** for unadvertised meetings ensure property owner's and City Surveyor's signatures are on the plat prior to submittal
 - ___ Signed & recorded Final Pre-Development Facilities Fee Agreement for Residential development only
 - ___ Design elevations and cross sections of perimeter walls (11" by 17" maximum) **3 copies**
 - ___ Site sketch with measurements showing structures, parking, Bldg. setbacks, adjacent rights-of-way and street improvements, if there is any existing land use (folded to fit into an 8.5" by 14" pocket) **6 copies**
 - ___ Zone Atlas map with the entire property(ies) clearly outlined
 - ___ Letter briefly describing, explaining, and justifying the request
 - ___ Bring original Mylar of plat to meeting, ensure property owner's and City Surveyor's signatures are on the plat
 - ___ Landfill disclosure and EHD signature line on the Mylar if property is within a landfill buffer
 - ___ Fee (see schedule)
 - ___ List any original and/or related file numbers on the cover application
 - ___ Infrastructure list if required (**verify with DRB Engineer**)
 - ___ DXF file and hard copy of final plat data for AGIS is required.

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

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

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

Amended preliminary plat approval expires after one year

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

Jack Spilman
Applicant name (print)
Jack A. Spilman
Applicant signature / date



Form revised **October 2007**

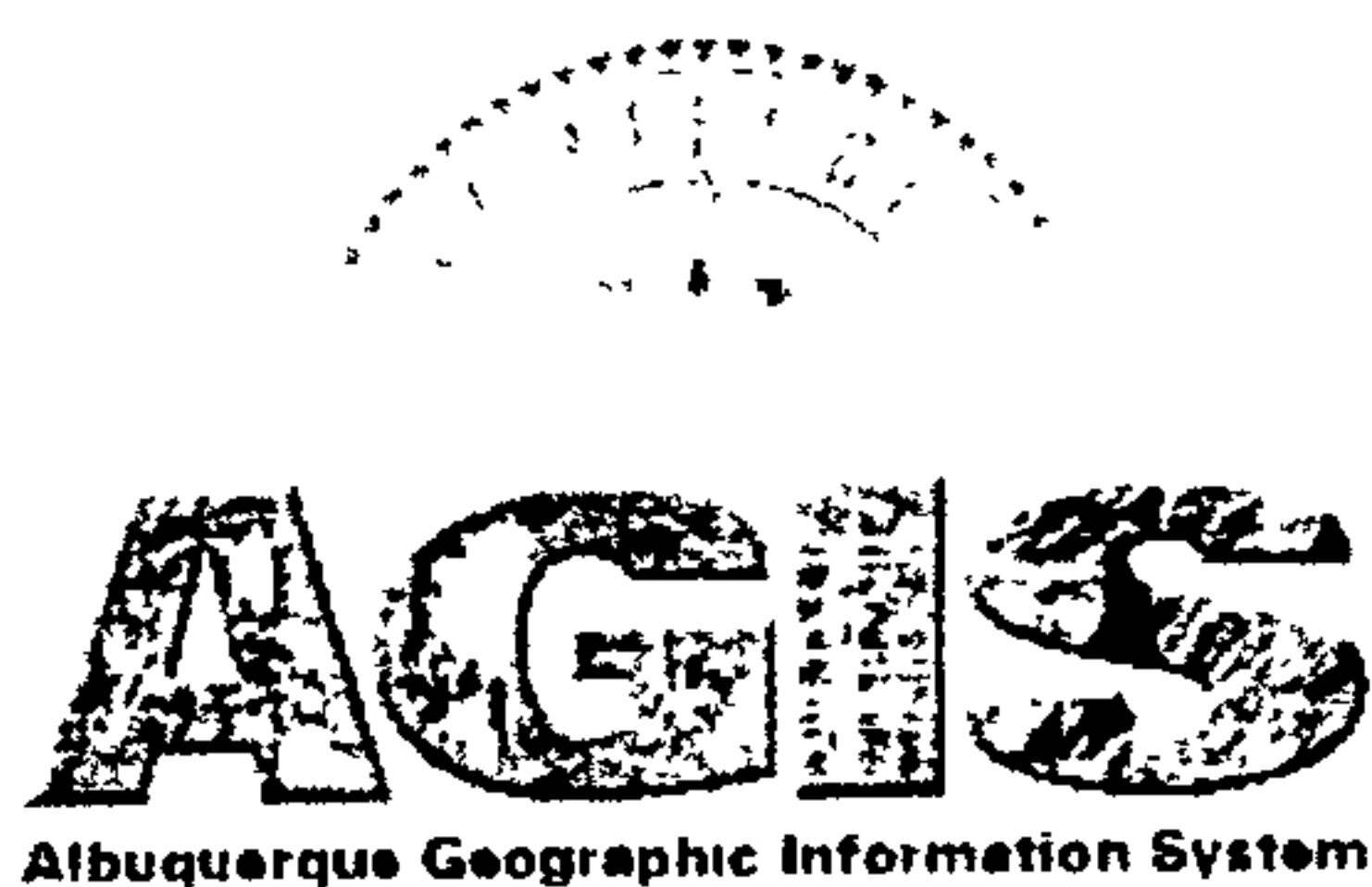
- Checklists complete
- Fees collected
- Case #s assigned
- Related #s listed

Application case numbers
14DRB - 70303

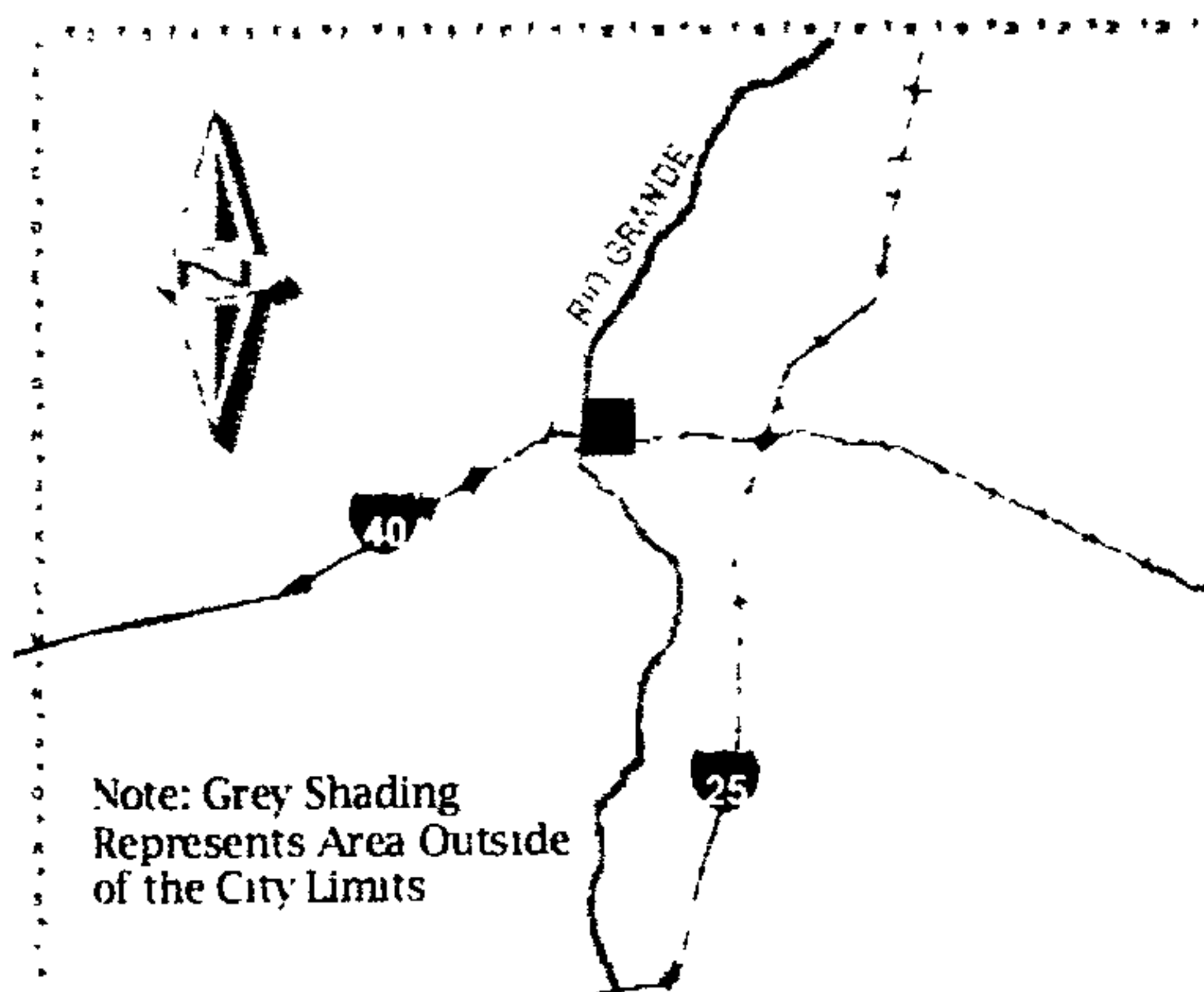
[Signature] 8-26-14
Planner signature / date
Project # 1004036



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



Map amended through: 5/1/2006



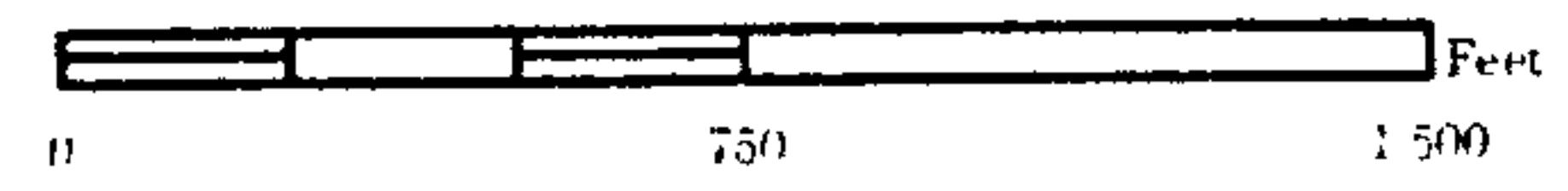
Note: Grey Shading Represents Area Outside of the City Limits

Zone Atlas Page:

H-12-Z

Selected Symbols

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



LINKS

- Assessor's Home Page
- Treasurer's Home Page

SEARCH BY

- Property Address
- Parcel ID

ASSESSMENT RECORDS

- Current Ownership Data
- Notice of Values
- Map

TREASURER RECORDS

- Tax Bill
- Property Tax Calculator
- Tax & Payment History
- *****Pay Online*****

SEARCH MANAGER

-
-
-

CURRENT OWNERSHIP DATA AS OF TAX YEAR 2013

OWNERSHIP DATA (AS OF 2013 NOV - CHANGES TO OWNERSHIP AND/OR ADDRESS ARE UPDATED WEEKLY THROUGH TO SEPTEMBER 2013)	
PARCEL ID:	1 012 059 491 410 10923
OWNER 1:	MIRABAL DAVID
MAILING ADDRESS:	1936 CHERRY LN NW ALBUQUERQUE NM 87104
LOCATION ADDRESS 1936 CHERRY LN NW 87104	
LEGAL DESCRIPTION	
<ul style="list-style-type: none"> • LOT 32-A PLAT OF LOTS 32-A & 35-A RIO GRANDE GARDENS ADDN CO • NT 0 5379 AC M/L OR 23,434 SQ FT M/L 	

LINKS

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- Treasurer's Home Page

SEARCH BY

- Property Address
- Parcel ID

ASSESSMENT RECORDS

- Current Ownership Data
- Notice of Values
- Map

TREASURER RECORDS

- Tax Bill
- Property Tax Calculator
- Tax & Payment History
- *****Pay Online*****

SEARCH MANAGER

-
-
-

PORTFOLIO

- Add to Portfolio
- Portfolio Manager

CURRENT OWNERSHIP DATA AS OF TAX YEAR 2013

OWNERSHIP DATA (AS OF 2013 NOV - CHANGES TO OWNERSHIP AND/OR ADDRESS ARE UPDATED WEEKLY THROUGH TO SEPTEMBER 2013)	
PARCEL ID:	1 012 059 518 423 10918
OWNER 1:	CONTRERAS MAX F & VICTORIA R
MAILING ADDRESS:	2019 RIO GRANDE BLVDNW ALBUQUERQUE NM 87104
LOCATION ADDRESS 2019 RIO GRANDE BLVDNW 87104	
LEGAL DESCRIPTION	
<ul style="list-style-type: none"> • TR A-1 PLAT OF TRACTS A-1, A-2 & B-1 MAX REPLAT (BEING A • REPLAT OF TRACTS A & B) CONT 3693 AC 	

Jack's High Country, Inc.
8953 Second Street, N.W.
Albuquerque, New Mexico 87114

TO ; The City of Albuquerque, Development Review Board

RE; Tract lettered A-1-A of the plat of Tract A-1-A , max replat, Albuquerque, Bernalillo County, New Mexico, as the same are shown and designated on the plat thereof, filed in the office of the county clerk of Bernalillo County, New Mexico on March 28, 2014 in plat book 2014C , Page 24 and Lot numbered 32-A of the plat of Lots 32-A and 35-A Rio Grande Gardens Addition, Albuquerque, New Mexico, as the same is shown and designated on the plat thereof, filed in the office of the county clerk of Bernalillo County, New Mexico on August 10, 1994 in plat book 94C, Page 267

SUBJECT: The purpose of this plat is to re-align the property line between Tract A-2-A, Max replat and Lot 32-Rio Grande Gardens Addition and vacate a portion of Cherry Lane and a turn around easement

AUGUST 26, 2014

PROJECT #

100X-1036

SEPTEMBER 3. 2014

SKK



Supplemental Form (SF)

SUBDIVISION

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

SITE DEVELOPMENT PLAN

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

STORM DRAINAGE (Form D)

- Storm Drainage Cost Allocation Plan

S Z ZONING & PLANNING

- Annexation
- Zone Map Amendment (Establish or Change Zoning, includes Zoning within Sector Development Plans)
- Adoption of Rank 2 or 3 Plan or similar
- Text Amendment to Adopted Rank 1, 2 or 3 Plan(s), Zoning Code, or Subd. Regulations
- Street Name Change (Local & Collector)
- L A APPEAL / PROTEST of...**
 - Decision by: DRB, EPC, LUCC, Planning Director, ZEO, ZHE, Board of Appeals, other

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APPLICATION INFORMATION:

Professional/Agent (if any): Jacks High Country Inc (Jack Spilman Pres.) PHONE 505-898-3707
 ADDRESS: 8953 2nd NW FAX: _____
 CITY: Albuquerque STATE NM ZIP 87114 E-MAIL: _____

APPLICANT: Contreras, Max F. + Victoria R. PHONE: _____
 ADDRESS: 2019 Rio Grande Blvd NW FAX: _____
 CITY: Albuquerque STATE NM ZIP 87104 E-MAIL: _____
 Proprietary interest in site: _____ List all owners: _____

DESCRIPTION OF REQUEST: See attachment

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

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

Lot or Tract No. Tract A-1 and A-2 May replat Block: _____ Unit: _____
 Subdiv/Addn/TBKA: _____
 Existing Zoning: SU-2 LDR4 Proposed zoning: _____ MRGCD Map No _____
 Zone Atlas page(s): H-12 UPC Code: _____

CASE HISTORY:

List any current or prior case number that may be relevant to your application (Proj., App., DRB-, AX_Z_, V_, S_, etc.): 1004036

CASE INFORMATION:

Within city limits? Yes Within 1000FT of a landfill? NO
 No. of existing lots: Two No. of proposed lots: One Total site area (acres): 0.5922
 LOCATION OF PROPERTY BY STREETS: On or Near: Rio Grande Blvd.
 Between: Zickert Rd NW and Los Anayas Rd NW

Check if project was previously reviewed by: Sketch Plat/Plan or Pre-application Review Team(PRT) Review Date: _____

SIGNATURE Jack A. Spilman DATE March 11 2014
 (Print Name) _____ Applicant: Agent:

FOR OFFICIAL USE ONLY

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

Application case numbers	Action	S.F.	Fees
<u>14DRB - 70071</u>	<u>P&F</u>	_____	\$ <u>215.00</u>
_____	<u>CMF</u>	_____	\$ <u>20.00</u>
_____	_____	_____	\$ _____
_____	_____	_____	\$ _____
_____	_____	_____	\$ _____
Total			\$ <u>235.00</u>

Hearing date March 19, 2014

3-11-14
 Staff signature & Date

Project # 1004036

Revised: 4/2012

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

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

- SKETCH PLAT REVIEW AND COMMENT (DRB22)** **Your attendance is required.**
 - Scale drawing of the proposed subdivision plat (folded to fit into an 8.5" by 14" pocket) **6 copies**
 - Site sketch with measurements showing structures, parking, Bldg. setbacks, adjacent rights-of-way and street improvements, if there is any existing land use (folded to fit into an 8.5" by 14" pocket) **6 copies**
 - Zone Atlas map with the entire property(ies) clearly outlined
 - Letter briefly describing, explaining, and justifying the request
 - List any original and/or related file numbers on the cover application

- EXTENSION OF MAJOR PRELIMINARY PLAT (DRB08)** **Your attendance is required.**
 - Preliminary Plat reduced to 8.5" x 11"
 - Zone Atlas map with the entire property(ies) clearly outlined
 - Letter briefly describing, explaining, and justifying the request
 - Copy of DRB approved infrastructure list
 - Copy of the LATEST Official DRB Notice of approval for Preliminary Plat Extension request
 - List any original and/or related file numbers on the cover application

Extension of preliminary plat approval expires after one year.

- MAJOR SUBDIVISION FINAL PLAT APPROVAL (DRB12)** **Your attendance is required.**
 - Proposed Final Plat (folded to fit into an 8.5" by 14" pocket) **6 copies**
 - Signed & recorded Final Pre-Development Facilities Fee Agreement for Residential development only
 - Design elevations & cross sections of perimeter walls **3 copies**
 - Zone Atlas map with the entire property(ies) clearly outlined
 - Bring original Mylar of plat to meeting, ensure property owner's and City Surveyor's signatures are on the plat
 - Copy of recorded SIA
 - Landfill disclosure and EHD signature line on the Mylar if property is within a landfill buffer
 - List any original and/or related file numbers on the cover application
 - DXF file and hard copy of final plat data for AGIS is required.

- MINOR SUBDIVISION PRELIMINARY/FINAL PLAT APPROVAL (DRB16)** **Your attendance is required.**
 - 5 Acres or more: Certificate of No Effect or Approval
 - Proposed Preliminary / Final Plat (folded to fit into an 8.5" by 14" pocket) **6 copies** for unadvertised meetings ensure property owner's and City Surveyor's signatures are on the plat prior to submittal
 - Signed & recorded Final Pre-Development Facilities Fee Agreement for Residential development only
 - Design elevations and cross sections of perimeter walls (11" by 17" maximum) **3 copies**
 - Site sketch with measurements showing structures, parking, Bldg. setbacks, adjacent rights-of-way and street improvements, if there is any existing land use (folded to fit into an 8.5" by 14" pocket) **6 copies**
 - Zone Atlas map with the entire property(ies) clearly outlined
 - Letter briefly describing, explaining, and justifying the request
 - Bring original Mylar of plat to meeting, ensure property owner's and City Surveyor's signatures are on the plat
 - Landfill disclosure and EHD signature line on the Mylar if property is within a landfill buffer
 - Fee (see schedule)
 - List any original and/or related file numbers on the cover application
 - Infrastructure list if required (**verify with DRB Engineer**)
 - DXF file and hard copy of final plat data for AGIS is required.

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

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

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

Amended preliminary plat approval expires after one year

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

Jack Spilman
 Applicant name (print)
Jack A. Spilman 3/11/14
 Applicant signature / date



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

Application case numbers
14 - DRB - 70071

Form revised **October 2007**
[Signature] 3-11-14
 Planner signature / date
 Project # 1004036



Supplemental Form (SF)

SUBDIVISION

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

SITE DEVELOPMENT PLAN

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

STORM DRAINAGE (Form D)

- Storm Drainage Cost Allocation Plan

S Z ZONING & PLANNING

- Annexation
- V** Zone Map Amendment (Establish or Change Zoning, includes Zoning within Sector Development Plans)
- P** Adoption of Rank 2 or 3 Plan or similar
- Text Amendment to Adopted Rank 1, 2 or 3 Plan(s), Zoning Code, or Subd Regulations
- D** Street Name Change (Local & Collector)
- L A** **APPEAL / PROTEST of...**
 - Decision by: DRB, EPC, LUCC, Planning Director, ZEO, ZHE, Board of Appeals, other

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

APPLICATION INFORMATION:

Professional/Agent (if any): Jacks High Country Inc (Jack Spilman Pres.) PHONE 505-898-3707
 ADDRESS: 8953 2nd NW CITY: Albuquerque STATE: NM ZIP: 87114 E-MAIL: _____
 FAX: _____

APPLICANT: Contreras, Max F. & Victoria R. PHONE: _____
 ADDRESS: 2019 Rio Grande Blvd NW CITY: Albuquerque STATE: NM ZIP: 87104 E-MAIL: _____
 FAX: _____
 Proprietary interest in site: _____ List all owners: _____

DESCRIPTION OF REQUEST: See attachment

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

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

Lot or Tract No: TRACT A-1 and A-2 May replat Block: _____ Unit: _____
 Subdiv/Addn/TBKA: _____
 Existing Zoning: SU-2 LDR4 Proposed zoning: _____ MRGCD Map No: _____
 Zone Atlas page(s): H-12 UPC Code: _____

CASE HISTORY:

List any current or prior case number that may be relevant to your application (Proj., App, DRB-, AX-, Z-, V-, S-, etc): 1004036

CASE INFORMATION:

Within city limits? Yes Within 1000FT of a landfill? NO
 No. of existing lots: Two No. of proposed lots: One Total site area (acres): 0.5922
 LOCATION OF PROPERTY BY STREETS On or Near: Rio Grande Blvd.
 Between: Zickert Rd NW and Los Anayas Rd NW
 Check if project was previously reviewed by: Sketch Plat/Plan or Pre-application Review Team(PRT) Review Date: _____

SIGNATURE Jack A. Spilman DATE March 11 2014
 (Print Name) _____ Applicant Agent

FOR OFFICIAL USE ONLY

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

Application case numbers	Action	S.F.	Fees
<u>14DRB - 70071</u>	<u>P&F</u>	_____	<u>\$215.00</u>
_____	<u>CMF</u>	_____	<u>\$20.00</u>
_____	_____	_____	\$ _____
_____	_____	_____	\$ _____
_____	_____	_____	\$ _____
Total			<u>\$235.00</u>

Hearing date March 19, 2014

[Signature]
 3-11-14
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Project # 1004036

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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.

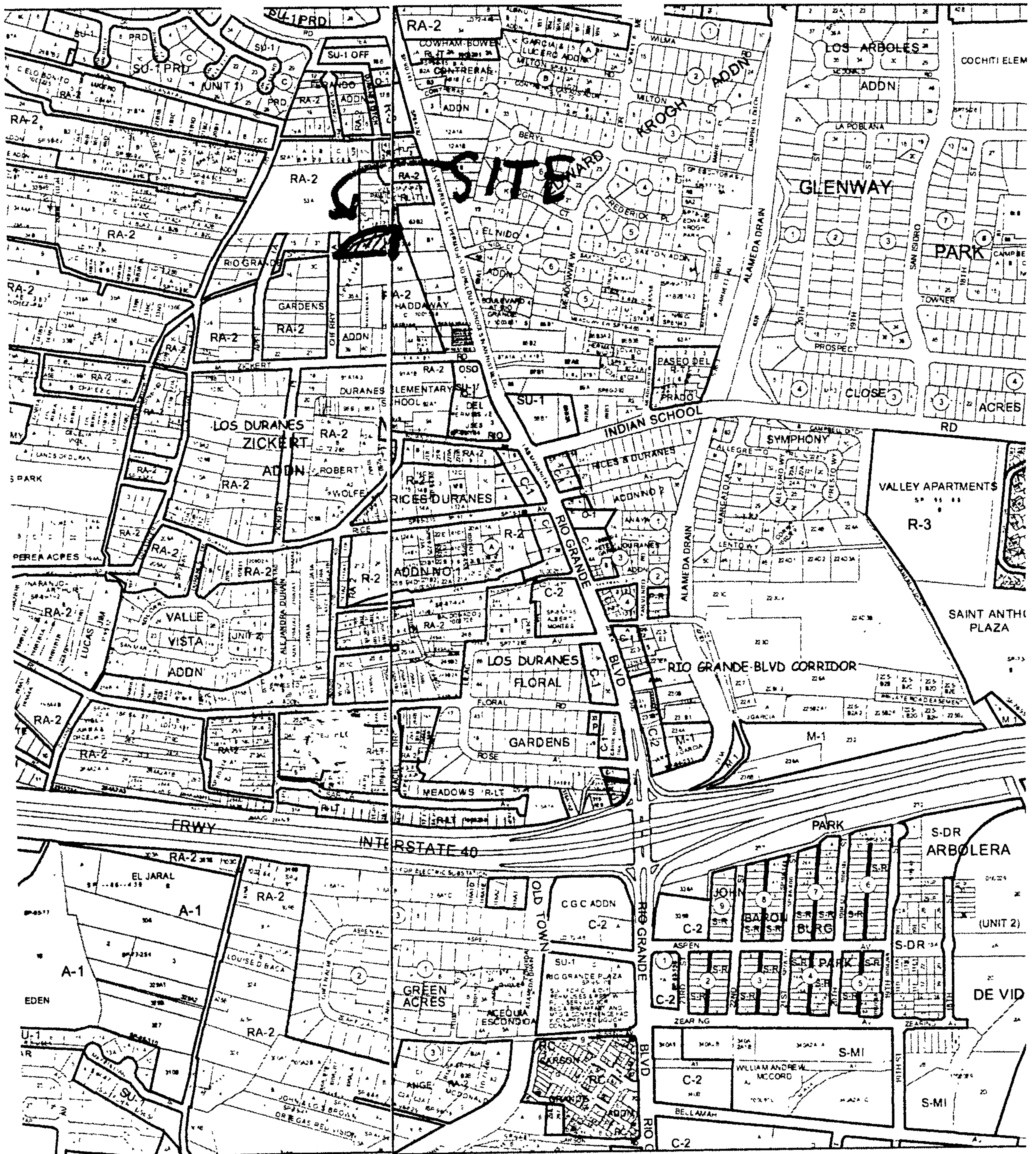
Jack Spilman
Applicant name (print)
Jack Spilman 3/11/14
Applicant signature / date



Form revised **October 2007**

- Checklists complete
 - Fees collected
 - Case #s assigned
 - Related #s listed
- Application case numbers
14 - DRB - 70071

[Signature] 3-11-14
Planner signature / date
Project # 1004036



<http://www.cabq.gov/gis>

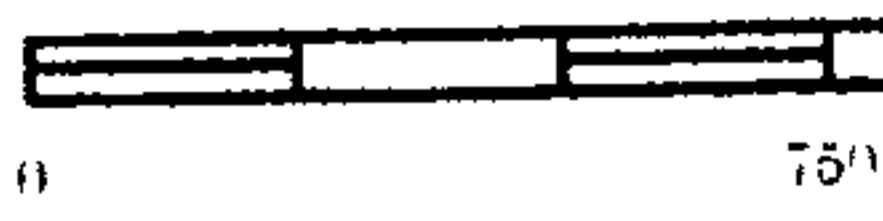
For more current information and more details visit

Zone Atlas Page:

H-12-Z

Selected Symbols

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

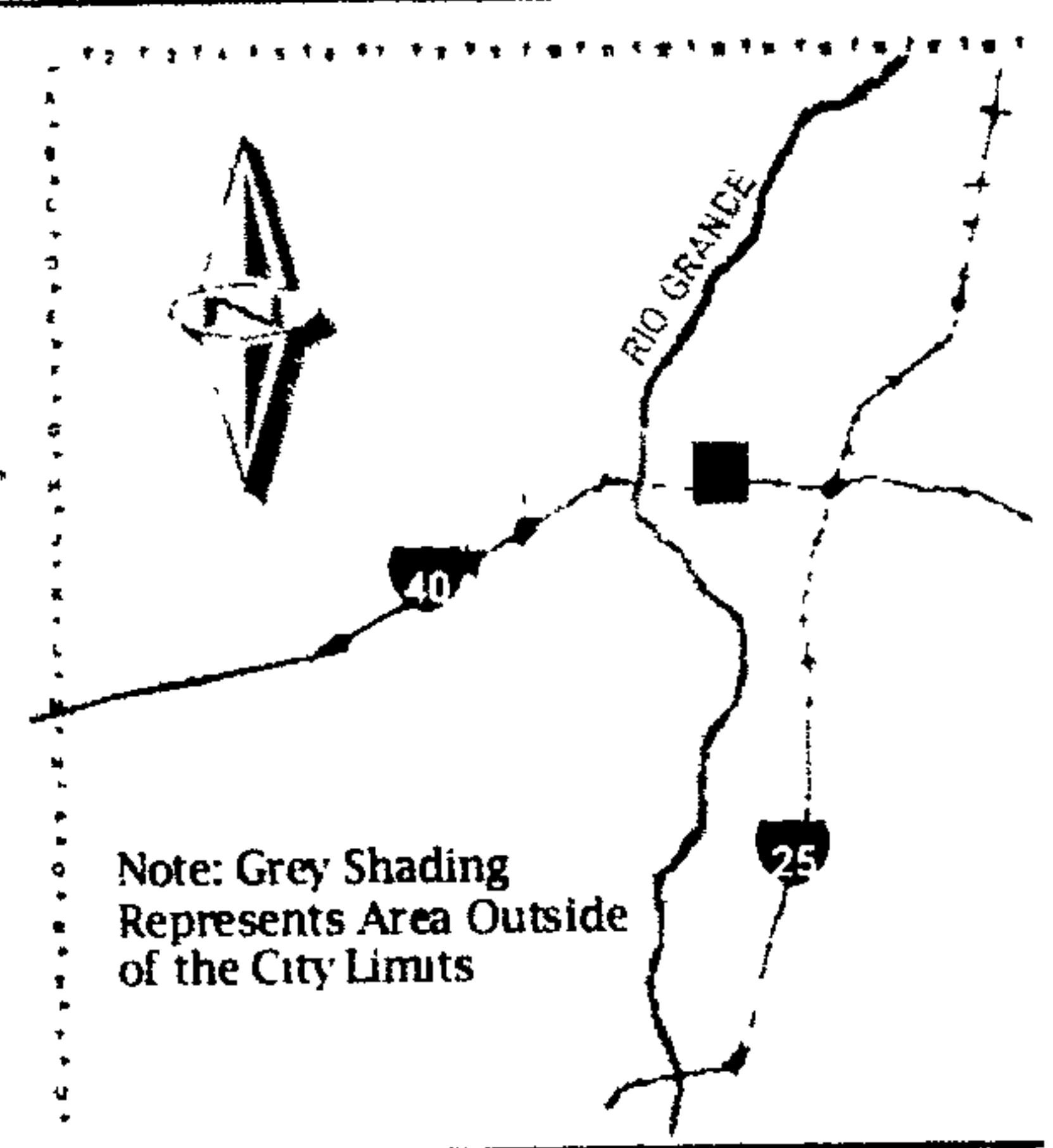


Albuquerque Geographic Information System

Map amended through: 5/1/2006



Note: Grey Shading Represents Area Outside of the City Limits



DESCRIPTION OF REQUEST”

THE PURPOSE OF THIS PLAT IS TO VACATE THE 20’ PRIVATE ACCESS EASEMENT. THE 22 FOOT PRIVATE ACCESS, SEWER, WATER AND PUBLIC UTILITY EASEMENT AND GRANT A PRIVATE ACCESS EASEMENT AND A PUBLIC UTILITY EASEMENT AND ELIMINATE THE LOT LINE BETWEEN LOTS A-1 AND A-2

**ALBUQUERQUE PUBLIC SCHOOLS
PRE-DEVELOPMENT FACILITIES FEE AGREEMENT WAIVER**

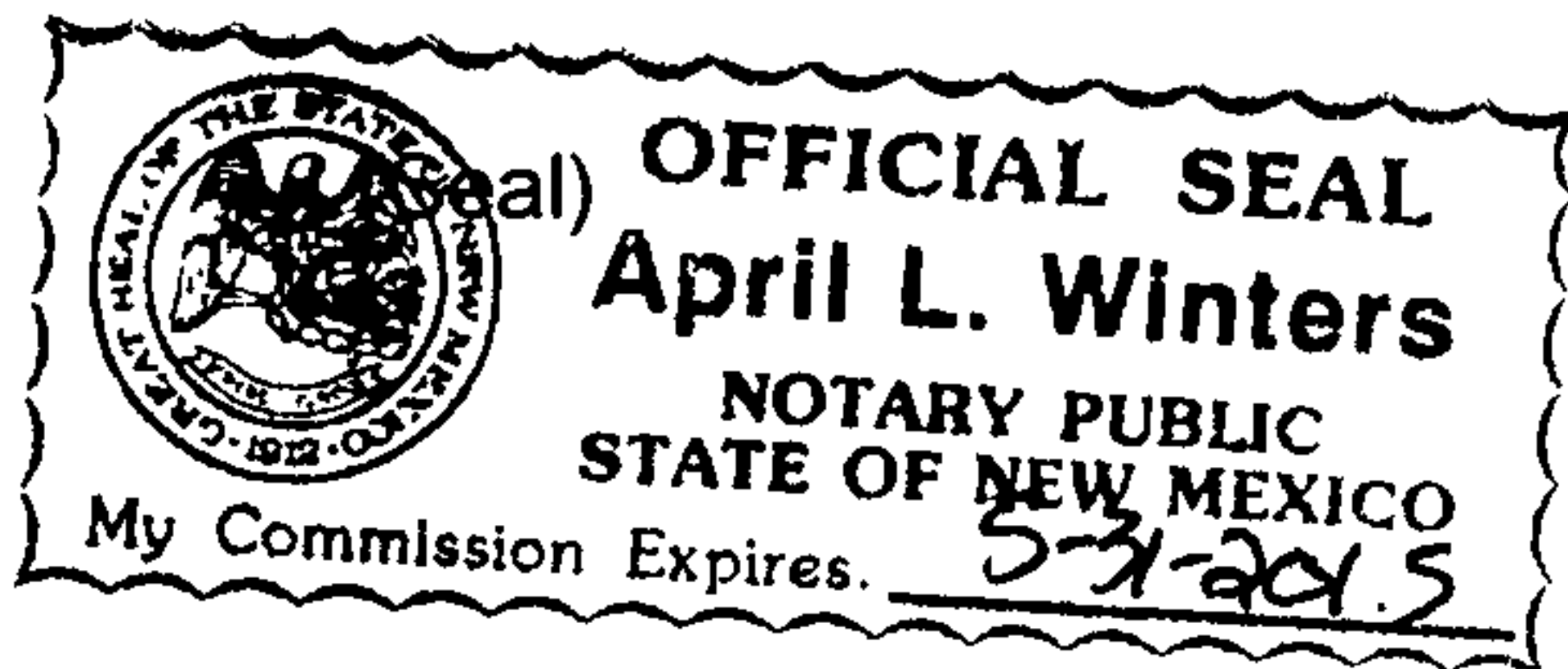
Albuquerque Municipal School District No. 12, Bernalillo and Sandoval Counties, New Mexico ("Albuquerque Public Schools" or "APS"), having reviewed the proposed plat of Tract A-1-A, Max Replat which is zoned as SU-2, on March 11, 2014 submitted by Victoria R. Contreras, owner(s) of above property, has determined that no Pre-Development Facilities Fee Agreement is required with respect to that proposed plat because the property owner (s) propose a lot consolidation between original lots A-1 and A-2 creating a new lot A-1-A. This will result in no net gain of residential units.

ALBUQUERQUE PUBLIC SCHOOLS

By: *Elvira Lopez*
Signature
Elvira Lopez, Planner/Demographer
Name (printed or typed) and title

STATE OF NEW MEXICO
COUNTY OF BERNALILLO

This instrument was acknowledged before me on March 11, 2014, by Elvira Lopez as Planner/Demographer 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.



April L. Winters
Notary Public

My commission expires: May 31, 2015

March 19. 2013

(P&F)

City of Albuquerque Planning Department

DEVELOPMENT AND BUILDING SERVICES

STANDARD APPLICATION, Paper Plans Required

DEVELOPMENT REVIEW BOARD

01/28/2014 Issued By: E08375 223445

Category Code **910**
2014 070 022

Application Number: 14DRB-70022, Vacation Of Public Easement

Address:

Location Description: RIO GRANDE BLVD NW BETWEEN INIDIAN SCHOOL RD NW AND MATTHEW NW

Project Number: 1004036

Applicant

CONTRERAS, MAX F & VICTORIA R

2019 RIO GRANDE BLVD NW
ALBUQUERQUE NM 87104

Agent / Contact

JACKS HIGH COUNTRY INC

8953 2ND ST NW
ALBUQUERQUE NM 87114

Application Fees	
APN Fee	\$75.00
Conflict Mgmt Fee	\$20.00
DRB Actions	\$90.00
TOTAL:	\$185.00

City of Albuquerque Treasury
Date: 1/28/2014 Office: ANNEX
Stat ID: WS000009 Cashier: TRSMAR
Batch: 3170 Trans #: 13
Permit: 2014070022
Receipt Num 00175139
Payment Total: \$185.00
0900 APN Fee \$75.00
0901 Conflict Mgmt. Fee \$20.00
0903 DRB Actions \$90.00
Check Tendered : \$185.00



INTER-OFFICE MEMORANDUM

COMMENTING AGENCIES

DEBBIE BAUMAN/ JOHN MAKENZIE -	Transportation Development
SHABIH RIZVI - KENDRA WATKINS/ ANDREW GINGERICH -	Transit & Parking Department
LYNN MAZUR - STEVE SINK - SUSANNAH ABBEY - ANTONIO CHINCHILLA - DAVID KILPATRICK - STEPHANI WINKLEPLECK - DANIEL ARAGON - PATRICK SANCHEZ - APRIL WINTERS - MICHELE RAMIREZ - MIKE MORTUS - RAY GOMEZ -	Council of Governments AMAFCA APD Crime Prevention Open Space Division Fire Department Zoning Enforcement Inspector Neighborhood Coordination Public Service Company of New Mexico New Mexico Gas Company Albuquerque Public Schools CenturyLink Comcast Cable Middle Rio Grande Conservancy District (MRGCD)
SUZANNE BUSCH -	Environmental Health

Your comments on the following case(s) are requested. Board hearing date:

PROJECT # 1004036

WEDNESDAY, February 26, 2014

Comments must be received by:

Friday, February 21, 2014

If comments are not received by this date, "no comments" will be listed on the staff report. Attached are copies of the requests. **If you have any questions, please contact me at 924-3946 or agomez@cabq.gov**



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

APPLICATION INFORMATION:

Professional/Agent (if any): Jacks high country Inc. (Jack Spilman Pres.) PHONE: 898-3707
 ADDRESS: 8953 2nd NW FAX: 890-0645
 CITY: Albuquerque STATE: NM ZIP: 87114 E-MAIL: jackshighcountry@comcast.net

APPLICANT: Contreras, Max F. & Victoria R. PHONE: _____
 ADDRESS: 2019 Rio Grande Blvd NW FAX: _____
 CITY: Albuquerque STATE: NM ZIP: 87104 E-MAIL: _____
 Proprietary interest in site: _____ List all owners: _____

DESCRIPTION OF REQUEST: We wish to vacate a 20' private access easement and a 22' private access sewer and water easement.
 Is the applicant seeking incentives pursuant to the Family Housing Development Program? Yes. No.

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

Lot or Tract No. Tract A-1 and A-2 Max Replat Block: _____ Unit: _____
 Subdiv/Addn/TBKA: _____
 Existing Zoning: SU-2 UD RA-2 Proposed zoning: _____ MRGCD Map No. _____
 Zone Atlas page(s): H-12 UPC Code: _____

CASE HISTORY:

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

CASE INFORMATION:

Within city limits? Yes Within 1000FT of a landfill? NO
 No. of existing lots: Two No. of proposed lots: Two Total area of site (acres): 0.5922
 LOCATION OF PROPERTY BY STREETS: On or Near: Rio Grande Blvd NW
 Between: India School Rd NW and Matthew NW
 Check-off if project was previously reviewed by Sketch Plat/Plan , or Pre-application Review Team . Date of review: _____

SIGNATURE Jack A. Spilman DATE _____
 (Print) Jack Spilman Applicant: Agent:

FOR OFFICIAL USE ONLY

Form revised 4/07

<input type="checkbox"/> INTERNAL ROUTING	Application case numbers	Action	S.F.	Fees
<input checked="" type="checkbox"/> All checklists are complete	<u>14DISB - 70027</u>	<u>VPE</u>	_____	<u>\$ 45.00</u>
<input checked="" type="checkbox"/> All fees have been collected	<u>14DRB - 70023</u>	<u>VPRE</u>	_____	<u>\$ 75.00</u>
<input checked="" type="checkbox"/> All case #s are assigned	_____	<u>ADV</u>	_____	<u>\$ 20.00</u>
<input checked="" type="checkbox"/> AGIS copy has been sent	_____	<u>CMT</u>	_____	<u>\$ 15.00</u>
<input checked="" type="checkbox"/> Case history #s are listed	_____	_____	_____	Total
<input type="checkbox"/> Site is within 1000ft of a landfill	_____	_____	_____	<u>\$195.00</u>
<input type="checkbox"/> F.H.D.P. density bonus	_____	_____	_____	
<input type="checkbox"/> F.H.D.P. fee rebate	_____	_____	_____	

Hearing date February 26, 2014

Project # 1004036

[Signature] 1-28-14
 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
 - ✓ Sign Posting Agreement
 - ✓ Fee (see schedule)
 - ✓ List any original and/or related file numbers on the cover application
- Unless the vacation is shown on a DRB approved plat recorded by the County Clerk within one year, it will expire.
DRB Public hearings are approximately 30 DAYS after the filing deadline. Your attendance is required.

- SIDEWALK VARIANCE (DRB20)**
 - SIDEWALK WAIVER (DRB21)**
 - ___ Scale drawing showing the proposed variance or waiver (not to exceed 8.5" by 14") 6 copies
 - ___ Zone Atlas map with the entire property(ies) clearly outlined
 - ___ Letter briefly describing, explaining, and justifying the variance or waiver
 - ___ List any original and/or related file numbers on the cover application
- DRB meetings are approximately 8 DAYS after the Tuesday noon filing deadline. Your attendance is required.**

- SUBDIVISION DESIGN VARIANCE FROM MINIMUM DPM STANDARDS (DRB25)**
 - ___ Scale drawing showing the location of the proposed variance or waiver (not to exceed 8.5" by 14") **24 copies**
 - ___ Zone Atlas map with the entire property(ies) clearly outlined
 - ___ Letter briefly describing, explaining, and justifying the variance
 - ___ Office of Community & Neighborhood Coordination inquiry response, notifying letter, certified mail receipts
 - ___ Sign Posting Agreement
 - ___ Fee (see schedule)
 - ___ List any original and/or related file numbers on the cover application
- DRB meetings are approximately 30 DAYS after the filing deadline. Your attendance is required.**

- TEMPORARY DEFERRAL OF SIDEWALK CONSTRUCTION (DRB19)**
 - EXTENSION OF THE SIA FOR TEMPORARY DEFERRAL OF SIDEWALK CONSTRUCTION (DRB07)**
 - ___ Drawing showing the sidewalks subject to the proposed deferral or extension (not to exceed 8.5" by 14") **6 copies**
 - ___ Zone Atlas map with the entire property(ies) clearly outlined
 - ___ Letter briefly describing, explaining, and justifying the deferral or extension
 - ___ List any original and/or related file numbers on the cover application
- DRB meetings are approximately 8 DAYS after the Tuesday noon filing deadline. Your attendance is required.**

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

Jack Spilman _____
Applicant name (print)

Jack A. Spilman _____
Applicant signature / date



- Checklists complete
 - Fees collected
 - Case #s assigned
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 14DRB - _____
 14DRB - _____

Form revised 4/07

[Signature] _____
Planner signature / date

Project # 1004036



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- Variance (Non-Zoning)

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APPLICATION INFORMATION:

Professional/Agent (if any) Jacks high country Inc. (Jack Spilman Pres.) PHONE: 898-3707
 ADDRESS: 8953 2nd NW FAX: 890-0645
 CITY: Albuquerque STATE: NM ZIP: 87114 E-MAIL: jacks.highcountry@comcast.net

APPLICANT: Contreras, Max F. & Victoria R. PHONE: _____
 ADDRESS: 2019 Rio Grande Blvd NW FAX: _____
 CITY: Albuquerque STATE: NM ZIP: 87104 E-MAIL: _____
 Proprietary interest in site: _____ List all owners: _____

DESCRIPTION OF REQUEST: We wish to vacate a 20' private access easement and a 22' private access sewer and water easement.
 Is the applicant seeking incentives pursuant to the Family Housing Development Program? Yes. No.

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

Lot or Tract No. Tract A-1 and A-2 Max Replat Block: _____ Unit: _____
 Subdiv/Addn/TBKA: _____
 Existing Zoning S4-2 UD RA-2 Proposed zoning: _____ MRGCD Map No _____
 Zone Atlas page(s) H-12 UPC Code: _____

CASE HISTORY:

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

CASE INFORMATION:

Within city limits? Yes Within 1000FT of a landfill? NO
 No. of existing lots: Two No. of proposed lots: Two Total area of site (acres): 0.5922
 LOCATION OF PROPERTY BY STREETS: On or Near: Rio Grande Blvd NW
 Between: India School Rd NW and Matthew NW
 Check-off if project was previously reviewed by Sketch Plat/Plan , or Pre-application Review Team . Date of review: _____

SIGNATURE Jack A. Spilman DATE _____
 (Print) Jack Spilman Applicant: Agent:

FOR OFFICIAL USE ONLY

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

Application case numbers	Action	S.F.	Fees
14DISB - 70022	VPE	_____	\$ 15.00
14DRB - 70023	VPRE	_____	\$ 45.00
_____	ADV	_____	\$ 75.00
_____	CMT	_____	\$ 20.00
_____	_____	_____	\$ 15.00
Total			\$ 155.00

Hearing date February 26, 2014
 Planner signature / date [Signature] 1-28-14 Project # 1004036

Form revised 4/07

- BULK LAND VARIANCE (DRB04)** (PUBLIC HEARINGS CASE)
 ___ Application for Minor Plat on FORM S-3, including those submittal requirements. **24 copies**
 ___ Letter briefly describing and explaining: the request, compliance with the Development Process Manual, and all improvements to be waived.
 ___ Notice on the proposed Plat that there are conditions to subsequent subdivision (refer to DPM)
 ___ Office of Community & Neighborhood Coordination inquiry response, notifying letter, certified mail receipts
 ___ Sign Posting Agreement
 ___ Fee (see schedule)
 ___ List any original and/or related file numbers on the cover application
DRB Public hearings are approximately 30 DAYS after the filing deadline. Your attendance is required.

- VACATION OF PUBLIC EASEMENT (DRB27)**
 VACATION OF PUBLIC RIGHT-OF-WAY (DRB28)
 ✓ The complete document which created the public easement (folded to fit into an 8.5" by 14" pocket) **24 copies.**
 (Not required for City owned public right-of-way.)
 ✓ Drawing showing the easement or right-of-way to be vacated, etc. (not to exceed 8.5" by 11") **24 copies**
 ✓ Zone Atlas map with the entire property(ies) clearly outlined
 ✓ Letter briefly describing, explaining, and justifying the request
 ✓ Office of Community & Neighborhood Coordination inquiry response, notifying letter, certified mail receipts
 ✓ Sign Posting Agreement
 ✓ Fee (see schedule)
 ✓ List any original and/or related file numbers on the cover application
 Unless the vacation is shown on a DRB approved plat recorded by the County Clerk within one year, it will expire.
DRB Public hearings are approximately 30 DAYS after the filing deadline. Your attendance is required.

- SIDEWALK VARIANCE (DRB20)**
 SIDEWALK WAIVER (DRB21)
 ___ Scale drawing showing the proposed variance or waiver (not to exceed 8.5" by 14") **6 copies**
 ___ Zone Atlas map with the entire property(ies) clearly outlined
 ___ Letter briefly describing, explaining, and justifying the variance or waiver
 ___ List any original and/or related file numbers on the cover application
DRB meetings are approximately 8 DAYS after the Tuesday noon filing deadline. Your attendance is required.

- SUBDIVISION DESIGN VARIANCE FROM MINIMUM DPM STANDARDS (DRB25)**
 ___ Scale drawing showing the location of the proposed variance or waiver (not to exceed 8.5" by 14") **24 copies**
 ___ Zone Atlas map with the entire property(ies) clearly outlined
 ___ Letter briefly describing, explaining, and justifying the variance
 ___ Office of Community & Neighborhood Coordination inquiry response, notifying letter, certified mail receipts
 ___ Sign Posting Agreement
 ___ Fee (see schedule)
 ___ List any original and/or related file numbers on the cover application
DRB meetings are approximately 30 DAYS after the filing deadline. Your attendance is required.

- TEMPORARY DEFERRAL OF SIDEWALK CONSTRUCTION (DRB19)**
 EXTENSION OF THE SIA FOR TEMPORARY DEFERRAL OF SIDEWALK CONSTRUCTION (DRB07)
 ___ Drawing showing the sidewalks subject to the proposed deferral or extension (not to exceed 8.5" by 14") **6 copies**
 ___ Zone Atlas map with the entire property(ies) clearly outlined
 ___ Letter briefly describing, explaining, and justifying the deferral or extension
 ___ List any original and/or related file numbers on the cover application
DRB meetings are approximately 8 DAYS after the Tuesday noon filing deadline. Your attendance is required.

- VACATION OF PRIVATE EASEMENT (DRB26)**
 VACATION OF RECORDED PLAT (DRB29)
 ✓ The complete document which created the private easement/recorded plat (not to exceed 8.5" by 14") **6 copies**
 ✓ Scale drawing showing the easement to be vacated (8.5" by 11") **6 copies**
 ✓ Zone Atlas map with the entire property(ies) clearly outlined
 ✓ Letter/documents briefly describing, explaining, and justifying the vacation **6 copies**
 ✓ Letter of authorization from the grantors and the beneficiaries (private easement only)
 ✓ Fee (see schedule)
 ✓ List any original and/or related file numbers on the cover application
 Unless the vacation is shown on a DRB approved plat recorded by the County Clerk within one year, it will expire.
DRB meetings are approximately 8 DAYS after the Tuesday noon filing deadline. Your attendance is required.

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

Jack Spilman
 Applicant name (print)
Jack A. Spilman
 Applicant signature / date



- Checklists complete
 Fees collected
 Case #s assigned
 Related #s listed
- Application case numbers
 14DRB - _____
 14DRB - _____

Form revised 4/07
[Signature]
 Planner signature / date
 Project # 1004036

Jack's High Country, Inc.(Agent)
8953 Second Street, N.W.
Albuquerque, New Mexico 87114

To: City of Albuquerque, Planning Department

Re: Easement vacations.

PROPERTY ADDRESS: 2019 RIO GRANDE BLVD.

LEGAL DESCRIPTION: TRACTS A-1, A-2 AND B-1, MAX REPLAT, BEING A REPLAT OF TRACTS A & B, MRGCD MAP#35. ALBUQUERQUE, BERNALILLO COUNTY, FEBRUARY 2005

THE PROPERTY CONTAINS A RESIDENTIAL DWELLING. THE PROERTY OWNERS RESIDE AT THE SUBJECT AND HAVE DECIDED TO COMBINE LOTS A-1 AND A-2, AND THIS NEGATES ANY NEED FOR THE EASEMENTS I : E 20' PRIVATE ACCESS EASEMENT FILED APRIL 5, 2006 BOOK 2006 C, PAGE 109, AND 22' PRIVATE ACCESS, SEWER, WATER, AND PUBLIC UTILITY EASEMENT FILED APRIL 5, 2006, BOOK 2006 C PAGE 109, AS SHOWN ON TH PLAT. THESE EASEMENTS WERE CREATED TO SERVE TRACT A-1. THEY ARE SEEKING APPROVAL OF THIS REQUEST.

JACK SPIMAN (JACKS HIGH COUNTRY) WILL GLADLY ANSWER QUESTIONS AND CONCERNS AND MAY BE REACHED AT 8953 2ND STREET N.W. 505-898-3707

THANK YOU,

JACK SPILMAN

JANUARY 23, 2014



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

Map amended through: 5/1/2006

Note: Grey Shading Represents Area Outside of the City Limits

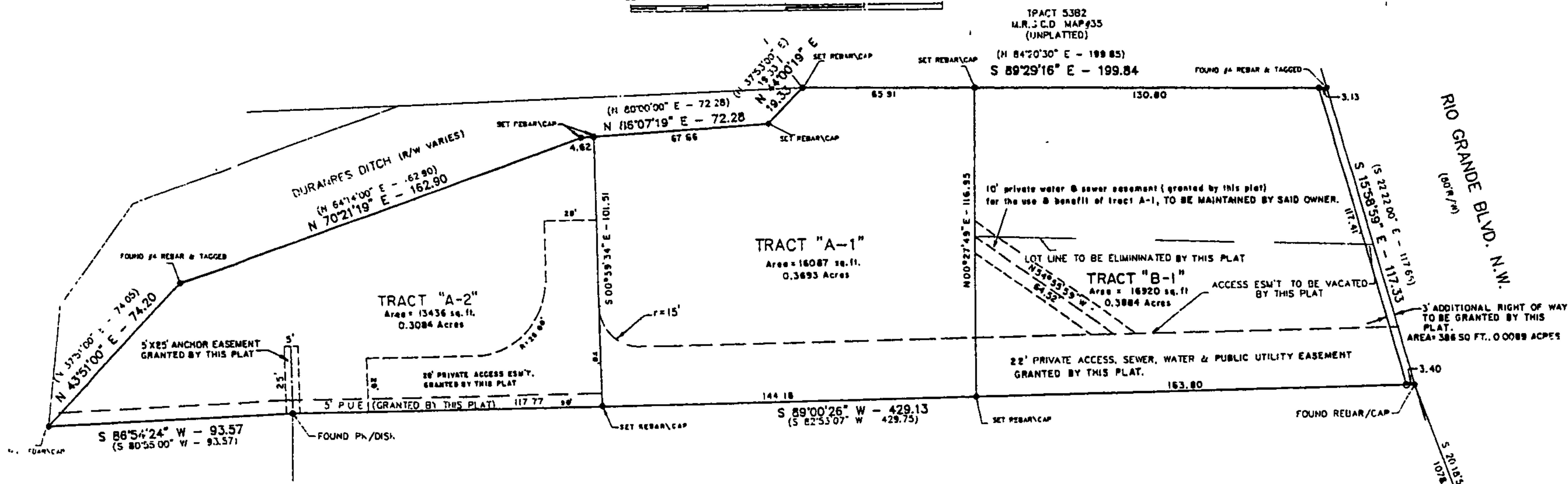
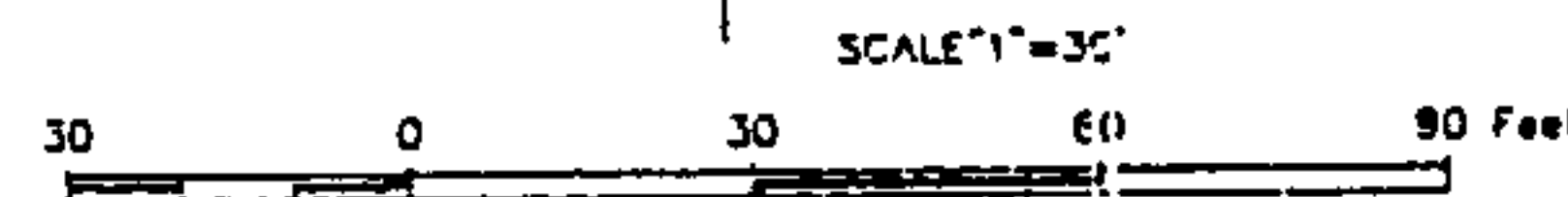
Zone Atlas Page:
H-12-Z

Selected Symbols

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

0 750 1500 Feet

PLAT OF
 TRACTS "A-1", "A-2" & "B-1"
 MAX REPLAT
 BEING A REPLAT OF TRACTS A & B
 M.R.G.C.D. MAP #35
 ALBUQUERQUE, BERNALILLO COUNTY, NEW MEXICO
 FEBRUARY, 2005



LOT 32-A
 RIO GRANDE GARDENS
 FILED 04/10/94 VOL 24C, FOLIO 267

TRACT 55 M.R.G.C.D. MAP #35
 (UNPLATTED)

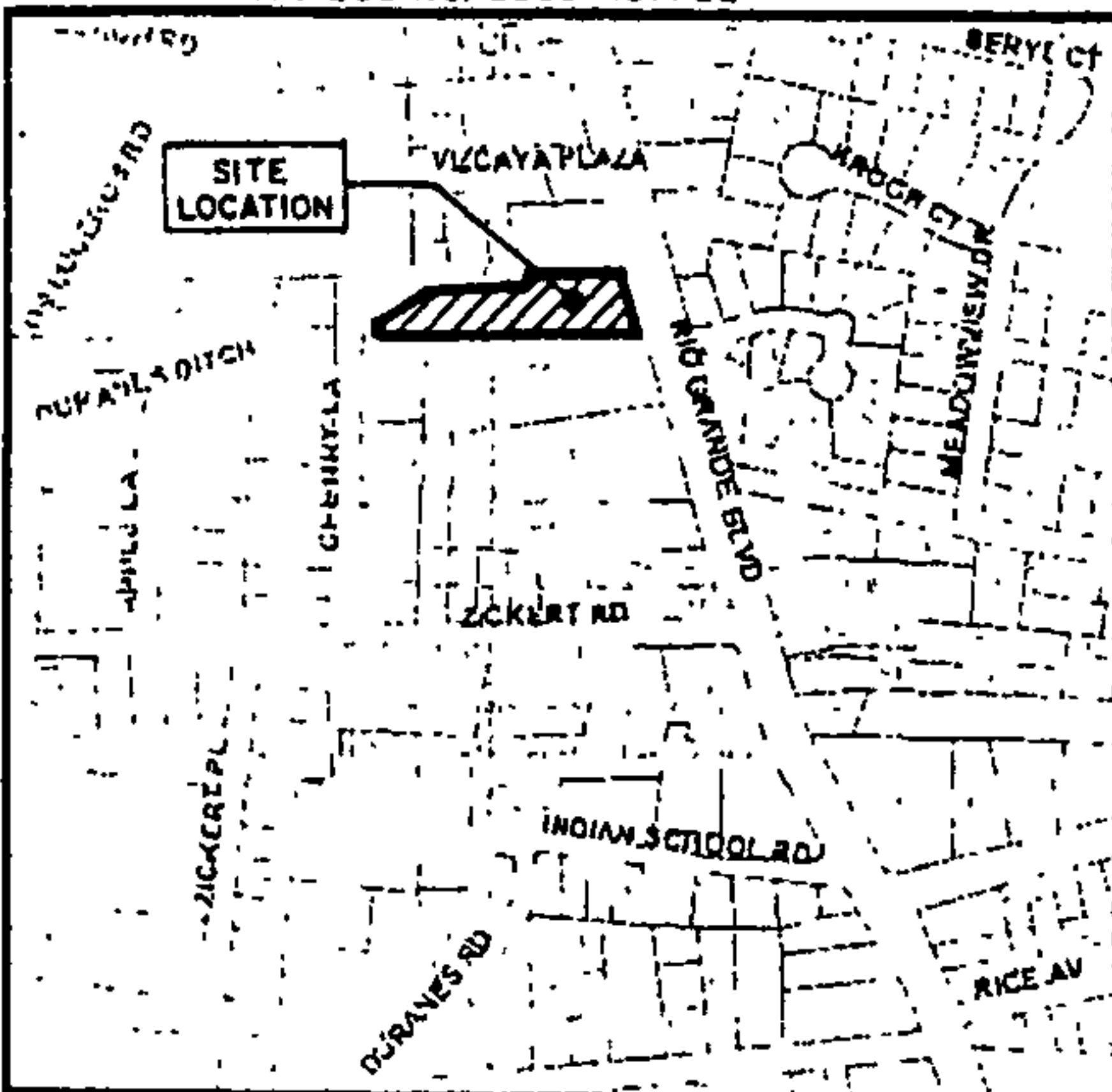
2005040430
 04/20/05
 Page: 2 of 2
 04/25/2005 02:20P
 01-2000C Pg-109

FOUND
 ACS SWASS CAP "7-HIS" 1078
 X=373707.44
 Y=1495719.39
 ELEV = 4961.715 (HAB 1P:7)
 NEW MEXICO STATE PLANE
 COORDINATES (CENTRAL ZONE)
 Δα = -0'14'34"
 GROUND-TO-GRID FACTOR = 0.9998810

SHEET 2 OF 2

HALL SURVEYING CO.
 12805 MENAUL BLVD NE
 ALBUQUERQUE, NEW MEXICO 87112
 PHONE (505) 297-6727

CLIENT MAX CONTRERAS
 C:\DRAWINGS\LS-2178\LS-2178.DWG



PLAT OF
TRACTS "A-1", "A-2" & "B-1"
MAX REPLAT
BEING A REPLAT OF TRACTS A & B
M.R.G.C.D. MAP #35
ALBUQUERQUE, BERNALILLO COUNTY, NEW MEXICO
FEBRUARY, 2005

PROJECT No. 1004036
Application No. 06PRB-00263

Subdivision No. N/A	APPROVED AND ACCEPTED BY
<i>Sheran Matson</i>	4/5/06
DRB Chairperson, Planning Department	Date
<i>Bradley L. Bingham</i>	3/4/06
City Engineer	Date
<i>John M. Meyer</i>	3-22-05
A.M. S.A.	Date
<i>Roger A. Khan</i>	4-5-06
Public Works Dept., Utility Development Division	Date
<i>Christina Sandoval</i>	4/5/06
Traffic Engineering, Transportation Division	Date
<i>Christina Sandoval</i>	4/5/06
Parks & Recreation	Date
<i>John D. Madsen</i>	3-11-05
City Surveyor	Date
<i>John D. Madsen</i>	3-22-05
P.N.M. Electric & Gas Services	Date
<i>Rita Enichs</i>	3-22-05
Comcast Cable	Date
<i>Eric Crabtree</i>	3/2/06
Quest Telecommunications	Date
N/A	Date
New Mexico Utilities	Date
NA	Date
Unimex Development	Date

VICINITY MAP
TOWNSHIP ATLAS H-12-2 (CITY)

SUBDIVISION DATA

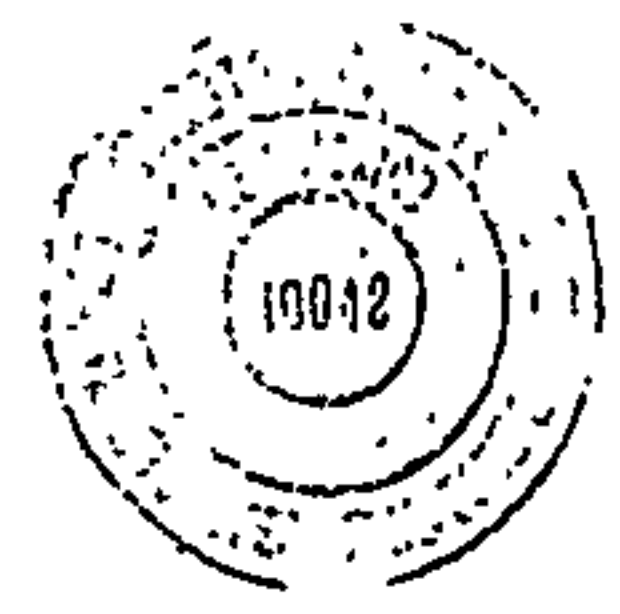
DRG NO.	
Index No.	H-12-2
Gross Subdivision Acreage	1.0749 Acres
Number of Lots existing	2
Number of Lots created	3
Number of Lots created or deleted by this Plat	

DESCRIPTION
TRACTS LETTERED A AND B OF THE MAX REPLAT AS THE SAME IS SHOWN AND DESIGNATED ON THE PLAT THEREOF FILED IN THE OFFICE OF THE COUNTY CLERK OF BERNALILLO COUNTY, NEW MEXICO ON DECEMBER 1, 1980 AND BEING MORE PARTICULARLY DESCRIBED BY NEW MEXICO STATE PLANE GRID BEARINGS AND GROUND DISTANCES AS FOLLOWS
BEGINNING AT THE SOUTHWEST CORNER OF THE TRACT HEREIN DESCRIBED, BEING A POINT ON THE WESTERLY RIGHT OF WAY LINE OF RIO GRANDE BLVD. N.W. WHENCE ALBUQUERQUE CITY SURVEY MONUMENT "77-113" BEARS S 20°12'55"E, 1078.78 FEET THENCE, S 89°00'26"W, 429.13 TO A POINT THENCE, S 86°42'24"W, 93.57 FEET TO THE SOUTHWEST CORNER OF THE TRACT HEREIN DESCRIBED THENCE, N 43°51'00" E, 74.20 FEET TO THE NORTHWEST CORNER OF THE TRACT HEREIN DESCRIBED THENCE, N 70°21'18" E, 162.90 FEET TO A POINT THENCE, N 30°07'19" E, 72.28 FEET TO A POINT, THENCE, N 44°00'19" E, 19.33 FEET TO A POINT, THENCE, S 89°29'16" E, 199.84 FEET TO THE NORTHEAST CORNER OF THE TRACT HEREIN DESCRIBED BEING A POINT ON THE WESTERLY RIGHT OF WAY LINE OF RIO GRANDE BLVD. N.W. THENCE, S 15°58'59" E, 117.33 FEET ALONG SAID WESTERLY RIGHT OF WAY LINE OF RIO GRANDE BLVD. N.W. TO THE POINT OF BEGINNING, CONTAINING 1.0749 ACRES MORE OR LESS.

- NOTES**
PROPERTY IS ZONED RA-2.
1) BASIS OF BEARINGS NEW MEXICO STATE PLANE GRID BEARINGS
(INITIAL ZONE) DISTANCES ARE GROUND
2) 22' PRIVATE ACCESS SEWER AND WATER EASEMENT IS FOR THE USE AND BENEFIT OF TRACTS A-1, A-2 AND B-1 AND TO BE MAINTAINED BY OWNERS.
3) BEARINGS & DISTANCES SHOWN IN PARENTHESIS ARE PER MAX REPLAT FILED 12/01/80.
4) PROPERTY IS LOCATED WITHIN PROJECTED S12, T10N, R.2E. WITHIN TOWN OF ALBUQUERQUE GRANT.
EASEMENTS
1. THIS PLAT SHOWS ALL EASEMENTS AS PROVIDED BY OWNERS, UTILITY CO.'S & OTHER INTERESTED PARTIES.

SURVEYOR'S CERTIFICATION

I, Preston E. Hall, New Mexico Registered Professional Surveyor No. 10,0042, do hereby certify that this plat was prepared by me or under my supervision, meets the minimum requirements for monumentation and surveys of the Albuquerque Subdivision Ordinance, complies with the minimum standards for surveying in the State of New Mexico, and is true and correct to the best of my knowledge and belief.



Preston E. Hall
Preston E. Hall P# 10042

FREE CONSENT

New replatted as Tracts A-1, A-2 & B-1, MAX REPLAT hereon described is with the free-consent and in accordance with the desires of the undersigned owner(s) and/or proprietor(s) thereof, and said owner(s) and/or proprietor(s) do hereby freely consent to all the foregoing and do hereby represent that I/we are authorized to so act, grant all easements shown hereon including the right of ingress and egress and the right to trim interfering trees. The undersigned owner(s) warrant and hold complete and indefeasible title in fee simple to the land subdivided.

Max F. Contreras 2-23-05 date
MAX F. CONTRERAS
Victoria R. Contreras 2/23/05 date
VICTORIA R. CONTRERAS



THIS IS TO CERTIFY THAT TAXES ARE CURRENT & PAID ON
10042-101722-10918 2 APR 2006
PROPERTY OF RECORD
Max F. Contreras
BERNALILLO COUNTY TREASURER'S OFFICE
P. Lopez 4/5/06

DISCLOSURE STATEMENT
THE PURPOSE OF THIS PLAT IS TO DIVIDE TRACTS A & B, MAX REPLAT INTO 3 TRACTS AND GRANT EASEMENTS AND UTILITY EASEMENTS SHOWN HEREON AND VACATE A PORTION OF AN EXISTING ACCESS EASEMENT.

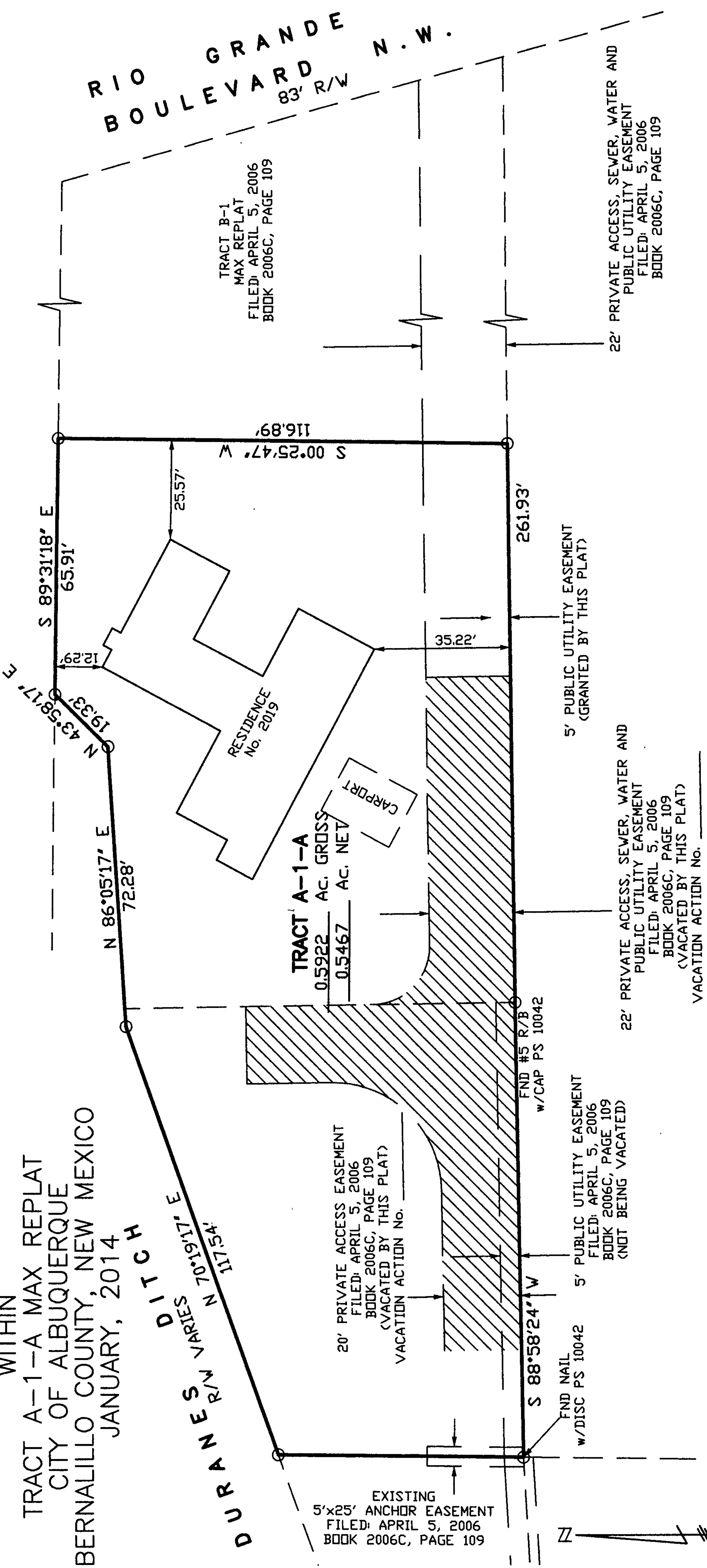
STATE OF New Mexico)
COUNTY OF Bernalillo) SS
On this 23 day of February 2005 the foregoing instrument was acknowledged before me by Victoria R. Contreras
Maryona Watman
My commission expires 6-28-07
MARYONA WATMAN
NOTARY PUBLIC-STATE OF NEW MEXICO
Notary Public

SHEET 1 OF 2
HALL SURVEYING CO.
12805 MENAUL BLVD N E
ALBUQUERQUE, NEW MEXICO 87112
PHONE (505) 292-6727
CLIENT MAX CONTRERAS
C:\DRAWINGS\LS-2178\LS-2178.DWG

EXHIBIT SHOWING EASEMENTS BEING VACATED WITHIN

TRACT A-1-A MAX REPLAT
CITY OF ALBUQUERQUE
BERNALILLO COUNTY, NEW MEXICO
JANUARY, 2014

TRACT 53B2
M.R.G.C.D. MAP No. 35



TRACT B-1
MAX REPLAT
FILED: APRIL 5, 2006
BOOK 2006C, PAGE 109

RESIDENCE
No. 2019

TRACT A-1-A
0.5922 AC. GROSS
0.5467 AC. NET

20' PRIVATE ACCESS EASEMENT
FILED: APRIL 5, 2006
BOOK 2006C, PAGE 109
(VACATED BY THIS PLAT)
VACATION ACTION No. _____

EXISTING
5'x25' ANCHOR EASEMENT
FILED: APRIL 5, 2006
BOOK 2006C, PAGE 109

5' PUBLIC UTILITY EASEMENT
FILED: APRIL 5, 2006
BOOK 2006C, PAGE 109
(NOT BEING VACATED)

5' PUBLIC UTILITY EASEMENT
(GRANTED BY THIS PLAT)

22' PRIVATE ACCESS, SEWER, WATER AND
PUBLIC UTILITY EASEMENT
FILED: APRIL 5, 2006
BOOK 2006C, PAGE 109
(VACATED BY THIS PLAT)
VACATION ACTION No. _____

22' PRIVATE ACCESS, SEWER, WATER AND
PUBLIC UTILITY EASEMENT
FILED: APRIL 5, 2006
BOOK 2006C, PAGE 109

Scale: 1" = 30'
Order No.: 13-0833
Field Book: Page:

Anthony L. Harris, N.M.P.S. #11463 HARRIS SURVEYING, INC.
2412-D Monroe Street, NE • Albuquerque, New Mexico 87110
Telephone (505) 889-8056 • FAX (505) 889-8645

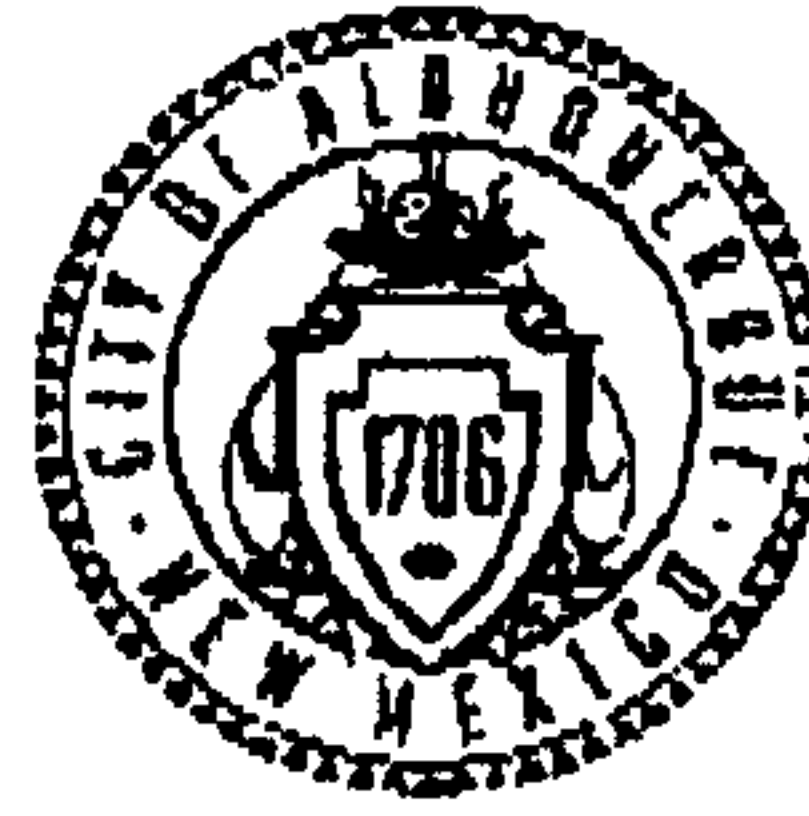
ATTACHMENT A

Jack Spilman
Jack's High Company Inc.
8953 Second Street NW/87114
Phone: 898-3707/Fax: 890-0645
Zone Map – H-12

LOS DURANES N.A. "R"
***William C. Herring**
3104 Coca Rd. NW/87104 243-4654 (w)
Jose Viramontes
1317 Gabaldon Dr. NW/87104 239-8449 (w)

RIO GRANDE BLVD. N.A. "R"
Susan Johnson
2313 Camino De Los Artesanos NW/87107 344-3334 (h)
Doyle Kimbrough
2327 Campbell Rd. NW/87104 249-0938 (c)

***President of NA/HOA**



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

PLEASE NOTE: The NA/HOA information listed in this letter is valid for one (1) month. If you haven't filed your application within one (1) month of the date of this letter – you will need to get an updated letter from our office.

January 24, 2014

Jack Spilman
Jack's High Company Inc.
8953 Second Street NW/87114
Phone: 898-3707/Fax: 890-0645

Dear Jack:

Thank you for your inquiry of January 24, 2014 requesting the names of **ALL Neighborhood and/or Homeowner Associations** who would be affected under the provisions of O-92 by your proposed project at **(DRB SUBMITTAL) – PLAT OF LOT 32-A-1, RIO GRANDE GARDENS ADDITION AND TRACT A-1-A MAX REPLAT, LOCATED ON RIO GRANDE BOULEVARD NW BETWEEN INDIAN SCHOOL ROAD NW AND MATTHEW AVENUE NW** zone map **H-12**.

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

SEE "ATTACHMENT A" FOR THE NAMES OF THE NA/HOA'S THAT NEED TO BE CONTACTED IN REGARDS TO THIS PLANNING SUBMITTAL – please attach this letter and "Attachment A" to your Application Packet ALONG with copies of the letters and certified mail receipts to the NA/HOA's – siw.

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

Sincerely,
Stephani Winklepleck
Stephani Winklepleck
Neighborhood Liaison
OFFICE OF NEIGHBORHOOD COORDINATION
Planning Department

LETTERS MUST BE SENT TO BOTH CONTACTS OF EACH NA/HOA FOR THIS PLANNING SUBMITTAL.

ACADEMY STATION
 ALBUQUERQUE, New Mexico
 871099998
 3401500109-0096
 01/24/2014 (800)275-8777 04:58:35 PM

Sales Receipt		
Product Description	Sale Unit Qty Price	Final Price
ALBUQUERQUE NM 87104 Zone-1 First-Class Mail Letter	0.40 oz.	\$0.46
Expected Delivery: Sat 01/25/14		
Return Rcpt (Green Card)		\$2.55
@@ Certified		\$3.10
Label #:		70132250000053920324

Issue PVI: \$6.11

ALBUQUERQUE NM 87107 Zone-1 First-Class Mail Letter	0.50 oz.	\$0.46
Expected Delivery: Sat 01/25/14		
Return Rcpt (Green Card)		\$2.55
@@ Certified		\$3.10
Label #:		70132250000053920331

Issue PVI: \$6.11

ALBUQUERQUE NM 87104 Zone-1 First-Class Mail Letter	0.50 oz.	\$0.46
Expected Delivery: Sat 01/25/14		
Return Rcpt (Green Card)		\$2.55
@@ Certified		\$3.10
Label #:		70132250000053920348

Issue PVI: \$6.11

ALBUQUERQUE NM 87104 Zone-1 First-Class Mail Letter	0.50 oz.	\$0.46
Expected Delivery: Sat 01/25/14		
Return Rcpt (Green Card)		\$2.55
@@ Certified		\$3.10
Label #:		70132250000053920317

Issue PVI: \$6.11

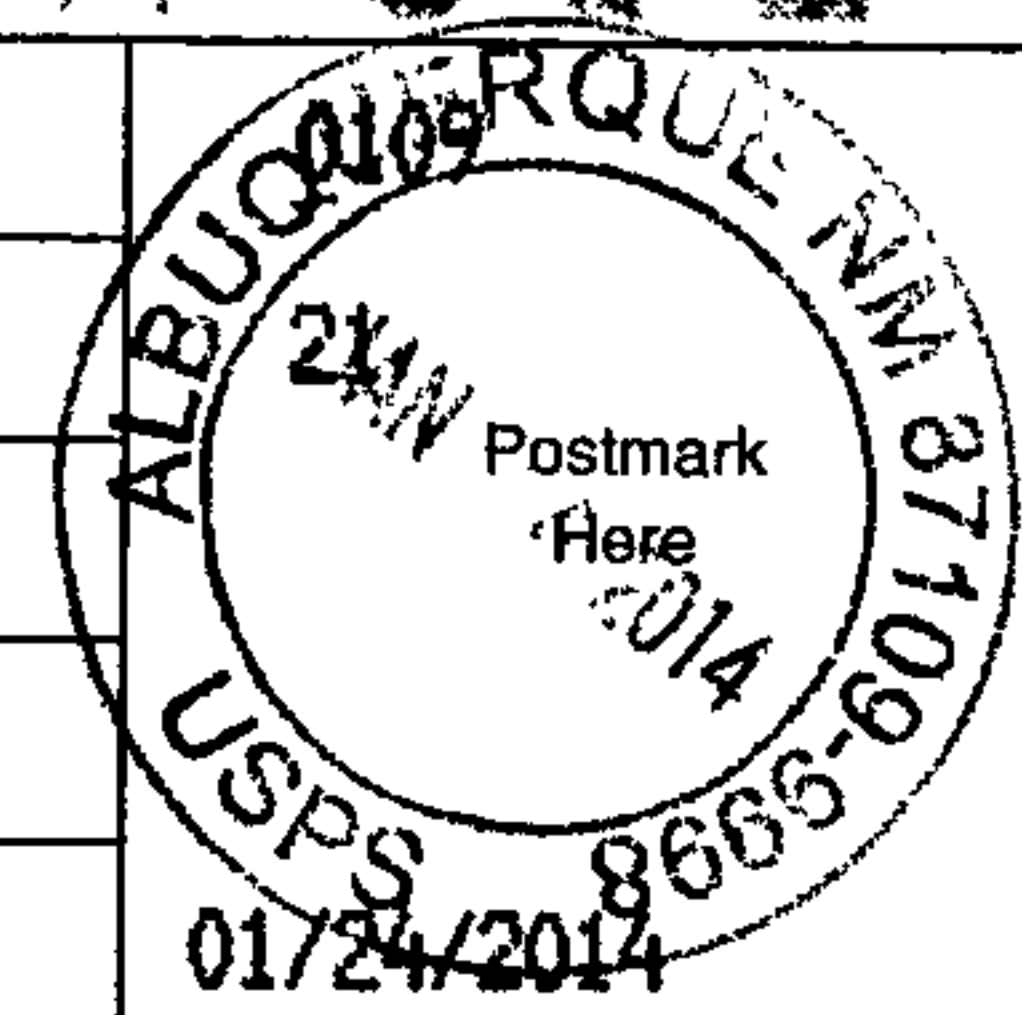
Total: \$24.44

Paid by:
 Cash \$25.00
 Change Due: -\$0.56

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

For delivery information visit our website at www.usps.com

ALBUQUERQUE NM 87104 **AL USE**

Postage	\$ 0.46	
Certified Fee	\$3.10	
Return Receipt Fee (Endorsement Required)	\$2.55	
Restricted Delivery Fee (Endorsement Required)	\$0.00	
Total Postage & Fees	\$ 6.11	

Sent To: Doyle Kimbrough
 Street, Apt. No., or PO Box No. 2327 Campbell Rd NW
 City, State, ZIP+4 Albuquerque, NM 87104

PS Form 3800, August 2006 See Reverse for Instructions

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

For delivery information visit our website at www.usps.com

ALBUQUERQUE NM 87104 **AL USE**

Postage	\$ 0.46	0109
Certified Fee	\$3.10	
Return Receipt Fee (Endorsement Required)	\$2.55	
Restricted Delivery Fee (Endorsement Required)	\$0.00	
Total Postage & Fees	\$ 6.11	

Sent To: William C Herrings
 Street, Apt. No., or PO Box No. 3104 Coca Rd NW
 City, State, ZIP+4 Albuquerque, NM 87104

PS Form 3800, August 2006 See Reverse for Instructions

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

For delivery information visit our website at www.usps.com

ALBUQUERQUE NM 87107 **AL USE**

Postage	\$ 0.46	0109
Certified Fee	\$3.10	
Return Receipt Fee (Endorsement Required)	\$2.55	
Restricted Delivery Fee (Endorsement Required)	\$0.00	
Total Postage & Fees	\$ 6.11	

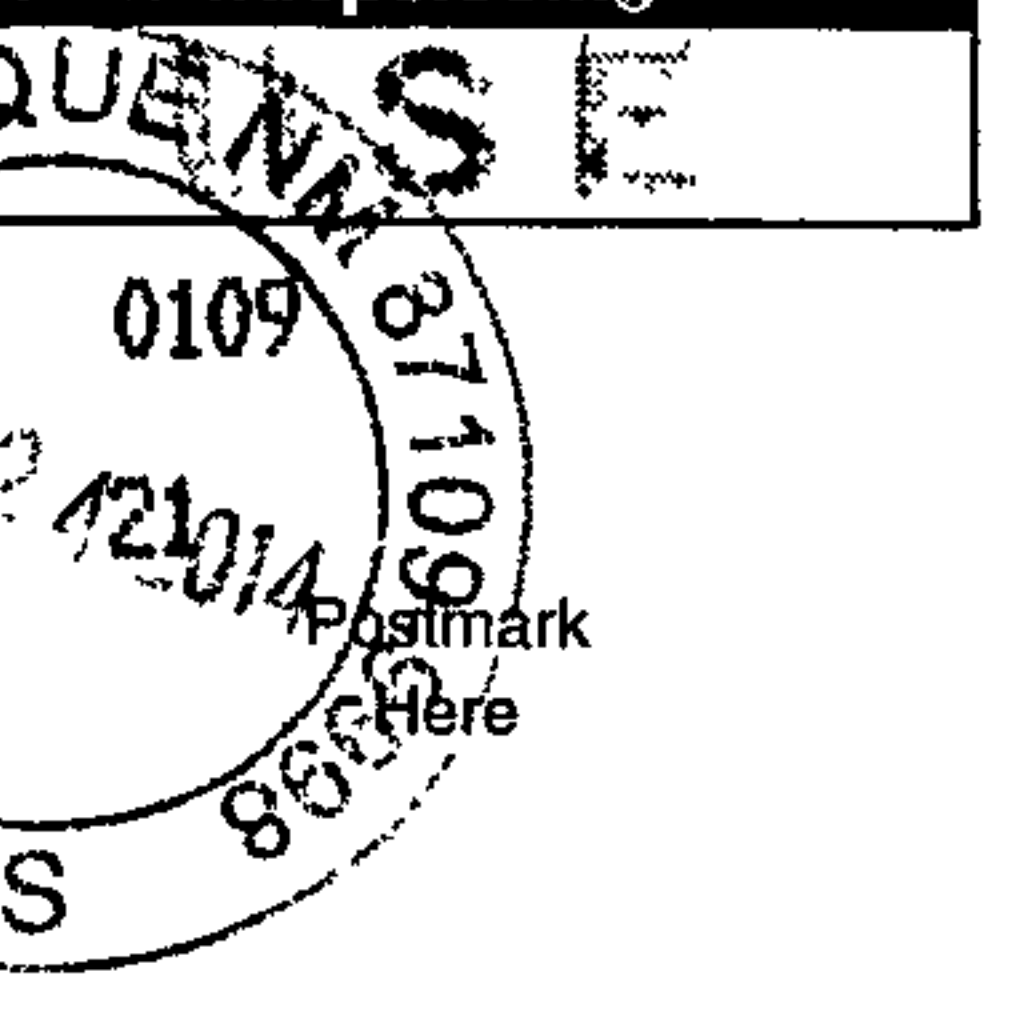
Sent To: Susan Johnson
 Street, Apt. No., or PO Box No. 2313 Camino de los Artesanos NW
 City, State, ZIP+4 Albuquerque, NM 87107

PS Form 3800, August 2006 See Reverse for Instructions

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

For delivery information visit our website at www.usps.com

ALBUQUERQUE NM 87104 **AL USE**

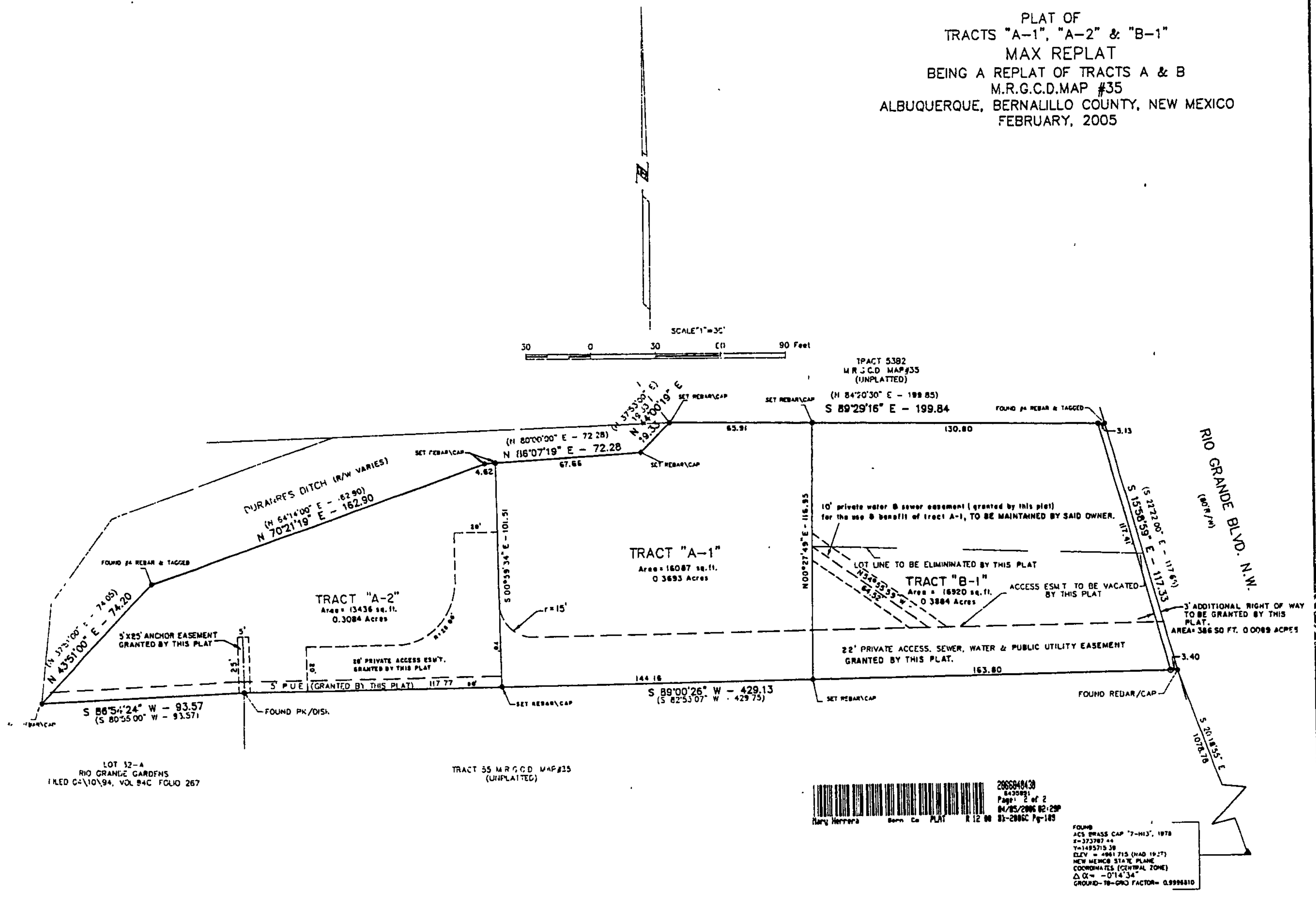
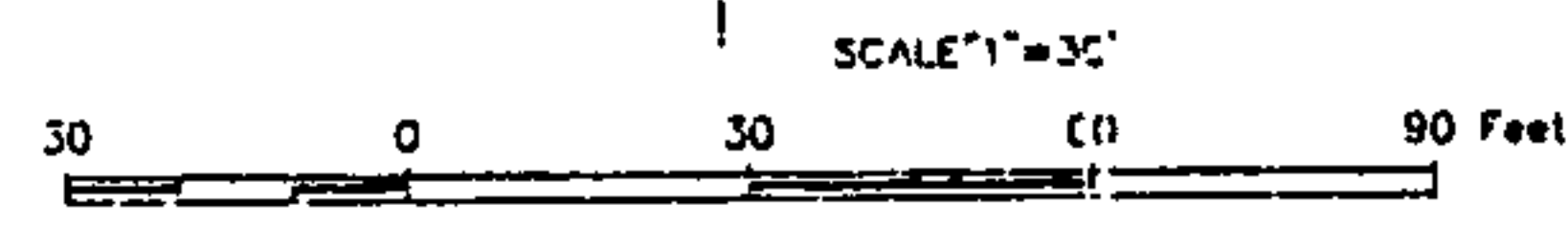
Postage	\$ 0.46	0109
Certified Fee	\$3.10	
Return Receipt Fee (Endorsement Required)	\$2.55	
Restricted Delivery Fee (Endorsement Required)	\$0.00	
Total Postage & Fees	\$ 6.11	

Sent To: Jose Miramonte S
 Street, Apt. No., or PO Box No. 1317 Gabaldon Dr NW
 City, State, ZIP+4 Albuquerque, NM 87104

PS Form 3800, August 2006 See Reverse for Instructions

PROJECT#: 1004036
 DATE: 2-26-14 (VPE, VPR)

PLAT OF
 TRACTS "A-1", "A-2" & "B-1"
 MAX REPLAT
 BEING A REPLAT OF TRACTS A & B
 M.R.G.C.D. MAP #35
 ALBUQUERQUE, BERNALILLO COUNTY, NEW MEXICO
 FEBRUARY, 2005



LOT 32-A
 RIO GRANDE GARDENS
 FILED 04/10/94, VOL 84C FOLIO 267

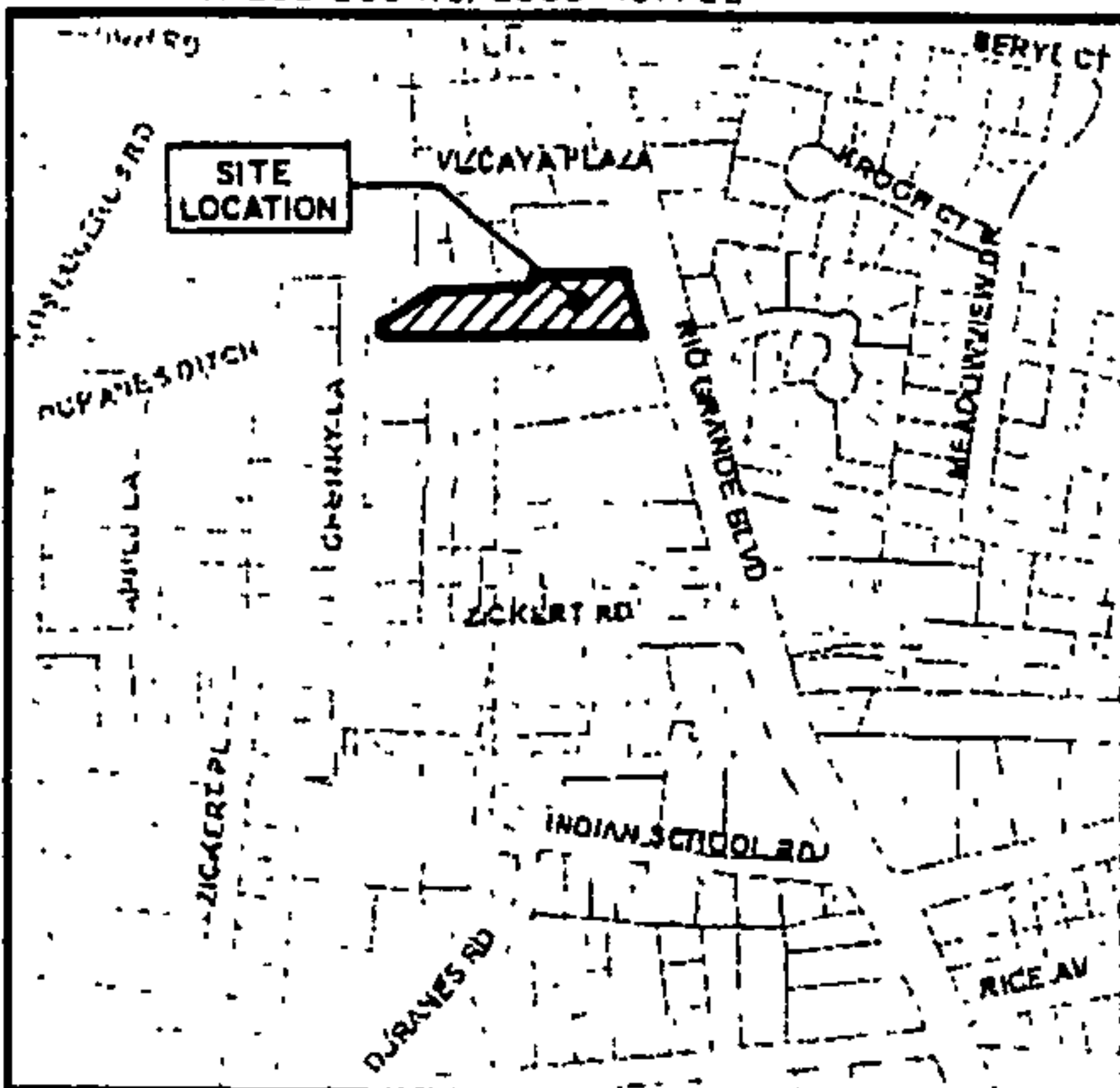
TRACT 55 M.R.G.C.D. MAP#35
 (UNPLATTED)

2865848438
 8438891
 Page: 2 of 2
 04/03/2006 02:29P
 81-2086C Pg-105

FOUND
 ACS BRASS CAP "7-H13", 1978
 Z=373787.44
 Y=1495715.39
 ELEV = 4961.715 (HAD 19.27)
 NEW MEXICO STATE PLANE
 COORDINATES (CENTRAL ZONE)
 Δα = -0'14.34"
 GROUND-TG-GRO FACTOR= 0.9998810

SHEET 2 OF 2

HALL SURVEYING CO.	
12805 MENAUL BLVD NE ALBUQUERQUE, NEW MEXICO 87112 PHONE (505) 297-6727	
CLIENT: MAX CONTRERAS	
C:\DRAWINGS\LS-2178\LS-2178.DWG	



PLAT OF
TRACTS "A-1", "A-2" & "B-1"
MAX REPLAT
BEING A REPLAT OF TRACTS A & B
M.R.G.C.D. MAP #35
ALBUQUERQUE, BERNALILLO COUNTY, NEW MEXICO
FEBRUARY, 2005

PROJECT No. 1004036

Application No. 06DRB-00263

APPROVED AND ACCEPTED BY

Subdivision No. N/A
Sheron Watson 4/5/06
DRB Chairperson, Planning Department Date

Bradley D. Binjan 3/4/06
City Engineer Date

Don M. Mason 3-22-05
A.M.A. Date

Roger A. Green 4-5-06
Public Works Dept, Utility Development Division Date

[Signature] 4-5-06
Water Utility Date

[Signature] 4/5/06
Traffic Engineering, Transportation Division Date

Christine Sandborn 4/5/06
Parks & Recreation Date

[Signature] 3-11-05
City Surveyor Date

Leid D. Matis 3-22-05
P.N.M. Electric & Gas Services Date

Rita Enich 3-22-05
Comcast Cable Date

Lois Crabtree 3/2/06
Qwest Telecommunications Date

N/A
New Mexico Utilities Date

NA
Utility Development Date

VICINITY MAP
TOME ATLAS H-12-2 (CITY)

1) DIVISION DATA

2) DRB NO. _____

3) Atlas Index No. H-12-2

4) Gross Subdivision Acreage 1.0749 Acres

5) Number of Lots existing 2

6) Number of Lots created 3

7) How many lots were created or deleted by this Plat _____

NOTES

- PROPERTY IS ZONED RA-2
- ALL BEARINGS NEW MEXICO STATE PLANE GRID BEARINGS
- (DISTANCES ARE GROUND)
- 22' PRIVATE ACCESS EASEMENT AND WATER EASEMENT IS FOR THE USE AND BENEFIT OF TRACTS A-1 A-2 AND B-1 AND TO BE MAINTAINED BY OWNERS.
- BEARINGS & DISTANCES SHOWN IN PARENTHESES ARE PER MAX REPLAT FILED 12/01/00.
- PROPERTY IS LOCATED WITHIN PROJECTED S12, T10N, R2E, WITHIN TOWN OF ALBUQUERQUE GRANT.
- EASEMENTS
- THIS PLAT SHOWS ALL EASEMENTS AS PROVIDED BY OWNERS, UTILITY CO.'S & OTHER INTERESTED PARTIES.

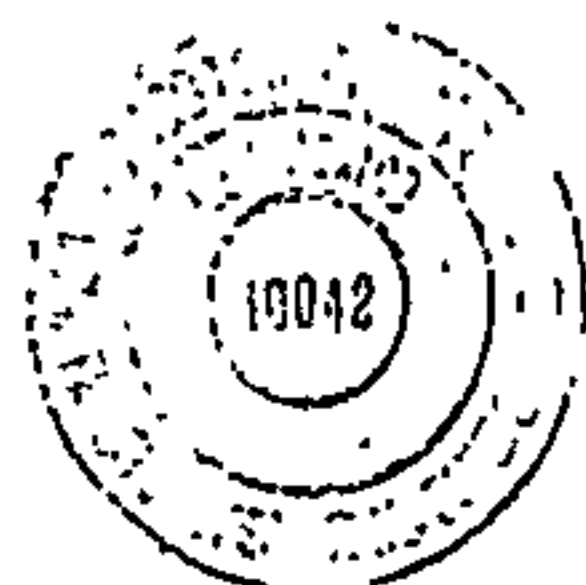
DESCRIPTION

TRACTS LETTERED A AND B OF THE MAX REPLAT AS THE SAME IS SHOWN AND DESIGNATED ON THE PLAT THEREOF FILED IN THE OFFICE OF THE COUNTY CLERK OF BERNALILLO COUNTY, NEW MEXICO ON DECEMBER 1, 1980 AND BEING MORE PARTICULARLY DESCRIBED BY NEW MEXICO STATE PLANE GRID BEARINGS AND GROUND DISTANCES AS FOLLOWS

BEGINNING AT THE SOUTHWEST CORNER OF THE TRACT HEREIN DESCRIBED, BEING A POINT ON THE WESTERN RIGHT OF WAY LINE OF RIO GRANDE BLVD N.W. WHENCE ALBUQUERQUE CITY SURVEY INSTRUMENT "7-113" BEARS S 20°18'55"E, 1078.78 FEET THENCE, S 89°00'26"W, 429.13 TO A POINT THENCE, S 86°14'24"W, 93.57 FEET TO THE SOUTHWEST CORNER OF THE TRACT HEREIN DESCRIBED, THENCE, N 43°31'00" E 74.20 FEET TO THE NORTHWEST CORNER OF THE TRACT HEREIN DESCRIBED, THENCE, N 70°21'19" E 182.90 FEET TO A POINT THENCE, N 80°07'19" E, 72.28 FEET TO A POINT, THENCE, N 44°00'19" E, 19.33 FEET TO A POINT, THENCE, S 82°29'16" E, 188.84 FEET TO THE NORTHEAST CORNER OF THE TRACT HEREIN DESCRIBED, BEING A POINT ON THE WESTERN RIGHT OF WAY LINE OF RIO GRANDE BLVD N.W. THENCE, S 15°55'58" E, 117.33 FEET ALONG SAID WESTERN RIGHT OF WAY LINE OF RIO GRANDE BLVD N.W. TO THE POINT OF BEGINNING, CONTAINING 1.0749 ACRES MORE OR LESS.

SURVEYOR'S CERTIFICATION

I, Preston E. Hall, New Mexico Registered Professional Surveyor No. 10,0042, do hereby certify that this plat was prepared by me or under my supervision, meets the minimum requirements, for monumentation and surveys of the Albuquerque Subdivision Ordinance, complies with the minimum standards for surveying in the State of New Mexico, and is true and correct to the best of my knowledge and belief.



Preston E. Hall
Preston E. Hall P.S. 10042

FREE CONSENT

New replatted as Tracts A-1, A-2 & B-1, MAX REPLAT hereon described is with the free-consent and in accordance with the desires of the undersigned owner(s) and/or proprietor(s) thereof, and said owner(s) and/or proprietor(s) do hereby freely consent to all the foregoing and do here by represent that I/we are authorized to so act, grant all easements shown hereon including the right of ingress and egress and the right to trim interfering trees. The undersigned owner(s) warrant and title complete and indefeasible title in fee simple to the land subdivided.

[Signature] 2-23-05
MAX CONTRERAS date

[Signature] 2/23/05
VICTORIA R. CONTRERAS date

THIS IS TO CERTIFY THAT TAXES ARE CURRENT & PAID ON
PROPERTY OF RECORD
CONTRERAS MAY E. HALL
BERNALILLO COUNTY TREASURER'S OFFICE
[Signature] 4/5/06

DISCLOSURE STATEMENT

THE PURPOSE OF THIS PLAT IS TO DIVIDE TRACTS A & B MAX REPLAT INTO 3 TRACTS AND GRANT EASEMENTS AND UTILITY EASEMENTS SHOWN HEREON AND VACATE A PORTION OF AN EXISTING ACCESS EASEMENT.

STATE OF New Mexico)
COUNTY OF Bernalillo) SS

On this 23 day of February, 2005, the foregoing instrument was

acknowledged before me by Victoria R. Contreras

[Signature]
My commission expires: 6-28-07
MAYEONA WATMAN
NOTARY PUBLIC-STATE OF NEW MEXICO
Notary Public



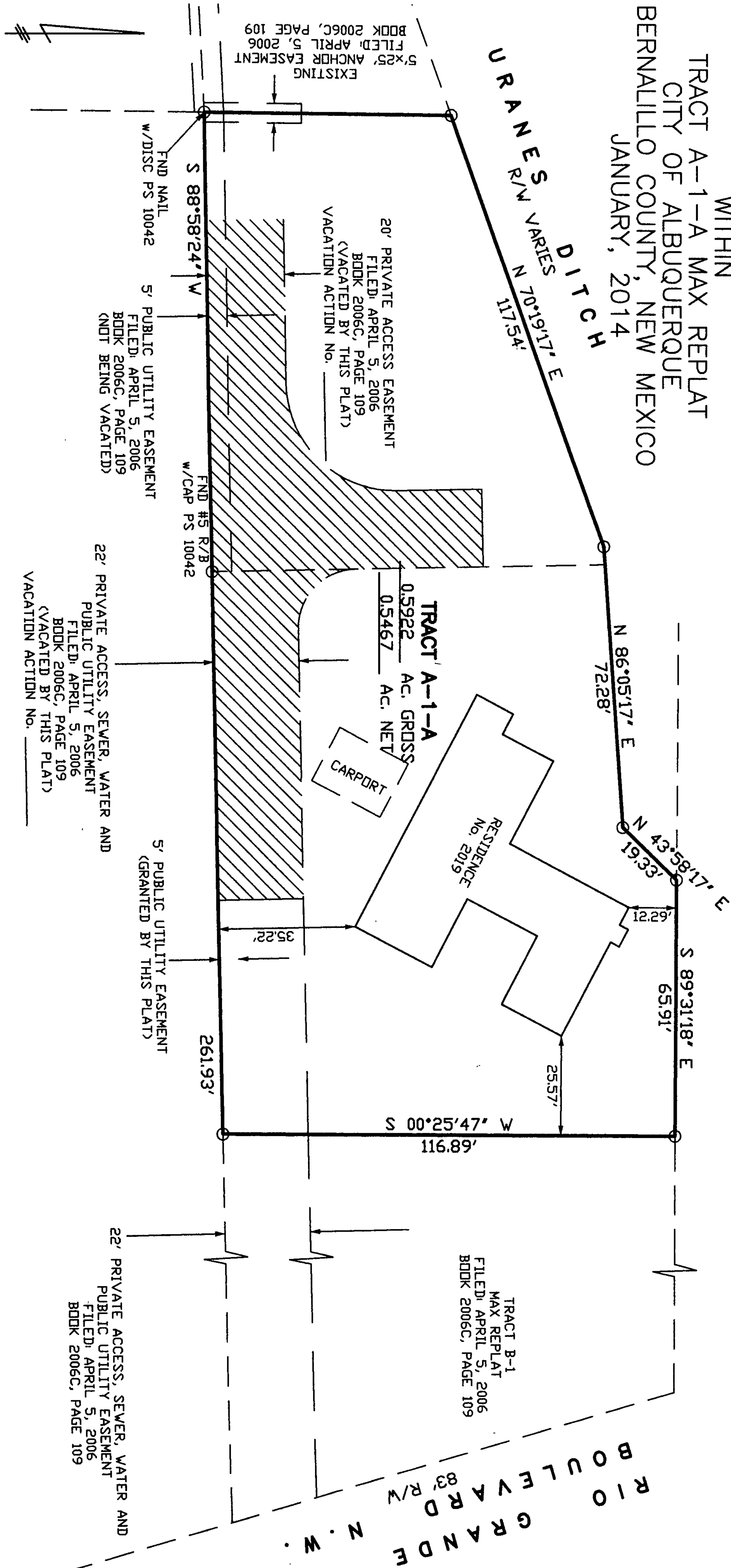
SHEET 1 OF 2

HALL SURVEYING CO.
12805 MENAUL BLVD NE
ALBUQUERQUE, NEW MEXICO 87112
PHONE (505) 292-6727
CLIENT MAX CONTRERAS
C:\DRAWINGS\LS-2178\LS-2178.DWG

EXHIBIT SHOWING EASEMENTS BEING VACATED WITHIN

TRACT A-1-A MAX REPLAT
CITY OF ALBUQUERQUE
BERNALILLO COUNTY, NEW MEXICO
JANUARY, 2014

TRACT 53B2
M.R.G.D. MAP No. 35

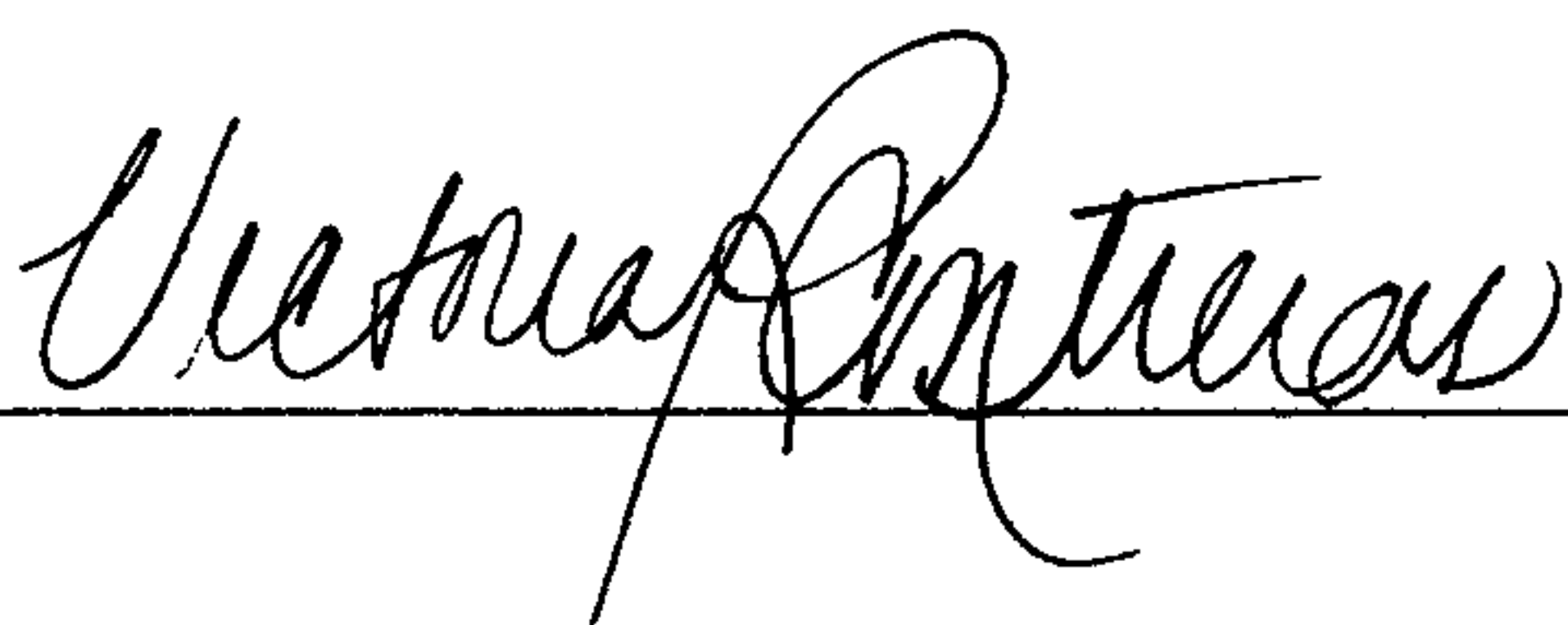
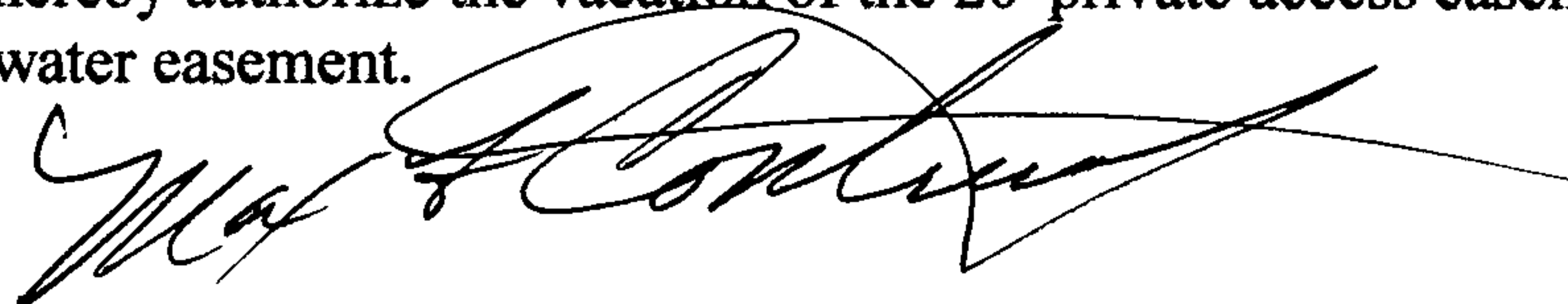


Scale: 1" = 30'
Order No.: 13-0833
Field Book: Page:

Anthony L. Harris, N.M.P.S. #11463 HARRIS SURVEYING, INC.
2412-D Monroe Street, NE • Albuquerque, New Mexico 87110
Telephone (505) 889-8056 • FAX (505) 889-8645

PROJECT #: 10041036
DATE: 2-26-14 (VRE, VRE)

We, Max & Victoria Contreras, being the owners and beneficiaries of Tracts A-1 & A-2, Max Replat do hereby authorize the vacation of the 20' private access easement and the 22' private access, sewer and water easement.



1/27/2014

Date

SIGN POSTING AGREEMENT

REQUIREMENTS

POSTING SIGNS ANNOUNCING PUBLIC HEARINGS

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

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

1. LOCATION

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

2. NUMBER

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

3. PHYSICAL POSTING

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

4. TIME

Signs must be posted from February 11, 2014 To February 26, 2014

5. REMOVAL

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

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

Jack G. Spelman
(Applicant or Agent)

Jan 28 2014
(Date)

I issued 1 signs for this application, 1-28-14 Kay
(Date) (Staff Member)

DRB PROJECT NUMBER: 1004036

February 26. 2014

(VPE, VPRE)

11111111

City of Albuquerque Planning Department

DEVELOPMENT AND BUILDING SERVICES

STANDARD APPLICATION, Paper Plans Required

DEVELOPMENT REVIEW BOARD

12/17/2013 Issued By: E08375 219436

Category Code **910**
2013 070 795

Application Number: 13DRB-70795, Major - 2yr Subd Imp Agmt Ext (2yr Sia)

Address:

Location Description: RIO GRANDE BLVD NW BETWEEN LOS ANAYAS NW AND ZICKERT NW

Project Number: 1004036

Applicant

MAX F & VICTORIA CONTRERAS

2019 RIO GRANDE NW
ALBUQUERQUE NM 87104
243-2372

Agent / Contact

MAX F & VICTORIA CONTRERAS

2019 RIO GRANDE NW
ALBUQUERQUE NM 87104
243-2372

Application Fees

APN Fee

Conflict Mgmt Fee \$20.00

DRB Actions \$50.00

TOTAL: \$70.00

*** DUPLICATE ***

City of Albuquerque Treasury
Date: 12/17/2013 Office: ANNEX
Stat ID: W5000008 Cashier: TRSIXG
Batch: 2790 Trans #: 10
Permit: 2013070795
Receipt Num 00167624
Payment Total: \$70.00
0701 Conflict Mgmt Fee \$20.00
0703 DRB Actions \$50.00
Cash Tendered: \$100.00
Change Tendered: (\$30.00)



Supplemental Form (SF)

SUBDIVISION

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

SITE DEVELOPMENT PLAN

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

STORM DRAINAGE (Form D)

- Storm Drainage Cost Allocation Plan

S Z ZONING & PLANNING

- Annexation
- V** Zone Map Amendment (Establish or Change Zoning, includes Zoning within Sector Development Plans)
- P** Adoption of Rank 2 or 3 Plan or similar
- Text Amendment to Adopted Rank 1, 2 or 3 Plan(s), Zoning Code, or Subd. Regulations

- D** Street Name Change (Local & Collector)

L A APPEAL / PROTEST of...

- Decision by: DRB, EPC, LUCC, Planning Director, ZEO, ZHE, Board of Appeals, other

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

APPLICATION INFORMATION:

Professional/Agent (if any): _____ PHONE: _____

ADDRESS: _____ FAX: _____

CITY: _____ STATE _____ ZIP _____ E-MAIL: _____

APPLICANT: MAX F & VICTORIA R. CONTRERAS PHONE: 243-2372

ADDRESS: 2019 RIO GRANDE NW FAX: _____

CITY: Alb. STATE N.M ZIP 87104 E-MAIL: _____

Proprietary interest in site: _____ List all owners: _____

DESCRIPTION OF REQUEST: Sub Division Improvement Extension

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. A & B Block: _____ Unit: _____

Subdiv/Addn/TBKA: MAX Replat

Existing Zoning: R-1 Proposed zoning: _____ MRGCD Map No _____

Zone Atlas page(s): H-12 & H-13 UPC Code: _____

CASE HISTORY:

List any current or prior case number that may be relevant to your application (Proj., App., DRB-, AX, Z, V, S, etc.): 1004036

CASE INFORMATION:

Within city limits? Yes Within 1000FT of a landfill? _____

No. of existing lots: 3 No. of proposed lots: _____ Total site area (acres): 1.0661

LOCATION OF PROPERTY BY STREETS: On or Near: RIO GRANDE BLVD. NW

Between: LOS ANAYAS NW and Zickeeet. NW

Check if project was previously reviewed by: Sketch Plat/Plan or Pre-application Review Team(PRT) Review Date: _____

SIGNATURE Max F Contreras DATE 12-16-13

(Print Name) MAX F CONTRERAS Applicant: Agent:

FOR OFFICIAL USE ONLY

INTERNAL ROUTING

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

Application case numbers

13DR3 - 70795

Action

SIA

CMF

S.F.

Fees

\$ 50.00

\$ 20.00

\$ _____

\$ _____

\$ _____

Total

\$ 70.00

Hearing date December 31, 2013

12-17-13
Staff signature & Date

Project # 1004036

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

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

MAJOR SUBDIVISION PRELIMINARY PLAT APPROVAL (DRB13)

- 5 Acres or more: Certificate of No Effect or Approval
- Proposed Preliminary Plat including the Grading Plan (folded to fit into an 8.5" by 14" pocket) **24 copies**
- Proposed Infrastructure List
- Signed Preliminary Pre-Development Facilities Fee Agreement for **Residential** development only
- Design elevations & cross sections of perimeter walls **3 copies** (11" x 17" maximum)
- Zone Atlas map with the entire property(ies) clearly outlined
- Letter briefly describing, explaining, and justifying the request
- Property owner's and City Surveyor's signature on the proposed plat
- FORM DRWS Drainage Report, Water & Sewer availability statement filing information
- Office of Community & Neighborhood Coordination inquiry response, notifying letter, certified mail receipts
- Sign Posting Agreement
- Signed** Pre-Annexation Agreement if Annexation required.
- TIS/AQIA Traffic Impact Study / Air Quality Impact Assessment form
- Fee (see schedule)
- List any original and/or related file numbers on the cover application

Preliminary plat approval expires after one year.

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

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

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

- Proposed Amended Preliminary Plat, and/or Infrastructure List, and/or Grading Plan (folded to fit into an 8.5" by 14" pocket) **24 copies**
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^{Minor} **MAJOR SUBDIVISION IMPROVEMENTS AGREEMENT EXTENSION (DRB09)**

(Temporary sidewalk deferral extension use FORM-V)

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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.

MAX J Contreras
 Applicant name (print)
Max Contreras 12-17-13
 Applicant signature / date



Form revised October 2007

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

Application case numbers
 13DRB - 70795

Koj 12-17-13
 Planner signature / date
 Project # Koj 12-17-13



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(Print Name) MAX F Contreras Applicant: Agent.

FOR OFFICIAL USE ONLY

Revised: 4/2012

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- F.H.D.P. fee rebate

Application case numbers	Action	S.F.	Fees
<u>13DRB - 70795</u>	<u>SIA</u>	_____	<u>\$ 50.00</u>
_____	<u>CMF</u>	_____	<u>\$ 20.00</u>
_____	_____	_____	\$ _____
_____	_____	_____	\$ _____
_____	_____	_____	\$ _____
Total			<u>\$ 70.00</u>

Hearing date December 31, 2013

Project # 1004036

Yoy
12-17-13
Staff signature & Date

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Max J Contreras 12-17-13
 Applicant signature / date

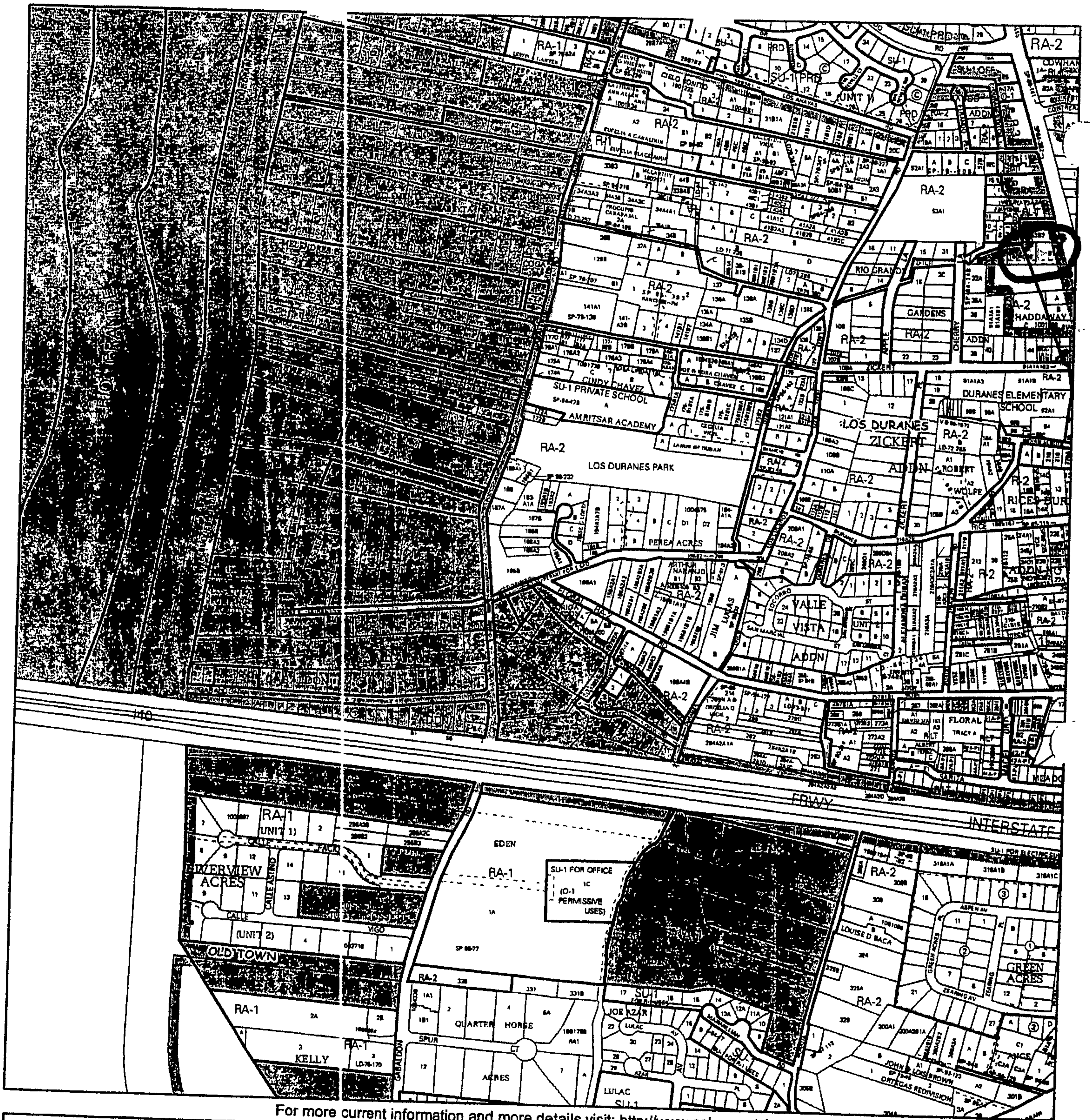


Form revised October 2007

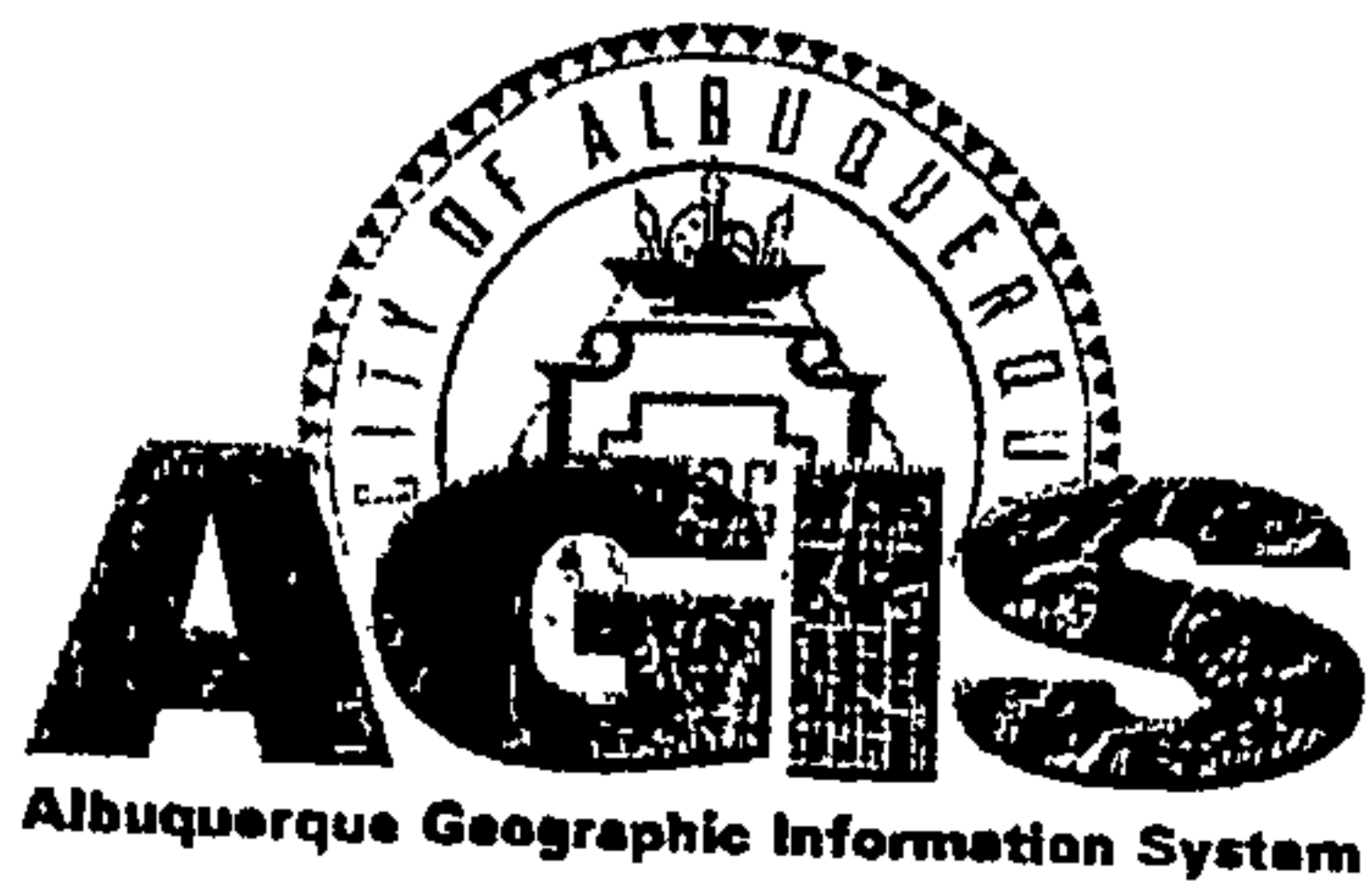
- Checklists complete
- Fees collected
- Case #s assigned
- Related #s listed

Application case numbers
 13DRB - 70795

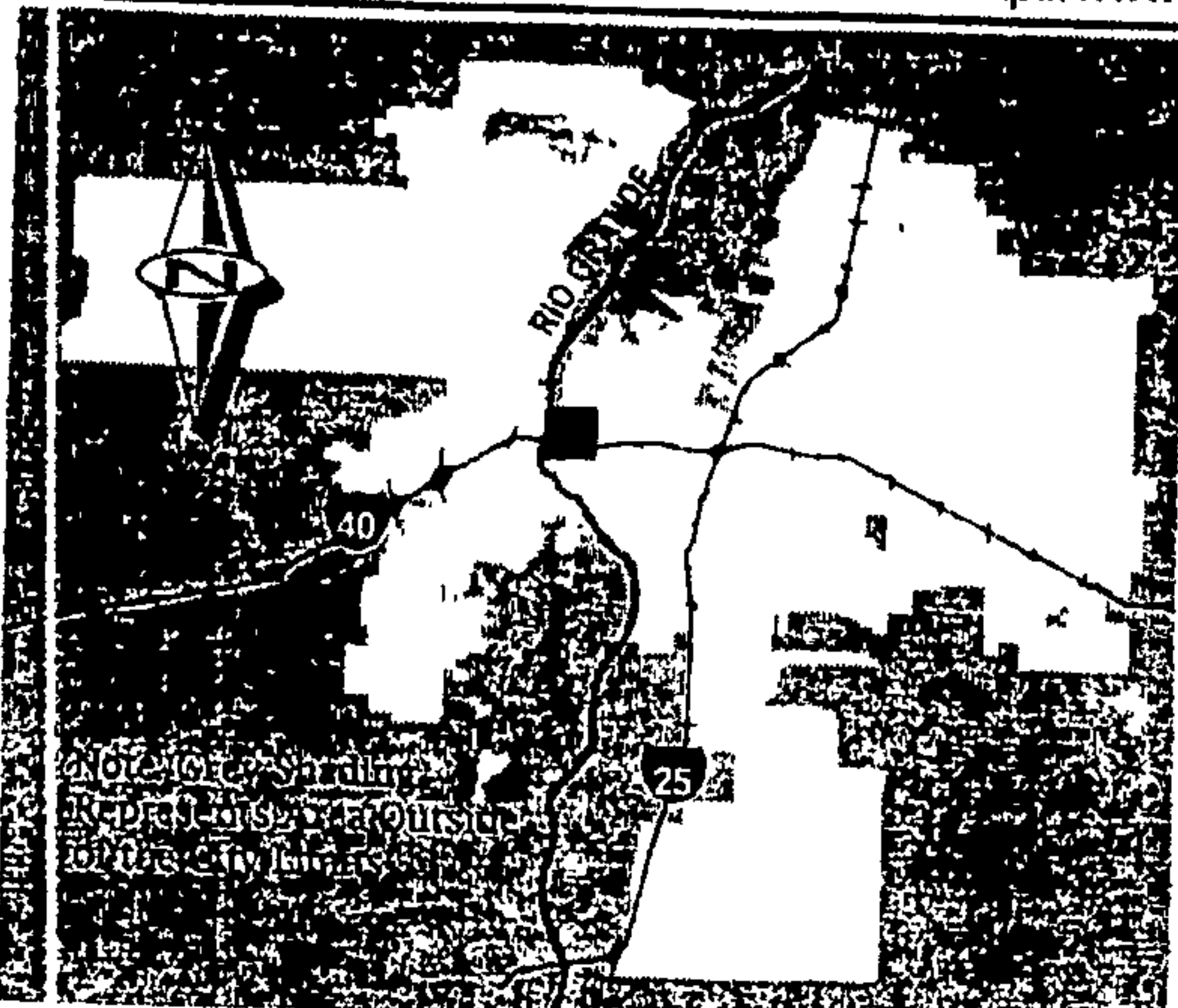
[Signature] 12-17-13
 Planner signature / date
 Project # [Signature] 12-17-13



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



Map amended through: 5/17/2007

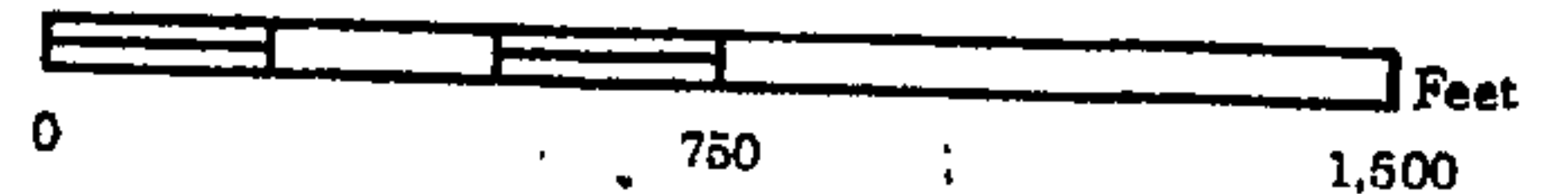


Zone Atlas Page:

H-12-Z

Selected Symbols

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



Max F. And Victoria R. Contreras
2019 Rio Grande Blvd. NW
Albuquerque, New Mexico 87104
(505) 243-2372

To: Development Review Board

Date: December 12, 2013

Re: Notice of Upcoming Deadline for Completion of Improvement and City's
Intention to Call Financial Guaranty - Subdivision Improvements Agreement,
Project: MAX REPLAT PROJECT NO. 780381
Tracts A-1, A-2 & B-1 Max Replat
Located at 2019 Rio Grande Blvd. NW between Los Anayas Road and Zickert Road
NW.

In response to correspondence from Blake Whitcomb, Assistant City Attorney, regarding the above referenced matter (a copy of which is attached), this letter will advise that the construction of certain infrastructure improvements will not be completed by the deadline of December 28, 2013.

Currently, there are residences on Tracts B-1 and A-1 of the subject property. At that time that the plat was recorded, it was our intent to deed Tract A-2 to our son and his wife. It is their intention to construct a home on that site, but due to economic factors they have decided to delay the construction of their home indefinitely and in fact, have still not made a decision regard construction of the residence.

Because the construction of the residence is still pending and we do not want to make the infrastructure improvements, we are requesting another extension of the Subdivision Improvements Agreement. If you need further information, please contact us at 243-2372 (home) or 270-3814 (Max' cell). Thank you for your consideration and assistance in this matter.

Sincerely,

Max F. Contreras and Victoria R. Contreras

/vrc

Enclosure (as noted)

ORIGINAL

INFRASTRUCTURE LIST

EXHIBIT "A"

TO SUBDIVISION IMPROVEMENTS AGREEMENT

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

Tracts "A-1", "A-2" & "B-1" Max Replat

PROPOSED NAME OF PLAT AND/OR SITE DEVELOPMENT PLAN

Tracts A & B "Max Replat"

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.

SIA Sequence #	COA DRC Project #	Size	Type of Improvement	Location	From	To	Private Inspector	City Inspector	City Cnst Engineer
		3'	3' Ditch	East line tract B-1	NE cor	SE cor	1	1	1
		22'	140' 6" Gravel Road	South line Tracts A-1 B-1	SE cor Tract B-1	SE cor A-2	1	1	1
		20	150' 6" Gravel Road	SE Portion of Tract A-2	90' W of SE cor Tr. A-2	90' N of SE cor Tr. A-2	1	1	1
		4"	(Private) Sewer line	South Boundary of Tracts.	Rio Grande Blvd	Tract A-2	1	1	1
			22' Apron (EXPANSION OF)	Rio Grande Blvd			1	1	1
							1	1	1
							1	1	1
							1	1	1
							1	1	1

SIA Sequence #	COA DRC Project #
<input type="text"/>	<input type="text"/>
<input type="text"/>	<input type="text"/>
<input type="text"/>	<input type="text"/>
<input type="text"/>	<input type="text"/>

Size

Type of Improvement

Location

From

To

Private
Inspector

City
Inspector

City Cnst
Engineer

/	/	/
/	/	/
/	/	/
/	/	/

NOTES

1 _____

2 _____

3 _____

AGENT / OWNER

DEVELOPMENT REVIEW BOARD MEMBER APPROVALS

Perston Hill
NAME (print)

[Signature] 6/29/05
DRB CHAIR - date

Christina Santoral 6/29/05
PARKS & GENERAL SERVICES - date

Hill Surveying Co.
FIRM

[Signature] 6-29-05
TRANSPORTATION DEVELOPMENT - date

AMAFCA - date

[Signature] 6/16/05
SIGNATURE - date

[Signature] 6/29/05
UTILITY DEVELOPMENT - date

- date

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

Bradley J. Buzhan 6/29/05
CITY ENGINEER - date

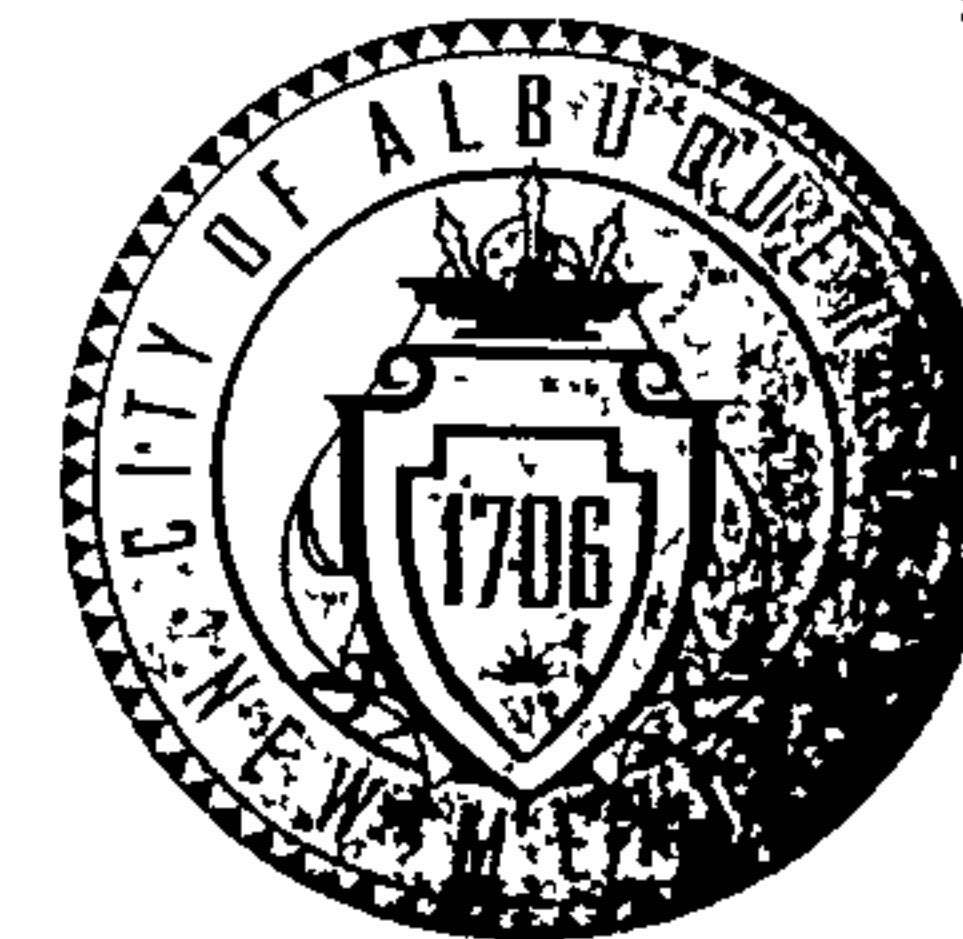
- date

DESIGN REVIEW COMMITTEE REVISIONS

REVISION	DATE	DRC CHAIR	USER DEPARTMENT	AGENT / OWNER

CITY OF ALBUQUERQUE

4036



November 28, 2013

CERTIFIED MAIL/RETURN RECEIPT REQUESTED

Max F. Contreras & Victoria R. Contreras
Max F. Contreras & Victoria R. Contreras
2019 Rio Grande Blvd. NW
Albuquerque, NM 87104

RE: NOTICE OF UPCOMING DEADLINE FOR COMPLETION OF IMPROVEMENTS
AND CITY'S INTENTION TO CALL FINANCIAL GUARANTY –
SUBDIVISION IMPROVEMENTS AGREEMENT, PROCEDURE B

PROJECT: Max Replat
PROJECT NO: 780381

Dear Mr. & Mrs. Contreras:

I am the Assistant City Attorney who represents the City of Albuquerque ("City") in matters relating to construction of infrastructure by subdividers. As you are aware, **Max F. Contreras & Victoria R. Contreras** ("Subdivider") signed a **SUBDIVISION IMPROVEMENTS AGREEMENT, PROCEDURE B**, ("Agreement") requiring the subdivider to construct certain infrastructure improvements by **December 28, 2013** ("Construction Deadline"). The Subdivider has utilized the maximum period allowed by the City's Subdivision Ordinance for completion of construction.

PO Box 1293

Albuquerque

NM 87103

www.cabq.gov

If construction will not be completed by the Construction Deadline, the City may grant an extension of time to complete construction if the Subdivider obtains approval for an extension from the City's Development Review Board ("D.R.B.") *before* the Construction Deadline, in accordance with D.R.B. requirements and Section 14-14-5-3 of the City's Subdivision Ordinance as amended. If granted, the D.R.B. approval will specify the extended deadline for completion. The Subdivider then must immediately submit an acceptable Extension Agreement and revised financial guaranty to the Planning Department, Design Review Section. All the above steps must be successfully completed by the Construction Deadline.

THIS LETTER PROVIDES NOTICE TO THE SUBDIVIDER THAT IF: (1) THE CONSTRUCTION IS NOT COMPLETED BY THE CONSTRUCTION DEADLINE; OR (2) AN EXTENSION IS NOT OBTAINED AND THE RELATED EXTENSION AGREEMENT AND REVISED FINANCIAL GUARANTY ARE NOT SUBMITTED BY THE CONSTRUCTION DEADLINE, THEN THE CITY MAY DECLARE THE AGREEMENT TO BE IN DEFAULT AND WILL HOLD THE SUBDIVIDER AND THE SURETY JOINTLY AND SEVERALLY LIABLE FOR 125% OF THE COST OF COMPLETING THE IMPROVEMENTS.

Page 2 of 2

November 28, 2013

PROJECT: Max Replat

PROJECT NO: 780381

Please immediately contact the Project Administrator, Marilyn Maldonado, at (505) 924-3997 and let her know whether: (1) the construction will be completed by the Construction Deadline Date and the necessary paperwork will be provided promptly to the City's Planning Department, Construction Section for acceptance of the required subdivision improvements; or (2) the Subdivider will be submitting a written request for extension to the D.R.B. and, if an extension is granted, will be submitting an Extension Agreement and related revised financial guaranty to the City's Planning Department, Design Review Section by the Construction Deadline date.

Very truly yours,



Blake Whitcomb
Assistant City Attorney

BW/pcl

#3-B

Max F. And Victoria R. Contreras
2019 Rio Grande Blvd. NW
Albuquerque, New Mexico 87104
(505) 243-2372

To: Development Review Board

Date: December 12, 2013

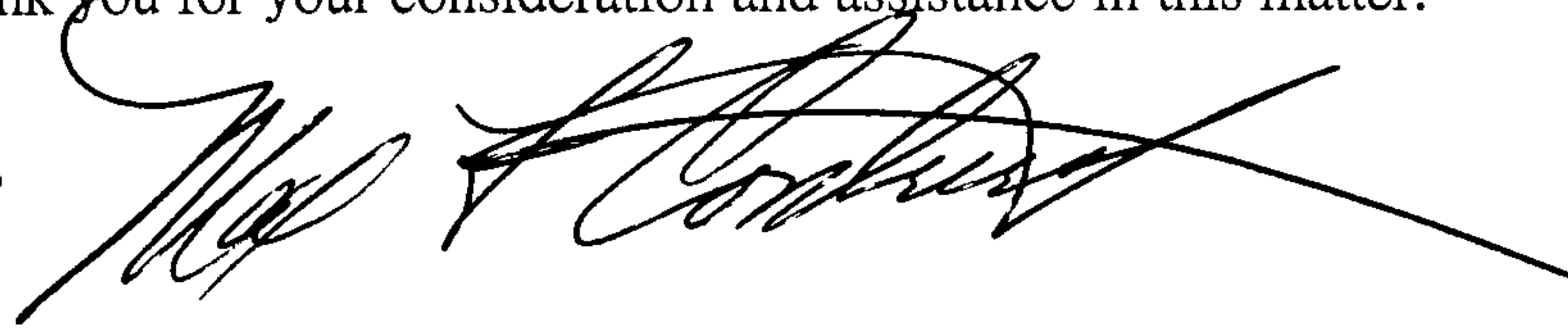
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Located at 2019 Rio Grandé Blvd. NW between Los Anayas Road and Zickert Road
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Currently, there are residences on Tracts B-1 and A-1 of the subject property. At that time that the plat was recorded, it was our intent to deed Tract A-2 to our son and his wife. It is their intention to construct a home on that site, but due to economic factors they have decided to delay the construction of their home indefinitely and in fact, have still not made a decision regard construction of the residence.

Because the construction of the residence is still pending and we do not want to make the infrastructure improvements, we are requesting another extension of the Subdivision Improvements Agreement. If you need further information, please contact us at 243-2372 (home) or 270-3814 (Max' cell). Thank you for your consideration and assistance in this matter.

Sincerely,



Max F. Contreras and Victoria R. Contreras

/vrc

Enclosure (as noted)



OFFICIAL NOTICE OF DECISION

CITY OF ALBUQUERQUE
PLANNING DEPARTMENT
DEVELOPMENT REVIEW BOARD

March 26, 2008

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

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

At the March 26, 2008 Development Review Board meeting, the 2 year extension of the Subdivision Improvements Agreement was approved.

If you wish to appeal this decision, you must do so by April 10, 2008, in the manner described below.

Appeal is to the Land Use Hearing Officer. Any person aggrieved with any determination of the Development Review Board may file an appeal on the Planning Department form, to the Planning Department, within 15 days of the Development Review Board's decision. The date the determination in question is issued is not included in the 15-day period for filing an appeal.

If the fifteenth day falls on a Saturday, Sunday or holiday as listed in the Merit System Ordinance, the next working day is considered as the deadline for filing the appeal. Such appeal shall be heard within 60 days of its filing.

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

Jack Cloud, AICP, DRB Chair

Cc: Max Contreras – 2021 & 2019 Rio Grande NW – Albuquerque, NM 87104
Marilyn Maldonado
File

FIGURE 18

15 EXTENSION AGREEMENT
Procedure "B"
PROJECT NO. 780381

This Agreement made this 11th day of April, 2008, by and between the City of Albuquerque, New Mexico, a municipal corporation ("City") and (name of developer/subdivider:) Max F. and Victoria R. Contreras ("Husband & Wife") ("Developer"), whose address is 2021 Rio Grande Blvd., NW and whose telephone number is 243-2372 is made in Albuquerque, New Mexico and is entered into as of the date of final execution of this Agreement.

WHEREAS, the City and the Developer entered into an Agreement on the 20th day of March, 2006, which was recorded in the office of the Clerk of Bernalillo County, New Mexico on 03/24/06, at Book Misc. A-114, pages 1171 through 1171, ("Earlier Agreement"), by which the Developer agreed to complete the construction of certain infrastructure improvements on or before the 15th day of March 2008; and

WHEREAS, the Earlier Agreement was amended by an Extension Agreement dated _____ recorded _____, in Book Misc. _____, pages _____ through _____, records of Bernalillo County, New Mexico, extending the construction deadline to _____; and

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

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

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

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

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

A. for all improvements, the 15th day of March, 2010.

B. on portions of the improvements as follows:

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



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

Addendum to Irrevocable Letter

Type of Financial Guaranty: of Credit and Agreement No. 1
Amount: \$ 16,010.34 Name of Financial Institution or Surety
providing Guaranty: First Financial Credit Union
Date City first able to call Guaranty (Construction Completion
Deadline): March 15, 2010
If Guaranty other than a Bond, last day City able to call Guaranty
is: May 15, 2010
Additional information: _____

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

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

DEVELOPER:

Maureen [Signature]
By (Signature): *Maureen [Signature]*
Name: _____
Title: Owner
Dated: 4/8/08

CITY OF ALBUQUERQUE:

[Signature]
City Engineer
Dated: 4-11-08

[Signature]

[Signature]
4-9-08

DEVELOPER'S NOTARY

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

This instrument was acknowledged before me on 8 day of April,
2008 by (name of person:) Max F. Contreras and Victoria R. Contreras ("Husband and
capacity, for instance, "President" or "Owner") Owners Wife")
of (Developer:)



Cynthia R. Sandoval
Notary Public

My Commission Expires: 3-27-2011

CITY'S NOTARY

STATE OF New Mexico
) ss.
COUNTY OF Bernalillo)

This instrument was acknowledged before me on 11 day of April,
2008 by Richard Dourte, City Engineer of the City of
Albuquerque, a municipal corporation, on behalf of said corporation.

Lisa Cornejo
Notary Public

My Commission Expires:





EXHIBIT "A"

OFFICIAL NOTICE OF DECISION

CITY OF ALBUQUERQUE
PLANNING DEPARTMENT
DEVELOPMENT REVIEW BOARD

March 26, 2008

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

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

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Jack Cloud, AICP, DRB Chair

Cc: Max Contreras – 2021 & 2019 Rio Grande NW – Albuquerque, NM 87104
Marilyn Maldonado
File



"FIRST ADDENDUM TO IRREVOCABLE LETTER OF CREDIT AND AGREEMENT"

April 09, 2008

Chief Administrative Officer
City Of Albuquerque
PO Box 1293
Albuquerque NM 87103

Re: Addendum to Letter of Credit dated March 14, 2006 for Max F Contreras and
Victoria R Contreras, husband and wife.
City of Albuquerque Project no: 780381
Project Name: Max Replat
(see attachment Figure 14)

This Letter of Credit will terminate at 5:00 o'clock pm, New Mexico time, May 15, 2010.

Very truly yours,

A handwritten signature in cursive script that reads 'Enid Gallagher'.

Enid Gallagher
Branch Manager Main Officer
First Financial Credit Union

Albuquerque and is authorized to sign this certification; and 3) the amount of the Draft does not exceed 125% of the City's estimated cost of completing the improvements specified in the Agreements."

We hereby agree with the drawer of Draft(s) drawn under and in compliance with the terms of this credit that such Draft(s) will be duly honored upon presentation to the drawee if negotiated between March 15, 2008 and May 15, 2008.

The Draft(s) drawn under this credit must contain the clause: "Drawn under Letter of Credit and Agreement No. 1 of First Financial Credit Union, P.O. Box 25587, Albuquerque, New Mexico, 87125-0587, dated March 14, 2006 and the original Letter of Credit must be endorsed on the reverse side with the amount of each draft. This Letter of Credit must accompany each draft and be attached to the draft which exhausts this credit.

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

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

2. City notification of Max F and Victoria R Contreras

failure to comply with the terms of the Agreement, and payment by Certified Check from First Financial Credit Union to the City of Albuquerque of 125% of the City's estimated costs of completing the improvements specified in the Agreement; or

3. Expiration of the date May 15, 2008; or

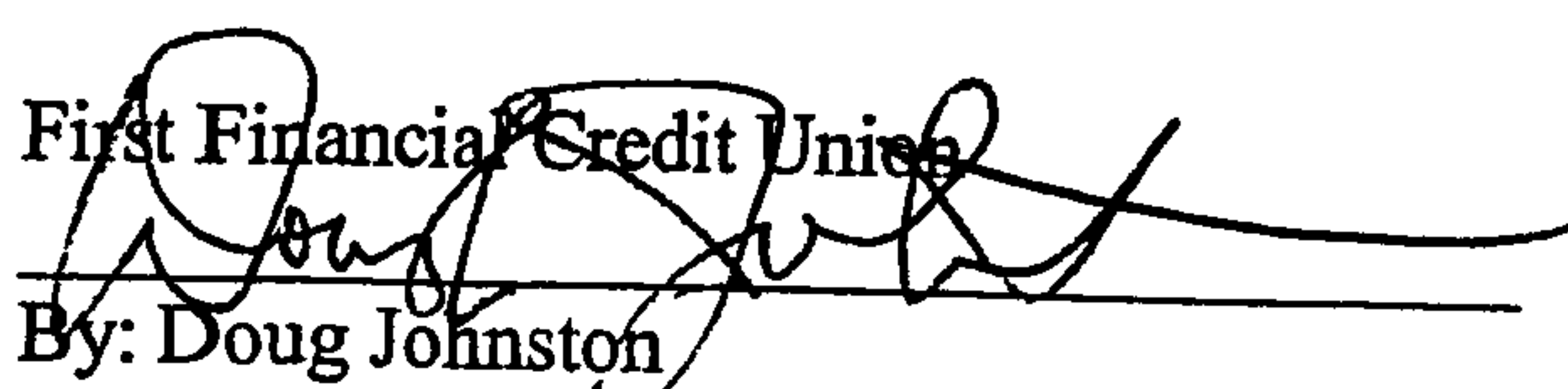
4. Written termination of this Letter of Credit by the City of Albuquerque, signed by its Chief Administrative Officer.

This Letter of Credit will terminate at 5:00 o'clock p.m., New Mexico time, May 15, 2008.

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

Very truly yours,

First Financial Credit Union


By: Doug Johnston

Title: Consumer Loan Manager

ACCEPTED:

CITY OF ALBUQUERQUE

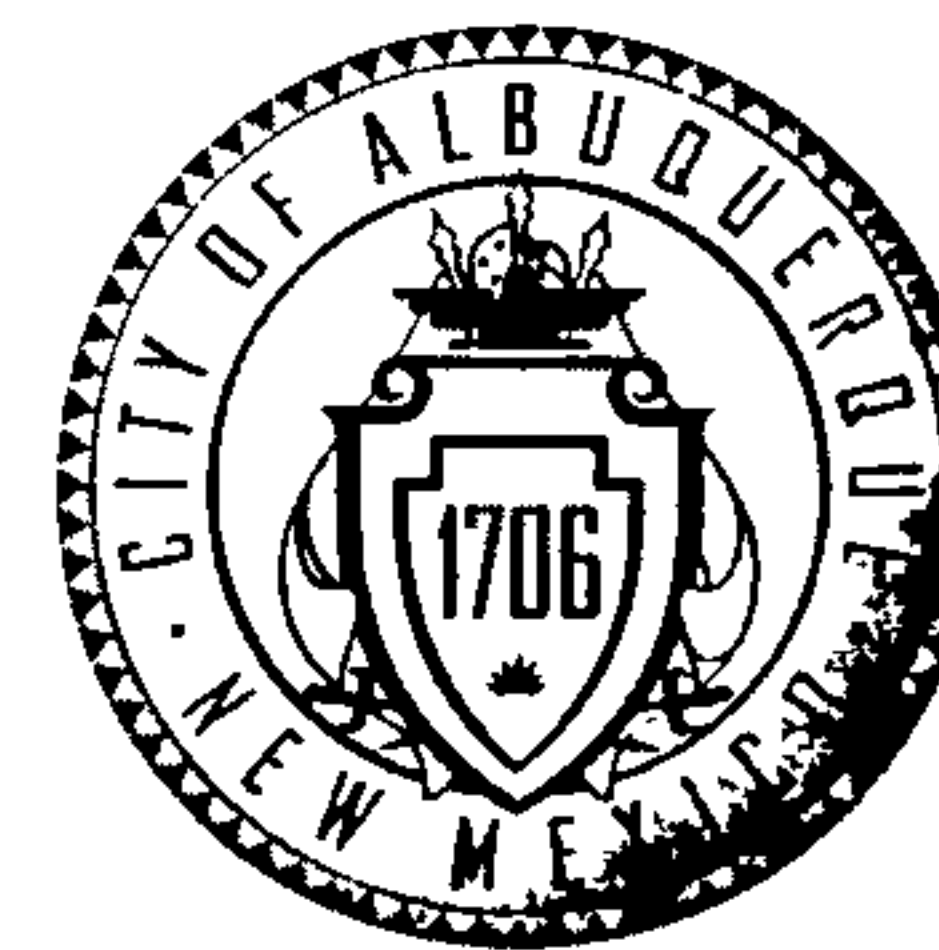
By: _____

Bruce J. Perlman, Ph.D.
Chief Administrative Officer

Dated: _____

X:\PUBPROP\SHARE\AGREKJC\LetofCredit.doc

CITY OF ALBUQUERQUE



November 28, 2013

CERTIFIED MAIL/RETURN RECEIPT REQUESTED

Max F. Contreras & Victoria R. Contreras
Max F. Contreras & Victoria R. Contreras
2019 Rio Grande Blvd. NW
Albuquerque, NM 87104

RE: NOTICE OF UPCOMING DEADLINE FOR COMPLETION OF IMPROVEMENTS
AND CITY'S INTENTION TO CALL FINANCIAL GUARANTY –
SUBDIVISION IMPROVEMENTS AGREEMENT, PROCEDURE B

PROJECT: Max Replat
PROJECT NO: 780381

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PO Box 1293

Albuquerque

NM 87103

www.cabq.gov

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Page 2 of 2

November 28, 2013

PROJECT: Max Replat

PROJECT NO: 780381

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Very truly yours,



Blake Whitcomb
Assistant City Attorney

BW/pcl

#3-B

December 31. 2013

(SIA)

City of Albuquerque Planning Department

DEVELOPMENT AND BUILDING SERVICES

STANDARD APPLICATION, Paper Plans Required

DEVELOPMENT REVIEW BOARD

02/28/2012 Issued By: E08375 137859

Category Code **910**
2012 070 069

Application Number: 12DRB-70069, Major - 2yr Subd Imp Agmt Ext (2yr Sia)

Address:

Location Description: RIO GRANDE BETWEEN LOS ANAYAS AND ZICKERT

Project Number: 1004036

Applicant

MAX F. CONTRERAS

2019 RIO GRANDE NW
ALBUQUERQUE NM 87104
243-2372

Agent / Contact

MAX F. CONTRERAS

2019 RIO GRANDE NW
ALBUQUERQUE NM 87104
243-2372

Application Fees

441018/4943000	APN Fee	
441032/3416000	Conflict Mgmt Fee	\$20.00
441006/4958000	DRB Actions	\$50.00
TOTAL:		\$70.00

*****DUPLICATE*****
City Of Albuquerque
Treasury Division

2/28/2012 11:20AM LOC: ANNX
WS# 006 TRANS# 0028
RECEIPT# 00144818-00144818
PERMIT# 2012070069 TRSLJS
Trans Amt \$70.00
Conflict Manag. Fee \$20.00
DRB Actions \$50.00
CA \$80.00
CHANGE \$10.00

Thank You



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

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

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

APPLICANT INFORMATION:

Professional/Agent (if any): _____ PHONE: _____

ADDRESS: _____ FAX: _____

CITY: _____ STATE _____ ZIP _____ E-MAIL: _____

APPLICANT: MAX F Contreras PHONE: 243-2372

ADDRESS: 2019 Rio Grande NW FAX: _____

CITY: Alb STATE NM ZIP 87104 E-MAIL: _____

Proprietary interest in site: _____ List all owners: MAX F & Victoria R. Contreras

DESCRIPTION OF REQUEST: Sub Division Improvement Extension

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

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

Lot or Tract No. Tracts A-1 A-2 & B-1 Max Replat Block: _____ Unit: _____

Subdiv/Addn/TBKA: Max Replat

Existing Zoning: R-1 Proposed zoning: _____

Zone Atlas page(s): 14-12 & 14-13 UPC Code: _____ MRGCD Map No _____

CASE HISTORY:

List any current or prior case number that may be relevant to your application (Proj., App., DRB-, AX, Z, V, S, etc.): 1004036

CASE INFORMATION:

Within city limits? Yes Within 1000FT of a landfill? _____

No. of existing lots: 3 No. of proposed lots: 3 Total area of site (acres): 1.0661

LOCATION OF PROPERTY BY STREETS: On or Near: Rio Grande Blvd NW

Between: Los Anayas NW and Zickert NW

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

SIGNATURE Max F Contreras DATE 02-28-12

(Print) Max F Contreras Applicant: Agent:

FOR OFFICIAL USE ONLY

Form revised 4/07

INTERNAL ROUTING	Application case numbers	Action	S.F.	Fees
<input checked="" type="checkbox"/> All checklists are complete	<u>12 DRB 70069</u>	<u>SIA</u>	_____	<u>\$ 50.00</u>
<input checked="" type="checkbox"/> All fees have been collected	_____	<u>LMF</u>	_____	<u>\$ 20.00</u>
<input checked="" type="checkbox"/> All case #s are assigned	_____	_____	_____	\$ _____
<input type="checkbox"/> AGIS copy has been sent	_____	_____	_____	\$ _____
<input type="checkbox"/> Case history #s are listed	_____	_____	_____	\$ _____
<input type="checkbox"/> Site is within 1000ft of a landfill	_____	_____	_____	\$ _____
<input type="checkbox"/> F.H.D.P. density bonus	_____	_____	_____	\$ _____
<input type="checkbox"/> F.H.D.P. fee rebate	_____	_____	_____	\$ _____
	Hearing date <u>March 7, 2012</u>			Total <u>\$ 70.00</u>

[Signature]
2-28-12
Planner signature / date

Project # 1004036

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

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

MAJOR SUBDIVISION PRELIMINARY PLAT APPROVAL (DRB13)

- 5 Acres or more: Certificate of No Effect or Approval
- Proposed Preliminary Plat including the Grading Plan (folded to fit into an 8.5" by 14" pocket) **24 copies**
- Proposed Infrastructure List
- Signed Preliminary Pre-Development Facilities Fee Agreement for **Residential** development only
- Design elevations & cross sections of perimeter walls **3 copies** (11" x 17" maximum)
- Zone Atlas map with the entire property(ies) clearly outlined
- Letter briefly describing, explaining, and justifying the request
- Property owner's and City Surveyor's signature on the proposed plat
- FORM DRWS Drainage Report, Water & Sewer availability statement filing information
- Office of Community & Neighborhood Coordination inquiry response, notifying letter, certified mail receipts
- Sign Posting Agreement
- Signed** Pre-Annexation Agreement if Annexation required.
- TIS/AQIA Traffic Impact Study / Air Quality Impact Assessment form
- Fee (see schedule)
- List any original and/or related file numbers on the cover application

Preliminary plat approval expires after one year.

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

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

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

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

Amended preliminary plat approval expires after one year.

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

Minor **MAJOR SUBDIVISION IMPROVEMENTS AGREEMENT EXTENSION (DRB09)**

(Temporary sidewalk deferral extension use FORM-V)

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

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

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

Max F Contreras
 Applicant name (print)
Max F Contreras 02-28-12
 Applicant signature / date



Form revised October 2007

- Checklists complete
 - Fees collected
 - Case #s assigned
 - Related #s listed
- Application case numbers
12 - DRB - 70069

[Signature] 2-28-12
 Planner signature / date
 Project # 1004036

Max F. And Victoria R. Contreras
2019 Rio Grande Blvd. NW
Albuquerque, New Mexico 87104
(505) 243-2372

Certified Mail/Return Receipt Requested

Re: Notice of Upcoming Deadline for Completion of Improvement and City's
Intention to Call Financial Guaranty - Subdivision Improvements Agreement,
Project: MAX REPLAT PROJECT NO. 780381
Tracts A-1, A-2 & B-1 Max Replat (A copy is enclosed for your convenience.0
Located at 2019 Rio Grande Blvd. NW between Los Anayas Road and Zickert Road
NW.

Dear _____:

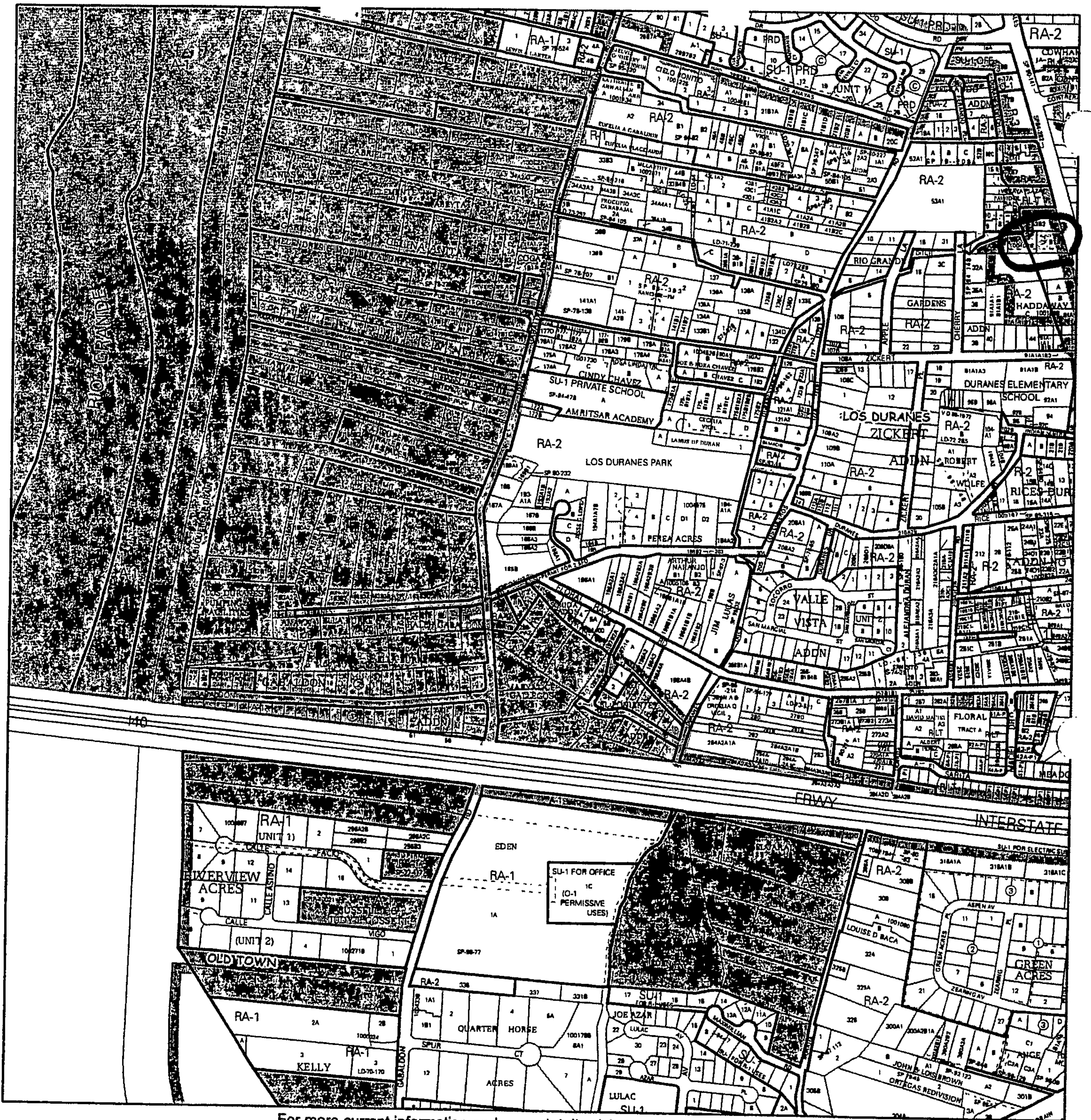
This is to advise that we are currently requesting an extension of the Subdivision Improvements Agreement, Procedure B which required completion of certain infrastructure improvements by the deadline of March 15, 2012.

Currently, there are residences on Tracts B-1 and A-1 of the subject property. At that time that the plat was recorded, it was intent to deed Tract A-2 to our son and his wife. It is their intention to construct a home on that site. Due to economic factors, they have decided to delay the construction of their home.

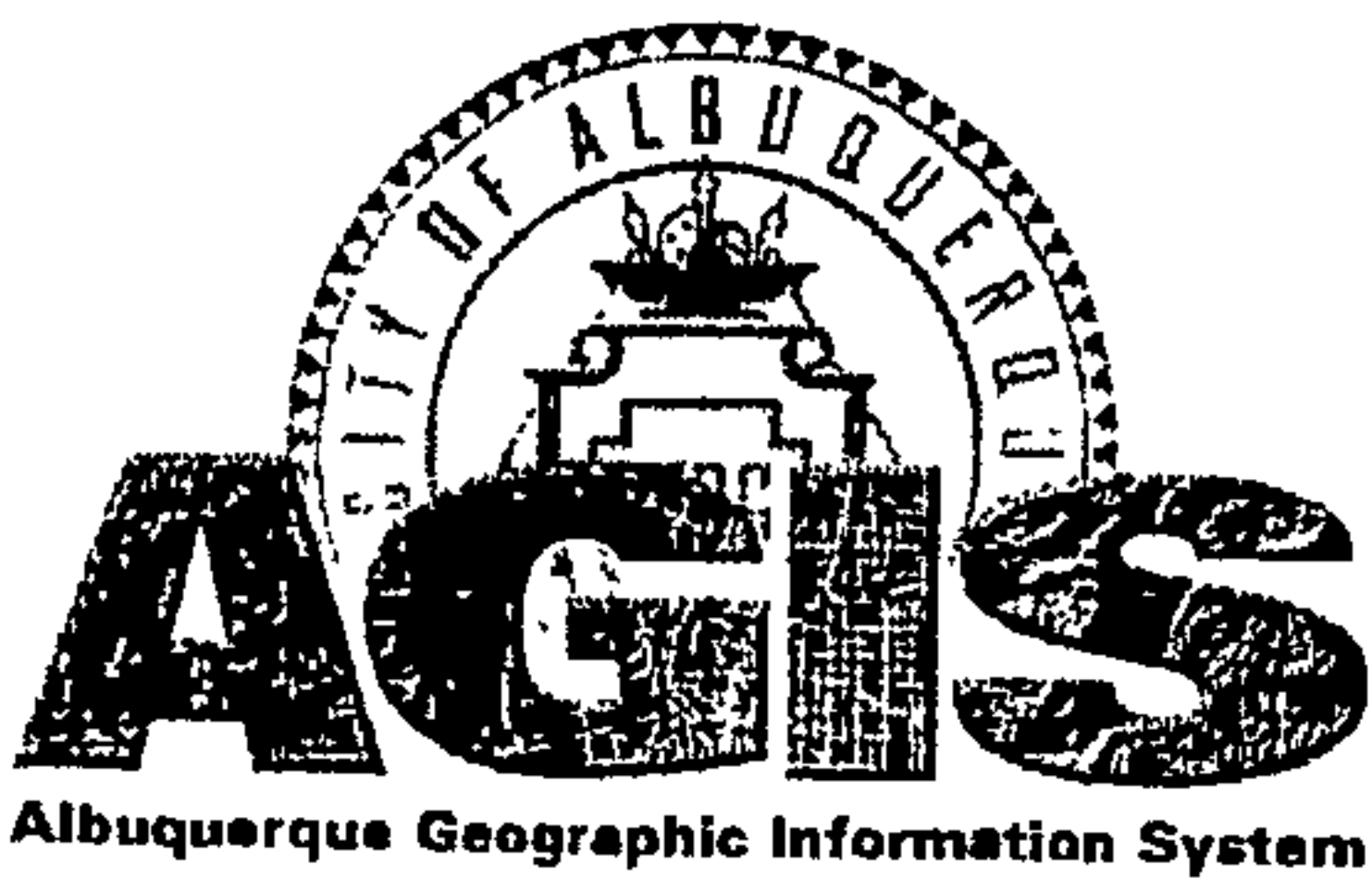
Because the construction of their home has been delayed and we do not want to make the infrastructure improvements until such time that construction has begun, we are requesting another extension of the Subdivision Improvements Agreement, Procedure. If you need further information, please contact us at 243-2372 (home) or 270-3814 (Max' cell)

Sincerely,

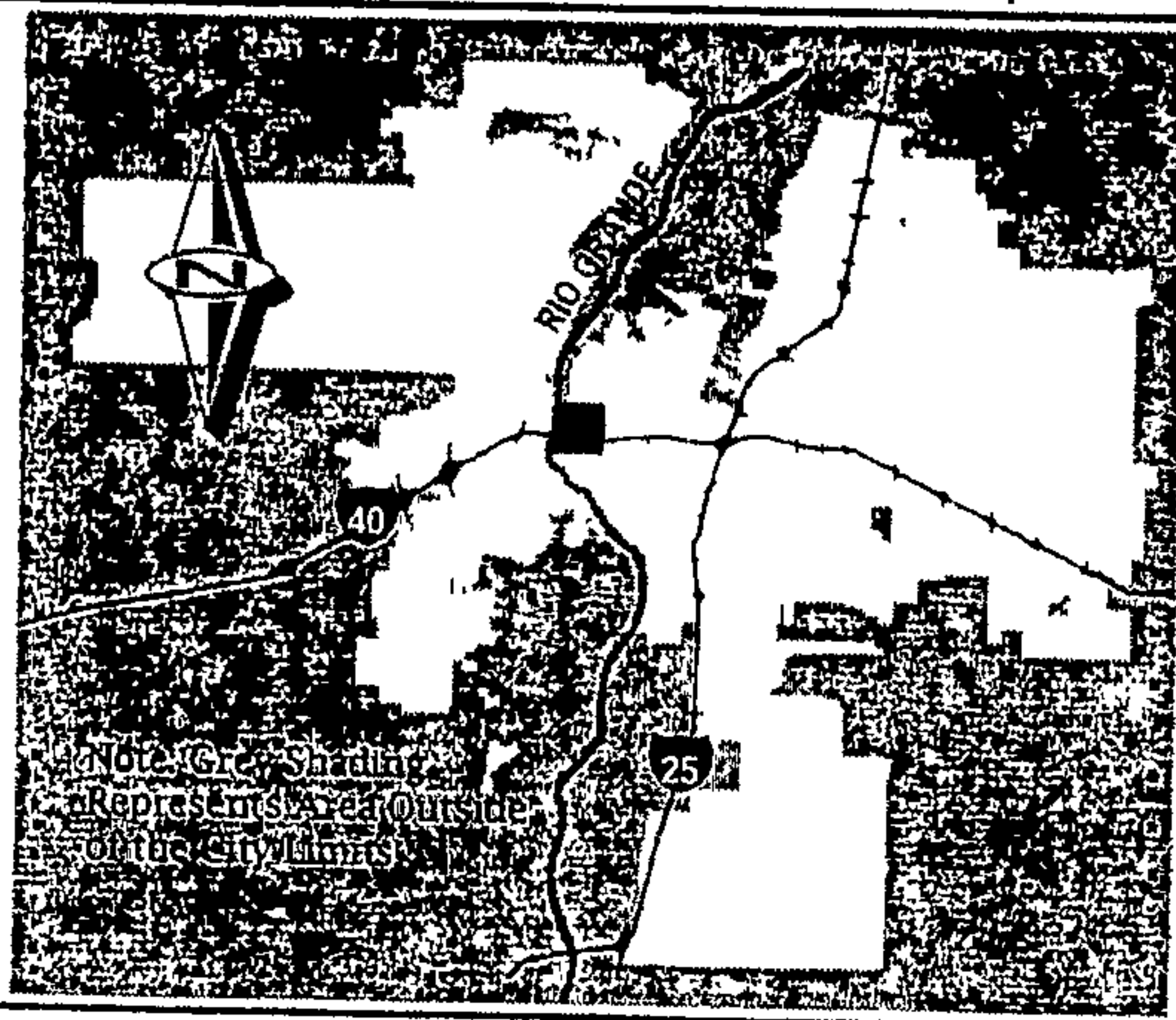
Max F. Contreras and Victoria R. Contreras
/vrc
Enclosure (as noted)



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



Map amended through: 5/17/2007

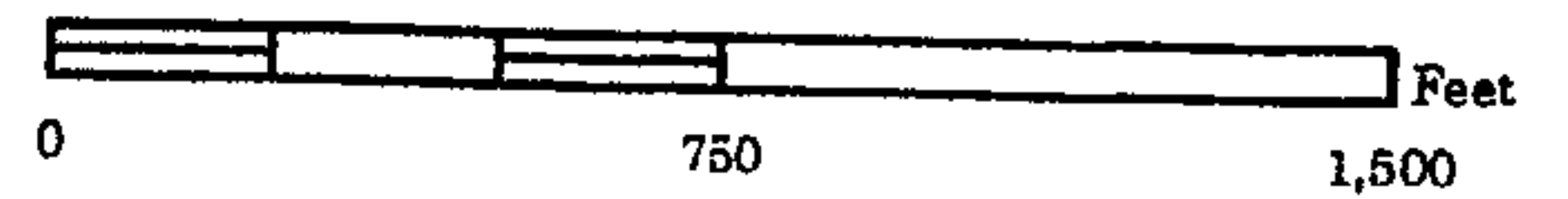


Zone Atlas Page:

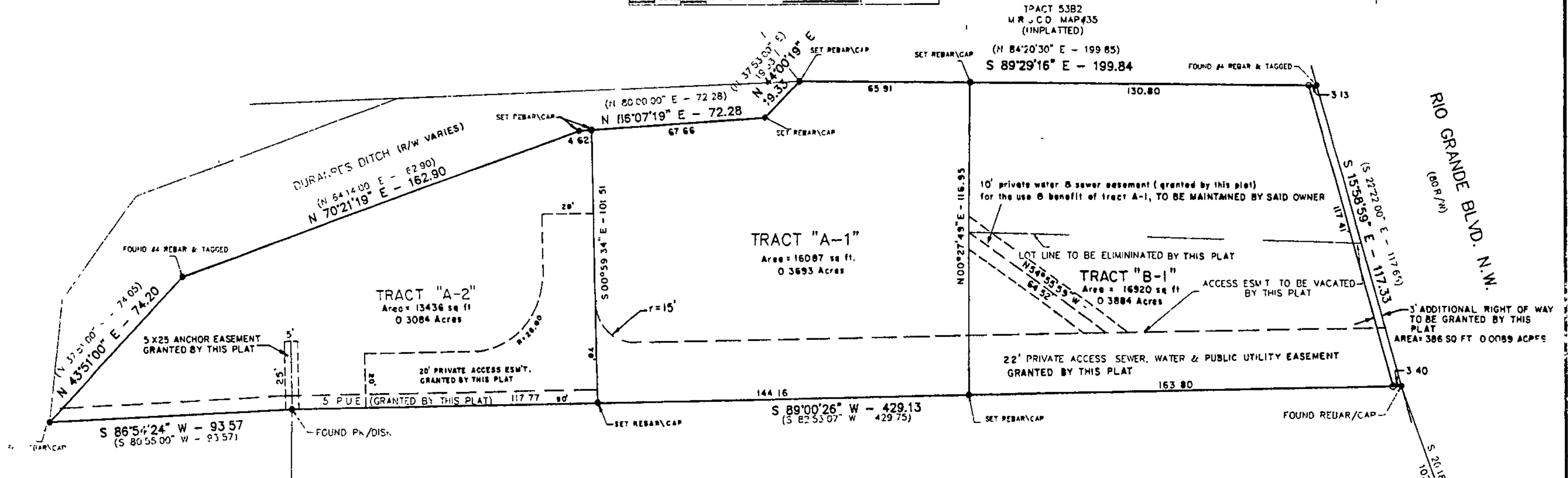
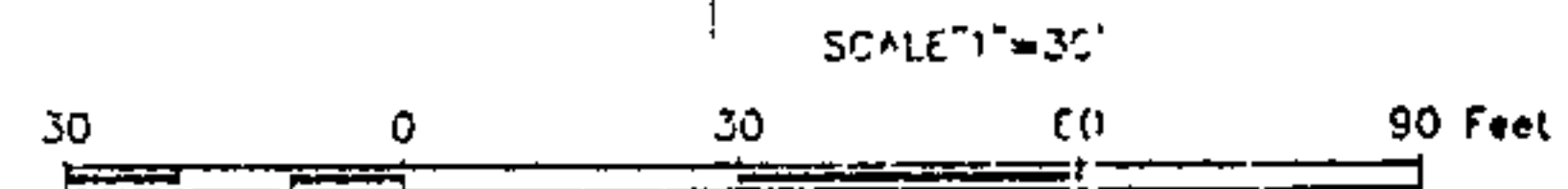
H-12-Z

Selected Symbols

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



PLAT OF
 TRACTS "A-1", "A-2" & "B-1"
 MAX REPLAT
 BEING A REPLAT OF TRACTS A & B
 M.R.G.C.D. MAP #35
 ALBUQUERQUE, BERNALILLO COUNTY, NEW MEXICO
 FEBRUARY, 2005



LOT 32-A
 RIO GRANDE GARDENS
 FILED 04/10/94, VOL 94C FOLIO 267

TRACT 55 M.R.G.C.D. MAP #35
 (UNPLATTED)

2666649436
 6435991
 Page 2 of 2
 04/05/2006 02:29P
 Mary Herrera Bern Co PLAT R 12 00 01-2886C Pg-189

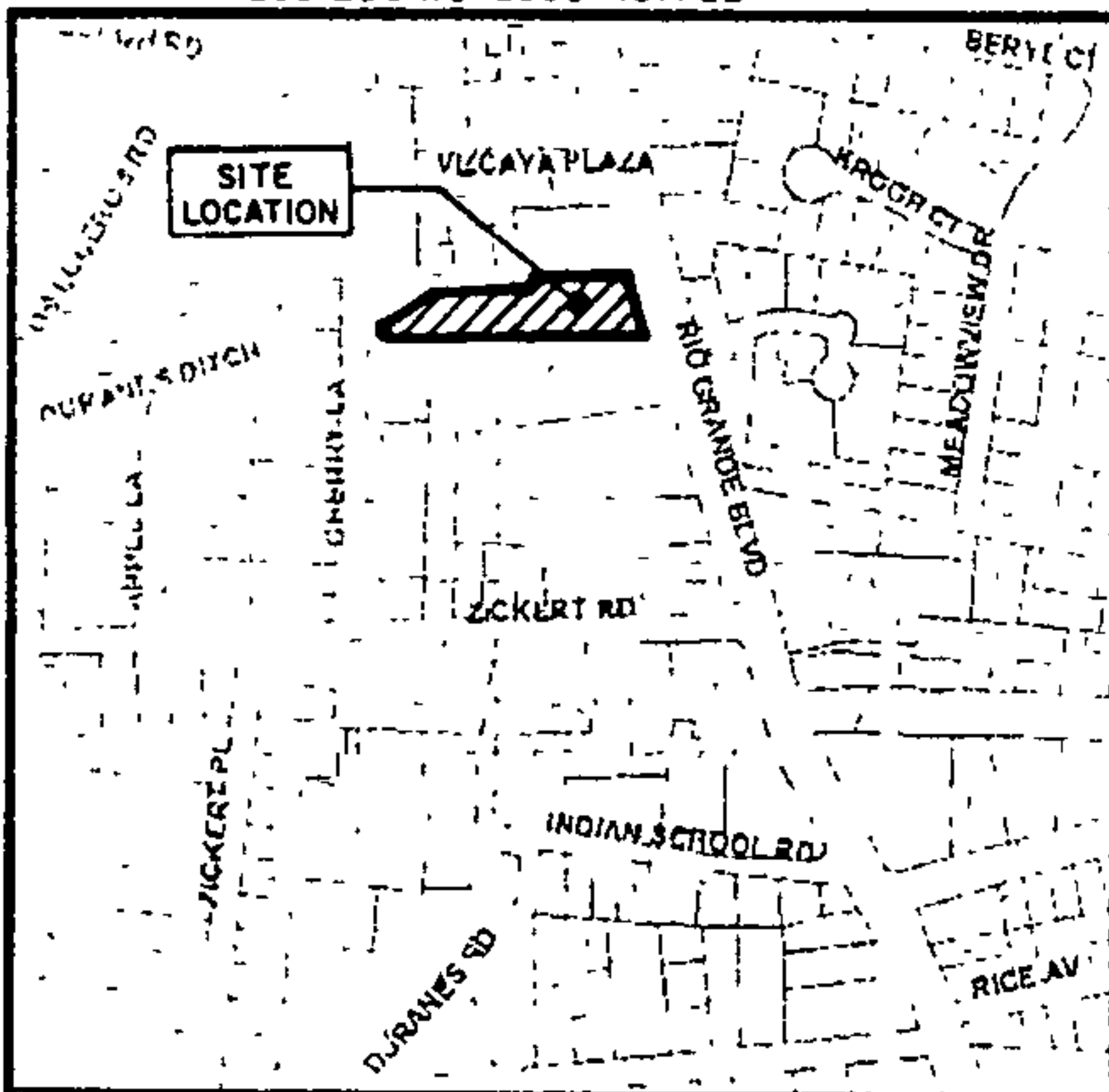
FOUND
 ACS BRASS CAP "7-H13", 1978
 X=373707.44
 Y=495715.38
 ELEV = 4961.715 (NAD 1983)
 NEW MEXICO STATE PLANE
 COORDINATES (CENTRAL ZONE)
 Δ Q = -0.14 34
 GROUND-TO-GRID FACTOR = 0.9996810

SHEET 2 OF 2

HALL SURVEYING CO.
 12805 MENAUL BLVD NE
 ALBUQUERQUE, NEW MEXICO 87112
 PHONE (505) 292-6727

CLIENT: MAX CONTRERAS

C:\DRAWINGS\LS-2178\LS-2178.DWG



VICINITY MAP
TALOS ATLAS H-12-2 (CITY)

GENERAL DATA

Map No.	H-12-2
City Atlas Index No.	H-12-2
Gross Subdivision Acreage	1.0749 Acres
Number of Lots existing	2
Number of Lots created	3
Number of lots created or deleted by this Plat	

NOTES

- 1) PROPERTY IS ZONED RA-2
- 2) BASIS OF BEARINGS NEW MEXICO STATE PLANE GRID BEARINGS
- 3) BEARINGS & DISTANCES SHOWN IN PARENTHESES ARE PER MAX REPLAT FILED 12/01/80
- 4) PROPERTY IS LOCATED WITHIN PROJECTED SUBDIVISION R 2E WITHIN TOWN OF ALBUQUERQUE GRANT
- 5) THIS PLAT SHOWS ALL EASEMENTS AS PROVIDED BY OWNERS, UTILITY CO.'S & OTHER INTERESTED PARTIES

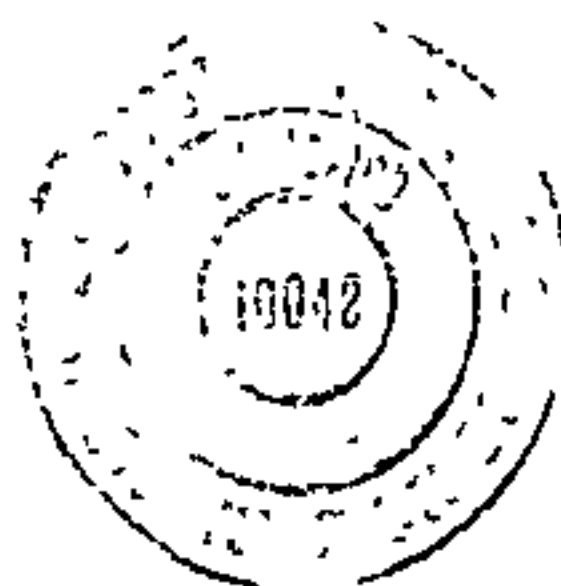
DESCRIPTION

TRACTS LETTERED A AND B OF THE MAX REPLAT AS THE SAME IS SHOWN AND DESIGNATED ON THE PLAT THEREOF FILED IN THE OFFICE OF THE COUNTY CLERK OF BERNALILLO COUNTY, NEW MEXICO ON DECEMBER 1, 1980 AND BEING MORE PARTICULARLY DESCRIBED BY NEW MEXICO STATE PLANE GRID BEARINGS AND GROUND DISTANCES AS FOLLOWS

BEGINNING AT THE SOUTHWEST CORNER OF THE TRACT HEREIN DESCRIBED BEING A POINT ON THE WESTERLY RIGHT OF WAY LINE OF RIO GRANDE BLVD N.W. WHENCE ALBUQUERQUE CITY SURVEY MONUMENT "7-H13" BEARS S 20°18'55"E, 1078.78 FEET THENCE, S 89°00'26"W 429.13 TO A POINT THENCE S 86°14'24"W 93.57 FEET TO THE SOUTHWEST CORNER OF THE TRACT HEREIN DESCRIBED THENCE " 43°51'00" E, 74.20 FEET TO THE NORTHWEST CORNER OF THE TRACT HEREIN DESCRIBED THENCE N 70°21'19" E 182.90 FEET TO A POINT THENCE N 26°07'19" E 72.28 FEET TO A POINT THENCE N 44°00'19" E, 19.33 FEET TO A POINT, THENCE S 89°29'16" E 199.84 FEET TO THE NORTHEAST CORNER OF THE TRACT HEREIN DESCRIBED BEING A POINT ON THE WESTERLY RIGHT OF WAY LINE OF RIO GRANDE BLVD N.W. THENCE S 15°55'59" E, 117.33 FEET ALONG SAID WESTERLY RIGHT OF WAY LINE OF RIO GRANDE BLVD N.W. TO THE POINT OF BEGINNING CONTAINING 1.0749 ACRES MORE OR LESS

SURVEYOR'S CERTIFICATION

I, Preston E. Hall, New Mexico Registered Professional Surveyor No. 10,0042, do hereby certify that this plat was prepared by me or under my supervision, meets the minimum requirements for monumentation and surveys of the Albuquerque Subdivision Ordinance, complies with the minimum standards for surveying in the State of New Mexico, and is true and correct to the best of my knowledge and belief.



Preston E. Hall
Preston E. Hall PS 10042

FREE CONSENT

Now replotted as Tracts A-1, A-2 & B-1 MAX REPLAT hereon described is with the free-consent and in accordance with the desires of the undersigned owner(s) and/or proprietor(s) thereof and said owner(s) and/or proprietor(s) do hereby freely consent to all the foregoing and do here by represent that I/we are authorized to so act, grant all easements shown hereon including the right of ingress and egress and the right to trim interfering trees. The undersigned owner(s) warrant and hold complete and indefeasible title in fee simple to the land subdivided.

Max F. Contreras 2-23-05
MAX F. CONTRERAS date

Victoria R. Contreras 2/23/05
VICTORIA R. CONTRERAS date

STATE OF New Mexico }
COUNTY OF Bernalillo } SS

On this 23 day of February, 2005 the foregoing instrument was

acknowledged before me by Victoria R. Contreras

My commission expires 6-28-07
My commission expires 6-28-07

PLAT OF
TRACTS "A-1", "A-2" & "B-1"
MAX REPLAT
BEING A REPLAT OF TRACTS A & B
M.R.G.C.D. MAP #35
ALBUQUERQUE, BERNALILLO COUNTY, NEW MEXICO
FEBRUARY, 2005

PROJECT No. 1004036

Application No. 06DRB-00263

APPROVED AND ACCEPTED BY

Sharon Matson 4/05/06
DRB Chairperson, Planning Department Date

Bradley L. Bingham 3/4/06
City Engineer Date

Sharon Matson 3-22-05
A.M.A. Date

Roger A. Shum 4-5-06
Public Works Dept., Utility Development Division Date

Christina Sandoval 4-5-06
Traffic Engineering, Transportation Division Date

Christina Sandoval 4/5/06
Parks & Recreation Date

Paul B. Hat 3-11-05
City Surveyor Date

Levi D. Marks 3-22-05
P.N.M. Electric & Gas Services Date

Rita Erickson 3-22-05
Comcast Cable Date

Eric Crabtree 3/2/06
Qwest Telecommunications Date

N/A
New Mexico Utilities Date

N/A
Utilities Development Date



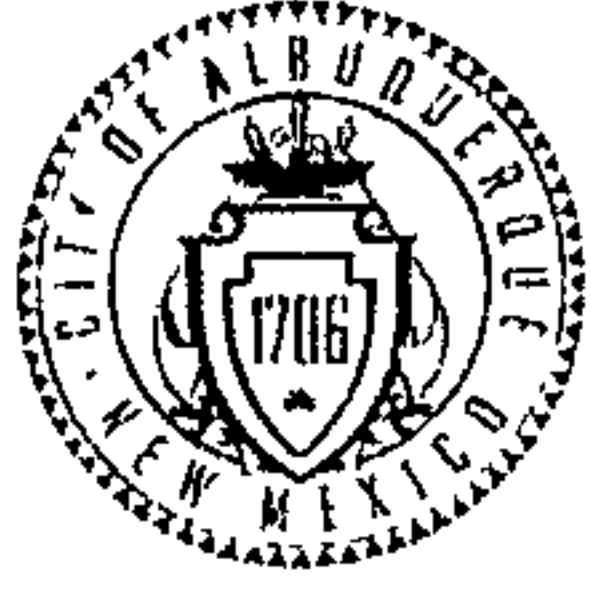
THIS IS TO CERTIFY THAT TAXES ARE CURRENT & PAID ON
PROPERTY OF RECORD
Contreras Max F. Hall
BERNALILLO COUNTY TREASURER'S OFFICE
4/5/06

DISCLOSURE STATEMENT

THE PURPOSE OF THIS PLAT IS TO DIVIDE TRACTS A & B MAX REPLAT INTO 3 TRACTS AND GRANT EASEMENTS AND UTILITY EASEMENTS SHOWN HEREON AND VACATE A PORTION OF AN EXISTING ACCESS EASEMENT.

SHEET 1 OF 2

HALL SURVEYING CO.
12805 MENAUL BLVD N.E
ALBUQUERQUE, NEW MEXICO 87112
PHONE (505) 292-6727
CLIENT: MAX CONTRERAS
C:\DRAWINGS\LS-2178\LS-2178.DWG



OFFICIAL NOTICE OF DECISION

CITY OF ALBUQUERQUE
PLANNING DEPARTMENT
DEVELOPMENT REVIEW BOARD

March 31, 2010

Project# 1004036

10DRB-70078 MAJOR - 2YEAR EXTENSION OF SUBDIVISION IMPROVEMENTS
AGREEMENT (2YR SIA)

MAX and VICTORIA CONTRERAS request(s) the above/ referenced action(s) for all or a portion of **MAX REPLAT** zoned RA-2 and R-1, located on the west side of RIO GRANDE BLVD NW between LOS ANAYAS RD NW and ZICKERT RD NW containing approximately 1.0661 acre(s). (H-12, H-13)

At the March 31, 2010, Development Review Board meeting, the 2 year extension of the Subdivision Improvements Agreement was approved.

If you wish to appeal this decision, you must do so by April 15, 2010, in the manner described below.

Appeal is to the Land Use Hearing Officer. Any person aggrieved with any determination of the Development Review Board may file an appeal on the Planning Department form, to the Planning Department, within 15 days of the Development Review Board's decision. The date the determination in question is issued is not included in the 15-day period for filing an appeal.

If the fifteenth day falls on a Saturday, Sunday or holiday as listed in the Merit System Ordinance, the next working day is considered as the deadline for filing the appeal. Such appeal shall be heard within 60 days of its filing.

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


Jack Cloud, AICP, DRB Chair

Cc: Max & Victoria Contreras – 2019 Rio Grande NW – Albuquerque, NM 87104

Cc: Marilyn Maldonado

File

Date Submitted: 6/16/05
 Date Site Plan Approved: _____
 Date Preliminary Plat Approved: 6/29/05
 Date Preliminary Plat Expires: 6/29/06
 DRB Project No.: 1004036
 DRB Application No.: C5DRB00446

ORIGINAL

INFRASTRUCTURE LIST

EXHIBIT "A"

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

Tracts "A-1", "A-2" & "B-1" Max Replat

PROPOSED NAME OF PLAT AND/OR SITE DEVELOPMENT PLAN

Tracts A & B "Max Replat"

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.

SIA Sequence #	COA DRC Project #	Size	Type of Improvement	Location	From	To	Private Inspector	City Inspector	City Cnst Engineer
		3'	3' Ditch	East line tract B-1	NE cor	SE cor	1	1	1
		22'	40' Gravel Road	South line Tracts A-1 B-1	SE cor Tract B-1	SE cor A-2	1	1	1
		20'	150' Gravel Road	SE Portion of Tract A-2	90' W of SE cor Tr. A-2	90' N of SE cor Tr. A-2	1	1	1
		4"	(Private) Sewer line	South Boundary of Tracts.	Big Grand Blvd	Tract A-2	1	1	1
			22' Apron at Rio Grande (EXPANSION OF)	Rio Grande Blvd			1	1	1
							1	1	1
							1	1	1
							1	1	1
							1	1	1

SIA Sequence #	COA DRC Project #
<input type="text"/>	<input type="text"/>
<input type="text"/>	<input type="text"/>
<input type="text"/>	<input type="text"/>
<input type="text"/>	<input type="text"/>

Size	Type of Improvement	Location	From	To

Private Inspector	City Inspector	City Cnst Engineer
/	/	/
/	/	/
/	/	/
/	/	/

NOTES

1 _____

2 _____

3 _____

AGENT / OWNER

Dorchester Hill
NAME (print)

Hill S. [unclear] Co.
FIRM

[Signature] 6/16/05
SIGNATURE - date

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

DEVELOPMENT REVIEW BOARD MEMBER APPROVALS

[Signature] 6/29/05 DRB CHAIR - date

Christina Sandoval 6/29/05 PARKS & GENERAL SERVICES - date

[Signature] 6-29-05 TRANSPORTATION DEVELOPMENT - date

[Signature] 6/29/05 UTILITY DEVELOPMENT - date

Bradley J. Bingham 6/29/05 CITY ENGINEER - date

_____ AMAFCA - date

_____ - date

_____ - date

DESIGN REVIEW COMMITTEE REVISIONS

REVISION	DATE	DRC CHAIR	USER DEPARTMENT	AGENT / OWNER

CITY OF ALBUQUERQUE



February 16, 2012

CERTIFIED MAIL/RETURN RECEIPT REQUESTED

Max F. & Victoria R. Contreras, husband & wife

Max F. & Victoria R. Contreras

2019 Rio Grande Blvd. NW

Albuquerque, NM 87104

RE: NOTICE OF UPCOMING DEADLINE FOR COMPLETION OF IMPROVEMENTS
AND CITY'S INTENTION TO CALL FINANCIAL GUARANTY –
SUBDIVISION IMPROVEMENTS AGREEMENT, PROCEDURE B

PROJECT: MAX REPLAT

PROJECT NO: 780381

Dear Mr. & Mrs. Contreras:

I am the Assistant City Attorney who represents the City of Albuquerque ("City") in matters relating to construction of infrastructure by subdividers. As you are aware, **Max F. & Victoria R. Contreras** ("Subdivider") signed a **SUBDIVISION IMPROVEMENTS AGREEMENT, PROCEDURE B**, ("Agreement") requiring the subdivider to construct certain infrastructure improvements by **March 15, 2012** ("Construction Deadline"). The Subdivider has utilized the maximum period allowed by the City's Subdivision Ordinance for completion of construction.

PO Box 1293

Albuquerque

NM 87103

www.cabq.gov

If construction will not be completed by the Construction Deadline, the City may grant an extension of time to complete construction if the Subdivider obtains approval for an extension from the City's Development Review Board ("D.R.B.") **before** the Construction Deadline, in accordance with D.R.B. requirements and Section 14-14-5-3 of the City's Subdivision Ordinance as amended. If granted, the D.R.B. approval will specify the extended deadline for completion. The Subdivider then must immediately submit an acceptable Extension Agreement and revised financial guaranty to the Planning Department, Design Review Section. All the above steps must be successfully completed by the Construction Deadline.

THIS LETTER PROVIDES NOTICE TO THE SUBDIVIDER THAT IF: (1) THE CONSTRUCTION IS NOT COMPLETED BY THE CONSTRUCTION DEADLINE; OR (2) AN EXTENSION IS NOT OBTAINED AND THE RELATED EXTENSION AGREEMENT AND REVISED FINANCIAL GUARANTY ARE NOT SUBMITTED BY THE CONSTRUCTION DEADLINE, THEN THE CITY MAY DECLARE THE AGREEMENT TO BE IN DEFAULT AND WILL HOLD THE SUBDIVIDER AND THE SURETY JOINTLY AND SEVERALLY LIABLE FOR 125% OF THE COST OF COMPLETING THE IMPROVEMENTS.

Page 2 of 2

February 16, 2012

PROJECT: MAX REPLAT

PROJECT NO: 780381

Please immediately contact the Project Administrator, Marilyn Maldonado, at (505) 924-3997 and let her know whether: (1) the construction will be completed by the Construction Deadline Date and the necessary paperwork will be provided promptly to the City's Planning Department, Construction Section for acceptance of the required subdivision improvements; or (2) the Subdivider will be submitting a written request for extension to the D.R.B. and, if an extension is granted, will be submitting an Extension Agreement and related revised financial guaranty to the City's Planning Department, Design Review Section by the Construction Deadline date.

Very truly yours,

A handwritten signature in black ink, appearing to read 'KJC', is written over a horizontal line.

Kevin J. Curran

Assistant City Attorney

KJC/pcl

#3-B

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

03/05/2010 Issued By: PLNSDH 70009

Permit Number: 2010 070 078 **Category Code 910**

Application Number: 10DRB-70078, Major - 2yr Subd Imp Agmt Ext (2yr Sia)

Address:

Location Description: RIO GRANDE BLVD NW BETWEEN LOS ANAYAS NW AND ZICKET NW

Project Number: 1004036

Applicant

Max & Victoria Contreras

2019 Rio Grande Nw
 Albuquerque NM 87104
 243-2372

Agent / Contact

Max & Victoria Contreras

2019 Rio Grande Nw
 Albuquerque NM 87104
 243-2372

Application Fees

441018/4971000	Public Notification	\$75.00
441032/3424000	Conflict Mgmt Fee	\$20.00
441006/4983000	DRB Actions	\$50.00
TOTAL:		\$145.00

City Of Albuquerque
 Treasury Division

3/5/2010 2:18PM LOC: ANNX
 WS# 008 TRANS# 0037
 RECEIPT# 00116074-00116074
 PERMIT# 2010070078 TRSBLC
 Trans Amt \$145.00
 APN Fee \$75.00
 Conflict Manag. Fee \$20.00
 DRB Actions \$50.00
 CK \$145.00
 CHANGE \$0.00

Thank You

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

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

MAJOR SUBDIVISION PRELIMINARY PLAT APPROVAL (DRB13)

- 5 Acres or more: Certificate of No Effect or Approval
- Proposed Preliminary Plat including the Grading Plan (folded to fit into an 8.5" by 14" pocket) **24 copies**
- Proposed Infrastructure List
- Signed Preliminary Pre-Development Facilities Fee Agreement for **Residential** development only
- Design elevations & cross sections of perimeter walls **3 copies** (11" x 17" maximum)
- Zone Atlas map with the entire property(ies) clearly outlined
- Letter briefly describing, explaining, and justifying the request
- Property owner's and City Surveyor's signature on the proposed plat
- FORM DRWS Drainage Report, Water & Sewer availability statement filing information
- Office of Community & Neighborhood Coordination inquiry response, notifying letter, certified mail receipts
- Sign Posting Agreement
- Signed** Pre-Annexation Agreement if Annexation required.
- TIS/AQIA Traffic Impact Study / Air Quality Impact Assessment form
- Fee (see schedule)
- List any original and/or related file numbers on the cover application

Preliminary plat approval expires after one year.

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

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

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

- Proposed Amended Preliminary Plat, and/or Infrastructure List, and/or Grading Plan (folded to fit into an 8.5" by 14" pocket) **24 copies**
- Original Preliminary Plat, and/or Infrastructure List, and/or Grading Plan (folded to fit into an 8.5" by 14" pocket)
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- Sign Posting Agreement
- List any original and/or related file numbers are listed on the cover application

Amended preliminary plat approval expires after one year.

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

MAJOR SUBDIVISION IMPROVEMENTS AGREEMENT EXTENSION (DRB09)

(Temporary sidewalk deferral extension use FORM-V)

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

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

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

MAX F Contreras
 Applicant name (print)
Max F Contreras 3-05-10
 Applicant signature / date

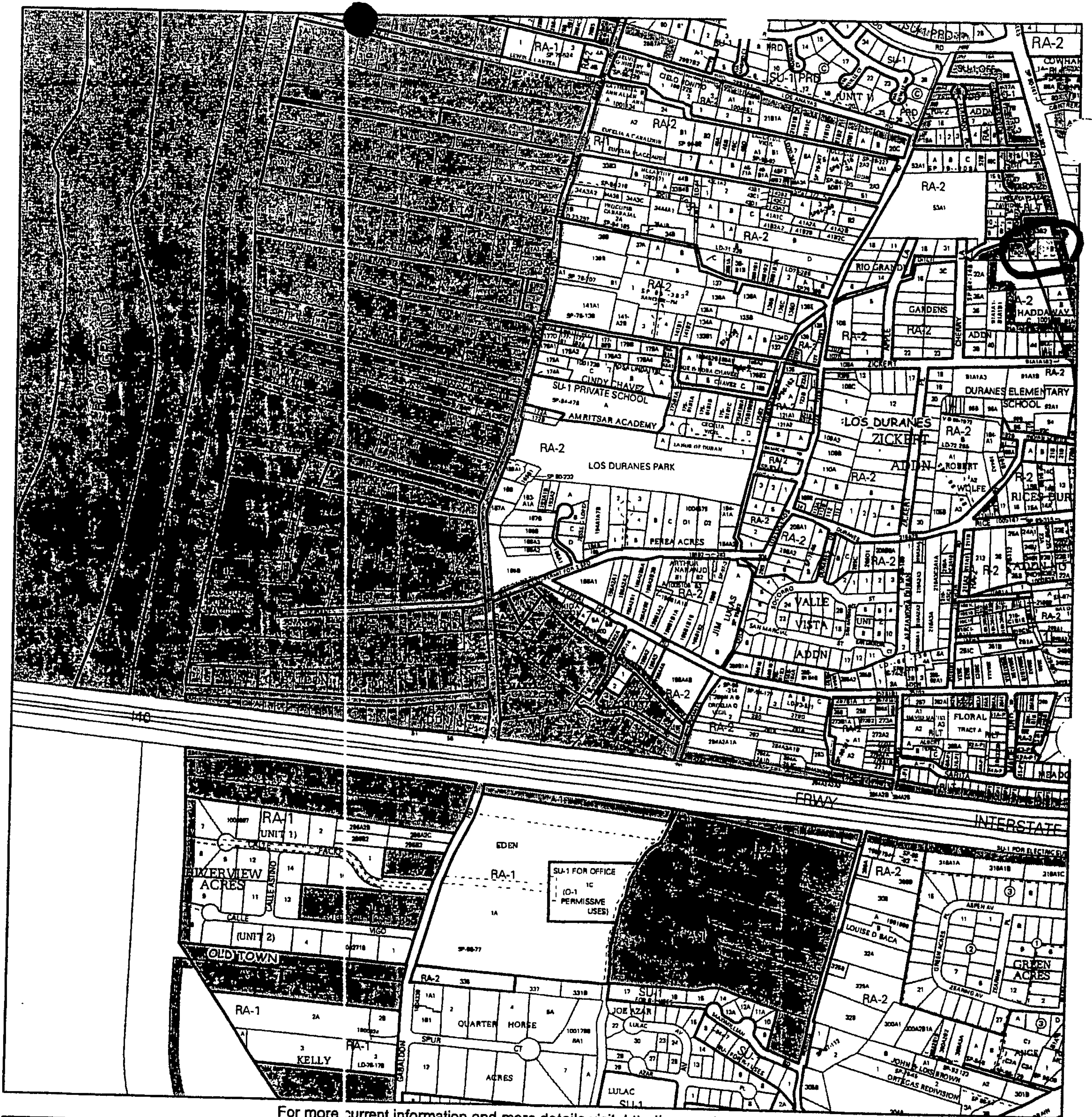


Form revised **October 2007**

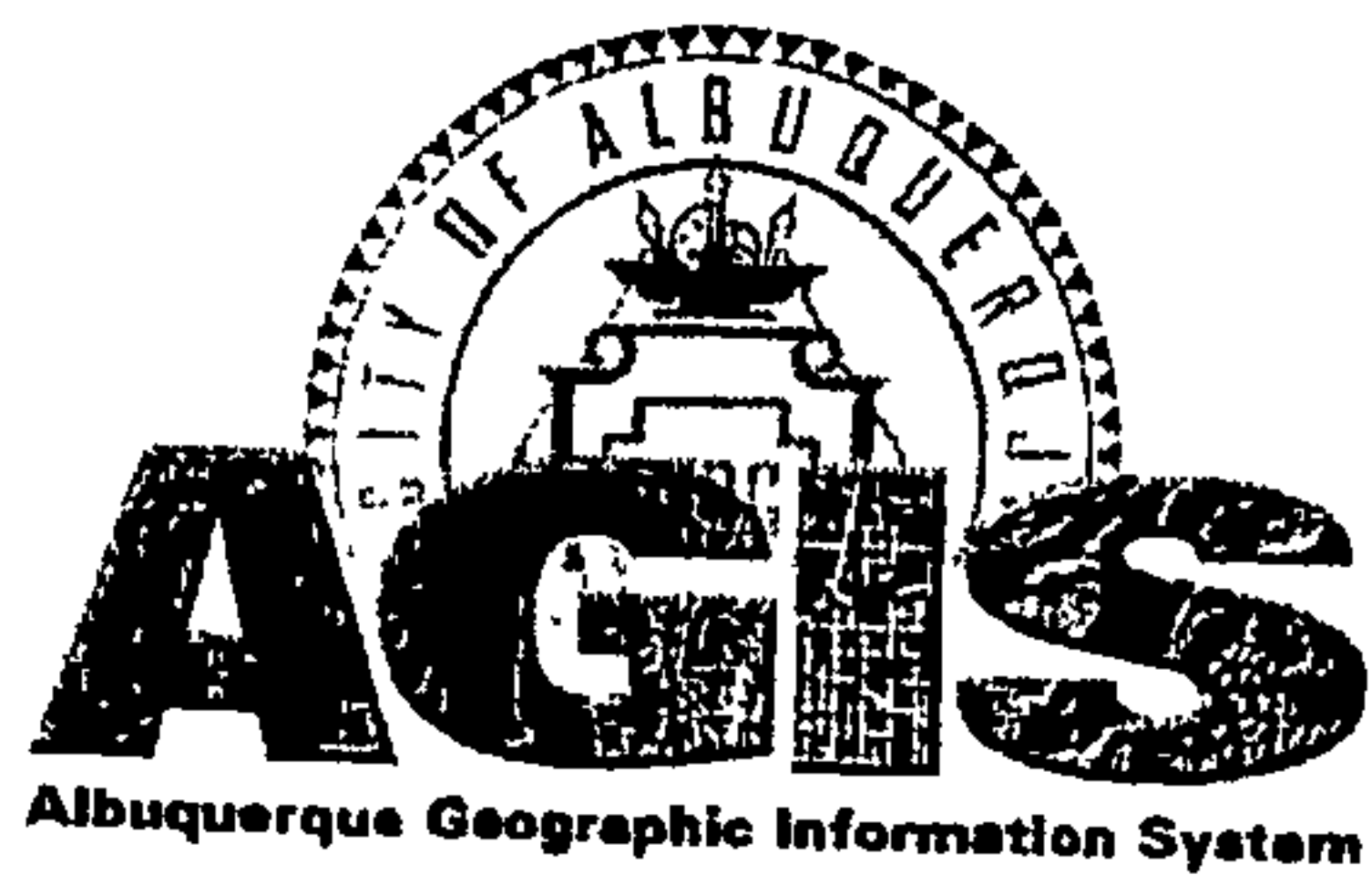
- Checklists complete
- Fees collected
- Case #s assigned
- Related #s listed

Application case numbers
 10 DRB - 70078

Sandy Handler 03/05/10
 Planner signature / date
 Project # 1004036

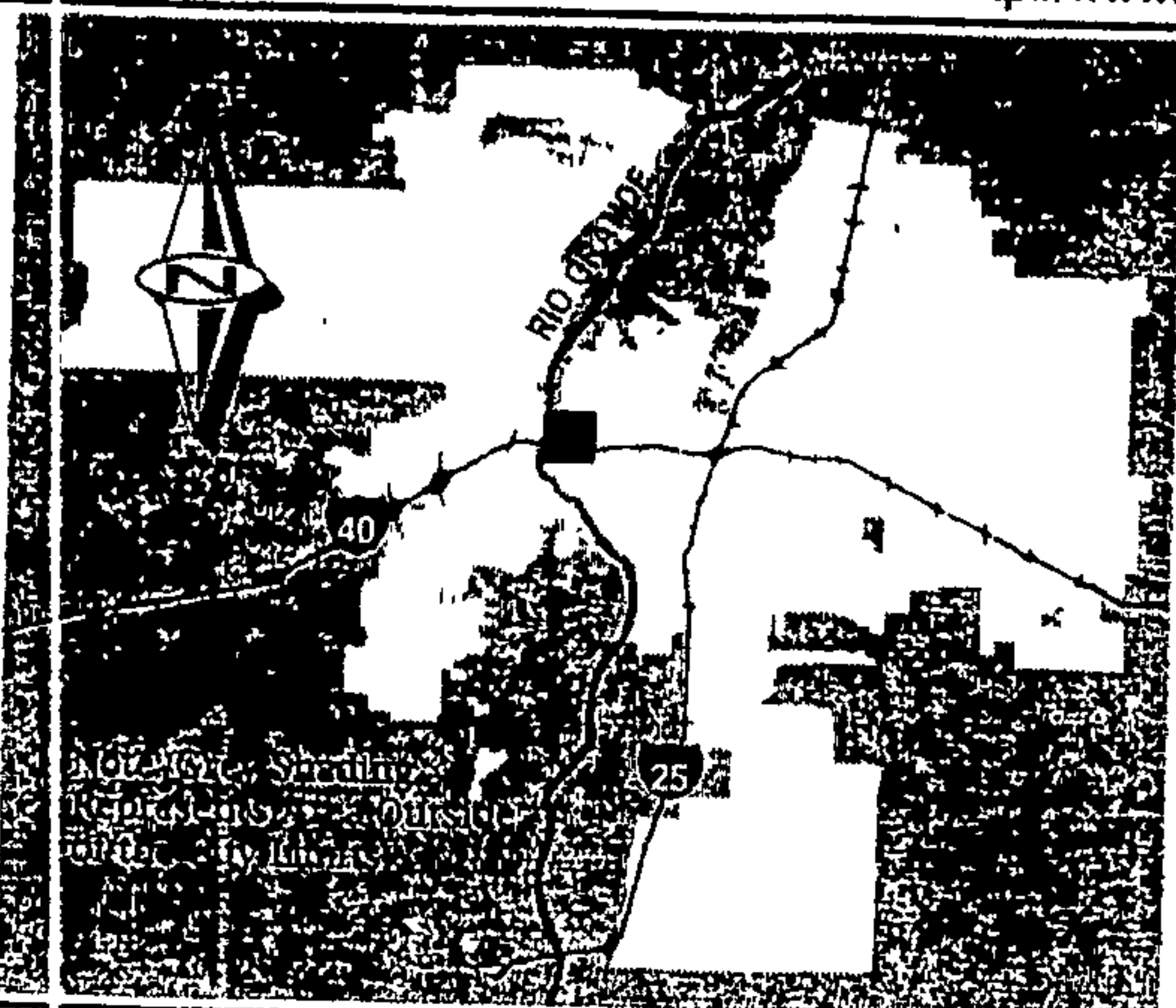


For more current information and more details visit: <http://www.cabq.gov/gis>



Albuquerque Geographic Information System

Map amended through: 5/17/2007

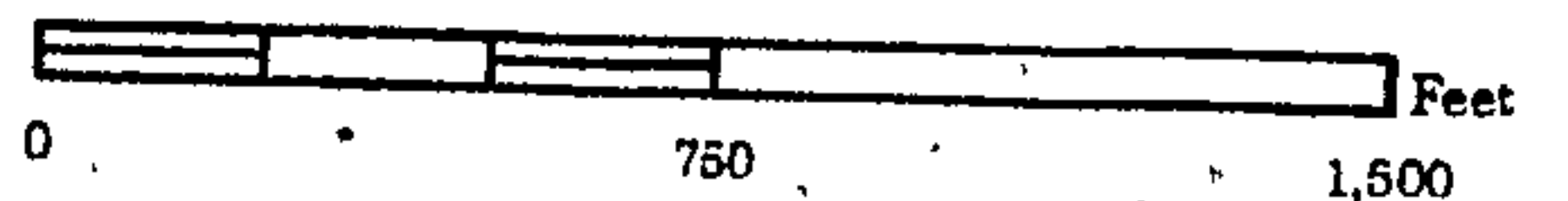


Zone Atlas Page:

H-12-Z

Selected Symbols

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



Max F. And Victoria R. Contreras
2019 Rio Grande Blvd. NW
Albuquerque, New Mexico 87104
(505) 243-2372

To: Development Review Board

Date: March 4, 2010

Re: Notice of Upcoming Deadline for Completion of Improvement and City's
Intention to Call Financial Guaranty - Subdivision Improvements Agreement,
Project: MAX REPLAT PROJECT NO. 780381

**Tracts A-1, A-2 & B-1 Max Replat
Located at 2019 Rio Grande Blvd. NW between Los Anayas Road and Zickert Road
NW.**

In response to correspondence from Kevin J. Curran, Assistant City Attorney, dated February 15, 2010 regarding the above referenced matter (a copy of which is attached), this letter will advise that the construction of certain infrastructure improvements will not be completed by the deadline of March 15, 2010.

Currently, there are residences on Tracts B-1 and A-1 of the subject property. At that time that the plat was recorded, it was our intent to deed Tract A-2 to our son and his wife. It is their intention to construct a home on that site. He is currently continuing in the Federal Aviation Administration Air Traffic Control certification program and hopes to complete his training and become certified within the next year. Until this training and certification process is complete, they have decided to delay the construction of their home.

Because the construction of their home has been delayed and we do not want to make the infrastructure improvements until such time that construction has begun, we are requesting another extension of the Subdivision Improvements Agreement, Procedure. If you need further information, please contact us at 243-2372 (home) or 270-3814 (Max' cell). Thank you for your consideration and assistance in this matter.

Sincerely,



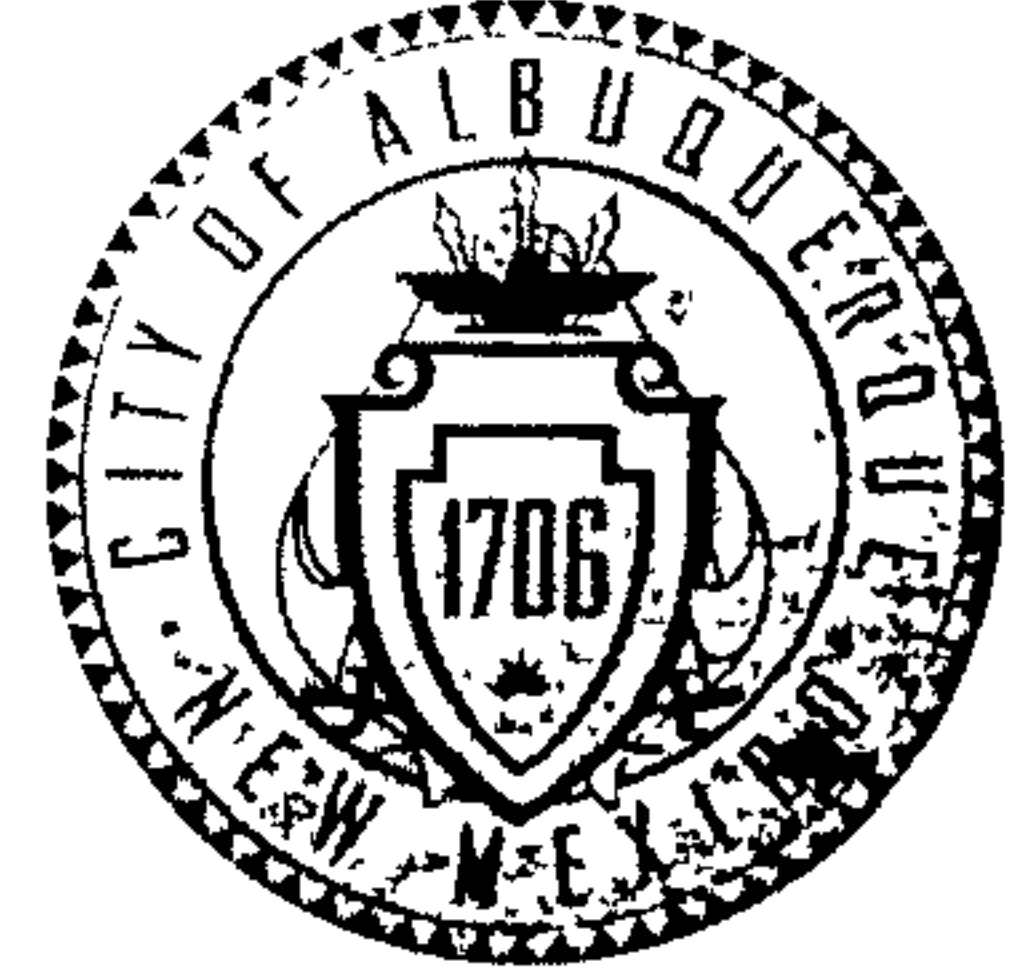
Max F. Contreras and Victoria R. Contreras

/vrc

Enclosure (as noted)

CITY OF ALBUQUERQUE

February 15, 2010



CERTIFIED MAIL/RETURN RECEIPT REQUESTED

Max F. and Victoria R. Contreras, Owners
2021 Rio Grande Blvd NW
Albuquerque, NM 87107

RE: NOTICE OF UPCOMING DEADLINE FOR COMPLETION OF IMPROVEMENTS
AND CITY'S INTENTION TO CALL FINANCIAL GUARANTY -
SUBDIVISION IMPROVEMENTS AGREEMENT, PROCEDURE B

PROJECT: Max Replat
PROJECT NO: 780381

Dear Mr. and Mrs. Contreras:

I am the Assistant City Attorney who represents the City in matters relating to construction of infrastructure by subdividers. As you are aware, **Max F. and Victoria R. Contreras** ("Subdivider") signed a **SUBDIVISION IMPROVEMENTS AGREEMENT, PROCEDURE B** (the "Agreement") requiring the subdivider to construct certain infrastructure improvements by **March 15, 2010** ("Construction Deadline"). The Subdivider has utilized the maximum period allowed by the Development & Building Services, Design Review Section for completion of construction.

If construction will not be completed by the Construction Deadline, the City may grant an extension of time to complete construction if the Subdivider obtains approval for an extension from the Development Review Board ("D.R.B.") **before** the Construction Deadline, in accordance with D.R.B. requirements and Section 14-14-5-3 of the Subdivision Ordinance as amended. If granted, the D.R.B. approval will specify the extended deadline for completion. The Subdivider then must immediately submit an acceptable extension agreement and financial guaranty to the Development & Building Services, Design Review Section. All the above steps must be successfully completed by the Construction Deadline.

THIS LETTER PROVIDES NOTICE TO THE SUBDIVIDER THAT IF:
(1) THE CONSTRUCTION IS NOT COMPLETED BY THE CONSTRUCTION DEADLINE; OR (2) AN EXTENSION IS NOT OBTAINED AND THE RELATED EXTENSION AGREEMENT AND FINANCIAL GUARANTY ARE NOT SUBMITTED BY THE CONSTRUCTION DEADLINE, THEN THE CITY MAY DECLARE THE AGREEMENT TO BE IN DEFAULT AND WILL HOLD THE SUBDIVIDER AND THE SURETY JOINTLY AND SEVERALLY LIABLE FOR 125% OF THE COST OF COMPLETING THE IMPROVEMENTS.

PO Box 1293

Albuquerque

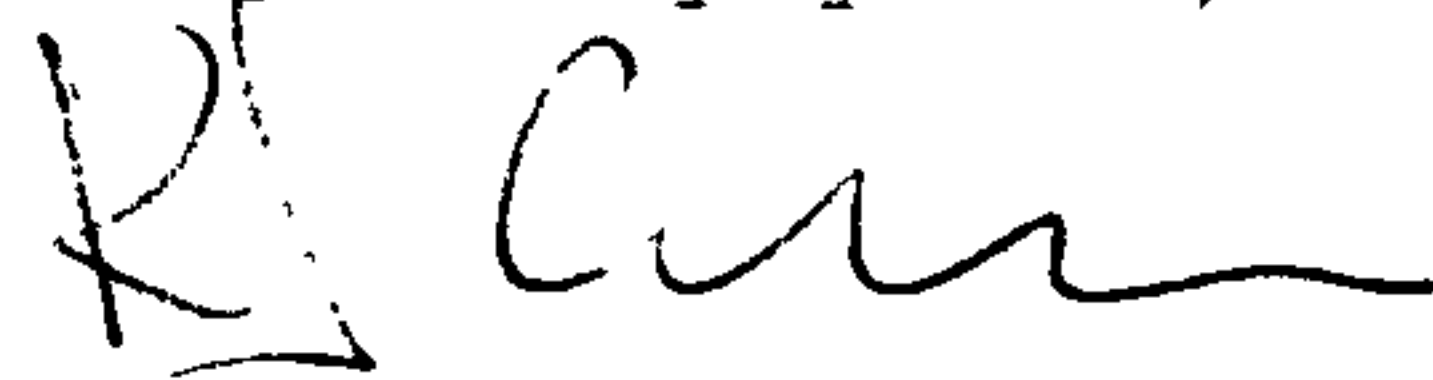
NM 87103

www.cabq.gov

Page 2 of 2
February 15, 2010
PROJECT: MAX REPLAT
PROJECT NO: 780381

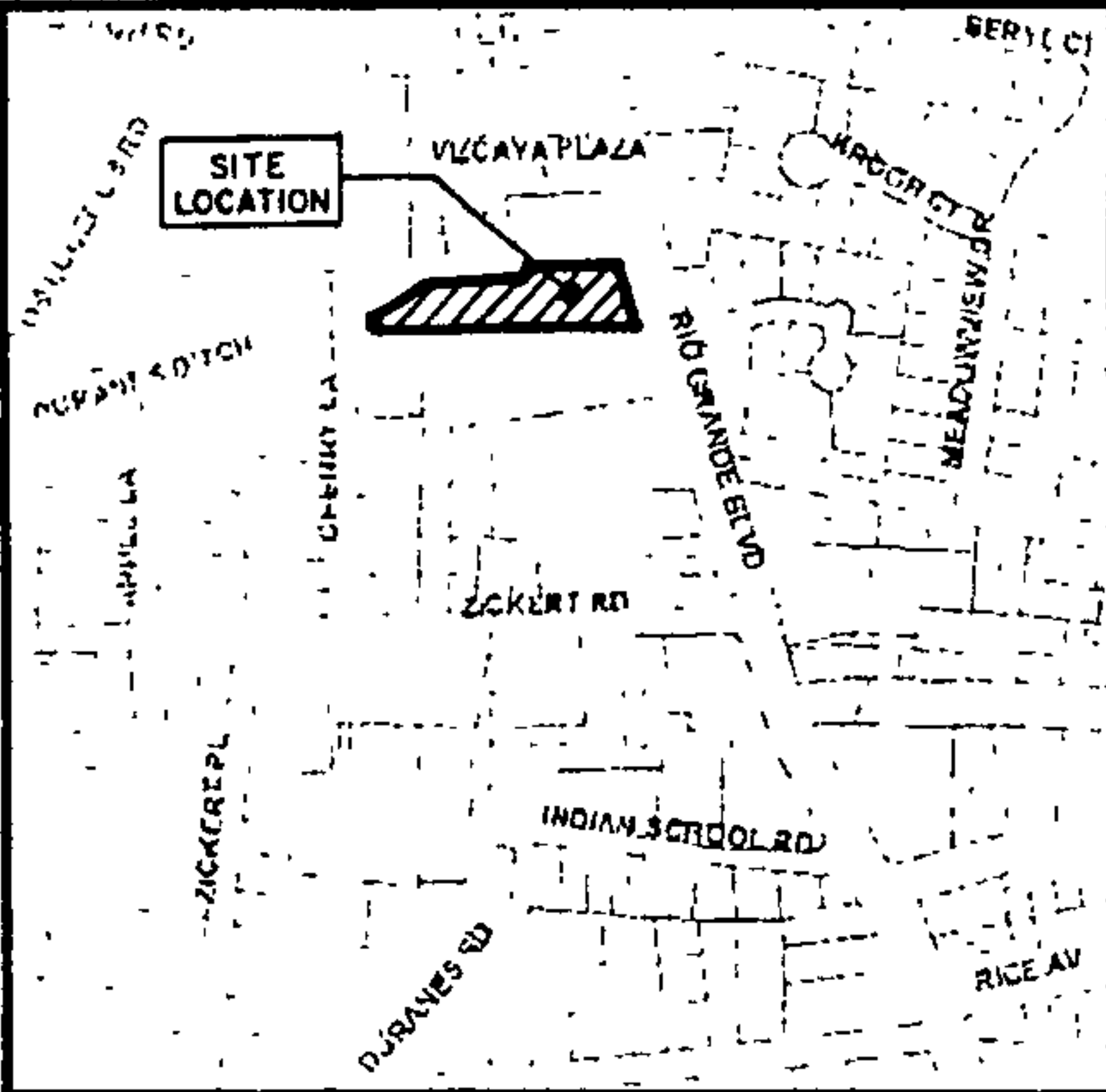
Please immediately contact the Project Administrator, Marilyn Maldonado, at (505) 924-3997 and let her know whether: (1) the construction will be completed by the Construction Deadline Date and the necessary paperwork will be provided promptly to the Construction Management Division for acceptance of the required subdivision improvements; or (2) the Subdivider will be submitting a written request for extension to the D.R.B. and, if an extension is granted, will be submitting an extension agreement and related financial guaranty to the Development & Building Services, Design Review Section by the Construction Deadline Date.

Very truly yours,

A handwritten signature in black ink, appearing to read "K Curran". The signature is written in a cursive style with a large initial "K" and a long, sweeping underline.

Kevin J. Curran
Assistant City Attorney

KJC/nao #3a



PLAT OF
TRACTS "A-1", "A-2" & "B-1"
MAX REPLAT
BEING A REPLAT OF TRACTS A & B
M.R.G.C.D. MAP #35
ALBUQUERQUE, BERNALILLO COUNTY, NEW MEXICO
FEBRUARY, 2005

PROJECT No 1004036
Application No. 06DRB-00263

- APPROVED AND ACCEPTED BY
- Sharon Watson 4/05/06
DRB Chairperson, Planning Department Date
 - Bradley D. Bingham 3/4/06
City Engineer Date
 - Sharon Watson 3-22-05
A.M. Date
 - Roger A. Shum 4-5-06
Public Works Dept, Utility Development Division Date
 - Christine Sandoval 4/5/06
Traffic Engineering, Transportation Division Date
 - Christine Sandoval 3-11-05
Parks & Recreation City Engineer Date
 - Leah D. Mays 3-22-05
PNM. Electric & Gas Services Date
 - Rita Erickson 3-22-05
Comcast Cable Date
 - Levi Crabtree 3/2/06
Qwest Telecommunications Date
 - NA
New Mexico Utilities Date
 - NA
Water Development Date

VICINITY MAP
TOWNSHIP ATLAS H-12-Z (CITY)

PROPERTY DATA

Subdivision No. H-12-Z

Acres Subdivision Acreage 1.0749 Acres

Number of Lots Existing 1

Number of Lots Created 3

Notes: Lots were created or deleted by this Plat

DESCRIPTION

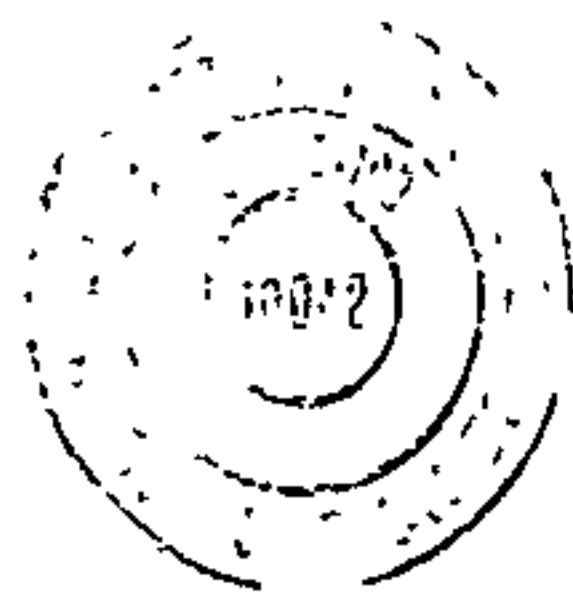
TRACTS LETTERED A AND B OF THE MAX REPLAT AS THE SAME IS SHOWN AND DESIGNATED ON THE PLAT THEREOF FILED IN THE OFFICE OF THE COUNTY CLERK OF BERNALILLO COUNTY NEW MEXICO ON DECEMBER 1 1980 AND BEING MORE PARTICULARLY DESCRIBED BY NEW MEXICO STATE PLANE GRID BEARINGS AND GROUND DISTANCES AS FOLLOWS

BEGINNING AT THE SOUTHEAST CORNER OF THE TRACT HEREIN DESCRIBED BEING A POINT ON THE WESTERLY RIGHT OF WAY LINE OF RIO GRANDE BLVD N.W. WHENCE ALBUQUERQUE CITY SURVEY MONUMENT 77-H13 BEARS S 20°18'55" E 1078.78 FEET, THENCE S 89°00'26" W 429.13 TO A POINT, THENCE S 86°44'24" W 23.57 FEET TO THE SOUTHWEST CORNER OF THE TRACT HEREIN DESCRIBED, THENCE N 45°51'00" E 74.20 FEET TO THE NORTHWEST CORNER OF THE TRACT HEREIN DESCRIBED, THENCE N 70°21'19" E 162.90 FEET TO A POINT, THENCE N 82°07'19" E 72.28 FEET TO A POINT, THENCE N 44°00'19" E 19.33 FEET TO A POINT, THENCE S 82°29'16" E 139.84 FEET TO THE NORTHEAST CORNER OF THE TRACT HEREIN DESCRIBED BEING A POINT ON THE WESTERLY RIGHT OF WAY LINE OF RIO GRANDE BLVD N.W., THENCE S 15°18'50" E 117.33 FEET ALONG SAID WESTERLY RIGHT OF WAY LINE OF RIO GRANDE BLVD N.W. TO THE POINT OF BEGINNING CONTAINING 1.0749 ACRES MORE OR LESS

- NOTES
- PROPERTY IS ZONED RA-2
- 1) ZONING OF BERNALILLO NEW MEXICO STATE PLANE GRID BEARINGS
 - 2) DISTANCES ARE GROUND
 - 3) 22' P.M. & 12' P.M. SEWER AND WATER EASEMENT IS FOR THE USE AND MAINTENANCE OF TRACTS A-1, A-2 AND B-1 AND TO BE MAINTAINED BY OWNERS
 - 4) BEARINGS & DISTANCES SHOWN IN PARENTHESES ARE PER MAX REPLAT FILED 12/01/80
 - 5) PROPERTY IS LOCATED WITHIN PROJECTED S12, T10N, R2E WITHIN TOWN OF ALBUQUERQUE GRANT.
- EASEMENTS
- THIS PLAT SHOWS ALL EASEMENTS AS PROVIDED BY OWNERS, UTILITY CO'S & OTHER INTERESTED PARTIES

SURVEYOR'S CERTIFICATION

I, Preston E. Hall, New Mexico Registered Professional Surveyor No. 10,0042, do hereby certify that this plat was prepared by me or under my supervision, meets the minimum requirements for monumentation and surveys of the Albuquerque Subdivision Ordinance, complies with the minimum standards for surveying in the State of New Mexico, and is true and correct to the best of my knowledge and belief



Preston E. Hall
Preston E. Hall PS 10042

FREE CONSENT

Now replatted as Tracts A-1, A-2 & B-1 MAX REPLAT hereon described is with the free-consent and in accordance with the desires of the undersigned owner(s) and/or proprietor(s) thereof, and said owner(s) and/or proprietor(s) do hereby freely consent to all the foregoing and do hereby represent that I/we are authorized to so act grant all easements shown hereon including the right of ingress and egress and the right to trim interfering trees. The undersigned owner(s) warrant and hold complete and indefeasible title in fee simple to the land subdivided.

Max F. Contreras 2-23-05
MAX F. CONTRERAS date

Victoria R. Contreras 2/23/05
VICTORIA R. CONTRERAS date



THIS IS TO CERTIFY THAT TAXES ARE CURRENT & PAID ON

TRACT # 10110 059 522 424-10918 2 UPL 04/06

PROPERTY OF RECORD

Contreras Max F. Hall

BERNALILLO COUNTY TREASURER'S OFFICE

Robbie 4/5/06

STATEMENT

THE PURPOSE OF THIS PLAT IS TO DIVIDE TRACTS A & B MAX REPLAT INTO 3 TRACTS AND GRANT EASEMENTS AND UTILITY EASEMENTS SHOWN HEREON AND VACATE A PORTION OF AN EXISTING ACCESS EASEMENT.

STATE OF New Mexico)
COUNTY OF Bernalillo) SS

On this 23 day of February, 2005 the foregoing instrument was acknowledged before me by Victoria R. Contreras

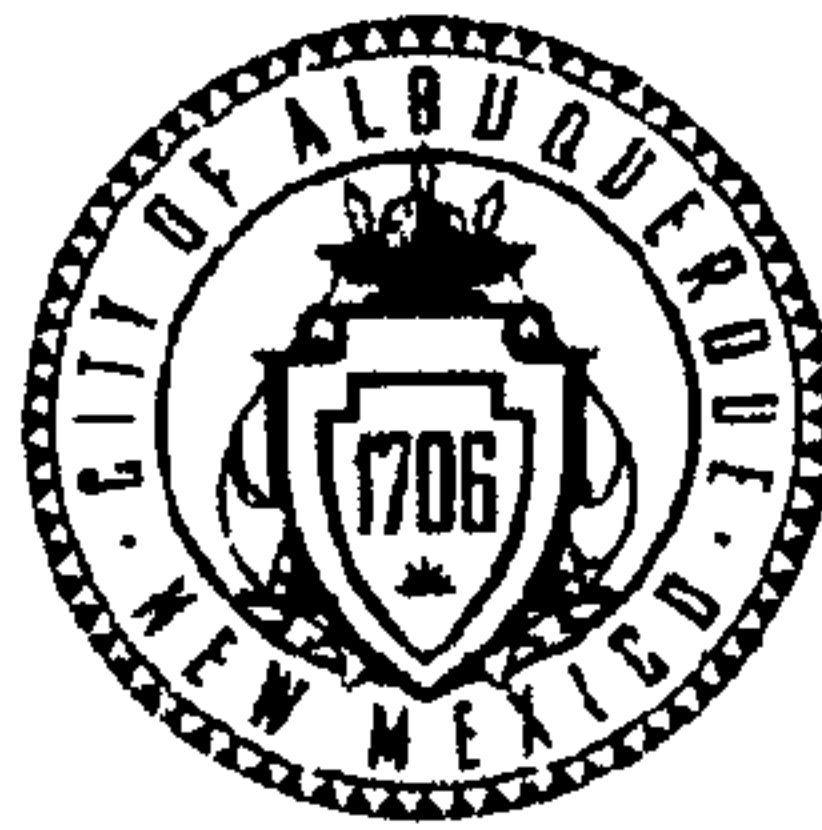
Maryeona Watman
Notary Public
My commission expires 6-28-07

SHEET 1 OF 2

HALL SURVEYING CO.
12805 MENAUL BLVD N.E.
ALBUQUERQUE, NEW MEXICO 87112
PHONE (505) 292-6727

CLIENT: MAX CONTRERAS

DRAWINGS: 15-2178, 15-2178.DWG



City of Albuquerque

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

Date: March 2, 2010

TO CONTACT NAME: Max J. Contreras
COMPANY/AGENCY:
ADDRESS/ZIP: 2019 Rio Grande Blvd. NW 87104
PHONE/FAX #: 243-2372

Thank you for your inquiry of 3-2-10 (date) requesting the names of ALL Affected

Neighborhood and/or Homeowner Associations who would be affected under the provisions of O-92 by your proposed project at Tracts A-1, A-2 & B-1, max replat located at 2019 Rio Grande Blvd. NW between Los Arayas Rd zone map page(s) H-12 NW and Zickert Rd. NW.

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

Los Duranes
Neighborhood or Homeowner Association
Contacts: William Herrings
3104 Coca Rd NW 87104
243-5544 (h) 243-4664 (w)
Jose Viramontes
1325 Gabaldon Dr. NW 87104
239-8449 (h) 248-4455 (w)

Rio Grande Blvd.
Neighborhood or Homeowner Association
Contacts: Ignacio Perez Jr.
2200 Camino De Los Artesanos NW
345-4614 (h) 505-1414 (w) 87107
Winnie Kimbrough
2327 Campbell Rd NW
344-1363 (h) 87104

See reverse side for additional Neighborhood and/or Homeowner Associations

Information:

YES { } NO [X]

Please note that according to O-92 you are required to notify each of these contact persons by CERTIFIED MAIL, RETURN RECEIPT REQUESTED, BEFORE the Planning Department will accept your application filing. IMPORTANT! FAILURE OF ADEQUATE NOTIFICATION MAY RESULT IN YOUR APPLICATION HEARING BEING DEFERRED FOR 30 DAYS. If you have any questions about the information provided, please contact our office at (505) 924-3914 or by fax at 924-3913.

Sincerely,

Dalaina J. Carmona
OFFICE OF NEIGHBORHOOD COORDINATION

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

Max F. And Victoria R. Contreras
2019 Rio Grande Blvd. NW
Albuquerque, New Mexico 87104
(505) 243-2372

Certified Mail/Return Receipt Requested

Mr. William Herring
3104 Coca Road NW
Albuquerque, New Mexico 87104

Re: Notice of Upcoming Deadline for Completion of Improvement and City's
Intention to Call Financial Guaranty - Subdivision Improvements Agreement,
Project: MAX REPLAT PROJECT NO. 780381
Tracts A-1, A-2 & B-1 Max Replat (A copy is enclosed for your convenience.)
Located at 2019 Rio Grande Blvd. NW between Los Anayas Road and Zickert Road
NW.

Dear Mr. Herring:

This is to advise that we are currently requesting an extension of the Subdivision Improvements Agreement, Procedure B which required completion of certain infrastructure improvements by the deadline of March 15, 2010.

Currently, there are residences on Tracts B-1 and A-1 of the subject property. At that time that the plat was recorded, it was intent to deed Tract A-2 to our son and his wife. It is their intention to construct a home on that site. He is currently continuing in the Federal Aviation Administration Air Traffic Control certification program and hopes to complete his training and become certified within the next year. Until this training and certification process is complete, they have decided to delay the construction of their home.

Because the construction of their home has been delayed and we do not want to make the infrastructure improvements until such time that construction has begun, we are requesting another extension of the Subdivision Improvements Agreement, Procedure. If you need further information, please contact us at 243-2372 (home) or 270-3814 (Max' cell)

Sincerely,

Max F. Contreras and Victoria R. Contreras
Max F. Contreras and Victoria R. Contreras

/vrc
Enclosure (as noted)

7009 2820 0003 7189 3737

U.S. Postal Service	
CERTIFIED MAIL RECEIPT	
(Domestic Mail Only; No Insurance Coverage Provided)	
For delivery information visit our website at www.usps.com	
ALBUQUERQUE NM 87104	
Postage	\$ 0.44
Certified Fee	\$2.80
Return Receipt Fee (Endorsement Required)	\$2.30
Restricted Delivery Fee (Endorsement Required)	\$0.00
Total Postage & Fees	\$ 5.54

ALBUQUERQUE NM OLD ALBANY STION
03 MAR 3 2010
Postman Here
USPS
03/03/2010

Street, Apt. No. or PO Box No. *3104 Coca Road*
City, State, ZIP+4 *Albuquerque NM 87104*

Max F. And Victoria R. Contreras
2019 Rio Grande Blvd. NW
Albuquerque, New Mexico 87104
(505) 243-2372

Certified Mail/Return Receipt Requested

Mr. Jose Viramontes.
1325 Gabaldon Drive NW
Albuquerque, New Mexico 87104

Re: Notice of Upcoming Deadline for Completion of Improvement and City's
Intention to Call Financial Guaranty - Subdivision Improvements Agreement,
Project: MAX REPLAT PROJECT NO. 780381
Tracts A-1, A-2 & E-1 Max Replat (A copy is enclosed for your convenience.
Located at 2019 Rio Grande Blvd. NW between Los Anayas Road and Zickert Road
NW.

Dear Mr. Viramontes:

This is to advise that we are currently requesting an extension of the Subdivision Improvements Agreement, Procedure B which required completion of certain infrastructure improvements by the deadline of March 15, 2010.

Currently, there are residences on Tracts B-1 and A-1 of the subject property. At that time that the plat was recorded, it was intent to deed Tract A-2 to our son and his wife. It is their intention to construct a home on that site. He is currently continuing in the Federal Aviation Administration Air Traffic Control certification program and hopes to complete his training and become certified within the next year. Until this training and certification process is complete, they have decided to delay the construction of their home.

Because the construction of their home has been delayed and we do not want to make the infrastructure improvements until such time that construction has begun, we are requesting another extension of the Subdivision Improvements Agreement, Procedure. If you need further information, please contact us at 243-2372 (home) or 270-3814 (Max' cell)

Sincerely,

Max F. Contreras and Victoria R. Contreras

Max F. Contreras and Victoria R. Contreras

/vrc

Enclosure (as noted)

7009 2820 0003 7189 3676

U.S. Postal Service		
CERTIFIED MAIL RECEIPT		
(Domestic Mail Only; No Insurance Coverage Provided)		
For delivery information visit our website at www.usps.com		
ALBUQUERQUE NM 87104		
Postage	\$ 0.44	0104
Certifier Fee	\$ 2.80	03
Return Receipt Fee (Endorsement Required)	\$ 2.30	
Restricted Delivery Fee (Endorsement Required)	\$ 0.00	
Total Postage & Fees	\$ 5.54	

Sent to: *Jose Viramontes*
Street, Apt. No. or P.O. Box: *1325 Gabaldon Drive NW*
City, State, ZIP+4: *Albuq. NM 87104*

ALBUQUERQUE NM 87104 STA 87104
MAR 3 2010
USPS

Max F. And Victoria R. Contreras
2019 Rio Grande Blvd. NW
Albuquerque, New Mexico 87104
(505) 243-2372

Certified Mail/Return Receipt Requested

Mr. Ignacio Perez, Jr.
2200 Camino De Los Artesanos NW
Albuquerque, New Mexico 87107

Re: Notice of Upcoming Deadline for Completion of Improvement and City's
Intention to Call Financial Guaranty - Subdivision Improvements Agreement,
Project: MAX REPLAT PROJECT NO. 780381
Tracts A-1, A-2 & B-1 Max Replat (A copy is enclosed for your convenience.
Located at 2019 Rio Grande Blvd. NW between Los Anayas Road and Zickert Road
NW.

Dear Mr. Perez::

This is to advise that we are currently requesting an extension of the Subdivision Improvements Agreement, Procedure B which required completion of certain infrastructure improvements by the deadline of March 15, 2010.

Currently, there are residences on Tracts B-1 and A-1 of the subject property. At that time that the plat was recorded, it was intent to deed Tract A-2 to our son and his wife. It is their intention to construct a home on that site. He is currently continuing in the Federal Aviation Administration Air Traffic Control certification program and hopes to complete his training and become certified within the next year. Until this training and certification process is complete, they have decided to delay the construction of their home.

Because the construction of their home has been delayed and we do not want to make the infrastructure improvements until such time that construction has begun, we are requesting another extension of the Subdivision Improvements Agreement, Procedure. If you need further information, please contact us at 243-2372 (home) or 270-3814 (office).

Sincerely,

Max F. Contreras and Victoria R. Contreras
Max F. Contreras and Victoria R. Contreras

/vrc

Enclosure (as noted)

7009 2820 0003 7189 3713

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

ALBUQUERQUE NM 87107

Postage	\$	\$0.44
Postage Due		
Return Receipt Fee (Endorsement Required)		\$2.80
Restricted Delivery Fee (Endorsement Required)		\$2.30
		\$0.00
Total Postage & Fees	\$	\$5.54

0104
ALBUQUERQUE NM 016 ALBUQUERQUE
US
Here
2010
10/03/2010

Sent To
Ignacio Perez, Jr
2200 Camino De Los Artesanos NW
Albuquerque NM 87107

PS Form 3800, August 2006

Max F. And Victoria R. Contreras
2019 Rio Grande Blvd. NW
Albuquerque, New Mexico 87104
(505) 243-2372

Certified Mail/Return Receipt Requested

Ms. Winnie Kimbrough
2327 Campbell Road NW
Albuquerque, New Mexico 87104

Re: Notice of Upcoming Deadline for Completion of Improvement and City's
Intention to Call Financial Guaranty - Subdivision Improvements Agreement,
Project: MAX REPLAT PROJECT NO. 780381
Tracts A-1, A-2 & B-1 Max Replat (A copy is enclosed for your convenience.
Located at 2019 Rio Grande Blvd. NW between Los Anayas Road and Zickert Road
NW.

Dear Ms. Kimbrough:

This is to advise that we are currently requesting an extension of the Subdivision Improvements Agreement, Procedure B which required completion of certain infrastructure improvements by the deadline of March 15, 2010.

Currently, there are residences on Tracts B-1 and A-1 of the subject property. At that time that the plat was recorded, it was intent to deed Tract A-2 to our son and his wife. It is their intention to construct a home on that site. He is currently continuing in the Federal Aviation Administration Air Traffic Control certification program and hopes to complete his training and become certified within the next year. Until this training and certification process is complete, they have decided to delay the construction of their home.

Because the construction of their home has been delayed and we do not want to make the infrastructure improvements until such time that construction has begun, we are requesting another extension of the Subdivision Improvements Agreement, Procedure. If you need further information, please contact us at 243-2372 (home) or 270-3814 (Max' cell)

Sincerely,

Max F. Contreras and Victoria R. Contreras
Max F. Contreras and Victoria R. Contreras

/vrc
Enclosure (as noted)

7009 2820 0003 7189 3720

U.S. Postal Service	
CERTIFIED MAIL RECEIPT	
(Domestic Mail Only, No Insurance Coverage Provided)	
For delivery information visit our website at www.usps.com	
ALBUQUERQUE NM 87104	
Postage	\$0.44
Certified Fee	\$2.80
Return Receipt Fee (Endorsement Required)	\$2.30
Restricted Delivery Fee (Endorsement Required)	\$0.00
Total Postage & Fees	\$5.54

0104
03/03/2010
ALBUQUERQUE NM 87104
Postmark: 3 2010

Sent To: *Winnie Kimbrough*
Street, Apt. No. or P.O. Box: *2327 Campbell Road NW*
City, State, Zip+4: *Albuquerque, NM 87104*

SIGN POSTING AGREEMENT

REQUIREMENTS

POSTING SIGNS ANNOUNCING PUBLIC HEARINGS

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

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

1. LOCATION

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

2. NUMBER

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

3. PHYSICAL POSTING

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

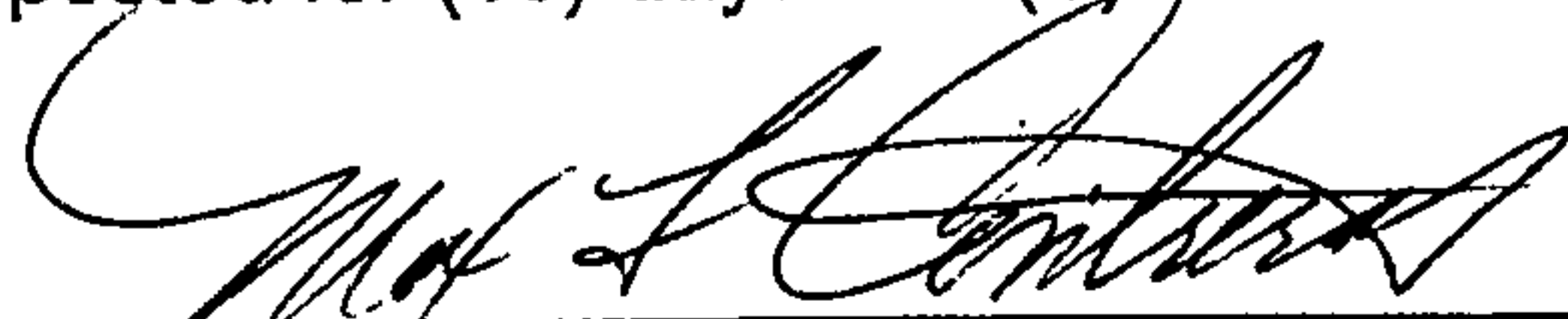
4. TIME

Signs must be posted from MARCH 16, 2010 to MARCH 31, 2010

5. REMOVAL

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

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


(Applicant or Agent)

3-5-10
(Date)

I issued 1 signs for this application, 03/05/10 Sandy Handley
(Date) (Staff Member)

DRB PROJECT NUMBER: 1004036



OFFICIAL NOTICE OF DECISION

CITY OF ALBUQUERQUE
PLANNING DEPARTMENT
DEVELOPMENT REVIEW BOARD

March 26, 2008

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

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

At the March 26, 2008 Development Review Board meeting, the 2 year extension of the Subdivision Improvements Agreement was approved.

If you wish to appeal this decision, you must do so by April 10, 2008, in the manner described below.

Appeal is to the Land Use Hearing Officer. Any person aggrieved with any determination of the Development Review Board may file an appeal on the Planning Department form, to the Planning Department, within 15 days of the Development Review Board's decision. The date the determination in question is issued is not included in the 15-day period for filing an appeal.

If the fifteenth day falls on a Saturday, Sunday or holiday as listed in the Merit System Ordinance, the next working day is considered as the deadline for filing the appeal. Such appeal shall be heard within 60 days of its filing.

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


Jack Cloud, AICP, DRB Chair

Cc: Max Contreras – 2021 & 2019 Rio Grande NW – Albuquerque, NM 87104
Marilyn Maldonado
File

ORIGINAL

INFRASTRUCTURE LIST

EXHIBIT "A"

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

Tracts "A-1", "A-2" & "B-1" Max Replat

PROPOSED NAME OF PLAT AND/OR SITE DEVELOPMENT PLAN

Tracts A & B "Max Replat"

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.

SIA Sequence #	COA DRC Project #	Size	Type of Improvement	Location	From	To	Private Inspector	City Inspector	City Cnst Engineer
		3'	3' Ditch	East line tract B-1	NE cor	SE cor	1	1	1
		22'	40' Gravel Road	South line Tracts A-1 B-1	SE cor Tract B-1	SE cor A-2	1	1	1
		20'	150' Gravel Road	SE Portion of Tract A-2	90' W of SE cor Tr. A-2	90' N of SE cor Tr. A-2	1	1	1
		4"	(Private) Sewer line	South Boundary of Tracts.	Rio Grande Blvd	Tract A-2	1	1	1
			22' Apron Rio Grande (EXPANSION OF)	Rio Grande Blvd			1	1	1
							1	1	1
							1	1	1
							1	1	1
							1	1	1

SIA Sequence #	COA DRC Project #
<input type="text"/>	<input type="text"/>
<input type="text"/>	<input type="text"/>
<input type="text"/>	<input type="text"/>
<input type="text"/>	<input type="text"/>

Size	Type of Improvement	Location	From	To

Private Inspector	City Inspector	City Cnst Engineer
/	/	/
/	/	/
/	/	/
/	/	/

NOTES

1 _____

2 _____

3 _____

AGENT / OWNER

Peppercorn Hill
NAME (print)

Hill Surveying Co.
FIRM

Tim Hill 6/16/05
SIGNATURE - date

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

DEVELOPMENT REVIEW BOARD MEMBER APPROVALS

J. Matson 6/29/05 DRB CHAIR - date

Christina Santora 6/29/05 PARKS & GENERAL SERVICES - date

Bill Ash 6-29-05 TRANSPORTATION DEVELOPMENT - date

Regent Green 6/29/05 UTILITY DEVELOPMENT - date

Bradley J. Bingham 6/29/05 CITY ENGINEER - date

_____ AMAFCA - date

_____ - date

_____ - date

DESIGN REVIEW COMMITTEE REVISIONS

REVISION	DATE	DRC CHAIR	USER DEPARTMENT	AGENT / OWNER

9. **Project # 1004177**
06DRB-00407 Major-Final Plat Approval

BOHANNAN HUSTON agent(s) for D.R. HORTON HOMES INC request(s) the above action(s) for all or a portion of Tract(s) 12-A VENTANA HIGHLANDS, UNIT 1, (to be known as **VENTANA HIGHLANDS, UNIT 3**, zoned R-LT residential zone, located on VENTANA RIDGE RD NW and DEL OESTE DR NW, containing approximately 26 acre(s). [REF:05DRB01122, 06DRB00374, 06DRB00098] **(B-8) FINAL PLAT APPROVED WITH FINAL SIGN OFF DELEGATED TO PLANNING TO RECORD.**

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

BOHANNAN HUSTON agent(s) for UNIVERSITY OF NEW MEXICO request(s) the above action(s) for all or a portion of Tract(s) 1E1-A-1 and 1E2-A-1, 1E2-A-2, **UNIVERSITY OF NEW MEXICO, SCIENCE & TECHNOLOGY PARK**, zoned SU-1 PDA, PERMISSIVE USE OF O-1/C-2, IP, located on UNIVERSITY BLVD SE , between AVENIDA CESAR CHAVEZ SE and INTERSTATE 40 SE containing approximately 13 acre(s). [*Deferred from 4/5/06*] (L-15) **DEFERRED AT AGENT'S REQUEST TO 4/12/06.**

11. **Project # 1004036**
06DRB-00263 Minor-Final Plat Approval

HALL SURVEYING CO agent(s) for MAX CONTRERAS request(s) the above action(s) for all or a portion of Tract(s) A & B, **MAX REPLAT**, zoned R-1 residential zone, located on RIO GRANDE BLVD NW, between LOS ANAYAS RD NW and ZICKERT NW containing approximately 2 acre(s). [REF: 05DRB 00446, 05DRB00922] [*indef. deferred from 3/8/06*] (H-12/H-13) **FINAL PLAT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO PLANNING TO RECORD.**

FIGURE 18

EXTENSION AGREEMENT
Procedure "B"
PROJECT NO. 780381

This Agreement made this _____ day of _____, 20____, by and between the City of Albuquerque, New Mexico, a municipal corporation ("City") and (name of developer/subdivider:) Max F. Contreras + Victoria R. Contreras, husband + wife ("Developer"), whose address is 2019 Rio Grande Blvd. NW, Albuq. NM 87104 and whose telephone number is 243-2372 is made in Albuquerque, New Mexico and is entered into as of the date of final execution of this Agreement.

WHEREAS, the City and the Subdivider entered into an Agreement on the 20th day of March, 2006, which was recorded in the office of the Clerk of Bernalillo County, New Mexico on 3/24/2006, at Book Misc. A 114, pages 1171 through 1171, ("Earlier Agreement"), by which the Developer agreed to complete the construction of certain infrastructure improvements on or before the 15th day of March 2008; and

WHEREAS, the Earlier Agreement was amended by an Extension Agreement dated _____ recorded _____, in Book Misc. _____, pages _____ through _____, records of Bernalillo County, New Mexico, extending the construction deadline to _____; and

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

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

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

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

1. The required completion date for construction of the improvements, as set forth in the attached Exhibit A, is extended (Complete either A or B:)
 - A. for all improvements, the 15th day of March, 2010.
 - B. on portions of the improvements as follows:

IMPROVEMENTS	COMPLETION DATE

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

Type of Financial Guaranty: Irrevocable Letter of Credit Agreement No 1.
Amount: \$ 16,010.41 Name of Financial Institution or Surety providing Guaranty: First Financial Credit Union
Date City first able to call Guaranty (Construction Completion Deadline): March 15, 2010
If Guaranty other than a Bond, last day City able to call Guaranty is: May 15, 2010
Additional information: _____

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

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

DEVELOPER:

By (Signature): [Signature]
Name: _____
Title: _____
Dated: _____

CITY OF ALBUQUERQUE:

City Engineer
Dated: _____

DEVELOPER'S NOTARY

STATE OF New Mexico)
COUNTY OF Bernalillo) ss.

This instrument was acknowledged before me on 26 day of February,
2008 by (name of person:) MAX F. Contreras, owner, (title or
capacity, for instance, "President" or "Owner") _____
Developer:)



OFFICIAL SEAL
MARYEONA WATMAN
NOTARY PUBLIC-STATE OF NEW MEXICO

Maryeona Watman
Notary Public

My Commission Expires: 6-28-2011
6-28-2011

CITY'S NOTARY

STATE OF _____)
COUNTY OF _____) ss.

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

Notary Public

My Commission Expires:



February 22, 2008

Chief Administrative Officer
City of Albuquerque
PO Box 1293
Albuquerque, NM 87103

Re: Addendum to Letter of Credit dated March 14, 2006 for Max F Contreras and
Victoria R Contreras, husband and wife.
City of Albuquerque Project No:780381
Project Name: Max Replat
(see attachment Figure 14)

This Letter of Credit will terminate at 5:00 o'clock pm, New Mexico time, May 15, 2010.

Very truly yours,

A handwritten signature in black ink, appearing to read 'Enid Gallagher', written over a horizontal line.

Enid Gallagher
Assistant Vice President
First Financial Credit Union

P.O. Box 25587

Albuquerque, NM

87125-0587

(505) 766-5600

(800) 342-8298

www.ffnm.org

No. of Lots: 3
Nearest Major Streets: RIO GRANDE BLVD. NW

FIGURE 12

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

AGREEMENT TO CONSTRUCT
PUBLIC AND/OR PRIVATE SUBDIVISION IMPROVEMENTS

THIS AGREEMENT is made this _____ day of _____, 20____, by and between the City of Albuquerque, New Mexico ("City"), a municipal corporation, whose address is P. O. Box 1293 (One Civic Plaza), Albuquerque, New Mexico 87103, and MAX F Contreras + Victoria R. Contreras ("Subdivider"), a [state the type of business entity, for instance, "New Mexico corporation," "general partnership," "joint venture," "individual," etc.:] individual, whose address is 2019 Rio Grande NW and whose telephone number is 243-2372, is made in Albuquerque, New Mexico, and is entered into as of the date of final execution of this Agreement.

*
Ashman
Dife

1. Recital. The Subdivider is developing certain lands within the City of Albuquerque, Bernalillo County, New Mexico, known as [existing legal description:] Tracts A & B MAX Replat, recorded on 12/1/80 in the records of the Bernalillo County Clerk at Book 18, pages 91 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:] MAX + Victoria Contreras ("Owner").

The Subdivider has submitted and the City has approved a preliminary plat or Site Development Plan identified as TRAC'S A-1 A-2 & B-1 describing Subdivider's Property. MAX Replat

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 15 day of March, 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. 780381.

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

B. Construction Inspection Methods. Inspection of the construction of the public Improvements shall be performed by Permits - Green TAGS, 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 PERMITS - Grew TAGS, 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: IRREVOCABLE LETTER OF CREDIT + AGREEMENT
Amount: \$ 16,010.84 Name of Financial Institution or Surety First Financial Credit Union NO.1
providing Guaranty: First Financial Credit Union
Date City first able to call Guaranty: May 15, 2008
[Construction Completion Deadline]: March 15, 20 2008
If Guaranty other than a Bond, last day City able to call Guaranty is:
Ma 15, 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:

CITY OF ALBUQUERQUE

By [Signature]:

Max Contreras
Victoria Contreras

Name:

City Engineer

Title:

owner (Husband & wife)

Dated:

Dated:

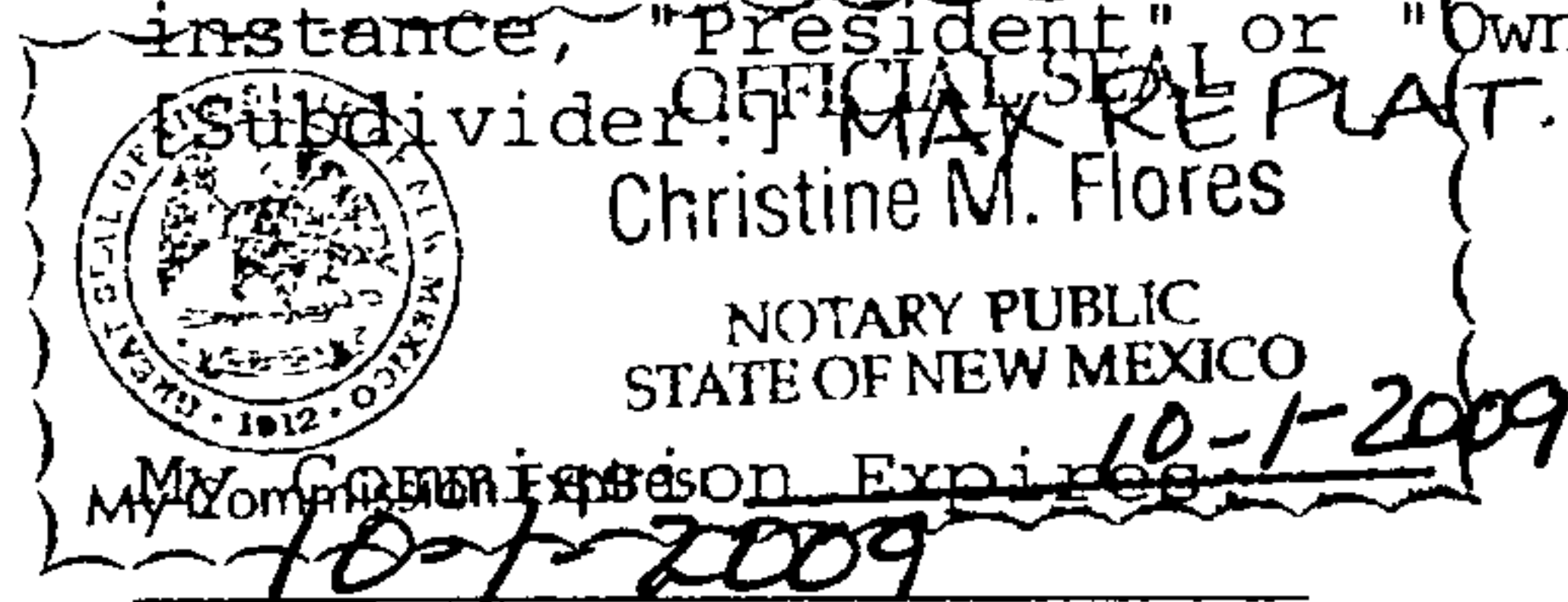
SUBDIVIDER'S NOTARY

STATE OF NEW MEXICO

COUNTY OF BERNALILLO

) ss.

This instrument was acknowledged before me on 15th day of MARCH, 20 06 by [name of person:] MAX F. CONTRERAS - VICTORIA CONTRERAS in or capacity, for instance, "President" or "owner":] OWNERS of



Christine M. Flores
Notary Public

CITY'S NOTARY

STATE OF NEW MEXICO)

) ss.

COUNTY OF BERNALILLO)

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

Notary Public

My Commission Expires:

EXHIBIT A AND POWER OF ATTORNEY ATTACHED

POWER OF ATTORNEY

NOTE: Must be signed and notarized

**LETTER OF CREDIT
(Procedure B)**

[Date:] _____ [] _____, 2006_

IRREVOCABLE LETTER OF CREDIT AND AGREEMENT NO. 1

AMOUNT: \$ 16,010.84

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

RE: Letter of Credit for Max F Contreras and Victoria R. Contreras, husband and wife.
City of Albuquerque Project No.: 780381
Project Name: Max Replat

Dear Mr. Perlman:

This letter is to advise the City of Albuquerque ("City") that, at the request of, Max F and Victoria R Contreras, First Financial Credit Union in Albuquerque, New Mexico, has established an Irrevocable Letter of Credit in the sum of Sixteen thousand ten dollar and 84/100 \$ 16,010.84 ("Letter of Credit") for the exclusive purpose of providing the financial guarantee which the City requires, Max F and Victoria Contreras ("Subdivider") to provide for the installation of the improvements which must be constructed at Max Replat Project No. 780381 ("Project"). The amount of the Letter of Credit is 125% of the City's estimated cost of construction of improvements as required by the City's Subdivision Ordinance. The improvements are identified in the agreement between the City of Albuquerque and Subdivider, which was recorded on [date, leave blank:] _____, 20____ in the records of the Clerk of Bernalillo County, New Mexico in Book Misc. [leave blank:] _____, at pages [leave blank:] _____ to [leave blank:] _____, as amended ("Agreement").

A Draft or Drafts for any amount up to, but not in excess of Sixteen thousand ten dollars and 84/100 \$16,010.84 is/are available at sight at First Financial Credit Union, P.O. Box 25587, Albuquerque, N.M. 98125-0587 between March 15, 2008 and May 15, 2008.

When presented for negotiation, the Draft(s) is/are to be accompanied by the City's notarized certification stating: "1) Max F and Victoria R Contreras has failed to comply with the terms of the Agreement; 2) the undersigned is the Chief Administrative Officer of the City of

Albuquerque and is authorized to sign this certification; and 3) the amount of the Draft does not exceed 125% of the City's estimated cost of completing the improvements specified in the Agreements."

We hereby agree with the drawer of Draft(s) drawn under and in compliance with the terms of this credit that such Draft(s) will be duly honored upon presentation to the drawee if negotiated between March 15, 2008 and May 15, 2008.

The Draft(s) drawn under this credit must contain the clause: "Drawn under Letter of Credit and Agreement No. 1 of First Financial Credit Union, P.O. Box 25587, Albuquerque, New Mexico, 87125-0587, dated March 14, 2006 and the original Letter of Credit must be endorsed on the reverse side with the amount of each draft. This Letter of Credit must accompany each draft and be attached to the draft which exhausts this credit.

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

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

2. City notification of Max F and Victoria R Contreras

failure to comply with the terms of the Agreement, and payment by Certified Check from First Financial Credit Union to the City of Albuquerque of 125% of the City's estimated costs of completing the improvements specified in the Agreement; or

3. Expiration of the date May 15, 2008; or

4. Written termination of this Letter of Credit by the City of Albuquerque, signed by its Chief Administrative Officer.

This Letter of Credit will terminate at 5:00 o'clock p.m., New Mexico time, May 15, 2008.

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

Very truly yours,

First Financial Credit Union

By: Doug Johnston

Title: Consumer Loan Manager

ACCEPTED:

CITY OF ALBUQUERQUE

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

X:\PUBPROP\SHARE\AGREKJC\LetofCredit.doc

FINANCIAL GUARANTY AMOUNT

03/08/2006

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

Project Description:

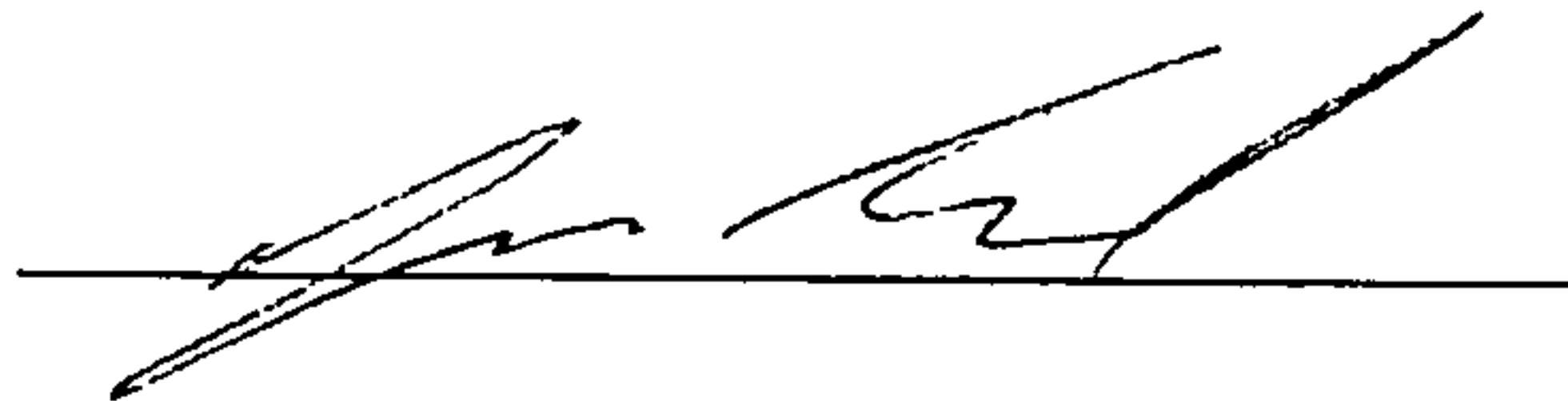
Project ID #: 780381, Max Replat, Phase/Unit #: 1

Requested By:

Approved estimate amount:		\$7,915.79
Contingency Amount:	30.00%	\$2,374.74
Subtotal:		\$10,290.53
NMGRT	6.75%	\$694.61
Subtotal:		\$10,985.14
Engineering Fee	6.60%	\$725.02
Testing Fee	10.00%	\$1,098.51
Subtotal:		\$12,808.67
FINANCIAL GUARANTY RATE		1.25
Retainage Amount:		\$0.00
TOTAL FINANCIAL GUARANTY REQUIRED		<u>\$16,010.84</u>

APPROVAL:

DATE:



3-8-2006

Notes: Project will not go to work order. Project will be closed out w/ green tags.

No. of Lots: 3
Nearest Major Streets: RIO GRANDE BLVD. NW

FIGURE 12

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

AGREEMENT TO CONSTRUCT
PUBLIC AND/OR PRIVATE SUBDIVISION IMPROVEMENTS

THIS AGREEMENT is made this _____ day of _____, 20____, by and between the City of Albuquerque, New Mexico ("City"), a municipal corporation, whose address is P. O. Box 1293 (One Civic Plaza), Albuquerque, New Mexico 87103, and MAX F Contreras + Victoria R. Contreras ("Subdivider"), a [state the type of business entity, for instance, "New Mexico corporation," "general partnership," "joint venture," "individual," etc.:] individual, whose address is 2019 Rio Grande New and whose telephone number is 243-2372, is made in Albuquerque, New Mexico, and is entered into as of the date of final execution of this Agreement.

*
Hushman
Dife

1. Recital. The Subdivider is developing certain lands within the City of Albuquerque, Bernalillo County, New Mexico, known as [existing legal description:] Tracts A & B MAX Replat, recorded on 12/1/80 in the records of the Bernalillo County Clerk at Book 18, pages 91 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:] MAX & Victoria Contreras ("Owner").

The Subdivider has submitted and the City has approved a preliminary plat or Site Development Plan identified as Tracts A-1 A-2 & B-1 describing Subdivider's Property. MAX Replat

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 15 day of March, 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. 780381.

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

B. Construction Inspection Methods. Inspection of the construction of the public Improvements shall be performed by PERMITS - Green TAGS, 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 PERMITS - Green TAGS, 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: IRREVOCABLE LETTER OF CREDIT + AGREEMENT
Amount: \$ 16,010.84 Name of Financial Institution or Surety NO.1
providing Guaranty: First Financial Credit Union
Date City first able to call Guaranty: May 15, 2008
[Construction Completion Deadline]: March 15, 20 2008
If Guaranty other than a Bond, last day City able to call Guaranty is:
Ma 15, 200
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:

CITY OF ALBUQUERQUE

By [Signature]:

[Handwritten Signature]

Name:

City Engineer

Title:

Owner (Husband & wife)

Dated:

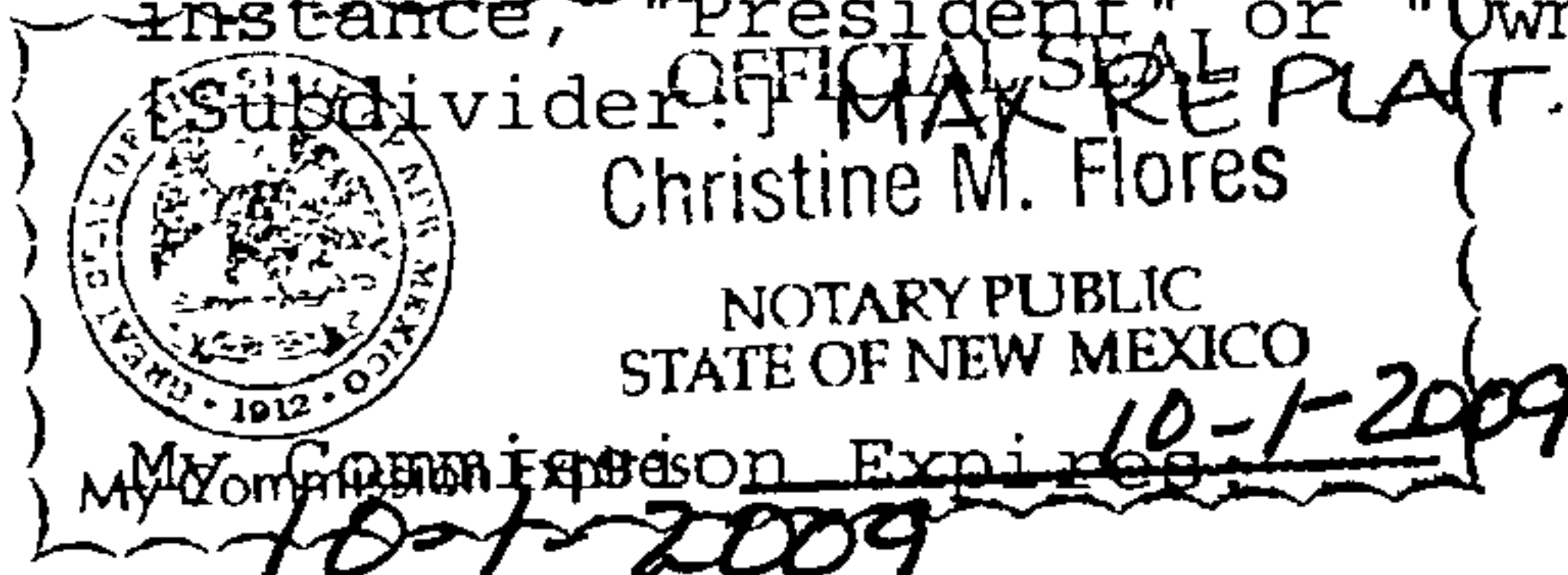
Dated:

SUBDIVIDER'S NOTARY

STATE OF NEW MEXICO

COUNTY OF BERNALILLO) ss.

This instrument was acknowledged before me on 15th day of MARCH, 20 06 by [name of person:] MAX E. CONTRERAS - VICTORIA CONTRERAS in or capacity, for instance, "President" or "owner":] OWNERS of



Christine M. Flores
Notary Public

CITY'S NOTARY

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

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

Notary Public

My Commission Expires:

EXHIBIT A AND POWER OF ATTORNEY ATTACHED

POWER OF ATTORNEY

NOTE: Must be signed and notarized



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

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

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

APPLICANT INFORMATION:

Professional/Agent (if any): MAX Contreras PHONE: _____
 ADDRESS: 2021 & 2019 Rio Grande NW FAX: _____
 CITY: _____ STATE _____ ZIP _____ E-MAIL: _____

APPLICANT: MAX F & Victoria R. Contreras PHONE: 243-2372
 ADDRESS: 2019 Rio Grande NW FAX: _____
 CITY: Alb. STATE NM ZIP 87104 E-MAIL: _____

Proprietary interest in site: _____ List all owners: _____

DESCRIPTION OF REQUEST: Sub Division new Improvement Extension

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. A & B Block: _____ Unit: _____
 Subdiv/Addn/TBKA: MAX Replat
 Existing Zoning: R-1 Proposed zoning: _____
 Zone Atlas page(s): H-12 & H-13 UPC Code: _____ MRGCD Map No _____

CASE HISTORY:

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

CASE INFORMATION:

Within city limits? Yes Within 1000FT of a landfill? _____
 No. of existing lots: 3 No. of proposed lots: 3 Total area of site (acres): 1.0661
 LOCATION OF PROPERTY BY STREETS: On or Near: Rio Grande Blvd NW,
 Between: Los Alamos NW and Zicket Rd. NW

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

SIGNATURE Max F Contreras DATE _____
 (Print) MAX F CONTRERAS Applicant: Agent:

FOR OFFICIAL USE ONLY

Form revised 4/07

INTERNAL ROUTING	Application case numbers	Action	S.F.	Fees
<input checked="" type="checkbox"/> All checklists are complete	<u>08 DRB - 70104</u>	<u>SIA</u>	<u>5(2)</u>	<u>\$ 50.00</u>
<input checked="" type="checkbox"/> All fees have been collected	_____	<u>Adv</u>	_____	<u>\$ 75.00</u>
<input checked="" type="checkbox"/> All case #s are assigned	_____	<u>CMP</u>	_____	<u>\$ 20.00</u>
<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>March 26, 2008</u>				Total <u>\$ 145.00</u>

Andrew Garcia 2/27/08
 Planner signature / date

Project # 1004036

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

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

MAJOR SUBDIVISION PRELIMINARY PLAT APPROVAL (DRB13)

- 5 Acres or more: Certificate of No Effect or Approval
- Proposed Preliminary Plat including the Grading Plan (folded to fit into an 8.5" by 14" pocket) **24 copies**
- Proposed Infrastructure List
- Signed Preliminary Pre-Development Facilities Fee Agreement for **Residential** development only
- Design elevations & cross sections of perimeter walls **3 copies** (11" x 17" maximum)
- Zone Atlas map with the entire property(ies) clearly outlined
- Letter briefly describing, explaining, and justifying the request
- Property owner's and City Surveyor's signature on the proposed plat
- FORM DRWS Drainage Report, Water & Sewer availability statement filing information
- Office of Community & Neighborhood Coordination inquiry response, notifying letter, certified mail receipts
- Sign Posting Agreement
- Signed** Pre-Annexation Agreement if Annexation required.
- TIS/AQIA Traffic Impact Study / Air Quality Impact Assessment form
- Fee (see schedule)
- List any original and/or related file numbers on the cover application

Preliminary plat approval expires after one year.

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

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

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

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

Amended preliminary plat approval expires after one year.

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

MAJOR SUBDIVISION IMPROVEMENTS AGREEMENT EXTENSION (DRB09)

(Temporary sidewalk deferral extension use FORM-V)

- Zone Atlas map with the entire property(ies) clearly outlined
- Letter briefly describing, explaining, and justifying the request ✓
- Plat or plan reduced to 8.5" x 11"
- Official D.R.B. Notice of the original approval *attached*
- Approved Infrastructure List. If not applicable, please initial. _____
- Previous SIA extension notice, if one has been issued. If not applicable, please initial. *N/A*
- Office of Community & Neighborhood Coordination inquiry response, notifying letter, certified mail receipts
- Sign Posting Agreement
- List any original and/or related file numbers on the cover application
- Fee (see schedule) *(150, 75, 20) 95 3#45*

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

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

MAX F Cantorcas
 Applicant name (print)
Max F Cantorcas
 Applicant signature / date



Form revised October 2007

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

Application case numbers
 08 DRB - _____ - 70 104
 _____ - _____
 _____ - _____

Sandra Landley 02/26/09
 Planner signature / date
 Project # *1004036*

SIGN POSTING AGREEMENT

REQUIREMENTS

POSTING SIGNS ANNOUNCING PUBLIC HEARINGS

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

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

1. LOCATION

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

2. NUMBER

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

3. PHYSICAL POSTING

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

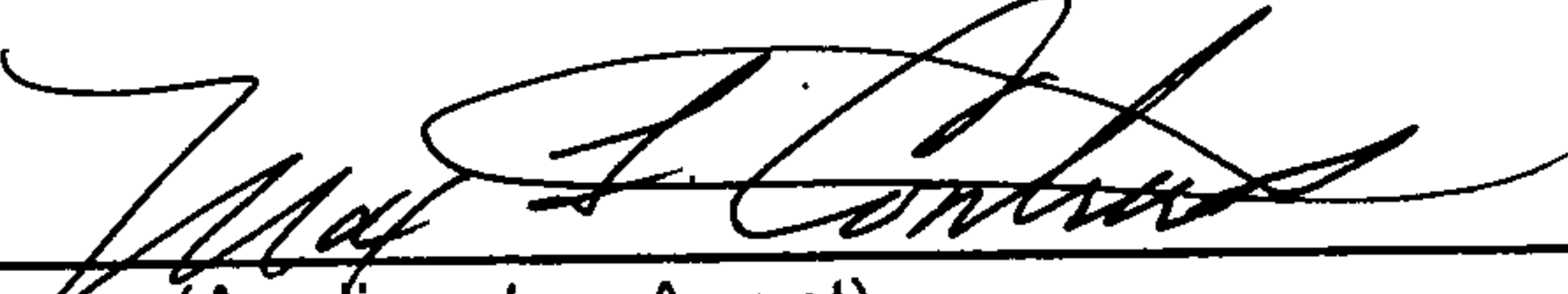
4. TIME

Signs must be posted from MARCH 11, 2008 To MARCH 26, 2008

5. REMOVAL

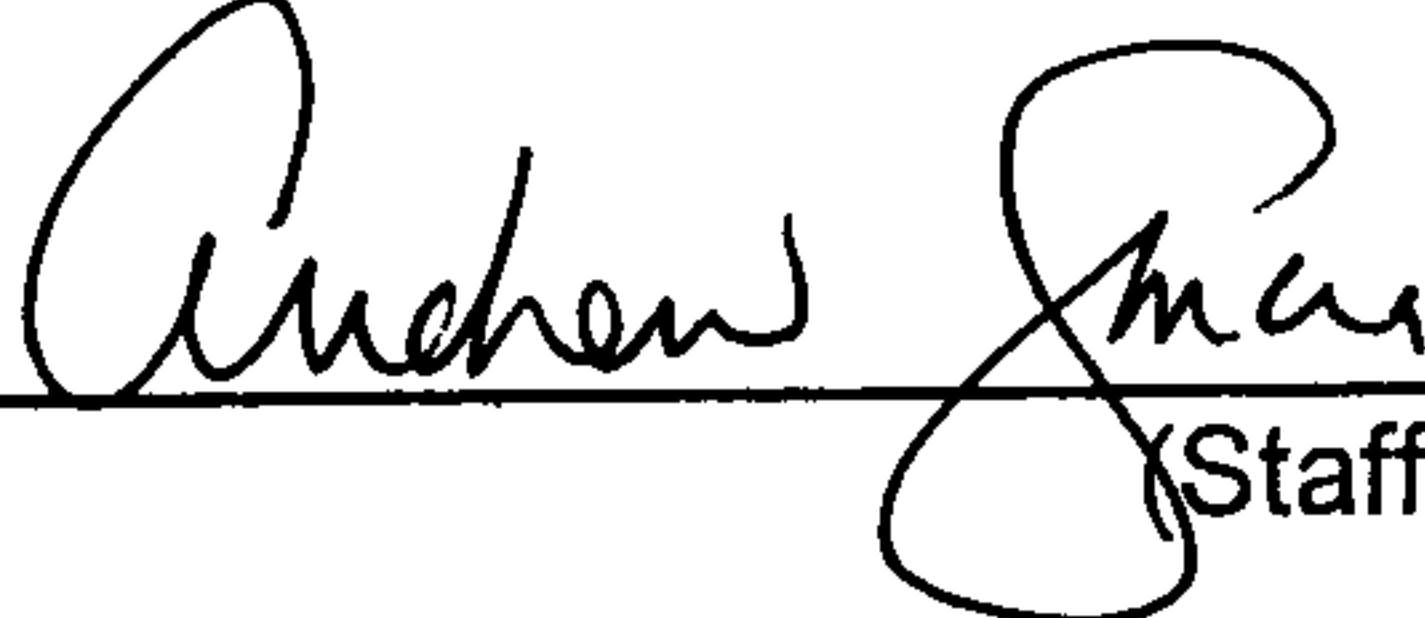
- A. The sign is not to be removed before the initial hearing on the request.
- B. The sign should be removed within five (5) days after the initial hearing.

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


(Applicant or Agent)

2-27-08
(Date)

I issued 1 signs for this application, 2-27-08
(Date)


(Staff Member)

DRB PROJECT NUMBER: 1004036



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

AGIS
Albuquerque Geographic Information System

Map amended through: 5/17/2007

Note: Grey Shading Represents Area Outside of the City Limits

Zone Atlas Page:
H-12-Z

Selected Symbols

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

0 750 1,500 Feet

FINANCIAL GUARANTY AMOUNT

03/08/2006

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

Project Description:

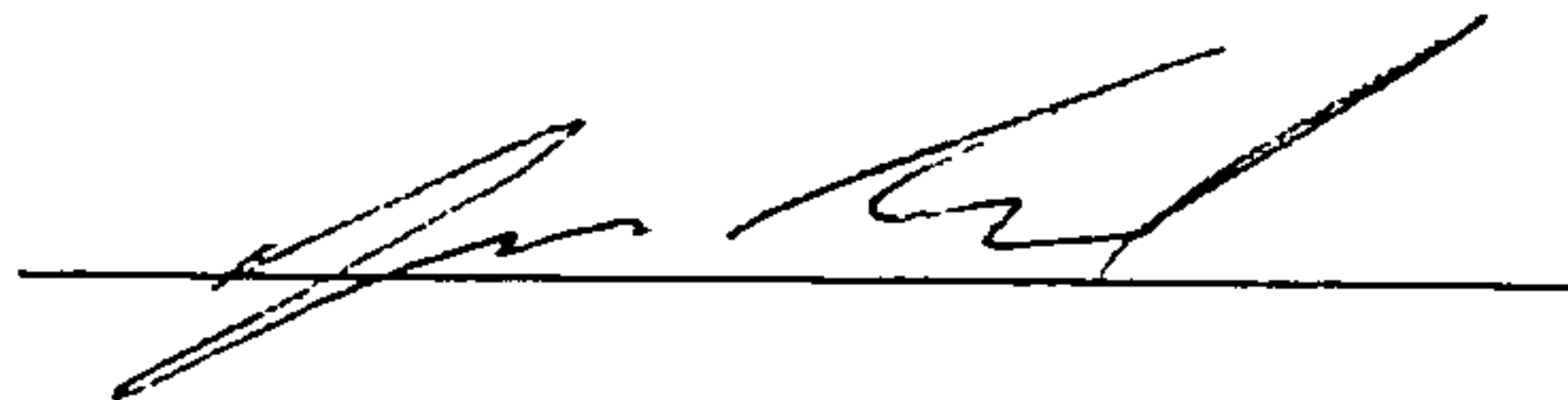
Project ID #: 780381, Max Replat, Phase/Unit #: 1

Requested By:

Approved estimate amount:		\$7,915.79
Contingency Amount:	30.00%	\$2,374.74
Subtotal:		\$10,290.53
NMGRT	6.75%	\$694.61
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Testing Fee	10.00%	\$1,098.51
Subtotal:		\$12,808.67
FINANCIAL GUARANTY RATE		1.25
Retainage Amount:		\$.00
TOTAL FINANCIAL GUARANTY REQUIRED		<u>\$16,010.84</u>

APPROVAL:

DATE:



3-8-2006

Notes: Project will not go to work order. Project will be closed out w/ green tags.



February 22, 2008

Chief Administrative Officer
City of Albuquerque
PO Box 1293
Albuquerque, NM 87103

Re: Addendum to Letter of Credit dated March 14, 2006 for Max F Contreras and
Victoria R Contreras, husband and wife.
City of Albuquerque Project No:780381
Project Name: Max Replat
(see attachment Figure 14)

This Letter of Credit will terminate at 5:00 o'clock pm, New Mexico time, May 15, 2010.

Very truly yours,

A handwritten signature in cursive script, appearing to read 'Enid Gallagher', written over a horizontal line.

Enid Gallagher
Assistant Vice President
First Financial Credit Union

P.O. Box 25587

Albuquerque, NM

87125-0587

(505) 766-5600

(800) 342-8298

www.ffnm.org

**LETTER OF CREDIT
(Procedure B)**

[Date:] March 14 ^[], 2006_

IRREVOCABLE LETTER OF CREDIT AND AGREEMENT NO. 1

AMOUNT: \$ 16,010.84

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

RE: Letter of Credit for Max F Contreras and Victoria R. Contreras, husband and wife.
City of Albuquerque Project No.: 780381
Project Name: Max Replat

Dear Mr. Perlman:

This letter is to advise the City of Albuquerque ("City") that, at the request of, Max F and Victoria R Contreras, First Financial Credit Union in Albuquerque, New Mexico, has established an Irrevocable Letter of Credit in the sum of Sixteen thousand ten dollar and 84/100 \$ 16,010.84 ("Letter of Credit") for the exclusive purpose of providing the financial guarantee which the City requires, Max F and Victoria Contreras ("Subdivider") to provide for the installation of the improvements which must be constructed at Max Replat Project No. 780381 ("Project"). The amount of the Letter of Credit is 125% of the City's estimated cost of construction of improvements as required by the City's Subdivision Ordinance. The improvements are identified in the agreement between the City of Albuquerque and Subdivider, which was recorded on [date, leave blank:] _____, 20____ in the records of the Clerk of Bernalillo County, New Mexico in Book Misc. [leave blank:] _____, at pages [leave blank:] _____ to [leave blank:] _____, as amended ("Agreement").

A Draft or Drafts for any amount up to, but not in excess of Sixteen thousand ten dollars and 84/100 \$16,010.84 is/are available at sight at First Financial Credit Union, P.O. Box 25587, Albuquerque, N.M. 98125-0587 between March 15, 2008 and May 15, 2008.

When presented for negotiation, the Draft(s) is/are to be accompanied by the City's notarized certification stating: "1) Max F and Victoria R Contreras has failed to comply with the terms of the Agreement; 2) the undersigned is the Chief Administrative Officer of the City of

Albuquerque and is authorized to sign this certification; and 3) the amount of the Draft does not exceed 125% of the City's estimated cost of completing the improvements specified in the Agreements."

We hereby agree with the drawer of Draft(s) drawn under and in compliance with the terms of this credit that such Draft(s) will be duly honored upon presentation to the drawee if negotiated between March 15, 2008 and May 15, 2008.

The Draft(s) drawn under this credit must contain the clause: "Drawn under Letter of Credit and Agreement No. 1 of First Financial Credit Union, P.O. Box 25587, Albuquerque, New Mexico, 87125-0587, dated March 14, 2006 and the original Letter of Credit must be endorsed on the reverse side with the amount of each draft. This Letter of Credit must accompany each draft and be attached to the draft which exhausts this credit.

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

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

2. City notification of Max F and Victoria R Contreras

failure to comply with the terms of the Agreement, and payment by Certified Check from First Financial Credit Union to the City of Albuquerque of 125% of the City's estimated costs of completing the improvements specified in the Agreement; or

3. Expiration of the date May 15, 2008; or

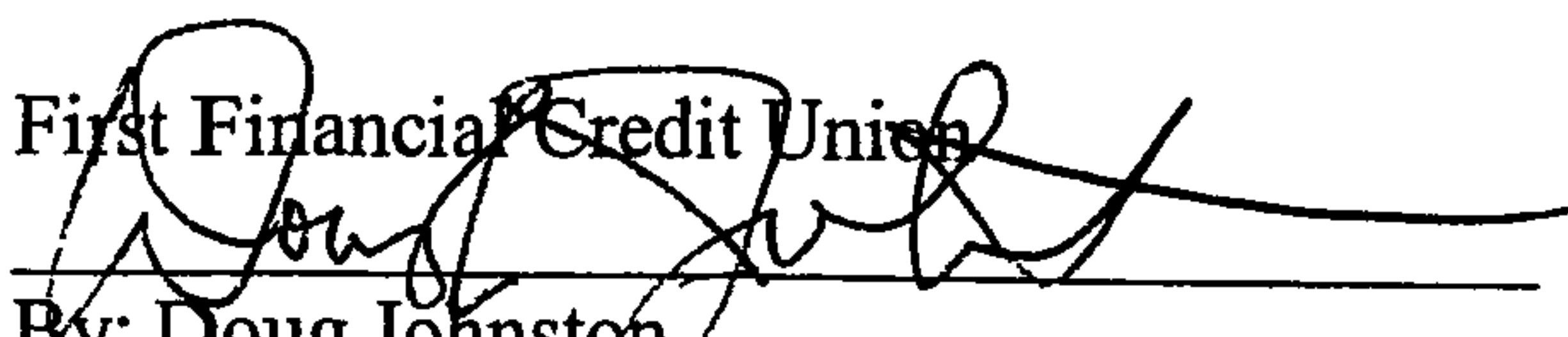
4. Written termination of this Letter of Credit by the City of Albuquerque, signed by its Chief Administrative Officer.

This Letter of Credit will terminate at 5:00 o'clock p.m., New Mexico time, May 15, 2008.

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

Very truly yours,

First Financial Credit Union


By: Doug Johnston

Title: Consumer Loan Manager

ACCEPTED:

CITY OF ALBUQUERQUE

By: _____

Bruce J. Perlman, Ph.D.
Chief Administrative Officer

Dated: _____

X:\PUBPROP\SHARE\AGREKJC\LetofCredit.doc

FINANCIAL GUARANTY AMOUNT

03/08/2006

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

Project Description:

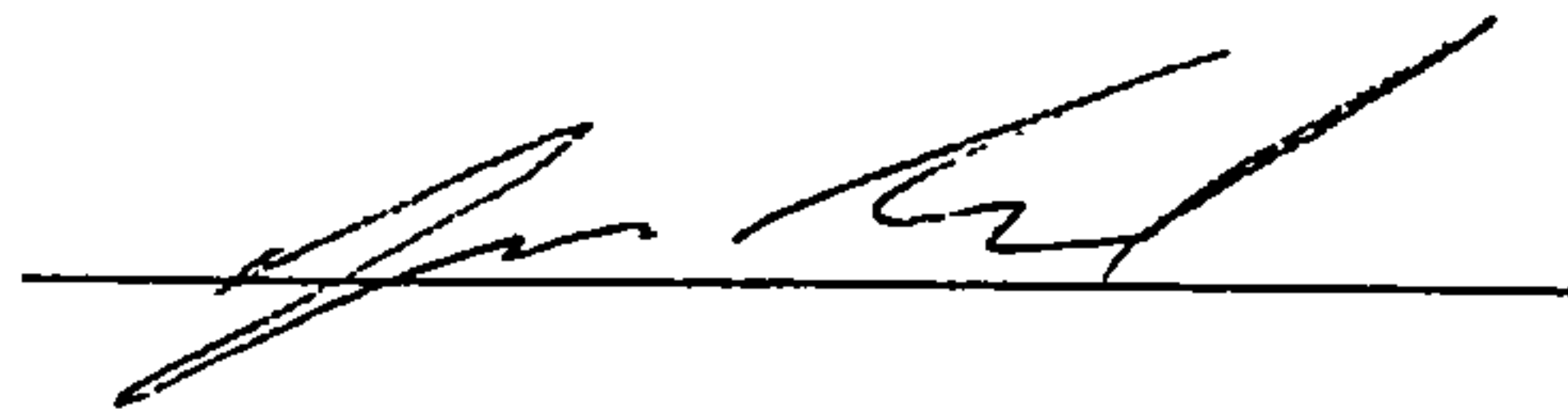
Project ID #: 780381, Max Replat, Phase/Unit #: 1

Requested By:

Approved estimate amount:		\$7,915.79
Contingency Amount:	30.00%	\$2,374.74
Subtotal:		\$10,290.53
NMGRT	6.75%	\$694.61
Subtotal:		\$10,985.14
Engineering Fee	6.60%	\$725.02
Testing Fee	10.00%	\$1,098.51
Subtotal:		\$12,808.67
FINANCIAL GUARANTY RATE		1.25
Retainage Amount:		\$0.00
TOTAL FINANCIAL GUARANTY REQUIRED		<u>\$16,010.84</u>

APPROVAL:

DATE:



3-8-2006

Notes: Project will not go to work order. Project will be closed out w/ green tags.

**LETTER OF CREDIT
(Procedure B)**

[Date:] _____ [] _____, 2006_

IRREVOCABLE LETTER OF CREDIT AND AGREEMENT NO. 1

AMOUNT: \$ 16,010.84

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

RE: Letter of Credit for Max F Contreras and Victoria R. Contreras, husband and wife.
City of Albuquerque Project No.: 780381
Project Name: Max Replat

Dear Mr. Perlman:

This letter is to advise the City of Albuquerque ("City") that, at the request of, Max F and Victoria R Contreras, First Financial Credit Union in Albuquerque, New Mexico, has established an Irrevocable Letter of Credit in the sum of Sixteen thousand ten dollar and 84/100 \$ 16,010.84 ("Letter of Credit") for the exclusive purpose of providing the financial guarantee which the City requires, Max F and Victoria Contreras ("Subdivider") to provide for the installation of the improvements which must be constructed at Max Replat Project No. 780381 ("Project"). The amount of the Letter of Credit is 125% of the City's estimated cost of construction of improvements as required by the City's Subdivision Ordinance. The improvements are identified in the agreement between the City of Albuquerque and Subdivider, which was recorded on [date, leave blank:], 20 in the records of the Clerk of Bernalillo County, New Mexico in Book Misc. [leave blank:], at pages [leave blank:] to [leave blank:], as amended ("Agreement").

A Draft or Drafts for any amount up to, but not in excess of Sixteen thousand ten dollars and 84/100 \$16,010.84 is/are available at sight at First Financial Credit Union, P.O. Box 25587, Albuquerque, N.M. 98125-0587 between March 15, 2008 and May 15, 2008.

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Albuquerque and is authorized to sign this certification; and 3) the amount of the Draft does not exceed 125% of the City's estimated cost of completing the improvements specified in the Agreements."

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

2. City notification of Max F and Victoria R Contreras

failure to comply with the terms of the Agreement, and payment by Certified Check from First Financial Credit Union to the City of Albuquerque of 125% of the City's estimated costs of completing the improvements specified in the Agreement; or

3. Expiration of the date May 15, 2008; or

4. Written termination of this Letter of Credit by the City of Albuquerque, signed by its Chief Administrative Officer.

This Letter of Credit will terminate at 5:00 o'clock p.m., New Mexico time, May 15, 2008.

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

Very truly yours,

First Financial Credit Union

By: Doug Johnston

Title: Consumer Loan Manager

ACCEPTED:

CITY OF ALBUQUERQUE

By: _____

Bruce J. Perlman, Ph.D.
Chief Administrative Officer

Dated: _____

X:\PUBPROP\SHARE\AGREKJC\LetofCredit.doc

Max F. Contreras and Victoria R. Contreras
2019 Rio Grande Blvd. NW
Albuquerque, New Mexico 87104
(505) 243-2372

Development Review Board

Re: Notice of Upcoming Deadline for Completion of Improvements and City's
Intention to Call Financial Guaranty - Subdivision Improvements Agreement,
Project: MAX REPLAT PROJECT NO. 780381

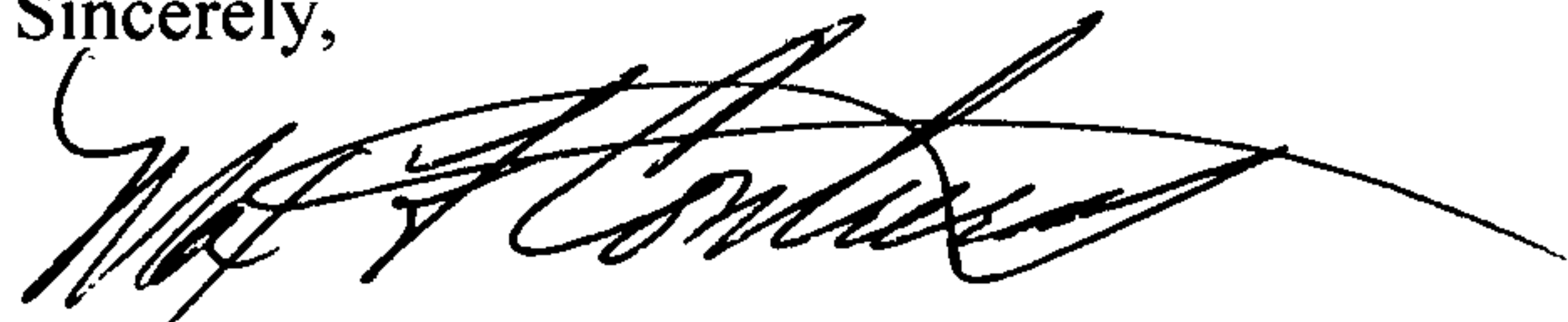
Tracts A-1, A-2 & B-1 Max Replat
Located at 2019 Rio Grande Blvd. NW between Los Anayas Road and Zickert Road NW

In response to correspondence from Kevin J. Curran, Assistant City Attorney, dated February 15, 2008 regarding the above referenced matter (a copy of which is attached), this letter will advise that the construction of certain infrastructure improvements will not be completed by the deadline of March 15, 2008.

Currently, there are residences on Tracts B-1 and A-1 of the subject property. At the time that the plat was recorded, it was our intent to deed Tract A-2 to our son Tomas Contreras and his wife Angela. It is their intention to construct a home on that site. In the meantime, she became pregnant and in February 2007, he was notified of his selection to the Federal Aviation Administration Air Traffic Controller certification program. From mid-August 2007 until mid-December 2007, he was in the initial instructional program in Oklahoma City, during which time he was advised that the actual certification would require intense training for 3+ years. He was also advised at that time that he should keep his life as stress free as possible during this process because of the high stress nature of the certification program. It was at that time they decided to delay the construction of their home until some time after his certification.

Because it is not possible at this time to determine when the construction of their new home will begin, we are requesting that an extension of the Subdivision Improvements Agreement, Procedure B. If you need any further information, please contact us at 243-2372 (home) or 270-3814 (Max' cell). Thank you for your consideration and assistance in this matter.

Sincerely,



Max F. Contreras

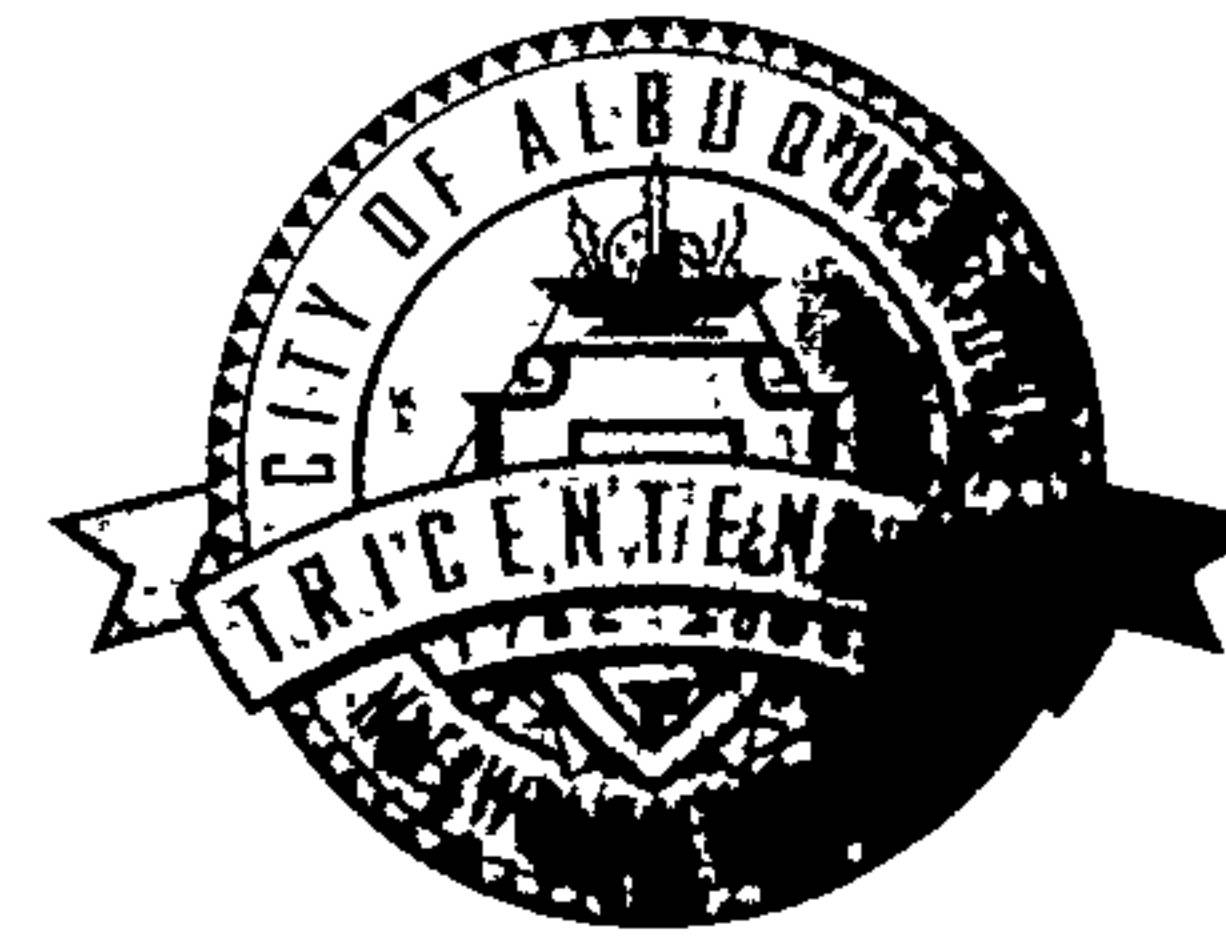


Victoria R. Contreras

/vrc

Attachment (as noted)

CITY OF ALBUQUERQUE



February 15 2008

CERTIFIED MAIL/RETURN RECEIPT REQUESTED

Max & Victoria Contreras, Owner
MAX F. CONTRERAS & VICTORIA R. CONTRERAS
2019 Rio Grande NW
Albuquerque, NM 87107

RE: NOTICE OF UPCOMING DEADLINE FOR COMPLETION OF
IMPROVEMENTS AND CITY'S INTENTION TO CALL FINANCIAL
GUARANTY - **SUBDIVISION IMPROVEMENTS AGREEMENT,**
PROCEDURE B

PROJECT: MAX REPLAT

PROJECT NO.: 780381

Dear Mr. & Mrs. Contreras,

I am the Assistant City Attorney who represents the City in matters relating to construction of infrastructure by subdividers. As you are aware, **MAX F. CONTRERAS & VICTORIA R. CONTRERAS** ("Subdivider") signed a **SUBDIVISION IMPROVEMENTS AGREEMENT, PROCEDURE B**, requiring the subdivider to construct certain infrastructure improvements by **March 15, 2008** ("Construction Deadline"). The Subdivider has utilized the maximum period allowed by the Development & Building Services, Design Review Section for completion of construction.

If construction will not be completed by the Construction Deadline, the City may grant an extension of time to complete construction if the Subdivider obtains approval for an extension from the Development Review Board ("D.R.B.") **before** the Construction Deadline, in accordance with D.R.B. requirements and Section 14-14-5-3 of the Subdivision Ordinance as amended. If granted, the D.R.B. approval will specify the extended deadline for completion. The Subdivider then must immediately submit an acceptable extension agreement and financial guaranty to the Development & Building Services, Design Review Section. All the above steps must be successfully completed by the Construction Deadline.

THIS LETTER PROVIDES NOTICE TO THE SUBDIVIDER THAT IF:
(1) THE CONSTRUCTION IS NOT COMPLETED BY THE CONSTRUCTION DEADLINE; OR (2) AN EXTENSION IS NOT OBTAINED AND THE RELATED EXTENSION AGREEMENT AND FINANCIAL GUARANTY ARE NOT SUBMITTED BY THE CONSTRUCTION DEADLINE, THEN THE CITY MAY DECLARE THE AGREEMENT TO BE IN DEFAULT AND WILL HOLD THE SUBDIVIDER AND THE SURETY JOINTLY AND SEVERALLY LIABLE FOR 125% OF THE COST OF COMPLETING THE IMPROVEMENTS.

P.O. Box 1293

Albuquerque

New Mexico 87103

www.cabq.gov

Page 2 of 2
February 15, 2008
PROJECT: MAX REPLAT
PROJECT NO: 780381

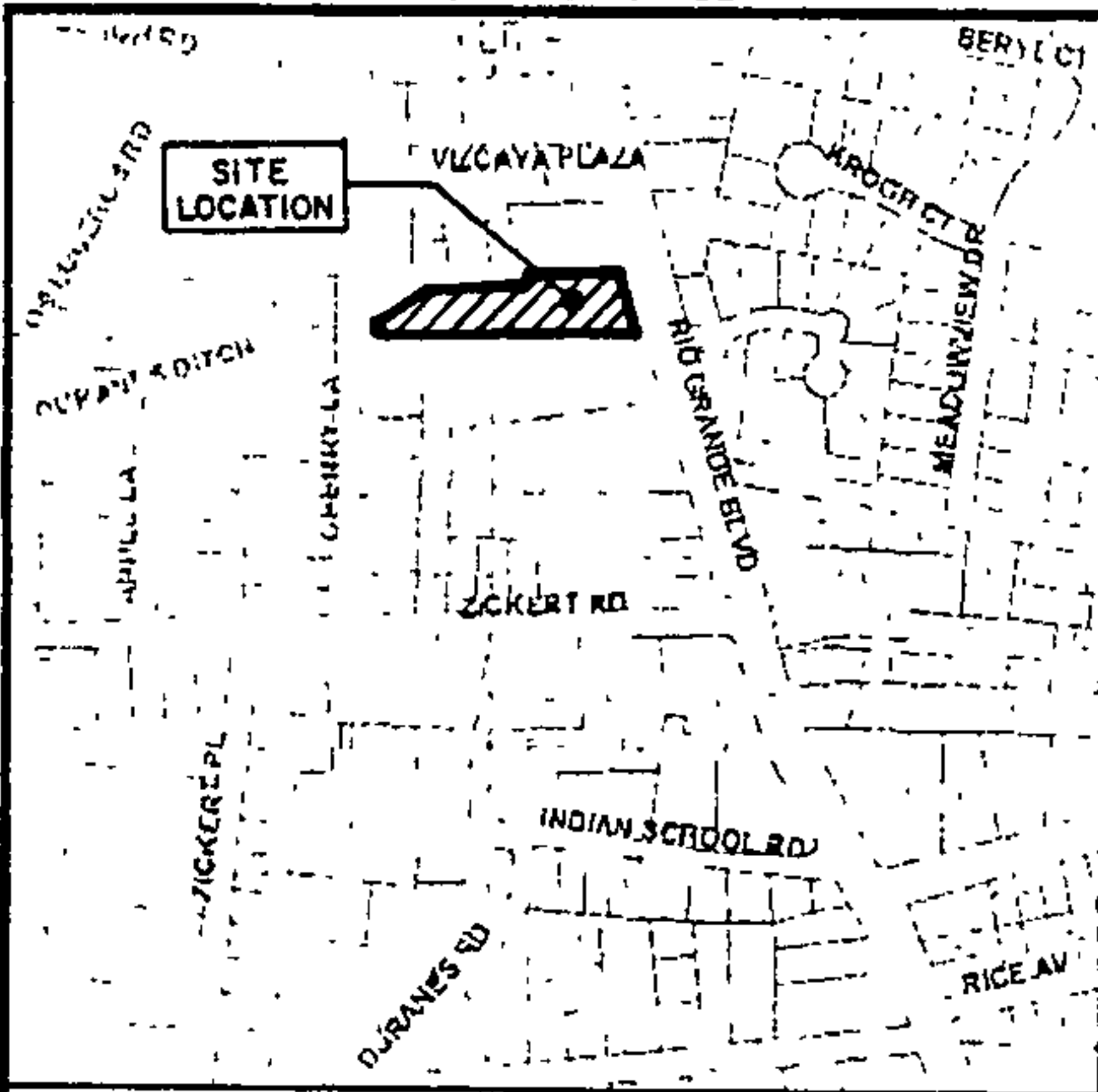
Please immediately contact the Project Administrator, Marilyn Maldonado, at (505) 924-3997 and let her know whether: (1) the construction will be completed by the Construction Deadline Date and the necessary paperwork will be provided promptly to the Construction Management Division for acceptance of the required subdivision improvements; or (2) the Subdivider will be submitting a written request for extension to the D.R.B. and, if an extension is granted, will be submitting an extension agreement and related financial guaranty to the Development & Building Services, Design Review Section by the Construction Deadline Date.

Very truly yours,

A handwritten signature in black ink, appearing to read "K. Curran". The signature is written in a cursive style with a large initial "K".

Kevin J. Curran
Assistant City Attorney

KJC/pcl #3a



VICINITY MAP
ZONE ATLAS H-12-2 (CITY)

3) PLANNING DATA

2004 M.D.	
Map Index No	H-12-2
Gross Subdivision Acreage	1.0749 Acres
Number of Lots existing	2
Number of Lots created	3

4) How lots were created or deleted by this Plat

- NOTES
- PROPERTY IS ZONED RA-2
- 1) BASIS OF BEARINGS NEW MEXICO STATE PLANE GRID BEARINGS
 - 2) BEARINGS & DISTANCES SHOWN IN PARENTHESIS ARE PER MAX REPLAT FILED 12/01/00
 - 3) PROPERTY IS LOCATED WITHIN PROJECTED SIZ, TION, R 2E WITHIN TOWN OF ALBUQUERQUE GRANT
- EASEMENTS
- 1) THIS PLAT SHOWS ALL EASEMENTS AS PROVIDED BY OWNERS, UTILITY CO'S & OTHER INTERESTED PARTIES

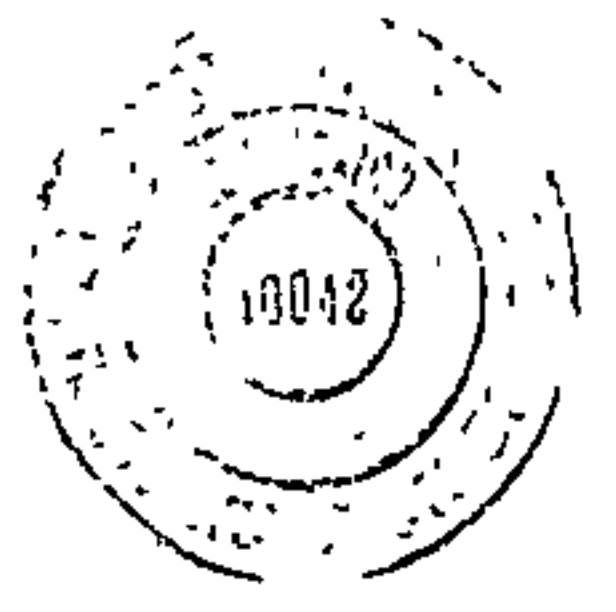
DESCRIPTION

TRACTS LETTERED A AND B OF THE MAX REPLAT AS THE SAME IS SHOWN AND DESIGNATED ON THE PLAT THEREOF FILED IN THE OFFICE OF THE COUNTY CLERK OF BERNALILLO COUNTY, NEW MEXICO ON DECEMBER 1 1980 AND BEING MORE PARTICULARLY DESCRIBED BY NEW MEXICO STATE PLANE GRID BEARINGS AND GROND DISTANCES AS FOLLOWS

BEGINNING AT THE SOUTHEAST CORNER OF THE TRACT HEREIN DESCRIBED BEING A POINT ON THE WESTERLY RIGHT OF WAY LINE OF RIO GRANDE BLVD N.W. WHENCE ALBUQUERQUE CITY SURVEY MONUMENT "7-H13" BEARS S 20°15'55"E, 1078.78 FEET, THENCE, S 89°00'26"W 429.13 TO A POINT THENCE S 86°54'24"W, 93.57 FEET TO THE SOUTHWEST CORNER OF THE TRACT HEREIN DESCRIBED THENCE N 43°51'00" E, 74.20 FEET TO THE NORTHWEST CORNER OF THE TRACT HEREIN DESCRIBED THENCE, N 70°21'19" E 152.90 FEET TO A POINT THENCE N 58°07'19" E 72.28 FEET TO A POINT THENCE N 44°00'19" E 19.33 FEET TO A POINT, THENCE S 89°29'16" E 199.84 FEET TO THE NORTHEAST CORNER OF THE TRACT HEREIN DESCRIBED, BEING A POINT ON THE WESTERLY RIGHT OF WAY LINE OF RIO GRANDE BLVD N.W., THENCE S 15°58'59" E, 117.33 FEET ALONG SAID WESTERLY RIGHT OF WAY LINE OF RIO GRANDE BLVD N.W. TO THE POINT OF BEGINNING CONTAINING 1.0749 ACRES MORE OR LESS

SURVEYOR'S CERTIFICATION

I, Preston E. Hall, New Mexico Registered Professional Surveyor No. 10,0042, do hereby certify that this plat was prepared by me or under my supervision, meets the minimum requirements for monumentation and surveys of the Albuquerque Subdivision Ordinance, complies with the minimum standards for surveying in the State of New Mexico, and is true and correct to the best of my knowledge and belief



Preston E. Hall
Preston E. Hall PS 10042

FREE CONSENT

Now replatted as Tracts A-1A-2 & B-1 MAX REPLAT hereon described is with the free-consent and in accordance with the desires of the undersigned owner(s) and/or proprietor(s) thereof, and said owner(s) and/or proprietor(s) do hereby freely consent to all the foregoing and do here by represent that I/we are authorized to so act, grant all easements shown hereon including the right of ingress and egress and the right to trim interfering trees. The undersigned owner(s) warrant and hold complete and indefeasible title in fee simple to the land subdivided

Max F. Contreras 2-23-05
MAX F. CONTRERAS date

Victoria R. Contreras 2/23/05
VICTORIA R. CONTRERAS date

STATE OF New Mexico)
COUNTY OF Bernalillo) SS

On this 23 day of February, 2005, the foregoing instrument was

acknowledged before me by Victoria R. Contreras

Maryeona Watman
My Commission Expires 6-28-07
MARYEONA WATMAN
NOTARY PUBLIC-STATE OF NEW MEXICO
Notary Public

PLAT OF
TRACTS "A-1", "A-2" & "B-1"
MAX REPLAT
BEING A REPLAT OF TRACTS A & B
M.R.G.C.D. MAP #35
ALBUQUERQUE, BERNALILLO COUNTY, NEW MEXICO
FEBRUARY, 2005

PROJECT No. 1004036

Application No. 06DRB-00263

APPROVED AND ACCEPTED BY

<u>NA</u>	
Subdivision No	
<u>Ashley Matson</u>	<u>4/05/06</u>
DRB Chairperson, Planning Department	Date
<u>Bradley L. Bingham</u>	<u>3/15/06</u>
City Engineer	Date
<u>John M. Mager</u>	<u>3-22-05</u>
A.M.A.	Date
<u>Roger A. Shan</u>	<u>4-5-06</u>
Public Works Dept, Utility Development Division	Date
<u>John S. ...</u>	<u>4-5-06</u>
Traffic Engineering, Transportation Division	Date
<u>Christina Sandoval</u>	<u>4/5/06</u>
Parks & Recreation	Date
<u>John B. ...</u>	<u>3-11-05</u>
City Surveyor	Date
<u>Paul D. ...</u>	<u>3-22-05</u>
P.N.M. Electric & Gas Services	Date
<u>Rita Erickson</u>	<u>3-22-05</u>
Comcast Cable	Date
<u>Levi Crabtree</u>	<u>3/2/06</u>
Qwest Telecommunications	Date
<u>N/A</u>	
New Mexico Utilities	Date
<u>NA</u>	
Utility Development	Date



THIS IS TO CERTIFY THAT TAXES ARE CURRENT & PAID ON
TRACTS A-1A-2 & B-1
COUNTY OF BERNALILLO
Contreras Max F. ...
BERNALILLO COUNTY TREASURER'S OFFICE
4/5/06

DISCUSSION STATEMENT
THE PURPOSE OF THIS PLAT IS TO DIVIDE TRACTS A & B MAX REPLAT INTO 3 TRACTS AND GRANT EASEMENTS AND UTILITY EASEMENTS SHOWN HEREON AND VACATE A PORTION OF AN EXISTING ACCESS EASEMENT

SHEET 1 OF 2

HALL SURVEYING CO.
12805 MENAUL BLVD N.E
ALBUQUERQUE, NEW MEXICO 87112
PHONE (505) 292-6727

CLIENT MAX CONTRERAS
C:\DRAWINGS\LS-2178\LS-2178.DWG

9. **Project # 1004177**
06DRB-00407 Major-Final Plat Approval

BOHANNAN HUSTON agent(s) for D.R. HORTON HOMES INC request(s) the above action(s) for all or a portion of Tract(s) 12-A VENTANA HIGHLANDS, UNIT 1, (to be known as **VENTANA HIGHLANDS, UNIT 3**, zoned R-LT residential zone, located on VENTANA RIDGE RD NW and DEL OESTE DR NW, containing approximately 26 acre(s). [REF:05DRB01122, 06DRB00374, 06DRB00098] (B-8) **FINAL PLAT APPROVED WITH FINAL SIGN OFF DELEGATED TO PLANNING TO RECORD.**

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

BOHANNAN HUSTON agent(s) for UNIVERSITY OF NEW MEXICO request(s) the above action(s) for all or a portion of Tract(s) 1E1-A-1 and 1E2-A-1, 1E2-A-2, **UNIVERSITY OF NEW MEXICO, SCIENCE & TECHNOLOGY PARK**, zoned SU-1 PDA, PERMISSIVE USE OF O-1/C-2, IP, located on UNIVERSITY BLVD SE , between AVENIDA CESAR CHAVEZ SE and INTERSTATE 40 SE containing approximately 13 acre(s). [*Deferred from 4/5/06*] (L-15) **DEFERRED AT AGENT'S REQUEST TO 4/12/06.**

11. **Project # 1004036**
06DRB-00263 Minor-Final Plat Approval

HALL SURVEYING CO agent(s) for MAX CONTRERAS request(s) the above action(s) for all or a portion of Tract(s) A & B, **MAX REPLAT**, zoned R-1 residential zone, located on RIO GRANDE BLVD NW, between LOS ANAYAS RD NW and ZICKERT NW containing approximately 2 acre(s). [REF: 05DRB 00446, 05DRB00922] [*Indef. deferred from 3/8/06*] (H-12/H-13) **FINAL PLAT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO PLANNING TO RECORD.**

ORIGINAL

INFRASTRUCTURE LIST

EXHIBIT "A"

TO SUBDIVISION IMPROVEMENTS AGREEMENT

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

Tracts "A-1", "A-2" & "B-1" Max Replat

PROPOSED NAME OF PLAT AND/OR SITE DEVELOPMENT PLAN

Tracts A & B "Max Replat"

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

SIA Sequence #	COA DRC Project #	Size	Type of Improvement	Location	From	To	Private Inspector	City Inspector	City Cnst Engineer
		3'	3' Ditch	Eastline tract B-1	NE cor	SE cor	1	1	1
		22'	140' 6" Gravel Road	Southline Tracts A-1 B-1	SE cor Tract B-1	SE cor A-2	1	1	1
		20'	150' 6" Gravel Road	SE Portion of Tract A-2	90' W of SE cor Tr. A-2	90' N of SE cor Tr. A-2	1	1	1
		4"	(Private) Sewer line	South Bend along Tracts.	Rio Grande Blvd	Tract A-2	1	1	1
			22' Apron (EXPANSION OF)	Rio Grande Blvd			1	1	1
							1	1	1
							1	1	1
							1	1	1
							1	1	1

SIA - Sequence #	COA DRC Project #

Size

Type of Improvement

Location

From

To

Private
Inspector

City
Inspector

City Cnst
Engineer

/	/	/
/	/	/
/	/	/
/	/	/

NOTES

1 _____

2 _____

3 _____

AGENT / OWNER

Piperston Hill
NAME (print)

Hill Surveying Co.
FIRM

[Signature] 6/16/05
SIGNATURE - date

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

DEVELOPMENT REVIEW BOARD MEMBER APPROVALS

[Signature] 6/29/05
DRB CHAIR - date

[Signature] 6-29-05
TRANSPORTATION DEVELOPMENT - date

[Signature] 6/29/05
UTILITY DEVELOPMENT - date

Bradley J. Bingham 6/29/05
CITY ENGINEER - date

Christina Sandoval 6/29/05
PARKS & GENERAL SERVICES - date

AMAFCA - date

- date

- date

DESIGN REVIEW COMMITTEE REVISIONS

REVISION	DATE	DRC CHAIR	USER DEPARTMENT	AGENT / OWNER



City of Albuquerque

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

Date: February 22, 2008

TO CONTACT NAME: Max F. Contreras
COMPANY/AGENCY: _____
ADDRESS/ZIP: 2019 Rio Grande Blvd. NW 87104
PHONE/FAX #: 243.2372

Thank you for your inquiry of February 22, 2008 requesting the names of **ALL Affected**

Neighborhood and/or Homeowner Associations who would be affected under the provisions of O-92 by your proposed project at Tracts A-1, A-2 & B-1 Max Replat located 2019 Rio Grande Blvd NW between Los Arayas Rd. NW and Zickert Rd NW zone map page(s) H-12.

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

Los Duranes NA.
Neighborhood or Homeowner Association
Contacts: William C. Herring
3104 Coca Rd. NW 87104
243.5544(h) 243.4664(w) 328.1553(c)
Beverly Schoonover
3308 Beach NW 87104
242.1778

Rio Grande Blvd. NA.
Neighborhood or Homeowner Association
Contacts: Frank Mangano
4300 Rio Grande NW 87107
343.8736(h)
Winnie Kimbrough
2327 Campbell Rd NW 87104
344.1363(h)

See reverse side for additional Neighborhood and/or Homeowner Associations

Information:

YES { } NO

Please note that according to O-92 you are required to notify each of these contact persons by **CERTIFIED MAIL, RETURN RECEIPT REQUESTED, BEFORE** the Planning Department will accept your application filing. **IMPORTANT! FAILURE OF ADEQUATE NOTIFICATION MAY RESULT IN YOUR APPLICATION HEARING BEING DEFERRED FOR 30 DAYS.** If you have any questions about the information provided, please contact our office at (505) 924-3914 or by fax at 924-3913.

Sincerely,

Stephan De...
OFFICE OF NEIGHBORHOOD COORDINATION

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

**NOTICE TO APPLICANTS - SUGGESTED INFORMATION FOR
NEIGHBORHOOD NOTIFICATION LETTERS**

Applicants for Zone Change, Site Plan, Sector Development Plan approval or an amendment to a Sector Development Plan by the EPC, DRB, etc. are required under Council Bill O-92 to notify **ALL AFFECTED NEIGHBORHOOD AND/OR HOMEOWNER ASSOCIATIONS** PRIOR TO FILING THE APPLICATION TO THE **PLANNING DEPARTMENT**. Because the purpose of the notification is to ensure communication as a means of identifying and resolving problems early, it is essential that the notification be fully informative.

WE RECOMMEND THAT THE NOTIFICATION LETTER INCLUDE THE FOLLOWING INFORMATION:

1. The street address of the subject property.
2. The legal description of the property, including lot or tract number (if any), block number (if any), and name of the subdivision.
3. A physical description of the location, referenced to streets and existing land uses.
4. A complete description of the actions requested of the EPC:
 - a) If a **ZONE CHANGE OR ANNEXATION**, the name of the existing zone category and primary uses and the name of the proposed category and primary uses (i.e., "from the R-T Townhouse zone, to the C-2 Community Commercial zone").
 - b) If a **SITE DEVELOPMENT OR MASTER DEVELOPMENT PLAN** approval or amendments describe the physical nature of the proposal (i.e., "an amendment to the approved plan to allow a drive-through restaurant to be located just east of the main shopping center entrance off Montgomery Blvd.").
 - c) If a **SECTOR DEVELOPMENT PLAN OR PLAN AMENDMENT** a general description of the plan area plan concept, the mix of zoning and land use categories proposed and description of major features such as location of significant shopping centers, employment centers, parks and other public facilities.
5. The name, address and telephone number of the applicant and of the agent (if any). In particular the name of an individual contact person will be helpful so that neighborhood and/or homeowner associations may contact someone with questions or comments.

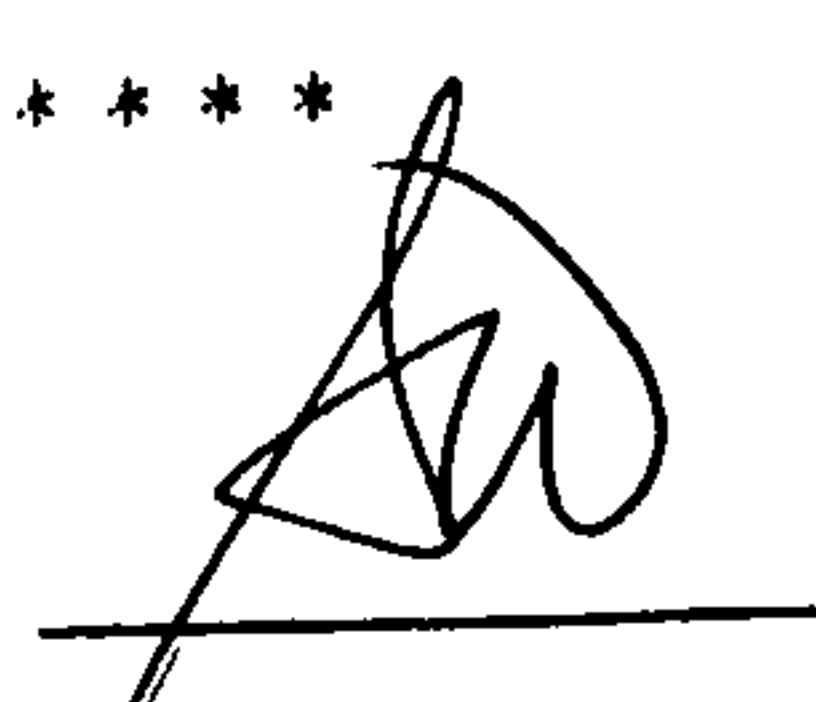
INFORMATION FROM THE OFFICE OF NEIGHBORHOOD COORDINATION

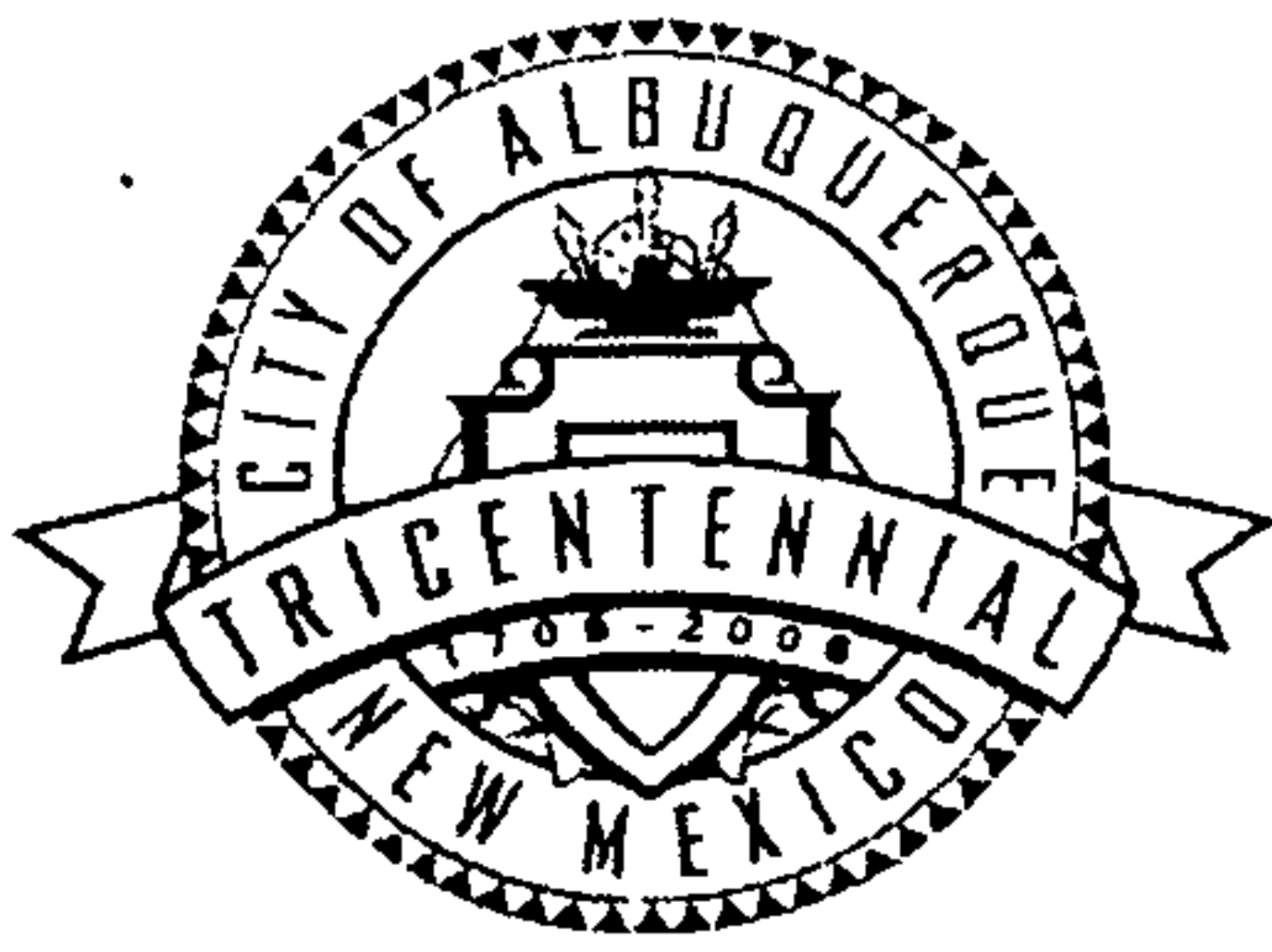
The following information should always be in each application packet that you submit for an EPC or DRB application. Listed below is a "Checklist" of the items needed.

- ONC's "Official" Letter to the applicant (if there are associations). A copy must be submitted with application packet -OR-
- The ONC "Official" Letter (if there are no associations). A copy must be submitted with application packet.
- Copies of Letters to Neighborhood and/or Homeowner Associations (if there are associations). A copy must be submitted with application packet.
- Copies of the certified receipts to Neighborhood and/or Homeowner Associations (if there are associations). A copy must be submitted with application packet.

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

(Below this line for ONC use only)

Date of Inquiry: 2-22-08 Time Entered: 3:11 PM ONC Rep. Initials: 



DEVELOPER INQUIRY SHEET

(To be completed prior to application submittal)

The Office of Neighborhood Coordination (ONC) located in Room 120 (basement) of the Plaza Del Sol Building, 600 Second Street NW, Fax: (505) 924-3913 – will need the following information **BEFORE** neighborhood association information will be released to the applicant/agent on any project being presented to the Planning Department of the City of Albuquerque. If you have any questions, please feel free to contact our office at (505) 924-3914. **Your Developer Inquiry is for the following:**

Cell Tower & Type: [] Free-Standing Tower -OR- [] Concealed Tower

Private Development (i.e., EPC, DRB, LUCC, Liquor Submittal)

City Project []

CONTACT NAME: max F. Contreras

COMPANY NAME: _____

ADDRESS/ZIP: 2019 Rio Grande Blvd NW - Albuq NM 87104

PHONE: 505-243-2372 FAX: N/A

LEGAL DESCRIPTION INFORMATION

PLEASE FORWARD INFORMATION ON ANY NEIGHBORHOOD ASSOCIATION IN THE AREA OF THE PROPERTY DESCRIBED BELOW:

Tracts "A-1", "A-2" & "B-1" - Max Replat

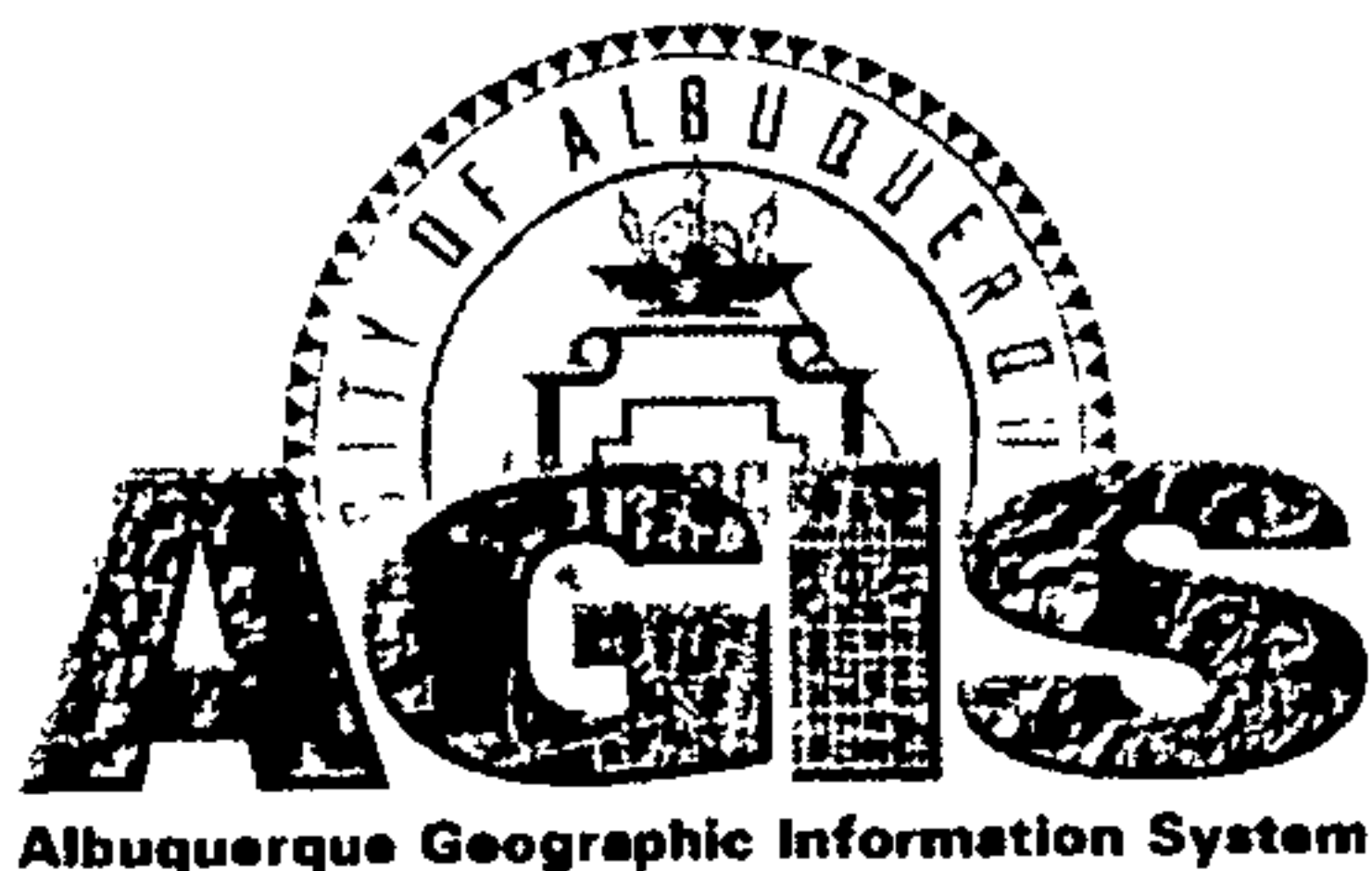
LOCATED ON _____
LEGAL DESCRIPTION
2019 Rio Grande Blvd. NW
STREET NAME OR OTHER IDENTIFYING LANDMARK

BETWEEN Los Anayas Road NW AND
STREET NAME OR OTHER IDENTIFYING LANDMARK
Zickert Road NW
STREET NAME OR OTHER IDENTIFYING LANDMARK

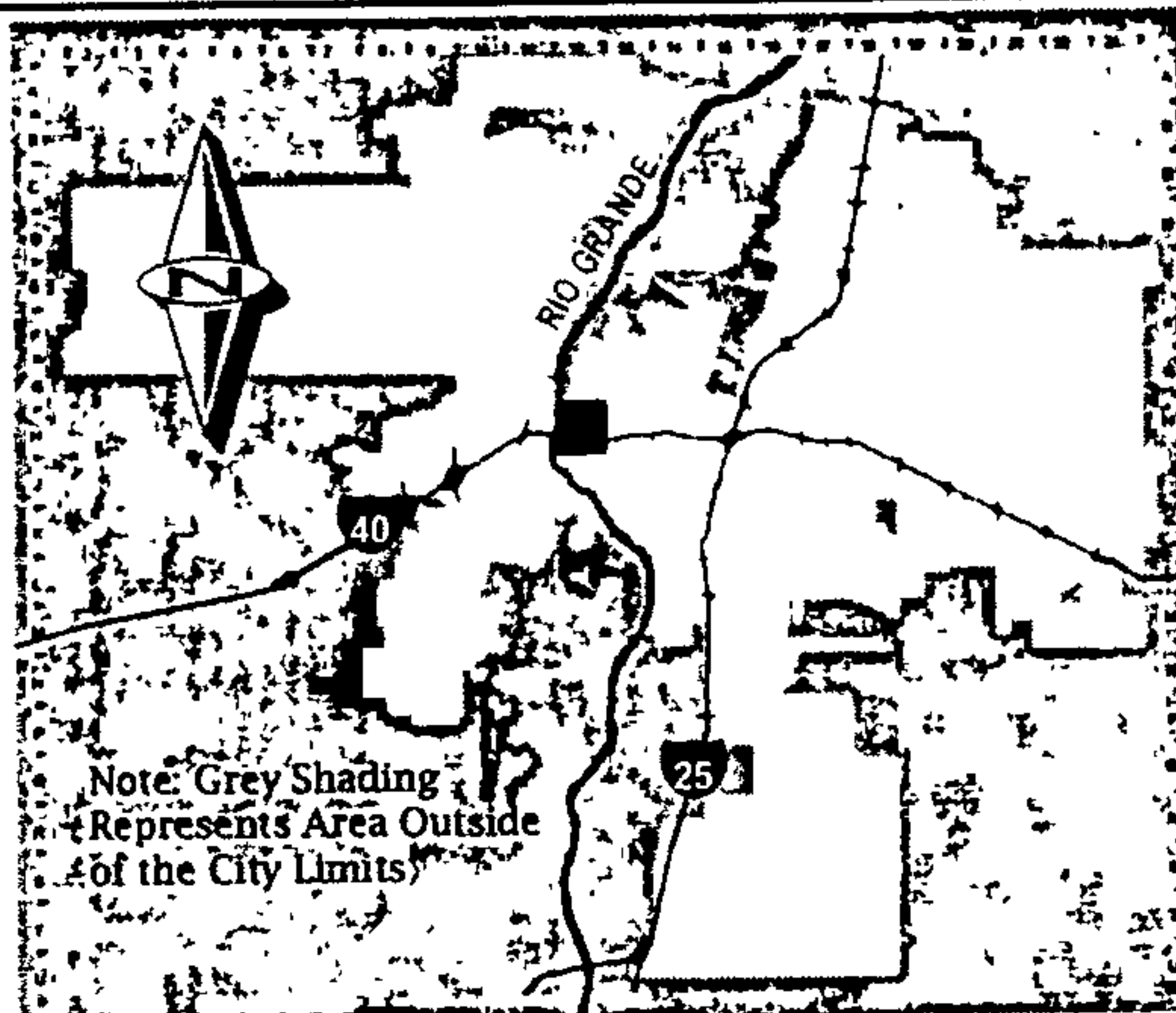
THE SITE IS INDICATED ON THE FOLLOWING ZONE ATLAS PAGE (H-12).
(PLEASE MARK/HATCH ZONE MAP WHERE PROPERTY IS LOCATED)
(Zone Map MUST be provided with request)



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



Map amended through: 5/17/2007



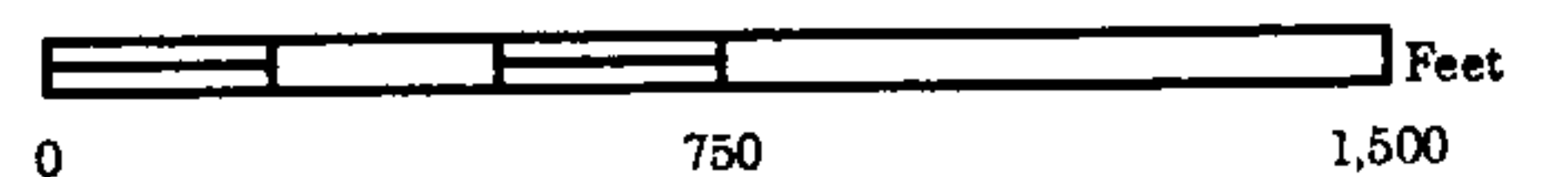
Note: Grey Shading Represents Area Outside of the City Limits

Zone Atlas Page:

H-12-Z

Selected Symbols

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



Max F. Contreras and Victoria R. Contreras
2019 Rio Grande Blvd. NW
Albuquerque, New Mexico 87104
(505) 243-2372

February 25, 2008

William C. Herring
3104 Coca Road NW
Albuquerque, NM 87104

Re: Notice of Upcoming Deadline for Completion of Improvements and City's
Intention to Call Financial Guaranty - Subdivision Improvements Agreement,
Project: MAX REPLAT PROJECT NO. 780381
Tracts A-1, A-2 & B-1 Max Replat (A copy is enclosed for your convenience.)
Located at 2019 Rio Grande Blvd. NW between Los Anayas Road and Zickert Road
NW

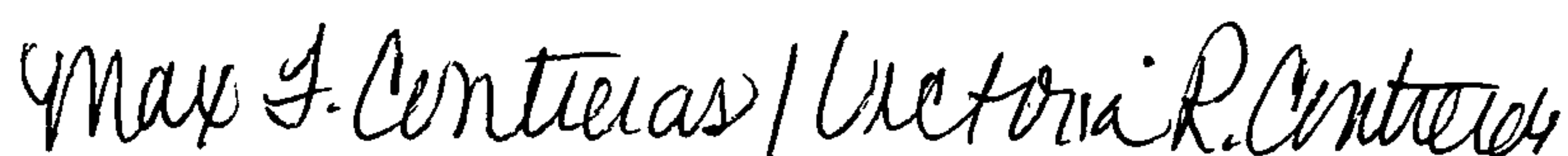
Dear Mr. Herring:

This is to advise that we are currently requesting an extension of the Subdivision Improvements Agreement, Procedure B which required completion of certain infrastructure improvements by the deadline of March 15, 2008.

Currently, there are residences on Tracts B-1 and A-1 of the subject property. At the time that the plat was recorded, it was our intent to deed Tract A-2 to our son Tomas Contreras and his wife Angela. It is their intention to construct a home on that site. In the meantime, she became pregnant and in February 2007, he was notified of his selection to the Federal Aviation Administration Air Traffic Controller certification program. From mid-August 2007 until mid-December 2007, he was in the initial instructional program in Oklahoma City during which time he was advised that certification would require intense training for 3+ years. He was also advised at that time that he should keep his life as stress free as possible during this process because of the high stress nature of the certification program. It was at that time that they had decided to delay the construction of their home until some time after his certification.

Because it is not possible at this time to determine when the construction of their new home will begin, we are requesting that an extension of the Subdivision Improvements Agreement, Procedure B. If you need any further information, please contract us at 243-2372 (home) or 270-3814 (Max' cell).

Sincerely,



Max F. Contreras and Victoria R. Contreras

/vrc

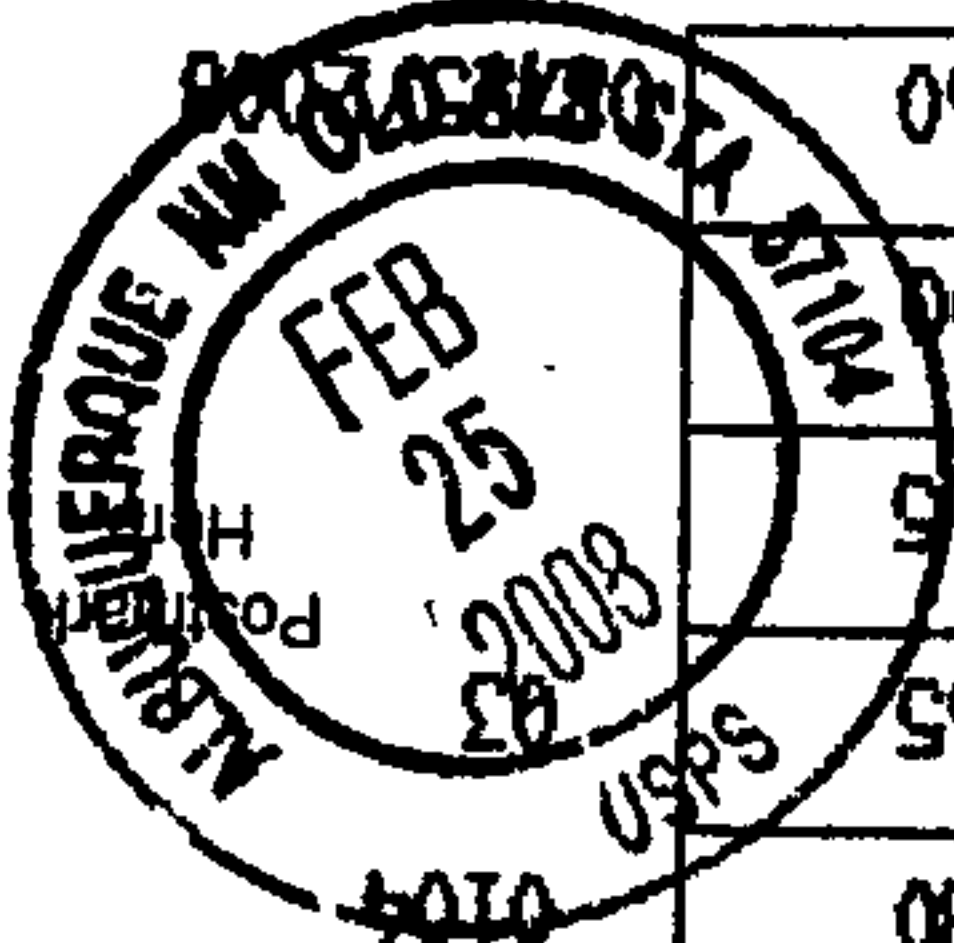
Enclosure (as noted)

**U.S. Postal Service™
CERTIFIED MAIL™ RECEIPT**
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OFFICIAL USE

Postage	\$	\$0.80
Certified Fee	\$	\$2.65
Return Receipt Fee (Endorsement Required)	\$	\$2.15
Restricted Delivery Fee (Endorsement Required)	\$	\$0.00
Total Postage & Fees	\$	\$5.60



Sent to **William C. Herring**
Street, Apt. No., or PO Box No. **3104 Caca Rd NW**
City, State, ZIP+4 **Albuquerque, NM 87104**

PS Form 3800, August 2006 See Reverse for Instructions

7007 0220 0000 0569 8695

Max F. Contreras and Victoria R. Contreras
2019 Rio Grande Blvd. NW
Albuquerque, New Mexico 87104
(505) 243-2372

February 25, 2008

Frank Mangano
4300 Rio Grande NW
Albuquerque, NM 87107

Re: Notice of Upcoming Deadline for Completion of Improvements and City's
Intention to Call Financial Guaranty - Subdivision Improvements Agreement,
Project: MAX REPLAT PROJECT NO. 780381
Tracts A-1, A-2 & B-1 Max Replat (A copy is enclosed for your convenience.)
Located at 2019 Rio Grande Blvd. NW between Los Anayas Road and Zickert Road
NW

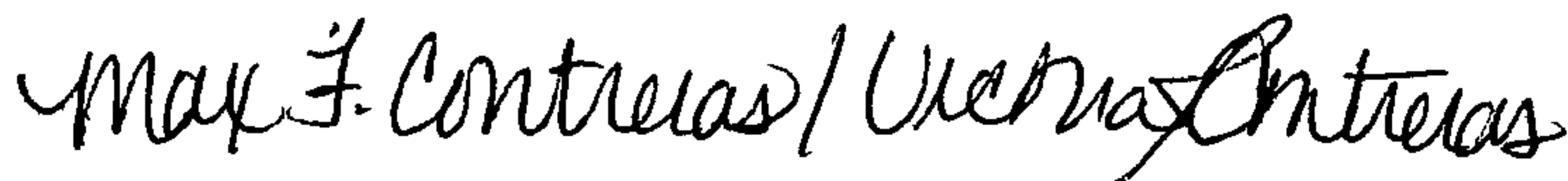
Dear Mr. Mangano:

This is to advise that we are currently requesting an extension of the Subdivision Improvements Agreement, Procedure B which required completion of certain infrastructure improvements by the deadline of March 15, 2008.

Currently, there are residences on Tracts B-1 and A-1 of the subject property. At the time that the plat was recorded, it was our intent to deed Tract A-2 to our son Tomas Contreras and his wife Angela. It is their intention to construct a home on that site. In the meantime, she became pregnant and in February 2007, he was notified of his selection to the Federal Aviation Administration Air Traffic Controller certification program. From mid-August 2007 until mid-December 2007, he was in the initial instructional program in Oklahoma City during which time he was advised that certification would require intense training for 3+ years. He was also advised at that time that he should keep his life as stress free as possible during this process because of the high stress nature of the certification program. It was at that time that they had decided to delay the construction of their home until some time after his certification.

Because it is not possible at this time to determine when the construction of their new home will begin, we are requesting that an extension of the Subdivision Improvements Agreement, Procedure B. If you need any further information, please contact us at 243-2372 (home) or 270-3814 (Max' cell).

Sincerely,



Max F. Contreras and Victoria R. Contreras
/vrc

Enclosure (as noted)

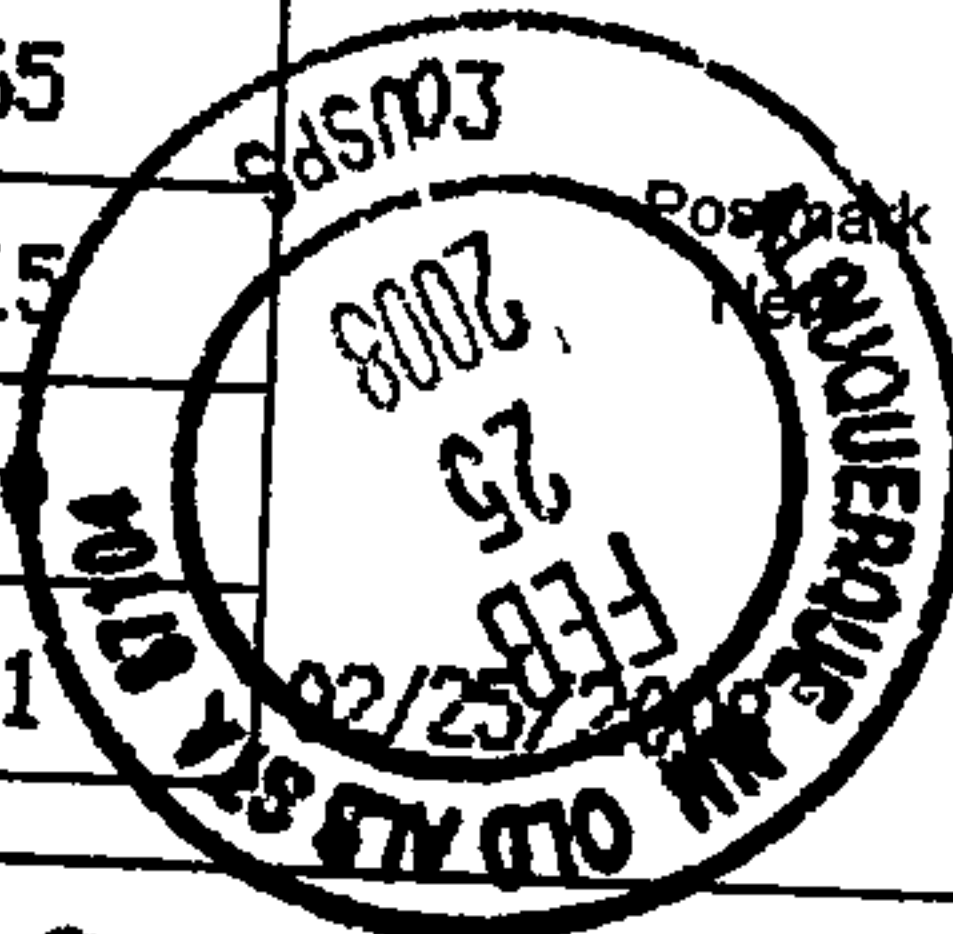
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ALBUQUERQUE NM 87107 **PROFICIAL USE**

Postage	\$ 0.41	0104
Certified Fee	\$2.65	
Return Receipt Fee (Endorsement Required)	\$2.15	
Restricted Delivery Fee (Endorsement Required)	\$0.00	
Total Postage & Fees	\$ 5.21	



7007 0220 0000 0569 8707

Sent To Frank Mangano
Street, Apt. No.,
or PO Box No. 4300 Rio Grande NW
City, State, ZIP+4 Albuquerque NM 87107

PS Form 3800, August 2006

See Reverse for Instructions

Max F. Contreras and Victoria R. Contreras
2019 Rio Grande Blvd. NW
Albuquerque, New Mexico 87104
(505) 243-2372

February 25, 2008

Beverly Schoonover
3308 Beach Road NW
Albuquerque, NM 87104

Re: Notice of Upcoming Deadline for Completion of Improvements and City's
Intention to Call Financial Guaranty - Subdivision Improvements Agreement,
Project: MAX REPLAT PROJECT NO. 780381
Tracts A-1, A-2 & B-1 Max Replat (A copy is enclosed for your convenience.)
Located at 2019 Rio Grande Blvd. NW between Los Anayas Road and Zickert Road
NW

Dear Ms. Schoonover:

This is to advise that we are currently requesting an extension of the Subdivision Improvements Agreement, Procedure B which required completion of certain infrastructure improvements by the deadline of March 15, 2008.

Currently, there are residences on Tracts B-1 and A-1 of the subject property. At the time that the plat was recorded, it was our intent to deed Tract A-2 to our son Tomas Contreras and his wife Angela. It is their intention to construct a home on that site. In the meantime, she became pregnant and in February 2007, he was notified of his selection to the Federal Aviation Administration Air Traffic Controller certification program. From mid-August 2007 until mid-December 2007, he was in the initial instructional program in Oklahoma City during which time he was advised that certification would require intense training for 3+ years. He was also advised at that time that he should keep his life as stress free as possible during this process because of the high stress nature of the certification program. It was at that time that they had decided to delay the construction of their home until some time after his certification.

Because it is not possible at this time to determine when the construction of their new home will begin, we are requesting that an extension of the Subdivision Improvements Agreement, Procedure B. If you need any further information, please contact us at 243-2372 (home) or 270-3814 (Max' cell).

Sincerely,

Max F. Contreras / Victoria R. Contreras

Max F. Contreras and Victoria R. Contreras

/vrc

Enclosure (as noted)

7007 0220 0000 0569 8716

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ALBUQUERQUE NM 87104 **OFFICIAL USE**

Postage	\$	\$0.41	0104
Certified Fee		\$2.65	ALBUQUERQUE NM
Return Receipt Fee (Endorsement Required)		\$2.75	FEB 25 2008
Restricted Delivery Fee (Endorsement Required)		\$0.00	ALBUQUERQUE NM
Total Postage & Fees	\$	\$5.21	NO POSTAGE NECESSARY IF MAILED IN THE UNITED STATES

Sent To Beverly Schoonover
 Street, Apt. No.,
 or PO Box No. 3308 Beach Rd NW
 City, State, ZIP+4 Albuquerque, NM 87104

Max F. Contreras and Victoria R. Contreras
2019 Rio Grande Blvd. NW
Albuquerque, New Mexico 87104
(505) 243-2372

February 25, 2008

Winnie Kimbrough
2327 Campbell Road NW
Albuquerque, NM 87104

Re: Notice of Upcoming Deadline for Completion of Improvements and City's
Intention to Call Financial Guaranty - Subdivision Improvements Agreement,
Project: MAX REPLAT PROJECT NO. 780381
Tracts A-1, A-2 & B-1 Max Replat (A copy is enclosed for your convenience.)
Located at 2019 Rio Grande Blvd. NW between Los Anayas Road and Zickert Road
NW

Dear Ms. Kimbrough:

This is to advise that we are currently requesting an extension of the Subdivision Improvements Agreement, Procedure B which required completion of certain infrastructure improvements by the deadline of March 15, 2008.

Currently, there are residences on Tracts B-1 and A-1 of the subject property. At the time that the plat was recorded, it was our intent to deed Tract A-2 to our son Tomas Contreras and his wife Angela. It is their intention to construct a home on that site. In the meantime, she became pregnant and in February 2007, he was notified of his selection to the Federal Aviation Administration Air Traffic Controller certification program. From mid-August 2007 until mid-December 2007, he was in the initial instructional program in Oklahoma City during which time he was advised that certification would require intense training for 3+ years. He was also advised at that time that he should keep his life as stress free as possible during this process because of the high stress nature of the certification program. It was at that time that they had decided to delay the construction of their home until some time after his certification.

Because it is not possible at this time to determine when the construction of their new home will begin, we are requesting that an extension of the Subdivision Improvements Agreement, Procedure B. If you need any further information, please contact us at 243-2372 (home) or 270-3814 (Max' cell).

Sincerely,

Max F. Contreras / Victoria R. Contreras

Max F. Contreras and Victoria R. Contreras

/vrc

Enclosure (as noted)

7007 0220 0000 0569 8725

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

For delivery information visit our website at www.usps.com

ALBUQUERQUE NM 87104 OFFICIAL USE

Postage	\$	\$0.41	0104
Certified Fee		\$2.65	03
Return Receipt Fee (Endorsement Required)		\$2.15	Postmark
Restricted Delivery Fee (Endorsement Required)		\$0.00	ALBUQUERQUE NM 87104
Total Postage & Fees	\$	\$5.21	02/28/07

Sent To Winnie Kimbrough
 Street, Apt. No.,
 or PO Box No. 2327 Campbell Rd NW
 City, State, ZIP+4 Albuquerque, NM 87104

190

No. of Lots: 3
Nearest Major Streets: RIO GRANDE BVD. NW

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 21 day of March, 2006, 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 MAX F Contreras + Victoria R. Contreras ("Subdivider"), a [state the type of business entity, for instance, "New Mexico corporation," "general partnership," "joint venture," "individual," etc.:] individual, whose address is 2019 Rio Grande New and whose telephone number is 243-2372, is made in Albuquerque, New Mexico, and is entered into as of the date of final execution of this Agreement.

* Husband & Wife

1. Recital. The Subdivider is developing certain lands within the City of Albuquerque, Bernalillo County, New Mexico, known as [existing legal description:] Tracts A & B MAX Replat, recorded on 12/1/80 in the records of the Bernalillo County Clerk at Book 18, pages 91 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:] MAX & Victoria Contreras ("Owner").

The Subdivider has submitted and the City has approved a preliminary plat or Site Development Plan identified as TRAC's A-1 A-2 & D-1 describing Subdivider's Property. MAX Replat

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 15 day of March, 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. 780381.

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

B. Construction Inspection Methods. Inspection of the construction of the public Improvements shall be performed by Permits - Green Tags, 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 Permits - Green TAGS, 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: IRREVOCABLE LETTER OF CREDIT + AGREEMENT
Amount: \$ 16,010.84 Name of Financial Institution or Surety NO.1
providing Guaranty: First Financial Credit Union
Date City first able to call Guaranty: MARCH 15, 2008
[Construction Completion Deadline]: MARCH 15, 20 2008
If Guaranty other than a Bond, last day City able to call Guaranty is:
MAY 15, 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:

[Handwritten Signature]
By [Signature]: *Max Contreras*

CITY OF ALBUQUERQUE

[Handwritten Signature]
City Engineer

Name:

Title: *Owner (Husband & wife)*

Dated: *3-20-06*

Dated:

[Handwritten Signature]

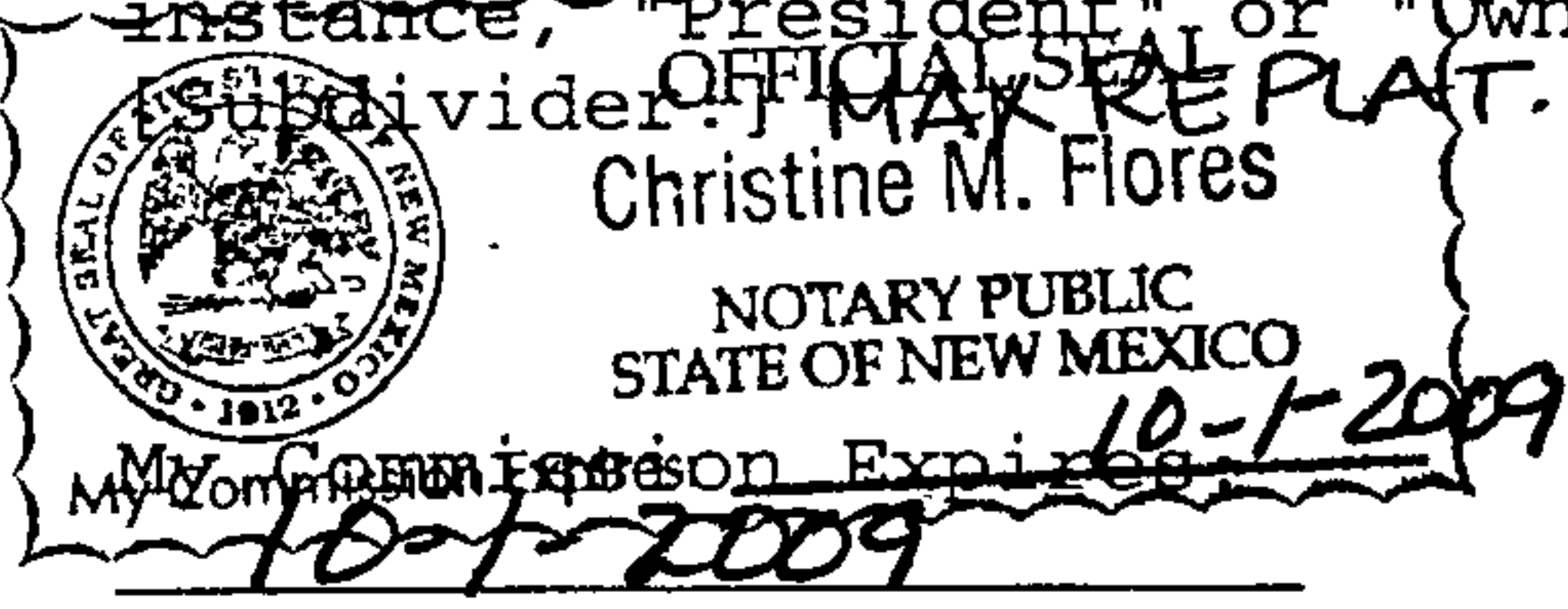
[Handwritten Signature]
3-17-06

SUBDIVIDER'S NOTARY

STATE OF NEW MEXICO

COUNTY OF BERNALILLO) ss.

This instrument was acknowledged before me on *15th* day of *March*,
20 *06* by [name of person:] *MAX E. CONTRERAS + VICTORIA CONTRERAS* in or capacity, for
instance, "President" or "Owner":] *OWNERS* of



[Handwritten Signature]
Christine M. Flores
Notary Public

CITY'S NOTARY

STATE OF NEW MEXICO)

) ss.
COUNTY OF BERNALILLO)

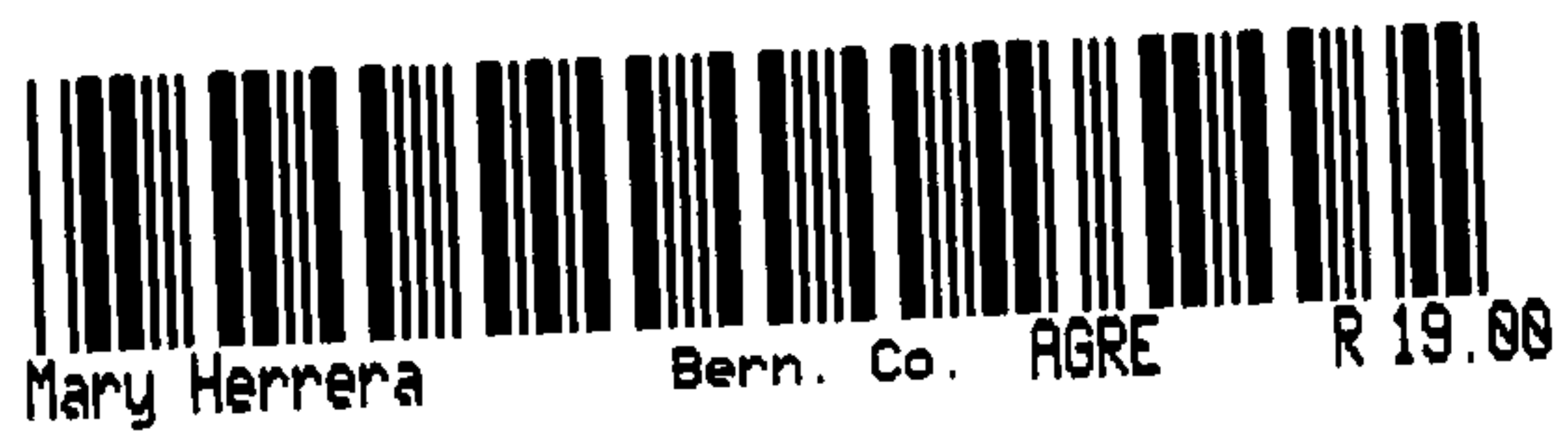
This instrument was acknowledged before me on *20th* day of *March*,
20 *06* by *Richard Bourte*, City Engineer of the City of Albuquerque, a
municipal corporation, on behalf of said corporation.

[Handwritten Signature]
Gloria D. Saavedra
Notary Public

My Commission Expires:

11-25-2007

EXHIBIT A AND POWER OF ATTORNEY ATTACHED



2006041309
6428870
Page: 6 of 6
03/24/2006 11:26A
Bk-A114 Pg-1171

POWER OF ATTORNEY

NOTE: Must be signed and notarized



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

PAID RECEIPT

APPLICANT NAME

May Contreras

AGENT

ADDRESS

PROJECT & APP #

1004036

PROJECT NAME

Map Replat

\$ 441032/3424000 Conflict Management Fee

\$ 50⁰⁰ 441006/4983000 DRB Actions *deposited fee*

\$ 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

\$ 50⁰⁰ TOTAL AMOUNT DUE

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

DUPLICATE
City of Albuquerque
Treasury Division

3/24/2006 12:06PM LUC: ANNA
RECEIPT# 00055038 WSH 008 TRANSH 0015
Account 441006 Fund 0110
Activity 4983000 TRSCDS
Trans Amt \$50.00
IP4 misc

\$50.00

CR
CHANGE

\$50.00
\$0.00

City of Albuquerque



DEVELOPMENT/ PLAN REVIEW APPLICATION

Supplemental form

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

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

APPLICANT INFORMATION:

NAME: Max Contreras PHONE: 243-2372

ADDRESS: 2021 + 2019 Rio Grande Blvd. FAX: _____

CITY: Alb. STATE NM ZIP _____ E-MAIL: _____

Proprietary interest in site: _____ List all owners: _____

AGENT (if any): Hall Surveying Co. PHONE: 292-6727

ADDRESS: 12805 Marwal Blvd. NE. FAX: 292-6728

CITY: _____ STATE _____ ZIP _____ E-MAIL: Hall Surveying Co @msvc.com

DESCRIPTION OF REQUEST: Approval of final plat, divided Tracts A+B of Max Plat into 3 tracts

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

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

Lot or Tract No. A+B Block: _____ Unit: _____

Subdiv. / Addn. Max Replat

Current Zoning: R-1 Proposed zoning: _____

Zone Atlas page(s): H12 + H13 No. of existing lots: 2 No. of proposed lots: 3

Total area of site (acres): 1.0749 Density if applicable: dwellings per gross acre: _____ dwellings per net acre: 3

Within city limits? Yes. No , but site is within 5 miles of the city limits.) Within 1000FT of a landfill? NO

UPC No. 101205952242410918 MRGCD Map No. _____

LOCATION OF PROPERTY BY STREETS: On or Near: Rio Grande NW

Between: Los Aways NW and Zicker + 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.): _____

Proj # 1004036 DRB # 05 DRB-00446

Check-off if project was previously reviewed by Sketch Plat/Plan ?, or Pre-application Review Team ?. Date of review: June 29, 2005

SIGNATURE Preston E. Hall DATE 2/27/06

(Print) Preston E. Hall 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 06DRB-00263

Action FP
CMF

S.F. 5(3)

Fees	\$ <u>0.00</u>
	\$ <u>20.00</u>
	\$ _____
	\$ _____
	\$ _____
Total	\$ <u>20.00</u>

Hearing date 03/08/06

Sandy Handley 02/27/06

Project # 1004036

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

SKETCH PLAT REVIEW AND COMMENT

YOUR ATTENDANCE IS REQUIRED.

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

MAJOR SUBDIVISION EXTENSION OF PRELIMINARY PLAT

Your attendance is required.

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

Extensions are not reviewed through internal routing.

Extension of preliminary plat approval expires after one year.

MAJOR SUBDIVISION FINAL PLAT APPROVAL

Your attendance is required.

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

MINOR SUBDIVISION PRELIMINARY / FINAL PLAT APPROVAL

Your attendance is required.

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

AMENDMENT TO PRELIMINARY PLAT (with minor changes)

Your attendance is required.

AMENDMENT TO INFRASTRUCTURE LIST (with minor changes)

AMENDMENT TO GRADING PLAN (with minor changes)

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

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

Amended preliminary plat approval expires after one year

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

Preston E. Hall
Applicant name (print)

Preston E. Hall
Applicant signature / date



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

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

Application case numbers
06DEB - 00263

Sandy Handley 02/27/06
Planner signature / date

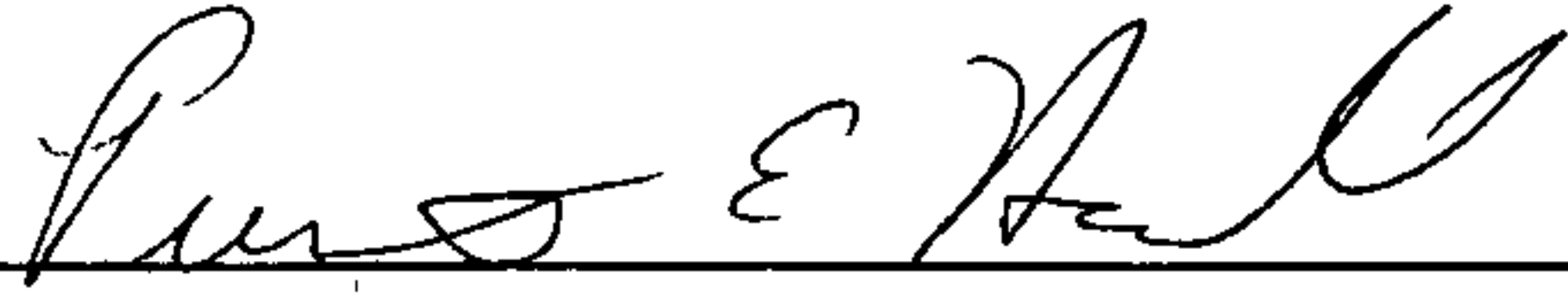
Project # 1004036

HALL SURVEYING CO.

12805 MENAUL BLVD. N.E.
ALBUQUERQUE, NM 87112
PHONE:292-6727, FAX: 292-6728

I, Preston E. Hall, agent for Max Contreras request Final Plat approval for TRACTS A-1, A-2 AND B-1 of MAX REPLAT AS he has removed all obstacles for the 22' private access, sewer water and utility easement along the south line. Max has also installed an underground culvert for the existing 3' ditch and filled it in, also he has widened the concrete apron to 25'. Max requests approval of this plat and at time of construction will install the 22' gravel road located along the south line and the 20' gravel road to be located in the southeast portion of tract A-2 after his construction located on tract A-2 has been approved and 4" private sewer line has been approved completing the items shown on the infrastructure list.

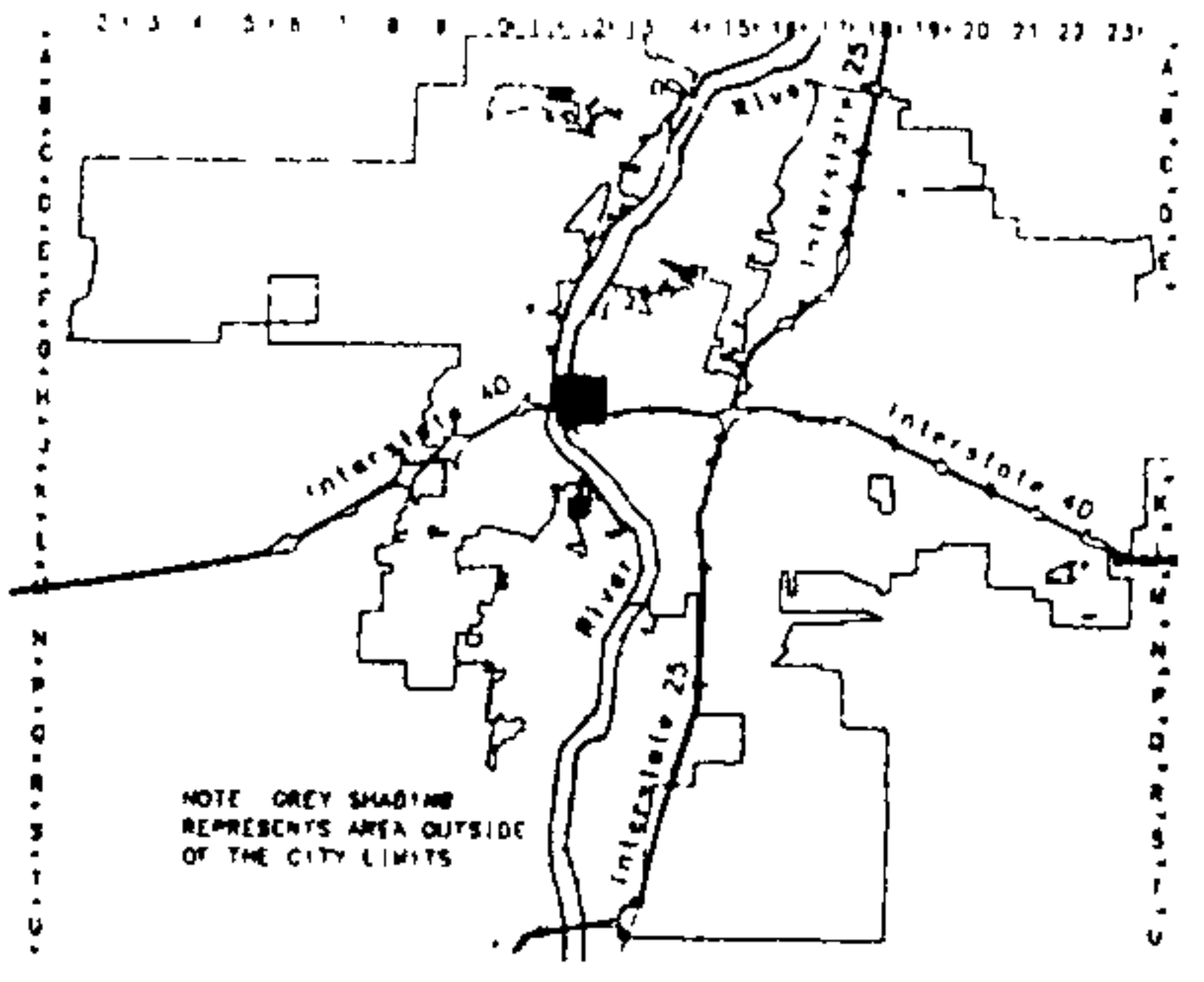
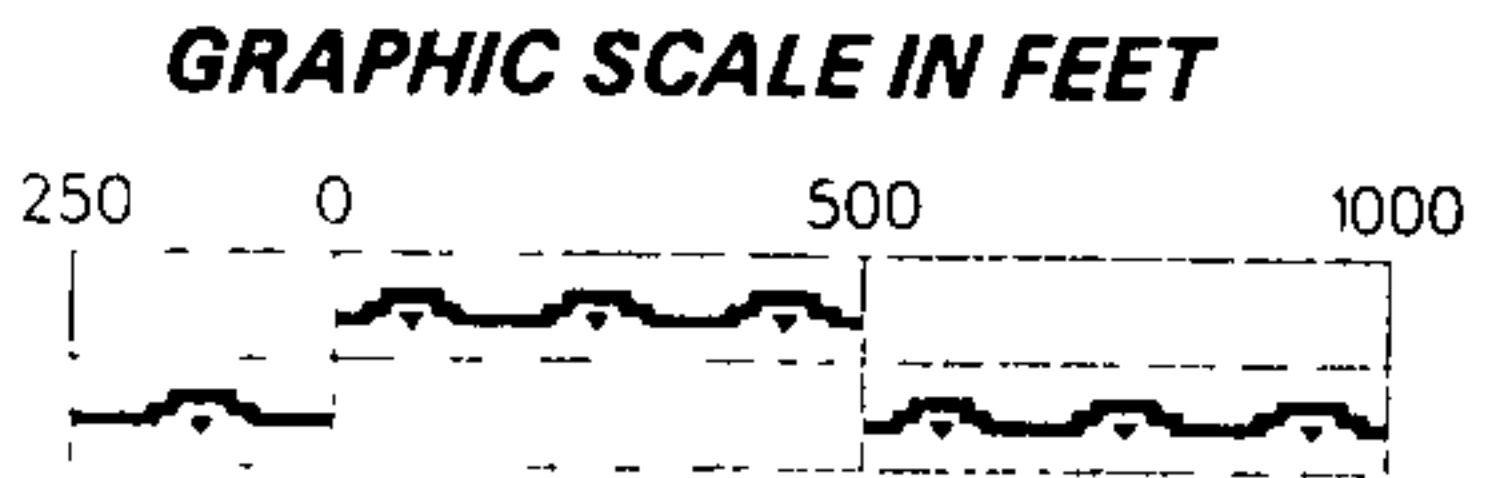
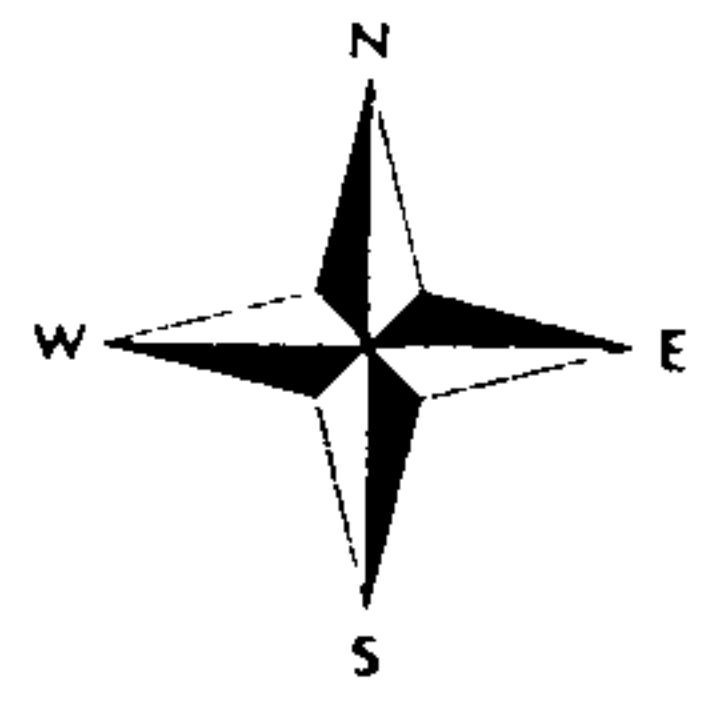
SINCERELY,



PRESTON E. HALL 2/27/06



CITY OF
Albuquerque
Albuquerque Geographic Information System
PLANNING DEPARTMENT
© Copyright 1998



Zone Atlas Page H-12-Z

Map Amended through
December 09, 1998

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

PAID RECEIPT

APPLICANT NAME MAY CONTRERAS
AGENT HALL SURVEYING CO
ADDRESS 12805 MENAUL BLVD NE
PROJECT & APP # 1004036 / 06 DRB 00263
PROJECT NAME MAY REPLAT

\$ 20.00 441032/3424000 Conflict Management Fee

\$ _____ 441006/4983000 DRB Actions

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

\$ _____ 441018/4971000 Public Notification

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

\$ 20.00 TOTAL AMOUNT DUE

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

DUPLICATE
City Of Albuquerque
Treasury Division

2/27/2006 3:20PM LOC: ANNX
RECEIPT# 00055706 WSN 006 TRANS# 0046
Account 441032 Fund 0110
Activity 3424000 TRSEJA
Trans Amt \$20.00
J24 Misc

Counterreceipt.doc 6/21/04

MC \$20.00
CHANGE \$0.00

Thank You

#22 ORIGINAL

INFRASTRUCTURE LIST

EXHIBIT "A"

TO SUBDIVISION IMPROVEMENTS AGREEMENT

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

Tracts "A-1", "A-2" + "B-1" Max Replat

PROPOSED NAME OF PLAT AND/OR SITE DEVELOPMENT PLAN

Tracts A+B "Max Replat"

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.

SIA Sequence #	COA DRC Project #	Size	Type of Improvement	Location	From	To	Private Inspector	City Inspector	City Cnst Engineer
		3'	3' Ditch	East line tract B-1	NE cor	SE cor	1	1	1
		22'	Gravel Road	South line Tracts A-1 B-1	SE cor Tract B-1	SE cor A-2	1	1	1
		20'	Gravel Road	SE Portion of Tract A-2	90' W of SE Cor Tr. A-2	90' N of SE Cor Tr. A-2	1	1	1
		4"	(Private) Sewer line	South Boundary of Tracts.	Rio Grande Blvd	Tract A-2	1	1	1
			22' Apron (EXPANSION OF)	Rio Grande Blvd			1	1	1
							1	1	1
							1	1	1
							1	1	1
							1	1	1

Private Inspector, City Inspector, City Cnst Engineer: Presently as part of the close out package submitted to Construction, the Engineer must supply a letter that confirms that all items on the Infrastructure List have been installed to City Standards as part of the project. Creating and revising the letter has proven to be time consuming process which can delay the issuance of a Letter of Completion and Acceptance. A separate column provided on the revised Infrastructure List allows the inspecting engineer of record to initial off and date each line item on the Infrastructure List as being installed under his supervision with a given project. The engineers Certification of Substantial Compliance (Figure 27) can be modified to include a reference to the revised Infrastructure List eliminating the need for a detailed description of the work performed under the project (see attached revised Figure 27). The City Construction Engineer can then use the certification from the inspecting engineer on the Infrastructure List as an attachment to the Letter of Completion. Once forwarded to the City Engineer, a check of the items built with the project against the items contained within an SIA can then readily be made, expediting the issuance of the Letter of Completion and Acceptance and the release of the SIA.

ORIGINAL

SIA Sequence #	COA DRC Project #

Size

Type of Improvement

Location

From

To

Private
Inspector

City
Inspector

City Cnst
Engineer

/	/	/
/	/	/
/	/	/
/	/	/

NOTES

1 _____

2 _____

3 _____

AGENT / OWNER

DEVELOPMENT REVIEW BOARD MEMBER APPROVALS

Preston Hall
NAME (print)

[Signature] 6/29/05
DRB CHAIR - date

Christina Sandoval 6/29/05
PARKS & GENERAL SERVICES - date

Hall Surveying Co.
FIRM

[Signature] 6-29-05
TRANSPORTATION DEVELOPMENT - date

AMAFCA - date

[Signature] 6/16/05
SIGNATURE - date

[Signature] 6/29/05
UTILITY DEVELOPMENT - date

- date

MAXIMUM TIME ALLOWED TO CONSTRUCT
THE IMPROVEMENTS WITHOUT A DRB

Bradley J. Brigham 6/29/05
CITY ENGINEER - date

- date

EXTENSION: _____

DESIGN REVIEW COMMITTEE REVISIONS

REVISION	DATE	DRC CHAIR	USER DEPARTMENT	AGENT / OWNER

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

PAID RECEIPT

APPLICANT NAME HALL SURVEYING
AGENT _____
ADDRESS _____
PROJECT & APP # 100436
PROJECT NAME ~~1004036~~ MAY REPLAT

\$ _____ 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.

City Of Albuquerque
Treasury Division
6/3/2005 1:44PM LOC: ANHX
RECEIPT# 00041190 WS# 008 TRANS# 0010
Account 441006 Fund 0110
Activity 4983000 TRSCCS
Trans Amt \$50.00
J24 Misc \$50.00
MC \$50.00
CHANGE \$0.00

Thank You



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

Supplemental form

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

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

APPLICANT INFORMATION:

NAME: Max Contreras PHONE: 243-2372
 ADDRESS: 2025 Rio Grande Blvd. NE FAX: _____
 CITY: Alb. NM STATE NM ZIP 87104 E-MAIL: _____
 Proprietary interest in site: _____ List all owners: Max E. & Victoria R. Contreras
 AGENT (if any): Hall Surveying Co. PHONE: 292-6727
 ADDRESS: 12805 Menaul NE FAX: 292-6728
 CITY: Alb STATE NM ZIP 87112 E-MAIL: HallSurveying@msiv.com

DESCRIPTION OF REQUEST: Divide Tract B, Tract A, Max replat into 3 tracts
Minor Subd. P & F

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

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

Lot or Tract No. Tracts A & B Block: _____ Unit: _____
 Subdiv. / Addn. Max replat
 Current Zoning: RA-2 Proposed zoning: RA-2
 Zone Atlas page(s): H-12 & H-13 No. of existing lots: 2 No. of proposed lots: 3
 Total area of site (acres): 1.0749 Density if applicable: dwellings per gross acre: _____ dwellings per net acre: _____
 Within city limits? Yes. No , but site is within 5 miles of the city limits.) Within 1000FT of a landfill? No
 UPC No. 101205952242410918 MRGCD Map No. 35
 LOCATION OF PROPERTY BY STREETS: On or Near: Rio Grande Blvd
 Between: Zickert Rd. and Beach Rd.

CASE HISTORY:

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

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

SIGNATURE Preston E Hall DATE 3/16/05
 (Print) Preston E Hall 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>05DRB -00446</u>	<u>P&F</u>	<u>5(3)</u>	<u>\$ 355.00</u>
<input checked="" type="checkbox"/> All fees have been collected	_____	<u>CMF</u>	_____	<u>\$ 20.00</u>
<input 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>3-30-05</u>			Total <u>\$ 375.00</u>
	<u>3-17-05</u>	Project # <u>1004036</u>		
	Planner signature / date			

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 **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**

Pend. **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.

Preston E. Hall
Applicant name (print)

Preston E. Hall 3/16/05
Applicant signature / date



Form revised 8/04 & 1/05

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

Application case numbers
05DRB - 00446
 _____ - _____
 _____ - _____

Shirley Paul 3-17-05
Planner signature / date

Project # 1004036

HALL SURVEYING CO.
12805 MENAUL BLVD. N.E.
ALBUQUERQUE, NEW MEXICO

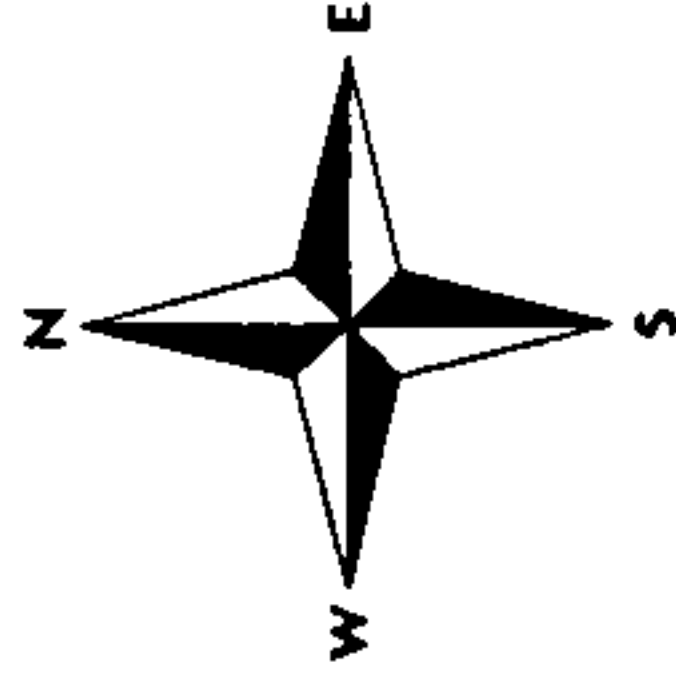
The Purpose of this replat is to divide tracts A & B, Max Replat into 3 tracts, vacate a portion of an access easement and grant access and utility easements. The plat meets all requirements under current zoning.

Sincerely,
Preston E. Hall

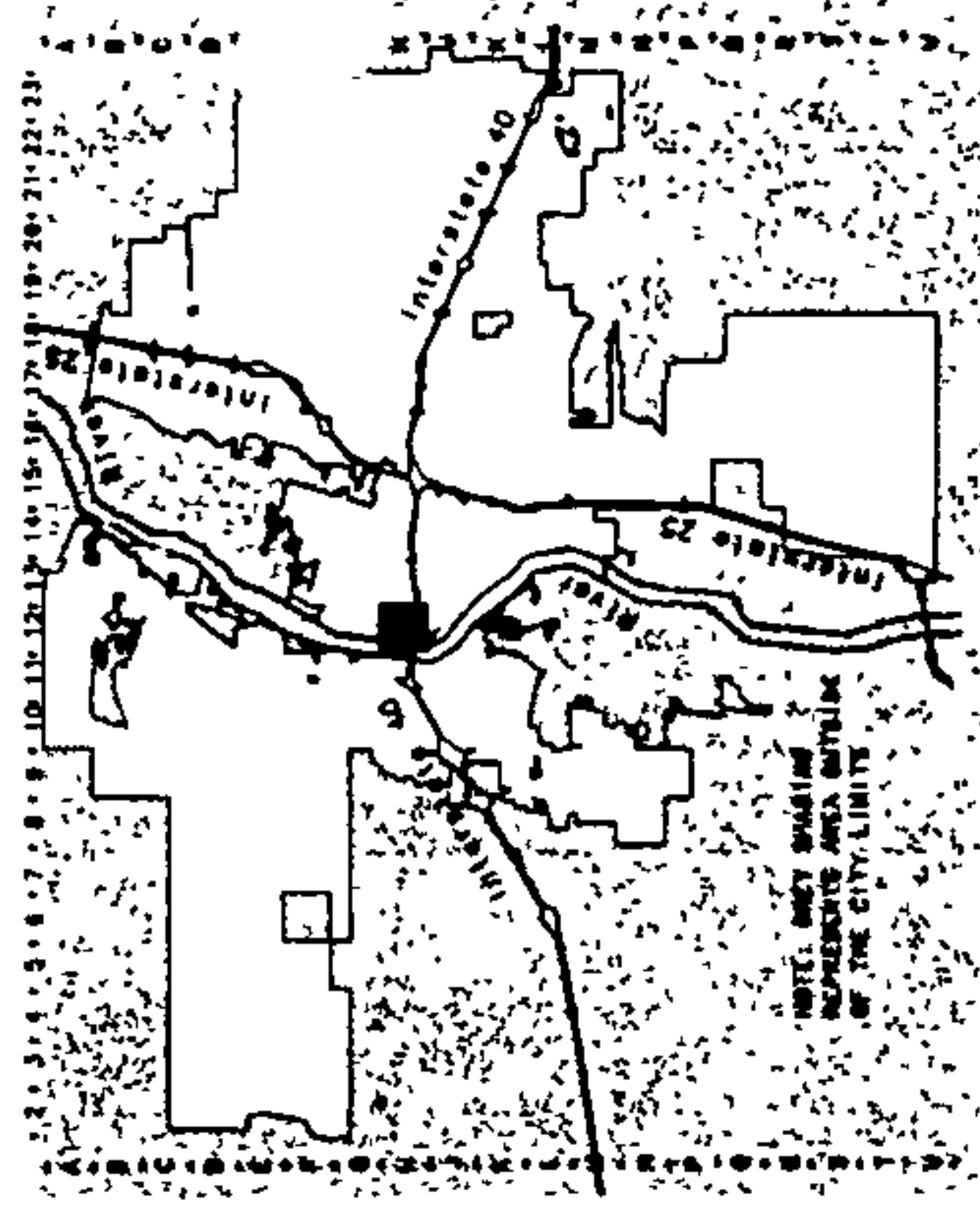
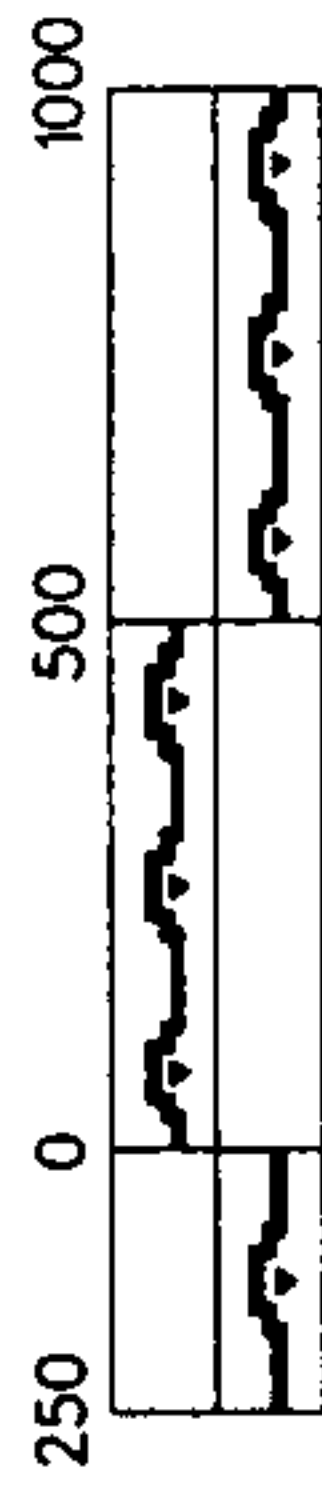


CITY OF
Albuquerque

A **G** **S**
PLANNING DEPARTMENT
Copyright 1998



GRAPHIC SCALE IN FEET



Zone Atlas Page H-12-Z

Map Amended through
December 09, 1998



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

PAID RECEIPT

APPLICANT NAME Max Contreras
AGENT HALL Surveying
ADDRESS 12805 Menaul NE
PROJECT & APP # 1004036/05DRB00446
PROJECT NAME MAX Replat Tr A E B

\$ 20.00 441032/3424000 Conflict Management Fee
\$ 355.00 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
\$ 375.00 TOTAL AMOUNT DUE

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

HALL SURVEYING COMPANY 6-77
12805 MENAUL BLVD. NE
ALBUQUERQUE, NM 87112

BANK OF THE WEST
95-681/1070 882

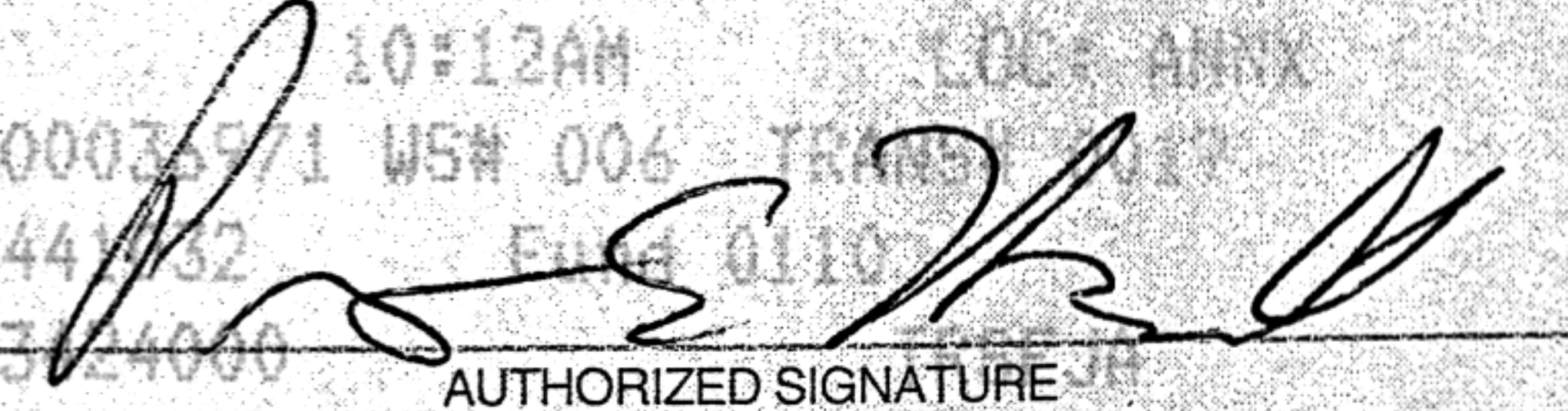
16777

3/17/2005 10:12AM LOC: ANNEX
RECEIPT# 000359/1 WSN 006 TRANS# 0019
Account 441032 Fund 0110
Activity 3424000
Trans Amt \$375.00

March 17, 2005

PAY TO THE ORDER OF City of Albuquerque \$ 375.00
Three hundred seventy five and 00/100 DOLLARS

City of Albuquerque
Treasury Division

AUTHORIZED SIGNATURE 

MEMO \$355.00
\$20.00

016777 107006813 272031394



Supplemental form

SUBDIVISION	S	Z	ZONING & PLANNING
<input checked="" type="checkbox"/> Major Subdivision action			Annexation
<input checked="" type="checkbox"/> Minor Subdivision action			County Submittal
<input checked="" type="checkbox"/> Vacation	V		EPC Submittal
<input type="checkbox"/> Variance (Non-Zoning)			Zone Map Amendment (Establish or Change Zoning)
SITE DEVELOPMENT PLAN	P		Sector Plan (Phase I, II, III)
<input type="checkbox"/> for Subdivision Purposes			Amendment to Sector, Area, Facility or Comprehensive Plan
<input type="checkbox"/> for Building Permit			Text Amendment (Zoning Code/Sub Regs)
<input type="checkbox"/> IP Master Development Plan			Street Name Change (Local & Collector)
<input type="checkbox"/> Cert. of Appropriateness (LUCC)	L	A	APPEAL / PROTEST of...
STORM DRAINAGE	D		Decision by: DRB, EPC, LUCC, Planning Director or Staff, ZHE, Zoning Board of Appeals
<input type="checkbox"/> 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 2nd Street NW, Albuquerque, NM 87102. Fees must be paid at the time of application. Refer to supplemental forms for submittal requirements.

APPLICANT INFORMATION:

NAME: Max Contreras PHONE: 143-2372
 ADDRESS: 2019 Rio Grande Blvd. NE FAX: _____
 CITY: Alb STATE NM ZIP 87104 E-MAIL: _____
 Proprietary interest in site: _____ List all owners: _____
 AGENT (if any): Hall Surveying Co. PHONE: 249-6035
 ADDRESS: 12805 Menaul Blvd. NW FAX: 292-6728
 CITY: _____ STATE _____ ZIP 87112 E-MAIL: HallSurveying@msnl.com

DESCRIPTION OF REQUEST: Divide Tracts A+B into 3 front Vacant Portion / Access Esm't (MAX REPLAT)

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

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

Lot or Tract No. A + B Block: _____ Unit: _____
 Subdiv. / Addn. Max Replat
 Current Zoning: R-1 Proposed zoning: _____
 Zone Atlas page(s): H12, H13 No. of existing lots: 2 No. of proposed lots: 3
 Total area of site (acres): 1.0749 Density if applicable: dwellings per gross acre: _____ dwellings per net acre: 3
 Within city limits? Yes. No , but site is within 5 miles of the city limits.) Within 1000FT of a landfill? No
 UPC No. 101205952242410918 MRGCD Map No. _____
 LOCATION OF PROPERTY BY STREETS: On or Near: Rio Grande Blvd NW
 Between: Los Anayas NW and Zickert 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.):
1004036 - 05-00446

Check-off if project was previously reviewed by Sketch Plat/Plan , or Pre-application Review Team . Date of review: March 30, 2005

SIGNATURE [Signature] DATE 5/02/05
 (Print) Pratt Hall 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>05DRB-00922</u>	<u>VPRE</u>	<u>Y</u>	<u>\$ 135.00</u>
<input type="checkbox"/> All fees have been collected	_____	<u>CMF</u>	_____	<u>\$ 20.00</u>
<input type="checkbox"/> All case #s are assigned	_____	<u>ADV</u>	_____	<u>\$ 75.00</u>
<input type="checkbox"/> AGIS copy has been sent	_____	_____	_____	_____
<input type="checkbox"/> Case history #s are listed	_____	_____	_____	_____
<input type="checkbox"/> Site is within 1000ft of a landfill	_____	_____	_____	_____
<input type="checkbox"/> F.H.D.P. density bonus	_____	_____	_____	<u>\$ 250.00</u>
<input type="checkbox"/> F.H.D.P. fee rebate	_____	_____	_____	<u>\$ 155.00</u>

Hearing date 06/15/05

[Signature] 06/01/05
 Planner signature / date

Project # 1004036

FORM V: SUBDIVISION VARIANCES & VACATIONS

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

- VACATION OF PUBLIC RIGHT-OF-WAY**
- VACATION OF PUBLIC EASEMENT**
- ___ The complete document which created the public easement (folded to fit into an 8.5" by 14" pocket) **24 copies**. (Not required for dedicated and City owned public right-of-way.)
 - ___ Drawing showing the easement or right-of-way to be vacated, its relation to existing streets, etc. (folded to fit into an 8.5" by 14" pocket) **24 copies**
 - ___ Zone Atlas map with the entire property(ies) precisely and clearly outlined and crosshatched (to be photocopied)
 - ___ Letter briefly describing, explaining, and justifying the request
 - ___ Office of Community & Neighborhood Coordination inquiry response, notifying letter, certified mail receipts
 - ___ Sign Posting Agreement
 - ___ Fee (see schedule)
 - ___ Any original and/or related file numbers are listed on the cover application
- Unless the vacation is shown on a DRB approved plat recorded by the County Clerk within one year, it will expire.
DRB Public hearings are approximately ONE MONTH after the filing deadline. Your attendance is required.

- SUBDIVISION DESIGN VARIANCE (VARIANCE FROM MINIMUM STANDARDS OF THE DEVELOPMENT PROCESS MANUAL)**
- SIDEWALK DESIGN VARIANCE**
- SIDEWALK WAIVER**
- ___ Scale drawing showing the proposed variance or waiver (folded to fit into an 8.5" by 14" pocket) **6 copies** for unadvertised meetings. These actions are not approved through internal routing.
 - ___ Zone Atlas map with the entire property(ies) precisely and clearly outlined and crosshatched (to be photocopied)
 - ___ Letter briefly describing, explaining, and justifying the variance or waiver
 - ___ Any original and/or related file numbers are listed on the cover application
- DRB meetings are approximately 8 DAYS after the Tuesday noon filing deadline. Your attendance is required.**

- TEMPORARY DEFERRAL OF SIDEWALK CONSTRUCTION**
- EXTENSION OF THE SIA FOR TEMPORARY DEFERRAL OF SIDEWALK CONSTRUCTION**
- ___ Drawing showing the sidewalks subject to the proposed deferral or extension (folded to fit into an 8.5" by 14" pocket) **6 copies** for unadvertised meetings. These actions are not approved through internal routing.
 - ___ Zone Atlas map with the entire property(ies) precisely and clearly outlined and crosshatched (to be photocopied)
 - ___ Letter briefly describing, explaining, and justifying the deferral or extension
 - ___ Any original and/or related file numbers are listed on the cover application
- DRB meetings are approximately 8 DAYS after the Tuesday noon filing deadline. Your attendance is required.**

- VACATION OF PRIVATE EASEMENT**
- ✓ ___ The complete document which created the private easement (folded to fit into an 8.5" by 14" pocket) **6 copies** for unadvertised meetings. These actions are not approved through internal routing.
 - ✓ ___ Scale drawing showing the easement to be vacated, its relation to existing streets, etc. (folded to fit into an 8.5" by 14" pocket) **6 copies**
 - ✓ ___ Zone Atlas map with the entire property(ies) precisely and clearly outlined and crosshatched (to be photocopied)
 - ✓ ___ Letter briefly describing, explaining, and justifying the vacation
 - ✓ ___ Letter of authorization from the grantors and the beneficiaries
 - ✓ ___ Fee (see schedule)
 - ___ Any original and/or related file numbers are listed on the cover application
- Unless the vacation is shown on a DRB approved plat recorded by the County Clerk within one year, it will expire.
DRB meetings are approximately 8 DAYS after the Tuesday noon filing deadline. Your attendance is required.

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

Preston Hall Applicant name (print)
Preston Hall 6/01/05 Applicant signature / date



Form revised 4/03 and October 2003

- Checklists complete
 - Fees collected
 - Case #s assigned
 - Related #s listed
- Application case numbers
05DRB-_____ -00922

Sandy Handley 06/01/05 Planner signature / date
Project # 1004036

[Handwritten mark]

HALL SURVEYING CO.
12805 MENAUL BLVD. N.E.
ALBUQUERQUE, NEW MEXICO

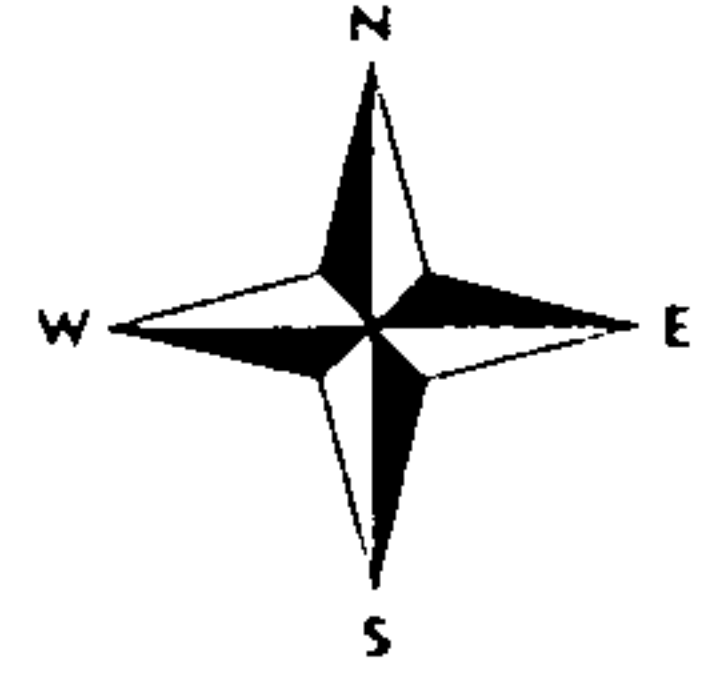
The Purpose of this replat is to divide tracts A & B, Max Replat into 3 tracts, vacate a portion of an access easement and grant access and utility easments. The plat meets all requirements under current zoning.

Sincerely,
Preston E. Hall

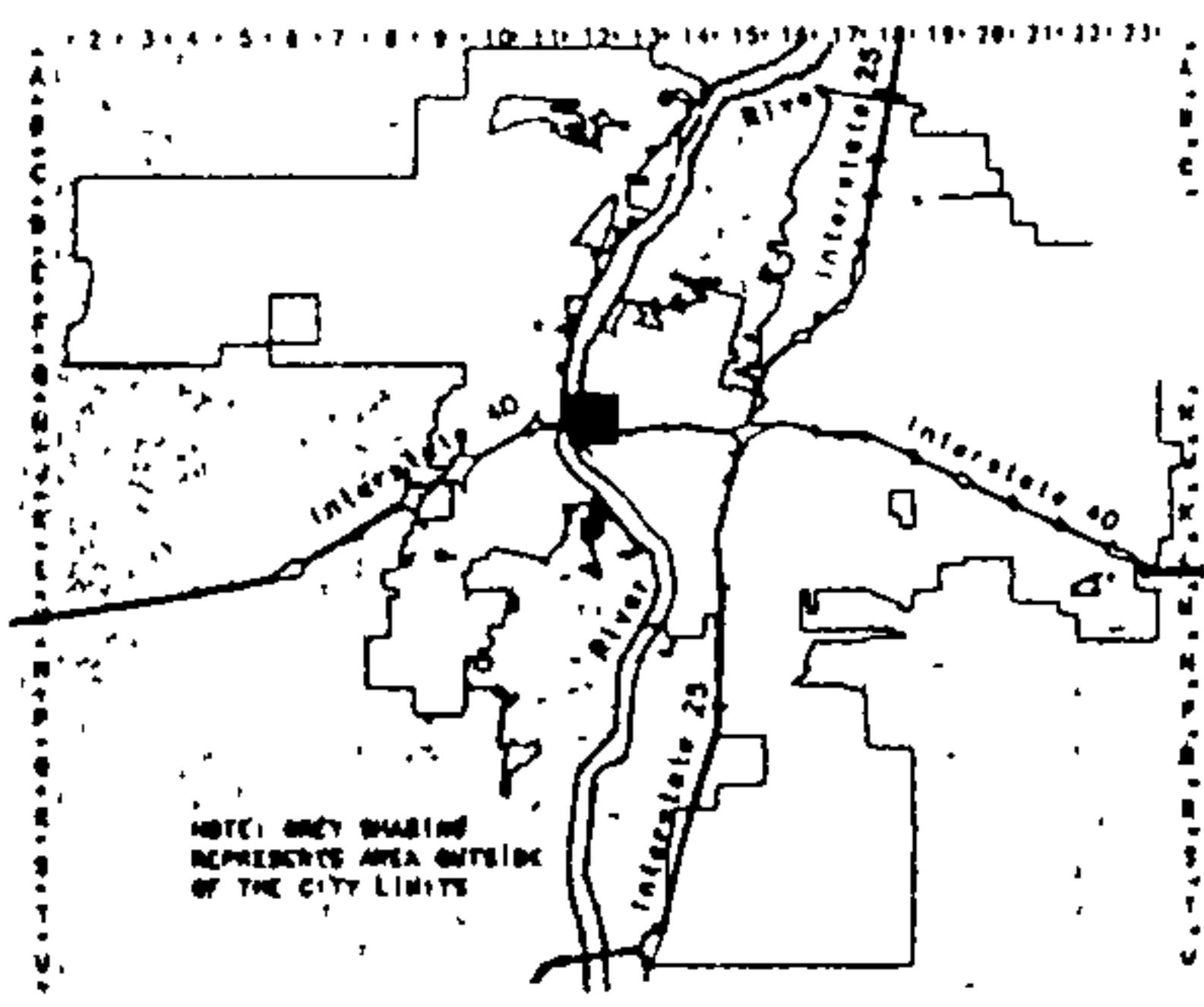
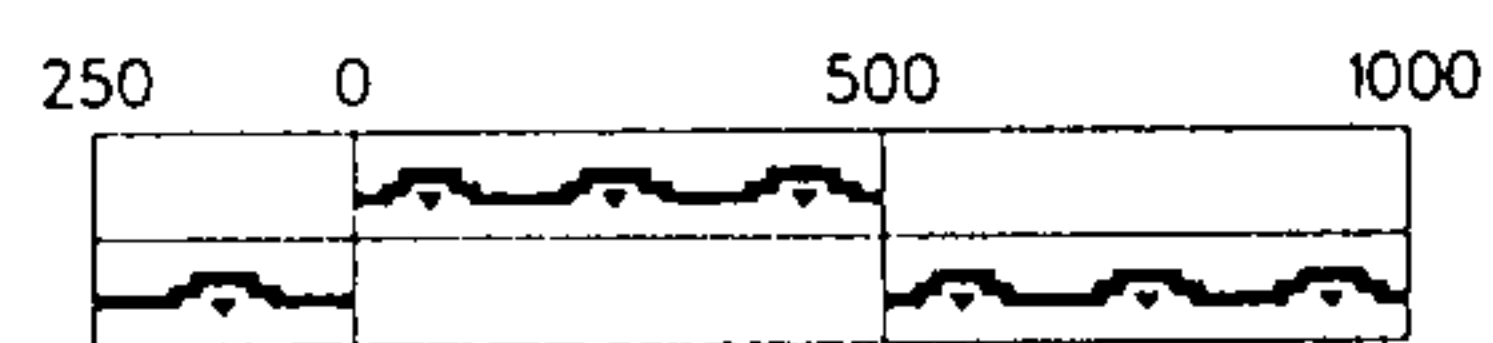


CITY OF
Albuquerque
A Geographic Information System
PLANNING DEPARTMENT

© Copyright 1996



GRAPHIC SCALE IN FEET




Zone Atlas Page H-12-Z

Map Amended through
December 09, 1998

HALL SURVEYING CO.
12805 MENAUL BLVD. N.E.
ALBUQUERQUE, NEW MEXICO 87112

I, MAX CONTRERAS DO HEREBY AUTHORIZE PRESTON E. HALL OF HALL SURVEYING CO.
TO ACT AS MY AGENT IN THE RECORDING OF THE MAX REPLAT, BEING TRACTS A & B
THEREOF.



A handwritten signature in cursive script, appearing to read "Max Contreras", is written over a solid horizontal line.

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

PAID RECEIPT

APPLICANT NAME MAY CONTRAS
 AGENT PRESTON HALL
 ADDRESS 12805 MENAUL BLVD. NE
 PROJECT & APP # 1004036
 PROJECT NAME TR A & B - MAX REPLAT

DUPLICATE
 City of Albuquerque
 Treasury Division

6/1/2005 11:23AM LOC: ANMX
 RECEIPT# 00041070 WSH 008 TRANSH 0014
 Account 441006 Fund 0110
 Activity 4983000 TRSCCS
 Trans Amt \$230.00
 J24 Misc \$75.00
 CK \$230.00
 CHANGE \$0.00

\$ 20.00 441032/3424000 Conflict Management Fee
 \$ 135.00 441006/4983000 DRB Actions
 \$ _____ 441006/4971000 EPC/AA/LUCC Actions & All Appeals
 \$ _____ 441018/4971000 Public Notification
 \$ 75.00 441006/4983000 DRAINAGE PLAN REVIEW OR TRAFFIC IMPACT STUDY***
 () Major/Minor Subdivision () Site Development Plan () Bldg Permit
 () Letter of Map Revision () Conditional Letter of Map Revision
 () Traffic Impact Study
 \$ 230.00 TOTAL AMOUNT DUE

*in error
 request requested*

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

HALL SURVEYING COMPANY 6-77
 12805 MENAUL BLVD. NE
 ALBUQUERQUE, NM 87112

BANK OF THE WEST
 95-681/1070 882

16882

PAY TO THE ORDER OF

City of Albuquerque

\$ 230.00

Jane 4/2008

two hundred thirty and 00/100

DOLLARS

City of Albuquerque
 Treasury Division

6/1/2005 11:23AM LOC: ANMX
 RECEIPT# 00041070 WSH 008 TRANSH 0014
 Account 441006 Fund 0110
 Activity 4983000 TRSCCS
 Trans Amt \$230.00
 J24 Misc \$75.00
 CK \$230.00
 CHANGE \$0.00

AUTHORIZED SIGNATURE

\$230.00

⑈016882⑈ ⑆107006813⑆ 272031394⑈

Thank You

SIGN POSTING AGREEMENT

REQUIREMENTS

POSTING SIGNS ANNOUNCING PUBLIC HEARINGS

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

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

1. LOCATION

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

2. NUMBER

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

3. PHYSICAL POSTING

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

4. TIME

Signs must be posted from

June 14, 2005 To June 29, 2005

5. REMOVAL

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

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

[Signature]
(Applicant or Agent)

2/01/05
(Date)

I issued 1 signs for this application,

5-1-05
(Date)

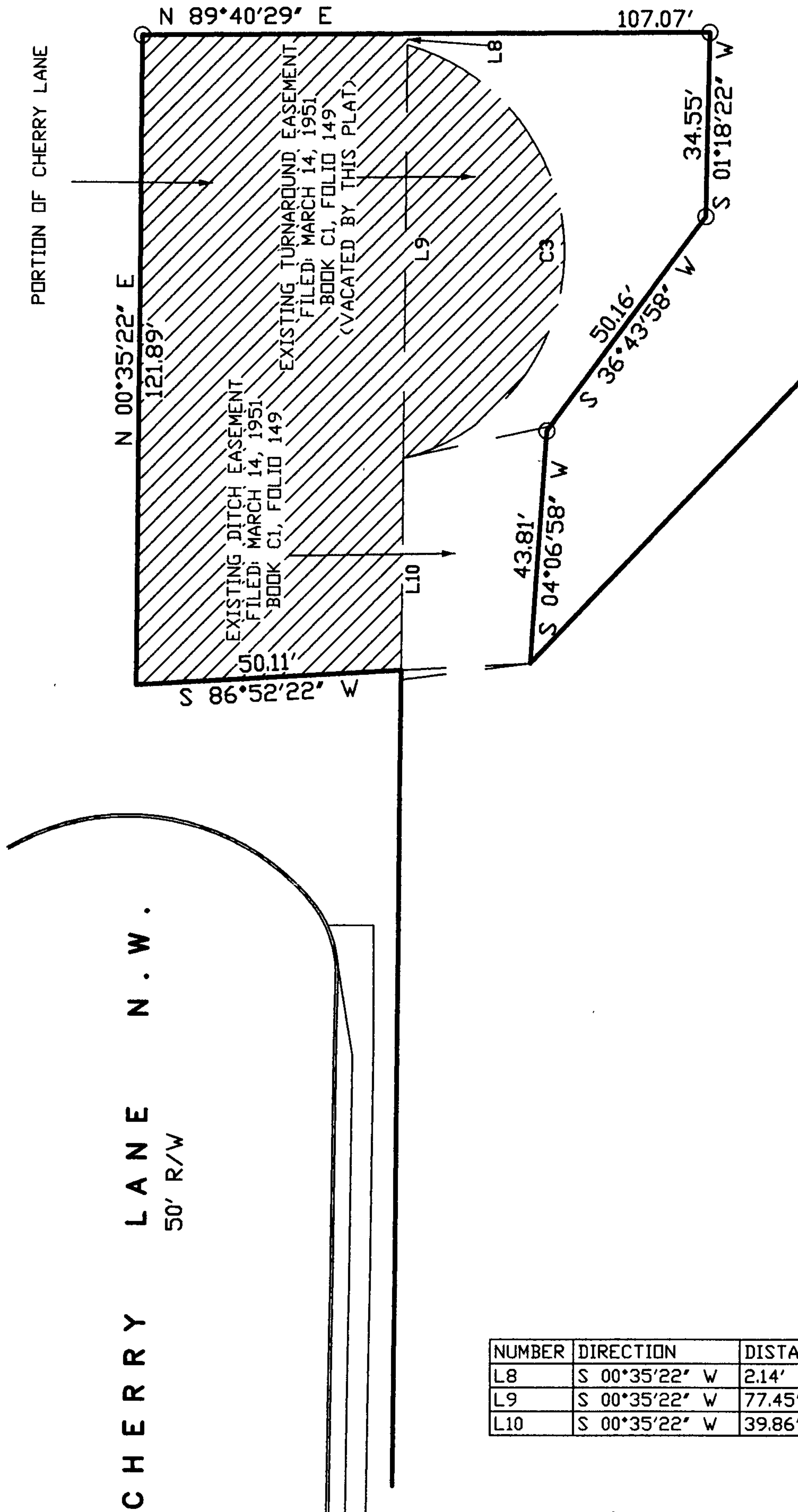
[Signature]
(Staff Member)

DRB PROJECT NUMBER: 1004036



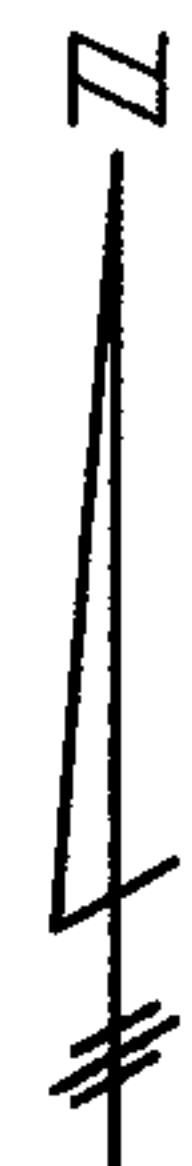
Proj-#
1004036
10-29-14

EXHIBIT SHOWING
VACATION OF A PORTION OF
CHERRY LANE
CITY OF ALBUQUERQUE
BERNALILLO COUNTY, NEW MEXICO
SEPTEMBER, 2014



NUMBER	DIRECTION	DISTANCE
L8	S 00°35'22" W	2.14'
L9	S 00°35'22" W	77.45'
L10	S 00°35'22" W	39.86'

NUMBER	DELTA ANGLE	CHORD DIRECTION	RADIUS	ARC LENGTH	CHORD LENGTH
C3	150°59'23"	N 00°35'22" E	40.00	105.41	77.45



Scale: 1" = 30'
Order No.: 13-0833
Field Book: Page:

This instrument was filed for Record on

MAP 14 1951

Book No. 1010

Page No. 1010

Deputy Clerk

Approved by the BERNALILLO COUNTY Planning Board on this 10th day of October 1951
Secretary



Tie to quarter corner Section 7
T10N R3E and Section 12 T10N
R2E N.M.R.M. as shown on
Bernalillo County Survey Sheet
No. 25

Zone B Map 22

RIO GRANDE GARDENS ADDITION

BERNALILLO COUNTY N. M. M. R. C. C. D. MAP NO. 35

PROJECT: 10041036
DATE: 10-29-14



Completed
3-19-14

DRB CASE ACTION LOG - BLUE SHEET

- Preliminary/Final Plat [FP]
 - Site Plan - Subdivision [SPS]
 - Site Plan - Building Permit [SBP]

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

Project #: 1004036 Application #: 14DRB-70071
 Project Name: MAX PERLAT
 Agent: JACK'S HIGH COUNTRY Phone #:

****Your request was approved on 3-19-14 by the DRB with delegation of signature(s) to the following departments - outstanding comments to be addressed****

TRANSPORTATION

ABCWUA:

CITY ENGINEER / AMAFCA:

PARKS / CIP:

PLANNING (Last to sign): ok, utility signatures

PLATS:

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.
- County Treasurer's signature must be obtained prior to the recording of the plat with 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.

ALL SITE PLANS:

3 copies of the approved site plan. Include all pages.