OFFICIAL NOTICE OF DECISION

CITY OF ALBUQUERQUE
PLANNING DEPARTMENT
DEVELOPMENT REVIEW BOARD

January 7, 2015

Project# 1004091
14DRB-70426 EXT OF SIA FOR TEMP DEFR SDWK CONST

RIO GRANDE ENGINEERING agent(s) for IRVING PARTNERS request(s) the above action(s) for all or a portion of Lot(s) 1-29, **DESERT GERDEN ESTATES** zoned RLT, located on IRVING BETWEEN RAINBOW AND PASEO DEL OESTE NW containing approximately 12 acre(s). (A-9)

At the January 7, 2015 Development Review Board meeting, a 2 year extension to the agreement for the deferral of sidewalks was approved. Please provide an exhibit to the Design Review Committee indicating the lot number/addresses where sidwalks are still deferred.

If you wish to appeal this decision, you must do so by January 22, 2015, 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

OFFICIAL NOTICE OF DECISION

CITY OF ALBUQUERQUE
PLANNING DEPARTMENT
DEVELOPMENT REVIEW BOARD

October 24, 2012

Project# 1004091
12DRB-70332 EXT OF SIA FOR TEMP DEFR SDWK CONST

RIO GRANDE ENGINEERING agent(s) for IRVING PARTNERS, LLC request(s) the above action(s) for all or a portion of Lot(s) 1-29, **DESERT GARDEN ESTATES** zoned R-LT, located on IRVING BETWEEN RAINBOW AND PASEO DEL OESTE (A-9)
At the October 24, 2012 Development Review Board meeting, a 2 year extension to the agreement for the deferral of sidewalks was approved. Please provide an exhibit to the Design Review Committee indicating the lot number/addresses where sidwalks are still deferred.

If you wish to appeal this decision, you must do so by November 8, 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: Rio Grande Engineering
Marilyn Maldonado
file

OFFICIAL NOTICE OF DECISION

CITY OF ALBUQUERQUE
PLANNING DEPARTMENT
DEVELOPMENT REVIEW BOARD

December 1, 2010

Project# 1004091
10DRB-70336 EXT OF SIA FOR TEMP DEFR SDWK CONST

RIO GRANDE ENGINEERING agent(s) for IRVING PARTNERS, LLC request(s) the above action(s) for all or a portion of Lot(s) 1-29, Block(s) , Tract(s) , **DESERT GARDEN ESTATES Unit(s) ,** zoned R-LT, located on IRVING BLVD NW BETWEEN RAINBOW RD NW AND PASEO DEL OESTE NW containing approximately 12 acre(s). [REF:] (A-9)

At the December 1, 2010 Development Review Board meeting, a 2 year extension to the agreement for the deferral of sidewalks was approved. Please provide an exhibit to the Design Review Committee indicating the lot number/addresses where sidwalks are still deferred.

If you wish to appeal this decision, you must do so by December 16, 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: Irving Partners, LLC – 9101 Wilshire NE – Albuquerque, NM 87122
Cc: Rio Grande Engineering – 1606 Central SE Ste 201 – Albuquerque, NM 87107
Marilyn Maldonado
File

HEARING DATE: 12/1/10 (ESIA)

#14

COMPLETED 12/28/06 SLT

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.

DRB Application No.: **06DRB-01685 (FP)** Project # **1004091**

Project Name: **UNPLATTED LANDS AMALGAMATED PARTNERS.**

Agent: Rio Grande Engineering Phone No.: 872-0999

Project Number 1004091

Your request for (**SDP for SUB), (SDP for BP), (FINAL PLATS), (MASTER DEVELOP. PLAN),** was approved on 12/20/06 by the DRB with delegation of signature(s) to the following departments.

OUTSTANDING SIGNATURES COMMENTS TO BE ADDRESSED

- ☐ TRANSPORTATION: _____
- ☐ _____
- ☐ _____
- ☐ _____
- ☐ _____

- ☐ UTILITIES: _____
- ☐ _____
- ☐ _____
- ☐ _____

- ☐ CITY ENGINEER / AMAFCA: AMAFCA SIG
- ☐ _____
- ☐ _____
- ☐ _____

- ☐ PARKS / CIP: _____
- ☐ _____
- ☐ _____
- ☐ _____

- ☒ PLANNING (Last to sign): record
- ☐ _____ NMUE Sign OK
- ☐ _____ P-1 lots designation. OK cs.
- ☐ _____

- ☐ **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.**

F 14

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.

DRB Application No.: **06DRB-01685 (FP)** Project # **1004091**

Project Name: **UNPLATTED LANDS AMALGAMATED PARTNERS.**

Agent: Rio Grande Engineering Phone No.: 872-0999

Your request for (**SDP for SUB), (SDP for BP), (FINAL PLATS), (MASTER DEVELOP. PLAN**), was approved on 12/20/06 by the DRB with delegation of signature(s) to the following departments.

OUTSTANDING SIGNATURES COMMENTS TO BE ADDRESSED

- ☐ TRANSPORTATION: _____
- ☐ _____
- ☐ _____
- ☐ _____
- ☐ _____

- ☐ UTILITIES: _____
- ☐ _____
- ☐ _____
- ☐ _____

- ☐ CITY ENGINEER / AMAFCA: AMAFCA SIG
- ☐ _____
- ☐ _____
- ☐ _____

- ☐ PARKS / CIP: _____
- ☐ _____
- ☐ _____
- ☐ _____

- ☒ PLANNING (Last to sign): record
- ☐ VMUE Sign
- ☐ P-1 lots designation.
- ☐ _____

- ☐ **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.**

Project Number 1004091

12. **Project # 1000418**
06DRB-00349 Minor- Final Plat Approval

ADVANCED ENGINEERING & CONSULTING LLC agent(s) for JJ & J PROPERTIES LLC request(s) the above action(s) for all or a portion of Tract(s) B-1-B-1, **WEST 66 ADDITION,** zoned C-2 community commercial zone, located on CENTRAL AVE NW, between UNSER NW and AIRPORT NW containing approximately 7 acre(s). *[Was Indef deferred on 3/22/06] [Deferred from 9/13/06] [Heard under Project #1004760 no longer valid for this case] [Final Plat was Indef deferred for the SIA]* (K-10) **THE FINAL PLAT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO PLANNING TO RECORD THE PLAT.**

13. **Project # 1003778**
06DRB-01744 Minor-Final Plat Approval

SHAKEEL RIZVI agent(s) for CLEARBROOK INVESTMENTS request(s) the above action(s) for all or a portion of Lot(s) 21 & 22, Block(s) 2, **SHAHEEN NORTH ALBUQUERQUE ACRES, UNIT 3,** zoned R-D residential and related uses zone, developing area, located on OAKLAND AVE NE, between WYOMING BLVD NE and LOUISIANA BLVD NE containing approximately 2 acre(s). *[Deferred from 12/20/06]* (C-19) **DEFERRED AT THE AGENT'S REQUEST TO 1/3/07.**

14. **Project # 1004091**
06DRB-01685 Minor-Final Plat Approval

RIO GRANDE ENGINEERING agent(s) for IRVING PARTNERS, LLC request(s) the above action(s) for **UNPLATTED LANDS OF AMALGAMATED PARTNERS,** zoned R-LT, located on IRVING BLVD NW, between RAINBOW RD NW and PASEO DEL OESTE NW containing approximately 12 acre(s). (A-9) **FINAL PLAT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO CITY ENGINEER FOR AMAFCA SIGNATURE AND PLANNING FOR NMU INC SIGNATURE, P-1 LOT DESIGNATIONS AND TO RECORD THE PLAT.**

15. Project # 1005262
06DRB-01745 Minor-Prelim&Final Plat Approval

DON E GORMAN agent(s) for MIKE MIDANI request(s) the above action(s) for all or a portion of Lot(s) 4 & 5, Block(s) 7, **DALE BELLAMAH ADDITION,** zoned R-3 residential zone, located on ALVARADO DR NE, between HANNETT NE and ASPEN NE containing approximately 1 acre(s). [REF: 06DRB-01653] (J-18) **PRELIMINARY AND FINAL PLAT APPROVED WITH FINAL SIGN OFF DELEGATED TO TRANSPORTATION DEVELOPMENT FOR MAINTENANCE AND BENEFICIARIES AND TO PLANNING TO RECORD.**

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

16. Project # 1005302
06DRB-01742 Minor-Sketch Plat or Plan

SURVEYS SOUTHWEST LTD agent(s) for WILLIAM W DORN SR. request(s) the above action(s) for all or a portion of Lot(s) 7, Block(s) 26, **EASTERN ADDITION,** zoned SU-2 LCR, located on LEWIS AVE SE, between EDITH ST SE and WALTER ST SE containing approximately 1 acre(s). *[Deferred from 12/20/06]* (L-14) **DEFERRED AT THE BOARD'S REQUEST TO 1/3/07.**

17. Project # 1005236
06DRB-01690 Minor-Sketch Plat or Plan

NANCI STAHLMAN request(s) the above action(s) for Lot(s) H & I OF PLAT TRACT A-D & F-K and Lot(s) 5-A, 6-A, 19-A & 20-A, **LA CUESTA SUBDIVISION,** zoned SU-1, located on JUAN TABO BLVD NE, between INTERSTATE 40 FRWY and PAISANO NE containing approximately 3 acre(s). *[Deferred from 12/20/06]* (K-22) **DEFERRED AT THE BOARD'S REQUEST TO 1/3/07.**

18. **Project # 1005282**
06DRB-01713 Minor-Sketch Plat or Plan

ANISSA HOGELAND agent(s) for MIKE HOSNI request(s) the above action(s) for all or a portion of Tract(s) A-26-B1, **CACY SUBDIVISION,** zoned SU-1 special use zone, located on COORS BLVD NW, between QUAIL NW and PHEASANT NW containing approximately 2 acre(s).(G-11) **THE ABOVE REQUEST WAS REVIEWED AND COMMENTS WERE GIVEN.**

19. Approval of the Development Review Board Minutes for December 13, 2006. **THE DRB MINUTES FOR DECEMBER 13, 2006 WERE APPROVED BY THE BOARD.**

ADJOURNED: 12:55 P.M.

DEVELOPMENT REVIEW BOARD
ACTION SHEET

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

December 20, 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

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

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

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

A. Call to Order: 11:00 A.M. Adjourned: 12:55 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 # 1000965
06DRB-01658 Major-Two Year SIA

BOHANNAN HUSTON INC agent(s) for ANDALUCIA DEVELOPMENT CO INC request(s) the above action(s) for all or a portion of Tract(s) 1, LANDS OF RAY GRAHAM III (to be known as **ANDALUCIA @ LA LUZ**) zoned SU-1 special use zone, located on COORS BLVD NW, between NAMASTE RD NW and LA BIENVENIDA PL NW containing approximately 85 acre(s). (F-11) **A ONE YEAR EXTENSION OF THE SIA WAS APPROVED.**

2. Project # 1003673
06DRB-01660 Major-Vacation of Public Easements

MOCK ASSOCIATES INC request(s) the above action(s) for all or a portion of Lot(s) 6P1, **OAKLAND SOUTH SUBDIVISION, UNIT 3,** zoned R-D residential and related uses zone, developing area, located on OAKLAND AVE NE, between VENTURA ST NE and BARSTOW ST NE containing approximately 1 acre(s). *[Deferred from 12/20/06]* [REF: 05DRB-01212] *[Deferred from 12/20/06]* (C-20) **DEFERRED AT THE BOARD'S REQUEST TO 1/3/07.**

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

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

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

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

06DRB-01017 Major-Preliminary Plat Approval 06DRB-01018 Minor-Temp Defer SDWK	SURV TEK & WILSON & COMPANY agent(s) for THE TRAILS LLC request(s) the above action(s) for all or a portion of Tract(s) 9-A, THE TRAILS UNIT 2 (to be known as **SANTA FE 3 @ THE TRAILS, UNIT 2**) zoned SU-2-SRSL , located on WOODMONT AVE NW, between RAINBOW BLVD NW and UNIVERSE BLVD NW containing approximately 20 acre(s). (Listed as Project 1004644 in error) *[Deferred from 8/9/06 & 8/23/06 & 9/13/06 & 9/27/06 & 10/4/06 & 10/25/06 & 11/29/06 & 12/20/06]* (C-9) **DEFERRED AT THE AGENT'S REQUEST TO 1/24/07.**
06DRB-01282 Minor-Subd Design (DPM) Variance	WILSON AND COMPANY agent(s) for THE TRAILS LLC request(s) the above action(s) for all or a portion of Tract(s) 9A, THE TRAILS UNIT 2 (to be known as **SANTA FE 3 @ THE TRAILS, UNIT 2**) zoned SU-2-SRSL, located on WOODMONT AVE NW, between RAINBOW BLVD NW and UNIVERSE BLVD NW containing approximately 20 acre(s). [REF: 06DRB-01017, 06DRB-01018, DRB-01077] *Deferred from 9/13/06 & 9/27/06 & 10/4/06 & 10/25/06 & 11/29/06 & 12/20/06]* (C-9) **DEFERRED AT THE AGENT'S REQUEST TO 1/24/07.**
5. Project # 1002739 06DRB-01621 Major-Vacation of Public Easements 06DRB-01622 Major-Vacation of Pub Right-of-Way 06DRB-01623 Minor-Final Plat Approval	MARK GOODWIN & ASSOCIATES agent(s) for KB HOME NEW MEXICO INC request(s) the above action(s) for **ANDERSON HEIGHTS, UNIT 5A,** zoned RD/RLT, located on 118TH ST SW, between DENNIS CHAVES BLVD SW and COLOBEL AVE SW containing approximately 41 acre(s). [REF: 06DRB-01431] *[Deferred from 12/6/06 & 12/13/06 & 12/20/06]* (P-8) **DEFERRED AT THE AGENT'S REQUEST TO 1/3/07.**
06DRB-01635 Minor-Amnd Prelim Plat Approval 06DRB-01636 Minor-Sidewalk Waiver 06DRB-01637 Minor-Temp Defer SDWK	MARK GOODWIN & ASSOCIATES PA agent(s) for KB HOME NEW MEXICO INC request(s) the above action(s) for PARCELS 7 & 8A, **ANDERSON HEIGHTS, UNIT 5,** zoned RD, R-LT, located on 118TH ST SW, between DENNIS CHAVEZ BLVD SW and COLOBEL AVE SW containing approximately 69 acre(s). [REF: 05DRB-01832, 05DRB-01834, 05DRB-01835] *[Deferred from 11/29/06 & 12/6/06 & 12/13/06]* (P-8) **THE AMENDED PRELIMINARY PLAT AND THE AMENDED GRADING PLAN DATED 12/8/06 AND THE AMENDED**

INFRASTRUCTURE LIST DATED 12/20/06 WERE 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. THE TEMPORARLY DEFERRAL OF CONSTRUCTION OF SIDEWALKS ON THE INTERIOR STREETS WAS APPROVED AS SHOWN ON EXHIBIT C IN THE PLANNING FILE.

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

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

6. Project # 1004801
06DRB-01748 Minor-SiteDev Plan Subd/EPC
06DRB-01747 Minor-Prelim&Final Plat Approval

TIERRA WEST LLC agent(s) for FRATERNAL ORDER OF POLICE, ALBUQUERQUE LODGE 1 request(s) the above action(s) for all or a portion of Tract(s) 1 & 2, **FRATERNAL ORDER OF POLICE ADDITION,** zoned IP, located on JEFFERSON ST NE, between the BEAR ARROYO and **OSUNA NE** containing approximately 10 acre(s). [REF: 06EPC-01443, 06EPC-01441] *[Deferred from 12/20/06]* **[Stephanie Shumsky, EPC Case Planner]** (E-17) **DEFERRED AT THE AGENT'S REQUEST TO 1/3/07.**

7. Project # 1005130
06DRB-01687 Minor-SiteDev Plan BldPermit/EPC

JLS ARCHITECTS agent(s) for NEW COVENANT CHURCH OF ALBUQUERQUE request(s) the above action(s) for all or a portion of Lot(s) 7A & 25, Block(s) 10, Tract(s) 2, **NORTH ALBUQUERQUE ACRES, UNIT 3,** zoned SU-2 MIXED USE, located on HOLLY AVE NE between WYOMING BLVD NE and LOUISIANA NE containing approximately 3 acre(s). [REF: Z-99-29, DRB-96-19] **[Petra Morris, EPC Case Planner]** *[Deferred from 12/13/06]* (C-19) **THE SITE PLAN FOR BUILDING PERMIT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO PLANNING FOR EPC CASE PLANNERS INITIALS AND AND 3 COPIES OF PLAN.**

06DRB-01740 Minor-Prelim&Final Plat Approval	JLS ARCHITECTS agent(s) for NEW COVENANT CHURCH OF ALBUQUERQUE request(s) the above action(s) for all or a portion of Lot(s) 7A & 25, Block(s) 10, Tract(s) 2, **NORTH ALBUQUERQUE ACRES, UNIT 3,** zoned SU-2 MIXED USE, located on HOLLY AVE NE between WYOMING BLVD NE and LOUISIANA NE containing approximately 3 acre(s). [REF: Z-99-29, DRB-96-19, 06DRB-01687] (C-19) **WITH THE SIGNING OF THE INFRASTRUCTURE LIST DATED 12/20/06 THE PRELIMINARY PLAT WAS APPROVED. THE FINAL PLAT WAS INDEFINITELY DEFERRED FOR THE SIA.**
8. Project # 1003272 06DRB-01741 Minor-SiteDev Plan BldPermit	CHARLIE M OTERO ARCHITECT agent(s) for EXPRESSIONS OF LIFE INC. request(s) the above action(s) for all or a portion of Lot(s) 3-A-2-A, **ALBUQUERQUE WEST, UNIT 2,** zoned SU-1 FOR C-3 USES, located on HIGH ASSETS WAY NW, between EAGLE RANCH and COORS RD NW containing approximately 1 acre(s). (C-13) **THE SITE PLAN FOR BUILDING PERMIT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO TRANSPORTATION DEVELOPMENT TO ADDRESS COMMENTS AND PLANNING TO ADDRESS COMMENTS AND 3 COPIES OF THE SITE PLAN.**
9. Project # 1003272 06DRB-01682 Minor-SiteDev Plan BldPermit	CLAUDIO VIGIL ARCHITECTS agent(s) for AMERI CONTRACTORS LLC request(s) the above action(s) for all or a portion of Lot(s) 2-A-1-B-2-B-2, **ALBUQUERQUE WEST, UNIT 2,** zoned SU-1 FOR PDA, C-3, R-2, located on HIGH ASSETS WAY NW, between ALL SAINTS RD NW and PASEO DEL NORTE NW containing approximately 1 acre(s). [REF: 06DRB-00941] *[Deferred from 12/13/06]* (C-13) **THE SITE PLAN FOR BUILDING PERMIT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO CITY ENGINEER FOR SIA AND PLANNING FOR 3 COPIES OF THE SITE PLAN.**

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

10. Project # 1003257
06DRB-01720 Minor-Subd Design (DPM) Variance

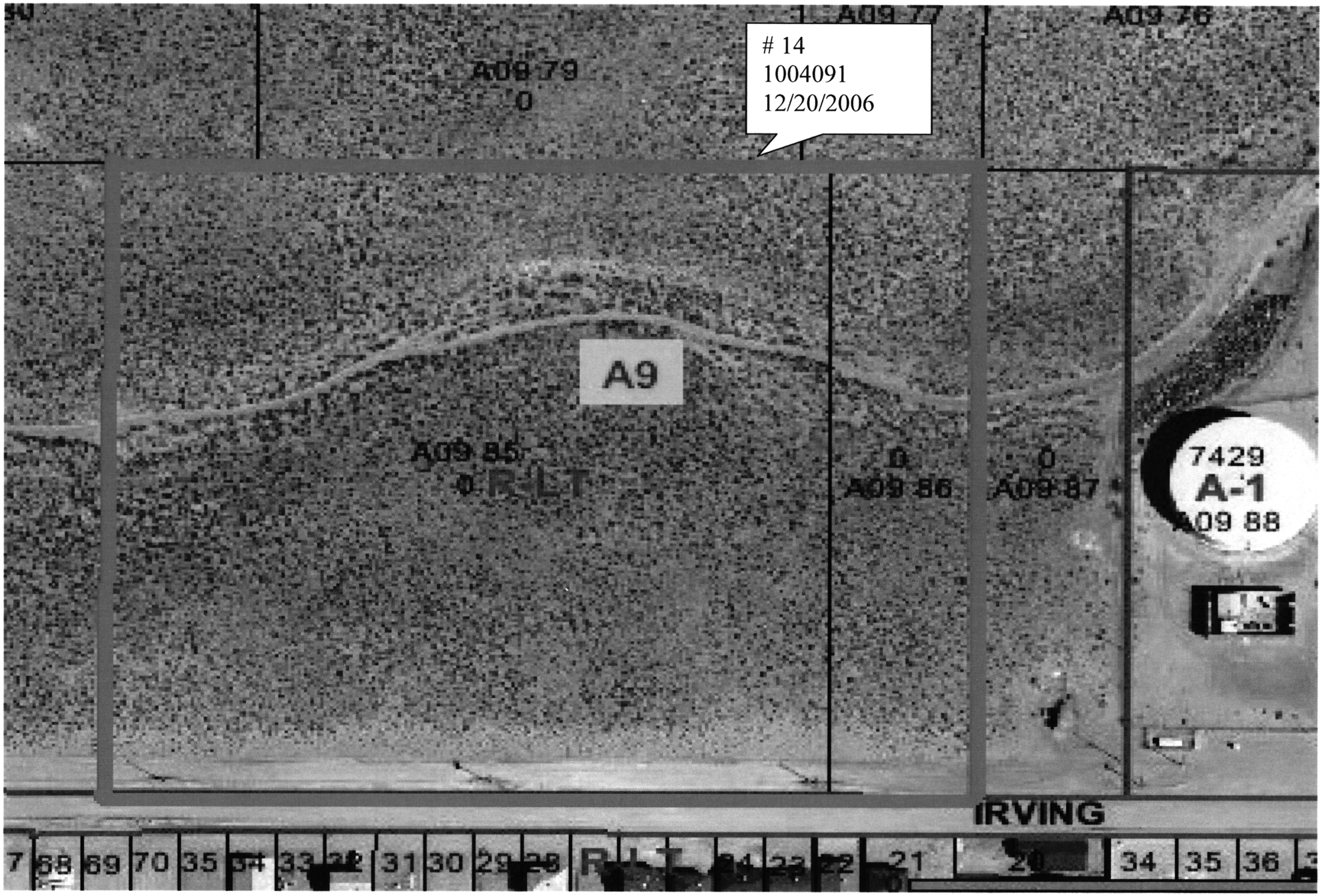
MARK GOODWIN & ASSOCIATES, PA agent(s) for SALTILLO, LLC request(s) the above action(s) for **SALTILLO, UNIT 2,** zoned R-1, located on BLACK ARROYO RD NW, between MCMAHON BLVD NW and CALABACILLAS ARROYO containing approximately 172 acre(s). *[Deferred from 12/20/06]* (A-10) **DEFERRED AT THE AGENT'S REQUEST TO 1/3/07.**

11. Project # 1004228
06DRB-01723 Minor-Extension of Preliminary Plat

TERRAMETRICS OF NEW MEXICO agent(s) for HEADSTART ENTERPRISES request(s) the above action(s) for all or a portion of Lot(s) 11-17, SUNRISE HEIGHTS SUBDIVISION and Tract(s) 89-A-2, 89-B-2, 89-B-3, 89-C-3, 89-C-4, M.R.G.C.D. Map 32 (to be known as **GUTHRIE COMMERCE PARK, TRACT A)** zoned M-1 light manufacturing zone, located on MONTANO RD NE, between EDITH BLVD NE and MONTBEL NE containing approximately 5 acre(s). [REF: 05DRB-00888, 05DRB-01394, 05DRB-01765] **A ONE-YEAR EXTENSION OF THE PRELIMINARY PLAT WAS APPROVED.**

05DRB-01765 Minor- Final Plat Approval

TERRAMETRICS OF NEW MEXICO agent(s) for HEADSTART ENTERPRISES request(s) the above action(s) for all or a portion of Lot(s) 11-17, SUNRISE HEIGHTS SUBDIVISION and Tract(s) 89-A-2, 89-B-2, 89-B-3, 89-C-3, 89-C-4, M.R.G.C.D. Map 32 (to be known as **GUTHRIE COMMERCE PARK, TRACT A)** zoned M-1 light manufacturing zone, located on MONTANO RD NE, between EDITH BLVD NE and MONTBEL NE containing approximately 5 acre(s). [REF: 05DRB00888, 05DRB01394] *[Deferred from 11/30/05 & Final Plat Indef deferred from 12/7/05 to address comments] [Indef deferred on 12/20/06 for SIA]* (F-15) **FINAL PLAT WAS INDEFINITELY DEFERRED FOR THE SIA.**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CITY OF ALBUQUERQUE
PLANNING DEPARTMENT
December 20, 2006
DRB Comments

ITEM # 14

PROJECT # 1004091 **APPLICATION # 06DRB-01685**

RE: Desert Garden Estates/final plat

The APS agreement is in the file. The wall design is approved. No objection to the final plat approval.

Planning will record the plat.

Sheran Matson, AICP
DRB Chair
924-3880 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: 1004091 **AGENDA ITEM NO: 14**

SUBJECT:

Final Plat

ACTION REQUESTED:

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

ENGINEERING COMMENTS:

AMAFCA signature required prior to City Engineer sign off.
AMAFCA easement is required.

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: DECEMBER 20, 2006

4091

DXF Electronic Approval Form

DRB Project Case #: 1004091

Subdivision Name: DESERT GARDEN ESTATES

Surveyor: CHRISTOPHER A MEDINA

Contact Person: CHRISTOPHER A MEDINA

Contact Information: 792-0513

DXF Received: 12/8/2006 Hard Copy Received: 12/8/2006

Coordinate System: NMSP Grid (NAD 27)

Approved — Date: 12·8·2006

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

AGIS Use Only

Copied fc **4091** to agiscov on **12/8/2006** Contact person notified on **12/8/2006**

OFFICIAL NOTICE OF DECISION

CITY OF ALBUQUERQUE
PLANNING DEPARTMENT
DEVELOPMENT REVIEW BOARD

November 22, 2006

4. Project # 1004091
06DRB-01560 Major-Vacation of Public Easements

RIO GRANDE ENGINEERING agent(s) for IRVING PARTNERS LLC request(s) the above action(s) for UNPLATTED LANDS OF AMALGAMATED PARTNERS (to be known as **DESERT GARDEN ESTATES**) zoned R-LT residential zone, located on IRVING BLVD NW, between RAINBOW RD NW and PASEO DEL OESTE NW containing approximately 12 acre(s). [REF: 06DRB-00942, 06DRB-00943] (A-9)

At the November 22, 2006, Development Review Board meeting, the vacation was approved as shown on Exhibit B in the Planning file, subject to these findings and conditions:

FINDINGS:

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

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

CONDITIONS:

1. 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 December 7, 2006, in the manner described below.

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

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

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

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

Sheran Matson, AICP, DRB Chair

Cc: Irving Partners LLC, 9101 Wilshire NE, 87122
Rio Grande Engineering, 2105 Golf Course RD SE, Suite B, 87107
Marilyn Maldonado, Planning Department, 4th Floor, Plaza del Sol Bldg.
File

DRB PUBLIC HEARING SIGN IN SHEETS

CASE NUMBER: 1004091 AGENDA#: 4 DATE: 11-22-06

1. Name: Dan Soule Address: RA Engr Zip: _____
2. Name: _____ Address: _____ Zip: _____
3. Name: _____ Address: _____ Zip: _____
4. Name: _____ Address: _____ Zip: _____
5. Name: _____ Address: _____ Zip: _____
6. Name: _____ Address: _____ Zip: _____
7. Name: _____ Address: _____ Zip: _____
8. Name: _____ Address: _____ Zip: _____
9. Name: _____ Address: _____ Zip: _____
10. Name: _____ Address: _____ Zip: _____
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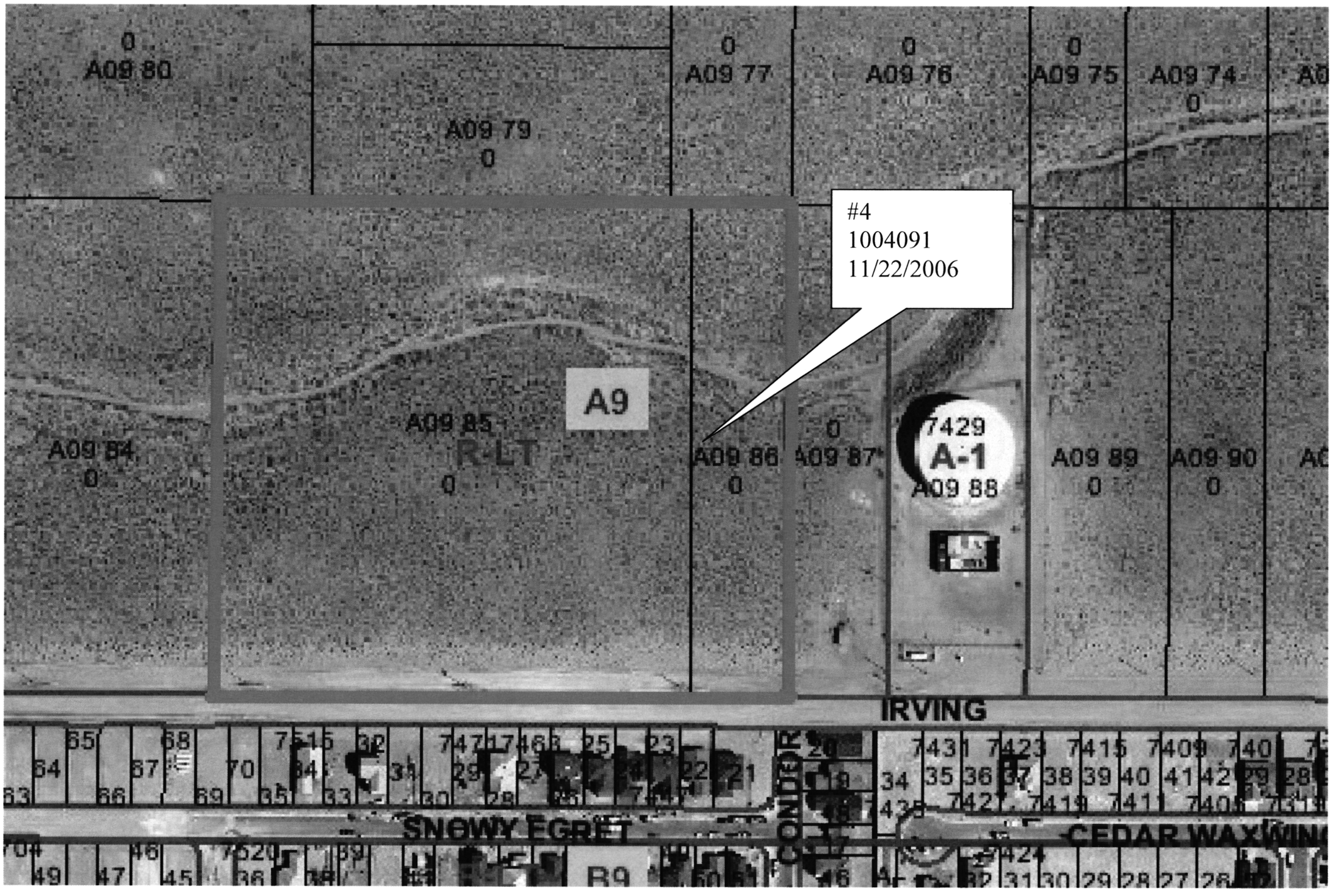
12. Name: _____ Address: _____ Zip: _____
13. Name: _____ Address: _____ Zip: _____
14. Name: _____ Address: _____ Zip: _____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CITY OF ALBUQUERQUE

PLANNING DEPARTMENT
DEVELOPMENT AND BUILDING SERVICES
HYDROLOGY DEVELOPMENT SECTION

DEVELOPMENT REVIEW BOARD – SPEED MEMO

DRB CASE NO/PROJECT NO: 1004091 **AGENDA ITEM NO: 4**

SUBJECT:

Vacation of Public Easements

ACTION REQUESTED:

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

ENGINEERING COMMENTS:

No adverse comments.

P.O. Box 1293

Albuquerque

New Mexico 87103

www.cabq.gov

RESOLUTION:

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

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

SIGNED: Bradley L. Bingham
City Engineer / AMAFCA Designee

DATE: NOVEMBER 22, 2006

CITY OF ALBUQUERQUE
PLANNING DEPARTMENT
DEVELOPMENT REVIEW BOARD

November 22, 2006

Project # 1004091
06DRB-01560 Major-Vacation of Public Easements

RIO GRANDE ENGINEERING agent(s) for IRVING PARTNERS LLC request(s) the above action(s) for UNPLATTED LANDS OF AMALGAMATED PARTNERS (to be known as **DESERT GARDEN ESTATES**) zoned R-LT residential zone, located on IRVING BLVD NW, between RAINBOW RD NW and PASEO DEL OESTE NW containing approximately 12 acre(s). [REF: 06DRB-00942, 06DRB-00943] (A-9)

AMAFCA — No objection to requested action. For Final Plat, AMAFCA will require a private access easement from Irving Boulevard to the AMAFCA drainage right-of-way on the Calabacillas Arroyo.

COG — According to the Long Range Roadway System Map, the proposed development's location on Irving Bd. is located in a Location Study Corridor. FAABS (pg. 40) states that "Right-of-way needs for facilities within Location Study Corridors designated on the Long Range Roadway System Map shall be determined by a corridor study." Without a corridor study, development in this area is likely to continue to outpace planning efforts.

Coordination between MRCOG and DMD is encouraged to insure that the roadway network is kept up to date.

Transit — No comments received.

Zoning Enforcement — No adverse comments.

Neighborhood Coordination — Letters sent to Ventana Ranch NA (R).

APS — **Desert Garden Estates** will consist of 34 single-family homes. The proposed development will impact Ventana Ranch Elementary School, James Monroe Middle School, and Cibola High School. **All three schools are currently exceeding capacity.**

APS

School	2006-07 Projections	2006-07 Capacity	Space Available
Ventana Ranch	1,130	850	-280
James Monroe	1,520	1,274	-246
Cibola	3,071	2,300	-771

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

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

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

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

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

Fire Department — No adverse comments.

PNM Electric & Gas

Vacation of Public Easements: **Is not approved**. PNM will need to reserve the south ten- feet of this property as utility easement for an existing overhead electric line.

Comcast — No comments received.

QWEST	No comments received.
Environmental Health	No comments received.
M.R.G.C.D.	No comments received.
Open Space Division	No adverse comments.
City Engineer	The Hydrology section has no objection to the vacation request.
Transportation Development	Unsure if any adjacent property owners are affected.
Parks & Recreation	Defer to Transportation.
Utilities Development	How will the lot to the north get access and utilities if these easements are vacated?

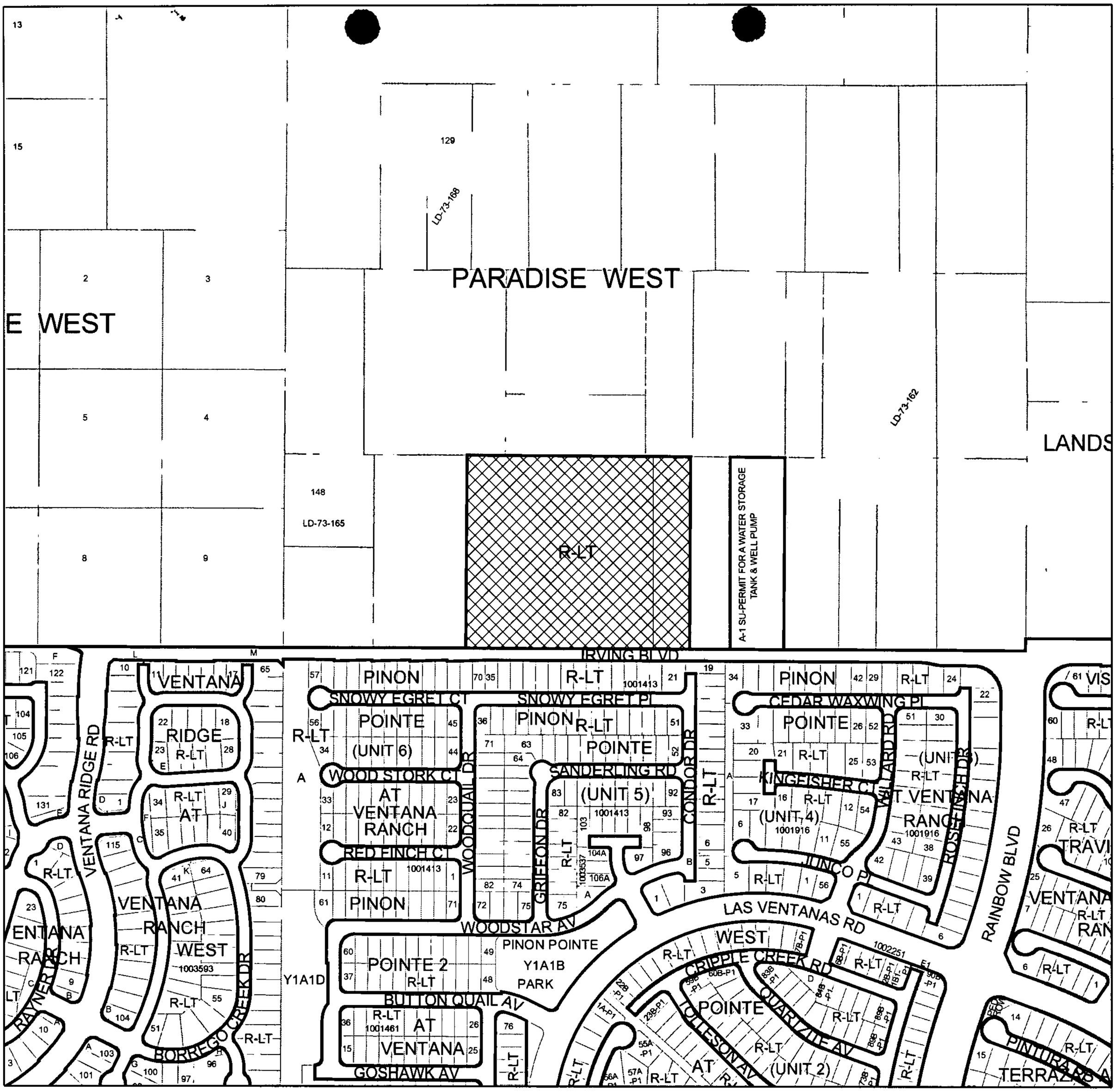
Planning Department

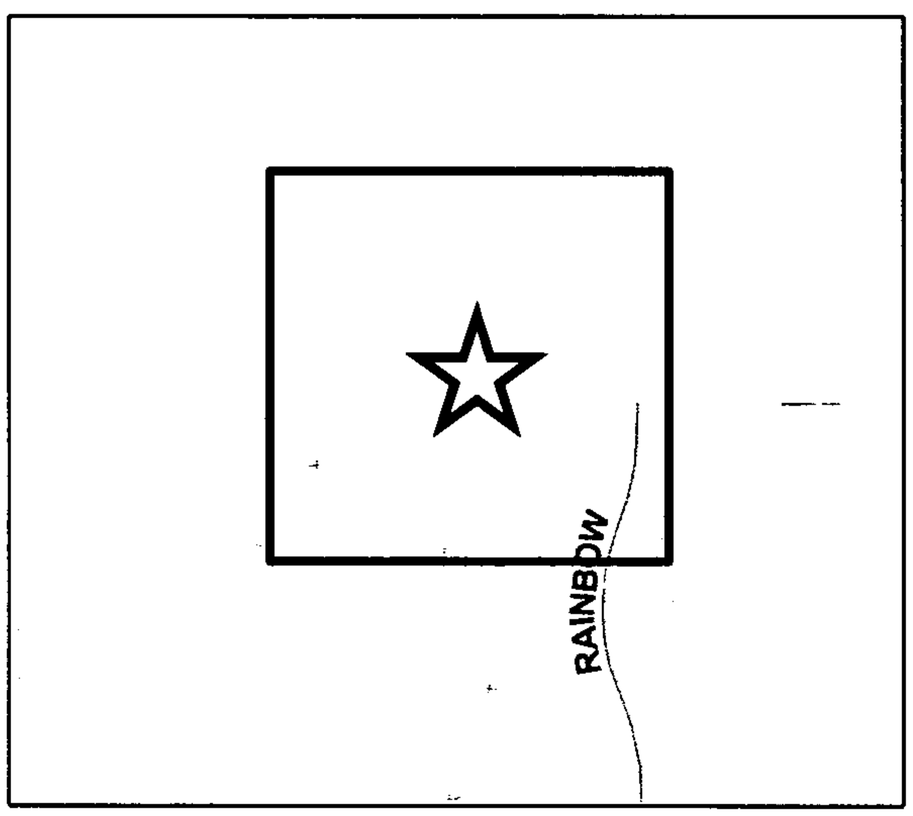
No objection to the requested vacations. If approved, applicant has one year to file a replat of the affected property completing the vacation.

Impact Fee Administrator No comment on proposed vacation of easement(s).

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

Cc:Irving Partners LLC, 9101 Wilshire NE, 87122
Rio Grande Engineering, 2105 Golf Course RD SE, Suite B, 87107





ZONING MAP

Note: Grey shading indicates County.

1 inch equals 500 feet

Project Number:
1004091
Hearing Date:
11/22/2006
Zone Map Page:
A-9
Additional Case Numbers:
06DRB-01560

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, November 22, 2006,** beginning at **9:00 a.m.** for the purpose of considering the following:

Project # 1001946
06DRB-01557 Major-Two Year SIA

BOHANNAN HUSTON INC agent(s) for LOWE'S HOME CENTERS INC request(s) the above action(s) for all or a portion of Tract(s) A-1 & A-2, **LOS ANGELES CENTER,** zoned M-1 light manufacturing zone, located on SAN PEDRO NE between PASEO DEL NORTE NE and PINO NE containing approximately 33 acre(s). [REF: 04DRB-01965] (D-18)

Project # 1001218
06DRB-01558 Major-Two Year SIA

DALE & GAIL ARMSTRONG request(s) the above action(s) for all or a portion of Tract(s) 1-A, **LANDS OF LAFARGE,** zoned M-1 light manufacturing zone, located on EDITH BLVD NE, between CARMONY RD NE and MONTANO NE containing approximately 15 acre(s). (G-15)

Project # 1002855
06DRB-01559 Major-Two Year SIA

VAN H GILBERT ARCHITECT PC agent(s) for EDWARD GARCIA, GARCIA AUTOMOTIVE GROUP request(s) the above action(s) for all or a portion of Lot(s) 5A, Block(s) 24, **EAST END ADDITION,** zoned SU-1 for automobile storage special use zone, located on VERMONT ST NE between LOMAS BLVD NE and MARBLE AVE NE. [REF: 05DRB-00790] (J-19)

Project # 1004091
06DRB-01560 Major-Vacation of Public Easements

RIO GRANDE ENGINEERING agent(s) for IRVING PARTNERS LLC request(s) the above action(s) for UNPLATTED LANDS OF AMALGAMATED PARTNERS (to be known as **DESERT GARDEN ESTATES**) zoned R-LT residential zone, located on IRVING BLVD NW, between RAINBOW RD NW and PASEO DEL OESTE NW containing approximately 12 acre(s). [REF: 06DRB-00942, 06DRB-00943] (A-9)

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

Sheran Matson, AICP, DRB Chair
Development Review Board

TO BE PUBLISHED IN THE ALBUQUERQUE JOURNAL MONDAY, NOVEMBER 6, 2006.

CITY OF PLANNING
PLANNING DEPARTMENT
PROPERTY OWNERSHIP LIST

Meeting Date: November 22, 2006
Zone Atlas Page: A-9-Z
Notification Radius: 100 Ft.

Project# 1004091
App#06DRB-01560

Cross Reference and Location: **IRVING BLVD NW BETWEEN RAINBOW RD NW AND PASEO DEL OESTE NW**

Applicant: IRVING PARTNERS, LLC
9101 WILSHIRE NE
ALBUQUERQUE, NM 87122

Agent: RIO GRANDE ENGINEERING
2105 GOLF COURSE SE STE B
ALBUQUERQUE, NM 87107

Special Instructions:

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

Date Mailed: NOVEMBER 3, 2006
Signature: ERIN TREMLIN

City of Albuquerque

DEVELOPMENT/ PLAN REVIEW APPLICATION

Supplemental form

SUBDIVISION S

____ Major Subdivision action
____ Minor Subdivision action
__X__ Vacation V
____ Variance (Non-Zoning)

SITE DEVELOPMENT PLAN P

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

Supplemental form

ZONING & PLANNING Z

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

APPEAL / PROTEST of... A

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

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

APPLICANT INFORMATION:

NAME: IRVING PARTNERS , LLC PHONE: 505-321-4700
ADDRESS: 9101 WILSHIRE NE FAX: 505-797-8914
CITY: ALBUQUERQUE STATE NM ZIP 87122 E-MAIL: J.SOULE@CS.COM
Proprietary interest in site: OWNER **List all owners**: SOLE OWNER
AGENT (if any): RIO GRANDE ENGINEERING PHONE: 505-321-9099
ADDRESS: 2105 GOLF COURSE SE, SUITE B FAX: 505-872-2205
CITY: ALBUQUERQUE STATE NM ZIP 87107 E-MAIL: david@riograndeengineering.com

DESCRIPTION OF REQUEST: ~~PRELIMINARY PLAT- MAJOR, DEFFERAL OF INTERNAL SIDEWALKS~~
Vacation of Public Easements

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

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

Lot or Tract No. Unplatted lands of Amalgamated Partners Block: Unit:
Subdiv. / Addn. situated within section 4, T. 11N., R.2E, NMPM TBK: DESERT GARDEN ESTATES
Current Zoning: R-LT Proposed zoning: R-LT
Zone Atlas page(s): A9 No. of **existing** lots: 2 No. of **proposed** lots: 35
Total area of site (acres): 12 Density if applicable: dwellings per gross acre: 3 dwellings per net acre: 3
Within city limits? _X_Yes. No___, but site is within 5 miles of the city limits.) Within 1000FT of a landfill? no
UPC No. 100906610003230128, 100906613903330104 MRGCD Map No.
LOCATION OF PROPERTY BY STREETS: On or Near: IRVING BLVD NW
Between: RAINBOW ROAD NW and PASEO DEL OESTE 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.):
1004091
Check-off if project was previously reviewed by Sketch Plat/Plan ☐, or Pre-application Review Team ☐. Date of review:

SIGNATURE DMM DATE 10/26/06
(Print) DAVID SOULE, PE ___ Applicant _X_ Agent

FOR OFFICIAL USE ONLY Form revised 9/01, 3/03, 7/03, 10/03, **3/04**

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

Application case numbers	Action	S.F.	Fees
06DRB - - 01560	VPE	V	$ 90.00
- -	ADV		$ 75.00
- -	CME		$ 20.00
- -			$
- -			$
			Total $ 185.00

Hearing date 11/22/06

Sandy Handley 10/27/06

PROJECT # 1004091

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**

X 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.)
X Drawing showing the easement or right-of-way to be vacated, its relation to existing streets, etc. (not to exceed 8.5" by 14") **24** copies
X Zone Atlas map with the entire property(ies) precisely and clearly outlined and crosshatched (to be photocopied)
X Letter briefly describing, explaining, and justifying the request
X Office of Community & Neighborhood Coordination inquiry response, notifying letter, certified mail receipts
__ Sign Posting Agreement
__ Fee (see schedule)
X Any original and/or related file numbers are listed on the cover application

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

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

☐ **SUBDIVISION DESIGN VARIANCE (VARIANCE FROM MINIMUM STANDARDS OF THE DPM**

☐ **SIDEWALK DESIGN VARIANCE**

☐ **SIDEWALK WAIVER**

__ Scale drawing showing the proposed variance or waiver (not to exceed 8.5" by 14") **6** copies
__ Zone Atlas map with the entire property(ies) precisely and clearly outlined and crosshatched (to be photocopied)
__ Letter briefly describing, explaining, and justifying the variance or waiver
__ Any original and/or related file numbers are listed on the cover application

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

☐ **TEMPORARY DEFERRAL OF SIDEWALK CONSTRUCTION**

☐ **EXTENSION OF THE SIA FOR TEMPORARY DEFERRAL OF SIDEWALK CONSTRUCTION**

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

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

☐ **VACATION OF PRIVATE EASEMENT**

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

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

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

☐ **VACATION OF RECORDED PLAT**

__ **6** copies of the recorded plat to be vacated.
__ **6** copies of documents justifying the vacation.
__ Zone Atlas map with the entire property(ies) precisely and clearly outlined and crosshatched (to be photocopied)
__ Letter describing, explaining, and justifying the vacation
__ Any original and/or related file numbers are listed on the cover application
__ Office of Community & Neighborhood Coordination inquiry response, notifying letter, certified mail rece
DRB meetings are approximately 8 DAYS after the Tuesday noon filing deadline. Your attendanc required.

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

Applicant name (print)

Applicant signature / date

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

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

Application case numbers
06DRB-01560
_____
_____

Sandy Handley 10/27/06
Planner signature / date

Project # 1004491

Rec	UPC CODE	OWNER	OWNER ADDRESS	OWNER CITY	OWNER STATE	OWNER ZIPCODE	PROPERTY CLASS	TAX DISTRICT	LEGAL
1	100906507 551822836	GONZALES FRANCISCA F	7519 SNOWY EGRET PL NW	ALBUQUERQUE	NM	87114	RES	A1A	LT 35 PLAT OF PINON POINTE SUB DIVISION UNIT NCH A REPLAT OF TRAC
2	100906610 510930107	KOZLOWSKI WILLIAM JR	1210 WAVERLY PL	ARLINGTON HEIGH	IL	60004	VAC	R1A	T11N R2E SEC 4 TR IN NE SW SW CONT 5.0000 A
3	100906505 551822840	PAPPAS CHRISTYN	7605 SNOWY EGRET CT NW	ALBUQUERQUE	NM	87114	RES	A1A	LT 67 PLAT OF PINON POINTE UNIT 6 AT VENTANA OF TRACTS Y-1A-1A-4
4	100906618 903330109	BARBER VAN	5201 CENTRAL AVE NW	ALBUQUERQUE	NM	87105	VAC	X1A	E1/2 OF E1/2 OF SW OF SE OF SW OF SEC 4 T11N
5	100906517 152122742	TURMAN CHRISTOPHER L	7427 CEDAR WAXWING PL NW	ALBUQUERQUE	NM	87114	RES	A1A	LT 36 PLAT OF PINON POINTE SUB DIVISION UNIT NCH A REPLAT OF TRAC
6	100906506 451822838	AGUILAR KARLA M	7527 SNOWY EGRET CT NW	ALBUQUERQUE	NM	87114	RES	A1A	LT 69 PLAT OF PINON POINTE UNIT 6 AT VENTANA OF TRACTS Y-1A-1A-4
7	100906617 116430129	MARTIN R W & SHIRLEY	PO BOX 94343	ALBUQUERQUE	NM	87199 4343	VAC	R1A	SEC 4 T11N R2E TR OF LAND IN SW1/4 CONT 5.
8	100906605 003330140	SOTOS TAKIS	8507 W NORMAL	NILES	IL	60648	VAC	X1A	POR OF TR 14 IN E OF SW OF SW OF SW SEC 4 T1 C
9	100906512 551822825	PAGE VIOLA J	7451 SNOWY EGRET PL NW	ALBUQUERQUE	NM	87114	RES	A1A	LT 24 PLAT OF PINON POINTE SUB DIVISION UNIT NCH A REPLAT OF TRAC
10	100906615 203330113	MARTIN ROGERS W	PO BOX 94343	ALBUQUERQUE	NM	87199 4343	VAC	X1A	POR OF TR 14 IN SW OF SE OF SW SEC 4 T11N R2
11	100906512 951822824	MEDINA CELESTE A & MEDINA JANE	7447 SNOWY EGRET PL NW	ALBUQUERQUE	NM	87114	RES	A1A	LT 23 PLAT OF PINON POINTE SUB DIVISION UNIT NCH A REPLAT OF TRAC
12	100906510 251822830	MUSSELMAN BRIAN T & JENNIFER C	7471 SNOWY EGRET PL NW	ALBUQUERQUE	NM	87114	RES	A1A	LT 29 PLAT OF PINON POINTE SUB DIVISION UNIT NCH A REPLAT OF TRAC
13	100906613 909830127	MARIS JOHN N	9226 NORTH ODELL	MORTON GROVE	IL	60053	VAC	R1A	TR ON W/2 W/2 NW/4 SE/4 SW/4 T 11N R2E SEC 4
14	100906605 509930106	CALAPASITO INC	5715 CENTRAL AVE NE	ALBUQUERQUE	NM	87108	VAC	R1A	T11N R2E SEC 4 TR IN NW SW SW CONT 7.5000
15	100906509 351822832	MANLEY MARVIN L & MARSHCHELLE	7501 SNOWY EGRET PL NW	ALBUQUERQUE	NM	87114	RES	A1A	LT 31 PLAT OF PINON POINTE SUB DIVISION UNIT NCH A REPLAT OF TRAC
16	100906509 851822831	HERNANDEZ PATRICIA A	7475 SNOWY EGRET PL NW	ALBUQUERQUE	NM	87114	RES	A1A	LT 30 PLAT OF PINON POINTE SUB DIVISION UNIT NCH A REPLAT OF TRAC
17	100906610 507630108	AMALGAMATED PARTNERS LLC	7620 JEFFERSON NE	ALBUQUERQUE	NM	87109	VAC	R1A	T11N R2E SEC 4 TR IN EL'Y POR OF NE NW SW C
18	100906508 951822833	STELMAR HELENA TRUSTEE STELMA	12 UNSER BLV H	RIO RANCHO	NM	87124	RES	A1A	LT 32 PLAT OF PINON POINTE SUB DIVISION UNIT NCH A REPLAT OF TRAC
19	100906613 716530122	AMALGAMATED PARTNERS LLC	7620 JEFFERSON NE	ALBUQUERQUE	NM	87109	VAC	R1A	T11N R2E SEC 4 TR IN NE NW SW CONT 5.0000
20	100906510 751822829	CAPTAIN ALAN	7467 SNOWY EGRET PL NW	ALBUQUERQUE	NM	87114	RES	A1A	LT 28 PLAT OF PINON POINTE SUB DIVISION UNIT NCH A REPLAT OF TRAC
21	100906508 451822834	SAENZ CLAUDIA N	7509 SNOWY EGRET PL NW	ALBUQUERQUE	NM	87114	RES	A1A	LT 33 PLAT OF PINON POINTE SUB DIVISION UNIT NCH A REPLAT OF

									TRAC
22	100906506051822839	RAMOS RAMON A & ERICA M	7601 SNOWY EGRET CT NW	ALBUQUERQUE	NM	87114 6037	RES	A1A	LT 68 PLAT OF PINON POINTE UNIT 6 AT VENTANA OF TRACTS Y-1A-1A-4
23	100906508051822835	MASHBURN WAY NE E & JENNIFER	7515 SNOWY EGRET PL NW	ALBUQUERQUE	NM	87114	RES	A1A	LT 34 PLAT OF PINON POINTE SUB DIVISION UNIT NCH A REPLAT OF TRAC
24	100906516052122740	DAVILA MICHELE V	7435 CEDAR WAXWING PL NW	ALBUQUERQUE	NM	87114	RES	A1A	LT 34 PLAT OF PINON POINTE SUB DIVISION UNIT NCH A REPLAT OF TRAC
25	100906515351622820	JONES CHRISTOPHER S	10528 COND OR DR NW	ALBUQUERQUE	NM	87114	RES	A1A	LT 19 PLAT OF PINON POINTE SUB DIVISION UNIT NCH A REPLAT OF TRAC
26	100906511151822828	ORTEGA LORI L	7463 SNOWY EGRET PL NW	ALBUQUERQUE	NM	87114	RES	A1A	LT 27 PLAT OF PINON POINTE SUB DIVISION UNIT NCH A REPLAT OF TRAC
27	100906617003330112CA								
28	100906512051822826	PEARSON DONNIE L JR & VINCENZA	7455 SNOWY ERGET PL NW	ALBUQUERQUE	NM	87114	RES	A1A	LT 25 PLAT OF PINON POINTE SUB DIVISION UNIT NCH A REPLAT OF TRAC
29	100906620316530119	STABY CAROLYN	709 COLONIAL DR	DURANGO	CO	81303	VAC	R1A	T11N R2E SEC 4 POR OF TR 14 IN NE SW CONT 5
30	100906616309930110	AMALGAMATED PTNRS LLC	7620 JEFFERSON NE	ALBUQUERQUE	NM	87109	VAC	R1A	TR IN NW SE SW SEC 4 T11N R2E CONT 5.0000 A
31	100906610003230128	SHAM INC	3711 CENTRAL AVE NE	ALBUQUERQUE	NM	87108	VAC	X1A	SEC 4 T11N R2E TR OF LAND IN SW1/4 CONT 10.0
32	100906506851822837	CARRILLO AMANDA R	7523 SNOWY EGRET CT NW	ALBUQUERQUE	NM	87114	RES	A1A	LT 70 PLAT OF PINON POINTE UNIT 6 AT VENTANA OF TRACTS Y-1A-1A-4
33	100906610416530102	ZACKS HANNA	615 VALLEYVIEW DR	ENDWELL	NY	13760 25 49	VAC	R1A	T11N R2E SEC 4 TR IN SE NW SW CONT 5.0000 A
34	100906513451822823	JUAREZ RHONDA J	7443 SNOWY EGRET PL NW	ALBUQUERQUE	NM	87114	RES	A1A	LT 22 PLAT OF PINON POINTE SUB DIVISION UNIT NCH A REPLAT OF TRAC
35	100906613903330104	AMALGAMATED PTNRS LLC	7620 JEFFERSON NE	ALBUQUERQUE	NM	87109	VAC	X1A	W1/2 OF W1/2 OF SW OF SE OF SW OF SEC 4 T11N
36	100906618609930117	W & P REAL ESTATE INC	6707 ACADEMY RD NE	ALBUQUERQUE	NM	87109	VAC	R1A	POR OF TR 14 IN NW SE SW SEC 4 T11N R2E CO
37	100906514151822822	URIOSTE DEANNA M & DOWNS DANNY	7439 SNOWY EGRET PL NW	ALBUQUERQUE	NM	87114	RES	A1A	LT 21 PLAT OF PINON POINTE SUB DIVISION UNIT NCH A REPLAT OF TRAC
38	100906511651822827	PEREA FLORENCE	7459 SNOWY EGRET PL NW	ALBUQUERQUE	NM	87114	RES	A1A	LT 26 PLAT OF PINON POINTE SUB DIVISION UNIT NCH A REPLAT OF TRAC
39	100906515252122821	DIXON CRAIG E	10532 COND OR DR NW	ALBUQUERQUE	NM	87114	RES	A1A	LT 20 PLAT OF PINON POINTE SUB DIVISION UNIT NCH A REPLAT OF TRAC
40	100906516652222741	MORTENSEN ANDREW & MISTY	7431 CEDAR WAXWING PL NW	ALBUQUERQUE	NM	87114	RES	A1A	LT 35 PLAT OF PINON POINTE SUB DIVISION UNIT NCH A REPLAT OF TRAC

Project# 1004091
IRVING PARTNERS, LLC
9101 IRVING WILSHIRE NE
ALBUQUERQUE, NM 87122

Or Current Resident
AGUILAR KARLA M
7527 SNOWY EGRET CT NW
ALBUQUERQUE, NM 87114

Or Current Resident
AMALGAMATED PARTNERS LLC
7620 JEFFERSON NE
ALBUQUERQUE, NM 87109

Or Current Resident
BARBER VAN
5201 CENTRAL AVE NW
ALBUQUERQUE, NM 87105

Or Current Resident
CALAPASITO INC
5715 CENTRAL AVE NE
ALBUQUERQUE, NM 87108

Or Current Resident
CAPTAIN ALAN
7467 SNOWY EGRET PL NW
ALBUQUERQUE, NM 87114

Or Current Resident
CARRILLO AMANDA R
7523 SNOWY EGRET CT NW
ALBUQUERQUE, NM 87114

Or Current Resident
DAVILA MICHELE V
7435 CEDAR WAXWING PL NW
ALBUQUERQUE, NM 87114

Or Current Resident
DIXON CRAIG E
10532 CONDOR DR NW
ALBUQUERQUE, NM 87114

Or Current Resident
GONZALES FRANCISCA F
7519 SNOWY EGRET PL NW
ALBUQUERQUE, NM 87114

Or Current Resident
HERNANDEZ PATRICIA A
7475 SNOWY EGRET PL NW
ALBUQUERQUE, NM 87114

Or Current Resident
JONES CHRISTOPHER S
10528 CONDOR DR NW
ALBUQUERQUE, NM 87114

Or Current Resident
JUAREZ RHONDA J
7443 SNOWY EGRET PL NW
ALBUQUERQUE, NM 87114

Or Current Resident
KOZLOWSKI WILLIAM JR
1210 WAVERLY PL
ARLINGTON HEIGH, IL 60004

Or Current Resident
MANLEY MARVIN L &
MARSHCHELLE
7501 SNOWY EGRET PL NW
ALBUQUERQUE, NM 87114

Or Current Resident
MARIS JOHN N
9226 NORTH ODELL
MORTON GROVE, IL 60053

Or Current Resident
MARTIN R W & SHIRLEY
PO BOX 94343
ALBUQUERQUE, NM 87199 4343

Or Current Resident
MASHBURN WAYNE E & JENNIFER
7515 SNOWY EGRET PL NW
ALBUQUERQUE, NM 87114

Or Current Resident
MEDINA CELESTE A & MEDINA JANE
7447 SNOWY EGRET PL NW
ALBUQUERQUE, NM 87114

Or Current Resident
MORTENSEN ANDREW & MISTY
7431 CEDAR WAXWING PL NW
ALBUQUERQUE, NM 87114

Or Current Resident
MUSSELMAN BRIAN T & JENNIFER C
7471 SNOWY EGRET PL NW
ALBUQUERQUE, NM 87114

Or Current Resident
ORTEGA LORI L
7463 SNOWY EGRET PL NW
ALBUQUERQUE, NM 87114

Or Current Resident
PAGE VIOLA J
7451 SNOWY EGRET PL NW
ALBUQUERQUE, NM 87114

Or Current Resident
PAPPAS CHRISTYN
7605 SNOWY EGRET CT NW
ALBUQUERQUE, NM 87114

Or Current Resident
PEARSON DONNIE L JR & VINCENZA
7455 SNOWY ERGET PL NW
ALBUQUERQUE, NM 87114

Or Current Resident
PEREA FLORENCE
7459 SNOWY EGRET PL NW
ALBUQUERQUE, NM 87114

Or Current Resident
RAMOS RAMON A & ERICA M
7601 SNOWY EGRET CT NW
ALBUQUERQUE, NM 87114 6037

Or Current Resident
SAENZ CLAUDIA N
7509 SNOWY EGRET PL NW
ALBUQUERQUE, NM 87114

Or Current Resident
SHAM INC
3711 CENTRAL AVE NE
ALBUQUERQUE, NM 87108

Or Current Resident
SOTOS TAKIS
8507 W NORMAL
NILES, IL 60648

Project# 1004091
IRVING PARTNERS, LLC
9101 IRVING WILSHIRE NE
ALBUQUERQUE, NM 87122

Or Current Resident
URIOSTE DEANNA M & DOWNS DANNY
7439 SNOWY EGRET PL NW
ALBUQUERQUE, NM 87114

Project# 1004091
DAVID SOULE
RIO GRANDE ENGINEERING
2105 GOLF COURSE SE STE B
ALBUQUERQUE, NM 87107

Or Current Resident
STELMAR HELEN A TRUSTEE
STELMA
12 UNSER BLV H
RIO RANCHO, NM 87124

Or Current Resident
W & P REAL ESTATE INC
6707 ACADEMY RD NE
ALBUQUERQUE, NM 87109

Project# 1004091
LAURA HORTON
Ventana Ranch
7224 CASCASA RD NW
ALBUQUERQUE, NM 87114

Or Current Resident
TURMAN CHRISTOPHER L
7427 CEDAR WAXWING PL NW
ALBUQUERQUE, NM 87114

Or Current Resident
ZACKS HANNA
615 VALLEYVIEW DR
ENDWELL, NY 13760 2549

Project# 1004091
BRUCE NYBERG
Ventana Ranch
6824 BRUSHFIELDE RD NW
ALBUQUERQUE, NM 87114

Or Current Resident

Or Current Resident

Or Current Resident

Or Current Resident

Or Current Resident

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Or Current Resident

ALBUQUERQUE
Making History

City of Albuquerque

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

Date: October 26, 06

TO CONTACT NAME: David Soule
COMPANY/AGENCY: Rio Grande Engineering
ADDRESS/ZIP: 1606 Central SE, Suite 201
PHONE/FAX #: 872-0999 - (872-2205) Fax

Thank you for your inquiry of 10-26-06 (date) requesting the names of **Recognized Neighborhood Associations** who would be affected under the provisions of O-92 by your proposed project at Unplated Lands of Amalgamated Partners Located on Irving Blvd NW Between Rainbow Rd NW and Del Oeste Blvd. NW zone map page(s) A-9.

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

Ventana Ranch N.A.
Neighborhood Association
Contacts: Laura Horton
7224 Cascada Rd. NW
87114 - 898-8103(h) 710-0646(c)
Bruce Nyberg
6824 Bruskfield Rd NW
87114 - 890-6559(h)

Neighborhood Association
Contacts:

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

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

Sincerely,

Adriana Carmona
OFFICE OF NEIGHBORHOOD COORDINATION

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

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

NOTICE TO APPLICANTS

Suggested Information for Neighborhood Notification Letters... Applicants for Zone Change, Site Plan, Sector Development Plan approval or an amendment to a Sector Development Plan by the EPC, DRB, LUCC, etc. are required under Council Bill O-92 to notify all affected recognized neighborhood associations **PRIOR TO FILING THE APPLICATION TO THE PLANNING DEPARTMENT.** Because the purpose of the notification is to ensure communication as a means of identifying and resolving problems early, it is essential that the notification be fully informative.

We recommend that the Notification Letter include the following information:

- The street address of the subject property.
- The legal description of the property, including lot or tract number (if any), block number (if any), and name of the subdivision.
- A physical description of the location, referenced to streets and existing land uses.
- A complete description of the actions requested of the EPC:
- 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").
- 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.").
- 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.
- The name, address and telephone number of the applicant and of the agent (if any). In particular the name of an individual contact person will be helpful so that neighborhood associations may contact someone with questions or comments.

Information from the Office of Neighborhood Coordination (ONC)

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

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

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

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

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

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

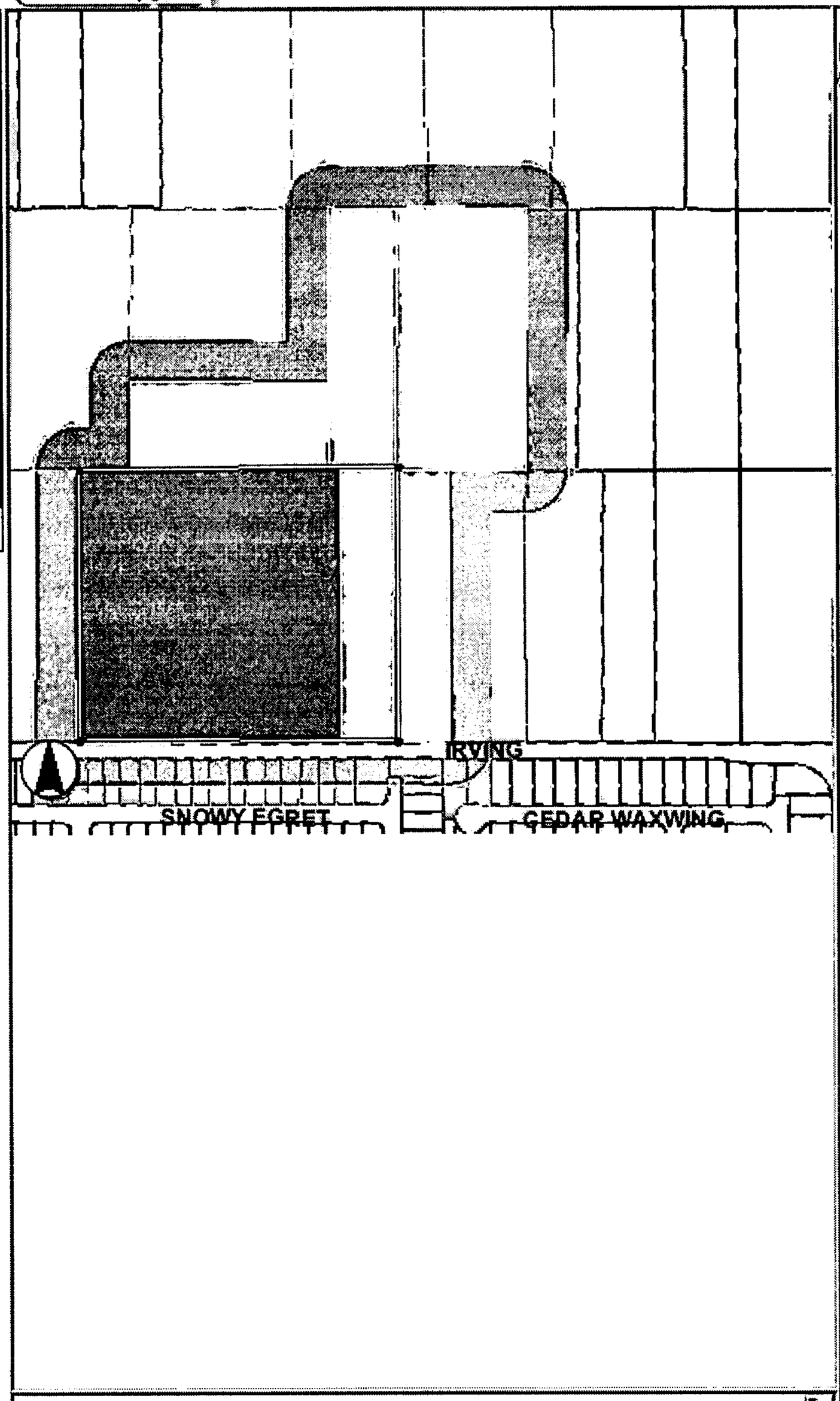
* *

(Below this line for ONC use only)

Date of Inquiry: 10-26-06 **Time Entered:** 3:46 pm **ONC Rep. Initials:** DC

CITY OF ALBUQUERQUE
www.cabq.gov

ALBUQUERQUE GIS DATA WEBSITE



LAYERS

- STREETS
- BASEMAP
  - PARCELS
  - LOT NUMBERS
  - METRO ADDRESS
  - ZONING
  - OWNERSHIP
  - 2FT CONTOUR
  - ADDRESS POINTS
  - LANDUSE
- INFRASTRUCTURE
- TRANSIT/SUNTRAN
- BOUNDARIES
- SITES
- ENVIRONMENT
- APS
- TRAFFIC ENG.
- AIR PHOTO
  - 2004 AIR PHOTO
  - 2002 AIR PHOTO
  - 1999 AIR PHOTO

Refresh Map

Auto Refresh

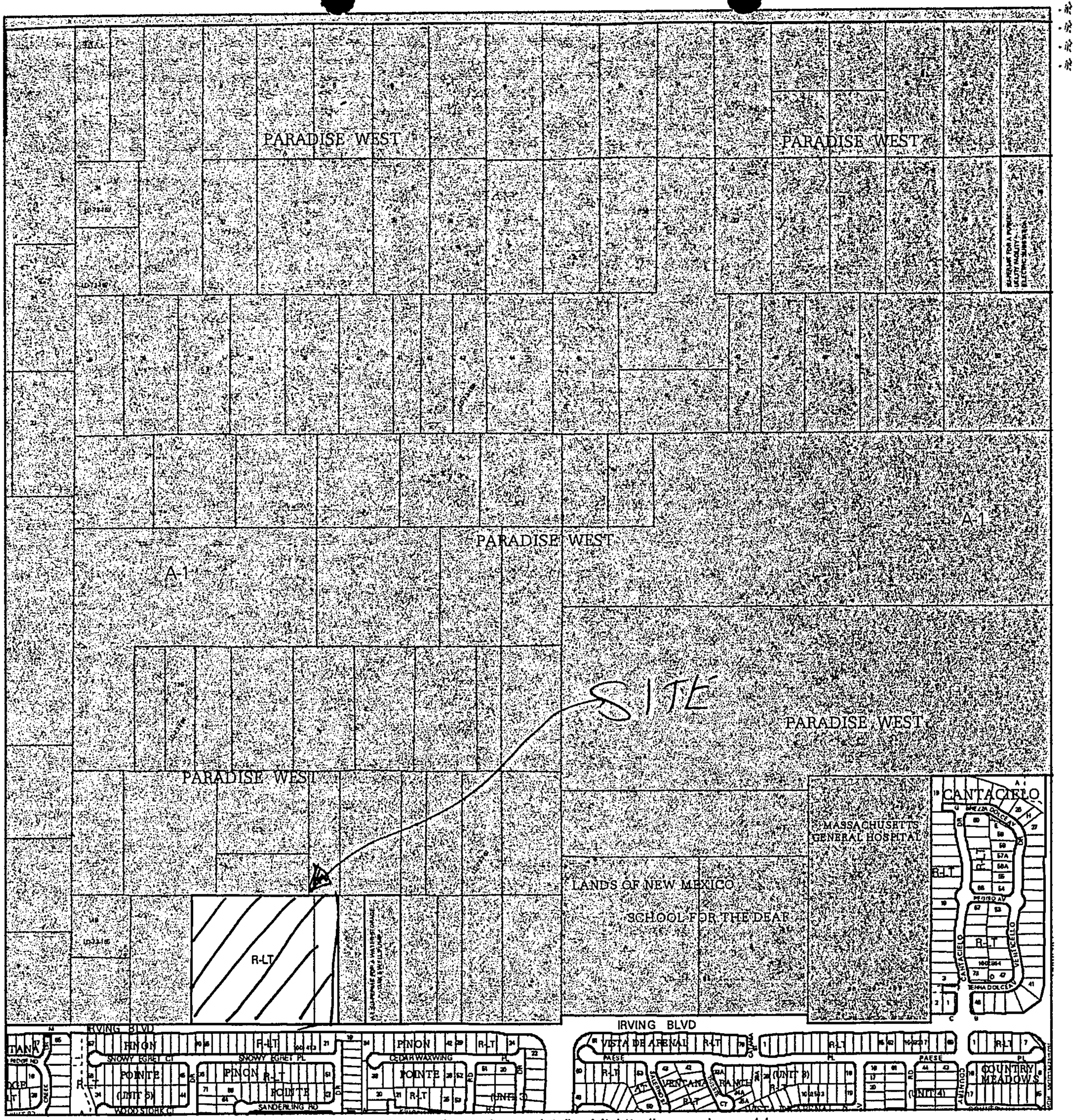
Help:

- Closed group, click to open.
- Open group, click to close.
- Map layer.
- Hidden group/layer, click for visible.
- Visible group/layer, click to hide.
- Layer not visible at this scale.
- Partially visible group, click for visible.
- Inactive layer, click for active.
- The active layer.

OWNERSHIP

Rec	UPC CODE	OWNER	OWNER ADD
1	100906507551822836	GONZALES FRANCISCA F	7519 SNOWY EGR
2	100906610510930107	KOZLOWSKI WILLIAM JR	1210 WAVERLY PL
3	100906505551822840	PARRAS CHRISTYN	7605 SNOWY EGR

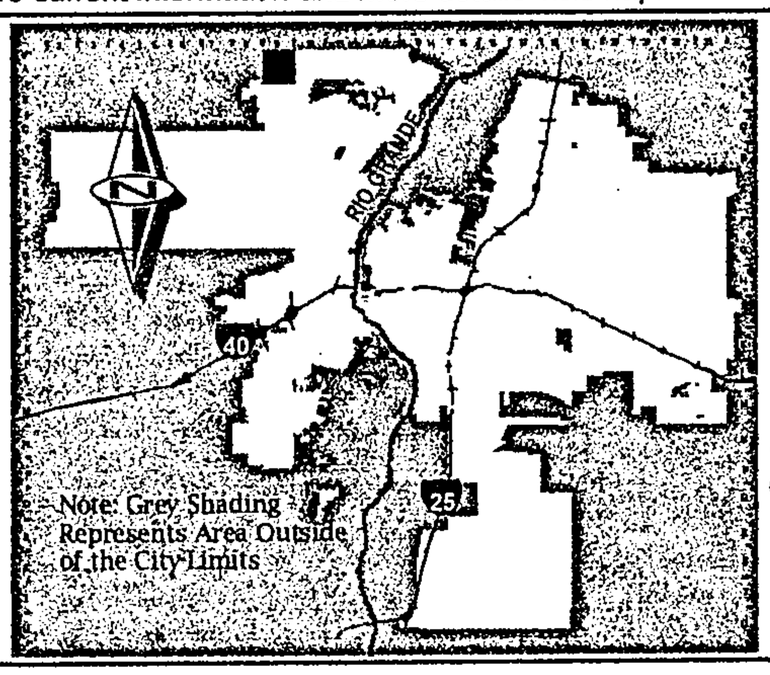
Pan SEARCH REFRESH HELP INDEX PAGE CONTACT



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

Albuquerque Geographic Information System

Map amended through: 9/5/2006



Zone Atlas Page:

A-09-Z

Selected Symbols

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

0 — 750 — 1,500 Feet

Rio Grande
Engineering
Land Development and Civil Engineering Services

October 26, 2006

Ms. Sheran Matson
Chair-Development Review Board
City of Albuquerque
600 2nd Street NW
Albuquerque, NM 87102

RE: Vacation of internal Public access easements
For Desert Garden Estates,
Project # 1004091
Albuquerque, New Mexico

Dear Ms. Matson:

Rio Grande Engineering, on behalf of Irving Partners, requests approval of a vacation of internal public access easements. The subject property was deeded with 20' easements surrounding the perimeter. All properties in the area have similar easements. This vacation does not affect any surrounding property owners since all properties have this easement.

Should you have any questions regarding this submittal, please do not hesitate to call me.

Sincerely,

David Soule, PE

cc: Laura Horton
Bruce Nyberg

CITY OF ALBUQUERQUE

FYI

NOTIFICATION OF HEARING for the DEVELOPMENT REVIEW BOARD

November 7, 2006

TO: Laura Horton and Bruce Nyberg, Ventana Ranch Neighborhood Association

This letter will serve as your notification from the City of Albuquerque, under provisions of 0-92 pertaining to a request for: **Requests the following for approximately twelve (12) acre(s) – Major Vacation of Public Easements** *for internal public access easements for Desert Garden Estates.*

Proposed by: **Rio Grande Engineering at (505) 321-9099**
Agent for: **Irving Partners, LLC**

For property located: **On or near Irving Boulevard NW between Rainbow Road NW and Paseo Del Oeste NW.**

The case number(s) assigned is: **06DRB-01560, Project # 1004091.**

City Planning accepted application for this request on **October 27, 2006**.

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

Please be advised that this application is scheduled for a hearing before the Development Review Board (DRB) at **9 a.m.** on **Wednesday, November 22, 2006** in the **Planning Hearing Room, Room 160, Plaza Del Sol Building, 600 Second St. NW. (Back in business - the Planning Hearing Room!!!)**

You should contact **Claire Senova** at **924-3946** to confirm this date, time, and to seek further information.

If you have any questions **-OR-** have not been contacted by the applicant, please call **Stephani Winklepleck** at **924-3902** or by e-mail at swinklepleck@cabq.gov.

Sincerely,

Stephani I. Winklepleck

Stephani I. Winklepleck
Neighborhood Program Coordinator
OFFICE OF NEIGHBORHOOD COORDINATION
PLANNING DEPARTMENT

cc: Claire Senova, DRB Administrative Assistant

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

OFFICIAL NOTICE OF DECISION

CITY OF ALBUQUERQUE
PLANNING DEPARTMENT
DEVELOPMENT REVIEW BOARD

October 4, 2006

3. Project # 1004091
06DRB-00942 Major-Preliminary Plat approval
06DRB-00943 Minor- Temp Deferral of Sidewalk

RIO GRANDE ENGINEERING agent(s) for IRVING PARTNERS LLC request(s) the above action(s) for all or a portion of Unplatted Lands of Amalgamated Partners (to be known as **DESERT GARDEN ESTATES SUBDIVISION**), zoned RLT, located on IRVING BLVD NW between RAINBOW RD NW and PASEO DEL OESTE NW containing approximately 12 acre(s). *[Deferred from 7/26/06 & 8/2/06 & 8/9/06 & 8/16/06 & 8/23/06 & 9/20/06]* (A-9)

At the October 4, 2006, Development Review Board meeting, with the signing of the infrastructure list dated 10/4/06 and approval of the grading plan engineer stamp dated 9/28/06 the preliminary plat was approved with the following conditions of final plat approval:

Tract A must have legal access.

P-1 lot designations are required.

Maintenance and beneficiaries of all easements are required.

Dedicate Public water and sewer easements to the City of Albuquerque.

If the final plat is approved after October 31, 2006, the subdivider must comply with City Council Resolution R-06-74 regarding pre-development facility fee agreements with the Albuquerque Public Schools (APS).

The temporary deferral of construction of sidewalks on the interior streets was approved as shown on Exhibit C in the Planning file.

If you wish to appeal this decision, you must do so by October 19, 2006, in the manner described below.

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

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

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

Please note that a Preliminary Plat approval date is the date of the DRB action plus the 15-day appeal period. The Preliminary Plat approval is effective one year from that date. The DRB must take action on the Preliminary Plat Extension prior to the expiration of the approval or the Preliminary Plat approval is null and void. (REF: Chapter 14 Article 14 Part 3-4 (E) Revised Ordinance.)

Sheran Matson, AICP, DRB Chair

Cc: Irving Partners LLC, 9101 Wilshire NE, 87122
Rio Grande Engineering, 2105 Golf Course Rd SE, Suite #B, 87107
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: 1004091 **AGENDA ITEM NO: 3**

SUBJECT:

Preliminary Plat
Sidewalk Deferral

ACTION REQUESTED:

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

ENGINEERING COMMENTS:

No objection to Sidewalk Deferral request.
An approved grading and drainage plan dated 9-28-06 is on file for Preliminary Plat approval.

P.O. Box 1293

Albuquerque

New Mexico 87103

www.cabq.gov

RESOLUTION: signed I.L.

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

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

SIGNED: Bradley L. Bingham
City Engineer / AMAFCA Designee

DATE: OCTOBER 4, 2006

DRB PUBLIC HEARING SIGN IN SHEETS

CASE NUMBER: 1004091 AGENDA#: 3 DATE: 10.4.06

1. Name: David Soule Address: Rio Grande Engr Zip:

2. Name: _____ Address: _____ Zip: _____

3. Name: _____ Address: _____ Zip: _____

4. Name: _____ Address: _____ Zip: _____

5. Name: _____ Address: _____ Zip: _____

6. Name: _____ Address: _____ Zip: _____

7. Name: _____ Address: _____ Zip: _____

8. Name: _____ Address: _____ Zip: _____

9. Name: _____ Address: _____ Zip: _____

10. Name: _____ Address: _____ Zip: _____

11. Name: _____ Address: _____ Zip: _____

12. Name: _____ Address: _____ Zip: _____

13. Name: _____ Address: _____ Zip: _____

14. Name: _____ Address: _____ Zip: _____

DEVELOPMENT REVIEW BOARD
ACTION SHEET

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

September 20, 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: 11:30 A.M.
B. Changes and/or Additions to the Agenda
C. New or Old Business

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

1. **Project # 1003364**
   06DRB-01232 Major-Amnd SiteDev Plan BldPermit

   FANNING BARD TATUM ARCHITECTS agent(s) for NADEEM MULL request(s) the above action(s) for all or a portion of Lot(s) 1-A-4, Block(s) 10, NORTH ALBUQUERQUE ACRES (to be known as **LOUISIANA - PASEO**), zoned SU-2 MIXED USES, located on PASEO DEL NORTE NE, between LOUISIANA NE and HOLLY NE containing approximately 1 acre(s). **[Carmen Marrone, EPC Case Planner]** (C-19) **THE AMENDED SITE PLAN FOR BUILDING PERMIT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO PLANNING FOR CARMEN MARRONE'S INITIALS AND 3 COPIES OF THE AMENDED SITE DEVELOPMENT PLAN.**

2.	**Project # 1005029** 06DRB-01234 Major-Preliminary Plat Approval 06DRB-01235 Major-Vacation of Public Easements 06DRB-01236 Minor-Temp Defer SDWK	ADVANCED ENGINEERING agent(s) for WESTLAND DEVELOPMENT request(s) the above action(s) for all or a portion of Tract(s) B & J, THE CROSSING and Tract(s) R, STORMCLOUD SUBDIVISION, UNITS 3 & 4 (to be known as **STORMCLOUD SUBDIVISON UNITS 4 & 5**) zoned SU-2 for R-LT, located on TIERRA PINTADA BLVD NW west of UNSER BLVD NW and LADERA NW containing approximately 55 acre(s). [REF: 06DRB-01045*] [Deferred from 9/20/06]* (H-9) **DEFERRED AT THE AGENT'S REQUEST TO 10/4/06.**
3.	**Project #: 1004091** 06DRB-00942 Major-Preliminary Plat approval 06DRB-00943 Minor- Temp Deferral of Sidewalk	RIO GRANDE ENGINEERING agent(s) for IRVING PARTNERS LLC request(s) the above action(s) for all or a portion of Unplatted Lands of Amalgamated Partners (to be known as **DESERT GARDEN ESTATES SUBDIVISION**), zoned RLT, located on IRVING BLVD NW between RAINBOW RD NW and PASEO DEL OESTE NW containing approximately 12 acre(s). *[Deferred from 7/26/06 & 8/2/06 & 8/9/06 & 8/16/06 & 8/23/06 & 9/20/06]* (A-9) **DEFERRED AT THE AGENT'S REQUEST TO 10/4/06.**
4.	**Project # 1003613** 06DRB-00854 Major-Preliminary Plat Approval 06DRB-00855 Major-Vacation of Public Easements 06DRB-00859 Minor-SiteDev Plan Subd/EPC 06DRB-00856 Minor-Sidewalk Waiver 06DRB-00857 Minor-Temp Defer SDWK	THOMPSON ENGINEERING CONSULTANTS INC agent(s) for WAREHOUSE MOLDING & DOOR CORP request(s) the above action(s) for all or a portion of Tract(s) 34, MRGCD Map 39, Lot(s) 11, Rancho Rico and Lot(s) 1-4, Powell Gardens Addition (to be known as **SUNSET VILLA ADDITION**) zoned SU-1 for PRD, located on SUNSET GARDENS RD SW between ATRISCO RD SW and ARENAL DITCH, containing approximately 15 acres. *[Deferred from 7/12/06 & 8/9/06 & 8/23/06 & 9/6/06 & 9/20/06]* (K-12) **DEFERRED AT THE AGENT'S REQUEST TO 9/27/06.**

5. **Project # 1004428**
06DRB-01121 Major-Vacation of Public Easements
06DRB-01119 Major-Preliminary Plat Approval
06DRB-01122 Minor-Temp Defer SDWK

MARK GOODWIN & ASSOCIATES agent(s) for ALBUQUERQUE RIO BRAVO PARTNERS LLC request(s) the above action(s) for all or a portion of Tract(s) RR-3A, RR-3B, RR-3C, RR-3D and RR-3E, TOWN OF ATRISCO GRANT (to be known as **CEJA VISTA**) zoned SU-1, C-1, R-LT, located on DENNIS CHAVEZ BLVD SW, between MEADE AVE SE and 118TH ST SW containing approximately 99 acre(s). [REF: 05DRB-01460, 05DRB-01461] *[Deferred from 8/30/06 & 9/20/06]* (P-9) **DEFERRED AT THE AGENT'S REQUEST TO 9/27/06.**

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

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

6. **Project # 1004565**
06DRB-01058 Minor-SiteDev Plan Subd/EPC
06DRB-01059 Minor-SiteDev Plan BldPermit/EPC
06DRB-00908 Minor-Prelim&Final Plat Approval

WAYJOHN SURVEYING INC agent(s) for DOYLE & TRICARIO INVESTMENTS request(s) the above action(s) for all or a portion of Lot(s) 7, 8 & 9, Block(s) 16-A, SANTILLA PLACE (to be known as **CAGUA TOWNHOMES**) zoned R-LT residential zone, located on CAGUA DR NE between COPPER AVE NE and GRAND AVE NE containing approximately 1 acre(s).**[Catalina Lehner, EPC Case Planner]***[Deferred from 8/2/06, 8/16/06,8/30/06,9/6/06 & 9/13/06]* (K-18) **THE SITE PLAN FOR SUBDIVISION WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO UTILITIES DEVELOPMENT TO REMOVE THE UTILITIES ON THE SITE PLAN FOR SUBDIVISION AND PLANNING FOR 3 COPIES OF THE SITE PLAN. THE SITE PLAN FOR BUILDING PERMIT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO UTILITIES DEVELOPMENT TO REVISE THE UTILITY PLAN AND PLANNING FOR 3 COPIES OF THE SITE PLAN. WITH THE SIGNING OF THE INFRASTRUCTURE LIST DATED 9/20/06 AND APPROVAL OF THE GRADING PLAN ENGINEER STAMP DATED 9/8/06 THE PRELIMINARY PLAT WAS APPROVED WITH CONDITIONS OF FINAL PLAT: A REVISED WALL DESIGN MUST BE APPROVED, IF THE FINAL PLAT IS APPROVED AFTER OCTOBER 31, 2006, THE SUBDIVIDER MUST COMPLY WITH CITY COUNCIL RESOLUTION R-06-74 REGARDING PRE-DEVELOPMENT FACILITY FEE AGREEMENTS WITH THE ALBUQUERQUE PUBLIC SCHOOLS (APS). THE FINAL PLAT WAS INDEFINITELY DEFERRED FOR THE SIA.**

7. **Project # 1003272**
05DRB-01657 Minor-SiteDev Plan BldPermit

JIM MILLER ARCHITECTS agent(s) for MICHAEL BARTHELEMY & GEOFFREY ROMERO request(s) the above action(s) for all or a portion of Lot(s) 2A1B2A, **ALBUQUERQUE WEST, UNIT 2,** zoned SU-1 PDA TO INCLUDE C-3 USES, located on HIGH ASSETS WAY NW, between PASEO DEL NORTE NW and EAGLE RANCH NW containing approximately 1 acre(s)[REF:DRB-94-849 [*Indef deferred from 11/2/05]* (C-13) **THE SITE PLAN FOR BUILDING PERMIT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO PLANNING TO RESPOND TO WRITTEN COMMENTS AND 3 COPIES OF THE SITE PLAN.**

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

8. **Project # 1004355**
06DRB-01340 Major-Final Plat Approval

WILSON & COMPANY agent(s) for KB HOME NEW MEXICO INC request(s) the above action(s) for all or a portion of Tract(s) 2, **VISTA VIEJA SUBDIVISION, UNIT 2,** zoned RD, located on SCENIC RD NW, between 81ST ST NW and ALBERICOQUE PL NW containing approximately 41 acre(s). [REF: 05DRB-01235, 05DRB-01236, 06DRB-00527] (D-9) **THE FINAL PLAT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO CITY ENGINEER FOR FINALIZATION OF THE SIA AND AMAFCA'S SIGNATURE AND PLANNING FOR HOME OWNER ASSOCIATION PRESIDENT'S SIGNATURE AND TO RECORD THE PLAT.**

9. **Project # 1005148**
06DRB-01343 Minor-Prelim&Final Plat Approval

WAYJOHN SURVEYING INC agent(s) for KATHLEEN GORMAN & MOLLY BRACK request(s) the above action(s) for all or a portion of Lot(s) 22, **MCDONALD ACRES SECOND UNIT,** zoned R-1, located on 12TH ST NW, between PHOENIX ST NW and LOS ARBOLES AVE NW containing approximately 1 acre(s). (G-14) **INDEFINITELY DEFERRED AT THE AGENT'S REQUEST.**

10. **Project # 1004901**
06DRB-00689 Minor-Prelim&Final Plat Approval

WAYJOHN SURVEYING agent(s) for RIVERA INVESTMENTS request(s) the above action(s) for all or a portion of Tract(s) A-1, Block(s) 29, HUNING CASTLE ADDITION (to be known as **HUNING CASTLE TOWNHOMES**) zoned R-3, located on ALCALDE PLACE SW, between LEAD AVE SW and COAL AVE SW containing approximately 1 acre(s). *[Was Indefinitely deferred 5/24/06 for grading and drainage plan and infrastructure list] [Deferred from 9/20/06]* (K-13) **DEFERRED AT THE BOARD'S REQUEST TO 9/27/06.**

11. **Project # 1000418**
06DRB-00349 Minor-Prelim&Final Plat Approval

JACKS HIGH COUNTRY INC agent(s) for JJ & J PROPERTIES LLC request(s) the above action(s) for all or a portion of Tract(s) B-1-B-1, **WEST 66 ADDITION,** zoned C-2 community commercial zone, located on CENTRAL AVE NW, between UNSER NW and AIRPORT NW containing approximately 7 acre(s). *[Was Indef deferred on 3/22/06] [Deferred from 9/13/06] [Heard under Project #1004760 no longer valid for this case]* (K-10) **WITH THE SIGNING OF THE INFRASTRUCTURE LIST DATED 9/20/06 THE PRELIMINARY PLAT WAS APPROVED. THE FINAL PLAT WAS INDEFINITELY DEFERRED FOR THE SIA.**

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

12. **Project # 1003857**
06DRB-01300 Minor-Sketch Plat or Plan

BRASHER & LORENZ agent(s) for MIKE GONZALES request(s) the above action(s) for Tract(s) 31-B-1, M.R.G.C.D. MAP 41 & Tract(s) C-1, C-2 & D, LANDS OF BROMO GONZALES (to be known as **BARELAS TOWNHOMES**) zoned SU-2 for RT - C2, located on SIMPIER LANE SW, between 4TH ST SW and 8TH ST SW containing approximately 2 acre(s). [REF: 04DRB-01973, 06DRB-00442] (L-14) **THE ABOVE REQUEST WAS REVIEWED AND COMMENTS WERE GIVEN.**

13. **Project # 1005127**
06DRB-01301 Minor-Sketch Plat or Plan

RIO GRANDE SURVEYING COMPANY agent(s) for CRAIG H & JANE A KENNEDY request(s) the above action(s) for all or a portion of Tract(s) 10, **VOLCANO CLIFFS, UNIT 10,** zoned R-1 residential zone, located on ROSA PARKS RD NW, between FACIEL NW and MOQUI NW containing approximately 5 acre(s). (D-8) **THE ABOVE REQUEST WAS REVIEWED AND COMMENTS WERE GIVEN.**

14. **Project # 1005137**
06DRB-01326 Minor-Sketch Plat or Plan

FRANK VENAGLIA of VILLA DE CAPO request(s) the above action(s) for all or a portion of Lot(s) 22, Block(s) 21 CITY RIGHT-OF WAY & LANDSCAPED MEDIAN, **NEW MEXICO TOWN COMPANY ORIGINAL TOWNSITE,** zoned SU-3 special center zone, located on GOLD AVE SW, between 7TH ST SW and 8TH ST SW containing approximately 1 acre(s). (K-14) **THE ABOVE REQUEST WAS REVIEWED AND COMMENTS WERE GIVEN.**

15. **Project # 1005147**
06DRB-01342 Minor-Sketch Plat or Plan

KAY SHAFER request(s) the above action(s) for all or a portion of Lot(s) 47, **MCDONALD ACRES, UNIT 3,** zoned R-1, located on 9TH ST NW, between PHOENIX ST NW and LA POBLANA NW containing approximately 1 acre(s). (H-14) **THE ABOVE REQUEST WAS REVIEWED AND COMMENTS WERE GIVEN.**

16. Approval of the Development Review Board Minutes for September 6 and September 13, 2006. **THE DRB MINUTES FOR SEPTEMBER 6 AND SEPTEMBER 13, 2006 WERE APPROVED BY THE BOARD.**

ADJOURNED: 11:30 A.M.

Defer to 10.4.06

DRB PUBLIC HEARING SIGN IN SHEETS

CASE NUMBER: 1004/091 AGENDA#: 3 DATE: 9.20.06

1. Name: _____ Address: _____ Zip: _____
2. Name: _____ Address: _____ Zip: _____
3. Name: _____ Address: _____ Zip: _____
4. Name: _____ Address: _____ Zip: _____
5. Name: _____ Address: _____ Zip: _____
6. Name: _____ Address: _____ Zip: _____
7. Name: _____ Address: _____ Zip: _____
8. Name: _____ Address: _____ Zip: _____
9. Name: _____ Address: _____ Zip: _____
10. Name: _____ Address: _____ Zip: _____
11. Name: _____ Address: _____ Zip: _____
12. Name: _____ Address: _____ Zip: _____
13. Name: _____ Address: _____ Zip: _____
14. Name: _____ Address: _____ Zip: _____

CITY OF ALBUQUERQUE

PLANNING DEPARTMENT
DEVELOPMENT AND BUILDING SERVICES
HYDROLOGY DEVELOPMENT SECTION

DEVELOPMENT REVIEW BOARD – SPEED MEMO

DRB CASE NO/PROJECT NO: 1004091 **AGENDA ITEM NO: 3**

SUBJECT:

Preliminary Plat
Sidewalk Deferral

ACTION REQUESTED:

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

ENGINEERING COMMENTS:

No objection to Sidewalk Deferral request.
AMAFCA concurrence is required.
An approved grading and drainage plan must be on file prior to Preliminary Plat approval.
This project will need an infrastructure list.

P.O. Box 1293

Albuquerque

New Mexico 87103

www.cabq.gov

RESOLUTION:

10-4-06

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

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

SIGNED: Bradley L. Bingham
City Engineer / AMAFCA Designee

DATE: SEPTEMBER 20, 2006

DEVELOPMENT REVIEW BOARD
ACTION SHEET

Plaza del Sol Building, 3rd FLOOR CONFERENCE ROOM, Planning Department

August 23, 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: **THE DEVELOPMENT REVIEW BOARD WILL 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: 1:37 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 # 1005033
06DRB-01056 Major-SiteDev Plan BldPermit

STUDIO SOUTHWEST ARCHITECTS agent(s) for I. P. F. D. C. request(s) the above action(s) for A PORTION OF I. P. F. D. C. (INDIAN PUEBLOS FEDERAL DEVELOPMENT CORP.) 7 ACRE SITE, **INDIAN PUEBLO COUNCIL PROPERTY,** zoned SU-1 C-2 with restrictions, located on 12Tth ST NW, between INDIAN SCHOOL NW and MENAUL NW containing approximately 3 acre(s). [REF: 03EPC-01676, 03EPC-01677] *[Deferred from 8/16/06 & 8/23/06]* (H-13/H-14) **DEFERRED AT THE AGENT'S REQUEST TO 9/6/06.**

2. **Project # 1002176**
06DRB-01079 Major-Preliminary Plat Approval
06DRB-01080 Major-Vacation of Public Easements
06DRB-01081 Minor-Temp Defer SDWK

SURVEYS SOUTHWEST LTD agent(s) for MOUNTAIN WEST DEVELOPMENT, BILL WADE request(s) the above action(s) for all or a portion of Tract(s) A, **COVERED WAGON SUBDIVISION,** zoned SU-1 for SF residential and C1 (SC), located on FOUR HILLS RD SE near INTERSTATE 40 containing approximately 2 acre(s). [REF: 06DRB-00092] (L-23) **WITH APPROVAL OF THE GRADING PLAN ENGINEER STAMP DATED 6/30/04 THE PRELIMINARY PLAT WAS APPROVED WITH CONDITIONS: IF THE FINAL PLAT IS APPROVED AFTER 10/31/06 THE SUBDIVIDER MUST COMPLY WITH CITY COUNCIL RESOLUTION R-06-74 REGARDING PRE-DEVELOPMENT FACILITY FEE AGREEMENTS WITH THE ALBUQUERQUE PUBLIC SCHOOLS (APS). A SUBDIVISION DESIGN VARIANCE FOR THE 46-FOOT RIGHT-OF-WAY IS REQUIRED. THE VACATION WAS APPROVED AS SHOWN ON EXHIBIT B 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.**

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

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

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

SURV TEK & WILSON & COMPANY agent(s) for THE TRAILS LLC request(s) the above action(s) for all or a portion of Tract(s) 9-A, THE TRAILS UNIT 2 (to be known as **SANTA FE 3 @ THE TRAILS, UNIT 2**) zoned R-D residential and related uses zone, developing area, located on WOODMONT AVE NW, between RAINBOW BLVD NW and UNIVERSE BLVD

NW containing approximately 20 acre(s). (Listed as Project 1004644 in error) *[Deferred from 8/9/06 & 8/23/06]* (C-9) **DEFERRED AT THE AGENT'S REQUEST TO 9/13/06.**

4. Project # 1002372
06DRB-01084 Major-Preliminary Plat Approval
06DRB-01085 Minor-Sidewalk Waiver
06DRB-01086 Minor-Temp Defer SDWK

THOMPSON ENGINEERING agent(s) for DRAGONFLY DEVELOPMENT INC request(s) the above action(s) for all or a portion of Tract(s) 223 & 224, AIRPORT UNIT, TOWN OF ATRISCO GRANT (to be known as **LAS PLAYAS SUBDIVISION**) zoned R-2, located on GLEN RIO RD NW, between 68TH ST NW and 72ND ST NW containing approximately 9 acre(s). [REF: 02DRB-01827] (J-10) **WITH THE SIGNING OF THE INFRASTRUCTURE LIST DATED 8/23/06 AND APPROVAL OF THE GRADING PLAN ENGINEER STAMP DATED 8/22/06 THE PRELIMINARY PLAT WAS APPROVED WITH CONDITIONS: IF THE FINAL PLAT IS APPROVED AFTER 10/31/06 THE SUBDIVIDER MUST COMPLY WITH CITY COUNCIL RESOLUTION R-06-74 REGARDING PRE-DEVELOPMENT FACILITY FEE AGREEMENTS WITH THE ALBUQUERQUE PUBLIC SCHOOLS (APS). A NOTE ON THE PLAT STATING WHICH LOTS ARE TOWNHOMES AND WHICH ARE SINGLE FAMILY IS REQUIRED. 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 # 1003613
06DRB-00854 Major-Preliminary Plat Approval
06DRB-00855 Major-Vacation of

THOMPSON ENGINEERING CONSULTANTS INC agent(s) for WAREHOUSE MOLDING & DOOR CORP request(s) the above action(s) for all or a portion of Tract(s) 34, MRGCD Map 39, Lot(s) 11, Rancho Rico

Public Easements
06DRB-00859 Minor-SiteDev Plan Subd/EPC
06DRB-00856 Minor-Sidewalk Waiver
06DRB-00857 Minor-Temp Defer SDWK

and Lot(s) 1-4, Powell Gardens Addition (to be known as **SUNSET VILLA ADDITION**) zoned SU-1 for PRD, located on SUNSET GARDENS RD SW between ATRISCO RD SW and ARENAL DITCH, containing approximately 15 acres. *[Deferred from 7/12/06 & 8/9/06 & 8/23/06]* (K-12) **DEFERRED AT THE BOARD'S REQUEST TO 9/6/06.**

6. Project # 1004985
06DRB-00916 Major-SiteDev Plan BldPermit

JIM MEDLEY ARCHITECT AIA agent(s) for TNJ GROUP OF COMPANIES request(s) the above action(s) for all or a portion of Lot(s) 4, Block(s) 4-B, **SUNPORT PARK,** zoned IP, located on SUNPORT BLVD SE, between UNIVERSITY BLVD SE and I-25 containing approximately 5 acre(s). [REF: Project# 1001067] *[Deferred from 7/19/06 & 8/2/06]* (M-15) **THE SITE PLAN FOR BUILDING PERMIT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO TRANSPORTATION DEVELOPMENT FOR CITY DRAWING NUMBERS FOR WORK WITHIN THE RIGHT-OF-WAY AND PLANNING FOR 3 COPIES OF THE SITE PLAN.**

06DRB-01067 Minor-Prelim&Final Plat Approval

WAYJOHN SURVEYING INC agent(s) for TNJ GROUP OF COMPANIES request(s) the above action(s) for all or a portion of Lot(s) 4, Block(s) 4-B, **SUNPORT PARK,** zoned IP, located on WOODWARD RD SE, between TRANSPORT ST SE and SUNPORT PLACE SE containing approximately 5 acre(s). [REF: 06DRB-00916] *[Deferred from 8/2/06]* (M-15) **THE PRELIMINARY AND FINAL PLAT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO CITY ENGINEER FOR CROSS LOT DRAINAGE EASEMENT AND PLANNING FOR 15-DAY APPEAL PERIOD AND TO RECORD THE PLAT.**

7. **Project # 1004675**
06DRB-01026 Major-Preliminary Plat Approval
06DRB-01027 Major-Vacation of Public Easements
06DRB-01028 Minor-Subd Design (DPM) Variance
06DRB-01029 Minor-Sidewalk Waiver
06DRB-01030 Minor-Temp Defer SDWK

MARK GOODWIN & ASSOCIATES PA agent(s) for T. S. MCNANEY request(s) the above action(s) for all or a portion of Tract(s) 1, SP KINSCHERFFLAND AND SW ¼ ON NE ¼, SEC 35, T11N, R2E (to be known as **VISTA DE LA LUZ**) zoned SU-1 PRD, located on COORS BLVD NW, between WESTERN TRAIL NW and DELLYNE AVE NW containing approximately 29 acre(s). [REF: 06DRB00836] *[Deferred from 8/9/06 & 8/23/06]* (F-11) **DEFERRED AT THE BOARD'S REQUEST TO 8/30/06.**

06DRB-01097 Minor-SiteDev Plan Subd/EPC

CONSENSUS PLANNING agent(s) for TS MCNANEY LLC / MONTERREY LAND GROUP LLC request(s) the above action(s) for all or a portion of Tract(s) 1, KINSCHERFF, LANDS OF RAY A GRAHAM III (to be known as **VISTA DE LA LUZ**, zoned SU-1 PRD (10DU/A) located on COORS BLVD NW, between SAN ANTONIO ARROYO NW and LA LUZ DEL OESTE NW containing approximately 29 acre(s). [REF:06DRB-00836] **[Catalina Lehner, EPC Case Planner]** *[Deferred from 8/9/06 & 8/23/06]* (F-11) **DEFERRED AT THE BOARD'S REQUEST TO 8/30/06.**

8. **Project # 1004091**
06DRB-00942 Major-Preliminary Plat approval
06DRB-00943 Minor- Temp Deferral of Sidewalk

RIO GRANDE ENGINEERING agent(s) for IRVING PARTNERS LLC request(s) the above action(s) for all or a portion of Unplatted Lands of Amalgamated Partners (to be known as **DESERT GARDEN ESTATES SUBDIVISION**), zoned RLT, located on IRVING BLVD NW between RAINBOW RD NW and PASEO DEL OESTE NW containing approximately 12 acre(s). *[Deferred from 7/26/06 & 8/2/06 & 8/9/06 & 8/16/06 & 8/23/06]* (A-9) **DEFERRED AT THE AGENT'S REQUEST TO 9/20/06.**

9. Project # 1003272
06DRB-01087 Major-Vacation of Public Easements

ISAACSON & ARFMAN PA agent(s) for AMERI-CONTRACTORS request(s) the above action(s) for all or a portion of Lot(s) 2-A-1-B-2-B, **ALBUQUERQUE WEST, UNIT 2,** zoned SU-1 PDA INCLUDING C-3, located on EAGLE RANCH RD NW, between ALL SAINTS RD NW and PASEO DEL NORTE NW containing approximately 4 acre(s). [REF:06DRB-00941] (C-13) **THE VACATION WAS APPROVED AS SHOWN ON EXHIBIT B 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 # 1000572
06DRB-01193 Minor-SiteDev Plan Subd/EPC

CONSENSUS PLANNING agent(s) for CENTEX HOMES request(s) the above action(s) for all or a portion of Lot(s) 3, 7 & 8, LENKURT PROPERTIES (to be known as **THE PRESIDIO**) zoned SU-1 for PRD, located on CHICO RD NE, between EUBANK BLVD NE and MORRIS ST NE containing approximately 42 acre(s). [REF: 05EPC-01116] **[Catalina Lehner, EPC Case Planner]** (K-21) **THE SITE PLAN FOR SUBDIVISION WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO PLANNING FOR 3 COPIES OF THE SITE PLAN.**

06DRB-01038 Major-Preliminary Plat Approval
06DRB-01040 Minor-Sidewalk Waiver
06DRB-01041 Minor-Temp Defer SDWK

ISAACSON & ARFMAN PA agent(s) for CENTEX HOMES request(s) the above action(s) for all or a portion of Lot(s) 3, 7 & 8, LENKURT PROPERTIES (to be known as **THE PRESIDIO, UNIT 1**) zoned SU-1 PRD, located on CHICO RD NE, between EUBANK BLVD NE and MORRIS ST NE containing approximately 23 acre(s). [REF: 05EPC-01116] *[Deferred from 8/16/06]* (K-21) **WITH THE SIGNNG OF THE INFRASTRUCTURE LIST DATED 8/23/06 AND APPROVAL OF THE GRADING PLAN ENGINEER STAMP DATED 7/17/06 THE PRELIMINARY PLAT WAS APPROVED. 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.

11. **Project # 1004644**
    06DRB-01189 Minor-SiteDev Plan Subd/EPC

CONSENSUS PLANNING INC agent(s) for THE TRAILS LLC request(s) the above action(s) for all or a portion of, THE TRAILS, UNIT 2, SANTA FE 3, (to be known as **THE TRAILS, UNIT 9A**) zoned R-D, located on WOODMONT AVE NW, between RAINBOW BLVD NW and UNIVERSE BLVD NW containing approximately 20 acre(s). [Deferred from 8/23/06] (C-9) **DEFERRED AT THE AGENT'S REQUEST TO 9/13/06.**

12. **Project # 1004473**
    05DRB-01888 Minor-SiteDev Plan BldPermit/EPC

CONSENSUS PLANNING agent(s) for AEGIS REALTY GROUP request(s) the above action(s) for all or a portion of Tract(s) 4 & 6, **NORTH ANDALUCIA @ LA LUZ,** zoned SU-1 O-1, C-2 & PRD (20 DU/AC), located on COORS BLVD NW, between MONTANO RD NW and LEARNING RD NW containing approximately 24 acre(s). [REF: 04EPC-01845] **[Carmen Marrone, EPC Case Planner]** *[Indef deferred 12/21/05]* (E-12/F-12) **THE SITE PLAN FOR BUILDING EPRMIT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO TRANPORTATION DEVELOPMENT FOR RADIUS, CROSS WALKS AND REPLAT FOR MOVEMENT OF "EGG-ABOUT" AND PLANNING FOR CARMEN MARRONE'S INITIALS, DETACHED OPEN SPACE APPROVAL FROM LEGAL (KEVIN CURRAN) AND 3 COPIES OF THE SITE PLAN.**

13. **Project # 1004924**
06DRB-01181 Minor-SiteDev Plan BldPermit/EPC

JEFF MORTENSEN & ASSOCIATES, INC agent(s) for HOECH REAL ESTATE CORPORATION request(s) the above action(s) for all or a portion of Tract(s) B, **FEDERAL PLAZA,** zoned SU-1 for O-1, located on HOMESTEAD RD NE, between MONTGOMERY BLVD NE and SAN MATEO BLVD NE containing approximately 4 acre(s). [REF: 06EPC-00756, Z-88-26, Z-89-18] **[Petra Morris, EPC Case Planner]** (G-18) **THE SITE PLAN FOR BUILDING PERMIT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO TRANSPORTATION DEVELOPMENT FOR RADII, EASEMENTS, PARKING OVERHANG AND PLANNING FOR 3 COPIES OF THE SITE PLAN.**

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

14. **Project # 1003762**
06DRB-01190 Major-Final Plat Approval

ISAACSON & ARFMAN, P.A. agent(s) for CHELWOOD HILLS, LLC request(s) the above action(s) for all or a portion of Tract(s) B, **CHELWOOD ELEMENTARY SCHOOL,** zoned R-LT, located on EASTRIDGE DR NE, between CHELWOOD PARK BLVD NE and INDIAN SCHOOL RD NE containing approximately 4 acre(s). [REF: 04EPC-01714, 05DRB-00316, 05DRB-01822, 05DRB-01823, 05DRB-01824] (J-22) **FINAL PLAT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO PLANNING TO RECORD.**

15. **Project # 1000922**
06DRB-01180 Major-Final Plat Approval

WILSON & CO agent(s) for LA CUENTISTA I, LLC request(s) the above action(s) for all or a portion of Tract(s) A, **LA CUENTISTA SUBDIVISION, UNIT 1,** zoned R-1, located on KIMMICK DR NW, between URRACA ST NW and CAMINO DE PAZ NW containing approximately 47 acre(s). [REF: 05DRB-

01829, 06DRB-00555] [Deferred from 8/23/06] (C-10, C-11, D-10, D-11) **DEFERRED AT THE AGENT'S REQUEST TO 8/30/06.**

16. **Project # 1004793**
06DRB-01195 Minor-Final Plat Approval

MARK GOODWIN & ASSOCIATES agent(s) for TS MCNANEY AND ASSOCIATES request(s) the above action(s) for all or a portion of Lot(s) 174-P1, Tract(s) B1 & B2, MIRAVISTA SUBDIVISION (to be known as **EMBUDITO CANYON SUBDIVISION**) zoned R-T, located on the northeast corner of ELIZABETH ST SE, and SOUTHERN AVE SE, containing approximately 2 acre(s). [REF: 06DRB-00418, 06DRB-00417, 06DRB-00416] (L-21) **FINAL PLAT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO CITY ENGINEER FOR WATER, SAS AND STORM DRAIN EASMENTS AT CUL-DE-SAC AND PLANNING FOR CLARIFICATION OF WALL DESIGN AND TO RECORD.**

17. **Project # 1004233**
06DRB-01187 Minor-Final Plat Approval

PRECISION SURVEYS INC agent(s) for WESTLAND DEVELOPMENT CO INC request(s) the above action(s) for Tract(s) H, **STORMCLOUD, UNIT 2,** zoned SU-2, R-LT, located on TIERRA PINTADA ST NW, between ARROYA VISTA BLVD NW and LADERA DR NW containing approximately 52 acre(s). [REF: 06DRB00793] (H-8, H-9, J-8, J-9) **THE FINAL PLAT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO TRANSPORTATION DEVELOPMENT FOR 20-FOOT WIDE WATERLINE EASEMENT TO CITY OF ALBUQUERQUE AT CUL-DE-SAC OF CUMULUS PL NW AND TIERRA PINTADA ST NW, A PREVIOUS CONDITION OF FINAL PLAT 'MASTER PLAN STUDY UPDATE AND PLANNING FOR AMAFCA'S SIGNATURE AND TO RECORD.**

18. Project # 1004456 06DRB-01194 Minor-Final Plat Approval	BRASHER & LORENZ agent(s) for BARON'S RUN LLC request(s) the above action(s) for all or a portion of Lot(s) 14-18, Block(s) 11, Tract(s) 1, NORTH ALBUQUERQUE ACRES (to be known as **BARON'S RUN SUBDIVISION**) zoned R-D residential and related uses zone, developing area, located on BARSTOW ST NE, between GLENDALE AVE NE and FLORENCE AVE NE containing approximately 5 acre(s). [REF: 05DRB-01817, 05DRB-01819] (B-19) **THE FINAL PLAT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO PLANNING TO RECORD THE PLAT.**
19. Project # 1004988 06DRB-01175 Minor-Prelim&Final Plat Approval	FORSTBAUER SURVEYING LLC agent(s) for EAGLE - 3-V INVESTORS request(s) the above action(s) for all or a portion of Tract(s) 2-D, **EAGLE RANCH,** zoned O-1 office and institution zone, located on EAGLE RANCH RD NW, between CONGRESS AVE NW and IRVING BLVD NW containing approximately 4 acre(s). [REF: 06DRB-00926] (C-13) **THE PRELIMINARY AND FINAL PLAT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO PLANNING FOR NMU INC SIGNATURE AND TO RECORD THE PLAT.**
20. Project # 1005082 06DRB-01184 Minor-Prelim&Final Plat Approval	WAY JOHN SURVEYING INC agent(s) for RIGHT WAY ROOFING request(s) the above action(s) for all or a portion of Tract(s) 15 & 16, 287, 288 & 282 and Lot(s) C & B, Block(s) 2, **BRIGHTWOOD ADDITION,** zoned M-2, located on 1ST ST NW, between ASPEN AVE NW and CONSTITUTION AVE NW containing approximately 1 acre(s). (J-14) **THE PRELIMINARY AND FINAL PLAT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO PLANNING TO RECORD.**

21. Project # 1001900
06DRB-01183 Minor-Prelim&Final Plat Approval

WAYJOHN SURVEYING INC agent(s) for NEW MEXICO AIDS SERVICES request(s) the above action(s) for all or a portion of Block(s) C, Tract(s) J-1-A, **INDIAN MESA,** zoned R-2, located on LAFAYETTE DR NE, between AZTEC RD NE and COMANCHE RD NE containing approximately 1 acre(s). [REF: 05DRB-01775] (G-16) **THE PRELIMINARY AND FINAL PLAT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO TRANSPORTATION DEVELOPMENT FOR CROSS LOT ACCESS EASEMENT, CROSS LOT DRAINAGE EASEMENT, SIDEWALK AND PLANNING TO RECORD THE PLAT.**

22. Project # 1003469
06DRB-01185 Minor-Prelim&Final Plat Approval

TERRAMETRICS OF NEW MEXICO agent(s) for ED & CHARLENE WHITEHOUSE & DAVID & DEBORAH STANG request(s) the above action(s) for all or a portion of Lot(s) 8-A-P1 AND 9-A-P1, **OAKLAND HEIGHTS SUBDIVISION,** zoned RD (3 du/a), located on OAKLAND AVE NE, between BARSTOW ST NE and VENTURA ST NE containing approximately 1 acre(s). [REF: 06DRB00997] (C-20) **THE PRELIMINARY AND FINAL PLAT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO PLANNING FOR DRY UTILITIES SIGNATURES, TO FIX WHERE VACATION ENDS AND TO RECORD THE PLAT.**

23. Project # 1004083
06DRB-01147 Minor-Prelim&Final Plat Approval

RHOMBUS PA INC agent(s) for SANCHEZ & WADE ENTERPRISES LLC request(s) the above action(s) for all or a portion of Block(s) 11, Tract(s) 19-21, **VALLEY VIEW ADDITION,** zoned C-2, located on ZUNI SE, between ADAMS SE and JEFFERSON SE containing approximately 1 acre(s).[REF: 05DRB-01849, 06DRB-00427] (K-17) **THE PRELIMINARY AND FINAL PLAT WAS APPROVED WITH FINAL**

SIGN OFF DELEGATED TO PLANNING FOR REAL PROPERTY SIGNATURE AND TO RECORD THE PLAT.

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

24. Project # 1003798
06DRB-01126 Minor-Sketch Plat or Plan

GREATER ALBUQUERQUE HOUSING PARTNERSHIP request(s) the above action(s) for all or a portion of Lot(s) 7-12, Block(s) 27, **EMIL MANN,** zoned RT, located on DALLAS NE, between PENNSYLVANIA NE and SOUTHERN NE containing approximately 2 acre(s).*[Deferred from 8/16/06]*(L-19) **THE ABOVE REQUEST WAS REVIEWED AND COMMENTS WERE GIVEN.**

25. Project # 1005081
06DRB-01182 Minor-Sketch Plat or Plan

BOHANNAN HUSTON INC agent(s) for ANDALUCIA DEVELOPMENT CO INC request(s) the above action(s) for all or a portion of Tract(s) A-1 & B, **ANDALUCIA @ LA LUZ, UNIT 4,** zoned SU-1 PRD, located on COORS BLVD NW, between MONTE FRIO DR NW and SEVILLA AVE NW containing approximately 18 acre(s). (F-11) **THE ABOVE REQUEST WAS REVIEWED AND COMMENTS WERE GIVEN.**

26. Project # 1005072
06DRB-01169 Minor-Sketch Plat or Plan

DEBBIE HUBERT request(s) the above action(s) for all or a portion of Lot(s) 44, **SNOW HEIGHTS,** zoned R-3 residential zone, located on NORMAN AVE NE, between ARVADA AVE NE and EUBANK BLVD NE containing approximately 1 acre(s). (H-21) **THE**

ABOVE REQUEST WAS REVIEWED AND COMMENTS WERE GIVEN.

27. Project # 1005083
06DRB-01186 Minor-Sketch Plat or Plan

DOUG SMITH agent(s) for PETER HADDAD request(s) the above action(s) for all or a portion of Lot(s) 11-A, Block(s) 2, **JUAN TABO ADDITION,** zoned R-3, located on INDIAN SCHOOL RD NE, between KIRBY ST NE and PAISANO ST NE containing approximately 1 acre(s). (J-22) **THE ABOVE REQUEST WAS REVIEWED AND COMMENTS WERE GIVEN.**

28. Project # 1005078
06DRB-01177 Minor-Sketch Plat or Plan

STEVEN BURNS agent(s) for MICHELLE TOMPSON request(s) the above action(s) for all or a portion of Lot(s) 12, Block(s) 19, **EASTERN ADDITION,** zoned SU-2 RC, located on EDITH BLVD SE, between LEWIS AVE SE and GARFIELD AVE SE containing approximately 1 acre(s). *[Deferred from 8/23/06]*(L-14) **DEFERRED TO 8/30/06.**

29. Project # 1005073
06DRB-01170 Minor-Sketch Plat or Plan

ARLENE & GABRIEL GONZALEZ-CAMARGO request(s) the above action(s) for all or a portion of Lot(s) 1 & 2, Block(s) 11, **ROSEMONT PARK ADDITION,** zoned SU-2 special neighborhood zone, located on 12TH ST NW, between ROSEMONT NW and ARIAS NW containing approximately 1 acre(s). (J-13) **THE ABOVE REQUEST WAS REVIEWED AND COMMENTS WERE GIVEN.**

30. Project # 1005080
06DRB-01179 Minor-Sketch Plat or Plan

MARCOS MORALES request(s) the above action(s) for all or a portion of Lot(s) 132-A, **VISTA MANZANO, UNIT 2,** zoned R-LT, located on OJO FELIZ SW, between COORS SW and SAGE SW containing approximately 1 acre(s). (M-10) **THE ABOVE REQUEST WAS REVIEWED AND COMMENTS WERE GIVEN.**

31. Project # 1005085
06DRB-01192 Minor-Sketch Plat or Plan

JOHN H JACKSON JR request(s) the above action(s) for all or a portion of Lot(s) 10 & 13, Block(s) 4, **MANCHESTER PLACE ADDITION,** zoned RA-2 residential and agricultural zone, located on MANCHESTER DR NW, between CANDELARIA RD NW and HEADINGLY AVE NW containing approximately 1 acre(s). (G-13) **THE ABOVE REQUEST WAS REVIEWED AND COMMENTS WERE GIVEN.**

32. Approval of the Development Review Board Minutes for August 16, 2006. **THE DRB MINUTES FOR AUGUST 16, 2006 WERE APPROVED BY THE BOARD.**

ADJOURNED: 1:37 P.M.

Defer 9/20/06

DRB PUBLIC HEARING SIGN IN SHEETS

CASE NUMBER: 1004091 AGENDA#: 8 DATE: 8/23/06

1. Name: _____ Address: _____ Zip: _____
2. Name: _____ Address: _____ Zip: _____
3. Name: _____ Address: _____ Zip: _____
4. Name: _____ Address: _____ Zip: _____
5. Name: _____ Address: _____ Zip: _____
6. Name: _____ Address: _____ Zip: _____
7. Name: _____ Address: _____ Zip: _____
8. Name: _____ Address: _____ Zip: _____
9. Name: _____ Address: _____ Zip: _____
10. Name: _____ Address: _____ Zip: _____
11. Name: _____ Address: _____ Zip: _____
12. Name: _____ Address: _____ Zip: _____
13. Name: _____ Address: _____ Zip: _____
14. Name: _____ Address: _____ Zip: _____

CITY OF ALBUQUERQUE

PLANNING DEPARTMENT
DEVELOPMENT AND BUILDING SERVICES
HYDROLOGY DEVELOPMENT SECTION

DEVELOPMENT REVIEW BOARD – SPEED MEMO

DRB CASE NO/PROJECT NO: 1004091 **AGENDA ITEM NO: 8**

SUBJECT:

Preliminary Plat
Sidewalk Deferral

ACTION REQUESTED:

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

ENGINEERING COMMENTS:

No objection to Sidewalk Deferral request.
AMAFCA approval is required.
An approved grading and drainage plan must be on file prior to Preliminary Plat approval.
This project will need an infrastructure list.

RESOLUTION:

9-20-06

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

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

SIGNED: Bradley L. Bingham
City Engineer / AMAFCA Designee

DATE: AUGUST 23, 2006

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

DEVELOPMENT REVIEW BOARD
ACTION SHEET

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

August 16, 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: 10:20 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 # 1002315** 06DRB-01053 Major-Vacation of Public Easements	BOHANNAN HUSTON INC agent(s) for SCOTT PATRICK HOMES INC request(s) the above action(s) for all or a portion of Lot(s) 20 **WILDERNESS VILLAGE @ HIGH DESERT, UNIT 3**, zoned SU-2 HD R-R, located on FOOTHILLS TRAIL NE, between WILDERNESS TRAIL NE and HIGH DESERT NE. [REF: 03DRB-01651] (F-23) **VACATION WAS APPROVED AS SHOWN ON EXHIBIT B IN THE PLANNING FILE.**

2. Project # 1004942

06DRB-01055 Major-Vacation of Public Easements

LARKIN GROUP NM INC agent(s) for ROBERT HILLS request(s) the above action(s) for Parcel(s) 16 & 17, **COLES INDUSTRIAL SUBDIVISION, NO. 1,** zoned M-1, located on VASSAR DR NE, between CANDELARIA RD NE and LOS ARBOLES AVE NE containing approximately 1 acre(s). [REF:06DRB-00798] (H-16) **VACATION WAS APPROVED AS SHOWN ON EXHIBIT B IN THE PLANNING FILE.**

06DRB-01102 Minor-Prelim&Final Plat Approval

LARKIN GROUP NM INC agent(s) for ROBERT HILLS request(s) the above action(s) for Parcel(s) 16 & 17, **COLES INDUSTRIAL SUBDIVISION, NO. 1,** zoned M-1, located on VASSAR DR NE, between CANDELARIA RD NE and LOS ARBOLES AVE NE containing approximately 1 acre(s). [REF: 06DRB-00798] (H-16) **THE PRELIMINARY AND FINAL PLAT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO TRANSPORTATION DEVELOPMENT FOR DEDICATION OF RIGHT-OF-WAY, CROSS-LOT ACCESS EASEMENT AND PLANNING FOR AGIS DXF FILE, 15-DAY APPEAL PERIOD AND TO RECORD THE PLAT.**

3. Project # 1003102

06DRB-01054 Major-Vacation of Public Easements

ISAACSON & ARFMAN agent(s) for INFILL SOLUTIONS, INC. request(s) the above action(s) for all or a portion of Lot(s) 12-A, LANDS OF FERRARI-ESQUIBEL-PALMER (to be known as **SOFT LOFTS**) zoned SU-1 PRD (22 DU/AC), located on JUAN TABO BLVD NE, between LAGRIMA DE ORO NE and MONTGOMERY BLVD NE containing approximately 2 acre(s). [REF: 06DRB-00832, 06DRB-00837, 06DRB-00838, 06EPC00146, 06EPC-00147, 05DRB00911] (F-21) **VACATION WAS APPROVED AS SHOWN ON EXHIBIT B IN THE PLANNING FILE.**

4. **Project # 1000572**
06DRB-01038 Major-Preliminary Plat Approval
06DRB-01040 Minor-Sidewalk Waiver
06DRB-01041 Minor-Temp Defer SDWK

ISAACSON & ARFMAN PA agent(s) for CENTEX HOMES request(s) the above action(s) for all or a portion of Lot(s) 3, 7 & 8, LENKURT PROPERTIES (to be known as **THE PRESIDIO**) zoned SU-1 PRD, located on CHICO RD NE, between EUBANK BLVD NE and MORRIS ST NE containing approximately 23 acre(s). [REF: 05EPC-01116] *[Deferred from 8/16/06]* (K-21) **DEFERRED AT THE AGENT'S REQUEST TO 8/23/06.**

5. **Project # 1004974**
06DRB-00884 Major-SiteDev Plan Subd
06DRB-00885 Major-SiteDev Plan Bldg Permit

STUDIO SW ARCHITECTS agent(s) for SAN PEDRO EQUITIES request(s) the above action(s) for all or a portion of Lot(s) 1, 2, 3, 30, 31 and 32, Tract(s) A, Block(s) 34, **NORTH ALBUQUERQUE ACRES**, zoned SU-2, IP, located on SAN PEDRO NE BETWEEN HOLLY NE AND CARMEL NE containing approximately 5 acres.[REF: AX-84-9,Z-84-41] *[Deferred from 7/12/06 & 8/16/06]* (C-18) **DEFERRED AT THE AGENT'S REQUEST TO 8/30/06.**

6. **Project # 1002375**
06DRB-00902 Major-Vacation of Pub Right-of-Way
06DRB-00903 Major-Vacation of Public Easements

JACKS HIGH COUNTRY agent(s) for BARRY & SANDY HOPKINS request(s) the above action(s) for all or a portion of Tract(s) A, B, J & K, **THE PALISADES ADDITION,** located on LOMA HERMOSA DR NW, between BLUEWATER NW and YUCCA DR NW containing approximately 1 acre(s). [REF: 02DRB-01852] *[Deferred from 7/19/06]* (J-11) **WITHDRAWN AT THE AGENT'S REQUEST.**

7. **Project # 1000560**
06DRB-01023 Major-SiteDev Plan BldPermit

HARTMAN & MAJEWSKI DESIGN GROUP agent(s) for NEW MEXICO CANCER CENTER request(s) the above action(s) for all or a portion of Tract(s) 1A-2-B-1, **JOURNAL CENTER,** zoned IP industrial park zone, located on HEADLINE BLVD NE, between PASEO DEL NORTE NE and LANG AVE NE containing approximately 6 acre(s). [REF: 05DRB00546, 05DRB00527] *[Deferred from 8/9/06]* (D-17) **THE SITE PLAN FOR BUILDING PERMIT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO TRANSPORTATION DEVELOPMENT FOR SIDEWALK EASEMENTS AND PLANNING FOR 3 COPIES OF THE SITE PLAN AND THE 15-DAY APPEAL PERIOD.**

8. **Project # 1004091**
06DRB-00942 Major-Preliminary Plat approval
06DRB-00943 Minor- Temp Deferral of Sidewalk

RIO GRANDE ENGINEERING agent(s) for IRVING PARTNERS LLC request(s) the above action(s) for all or a portion of Unplatted Lands of Amalgamated Partners (to be known as **DESERT GARDEN ESTATES SUBDIVISION**), zoned RLT, located on IRVING BLVD NW between RAINBOW RD NW and PASEO DEL OESTE NW containing approximately 12 acre(s). *[Deferred from 7/26/06 & 8/2/06 & 8/9/06 & 8/16/06]* (A-9) **DEFERRED AT THE BOARD'S REQUEST TO 8/23/06.**

9. **Project # 1005033**
06DRB-01056 Major-SiteDev Plan BldPermit

STUDIO SOUTHWEST ARCHITECTS agent(s) for I. P. F. D. C. request(s) the above action(s) for A PORTION OF I. P. F. D. C. (INDIAN PUEBLOS FEDERAL DEVELOPMENT CORP.) 7 ACRE SITE, **INDIAN PUEBLO COUNCIL PROPERTY,** zoned SU-1 C-2 with restrictions, located on 12^{Tth} ST NW, between INDIAN SCHOOL NW and MENAUL NW containing approximately 3 acre(s). [REF: 03EPC-01676, 03EPC-01677] *[Deferred from 8/16/06]*(H-13/H-14) **DEFERRED AT AGENT'S REQUEST FOR TO 8/23/06.**

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

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

10. Project # 1004565
06DRB-01058 Minor-SiteDev Plan Subd/EPC
06DRB-01059 Minor-SiteDev Plan BldPermit/EPC
06DRB-00908 Minor-Prelim&Final Plat Approval

WAYJOHN SURVEYING INC agent(s) for DOYLE & TRICARIO INVESTMENTS request(s) the above action(s) for all or a portion of Lot(s) 7, 8 & 9, Block(s) 16-A, SANTILLA PLACE (to be known as **CAGUA TOWNHOMES**) zoned R-LT residential zone, located on CAGUA DR NE between COPPER AVE NE and GRAND AVE NE containing approximately 1 acre(s). **[Catalina Lehner, EPC Case Planner]** *[Deferred from 8/2/06 & 8/16/06]* (K-18) **DEFERRED AT THE AGENT'S REQUEST TO 8/30/06.**

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

11. Project # 1000788
06DRB-01142 Minor-Prelim&Final Plat Approval

JACKS HIGH COUNTRY INC agent(s) for RICHARD EVANS & KELLY CONABOY request(s) the above action(s) for all or a portion of Lot(s) 24, Block(s) R, **PARADISE SKIES UNIT 9,** zoned R-1 residential zone, located on CELESTIAL AVE NW, between SKYWATCHER ST NW and MILKY WAY ST NW containing approximately 1 acre(s). [REF: 05DRB-01491] (A-11) **THE PRELIMINARY AND FINAL PLAT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO UTILITIES DEVELOPMENT FOR NMU INC SIGNATURE, RETAIN PUBLIC WATERLINE EASEMENT AND TO PALNNING FOR REAL PROPERTY SIGNATURE AND TO RECORD THE PLAT.**

12. **Project # 1004880**
06DRB-01130 Minor-Prelim&Final Plat Approval

PRECISION SURVEYS agent(s) for S & S TREZZA request(s) the above action(s) for all or a portion of Block(s) 4, Tract(s) B-1, **ROSITA ADDITION,** zoned C-2, located on COORS BLVD NW, between BICE RD NW and ILIFF RD NW containing approximately 1 acre(s). [REF: 06DRB-00643] (H-11) **THE PRELIMINARY AND FINAL PLAT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO CITY ENGINEER FOR STORM DRAIN EASEMENT AND WATERLINE AND SANITARY SEWER EASEMENTS AND TO PLANNING FOR AGIS DXF FILE, REAL PROPERTY SIGNATURE AND TO RECORD THE PLAT.**

13. **Project # 1004570**
05DRB-01828 Minor-Prelim&Final Plat Approval

PRECISION SURVEYS agent(s) for BRUCE & KATHERINE BESSER request(s) the above action(s) for all or a portion of Lot(s) 6A1 & 6A2, Block(s) 14, Tract(s) A, **UNIT B, NORTH ALBUQUERQUE ACRES,** zoned SU-2 M-1, located between WILSHIRE AVE NE and INTERSTATE 25, containing approximately 3 acre(s). *[Deferred from 12/14/05, Indef deferred 12/21/05]]* (C-18) **THE PRELIMINARY AND FINAL PLAT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO UTILITIES DEVELOPMENT TO ADD A 15-FOOT PRIVATE WATER/SAS SERVICE LINE MEANT FOR THE BENEFIT OF LOT 6-A-2 AND TO PLANNING TO RECORD THE PLAT.**

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

14. **Project # 1003798**
06DRB-01126 Minor-Sketch Plat or Plan

GREATER ALBUQUERQUE HOUSING PARTNERSHIP request(s) the above action(s) for all or a portion of Lot(s) 7-12, Block(s) 27, **EMIL MANN,** zoned RT, located on DALLAS NE, between PENNSYLVANIA NE and SOUTHERN NE containing approximately 2 acre(s). *[Deferred from 8/16/06]* (L-19) **DEFERRED AT THE AGENT'S REQUEST TO 8/23/06.**

15. **Project # 1005064**
06DRB-01141 Minor-Sketch Plat or Plan

STEVE RESTAINO agent(s) for TRUST OF SAMUEL THOMAS WATERS SANCHEZ request(s) the above action(s) for all or a portion of Tract(s) 38-A-2, **MAP 32 TRACT 38-A-2,** zoned R-1, located on GUADALUPE TR NW, between SANDIA NW and LOS POBLENOS RANCH NW containing approximately 1 acre(s). (F-14) **INDEFINITELY DEFERRED ON A NO SHOW.**

16. Approval of the Development Review Board Minutes for August 9, 2006. **THE DRB MINUTES FOR AUGUST 9, 2006 WERE APPROVED BY THE BOARD.**

ADJOURNED: 10:20 A.M.

CITY OF ALBUQUERQUE

P.O. Box 1293

Albuquerque

New Mexico 87103

www.cabq.gov

PLANNING DEPARTMENT
DEVELOPMENT AND BUILDING SERVICES
HYDROLOGY DEVELOPMENT SECTION

DEVELOPMENT REVIEW BOARD – SPEED MEMO

DRB CASE NO/PROJECT NO: 1004091 **AGENDA ITEM NO: 8**

SUBJECT:

Preliminary Plat
Sidewalk Deferral

ACTION REQUESTED:

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

ENGINEERING COMMENTS:

No objection to Sidewalk Deferral request.
AMAFCA approval is required.
An approved grading and drainage plan must be on file prior to Preliminary Plat approval.
This project will need an infrastructure list.

RESOLUTION:

8/23/06

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

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

SIGNED: Bradley L. Bingham
City Engineer / AMAFCA Designee

DATE: AUGUST 16, 2006

DRB PUBLIC HEARING SIGN IN SHEETS

CASE NUMBER: 1004/091 AGENDA#: 8 DATE: 8/16/06

1. Name: David Sauble Address:_____ Zip:_____

2. Name: _____ Address:_____ Zip:_____

3. Name: _____Address:_____ Zip:_____

4. Name: _____Address:_____Zip: _____

5. Name: _____Address:_____Zip: _____

6. Name: _____Address:_____Zip:_____

7. Name: _____Address:_____Zip:_____

8. Name: _____Address:_____Zip:_____

9. Name: _____Address:_____Zip: _____

10. Name: _____Address:_____Zip: _____

11. Name: _____Address:_____Zip:_____

12. Name: _____Address:_____Zip: _____

13. Name: _____Address:_____Zip: _____

14. Name: _____Address:_____Zip: _____

DEVELOPMENT REVIEW BOARD
ACTION SHEET

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

August 9, 2006 9 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: 10:50 A.M.
B. Changes and/or Additions to the Agenda
C. New or Old Business

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

1.	**Project # 1003469** 06DRB-00997 Major-Two Year SIA	LLAVE CONSTRUCTION INC request(s) the above action(s) for all or a portion of Lot(s) 25-27, Block(s) 2, Tract(s) 3, **OAKLAND HEIGHTS UNIT 3,** zoned R-D (3 DU/A) located on OAKLAND AVE NE, between BARSTOW ST NE and VENTURA ST NE containing approximately 3 acre(s). [REF: 04DRB-00891, 04DRB-00892] (C-20) **A TWO-YEAR SIA WAS APPROVED WITH THE CONDITION THAT THE SIA SHALL BE AMENDED TO INCLUDE THE NEW INFRASTRUCTURE LIST.**

2. **Project # 1002928**
06DRB-01020 Major-Two Year SIA

WILSON & COMPANY agent(s) for THE TRAILS LLC, RICK BELTRAMO PE request(s) the above action(s) for all or a portion of Tract(s) D, THE TRAILS (to be known as **TAOS @ THE TRAILS**) zoned R-D residential and related uses zone, developing area, located on RAINBOW BLVD NW, between PASEO DEL NORTE NW and WOODMONT AVE NW containing approximately 18 acre(s). [REF: 03DRB01532, 05DRB00308] (C-9) **A TWO-YEAR SIA WAS APPROVED.**

3. **Project # 1002962**
06DRB-01021 Major-Two Year SIA

WILSON & COMPANY agent(s) for THE TRAILS LLC, RICK BELTRAMO PE request(s) the above action(s) for all or a portion of Tract(s) A, B, C, D & F, **THE TRAILS,** TRACT A, HERITAGE, UNIT 1, TRACT B, HERITAGE, UNIT 2, TRACT C, SANTA FE @ THE TRAILS, UNIT 1, TRACT D, TAOS @ THE TRAILS, UNIT 1 AND TRACT F, RESERVE @ THE TRAILS, UNIT 1, zoned R-D residential and related uses zone, developing area, located on RAINBOW BLVD NW, between PASEO DEL NORTE NW and WOODMONT AVE NW containing approximately 76 acre(s). [REF: 05DRB00297, 05DRB00308] (Listed as Proj.1002928 in error) (C-9) **A TWO-YEAR SIA WAS APPROVED.**

4. **Project # 1000560**
06DRB-01023 Major-SiteDev Plan BldPermit

HARTMAN & MAJEWSKI DESIGN GROUP agent(s) for NEW MEXICO CANCER CENTER request(s) the above action(s) for all or a portion of Tract(s) 1A-2-B-1, **JOURNAL CENTER,** zoned IP industrial park zone, located on HEADLINE BLVD NE, between PASEO DEL NORTE NE and LANG AVE NE containing approximately 6 acre(s). [REF: 05DRB00546, 05DRB00527] *[Deferred from 8/9/06]* (D-17) **DEFERRED AT THE BOARD'S REQUEST TO 8/16/06.**

5. **Project # 1004675**
06DRB-01026 Major-Preliminary Plat Approval
06DRB-01027 Major-Vacation of Public Easements
06DRB-01028 Minor-Subd Design (DPM) Variance
06DRB-01029 Minor-Sidewalk Waiver
06DRB-01030 Minor-Temp Defer SDWK

06DRB-01097 Minor-SiteDev Plan Subd/EPC

MARK GOODWIN & ASSOCIATES PA agent(s) for T. S. MCNANEY request(s) the above action(s) for all or a portion of Tract(s) 1, SP KINSCHERFFLAND AND SW ¼ ON NE ¼, SEC 35, T11N, R2E (to be known as **VISTA DE LA LUZ**) zoned SU-1 PRD, located on COORS BLVD NW, between WESTERN TRAIL NW and DELLYNE AVE NW containing approximately 29 acre(s). [REF: 06DRB00836] *[Deferred from 8/9/06]* (F-11) **DEFERRED AT THE BOARD'S REQUEST TO 8/23/06.**

CONSENSUS PLANNING agent(s) for TS MCNANEY LLC / MONTERREY LAND GROUP LLC request(s) the above action(s) for all or a portion of Tract(s) 1, KINSCHERFF, LANDS OF RAY A GRAHAM III (to be known as **VISTA DE LA LUZ**, zoned SU-1 PRD (10DU/A) located on COORS BLVD NW, between SAN ANTONIO ARROYO NW and LA LUZ DEL OESTE NW containing approximately 29 acre(s). [REF:06DRB-00836] **[Catalina Lehner, EPC Case Planner]** *[Deferred from 8/9/06]* (F-11) **DEFERRED AT THE BOARD'S REQUEST TO 8/23/06.**

6. **Project # 1005031**
06DRB-01017 Major-Preliminary Plat Approval
06DRB-01018 Minor-Temp Defer SDWK

SURV TEK & WILSON & COMPANY agent(s) for THE TRAILS LLC request(s) the above action(s) for all or a portion of Tract(s) 9-A, THE TRAILS UNIT 2 (to be known as **SANTA FE 3 @ THE TRAILS, UNIT 2**) zoned R-D residential and related uses zone, developing area, located on WOODMONT AVE NW, between RAINBOW BLVD NW and UNIVERSE BLVD NW containing approximately 20 acre(s). (Listed as Project 1004644 in error) *[Deferred from 8/9/06]* (C-9) **DEFERRED AT THE AGENT'S REQUEST TO 8/23/06.**

7. **Project # 1003613**
06DRB-00854 Major-Preliminary Plat Approval
06DRB-00855 Major-Vacation of Public Easements
06DRB-00859 Minor-SiteDev Plan Subd/EPC
06DRB-00856 Minor-Sidewalk Waiver
06DRB-00857 Minor-Temp Defer SDWK

THOMPSON ENGINEERING CONSULTANTS INC agent(s) for WAREHOUSE MOLDING & DOOR CORP request(s) the above action(s) for all or a portion of Tract(s) 34, MRGCD Map 39, Lot(s) 11, Rancho Rico and Lot(s) 1-4, Powell Gardens Addition (to be known as **SUNSET VILLA ADDITION**) zoned SU-1 for PRD, located on SUNSET GARDENS RD SW between ATRISCO RD SW and ARENAL DITCH, containing approximately 15 acres. *[Deferred from 7/12/06 & 8/9/06]* (K-12) **DEFERRED AT THE AGENT'S REQUEST TO 8/23/06.**

8. **Project # 1004091**
06DRB-00942 Major-Preliminary Plat approval
06DRB-00943 Minor- Temp Deferral of Sidewalk

RIO GRANDE ENGINEERING agent(s) for IRVING PARTNERS LLC request(s) the above action(s) for all or a portion of Unplatted Lands of Amalgamated Partners (to be known as **DESERT GARDEN ESTATES SUBDIVISION**), zoned RLT, located on IRVING BLVD NW between RAINBOW RD NW and PASEO DEL OESTE NW containing approximately 12 acre(s). *[Deferred from 7/26/06 & 8/2/06 & 8/9/06]* (A-9) **DEFERRED AT THE AGENT'S REQUEST TO 8/23/06.**

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

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

THERE ARE NO SITE DEVELOPMENT THIS WEEK . . .

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

9. **Project # 1004300**
06DRB-01088 Minor-Extension of Preliminary Plat

WAYJOHN SURVEYING INC agent(s) for ELITE DRI-WALL request(s) the above action(s) for all or a portion of Lot(s) 31 & 32, Block(s) 9, Tract(s) A, **NORTH ALBUQUERQUE ACRES, UNIT B,** zoned SU-2/M-1, located on EAGLE ROCK AVE NE, between SAN MATEO BLVD NE and INTERSTATE 25 NE containing approximately 2 acre(s). (C-18) **A ONE-YEAR EXTENSION OF THE PRELIMINARY PLAT WAS APPROVED.**

10. **Project # 1005044**
06DRB-01092 Minor-Prelim&Final Plat Approval

JACK'S HIGH COUNTRY agent(s) for WILLIAM A JR & AILENE E FORD request(s) the above action(s) for all or a portion of Lot(s) 5 & 6, Block(s) 5, **HUNTERS RUN SUBDIVISION, UNIT 1,** zoned R-1, located on LAWTON ST NW, between TALMADGE AVE NW and LOREN AVE NW containing approximately 1 acre(s). (A-13/B-13) **THE PRELIMINARY AND FINAL PLAT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO PLANNING FOR THE AGIS DXF FILE AND TO RECORD THE PLAT.**

11. **Project # 1002858**
06DRB-00630 Minor- Final Plat Approval

MARK GOODWIN & ASSOCIATES PA agent(s) for ANDERSON HILLS LLC request(s) the above action(s) for all or a portion of Lot(s) 28, Block(s) 13, **MESA @ ANDERSON HILLS, UNIT 2,** zoned SU-1 for C-1 uses & R-2, located on DENNIS CHAVEZ BLVD SW, between UNSER BLVD SW and GRACE VIGIL RD SW containing approximately 35 acre(s). [REF: 05DRB-00488, 04DRB-01744, 04DRB-01683] *[Indef deferred for SIA on 5/31/06]* (P-9) **THE FINAL PLAT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO PLANNING TO RECORD.**

12. **Project # 1004944**
06DRB-01096 Minor-Prelim&Final Plat Approval

DOUG SMITH agent(s) for REX O LEWIS request(s) the above action(s) for all or a portion of Lot(s) 11 & 12, Block(s) 18, **EAST CENTRAL BUSINESS ADDITION,** zoned C-3 heavy commercial zone, located on MURIEL ST NE, between BUENA VENTURA RD NE and LINN NE containing approximately 1 acre(s). [REF: 06DRB-00803] (K-21) **THE PRELIMINARY AND FINAL PLAT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO PLANNING FOR AGIS DXF FILE AND TO RECORD THE PLAT.**

13. **Project # 1004970**
06DRB-01070 Minor-Prelim&Final Plat Approval

PRECISION SURVEYS INC agent(s) for PERFORMANCE TOOL & EQUIPMENT request(s) the above action(s) for all or a portion of Lot(s) 26-A, Block(s) 4, **WHITE CITY ADDITION,** zoned C-3 heavy commercial zone, located on 4TH ST NW, between MENAUL BLVD NW and PHOENIX NW containing approximately 1 acre(s). [REF: 06DRB00871] *[Deferred from 8/2/06]* (H-14) **THE PRELIMINARY AND FINAL PLAT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO UTILITIES DEVELOPMENT FOR TAPPING PERMIT FOR SEWER LINE AND PLANNING TO RECORD THE PLAT.**

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

14. **Project # 1004602**
06DRB-01098 Minor-Sketch Plat or Plan

DOUG SMITH agent(s) for ROBERT JENKINS request(s) the above action(s) for Lot(s) G and westerly portion of Lot(s) F, **ALVARADO GARDENS, UNIT 2,** zoned RA-2 residential and agricultural zone, located on CASTANEDA RD NW, between ORO VISTA RD NW and CAMPBELL RD NW containing approximately 1 acre(s). [REF: 06DRB-00316] (G-12) **THE ABOVE REQUEST WAS REVIEWED AND COMMENTS WERE GIVEN.**

15. **Project # 1004851**
06DRB-01095 Minor-Sketch Plat or Plan

JEFF MORTENSEN & ASSOCIATES INC agent(s) for THE SAWMILL DEVELOPMENT CO., LLC request(s) the above action(s) for all or a portion of Tract(s) 2, **LANDS OF MCCLAIN** & Tract(s) A-3 LANDS OF **WILLIAM MCCORD,** zoned S-M1, located on ZEARING AVE NW, between RIO GRANDE BLVD NW and 19TH ST NW containing approximately 3 acre(s). [REF: 06DRB-00556] (H-13) **THE ABOVE REQUEST WAS REVIEWED AND COMMENTS WERE GIVEN.**

16. **Project # 1005045**
06DRB-01094 Minor-Sketch Plat or Plan

J.C. HELMS agent(s) for HARPAL SINGH request(s) the above action(s) for all or a portion of Tract(s) 104, **M.R.G.C.D. MAP 34,** zoned RA-2 residential and agricultural zone, located on INDIAN FARM LANE NW, between CANDELARIA NW and GREIGOS DRAIN containing approximately 2 acre(s). (G-13) **THE ABOVE REQUEST WAS REVIEWED AND COMMENTS WERE GIVEN.**

17. Approval of the Development Review Board Minutes for August 2, 2006. **THE DEVELOPMENT REVIEW BOARD MINUTES FOR AUGUST 2, 2006 WERE APPROVED BY THE BOARD.**

ADJOURNED: 10:50 A.M.

CITY OF ALBUQUERQUE

P.O. Box 1293

Albuquerque

New Mexico 87103

www.cabq.gov

PLANNING DEPARTMENT
DEVELOPMENT AND BUILDING SERVICES
HYDROLOGY DEVELOPMENT SECTION

DEVELOPMENT REVIEW BOARD – SPEED MEMO

DRB CASE NO/PROJECT NO: 1004091 **AGENDA ITEM NO: 8**

SUBJECT:

Preliminary Plat
Sidewalk Deferral

ACTION REQUESTED:

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

ENGINEERING COMMENTS:

An approved grading and drainage plan must be on file prior to Preliminary Plat approval.
AMAFCA approval is required.
No objection to Sidewalk Deferral request.

RESOLUTION:

8/16/06

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

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

SIGNED: Bradley L. Bingham
City Engineer / AMAFCA Designee

DATE: AUGUST 9, 2006

DRB PUBLIC HEARING SIGN IN SHEETS

CASE NUMBER: 1004/091 AGENDA#: 8 DATE: 8/9/06

1. Name: David Gaule Address: RA Exgt Zip: _____
2. Name: _____ Address: _____ Zip: _____
3. Name: _____ Address: _____ Zip: _____
4. Name: _____ Address: _____ Zip: _____
5. Name: _____ Address: _____ Zip: _____
6. Name: _____ Address: _____ Zip: _____
7. Name: _____ Address: _____ Zip: _____
8. Name: _____ Address: _____ Zip: _____
9. Name: _____ Address: _____ Zip: _____
10. Name: _____ Address: _____ Zip: _____
11. Name: _____ Address: _____ Zip: _____
12. Name: _____ Address: _____ Zip: _____
13. Name: _____ Address: _____ Zip: _____
14. Name: _____ Address: _____ Zip: _____

DEVELOPMENT REVIEW BOARD
ACTION SHEET
Plaza del Sol Hearing Room, Basement, Plaza del Sol Building

August 2, 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

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

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

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

A. Call to Order: 9:00 A.M. Adjourned: 10:50 A.M.
B. Changes and/or Additions to the Agenda
C. New or Old Business

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

1. **Project # 1004994**
   06DRB-00947 Major-Vacation of Pub Easement
   06DRB-00949 Major-Preliminary Plat Approval
   06DRB-00948 Minor-Temp Defer SDWK

   MARK GOODWIN & ASSOCIATES PA agent(s) for J D HOME BUILDER CORPORATION request(s) the above action(s) for all or a portion of Tract(s) B-2-B-1, PARADISE HEIGHTS (to be known as **SEVILLE SUBDIVISION, UNIT 7A**) zoned R-LT, located on KAYENTA BLVD NW, between CALLE GANDIA NW and NAVAJO DR NW containing approximately 2 acre(s). [REF: PROJECT #1001306] (A-10) **THE VACATION WAS APPROVED AS SHOWN ON EXHIBIT B IN THE PLANNING FILE. WITH THE SIGNING OF THE INFRASTRUCTURE LIST DATED**

8/2/06 AND APPROVAL OF THE GRADING PLAN ENGINEER STAMP DATED 7/31/06 THE PRELIMINARY PLAT WAS APPROVED WITH CONDITION: IF THE FINAL PLAT IS APPROVED AFTER 10/31/06 THE SUBDIVIDER MUST COMPLY WITH CITY COUNCIL RESOLUTION R-06-74 REGARDING PRE-DEVELOPMENT FACILITY FEE AGREEMENT WITH ALBUQUERQUE PUBLIC SCHOOLS (APS). THE TEMPORARY DEFERRAL OF CONSTRUCTION OF SIDEWALKS ON THE INTERIOR STREETS WAS APPROVED AS SHOWN ON EXHIBIT C IN THE PLANNING FILE.

2. Project # 1004985
06DRB-00916 Major-SiteDev Plan BldPermit

JIM MEDLEY ARCHITECT AIA agent(s) for TNJ GROUP OF COMPANIES request(s) the above action(s) for all or a portion of Lot(s) 4, Block(s) 4-B, **SUNPORT PARK,** zoned IP, located on SUNPORT BLVD SE, between UNIVERSITY BLVD SE and I-25 containing approximately 5 acre(s). [REF: Project# 1001067] *[Deferred from 7/19/06 & 8/2/06]* (M-15) **DEFERRED AT THE AGENT'S REQUEST TO 8/23/06.**

06DRB-01067 Minor-Prelim&Final Plat Approval

WAYJOHN SURVEYING INC agent(s) for TNJ GROUP OF COMPANIES request(s) the above action(s) for all or a portion of Lot(s) 4, Block(s) 4-B, **SUNPORT PARK,** zoned IP, located on WOODWARD RD SE, between TRANSPORT ST SE and SUNPORT PLACE SE containing approximately 5 acre(s). [REF: 06DRB-00916] *[Deferred from 8/2/06]* (M-15) **DEFERRED AT THE AGENT'S REQUEST TO 8/23/06.**

3. **Project #1004091**
06DRB-00942 Major-Preliminary Plat approval
06DRB-00943 Minor- Temp Deferral of Sidewalk

RIO GRANDE ENGINEERING agent(s) for IRVING PARTNERS LLC request(s) the above action(s) for all or a portion of Unplatted Lands of Amalgamated Partners (to be known as **DESERT GARDEN ESTATES SUBDIVISION**), zoned RLT, located on IRVING BLVD NW between RAINBOW RD NW and PASEO DEL OESTE NW containing approximately 12 acre(s). *[Deferred from 7/26/06 & 8/2/06]* (A-9) **DEFERRED AT THE AGENT'S REQUEST TO 8/9/06.**

4. **Project # 1003612**
06DRB-00737 Major-Preliminary Plat Approval
06DRB-00738 Major-Vacation of Pub Right-of-Way
06DRB-00739 Minor-Temp Defer SDWK

THOMPSON ENGINEERING CONSULTANTS INC agent(s) for DRAGONFLY DEVELOPMENT INC request(s) the above action(s) for all or a portion of Lot(s) 37, TOWN OF ATRISCO GRANT (to be known as **SUNDORO SOUTH, UNIT 9**) zoned SU-2 R-LT, located on ENDEE RD NW, between 98TH ST NW and 94TH ST NW containing approximately 6 acre(s). [REF: 04DRB-01868] *[Deferred from 6/21/06 & 6/28/06 & 7/12/06 & 7/26/06]* (J-9) **WITH THE SIGNING OF THE INFRASTRUCTURE LIST DATED 8/2/06 AND APPROVAL OF THE GRADING PLAN ENGINEER STAMP DATED 11/14/05 THE PRELIMINARY PLAT WAS APPROVED WITH CONDITIONS OF FINAL PLAT. THE VACATION WAS APPROVED AS SHOWN ON EXHIBIT B 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.

5. Project # 1004565
06DRB-01058 Minor-SiteDev Plan Subd/EPC
06DRB-01059 Minor-SiteDev Plan BldPermit/EPC
06DRB-00908 Minor-Prelim&Final Plat Approval

WAYJOHN SURVEYING INC agent(s) for DOYLE & TRICARIO INVESTMENTS request(s) the above action(s) for all or a portion of Lot(s) 7, 8 & 9, Block(s) 16-A, SANTILLA PLACE (to be known as **CAGUA TOWNHOMES**) zoned R-LT residential zone, located on CAGUA DR NE between COPPER AVE NE and GRAND AVE NE containing approximately 1 acre(s). **[Catalina Lehner, EPC Case Planner]** *[Deferred from 8/2/06]* (K-18) **DEFERRED AT THE AGENT'S REQUEST TO 8/16/06.**

6. Project # 1003993
06DRB-01006 Minor-SiteDev Plan BldPermit/EPC
06DRB-01005 Minor-Prelim&Final Plat Approval
06DRB-01003 Minor-Vacation of Private Easements

RHOMBUS PA INC agent(s) for GLOBAL STORAGE request(s) the above action(s) for all or a portion of Lot(s) A-37-1, NORTHEAST UNIT, TOWN OF ATRISCO GRANT (to be known as **GLOBAL STORAGE**) zoned SU-1-O-1, located on COORS BLVD NW, between SEQUOIA NW and ST JOSEPHS DR NW containing approximately 4 acre(s). [REF: 05EPC-00369, 05EPC-00370] **[David Stallworth, EPC Case Planner]** *[Deferred from 7/19/06 & 7/26/06]* (G-11) **WITH THE SIGNING OF THE INFRASTRUCTURE LIST DATED 8/2/06 THE SITE PLAN FOR BUILDING PERMIT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO CITY ENGINEER FOR SIA AND WATER METER RELOCATION AND PLANNING FOR DAVID STALLWORTH'S INITIALS AND 3 COPIES OF THE SITE PLAN. THE PRELIMINARY AND FINAL PLAT WAS APPROVED WITH FINAL PLAT SIGN OFF DELEGATED TO PLANNING TO RECORD THE PLAT. THE VACATION OF PRIVATE EASEMENTS WAS APPROVED AS SHOWN ON EXHIBIT B IN THE PLANNING FILE.**

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

7. **Project # 1002478**
06DRB-01063 Minor-Final Plat Approval

JOHN KUSIANOVICH MEMBER LLC agent(s) for PASEO PARTNERSHIP LLC request(s) the above action(s) for all or a portion of Tract(s) T-4, VISTA DEL NORTE SUBDIVISION (to be known as **BLUE SKY BUSINESS PARK**) zoned M-2 heavy manufacturing zone, located on EL PUEBLO NE between EDITH NE and JEFFERSON NE containing approximately 23 acre(s). [REF: 03DRB00232, 05DRB01343, 05DRB01344, 06DRB00509] (D-16) **THE FINAL PLAT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO PLANNING TO RECORD.**

8. **Project # 1004977**
06DRB-01066 Minor-Prelim&Final Plat Approval

JEFF MORTENSEN & ASSOCIATES agent(s) for AIRPORT TECHNICAL CENTER LIMITED request(s) the above action(s) for all or a portion of Lot(s) 6B-2 & 8B (to be known as **TRACTS A, B, C, D & E, AIRPORT TECHNICAL CENTER**) zoned M-2 heavy manufacturing zone, located on UNIVERSTY BLVD SE, between SUNPORT BLVD SE and INTERSTATE 25 containing approximately 11 acre(s). [REF: 06DRB00898, 06DRB00899] (N-15) **WITH THE SIGNING OF THE INFRASTRUCTURE LIST DATED 8/2/06 AND APPROVAL OF THE GRADING PLAN ENGINEER STAMP DATED 6/19/06 THE PRELIMINARY PLAT WAS APPROVED WITH THE CONDITION OF FINAL PLAT: A NEW PUBLIC DRAINAGE EASEMENT FOR THE NEW STORM DRAIN IS REQUIRED. THE FINAL PLAT WAS INDEFINITELY DEFERRED FOR THE SIA.**

9.	**Project # 1004076** 06DRB-01064 Minor-Prelim&Final Plat Approval	SURVEYS SOUTHWEST LTD agent(s) for JOHN EDGE, HILTON AVENUE LOFTS request(s) the above action(s) for all or a portion of Lot(s) 6, **HILTON AVENUE LOFTS,** zoned R-LT residential zone, located on HILTON AVE NE between PARSIFAL ST NE and HENDRIX RD NE containing approximately 1 acre(s). [REF: 05DRB01403] (G-20) **THE PRELIMINARY AND FINAL PLAT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO PLANNING FOR 15-DAY APPEAL PERIOD FOR VACATION AND AGIS DXF FILE.**
10.	**Project # 1004461** 06DRB-01065 Minor-Prelim&Final Plat Approval	SURVEYS SOUTHWEST LTD agent(s) for PAUL LUCERO request(s) the above action(s) for all or a portion of Tract(s) A & B, **LANDS OF PAUL LUCERO,** zoned RA-2 residential and agricultural zone, located on LOS ANAYAS RD NW between GABALDON RD NW and LOS LUCEROS RD NW containing approximately 1 acre(s). [REF: 05DRB01519] (H-12) **THE PRELIMINARY AND FINAL PLAT APPROVED AND SIGNED OFF BY THE BOARD.**
11.	**Project # 1005037** 06DRB-01068 Minor-Prelim&Final Plat Approval	SURVEYS SOUTHWEST LTD agent(s) for DUNCAN MILLOY request(s) the above action(s) for all or a portion of Lot(s) 6, Block(s) 1, **FITZGERALD ADDITION,** zoned R-1 residential zone, located on FITZGERALD RD NW, between CANDELARIA RD NW and 4TH ST NW containing approximately 1 acre(s). (G-14) **THE PRELIMINARY AND FINAL PLAT APPROVED AND SIGNED OFF BY THE BOARD.**

12. **Project # 1004970**
06DRB-01070 Minor-Prelim&Final Plat Approval

PRECISION SURVEYS INC agent(s) for PERFORMANCE TOOL & EQUIPMENT request(s) the above action(s) for all or a portion of Lot(s) 26-A, Block(s) 4, **WHITE CITY ADDITION,** zoned C-3 heavy commercial zone, located on 4TH ST NW, between MENAUL BLVD NW and PHOENIX NW containing approximately 1 acre(s). [REF: 06DRB00871] *[Deferred from 8/2/06]* (H-14) **DEFERRED AT THE AGENT'S REQUEST TO 8/9/06.**

13. **Project # 1005038**
06DRB-01069 Minor-Prelim&Final Plat Approval

PRECISION SURVEYS INC agent(s) for SAGE RETAIL LLC request(s) the above action(s) for the southerly portion of Tract(s) 466, 467 and 468 TOWN OF ATRISCO GRANT, UNIT 7 (to be known as **TRACT A, SAGE ARCADA**) zoned C-1 neighborhood commercial zone, located on SAGE RD SW between UNSER BLVD SW and COREL DR SW containing approximately 3 acre(s). *[Indef deferred from 8/2/06]* (L-10) **INDEFINITELY DEFERRED AT THE AGENT'S REQUEST.**

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

14. **Project # 1005039**
06DRB-01071 Minor-Sketch Plat or Plan

LAND DEVELOPMENT CONSULTANTS LLC agent(s) for ERNEST BACA, KENYON PLASTERING request(s) the above action(s) for all or a portion of Lot(s) 17, Block(s) 7, Tract(s) A, **NORTH ALBUQUERQUE ACRES, UNIT B,** zoned SU-2 IP, located on SAN PEDRO DR NE between FLORENCE AVE NE and GLENDALE AVE NE containing approximately 1 acre(s). (B-18) THE **ABOVE REQUEST WAS REVIEWED AND COMMENTS WERE GIVEN.**

15. **Project # 1002701**
06DRB-01051 Minor-Sketch Plat or Plan

MARIO RODRIGUEZ agent(s) for GUADALUPE & JUAN CARLOS AGUILAR request(s) the above action(s) for all or a portion of Lot(s) 6 & 7, Block(s) 12, **LOWER BROADWAY ADDITION,** zoned SU-2 MR, located on TOPEKA ST SE between SAN JOSE AVE SE and ALAMO AVE SE containing approximately 1 acre(s). [REF: 03ZHE-00885] (M-14) **ABOVE REQUEST WAS REVIEWED AND COMMENTS WERE GIVEN.**

16. Approval of the Development Review Board Minutes for July 26, 2006. **THE DRB MINUTES FOR JULY 26, 2006 WERE APPROVED BY THE BOARD.**

ADJOURNED: 10:50 A.M.

Dayette 8/9/06

DRB PUBLIC HEARING SIGN IN SHEETS

CASE NUMBER: 1004091 **AGENDA#:** 3 **DATE:** 8.2.06

1. **Name:** _____ **Address:** _____ **Zip:** _____

2. **Name:** _____ **Address:** _____ **Zip:** _____

3. **Name:** _____ **Address:** _____ **Zip:** _____

4. **Name:** _____ **Address:** _____ **Zip:** _____

5. **Name:** _____ **Address:** _____ **Zip:** _____

6. **Name:** _____ **Address:** _____ **Zip:** _____

7. **Name:** _____ **Address:** _____ **Zip:** _____

8. **Name:** _____ **Address:** _____ **Zip:** _____

9. **Name:** _____ **Address:** _____ **Zip:** _____

10. **Name:** _____ **Address:** _____ **Zip:** _____

11. **Name:** _____ **Address:** _____ **Zip:** _____

12. **Name:** _____ **Address:** _____ **Zip:** _____

13. **Name:** _____ **Address:** _____ **Zip:** _____

14. **Name:** _____ **Address:** _____ **Zip:** _____

CITY OF ALBUQUERQUE

P.O. Box 1293

Albuquerque

New Mexico 87103

www.cabq.gov

PLANNING DEPARTMENT
DEVELOPMENT AND BUILDING SERVICES
HYDROLOGY DEVELOPMENT SECTION

DEVELOPMENT REVIEW BOARD – SPEED MEMO

DRB CASE NO/PROJECT NO: 1004091 **AGENDA ITEM NO: 3**

SUBJECT:

Preliminary Plat
Sidewalk Deferral

ACTION REQUESTED:

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

ENGINEERING COMMENTS:

An approved grading and drainage plan must be on file prior to Preliminary Plat approval.
AMAFCA approval is required.
No objection to Sidewalk Deferral request.

RESOLUTION:

8-9-06

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

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

SIGNED: Bradley L. Bingham
City Engineer / AMAFCA Designee

DATE: AUGUST 2, 2006

DEVELOPMENT REVIEW BOARD
ACTION SHEET

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

July 26, 2006 9:00 a.m.

MEMBERS:

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

Wilfred Gallegos, Transportation Development
Kristal Metro & Brad Bingham, Alter City Engineer
Bill Balch, 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: 11:50 A.M.
B. Changes and/or Additions to the Agenda
C. New or Old Business

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

1. **Project # 1004909**
   06DRB-00930 Major- SiteDev Plan BldPermit

   HARTMAN & MAJEWSKI DESIGN GROUP agent(s) for SOUTHWEST GASTROENTEROLOGY ASSOCIATES, request(s) the above action(s) for Tract(s) 2A-2A-2B-2, Block(s) 0000, JOURNAL CENTER (to be known as **SOUTHWEST GASTROENTEROLOGY**) zoned IP, located on the northeast corner of JEFFERSON NE between JOURNAL CENTER BLVD NE ANSD HEADLINE AVE NE containing approximately 2.5 acre(s). [REF: DRB-97-442, ZA-96-44, 06DRB-00717] (D-17) **THE SITE PLAN FOR BUILDING PERMIT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO UTILTIES DEVELOPMENT FOR FIRE FLOW CALCULATIONS AND REVISED UTILITY**

PLAN AND TRANSPORTATION DEVELOPMENT FOR BUILD NOTES, SIDEWALK EASEMENT, JOURNAL CENTER APPROVAL LETTER, 3 COPIES OF THE SITE PLAN AND THE 15-DAY APPEAL PERIOD.

2. **Project # 1004228**
06DRB-00937Major-Vacation of Pub Right-of-Way

TERRAMETRICS OF NEW MEXICO agent(s) for HEADSTART ENTERPRISES request(s) the above action(s) for all or a portion of Tahoe Place right-of-way (**SUNRISE HEIGHTS ADDITION**)) zoned M-1 light manufacturing zone, located on MONTANO RD NE AND RENAISSANCE BLVD NE containing approximately 1 acre(s). [REF: 05DRB-01765] (F-15) **THE VACATION WAS APPROVED AS SHOWN ON EXHIBIT B IN THE PLANNING FILE.**

3. **Project # 1004091**
06DRB-00942 Major-Preliminary Plat approval
06DRB-00943 Minor- Temp Deferral of Sidewalk

RIO GRANDE ENGINEERING agent(s) for IRVING PARTNERS LLC request(s) the above action(s) for all or a portion of Unplatted Lands of Amalgamated Partners (to be known as **DESERT GARDEN ESTATES SUBDIVISION**), zoned RLT, located on IRVING BLVD NW between RAINBOW RD NW and PASEO DEL OESTE NW containing approximately 12 acre(s).. *[Deferred from 7/26/06]* (A-9) **DEFERRED AT THE AGENT'S REQUEST TO 8/2/06.**

4. **Project # 1004076**
06DRB-00880 Major-Vacation of Pub Right-of-Way

SURVEYS SOUTHWEST LTD agent(s) for HILTON AVENUE LOFTS LLC, request(s) the above action(s) for a portion of HILTON AVE NE adjacent to Lot(s) 6 (to be known as **HILTON AVENUE LOFTS**) zoned RLT, located on HILTON AVE NE, between PARSIFAL ST NE and HENDRIX RD NE. [REF: 05DRB-01403, 05DRB00526] *[Deferred from 7/19/06]* (G-20) **THE VACATION WAS APPROVED AS SHOWN ON EXHIBIT B IN THE PLANNNG FILE.**

5. Project # 1004240
06DRB-00890 Major-Preliminary Plat Approval
06DRB-00891 Minor-Sidewalk Waiver
06DRB-00892 Minor-Temp Defer SDWK
06DRB-00893 Minor-Vacation of Private Easements

ADVANCED ENGINEERING & CONSULTING LLC agent(s) for VILLAS LAS MANANITAS DEVELOPMENT LLC request(s) the above action(s) for all or a portion of Tract(s) 87-A-1-B, 87-A-2, 87-B-1, 87-B-2, 87-B-3, 88, 89A, 89-B-1, 89-B-2-A, Lot(s) A-1 and A-2, LANDS OF E. MAS (to be known as **VILLAS LAS MANANITAS SUBDIVISION**, zoned SU-1 FOR C-1 AND R-1, located on INDIAN SCHOOL RD NW between the ALAMEDA DRAIN AND RIO GRANDE BLVD NW containing approximately 5 acres. [REF: 05DRB-00918] *[Deferred from 7/12/06]* (H-13) **WITH THE SIGNING OF THE INFRASTRUCTURE LIST DATED 7/26/06 AND APPROVAL OF THE GRADING PLAN ENGINEER STAMP DATED 6/6/06 THE PRELIMINARY PLAT WAS APPROVED WITH CONDITIONS OF FINAL PLAT: 1) LANDSCAPING MUST BE SHOWN ON A REVISED WALL DESIGN PRIOR TO FINAL PLAT 2) ALL LOTS MUST MEET THE MINIMUM 5000 SQUARE FOOT LOT SIZE. 3) IF THE FINAL PLAT IS APPROVED AFTER 10/31/06 THE SUBDIVIDER MUST COMPLY WITH CITY COUNCIL RESOLUTION R-06-74 REGARDING PRE-DEVELOPMENT FACILITY FEE AGREEMENTS WITH THE ALBUQUERQUE PUBLIC SCHOOLS (APS). 4) ALL LOTS SHALL HAVE P-2 DESIGNATIONS. 5) A SUBDIVISION DESIGN VARIANCE NEEDS TO BE APPLIED FOR BEFORE OR CONCURRENT WITH THE FINAL PLAT APPLICATION. 6) NEED EASEMENTS OR DEDICATION ALONG RIO GRANDE BOULEVARD NORTH OF THE EXISTING HISTORIC BUILDING. 7) THE EASEMENTS ALONG MANANITAS LANE NW MUST BE WIDER. 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. THE VACATION OF PRIVATE EASEMENTS WAS APPROVED AS SHOWN ON EXHIBIT B IN THE PLANNING FILE.**

06DRB-01042 Minor-SiteDev Plan Subd/EPC

CONSENSUS PLANNING agent(s) for GARCIA INVESTMENTS request(s) the above action(s) for all or a portion of Tract(s) A, **VILLAS LAS MANANITAS SUBDIVISION,** zoned SU-1 FOR PERMISSIVE C-1 W/RESTRICTIONS, located on the northeast corner of INDIAN SCHOOL RD NW and RIO GRANDE BLVD NW and containing approximately 2 acre(s). [REF: 06DRB-00890, 06DRB-00891, 06DRB-00892, 06DRB-00893] **[David Stallworth, EPC Case Planner]** (H-13) **THE SITE**

PLAN FOR SUBDIVISION WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO PLANNING FOR DAVID STALLWORTH'S INITIALS, 3 COPIES OF THE SITE PLAN AND A REVISED WALL DESIGN WITH LANDSCAPING.

6. **Project # 1003612**
   06DRB-00737 Major-Preliminary Plat Approval
   06DRB-00738 Major-Vacation of Pub Right-of-Way
   06DRB-00739 Minor-Temp Defer SDWK

THOMPSON ENGINEERING CONSULTANTS INC agent(s) for DRAGONFLY DEVELOPMENT INC request(s) the above action(s) for all or a portion of Lot(s) 37, TOWN OF ATRISCO GRANT (to be known as **SUNDORO SOUTH, UNIT 9**) zoned SU-2 R-LT, located on ENDEE RD NW, between 98TH ST NW and 94TH ST NW containing approximately 6 acre(s). [REF: 04DRB-01868] *[Deferred from 6/21/06 & 6/28/06 & 7/12/06 & 7/26/06]* (J-9) **DEFERRED AT THE BOARD'S REQUEST TO 8/2/06.**

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

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

7. **Project # 1003087**
   06DRB-01034 Minor-SiteDev Plan Subd

BOHANNAN HUSTON INC agent(s) for WESTLAND DEVELOPMENT CO request(s) the above action(s) for all or a portion of Block(s) 1-39, Tract(s) A-L, **WATERSHED SUBDIVISION,** zoned SU-2 FOR PDA RR, located on TIERRA PINTADA ST NW, between 98TH ST NW and ARROYO VISTA BLVD NW containing approximately 47 acre(s). [REF: 05DRB-00788] (H-9) **THE SITE PLAN FOR SUBDIVISION WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO PLANNNG FOR LANDSCAPE PLAN ATTACHED TO COPIES OF THE SITE PLAN, NO UNIFORM FRONT YARD SETBACK, PLACEMENT AND ORIENTATION OF GARAGES AND INFRASTRUCTURE LIST LANGUAGE ON THE SIGNATURE BLOCK.**

8. **Project # 1005025**
06DRB-01031 Minor-SiteDev Plan BldPermit

M & M REAL ESTATE INVESTMENTS request(s) the above action(s) for all or a portion of Lot(s) 217, SANTA BARBARA- MARTINEZTOWN (to be known as **523 LOMAS OFFICE BUILDING**) zoned C-3, located on LOMAS BLVD NE, between HIGH ST NE and EDITH BLVD NE containing approximately 1 acre(s). (J-15) **WITHDRAWN AT THE AGENT'S REQUEST.**

9. **Project # 1003272**
06DRB-00941 Minor-SiteDev Plan Subd/EPC

CONSENSUS PLANNING agent(s) for AMERI CONTRACTORS LLC request(s) the above action(s) for all or a portion of Lot(s) 2-A-1-B-2, 3-A and 4-A-1, **ALBUQUERQUE WEST, UNIT 2,** zoned SU-1 PDA to include C-3 uses, located on PASEO DEL NORTE NW, between COORS BLVD NW and EAGLE RANCH RD NW containing approximately 10 acre(s). [REF: 06EPC-00283] **[Stephanie Shumsky, EPC Case Planner]** *[Deferred from 7/12/06]* (C-13) **THE SITE PLAN FOR SUBDIVISION WAS APPROVED AND SIGNED OFF BY THE BOARD.**

05DRB-01354 Minor-Prelim&Final Plat Approval

ISAACSON & ARFMAN PA agent(s) for HIGH ASSETS LAND CO LTD request(s) the above action(s) for all or a portion of Lot(s) 2-A-1-B-2 and 3A (to be known as **ALBUQUERQUE WEST, UNIT 2,** Lot(s) 3-A-1, 3-A-2, 2-A-1-B-2-A and 2-A-1-B-2-B), zoned SU-1 PDA TO INCLUDE C-3 USES, located on EAGLE RANCH RD NW, between PASEO DEL NORTE NW and ALL SAINTS RD NW containing approximately 8 acre(s). [REF: DRB-96-14, DRB-90-252] *[Indef Deferred from 9/7/05 & 11/2/05]* (C-13) **THE PRELIMINARY AND FINAL PLAT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO PLANNING TO RECORD THE PLAT.**

10. **Project # 1003993**
06DRB-01006 Minor-SiteDev Plan BldPermit/EPC
06DRB-01005 Minor-Prelim&Final Plat Approval
06DRB-01003 Minor-Vacation of Private Easements

RHOMBUS PA INC agent(s) for GLOBAL STORAGE request(s) the above action(s) for all or a portion of Lot(s) A-37-1, NORTHEAST UNIT, TOWN OF ATRISCO GRANT (to be known as **GLOBAL STORAGE**) zoned SU-1-O-1, located on COORS BLVD NW, between SEQUOIA NW and ST JOSEPHS DR NW containing approximately 4 acre(s). [REF: 05EPC-00369, 05EPC-00370] **[David**

Stallworth, EPC Case Planner] *[Deferred from 7/19/06 & 7/26/06]* (G-11) **DEFERRED AT THE AGENT'S REQUEST TO 8/2/06.**

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

11. Project # 1003112
06DRB-01012 Minor-Prelim&Final Plat Approval

ROSS HOWARD CO agent(s) for ARLAN COLLATZ INC request(s) the above action(s) for all or a portion of Lot(s) 20, 25 & 26, **RINCONADA TRAILS,** zoned RD, located on HUYANA DR NW, between UNSER BLVD NW and WESTERN TRAIL NW. (F-11) **THE PRELIMINARY AND FINAL PLAT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO PLANNING TO RECORD THE PLAT.**

12. Project # 1004858
06DRB-01037 Minor-Prelim&Final Plat Approval

SURVEYS SOUTHWEST LTD agent(s) for JEFF & EVANGELINE ROMERO request(s) the above action(s) for all or a portion of Lot(s) 7-9 & PORTION OF Lot(s) 10, Block(s) N, **MANDELL BUSINESS & RESIDENCE ADDITION,** zoned SU-3 special center zone, located on SLATE AVE NW, between 5th ST NW and LOMAS BLVD NW containing approximately 1 acre(s). [REF: 06DRB-00573] (J-14) **PRELIMINARY AND FINAL PLAT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO TRANSPORTATION DEVELOPMENT FOR 10-FOOT RADIUS AT ALLEY.**

13. **Project # 1004774**
06DRB-01036 Minor-Prelim&Final Plat Approval

SURVEYS SOUTHWEST LTD agent(s) for JESUS SANCHEZ request(s) the above action(s) for all or a portion of Lot(s) H-1-A, Block(s) 2, **MONTOYA'S SECOND REPLAT,** zoned SU-2 MR special neighborhood zone, located on ABAJO RD SE, between TOPEKA ST SE and JOHN ST SE containing approximately 1 acre(s). [REF: 06DRB-01036] (M-14) **THE PRELIMINARY AND FINAL PLAT WAS APPROVED AND SIGNED OFF BY THE BOARD.**

14. **Project # 1003057**
06DRB-00877 Minor-Prelim&Final Plat Approval

SURVEYS SOUTHWEST agent(s) for ROBERT RUSSELL request(s) the above action(s) for all or a portion of Tract(s) A-2-C-1, Block(s) 1, **CLIFFORD WEST BUSINESS PARK, UNIT 3,** zoned IP, located on LOS VOLCANES RD NW, between SAUL BELL RD NW and UNSER BLVD NW containing approximately 6 acre(s). [REF: 05DRB-00893] *[Indef Deferred from 6/28/06]* (K-9/K-10) **PRELIMINARY AND FINAL PLAT APPROVED AND SIGNED OFF BY THE BOARD.**

15. **Project # 1004782**
06DRB-00928 Minor-Prelim&Final Plat Approval

CARTESIAN SURVEYS INC agent(s) for THOMAS P GUTIERREZ request(s) the above action(s) for all or a portion of Lot(s) 18, Block(s) 1, **SLOAN'S ACRES,** zoned R-1, located on ESTANCIA NW, between LADERA DR NW and WESTERN TRAILS NW containing approximately 1 acre(s). *[Deferred from 7/12/06]* (G-11) **WITH THE SIGNING OF THE INFRASTRUCTURE LIST DATED 7/26/06 THE PRELIMINARY PLAT WAS APPROVED. FINAL PLAT WAS INDEFINITELY DEFERRED FOR THE SIA.**

16. **Project # 1004785**
06DRB-00403 Minor- Final Plat Approval

TERRAMETRICS OF NEW 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 for SIA)* (C-20) **FINAL PLAT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO PLANNING TO RECORD.**

17. **Project # 1005021**
06DRB-01000 Minor-Prelim&Final Plat Approval

WAYJOHN SURVEYING INC agent(s) for JC PETERSON LLC request(s) the above action(s) for all or a portion of Lot(s) 3, 4, 5, 15, 16 and 17, Block(s) 5, **ESPERANZA ADDITION,** zoned C-1 & P, located on SAN MATEO BLVD SE, between TRUMBULL AVE SE and SOUTHERN AVE SE containing approximately 1 acre(s). *[Deferred from 7/19/06]* (L-18) **PRELIMINARY AND FINAL PLAT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO TRANSPORTATION DEVELOPMENT FOR PLACEMENT OF SIDEWALK AND PLANNING TO RECORD THE PLAT.**

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

18. **Project # 1005029**
06DRB-01045 Minor-Sketch Plat or Plan

ADVANCED ENGINEERING & CONSULTING LLC agent(s) for WESTLAND DEVELOPMENT COMPANY INC request(s) the above action(s) for all or a portion of Tract(s) B & J, **THE CROSSING,** zoned R-D & SU-2 FOR R-LT, located on TIERRA PINTADA BLVD NW, between CALLE AZULEJO NW and CLARKS FORK NW containing approximately 55 acre(s). (H-9) **THE ABOVE REQUEST WAS REVIEWED AND COMMENTS WERE GIVEN.**

19. **Project # 1003467**
06DRB-01022 Minor-Sketch Plat or Plan

ALPHA PROFESSIONAL SURVEYING INC agent(s) for CHARLES MOSS, ASPEN HOMES NM request(s) the above action(s) for all or a portion of Tract(s) 11-A, 11-B & 11-C, **RICE DURANES ADDITION,** zoned R-2, located on RICE AVE NW, between RIO GRANDE NW and INDIAN SCHOOL NW containing approximately 1 acre(s). (H-13) **THE ABOVE REQUEST WAS REVIEWED AND COMMENTS WERE GIVEN.**

20. Approval of the Development Review Board Minutes for July 12 & July 19, 2006. **THE DEVELOPMENT REVIEW BOARD MINUTES FOR JULY 12 AND JULY 19, 2006 WERE APPROVED BY THE BOARD.**

ADJOURNED: 11:50 A.M.

CITY OF ALBUQUERQUE

PLANNING DEPARTMENT
DEVELOPMENT AND BUILDING SERVICES
HYDROLOGY DEVELOPMENT SECTION

DEVELOPMENT REVIEW BOARD – SPEED MEMO

DRB CASE NO/PROJECT NO: 1004091 **AGENDA ITEM NO: 3**

SUBJECT:

Preliminary Plat
Sidewalk Deferral

ACTION REQUESTED:

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

ENGINEERING COMMENTS:

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

P.O. Box 1293

Albuquerque

New Mexico 87103

www.cabq.gov

RESOLUTION: 8-2-06

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: JULY 26, 2006

DRB PUBLIC HEARING SIGN IN SHEETS

CASE NUMBER: 1004091 AGENDA#: 3 DATE: 7.26.06

1. Name: David Sauble Address: Agent Zip: _____
2. Name: _____ Address: _____ Zip: _____
3. Name: _____ Address: _____ Zip: _____
4. Name: _____ Address: _____ Zip: _____
5. Name: _____ Address: _____ Zip: _____
6. Name: _____ Address: _____ Zip: _____
7. Name: _____ Address: _____ Zip: _____
8. Name: _____ Address: _____ Zip: _____
9. Name: _____ Address: _____ Zip: _____
10. Name: _____ Address: _____ Zip: _____
11. Name: _____ Address: _____ Zip: _____
12. Name: _____ Address: _____ Zip: _____
13. Name: _____ Address: _____ Zip: _____
14. Name: _____ Address: _____ Zip: _____

DRB/EPC/ LUCC APPLICATION CHECKLIST

A review of DRB Case 1004091 **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:* minor impact on traffic
- ☑ **Traffic control devices/***Explain:* may require additional devices
- ☑ **Burglaries/***Explain:* Increased targets in area
- ☑ **Speeding violations/***Explain:* Rush hour additional cars
- ☑ **Lighting issues/***Explain:* need for adequate lighting
- ☑ **Maintenance of landscaping/***Explain:* need to keep area up.
- ☑ **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 response i.e. false alarms, etc./***Explain:* More alarms to respond to
- ☐ **Transients/***Explain:*
- ☑ **Need for neighborhood association/***Explain:* need to have assoc to maintain area.
- ☐ **Other:**

Police Late comments

CITY OF ALBUQUERQUE
PLANNING DEPARTMENT
DEVELOPMENT REVIEW BOARD

July 26, 2006

Project # 1004091
06DRB-00942 Major-Preliminary Plat approval
06DRB-00943 Minor- Temp Deferral of Sidewalk

RIO GRANDE ENGINEERING agent(s) for IRVING PARTNERS LLC request(s) the above action(s) for all or a portion of Unplatted Lands of Amalgamated Partners (to be known as **DESERT GARDEN ESTATES SUBDIVISION**), zoned RLT, located on IRVING BLVD NW between RAINBOW RD NW and PASEO DEL OESTE NW containing approximately 12 acre(s). (A-9)

AMAFCA

AMAFCA does not approve the plan for Preliminary Plat. Show the Prudent Line on the West Branch Calabacillas Arroyo as defined in Mussetter Engineering report prepared for AMAFCA, dated December 1999. For work order plans, AMAFCA would like a water quality inlet at and pipe outfall at the end of Desert Serna Drive instead of a rundown. On Final Plat, call out the Prudent Line of the arroyo and dedicate a drainage easement to AMAFCA on Tract A.

COG

The proposed project is adjacent to the northern extension of Universe Blvd, which is identified as a Study Corridor on the Long Range Roadway System with a functional classification of minor arterial with standard ROW of 86'. In addition, Irving Blvd is identified as having on street bike lanes on the Long Range Bikeway System. Please coordinate with City DMD to ensure project(s) are included as appropriate.

Transit	No comments received.
Zoning Enforcement	No adverse comments.
Neighborhood Coordination	Letter sent to Ventana Ranch NA (R).

APS **Desert Garden Estates** will consist of 34 single-family homes. The proposed development will impact Ventana Ranch Elementary School, James Monroe Middle School, and Cibola High School. **All three schools are currently exceeding capacity.**

School	2006-07 Projections	2006-07 Capacity	Space Available
Ventana Ranch	1,130	850	-280
James Monroe	1,520	1,274	-246
Cibola	3,071	2,300	-771

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

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

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

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

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

Fire Department

Fire Department is not approving street widths less than 32 feet at this time. Per Ray Sanchez, AFD. All required fire hydrants shall be installed and made serviceable prior to and during construction of subdivision.

PNM Electric & Gas Approved.

Comcast — No comments received.

QWEST — No comments received.

Environmental Health — No comments received.

M.R.G.C.D. — No comments received.

Open Space Division — No adverse comments.

City Engineer

An approved drainage report is required prior to Preliminary Plat approval.

Transportation Development

Is the sidewalk being deferred on the westside of lot 34? Irving Blvd may require an additional 6' of dedication for the bikelanes. The paved section needs to be 30' F-F. A median turn bay needs to be added for the west to north movement. Temporary tapers are required. Are these P1 designated lots? The entrance from Irving needs to be wider to separate left and right movements (40' f-f). Signage per DRC needs to be added to the infra. list.

Parks & Recreation

Has Open Space accepted the dedication? Add Dedicated to "City of Albuquerque" Open Space to your dedication note for the open space tract.

Utilities Development

No objection to Preliminary Plat approval. NMUI must sign the Infrastructure List. No objection to Sidewalk Deferral.

Planning Department

Agent was called on 7/17/06 for proof of annexation and zoning. The project number in ODS indicates these applications were made last year.

The zoning is missing from the preliminary plat.

Assuming the minimum lot size is at least 40' wides and 4,000 square feet, there is no objection to the preliminary plat approval.

The perimeter wall design is unreadable and the DRB Project # is missing. Planning cannot tell if the colors are designated. The location map should have the streets identified. The nearest major intersection is missing as is the zone atlas page.

Planning Department

These details are important when the builder applies for a wall permit in Zoning. Planning cannot approve the preliminary plat unless these items are corrected.

Be aware that any preliminary or final plat recorded on November 1, 2006 or thereafter must meet the requirements of R-06-76 regarding Pre-Development Facility Fee Agreements with APS.

Impact Fee Administrator

Construction of a new single family residence within the proposed subdivision will require payment of Impact Fees. Based on a house size of approximately 2,000 square feet and an impervious area of .05 acre per lot, it is estimated that impact fees will total approximately $4,823 if a permit is obtained prior to December 29, 2006, and the full impact fee of $7,199 would be payable thereafter.

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

cc:Irving Partners LLC, 9101 Wilshire NE, 87122
Rio Grande Engineering, 2105 Golf Course Rd SE, Suite #B, 87107

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, July 26, 2006,** beginning at **9:00 a.m.** for the purpose of considering the following:

Project # 1004909 06DRB-00880 Major- SiteDev Plan BldPermit	HARTMAN & MAJEWSKI DESIGN GROUP agent(s) for SOUTHWEST GASTROENTEROLOGY ASSOCIATES, request(s) the above action(s) for Tract(s) 2A-2A-2B-2, Block(s) 0000, JOURNAL CENTER (to be known as **SOUTHWEST GASTROENTEROLOGY**) zoned IP, located on the northeast corner of JEFFERSON NE between JOURNAL CENTER BLVD NE ANSD HEADLINE AVE NE containing approximately 2.5 acre(s). [REF: DRB-97-442, ZA-96-44, 06DRB-00717] (D-17)
Project # 1004228 06DRB-00937Major-Vacation of Pub Right-of-Way	TERRAMETRICS OF NEW MEXICO agent(s) for HEADSTART ENTERPRISES request(s) the above action(s) for all or a portion of Tahoe Place right-of-way (**SUNRISE HEIGHTS ADDITION**)) zoned M-1 light manufacturing zone, located on MONTANO RD NE AND RENAISSANCE BLVD NE containing approximately 1 acre(s). [REF: 05DRB-01765] (F-15)
Project # 1004091 06DRB-00942 Major-Preliminary Plat approval 06DRB-00943 Minor- ~~Ext of SIA for~~ Temp Deferral of Sidewalk	RIO GRANDE ENGINEERING agent(s) for IRVING PARTNERS LLC request(s) the above action(s) for all or a portion of Unplatted Lands of Amalgamated Partners (to be known as **DESERT GARDEN ESTATES SUBDIVISION**), zoned RLT, located on IRVING BLVD NW between RAINBOW RD NW and PASEO DEL OESTE NW containing approximately 12 acre(s). (A-9)

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

for Sheran Matson, AICP, DRB Chair
Development Review Board

TO BE PUBLISHED IN THE ALBUQUERQUE JOURNAL MONDAY, JULY 10, 2006.

CITY OF ALBUQUERQUE

FYI

ALBUQUERQUE
Making History

NOTIFICATION OF HEARING for the DEVELOPMENT REVIEW BOARD

July 6, 2006

TO: Laura Horton and Bruce Nyberg, Ventana Ranch Neighborhood Association

This letter will serve as your notification from the City of Albuquerque, under provisions of 0-92 pertaining to a request for: **Requests the following for approximately twelve (12) acre(s) – Major Preliminary Plat approval and Minor Extension of Subdivision Improvement Agreement for Temporary Deferral of Sidewalks for a proposed thirty-four (34) single family home lots and one (1) open space tract and grading plan and sidewalks for the above.**

Proposed by: **Rio Grande Engineering at 505-872-0999**
Agent for: **Irving Partners, LLC**

P.O. Box 1293

For property located: **On or near Irving Boulevard NW between Rainbow Road NW and Paseo Del Oeste NW**

Albuquerque

The case number(s) assigned is: **06DRB- 00942 and 00943, Project # 1004091.**

City Planning accepted application for this request on **June 30, 2006**.

New Mexico 87103

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

www.cabq.gov

Please be advised that this application is scheduled for a hearing before the Development Review Board (DRB) at **9 a.m.** on **Wednesday, July 26, 2006** in the **Planning Hearing Room, Lower Level, Plaza Del Sol Building, 600 Second St. NW.**

You should contact **Claire Senova** at **924-3946** to confirm this date, time, and to seek further information.

If you have any questions **-OR-** have not been contacted by the applicant, please call **Stephani Winklepleck** at **924-3902** or by e-mail at swinklepleck@cabq.gov.

Sincerely,

Stephani I. Winklepleck

Stephani I. Winklepleck
Neighborhood Program Coordinator
OFFICE OF NEIGHBORHOOD COORDINATION
PLANNING DEPARTMENT

cc: Claire Senova, DRB Administrative Assistant

CITY OF PLANNING
PLANNING DEPARTMENT
PROPERTY OWNERSHIP LIST

Meeting Date: JULY 26, 2006
Zone Atlas Page: A-9-Z
Notification Radius: 100 Ft.

Project# 1004091
App#06DRB-00942
App#06DRB-00943

Cross Reference and Location: IRVING BLVD NW BETWEEN RAINBOW RD AND PASEO DEL OESTE NW

Applicant: IRVING PARTNERS, LLC
Address: 9101 WISHIRE NE
ALBUQUERQUE, NM 87122

Agent: RIO GRANDE ENGINEERING
2105 GOLF COURSE SE STE # B
ALBUQUERQUE, NM 87107

Special Instructions:

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

Date Mailed: JULY 7, 2006
Signature: YVONNE SAAVEDRA

CITY OF ALBUQUERQUE
PLANNING DEPARTMENT
PROPERTY OWNERSHIP / LEGAL LIST

PROJECT # 1004091
APPLICATION # _____

ZONE ATLAS PAGE #	ZONE ATLAS #	GRID LOCATIONS	PARCEL SEQUENCES	NAME AND ADDRESS
A-9	1009066	100-032	301-28	✓
		050-033	40	✓
		017-050	03	✓
		017-017	39	✓
		139-033	04	✓
		152-033	13	✓
		170-033	12CA	✓ No ownership In Sonata or NTS
		015-100	01	✓
		055-099	06	✓
		105-076	08	✓ P&O
		105-109	07	✓
		139-098	27	✓
		163-099	10	✓ P&O
	1009065	171-521	207-42	
		166-522	411	✓
		160-521	40	✓

CITY OF ALBUQUERQUE
PLANNING DEPARTMENT
PROPERTY OWNERSHIP / LEGAL LIST

PROJECT # 1004091
APPLICATION # _____

ZONE ATLAS PAGE #	ZONE ATLAS #	GRID LOCATIONS	PARCEL SEQUENCES	NAME AND ADDRESS
A-9	1009065	153-516	228-20	✓
		152-521	21	✓
		141-518	22	✓
		134-518	23	✓
		129-518	24	✓
		125-518	25	✓
		120-518	26	✓
		116-518	27	✓
		111-518	28	✓
		107-518	29	✓
		102-518	30	✓
		098-518	31	✓
		093-518	32	✓
		089-518	33	✓
		084-518	34	✓
		080-518	35	✓

CITY OF ALBUQUERQUE
PLANNING DEPARTMENT
PROPERTY OWNERSHIP / LEGAL LIST

PROJECT # 1004091
APPLICATION # _____

ZONE ATLAS PAGE #	ZONE ATLAS #	GRID LOCATIONS	PARCEL SEQUENCES	NAME AND ADDRESS
A-9	1009065	075-518	228-36	✓
		068-518	37	✓
		064-518	38	✓
		060-518	39	✓
		055-518	40	✓
		050-518	41	✓
		046-518	42	✓
		041-518	43	✓
		036-518	44	✓
		032-518	45	✓
		028-518	46	✓
		024-518	47	✓
		019-518	48	✓
		015-518	49	✓
		010-518	50	✓

mainframe@coa1mp3.cabq.gov
07/05/2006 02:39 PM

To
cc
bcc
Subject

```
1          R E C O R D S   W I T H   L A B E L S                    PAGE
1
01009066                  ***  THIS UPC CODE HAS NO MASTER RECORD ON FILE
0100906610003230128       LEGAL: SEC  4 T1 1N R2E TR OF LAND IN SW1/4 CONT 10.00AC
LAND USE:
                          PROPERTY ADDR: 00000   N/A
                             OWNER NAME: SHAM INC
                             OWNER ADDR: 03711   CENTRAL                    AV NE
ALBUQUERQUE NM       87108
0100906605003330140       LEGAL: POR  OF T R 14 IN E OF SW OF SW OF SW SEC 4 T11N
R2E  LAND USE:
                          PROPERTY ADDR: 00000   N/A
                             OWNER NAME: SOTOS TAKIS
                             OWNER ADDR: 08507   W NORMAL
NILES        IL      60648
0100906601705030103       LEGAL: ARCE L 14 8 TR 14 LAND DIVISION OF PARADISE HILLS
DE  LAND USE:
                          PROPERTY ADDR: 00000   N/A
                             OWNER NAME: GONZALES MARK & JENNIE T & MAR
                             OWNER ADDR: 07008   DELLWOOD                     NE
ALBUQUERQUE NM       87110
0100906601701730139       LEGAL: PORT ION  OF TRACT 14 IN SW OF SW OF SW OF SW SEC
4   LAND USE:
                          PROPERTY ADDR: 00000   N/A
                             OWNER NAME: ZENEZ VASSO
                             OWNER ADDR: 00803   N WALNUT                   ST
ITASCA       IL      60143
0100906613903330104       LEGAL: W1/2  OF  W1/2 OF SW OF SE OF SW OF SEC 4 T11N
R2E C  LAND USE:
                          PROPERTY ADDR: 00000   N/A
                             OWNER NAME: IRVING PARTNERS LLC
                             OWNER ADDR: 06565   AMERICAS                   PK NE
ALBUQUERQUE NM       87110
0100906615203330113       LEGAL: POR  OF T R 14 IN SW OF SE OF SW SEC 4 T11N R2E
CONT  LAND USE:
                          PROPERTY ADDR: 00000   N/A
                             OWNER NAME: MARTIN ROGERS W
                             OWNER ADDR: PO BOX 94343
ALBUQUERQUE NM       87199
0100906617003330112ca     ***  THIS UPC CODE HAS NO MASTER RECORD ON FILE
0100906601510030101       LEGAL: PORT  OF  E1/2 NE1/4 SW1/4 SW1/4 SEC 4 T11N R2E
CONT  LAND USE:
                          PROPERTY ADDR: 00000
                             OWNER NAME: CRUM REX E & NAHID R
                             OWNER ADDR: 05335   CHELSEN WOOD                DR
DULUTH       GA      30097
0100906605509930106       LEGAL: T11N  R2E  SEC 4 TR IN NW SW SW   CONT 7.5000 AC
LAND USE:
                          PROPERTY ADDR: 00000
                             OWNER NAME: CALAPASITO INC
                             OWNER ADDR: 05715   CENTRAL                    AV NE
ALBUQUERQUE NM       87108
```

0100906610507630108 LEGAL: T11N R2E SEC 4 TR IN EL'Y POR OF NE NW SW CONT 2. LAND USE:
PROPERTY ADDR: 00000
OWNER NAME: AMALGAMATED PARTNERS LLC
OWNER ADDR: 7620 JEFFERSON NE
ALBUQUERQUE NM 87109

0100906610510930107 LEGAL: T11N R2E SEC 4 TR IN NE SW SW CONT 5.0000 AC LAND USE:
PROPERTY ADDR: 00000
OWNER NAME: KOZLOWSKI WILLIAM JR
OWNER ADDR: 01210 WAVERLY PL
ARLINGTON HEIL 60004

0100906613909830127 LEGAL: TR O N W/ 2 W/2 NW/4 SE/4 SW/4 T11N R2E SEC 4 LAND USE:
PROPERTY ADDR: 00000
OWNER NAME: MARIS JOHN N
OWNER ADDR: 09226 NORTH ODELL
MORTON GROVEIL 60053

0100906616309930110 LEGAL: TR I N NW SE SW SEC 4 T11N R2E CONT 5.0000 AC LAND USE:
PROPERTY ADDR: 00000
OWNER NAME: AMALGAMATED PARTNERS LLC
OWNER ADDR: 7620 JEFFERSON NE
ALBUQUERQUE NM 87109

0100906517152122742 LEGAL: LT 3 6 PL AT OF PINON POINTE SUBDIVISION UNIT 4 AT V LAND USE:
PROPERTY ADDR: 00000 CEDAR WAXWING
OWNER NAME: YANG XIAOJUN & HE QIN
OWNER ADDR: 32717 S FOLKLORE LP
UNION CITY CA 94587

0100906516652222741 LEGAL: LT 3 5 PL AT OF PINON POINTE SUBDIVISION UNIT 4 AT V LAND USE:
PROPERTY ADDR: 00000 CEDAR WAXWING
OWNER NAME: MORTENSEN ANDREW & MISTY
OWNER ADDR: 07431 CEDAR WAXWING PL NW
ALBUQUERQUE NM 87114

0100906516052122740 LEGAL: LT 3 4 PL AT OF PINON POINTE SUBDIVISION UNIT 4 AT V LAND USE:
PROPERTY ADDR: 00000 CEDAR WAXWING
OWNER NAME: DAVILA MICHELE V
OWNER ADDR: 07435 CEDAR WAXWING PL NW
ALBUQUERQUE NM 87114

0100906515351622820 LEGAL: LT 1 9 PL AT OF PINON POINTE SUBDIVISION UNIT 5 AT V LAND USE:
PROPERTY ADDR: 00000 CONDOR
OWNER NAME: JONES CHRISTOPHER S
OWNER ADDR: 10528 CONDOR DR NW
ALBUQUERQUE NM 87114

0100906515252122821 LEGAL: LT 2 0 PL AT OF PINON POINTE SUBDIVISION UNIT 5 AT V LAND USE:
PROPERTY ADDR: 00000 CONDOR
OWNER NAME: DIXON CRAIG E
OWNER ADDR: 10532 CONDOR DR NW
ALBUQUERQUE NM 87114

0100906514151822822 LEGAL: LT 2 1 PL AT OF PINON POINTE SUBDIVISION UNIT 5
AT V LAND USE:
PROPERTY ADDR: 00000 SNOWY EGRET
OWNER NAME: URIOSTE DEANNA M & DOWNS DANNY
OWNER ADDR: 07439 SNOWY EGRET PL NW
ALBUQUERQUE NM 87114

0100906513451822823 LEGAL: LT 2 2 PL AT OF PINON POINTE SUBDIVISION UNIT 5
AT V LAND USE:
PROPERTY ADDR: 00000 SNOWY EGRET
OWNER NAME: JUAREZ RHONDA J
OWNER ADDR: 07443 SNOWY EGRET PL NW
ALBUQUERQUE NM 87114

0100906512951822824 LEGAL: LT 2 3 PL AT OF PINON POINTE SUBDIVISION UNIT 5
AT V LAND USE:
PROPERTY ADDR: 00000 SNOWY EGRET
OWNER NAME: MEDINA CELESTE A & MEDINA JANE
OWNER ADDR: 07447 SNOWY EGRET PL NW
ALBUQUERQUE NM 87114

0100906512551822825 LEGAL: LT 2 4 PL AT OF PINON POINTE SUBDIVISION UNIT 5
AT V LAND USE:
PROPERTY ADDR: 00000 SNOWY EGRET
OWNER NAME: PAGE VIOLA J
OWNER ADDR: 07451 SNOWY EGRET PL NW
ALBUQUERQUE NM 87114

0100906512051822826 LEGAL: LT 2 5 PL AT OF PINON POINTE SUBDIVISION UNIT 5
AT V LAND USE:
PROPERTY ADDR: 00000 SNOWY EGRET
OWNER NAME: PEARSON DONNIE L JR & VINCENZA
OWNER ADDR: 07455 SNOWY EGRET PL NW
ALBUQUERQUE NM 87114

0100906511651822827 LEGAL: LT 2 6 PL AT OF PINON POINTE SUBDIVISION UNIT 5
AT V LAND USE:
PROPERTY ADDR: 00000 SNOWY EGRET
OWNER NAME: PEREA FLORENCE
OWNER ADDR: 07459 SNOWY EGRET PL NW
ALBUQUERQUE NM 87114

0100906511151822828 LEGAL: LT 2 7 PL AT OF PINON POINTE SUBDIVISION UNIT 5
AT V LAND USE:
PROPERTY ADDR: 00000 SNOWY EGRET
OWNER NAME: ORTEGA LORI L
OWNER ADDR: 07463 SNOWY EGRET PL NW
ALBUQUERQUE NM 87114

0100906510751822829 LEGAL: LT 2 8 PL AT OF PINON POINTE SUBDIVISION UNIT 5
AT V LAND USE:
PROPERTY ADDR: 00000 SNOWY EGRET
OWNER NAME: CAPTAIN ALAN
OWNER ADDR: 07467 SNOWY EGRET PL NW
ALBUQUERQUE NM 87114

0100906510251822830 LEGAL: LT 2 9 PL AT OF PINON POINTE SUBDIVISION UNIT 5
AT V LAND USE:
PROPERTY ADDR: 00000 SNOWY EGRET
OWNER NAME: MUSSELMAN BRIAN T & JENNIFER C
OWNER ADDR: 07471 SNOWY EGRET PL NW
ALBUQUERQUE NM 87114

01009065098518228 31 LEGAL: LT 3 0 PL AT OF PINON POINTE SUBDIVISION UNIT 5
AT V LAND USE:
PROPERTY ADDR: 00000 SNOWY EGRET
OWNER NAME: HERNANDEZ PATRICIA A
OWNER ADDR: 07475 SNOWY EGRET PL NW
ALBUQUERQUE NM 87114

01009065093518228 32 LEGAL: LT 3 1 PL AT OF PINON POINTE SUBDIVISION UNIT 5
AT V LAND USE:
PROPERTY ADDR: 00000 SNOWY EGRET
OWNER NAME: MANLEY MARVIN L & MARSHCHELLE
OWNER ADDR: 07501 SNOWY EGRET PL NW
ALBUQUERQUE NM 87114

01009065089518228 33 LEGAL: LT 3 2 PL AT OF PINON POINTE SUBDIVISION UNIT 5
AT V LAND USE:
PROPERTY ADDR: 00000 SNOWY EGRET
OWNER NAME: STELMAR HELEN A TRUSTEE STELMA
OWNER ADDR: 00012 UNSER BL
RIO RANCHO NM 87124

01009065084518228 34 LEGAL: LT 3 3 PL AT OF PINON POINTE SUBDIVISION UNIT 5
AT V LAND USE:
PROPERTY ADDR: 00000 SNOWY EGRET
OWNER NAME: SAENZ CLAUDIA N
OWNER ADDR: 07509 SNOWY EGRET PL NW
ALBUQUERQUE NM 87114

01009065080518228 35 LEGAL: LT 3 4 PL AT OF PINON POINTE SUBDIVISION UNIT 5
AT V LAND USE:
PROPERTY ADDR: 00000 SNOWY EGRET
OWNER NAME: MASHBURN WAYNE E & JENNIFER
OWNER ADDR: 07515 SNOWY EGRET PL NW
ALBUQUERQUE NM 87114

01009065075518228 36 LEGAL: LT 3 5 PL AT OF PINON POINTE SUBDIVISION UNIT 5
AT V LAND USE:
PROPERTY ADDR: 00000 SNOWY EGRET
OWNER NAME: GONZALES FRANCISCA F
OWNER ADDR: 07519 SNOWY EGRET PL NW
ALBUQUERQUE NM 87114

01009065068518228 37 LEGAL: LT 7 0 PL AT OF PINON POINTE UNIT 6 AT VENTANA
RANCH LAND USE:
PROPERTY ADDR: 00000 SNOWY EGRET
OWNER NAME: CARRILLO AMANDA R
OWNER ADDR: 07523 SNOWY EGRET CT NW
ALBUQUERQUE NM 87114

01009065064518228 38 LEGAL: LT 6 9 PL AT OF PINON POINTE UNIT 6 AT VENTANA
RANCH LAND USE:
PROPERTY ADDR: 00000 SNOWY EGRET
OWNER NAME: AGUILAR KARLA M
OWNER ADDR: 07527 SNOWY EGRET CT NW
ALBUQUERQUE NM 87114

01009065060518228 39 LEGAL: LT 6 8 PL AT OF PINON POINTE UNIT 6 AT VENTANA
RANCH LAND USE:
PROPERTY ADDR: 00000 SNOWY EGRET
OWNER NAME: RAMOS RAMON A & ERICA M
OWNER ADDR: 07601 SNOWY EGRET CT NW
ALBUQUERQUE NM 87114

0100906505551822840 LEGAL: LT 6 7 PL AT OF PINON POINTE UNIT 6 AT VENTANA RANCH LAND USE:
PROPERTY ADDR: 00000 SNOWY EGRET
OWNER NAME: PAPPAS CHRISTYN
OWNER ADDR: 07605 SNOWY EGRET CT NW
ALBUQUERQUE NM 87114

0100906505051822841 LEGAL: LT 6 6 PL AT OF PINON POINTE UNIT 6 AT VENTANA RANCH LAND USE:
PROPERTY ADDR: 00000 SNOWY EGRET
OWNER NAME: BENSON WARREN & JENNIFER M
OWNER ADDR: 07609 SNOWY EGRET CT NW
ALBUQUERQUE NM 87114

0100906504651822842 LEGAL: LT 6 5 PL AT OF PINON POINTE UNIT 6 AT VENTANA RANCH LAND USE:
PROPERTY ADDR: 00000 SNOWY EGRET
OWNER NAME: MARTINEZ YVONNE M
OWNER ADDR: 07615 SNOWY EGRET CT NW
ALBUQUERQUE NM 87114

0100906504151822843 LEGAL: LT 6 4 PL AT OF PINON POINTE UNIT 6 AT VENTANA RANCH LAND USE:
PROPERTY ADDR: 00000 SNOWY EGRET
OWNER NAME: CAIN CAROL L
OWNER ADDR: 07701 SNOWY EGRET CT NW
ALBUQUERQUE NM 87114

0100906503651822844 LEGAL: LT 6 3 PL AT OF PINON POINTE UNIT 6 AT VENTANA RANCH LAND USE:
PROPERTY ADDR: 00000 SNOWY EGRET
OWNER NAME: MCCRACKAN JERRY C & VALERIE M
OWNER ADDR: 07705 SNOWY EGRET CT NW
ALBUQUERQUE NM 87114

0100906503251822845 LEGAL: LT 6 2 PL AT OF PINON POINTE UNIT 6 AT VENTANA RANCH LAND USE:
PROPERTY ADDR: 00000 SNOWY EGRET
OWNER NAME: GIBBONS JOHN T
OWNER ADDR: 07709 SNOWY EGRET CT NW
ALBUQUERQUE NM 87114

0100906502851822846 LEGAL: LT 6 1 PL AT OF PINON POINTE UNIT 6 AT VENTANA RANCH LAND USE:
PROPERTY ADDR: 00000 SNOWY EGRET
OWNER NAME: MARTINEZ TOBIAS C & BEATRICE G
OWNER ADDR: 07715 SNOWY EGRET CT NW
ALBUQUERQUE NM 87114

0100906502451822847 LEGAL: LT 6 0 PL AT OF PINON POINTE UNIT 6 AT VENTANA RANCH LAND USE:
PROPERTY ADDR: 00000 SNOWY EGRET
OWNER NAME: CHARAGULLA SANJAY K & AYESHA
OWNER ADDR: 07719 SNOWY EGRET CT NW
ALBUQUERQUE NM 87114

0100906501951822848 LEGAL: LT 5 9 PL AT OF PINON POINTE UNIT 6 AT VENTANA RANCH LAND USE:
PROPERTY ADDR: 00000 SNOWY EGRET
OWNER NAME: MITRE JOEL A & CARRIE
OWNER ADDR: 07723 SNOWY EGRET CT NW
ALBUQUERQUE NM 87114

```
0100906501551822849   LEGAL: LT 5 8 PL AT OF PINON POINTE UNIT 6 AT VENTANA
RANCH  LAND USE:
                      PROPERTY ADDR: 00000   SNOWY EGRET
                         OWNER NAME: CORDOVA YVONNE M & JEFFREY S S
                         OWNER ADDR: 07727   SNOWY EGRET                    NW
ALBUQUERQUE NM       87114
0100906501251822850   LEGAL: LT 5 7 PL AT OF PINON POINTE UNIT 6 AT VENTANA
RANCH  LAND USE:
                      PROPERTY ADDR: 00000   SNOWY EGRET
                         OWNER NAME: WRIGHT STEPHEN T & JESSICA
                         OWNER ADDR: 07731   SNOWY EGRET                  CT NW
ALBUQUERQUE NM       87114

QUIT
```

100906615203330113 LEGAL: POR OF TR 14 IN SW OF SE OF SW SEC 4 T11N R2
PROPERTY ADDR: N/A

OWNERS NAME: MARTIN ROGERS W
OWNERS ADDR: PO BOX 94343
ALBUQUERQUE, NM 87199

1009066170033301 12CA NO OWNERSHIP IN SONATA OR AGIS

100906610507630108 LEGAL: T11N R2E SEC 4 TR IN EL'Y POR OF NE NW SW C
PROPERTY ADDR: N/A

OWNERS NAME: AMALGAMATED PARTNERS LLC
OWNERS ADDR: 7620 JEFFERSON NE
ALBUQUERQUE, NM 87109

100906616309930110 LEGAL: TR IN NW SE SW SEC 4 T11N 423 CONT 5.0000A
PROPERTY ADDR: N/A

OWNERS NAME: ALALGAMATED PTNRS LLC
OWNERS ADDR: 7620 JEFFERSON NE
ALBUQUERQUE, NM 87109

ALBUQUERQUE
Making History

City of Albuquerque

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

Date: 6-29-06

TO CONTACT NAME: David Soule
COMPANY/AGENCY: Rio Grande Engineering
ADDRESS/ZIP: 1606 Central SE, Suite 201
PHONE/FAX #: 872-0999 872-2205

Thank you for your inquiry of 6-29-06 (date) requesting the names of **Recognized Neighborhood Associations** who would be affected under the provisions of O-92 by your proposed project at Unplatted lands of Amalgamated Partners

zone map page(s) A-9.

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

Ventana Ranch
Neighborhood Association
Contacts: Laura Horton
7224 Cascade Rd. NW 87114
898-8103 710-0646
Bruce Nyberg
6824 Brushfield Rd. NW 87114
890-6559

Neighborhood Association
Contacts:

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

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

Sincerely,

OFFICE OF NEIGHBORHOOD COORDINATION

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

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

CITY OF ALBUQUERQUE

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

APPLICANT: Irving Partners DATE OF REQUEST: 6/29/06 ZONE ATLAS PAGE(S): A-9

CURRENT:

ZONING R-LT

PARCEL SIZE (AC/SQ. FT.) 12

LEGAL DESCRIPTION:

LOT OR TRACT # Unplatted BLOCK #

SUBDIVISION NAME Lands of Amalgamated Partners

REQUESTED CITY ACTION(S):

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

PROPOSED DEVELOPMENT: **GENERAL DESCRIPTION OF ACTION:** [1]

NO CONSTRUCTION/DEVELOPMENT [ ] # OF UNITS: 34

NEW CONSTRUCTION [X] BUILDING SIZE: 2500 (sq. ft.)

EXPANSION OF EXISTING DEVELOPMENT [ ]

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

APPLICANT OR REPRESENTATIVE [signature] DATE 6-29-06
(TO BE SIGNED UPON COMPLETION OF PROCESSING BY TRAFFIC ENGINEER AND ENVIRONMENTAL HEALTH)

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

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

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

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

[signature]
TRAFFIC ENGINEER

6-29-06
DATE

Air Quality Impact Analysis (AQIA) May Be Required:

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

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

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

[signature]
APPLICANT

6/29/06
DATE

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

TIS **-SUBMITTED** ___/___/___ _____ _____
-FINALIZED ___/___/___ TRAFFIC ENGINEER DATE

Revised June 27, 2005

Project # 1004091

IRVING PARTNER, LLC
9101 WILSHIRE NE
ALBUQUERQUE, NM 87122

Project # 1004091

RIO GRANDE ENGINEERING
2105 GOLF COURSE STE # B
ALBUQUERQUE, NM 87107

Project # 1004091
LAURA HARTON
Ventana N.A.
7224 CASCADE RD NW
ALBUQUERQUE, NM 87114

Projec # 1004091
Bruce Nyberg
Ventana Ranch N.A.
6824 BRUSHFIELD RD NW
ALBUQUERQUE, NM 87114

100906610003230128

SHAM INC
3711 CENTRAL AV NE
ALBUQUERQUE NM 87108

100906605003330140

SOTOS TAKIS
8507 W NORMAL
NILES IL 60648

100906601705030103

GONZALES MARK & JENNIE T & MA
7008 DELLWOOD NE
ALBUQUERQUE NM 87110

100906601701730139

ZENEZ VASSO
803 N WALNUT ST
ITASCA IL 60143

100906613903330104

IRVING PARTNERS LLC
6565 AMERICAS PK NE
ALBUQUERQUE NM 87110

100906615203330113

MARTIN ROGERS W
PO BOX 94343
ALBUQUERQUE, NM 87199

100906601510030101

CRUM REX E & NAHID R
5335 CHELSEN WOOD DR
DULUTH GA 30097

100906605509930106

CALAPASITO INC
5715 CENTRAL AV NE
ALBUQUERQUE NM 87108

100906610507630108

AMALGAMATED PARTNERS LLC
7620 JEFFERSON NE
ALBUQUERQUE, NM 87109

100906610510930107

KOZLOWSKI WILLIAM JR
1210 WAVERLY PL
ARLINGTON HEIL 60004

100906613909830127

MARIS JOHN N
9226 NORTH ODELL
MORTON GROVEIL 60053

100906517152122742

YANG XIAOJUN & HE QIN
32717 S FOLKLORE LP
UNION CITY CA 94587

100906516652222741

MORTENSEN ANDREW & MISTY
7431 CEDAR WAXWING PL NW
ALBUQUERQUE NM 87114

100906516052122740

DAVILA MICHELE V
7435 CEDAR WAXWING PL NW
ALBUQUERQUE NM 87114

100906515351622820

JONES CHRISTOPHER S
10528 CONDOR DR NW
ALBUQUERQUE NM 87114

100906515252122821

DIXON CRAIG E
10532 CONDOR DR NW
ALBUQUERQUE NM 87114

100906514151822822

URIOSTE DEANNA M & DOWNS DANN
7439 SNOWY EGRET PL NW
ALBUQUERQUE NM 87114

100906513451822823

JUAREZ RHONDA J
7443 SNOWY EGRET PL NW
ALBUQUERQUE NM 87114

100906512951822824

MEDINA CELESTE A & MEDINA JAN
7447 SNOWY EGRET PL NW
ALBUQUERQUE NM 87114

100906512551822825

PAGE VIOLA J
7451 SNOWY EGRET PL NW
ALBUQUERQUE NM 87114

100906512051822826

PEARSON DONNIE L JR & VINCENZ
7455 SNOWY EGRET PL NW
ALBUQUERQUE NM 87114

100906511651822827

PEREA FLORENCE
7459 SNOWY EGRET PL NW
ALBUQUERQUE NM 87114

100906511151822828

ORTEGA LORI L
7463 SNOWY EGRET PL NW
ALBUQUERQUE NM 87114

100906510751822829

CAPTAIN ALAN
7467 SNOWY EGRET PL NW
ALBUQUERQUE NM 87114

100906510251822830

MUSSELMAN BRIAN T & JENNIFER
7471 SNOWY EGRET PL NW
ALBUQUERQUE NM 87114

100906509851822831

HERNANDEZ PATRICIA A
7475 SNOWY EGRET PL NW
ALBUQUERQUE NM 87114

100906509351822832

MANLEY MARVIN L & MARSHCHELLE
7501 SNOWY EGRET PL NW
ALBUQUERQUE NM 87114

100906508951822833

STELMAR HELEN A TRUSTEE STELM
12 UNSER BL
RIO RANCHO NM 87124

100906508451822834

SAENZ CLAUDIA N
7509 SNOWY EGRET PL NW
ALBUQUERQUE NM 87114

100906508051822835

MASHBURN WAYNE E & JENNIFER
7515 SNOWY EGRET PL NW
ALBUQUERQUE NM 87114

100906507551822836

GONZALES FRANCISCA F
7519 SNOWY EGRET PL NW
ALBUQUERQUE NM 87114

100906506851822837

CARRILLO AMANDA R
7523 SNOWY EGRET CT NW
ALBUQUERQUE NM 87114

100906506451822838

AGUILAR KARLA M
7527 SNOWY EGRET CT NW
ALBUQUERQUE NM 87114

100906506051822839

RAMOS RAMON A & ERICA M
7601 SNOWY EGRET CT NW
ALBUQUERQUE NM 87114

100906505551822840

PAPPAS CHRISTYN
7605 SNOWY EGRET CT NW
ALBUQUERQUE NM 87114

100906505051822841

BENSON WARREN & JENNIFER M
7609 SNOWY EGRET CT NW
ALBUQUERQUE NM 87114

100906504651822842

MARTINEZ YVONNE M
7615 SNOWY EGRET CT NW
ALBUQUERQUE NM 87114

100906504151822843

CAIN CAROL L
7701 SNOWY EGRET CT NW
ALBUQUERQUE NM 87114

100906503651822844

MCCRACKAN JERRY C & VALERIE M
7705 SNOWY EGRET CT NW
ALBUQUERQUE NM 87114

100906503251822845

GIBBONS JOHN T
7709 SNOWY EGRET CT NW
ALBUQUERQUE NM 87114

100906502851822846

MARTINEZ TOBIAS C & BEATRICE
7715 SNOWY EGRET CT NW
ALBUQUERQUE NM 87114

100906502451822847

CHARAGULLA SANJAY K & AYESHA
7719 SNOWY EGRET CT NW
ALBUQUERQUE NM 87114

100906501951822848

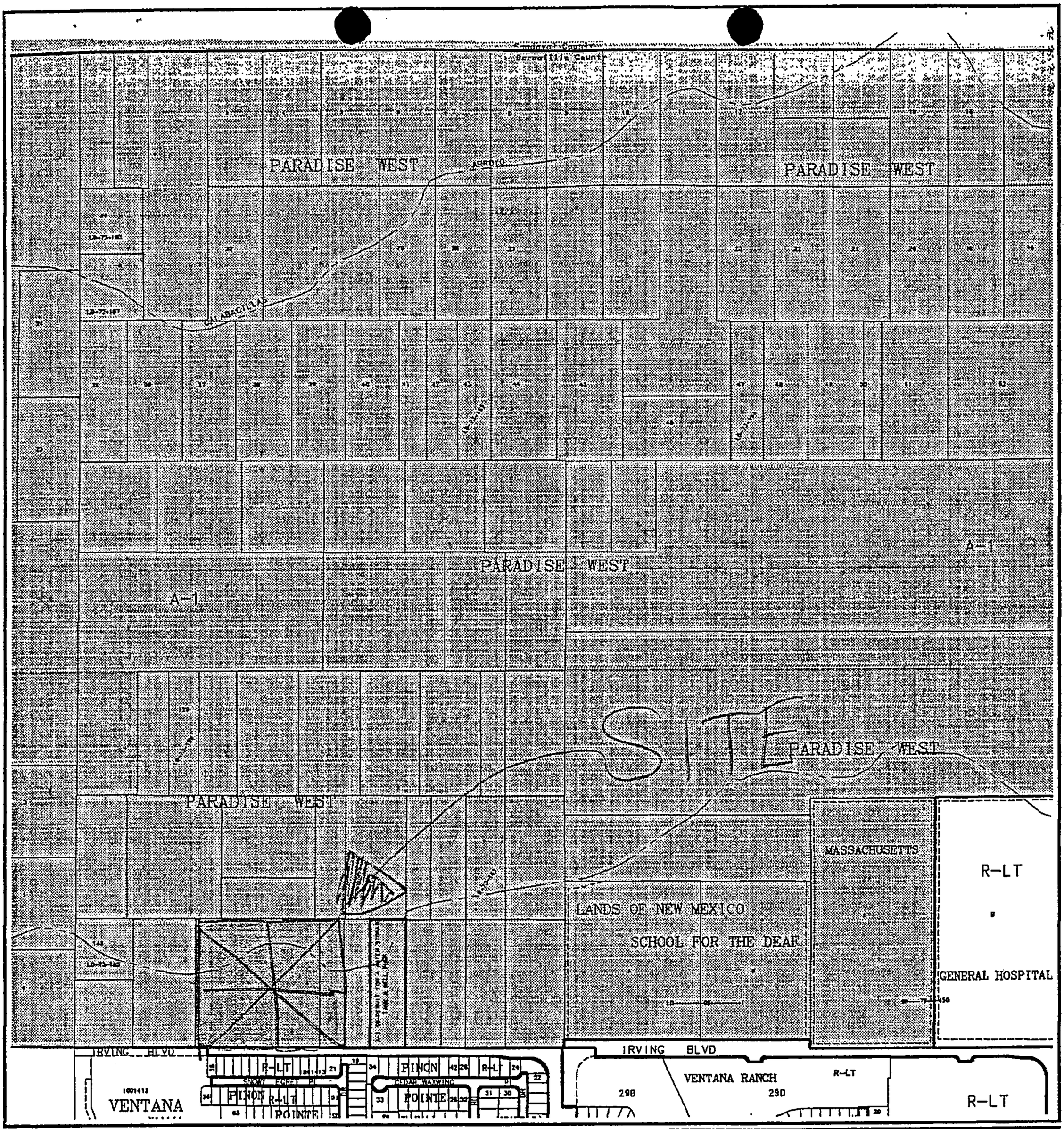
MITRE JOEL A & CARRIE
7723 SNOWY EGRET CT NW
ALBUQUERQUE NM 87114

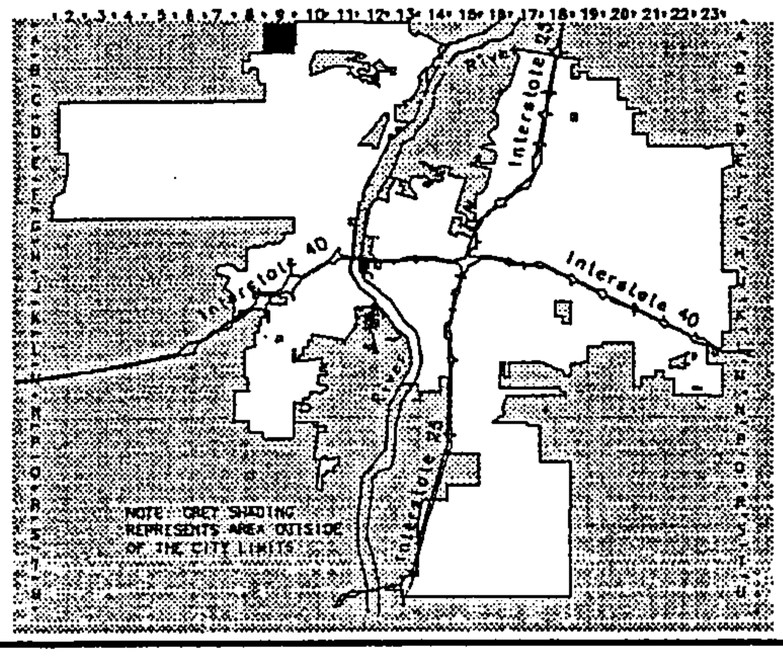
100906501551822849

CORDOVA YVONNE M & JEFFREY S
7727 SNOWY EGRET NW
ALBUQUERQUE NM 87114

100906501251822850

WRIGHT STEPHEN T & JESSICA
7731 SNOWY EGRET CT NW
ALBUQUERQUE NM 87114





CITY OF ALBUQUERQUE · NEW MEXICO · 1706

Albuquerque Geographic Information System
PLANNING DEPARTMENT

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GRAPHIC SCALE IN FEET

250 0 750 1000

Zone Atlas Page

A-9-Z

Map Amended through February 03, 2004

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. <u>Your attendance is required.</u>

☐ **VACATION OF PUBLIC RIGHT-OF-WAY**

☐ **VACATION OF PUBLIC EASEMENT**

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

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

☐ **SUBDIVISION DESIGN VARIANCE (VARIANCE FROM MINIMUM STANDARDS OF THE DPM**

☐ **SIDEWALK DESIGN VARIANCE**

☐ **SIDEWALK WAIVER**

__ Scale drawing showing the proposed variance or waiver (not to exceed 8.5" by 14") **6** copies
__ Zone Atlas map with the entire property(ies) precisely and clearly outlined and crosshatched (to be photocopied)
__ Letter briefly describing, explaining, and justifying the variance or waiver
__ Any original and/or related file numbers are listed on the cover application

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

☐ **TEMPORARY DEFERRAL OF SIDEWALK CONSTRUCTION**

☒ **EXTENSION OF THE SIA FOR TEMPORARY DEFERRAL OF SIDEWALK CONSTRUCTION**

X Drawing showing the sidewalks subject to the proposed deferral or extension (not to exceed 8.5" by 14") **6** copies
X Zone Atlas map with the entire property(ies) precisely and clearly outlined and crosshatched (to be photocopied)
X Letter briefly describing, explaining, and justifying the deferral or extension
X 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. <u>Your attendance is required.</u>

☐ **VACATION OF PRIVATE EASEMENT**

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

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

☐ **VACATION OF RECORDED PLAT**

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

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

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

David Soule
Applicant name (print)

Applicant signature / date 6/30/06

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

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

Application case numbers
06DRB-00943
_____
_____

Sandy Handley
Planner signature / date

Project # 1004091

CITY OF ALBUQUERQUE
PLANNING DEPARTMENT
DEVELOPMENT REVIEW BOARD

July 26, 2006

Project # 1004091
06DRB-00942 Major-Preliminary Plat approval
06DRB-00943 Minor- Temp Deferral of Sidewalk

RIO GRANDE ENGINEERING agent(s) for IRVING PARTNERS LLC request(s) the above action(s) for all or a portion of Unplatted Lands of Amalgamated Partners (to be known as **DESERT GARDEN ESTATES SUBDIVISION**), zoned RLT, located on IRVING BLVD NW between RAINBOW RD NW and PASEO DEL OESTE NW containing approximately 12 acre(s). (A-9)

AMAFCA

AMAFCA does not approve the plan for Preliminary Plat. Show the Prudent Line on the West Branch Calabacillas Arroyo as defined in Mussetter Engineering report prepared for AMAFCA, dated December 1999. For work order plans, AMAFCA would like a water quality inlet at and pipe outfall at the end of Desert Serna Drive instead of a rundown. On Final Plat, call out the Prudent Line of the arroyo and dedicate a drainage easement to AMAFCA on Tract A.

COG

The proposed project is adjacent to the northern extension of Universe Blvd, which is identified as a Study Corridor on the Long Range Roadway System with a functional classification of minor arterial with standard ROW of 86'. In addition, Irving Blvd is identified as having on street bike lanes on the Long Range Bikeway System. Please coordinate with City DMD to ensure project(s) are included as appropriate.

Transit	No comments received.
Zoning Enforcement	No adverse comments.
Neighborhood Coordination	Letter sent to Ventana Ranch NA (R).

APS **Desert Garden Estates** will consist of 34 single-family homes. The proposed development will impact Ventana Ranch Elementary School, James Monroe Middle School, and Cibola High School. **All three schools are currently exceeding capacity.**

School	2006-07 Projections	2006-07 Capacity	Space Available
Ventana Ranch	1,130	850	-280
James Monroe	1,520	1,274	-246
Cibola	3,071	2,300	-771

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

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

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

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

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

Fire Department

Fire Department is not approving street widths less than 32 feet at this time. Per Ray Sanchez, AFD. All required fire hydrants shall be installed and made serviceable prior to and during construction of subdivision.

PNM Electric & Gas Approved.

Comcast	No comments received.
QWEST	No comments received.
Environmental Health	No comments received.
M.R.G.C.D.	No comments received.
Open Space Division	No adverse comments.

City Engineer

An approved drainage report is required prior to Preliminary Plat approval.

Transportation Development

Is the sidewalk being deferred on the westside of lot 34? Irving Blvd may require an additional 6' of dedication for the bikelanes. The paved section needs to be 30' F-F. A median turn bay needs to be added for the west to north movement. Temporary tapers are required. Are these P1 designated lots? The entrance from Irving needs to be wider to separate left and right movements (40' f-f). Signage per DRC needs to be added to the infra. list.

Parks & Recreation

Has Open Space accepted the dedication? Add Dedicated to "City of Albuquerque" Open Space to your dedication note for the open space tract.

Utilities Development

No objection to Preliminary Plat approval. NMUI must sign the Infrastructure List. No objection to Sidewalk Deferral.

Planning Department

Agent was called on 7/17/06 for proof of annexation and zoning. The project number in ODS indicates these applications were made last year.

The zoning is missing from the preliminary plat.

Assuming the minimum lot size is at least 40' wides and 4,000 square feet, there is no objection to the preliminary plat approval.

The perimeter wall design is unreadable and the DRB Project # is missing. Planning cannot tell if the colors are designated. The location map should have the streets identified. The nearest major intersection is missing as is the zone atlas page.

Planning Department

These details are important when the builder applies for a wall permit in Zoning. Planning cannot approve the preliminary plat unless these items are corrected.

Be aware that any preliminary or final plat recorded on November 1, 2006 or thereafter must meet the requirements of R-06-76 regarding Pre-Development Facility Fee Agreements with APS.

Impact Fee Administrator

Construction of a new single family residence within the proposed subdivision will require payment of Impact Fees. Based on a house size of approximately 2,000 square feet and an impervious area of .05 acre per lot, it is estimated that impact fees will total approximately $4,823 if a permit is obtained prior to December 29, 2006, and the full impact fee of $7,199 would be payable thereafter.

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

cc:Irving Partners LLC, 9101 Wilshire NE, 87122
Rio Grande Engineering, 2105 Golf Course Rd SE, Suite #B, 87107

CITY OF ALBUQUERQUE

Planning

ALBUQUERQUE NM

RETURN TO SENDER ATTEMPTED NOT

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IRVING PARTNERS LLC
9101 WILSHIRE NE
ALBUQUERQUE NM 87122

AVG.

NOT AT THIS ADDRESS

87122/9999

P O Box 1293 Albuquerque New Mexico 87103

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, November 22, 2006,** beginning at **9:00 a.m.** for the purpose of considering the following:

Project # 1001946
06DRB-01557 Major-Two Year SIA

BOHANNAN HUSTON INC agent(s) for LOWE'S HOME CENTERS INC request(s) the above action(s) for all or a portion of Tract(s) A-1 & A-2, **LOS ANGELES CENTER,** zoned M-1 light manufacturing zone, located on SAN PEDRO NE between PASEO DEL NORTE NE and PINO NE containing approximately 33 acre(s). [REF: 04DRB-01965] (D-18)

Project # 1001218
06DRB-01558 Major-Two Year SIA

DALE & GAIL ARMSTRONG request(s) the above action(s) for all or a portion of Tract(s) 1-A, **LANDS OF LAFARGE,** zoned M-1 light manufacturing zone, located on EDITH BLVD NE, between CARMONY RD NE and MONTANO NE containing approximately 15 acre(s). (G-15)

Project # 1002855
06DRB-01559 Major-Two Year SIA

VAN H GILBERT ARCHITECT PC agent(s) for EDWARD GARCIA, GARCIA AUTOMOTIVE GROUP request(s) the above action(s) for all or a portion of Lot(s) 5A, Block(s) 24, **EAST END ADDITION,** zoned SU-1 for automobile storage special use zone, located on VERMONT ST NE between LOMAS BLVD NE and MARBLE AVE NE. [REF: 05DRB-00790] (J-19)

Project # 1004091
06DRB-01560 Major-Vacation of Public Easements

RIO GRANDE ENGINEERING agent(s) for IRVING PARTNERS LLC request(s) the above action(s) for UNPLATTED LANDS OF AMALGAMATED PARTNERS (to be known as **DESERT GARDEN ESTATES**) zoned R-LT residential zone, located on IRVING BLVD NW, between RAINBOW RD NW and PASEO DEL OESTE NW containing approximately 12 acre(s). [REF: 06DRB-00942, 06DRB-00943] (A-9)

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

Sheran Matson, AICP, DRB Chair
Development Review Board

TO BE PUBLISHED IN THE ALBUQUERQUE JOURNAL MONDAY, NOVEMBER 6, 2006.

CITY OF ALBUQUERQUE

Planning Department

DRB

Project# 1004091
IRVING PARTNERS, LLC
9101 IRVING WILSHIRE NE
ALBUQUERQUE, NM 87122

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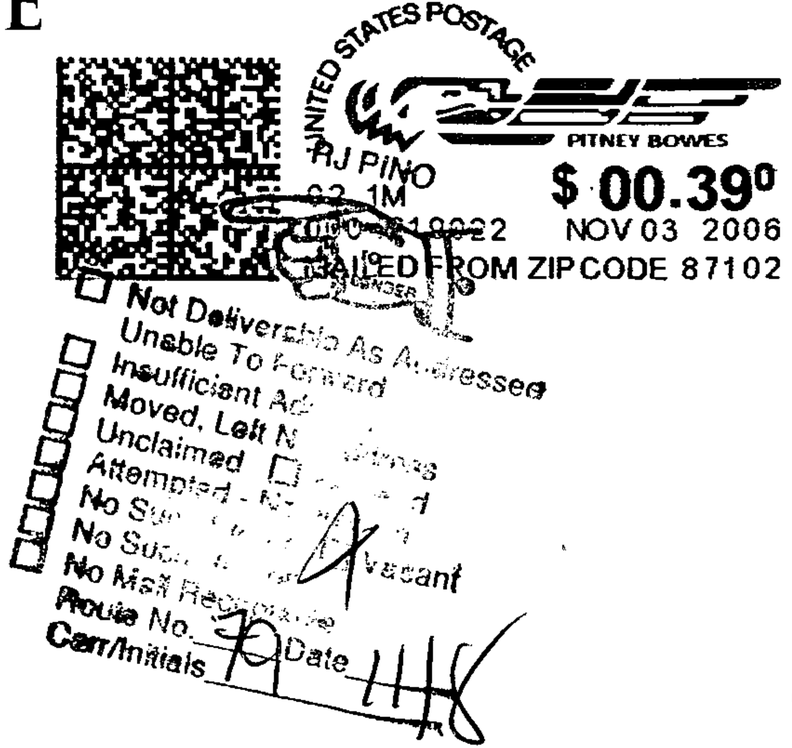
P O Box 1293 Albuquerque, New Mexico 87103

CITY OF ALBUQUERQUE

Planning Department

DRB

Or Current Resident
URIOSTE DEANNA M & DOWNS
DANNY
7439 SNOWY EGRET PL NW
ALBUQUERQUE, NM 87114



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P O Box 1293 Albuquerque, New Mexico 87103

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, July 26, 2006,** beginning at **9:00 a.m.** for the purpose of considering the following:

Project # 1004909
06DRB-00880 Major- SiteDev Plan BldPermit

HARTMAN & MAJEWSKI DESIGN GROUP agent(s) for SOUTHWEST GASTROENTEROLOGY ASSOCIATES, request(s) the above action(s) for Tract(s) 2A-2A-2B-2, Block(s) 0000, JOURNAL CENTER (to be known as **SOUTHWEST GASTROENTEROLOGY**) zoned IP, located on the northeast corner of JEFFERSON NE between JOURNAL CENTER BLVD NE ANSD HEADLINE AVE NE containing approximately 2.5 acre(s). [REF: DRB-97-442, ZA-96-44, 06DRB-00717] (D-17)

Project # 1004228
06DRB-00937Major-Vacation of Pub Right-of-Way

TERRAMETRICS OF NEW MEXICO agent(s) for HEADSTART ENTERPRISES request(s) the above action(s) for all or a portion of Tahoe Place right-of-way (**SUNRISE HEIGHTS ADDITION**)) zoned M-1 light manufacturing zone, located on MONTANO RD NE AND RENAISSANCE BLVD NE containing approximately 1 acre(s). [REF: 05DRB-01765] (F-15)

Project # 1004091
06DRB-00942 Major-Preliminary Plat approval
06DRB-00943 Minor- Ext of SIA for Temp Deferral of Sidewalk

RIO GRANDE ENGINEERING agent(s) for IRVING PARTNERS LLC request(s) the above action(s) for all or a portion of Unplatted Lands of Amalgamated Partners (to be known as **DESERT GARDEN ESTATES SUBDIVISION**), zoned RLT, located on IRVING BLVD NW between RAINBOW RD NW and PASEO DEL OESTE NW containing approximately 12 acre(s). (A-9)

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

for Sheran Matson, AICP, DRB Chair
Development Review Board

TO BE PUBLISHED IN THE ALBUQUERQUE JOURNAL MONDAY, JULY 10, 2006.

CITY OF ALBUQUERQUE

Planning Department

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RIO RANCHO NM 87124

DRB

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P O Box 1293 Albuquerque, New Mexico 87103

PUBLIC HEARING--DEVELOPMENT REVIEW BOARD
CITY OF ALBUQUERQUE

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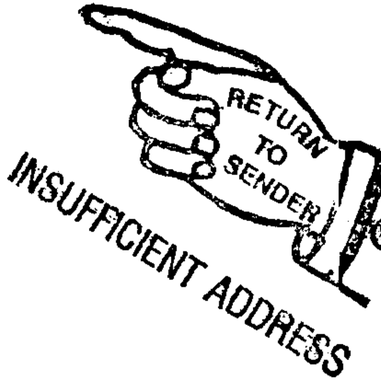
for Sheran Matson, AICP, DRB Chair
Development Review Board

TO BE PUBLISHED IN THE ALBUQUERQUE JOURNAL MONDAY, JULY 10, 2006.

CITY OF ALBUQUERQUE

Planning Department



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IRVING PARTNERS LLC
6565 AMERICAS PK NE
ALBUQUERQUE NM 87110

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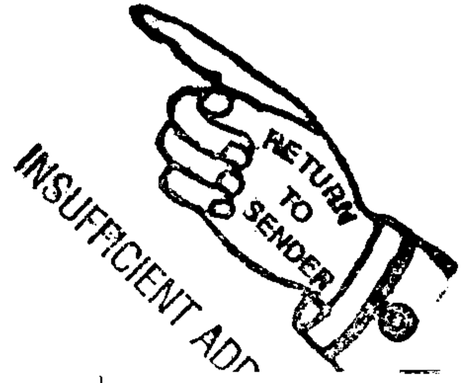
P O Box 1293 Albuquerque, New Mexico 87103



#3

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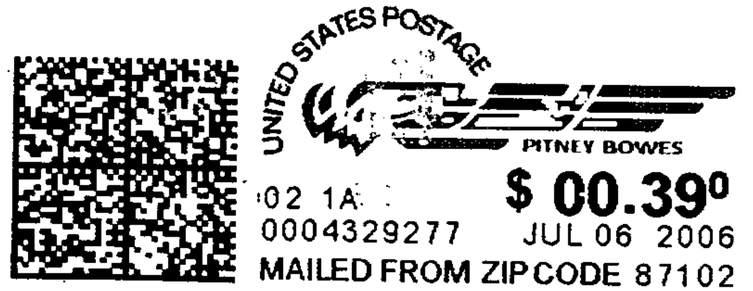
for Sheran Matson, AICP, DRB Chair
Development Review Board

TO BE PUBLISHED IN THE ALBUQUERQUE JOURNAL MONDAY, JULY 10, 2006.

CITY OF ALBUQUERQUE



Planning Department

Project # 1004091

IRVING PARTNER, LLC
9101 WILSHIRE NE
ALBUQUERQUE, NM 87122

DRB

P O Box 1293 Albuquerque, New Mexico 87103

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for Sheran Matson, AICP, DRB Chair
Development Review Board

TO BE PUBLISHED IN THE ALBUQUERQUE JOURNAL MONDAY, JULY 10, 2006.

CITY OF ALBUQUERQUE

Planning Department

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7439 SNOWY EGRET PL NW
ALBUQUERQUE NM 87114

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NO FORWARD ORDER ON FILE

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P O Box 1293 Albuquerque, New Mexico 87103

PUBLIC HEARING--DEVELOPMENT REVIEW BOARD
CITY OF ALBUQUERQUE

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06DRB-01558 Major-Two Year SIA

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Development Review Board

TO BE PUBLISHED IN THE ALBUQUERQUE JOURNAL MONDAY, NOVEMBER 6, 2006.

CITY OF ALBUQUERQUE

Planning Department

DRB

Project# 1004091
IRVING PARTNERS, LLC
9101 IRVING WILSHIRE NE
ALBUQUERQUE, NM 87122

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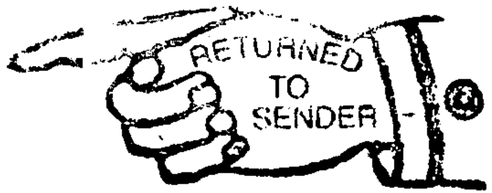

INSUFFICIENT ADDRESS

Do not remail in this envelope.

Or Current Resident

#712239999

P O Box 1293 Albuquerque, New Mexico 87103

City of Albuquerque

DEVELOPMENT/ PLAN REVIEW APPLICATION

Supplemental Form (SF)

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

APPLICATION INFORMATION:

Professional/Agent (if any): RIO GRANDE ENGINEERING PHONE: 505.321.9099
ADDRESS: PO BOX 93924 FAX:
CITY: ALB STATE NM ZIP 87199 E-MAIL: david@riograndeengineeering.com

APPLICANT: IRVING PARTNERS PHONE:
ADDRESS: 9171 GLENDALE NE FAX:
CITY: ALBUQUERQUE STATE NM ZIP 87122 E-MAIL:
Proprietary interest in site: **List all owners**:

DESCRIPTION OF REQUEST: 2 YEAR EXTENSION TO TEMPORARY DEFFERAL OF SIDEWALKS

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

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

Lot or Tract No. LOT 1-29 Block: Unit:
Subdiv/Addn/TBKA: DESERT GARDEN ESTATES
Existing Zoning: RLT Proposed zoning: RLT MRGCD Map No
Zone Atlas page(s): A9 UPC Code: 100906608600830206

CASE HISTORY:

List any current or prior case number that may be relevant to your application (Proj., App., DRB-, AX_,Z_, V_, S_, etc.):
1004091

CASE INFORMATION:

Within city limits? X Yes Within 1000FT of a landfill? NO
No. of **existing** lots: 29 No. of **proposed** lots: 29 Total site area (acres): 12
LOCATION OF PROPERTY BY STREETS: On or Near: IRVING NW
Between: RAINBOW NW and PASEO DEL OESTE NW

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

SIGNATURE DATE

(Print Name) DAVID SOULE Applicant: ☐ Agent: ☒

FOR OFFICIAL USE ONLY **Revised: 4/2012**

	Application case numbers	Action	S.F.	Fees
☑ **INTERNAL ROUTING**				
☑ All checklists are complete	14DRB 70426	ESIA	___	$ 50.00
☐ All fees have been collected	____-____	CMF	___	$ 20.00
☑ 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				Total
☐ F.H.D.P. fee rebate	Hearing date Jan. 7, 2015			$ 70.00

12-26-14
Staff signature & Date

Project # 1004091

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.
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❑ **SIDEWALK WAIVER (DRB21)**
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- __ Zone Atlas map with the entire property(ies) clearly outlined
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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.

David Soyk
Applicant name (print)

Applicant signature / date

Form revised 4/07

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

Application case numbers
14-DRB-70426
____-____-____
____-____-____

12-26-14
Planner signature / date

Project # 1004091

PARADISE WEST

PARADISE WEST

A-1

LD-73-163

LD-72-187

A-1

18

SUPERMKT FOR A PUBLIC UTILITY FACILITY (ELECTRIC SUBSTATION)

PARADISE WEST

CNM COMMUNITY COLLEGE
WESTSIDE CAMPUS

A-1

SRP-70081

PARADISE WEST

SITE

CNM DR

LD-73-168

LD-73-165

A

R-LT

DESERT GARDEN ESTATES

PRICKLY BRUSH LA

A-1 SUPERMIT FOR A WATER STORAGE TANK & WELL PUMP

LANDS OF NEW MEXICO

SCHOOL FOR THE DEAF

MASSACHUSETTS GENERAL HOSPITAL

CANTACIELO

BREZZA DOLCE AV

FEGGIO AV

VENTICELLO

TERRA DOLCE AV

R-LT

IRVING BLVD

IRVING BLVD

PINON

SNOWY EGRET CT

SNOWY EGRET PL

POINTE (UNIT 5)

WOOD STORK CT

SANDERLING RD

CEDAR WAXWING

VISTA DE ARENAL

PASEO

VENTANA RANCH

COUNTRY MEADOWS

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

Albuquerque Geographic Information System

Map amended through: 2/4/2010

RIO GRANDE

40

25

Note: Grey Shading Represents Area Outside of the City Limits

Zone Atlas Page:

A-09-Z

Selected Symbols

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

0 750 1,500 Feet

December 26, 2014

Mr. Jack Cloud
Chair-Development Review Board
City of Albuquerque
600 2nd Street NW
Albuquerque, NM 87102

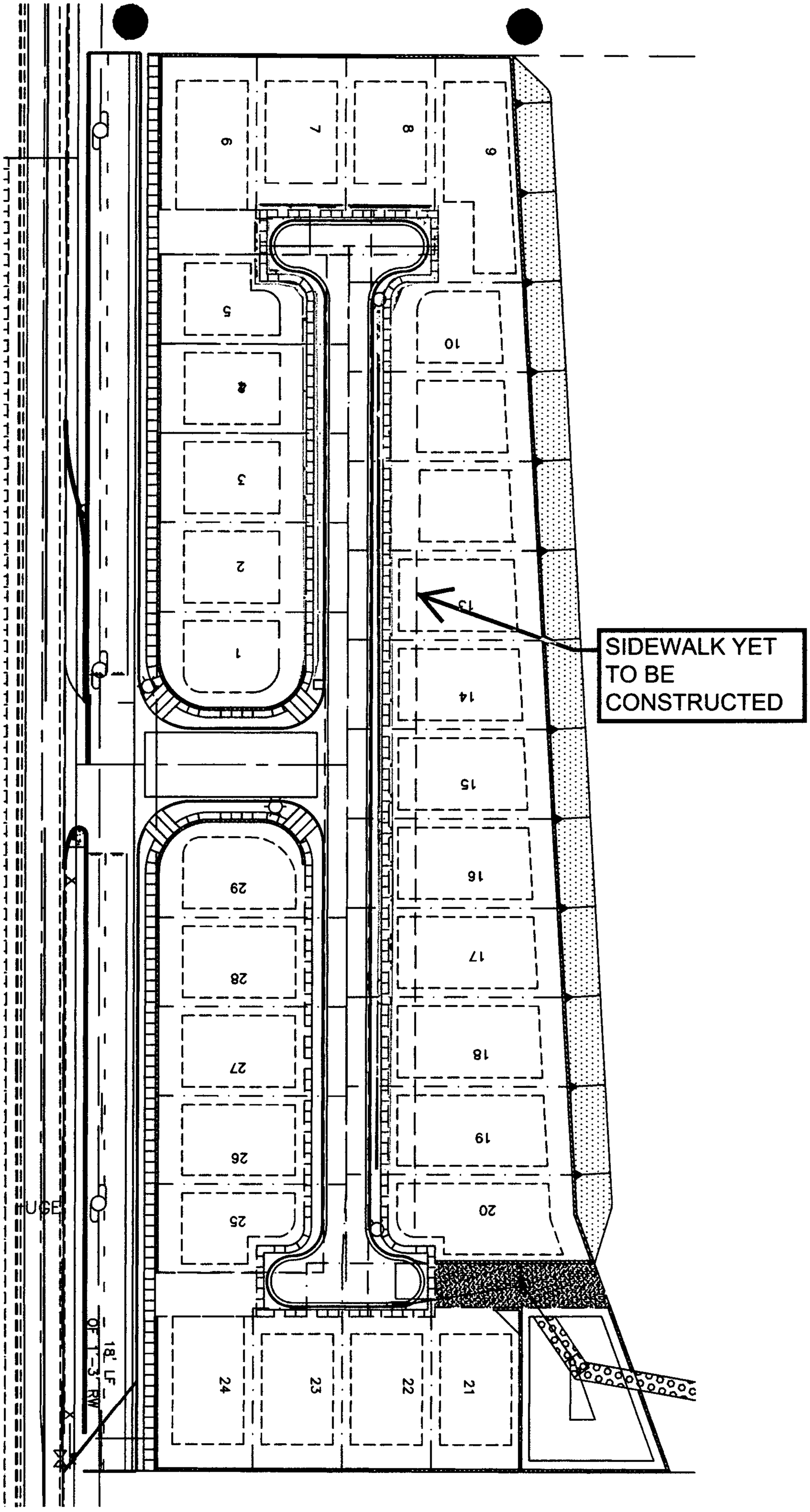
RE: Two year extension
Deferral of internal sidewalks
Desert Garden Estates,
Project # 1004091
Albuquerque, New Mexico

Dear Mr. Cloud:

Rio Grande Engineering, on behalf of Irving Partners, requests a two year extension to the deferral of sidewalks. The reason for this request to allow home construction to continue
Should you have any questions regarding this submittal, please do not hesitate to call me.

Sincerely,

David Soule, PE


SIDEWALK YET TO BE CONSTRUCTED
HUGE
18' LF OF 1'-3' RW
1
2
3
4
5
6
7
8
9
10
13
14
15
16
17
18
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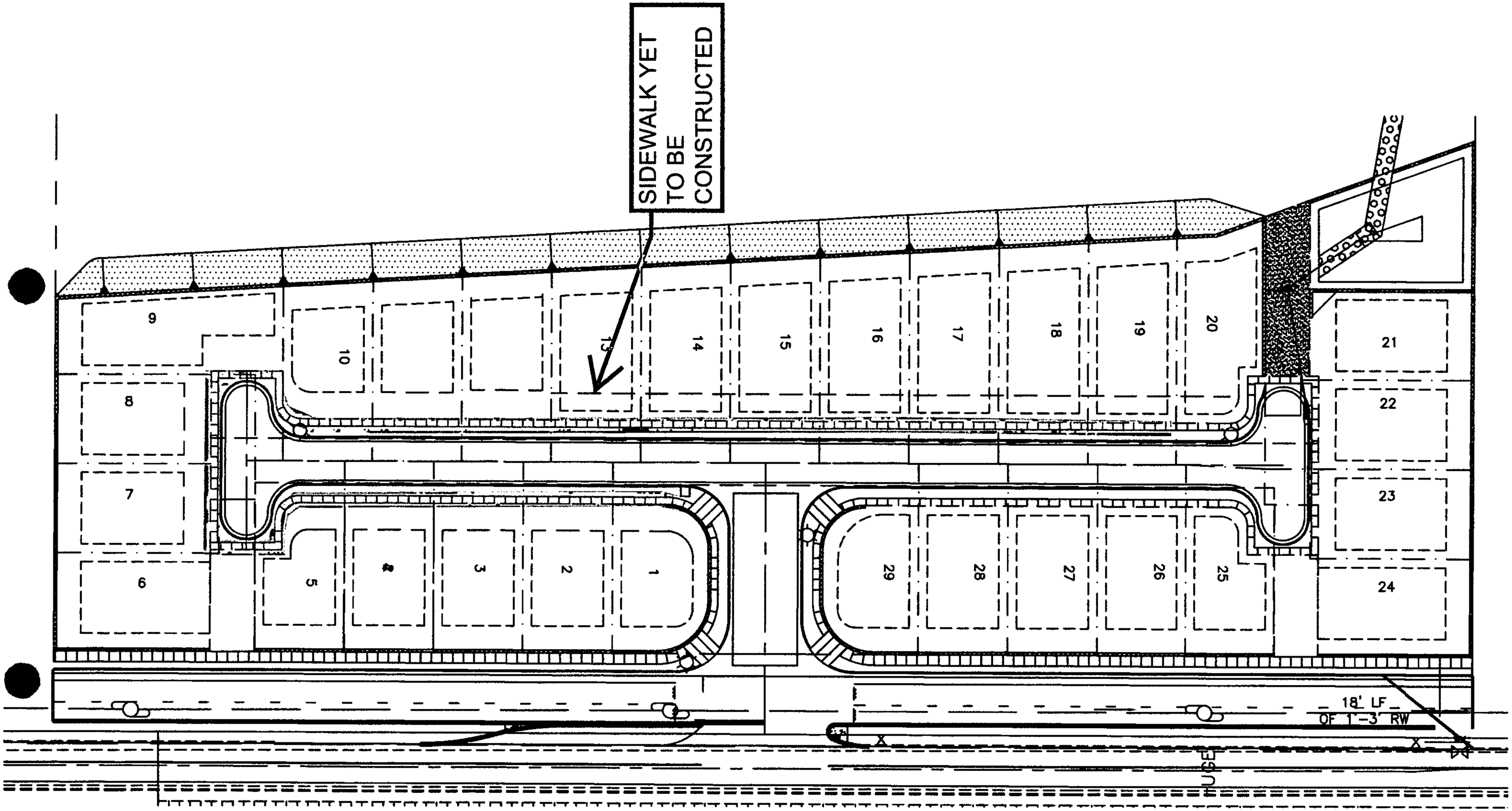
29


SIDEWALK YET TO BE CONSTRUCTED
9
10
11
14
15
16
17
18
19
20
21
22
23
24
8
7
6
5
4
3
2
1
29
28
27
26
25
18' LF OF 1'-3' RW
ESMT

PROJECT #

1004091

January 7. 2014

ESIA-TDSW

City of Albuquerque Planning Department

DEVELOPMENT AND BUILDING SERVICES

STANDARD APPLICATION, Paper Plans Required

DEVELOPMENT REVIEW BOARD

Category Code 910
2012 070 332

10/16/2012 Issued By: E08375 167104

Application Number: **12DRB-70332**, Ext Of Sia For Temp Defr Sdwk Const

Address:

Location Description: IRVING BETWEEN RAINBOW AND PASEO DEL OESTE

Project Number: 1004091

Applicant
IRVING PARTNERS, LLC

9101 WILSHIRE NE
ALBUQUERQUE NM 87122

Agent / Contact
RIO GRANDE ENGINEERING
DAVID SOULE
1606 CENTRAL AVE SE STE 201
ALBUQUERQUE NM 87106

DAVID@RIOGRANDEENGINEERING.COM

Application Fees	
APN Fee	
Conflict Mgmt Fee	$20.00
DRB Actions	$50.00
TOTAL:	$70.00

City of Albuquerque Treasury
Date=10/16/2012 Office=ANNEX
Stat. ID=WS000007 Cashier=TRSMA8
Batch#= 887 Trans #=16
Permit#= 201207033 2
Receipt Num 00062741
Payment Total=$70.00
0901 Conflict Manag. Fee $20.00
0903 DRB Actions $50.00
Check Tendered $70.00

City of Albuquerque

DEVELOPMENT/ PLAN REVIEW APPLICATION

Supplemental form

SUBDIVISION **S**

___ Major Subdivision action
___ Minor Subdivision action
___ Vacation **V**
__X__ Variance (Non-Zoning)

SITE DEVELOPMENT PLAN **P**

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

Supplemental form

ZONING & PLANNING **Z**

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

APPEAL / PROTEST of... **A**

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

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

APPLICANT INFORMATION:

NAME: IRVING PARTNERS , LLC PHONE: 505-321-4700
ADDRESS: 9101 WILSHIRE NE FAX: 505-797-8914
CITY: ALBUQUERQUE STATE NM ZIP 87122 E-MAIL: J.SOULE@CS.COM
Proprietary interest in site: OWNER **List all owners:** SOLE OWNER
AGENT (if any): RIO GRANDE ENGINEERING PHONE: 505-321-9099
ADDRESS: 1606 Central SE, Suite 201 FAX: 505-872-2205
CITY: ALBUQUERQUE STATE NM ZIP 87107 E-MAIL: david@riograndeengineering.com

DESCRIPTION OF REQUEST: FINAL PLAT- MAJOR

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

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

Lot or Tract No. Lots 1-29 Block: Unit:
Subdiv. / Addn. Desert garden estates
Current Zoning: R-LT Proposed zoning: R-LT
Zone Atlas page(s): A9 No. of **existing** lots: 29 No. of **proposed** lots: 29
Total area of site (acres): 12 Density if applicable: dwellings per gross acre: 3 dwellings per net acre: 3
Within city limits? __X__Yes. No___, but site is within 5 miles of the city limits.) Within 1000FT of a landfill? no
UPC No. 00906610300830209 MRGCD Map No.
LOCATION OF PROPERTY BY STREETS: On or Near: IRVING BLVD NW
Between: RAINBOW ROAD and PASEO DEL OESTE 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.):

1004091

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

SIGNATURE DATE 10/16/12
(Print) DAVID SOULE, PE, _X_ Applicant __ Agent

FOR OFFICIAL USE ONLY Form revised 9/01, 3/03, 7/03, 10/03, **3/04**

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

Application case numbers	Action	S.F.	Fees
12 - DRB - 70332	ESIA		$ 50.00
	LMF		$ 20.00
			$
			$
			$
			Total $ 70.00

Hearing date Oct. 24, 2012

10/16/12
Planner signature / date

Project # 1004091

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
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- ___ Fee (see schedule)
- ___ List any original and/or related file numbers on the cover application

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❑ **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
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David Sal,
Applicant name (print)

Applicant signature / date 10/16/12

Form revised 4/07

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

Application case numbers
12-DRB-70332
_____
_____

10-16-12
Planner signature / date

Project # 1004091

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Form revised 4/07

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12 - DRB - 70332
____ - ____ - ____
____ - ____ - ____

10-16-12
Planner signature / date

Project # 1004091

PARADISE WEST

PARADISE WEST

A-1

PARADISE WEST

PARADISE WEST

CNM COMMUNITY COLLEGE
WESTSIDE CAMPUS

A-1

CNM

DR.

PARADISE WEST

LANDS OF NEW MEXICO
SCHOOL FOR THE DEAF

MASSACHUSETTS
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CANTACIELO

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IRVING BLVD

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POINTE
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POINTE
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VISTA DE ARENAL

PAESE

VENTANA RANCH
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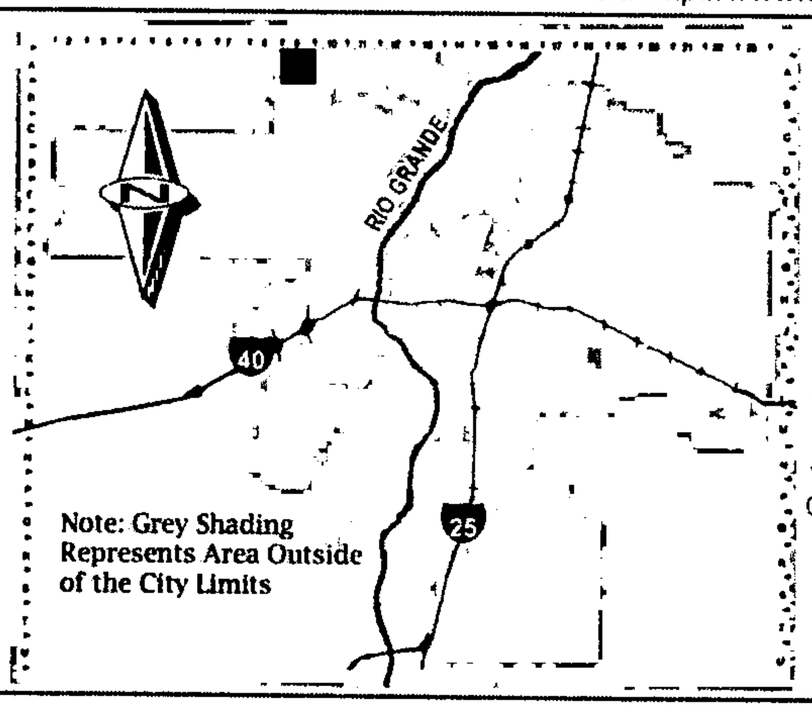
COUNTRY
MEADOWS
(UNIT 4)

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

CITY OF ALBUQUERQUE
AGIS
Albuquerque Geographic Information System

Map amended through: 1/24/2011



Zone Atlas Page:

A-09-Z

Selected Symbols

- SECTOR PLANS
- Design Overlay Zones
- City Historic Zones
- H-1 Buffer Zone
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- Escarpment
- 2 Mile Airport Zone
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0 750 1,500 Feet

October 16, 2012

Mr. Jack Cloud
Chair-Development Review Board
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Albuquerque, NM 87102

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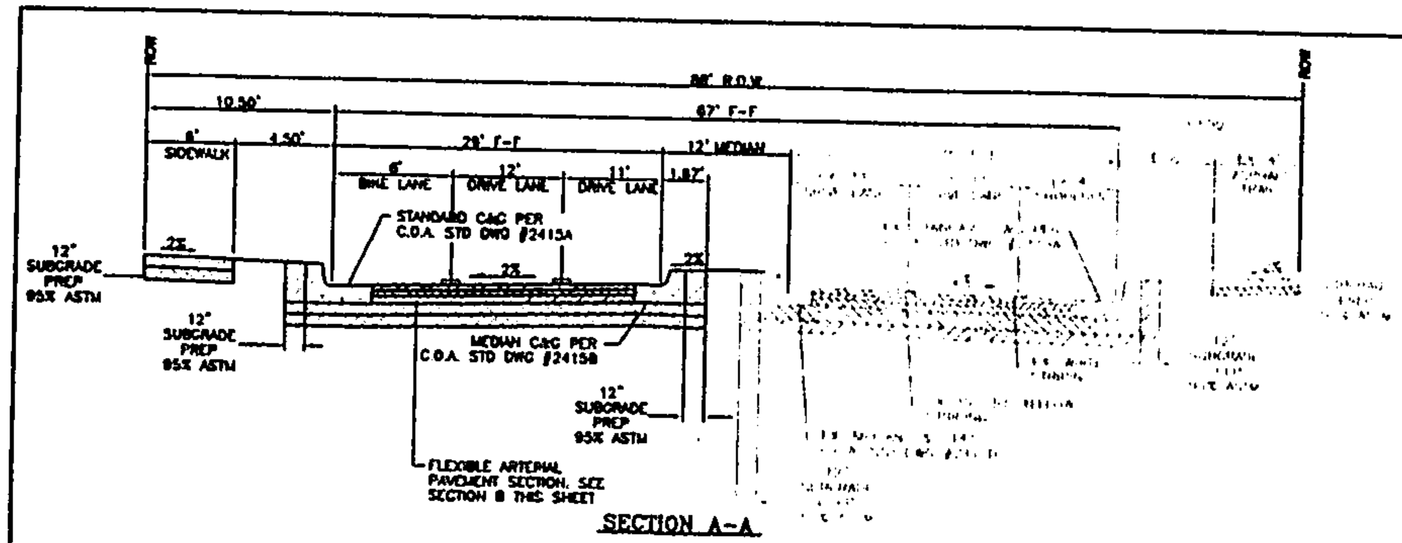
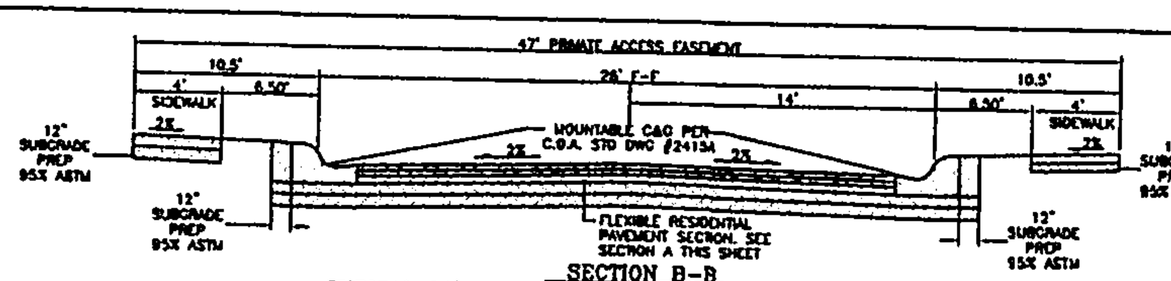


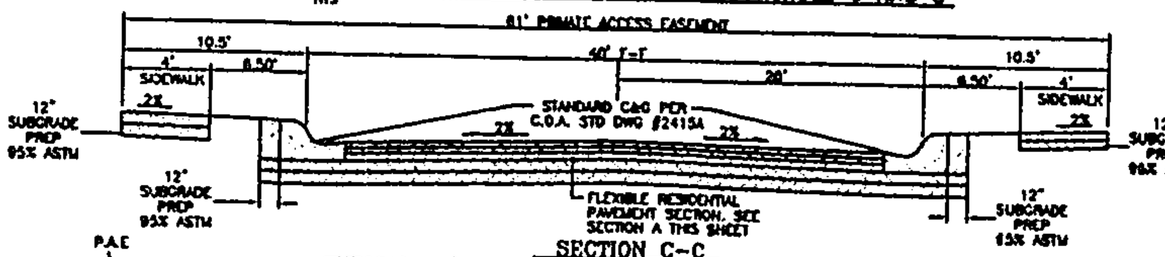
SECTION A-A

TYPICAL 67' STREET SECTION



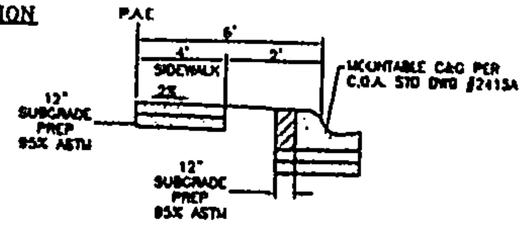
SECTION B-B

TYPICAL 26' STREET SECTION W/ MOUNTABLE C AND G



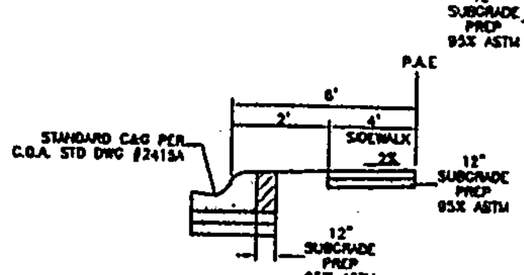
SECTION C-C

TYPICAL 40' STREET SECTION W/ STANDARD C AND G



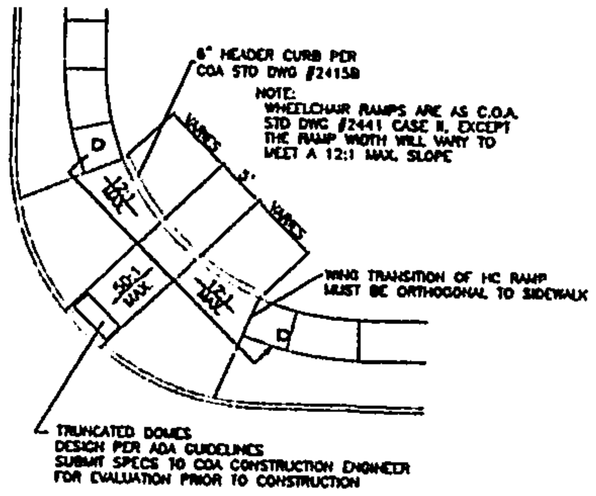
SECTION E-E

TYPICAL HAMMERHEAD STREET SECTION

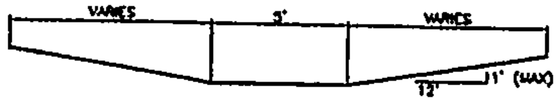


SECTION F-F

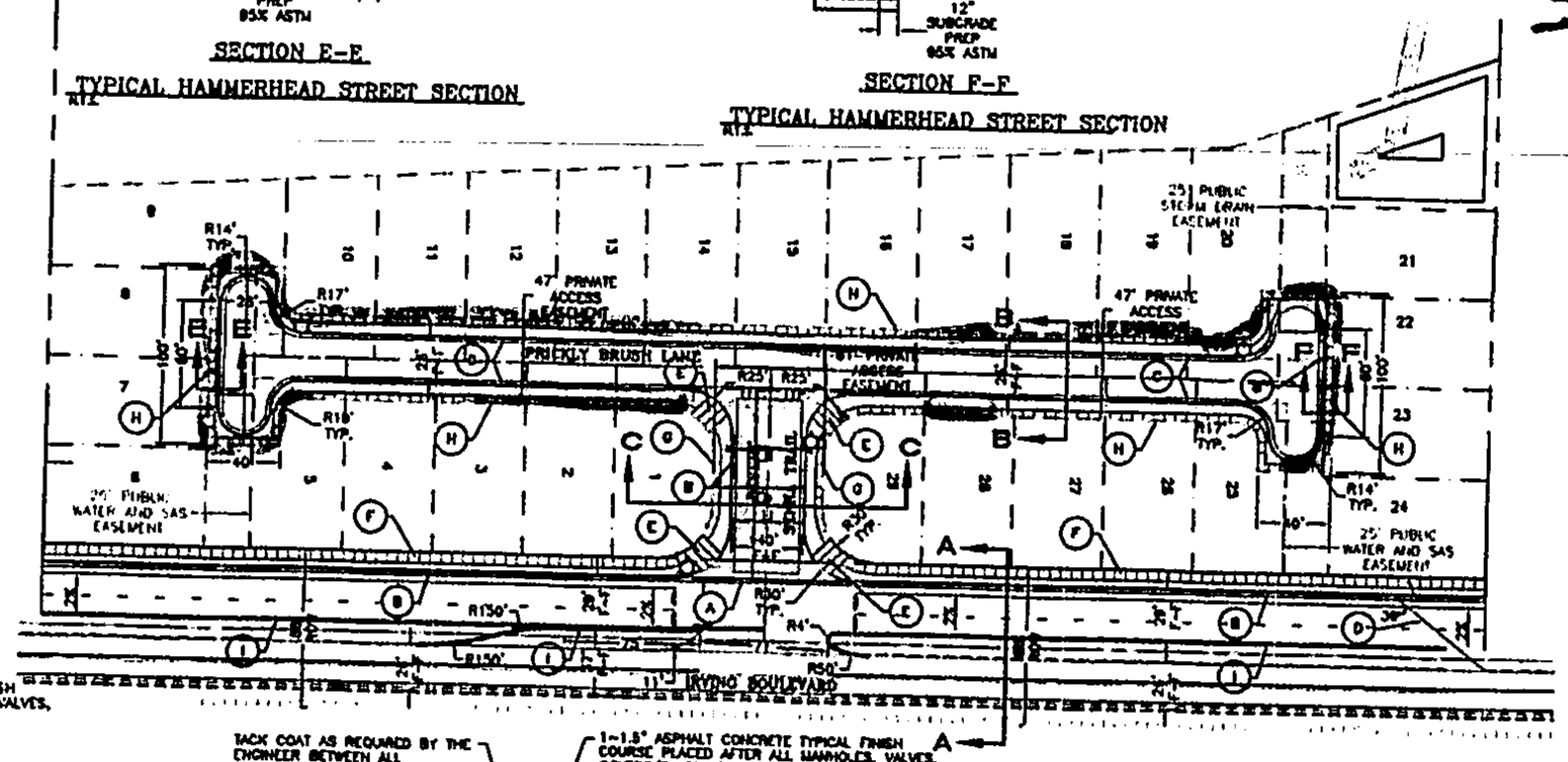
TYPICAL HAMMERHEAD STREET SECTION

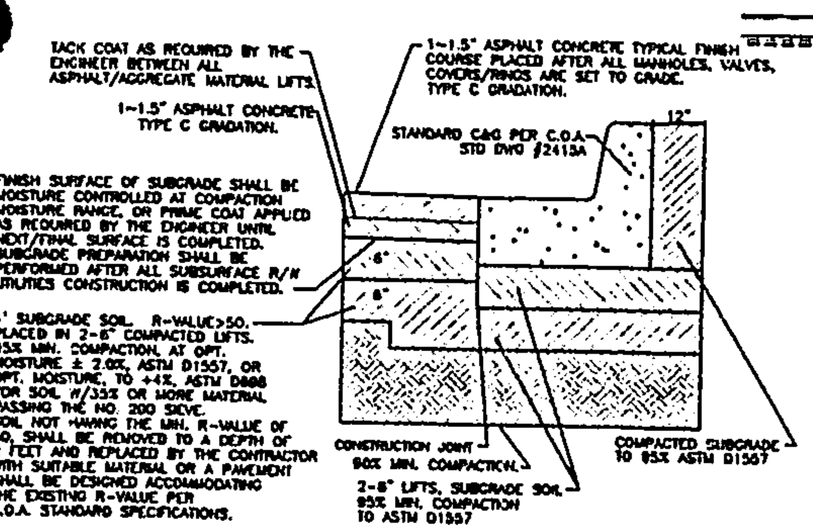


WHEELCHAIR RAMP DETAIL (TYP.)

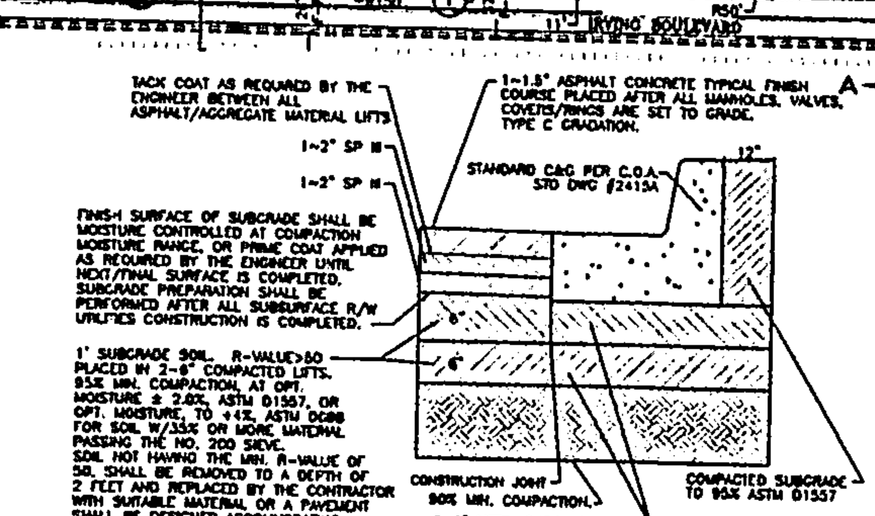


SECTION D-D



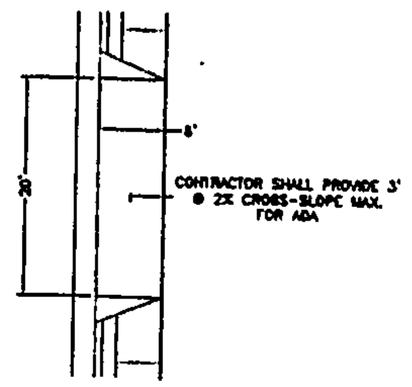


SECTION A-RESIDENTIAL PAVING SECTION (STANDARD CURB)

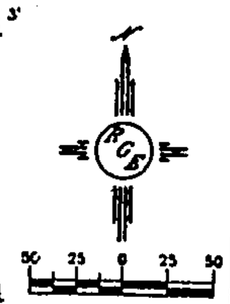


SECTION B-MINOR ARTERIAL PAVING SECTION (STANDARD CURB)

MTS-PER COA PROJECT #1043.81



DRIVEPAD DETAIL FOR LOTS 6-9 & 21-24



Deffered Sidewalks

Built Sidewalk

LEGEND

- PROPOSED SNGL. "A" INLET
- EXISTING CURB & GUTTER
- PROPOSED CURB & GUTTER
- FUTURE CURB & GUTTER
- BOUNDARY LINE
- EASEMENT
- PROPOSED SIDEWALK
- CENTERLINE
- RIGHT-OF-WAY
- LOT LINES
- STREET LIGHTS
- CONTRACTOR SHALL PROVIDE 3" @ 2% CROSS SLOPE MAX.

KEYED NOTE:

- (A) 6' VALLEY GUTTER PER C.O.A. STD DWG #2420
- (B) STANDARD C&G PER COA STD DWG #2415A
- (C) MOUNTABLE C&G PER COA STD DWG #2415A
- (D) ASPHALT CURB COA STD DWG #2415B
- (E) HANDICAP RAMP SEE DETAIL THIS SHEET
- (F) 6' SIDEWALK TO BE BUILT W/THIS PROJECT PER COA STD DWG #2430
- (G) 4' SIDEWALK TO BE BUILT W/THIS PROJECT PER COA STD DWG #2430
- (H) 4' SIDEWALK TO BE DEFFERED
- (I) MEDIAN C&G PER COA STD DWG #2415B

GENERAL NOTES:

1. ALL WALL FOUNDATIONS/TOE MUST BE OUTSIDE COA ROW.
2. CONTRACTOR SHALL BE RESPONSIBLE FOR INSTALLATION AND MAINTENANCE OF ALL ROADWAY SIGNS UNTIL FINAL ACCEPTANCE.

SURVEY INFORMATION
FIELD NOTES BY DATE
AS BUILT INFORMATION
BENCH MARKS
SEE TITLE SHEET
DATE DATE DATE DATE DATE

ENGINEER'S SEAL

NO.	DATE	REMARKS
		6'

DESIGNED BY: WCHJ DATE: 9-16-08
DRAWN BY: WCHJ DATE: 9-16-08
DRAWN NAME: 24-58-DMC-8-22-08.DGNC JOB NO.: 24-58
CHECKED BY: DS DATE: 9-16-08

Rio Grande Engineering

CITY OF ALBUQUERQUE
PUBLIC WORKS DEPARTMENT
ENGINEERING GROUP

TITLE: DESERT GARDEN ESTATES
MASTER PAVING PLAN

DESIGN REVIEW COMMITTEE	CITY ENGINEER APPROVAL	SUPERVISOR	MO./DAY/YR.	MO./DAY/YR.

CITY PROJECT NO. 79378!

ZONE MAP NO. A-9-Z

SHEET 6 OF 14

OFFICIAL NOTICE OF DECISION

CITY OF ALBUQUERQUE
PLANNING DEPARTMENT
DEVELOPMENT REVIEW BOARD

December 1, 2010

Project# 1004091
10DRB-70336 EXT OF SIA FOR TEMP DEFR SDWK CONST

RIO GRANDE ENGINEERING agent(s) for IRVING PARTNERS, LLC request(s) the above action(s) for all or a portion of Lot(s) 1-29, Block(s) , Tract(s) , **DESERT GARDEN ESTATES Unit(s) ,** zoned R-LT, located on IRVING BLVD NW BETWEEN RAINBOW RD NW AND PASEO DEL OESTE NW containing approximately 12 acre(s). [REF:] (A-9)

At the December 1, 2010 Development Review Board meeting, a 2 year extension to the agreement for the deferral of sidewalks was approved. Please provide an exhibit to the Design Review Committee indicating the lot number/addresses where sidwalks are still deferred.

If you wish to appeal this decision, you must do so by December 16, 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: Irving Partners, LLC – 9101 Wilshire NE – Albuquerque, NM 87122
Cc: Rio Grande Engineering – 1606 Central SE Ste 201 – Albuquerque, NM 87107
Marilyn Maldonado
File

City of Albuquerque Planning Department

One Stop Shop – Development and Building Services

11/23/2010 Issued By: E08375 94199

STANDARD APPLICATION, Paper Plans Required

Permit Number: **2010 070 336** **Category Code 910**

Application Number: **10DRB-70336**, Ext Of Sia For Temp Defr Sdwk Const

Address:

Location Description: IRVING BLVD NW BETWEEN RAINBOW RD NW AND PASEO DEL OESTE NW

Project Number: 1004091

Applicant
IRVING PARTNERS, LLC

9101 WILSHIRE NE
ALBUQUERQUE NM 87122
321-4700

Agent / Contact
Rio Grande Engineering
David Soule
1606 Central Ave Se Ste 201
Albuquerque NM 87106

david@riograndeengineering.com

Application Fees

441018/4943000	APN Fee	
441032/3416000	Conflict Mgmt Fee	$20.00
441006/4958000	DRB Actions	$50.00
	TOTAL:	**$70.00**

City Of Albuquerque
Treasury Division

11/23/2010 1:35PM LOC: ANNX
WS# 007 TRANS# 0012
RECEIPT# 00138808-00138808
PERMIT# 2010070336 TRSCCS
Trans Amt $70.00
Conflict Manag. Fee $20.00
DRB Actions $50.00
CK $70.00
CHANGE $0.00

Thank You

City of Albuquerque

DEVELOPMENT/ PLAN REVIEW APPLICATION

	Supplemental form
SUBDIVISION	**S**
____ Major Subdivision action	
____ Minor Subdivision action	
____ Vacation	**V**
__X__ Variance (Non-Zoning)	
SITE DEVELOPMENT PLAN	**P**
____ ...for Subdivision Purposes	
____ ...for Building Permit	
____ IP Master Development Plan	
____ Cert. of Appropriateness (LUCC)	**L**

	Supplemental form
ZONING & PLANNING	**Z**
____ Annexation	
____ County Submittal	
____ EPC Submittal	
____ Zone Map Amendment (Establish or Change Zoning)	
____ Sector Plan (Phase I, II, III)	
____ Amendment to Sector, Area, Facility or Comprehensive Plan	
____ Text Amendment (Zoning Code/Sub Regs)	
APPEAL / PROTEST of...	**A**
____ Decision by: DRB, EPC, LUCC, Planning Director or Staff, ZHE, Zoning Board of Appeals	

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

APPLICANT INFORMATION:

NAME: IRVING PARTNERS , LLC PHONE: 505-321-4700

ADDRESS: 9101 WILSHIRE NE FAX: 505-797-8914

CITY: ALBUQUERQUE STATE NM ZIP 87122 E-MAIL: J.SOULE@CS.COM

Proprietary interest in site: OWNER **List all owners**: SOLE OWNER

AGENT (if any): RIO GRANDE ENGINEERING PHONE: 505-321-9099

ADDRESS: 1606 Central SE, Suite 201 FAX: 505-872-2205

CITY: ALBUQUERQUE STATE NM ZIP 87107 E-MAIL: david@riograndeengineering.com

DESCRIPTION OF REQUEST: FINAL PLAT- MAJOR

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

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

Lot or Tract No. Lots 1-29 Block: ____ Unit: ____

Subdiv. / Addn. Desert garden estates

Current Zoning: R-LT Proposed zoning: R-LT

Zone Atlas page(s): A9 No. of **existing** lots: 29 No. of **proposed** lots: 29

Total area of site (acres): 12 Density if applicable: dwellings per gross acre: 3 dwellings per net acre: 3

Within city limits? __X__Yes. No___, but site is within 5 miles of the city limits.) Within 1000FT of a landfill? no

UPC No. 00906610300830209 MRGCD Map No. ____

LOCATION OF PROPERTY BY STREETS: On or Near: IRVING BLVD NW

Between: RAINBOW ROAD and PASEO DEL OESTE 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.): ____

1004091

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

SIGNATURE ____ DATE ____

(Print) DAVID SOULE, PE, _X__ Applicant __ Agent

FOR OFFICIAL USE ONLY Form revised 9/01, 3/03, 7/03, 10/03, **3/04**

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

Application case numbers	Action	S.F.	Fees
10DSB - - 70336	ESIA		$ 50.00
- -	CMF		$ 20.00
- -			$
- -			$
- -			$
			Total
Hearing date 12-1-10			$

Project # 1004091

11-23-10

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)**
- X Drawing showing the sidewalks subject to the proposed deferral or extension (not to exceed 8.5" by 14") **6 copies**
- X Zone Atlas map with the entire property(ies) clearly outlined
- X Letter briefly describing, explaining, and justifying the deferral or extension
- X 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.

David Soule, Irving Porter
Applicant name (print)

Applicant signature / date 11/23/10

Form revised 4/07

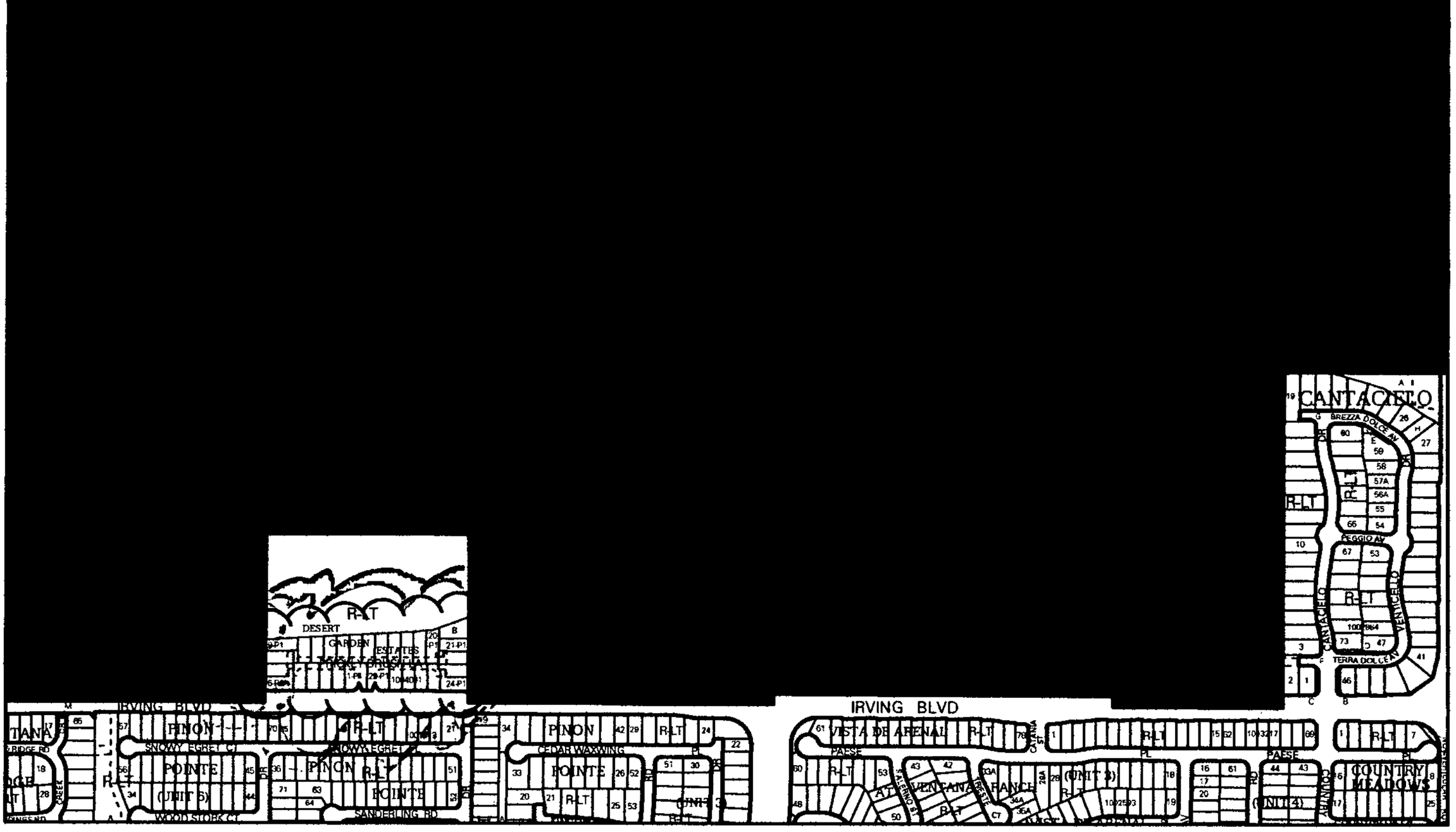
FOR OFFICIAL USE ONLY

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

Application case numbers
10DRB - _____ - 70336
_____ - _____ - _____
_____ - _____ - _____

Planner signature / date 11-23-10

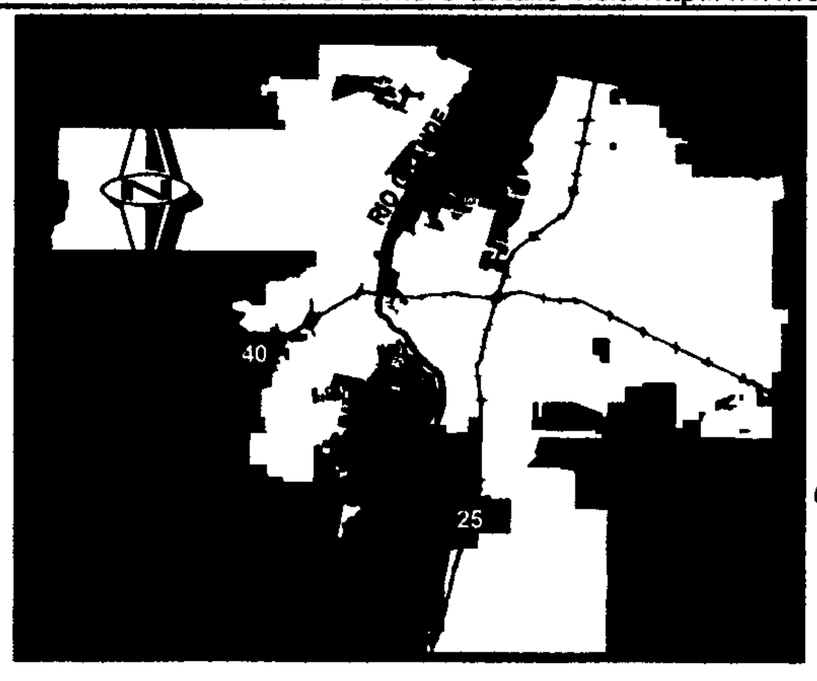
Project # 1004041



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

Albuquerque Geographic Information System

Map amended through: 2/4/2010



Zone Atlas Page:

A-09-Z

Selected Symbols

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

0 750 1,500 Feet

RIO GRANDE ENGINEERING OF NEW MEXICO, LLC

November 23, 2010

Mr. Jack Cloud
Chair- Development Review Board
City of Albuquerque
600 2nd street NW
Albuquerque, NM 87102

RE: Extension of Temporary Deferral of Internal Sidewalks
Desert Gardens Estates
PROJECT # 1004091
Albuquerque, New Mexico

Dear Mr. Cloud:

Rio Grande Engineering requests a 2-year extension of the Subdivision Improvement Agreement for temporary deferral of internal sidewalk construction.

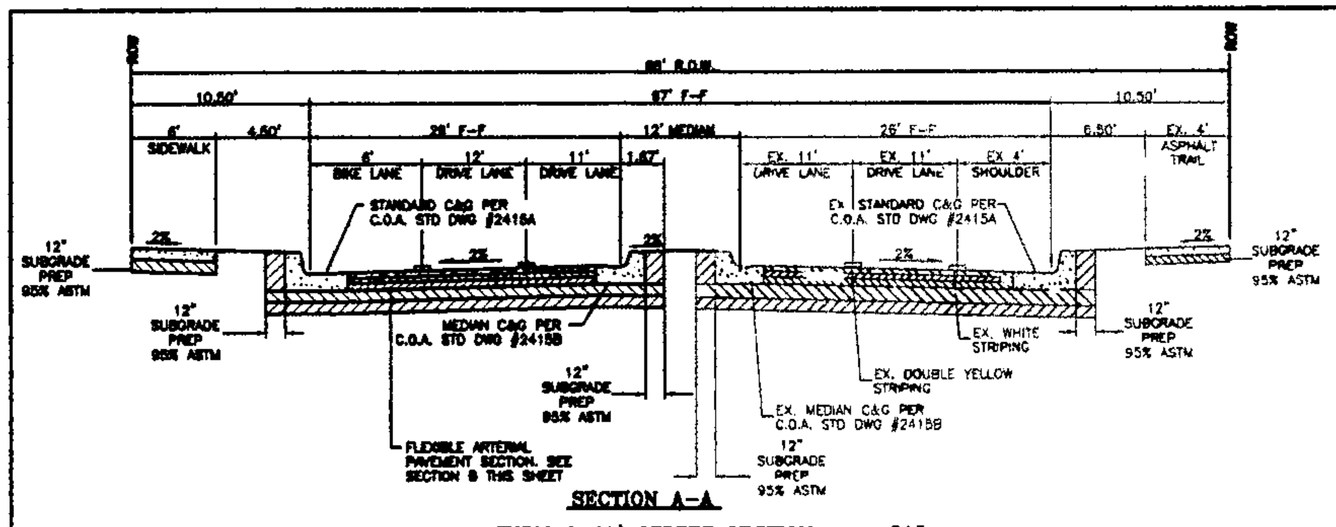
Should you have any questions regarding this matter, please do not hesitate to call me.

Sincerely,

David Soule, PE
RIO GRANDE ENGINEERING
PO Box 67305
ALBUQUERQUE, NM 87193
321-9099

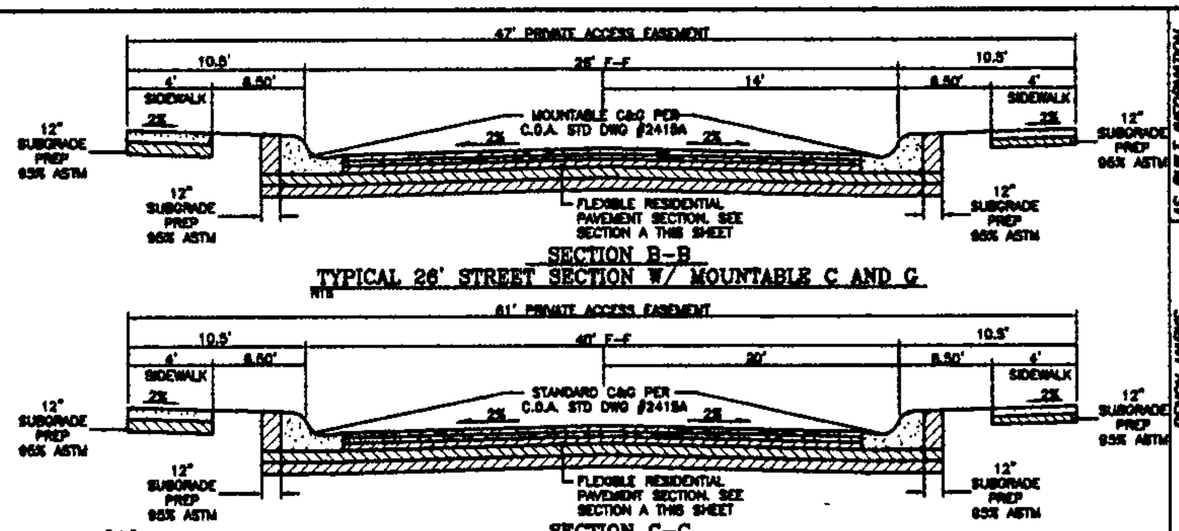
Enclosures

DEFFERED



SECTION A-A

TYPICAL 67' STREET SECTION

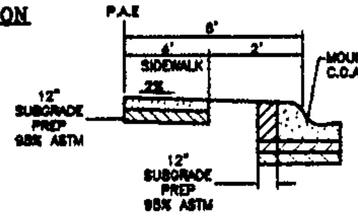


SECTION B-B

TYPICAL 26' STREET SECTION W/ MOUNTABLE C AND G

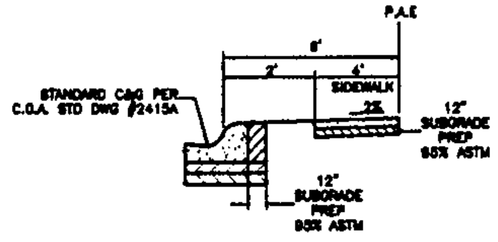
SECTION C-C

TYPICAL 40' STREET SECTION W/ STANDARD C AND G



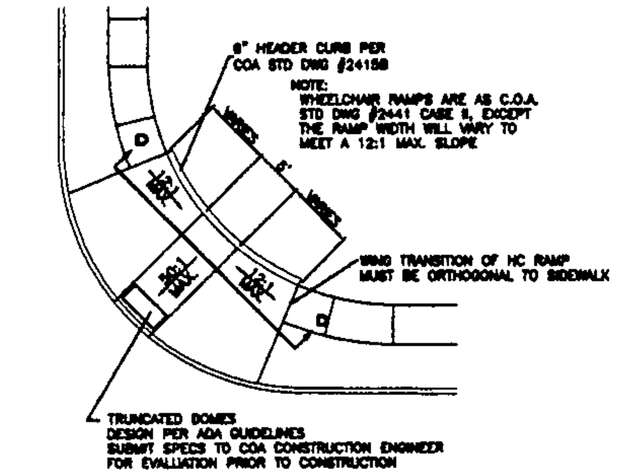
SECTION E-E

TYPICAL HAMMERHEAD STREET SECTION

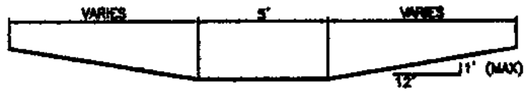


SECTION F-F

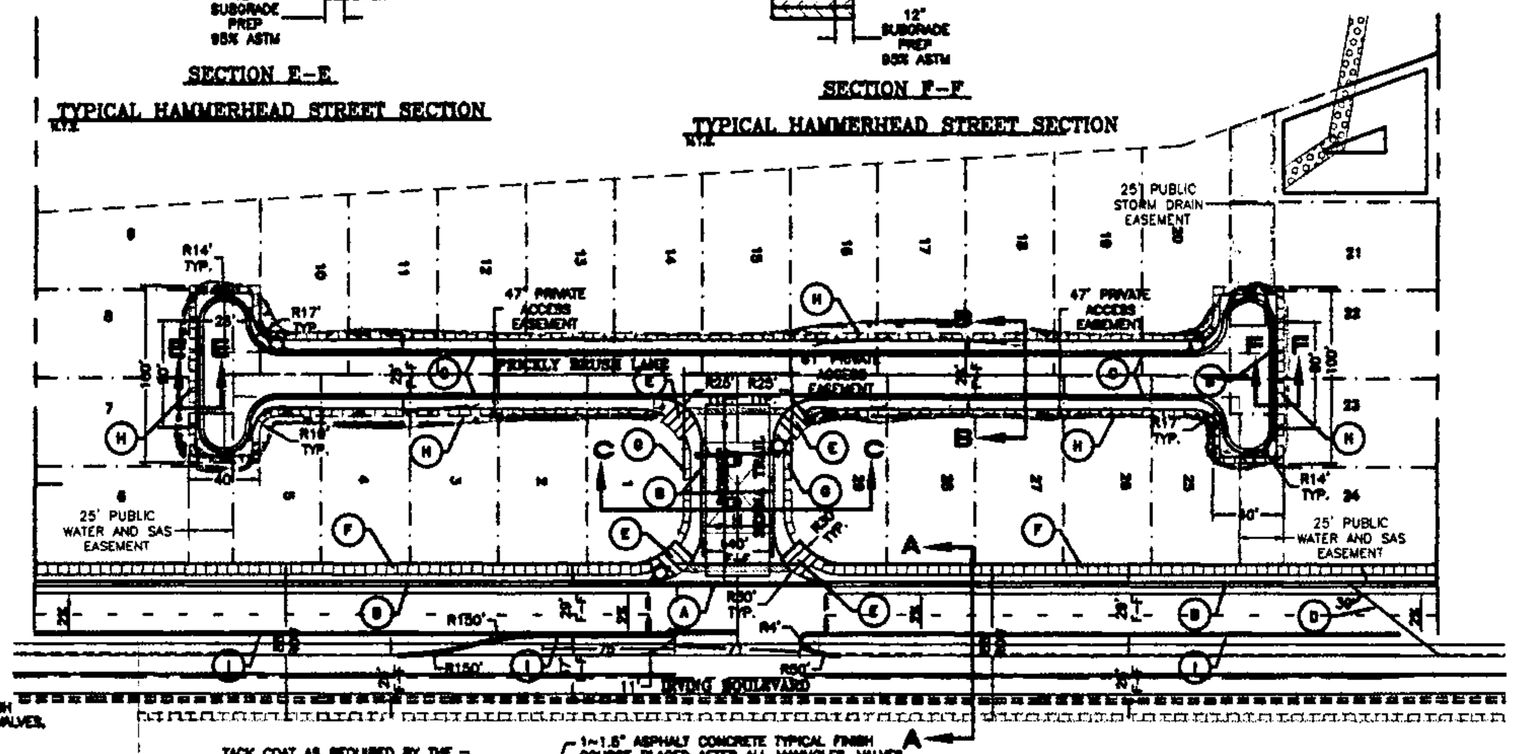
TYPICAL HAMMERHEAD STREET SECTION

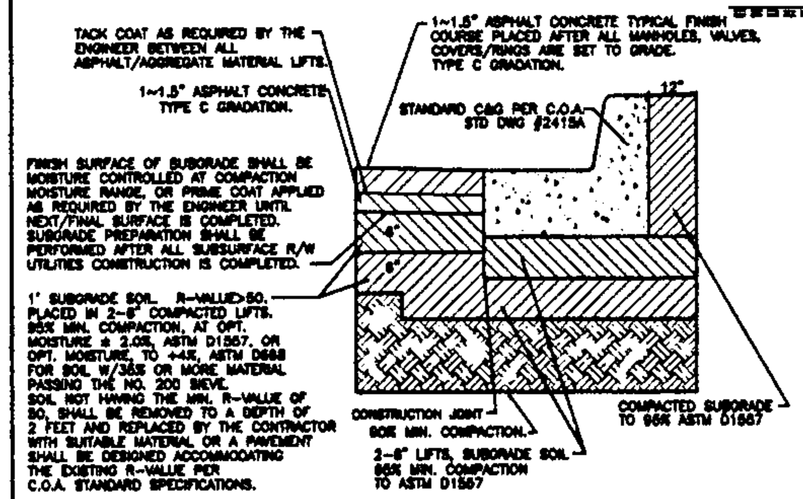


WHEELCHAIR RAMP DETAIL (TYP.)

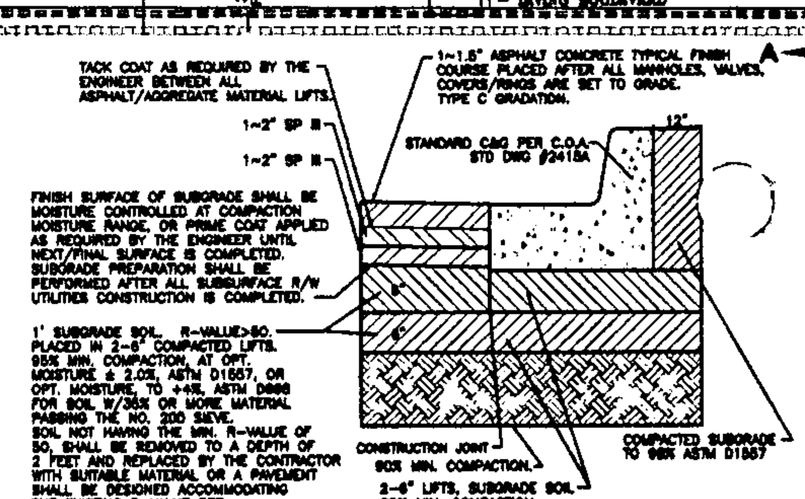


SECTION D-D





SECTION A-RESIDENTIAL PAVING SECTION (STANDARD CURB)



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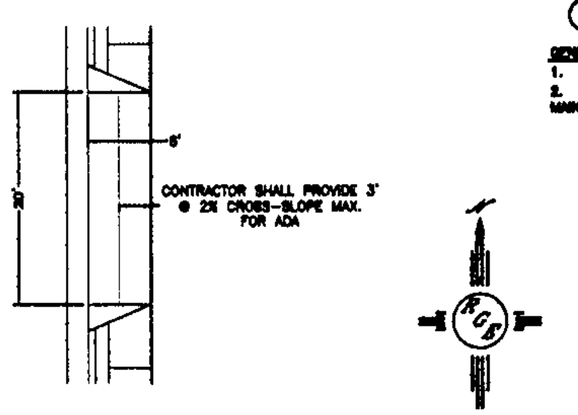
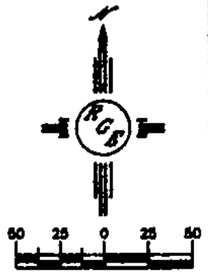


DRIVEPAD DETAIL FOR LOTS 6-9 & 21-24



LEGEND

- PROPOSED SWDL. "A" INLET
- EXISTING CURB & GUTTER
- PROPOSED CURB & GUTTER
- FUTURE CURB & GUTTER
- BOUNDARY LINE
- EASEMENT
- PROPOSED SIDEWALK
- CENTERLINE
- RIGHT-OF-WAY
- LOT LINES
- STREET LIGHTS
- CONTRACTOR SHALL PROVIDE 3' @ 2% CROSS SLOPE MAX.

KEYED NOTES:

(A) 6" VALLEY GUTTER PER C.O.A. STD DWG #2430
(B) STANDARD C&G PER COA STD DWG #2415A
(C) MOUNTABLE C&G PER COA STD DWG #2415A
(D) ASPHALT CURB COA STD DWG #2415B
(E) HANDICAP RAMP SEE DETAIL THIS SHEET
(F) 6' SIDEWALK TO BE BUILT W/THIS PROJECT PER COA STD DWG #2430
(G) 4' SIDEWALK TO BE BUILT W/THIS PROJECT PER COA STD DWG #2430
(H) 4' SIDEWALK TO BE DEFFERED
(I) MEDIAN C&G PER COA STD DWG #2415B

GENERAL NOTES:

1. ALL WALL FOUNDATIONS/TOE MUST BE OUTSIDE COA ROW.
2. CONTRACTOR SHALL BE RESPONSIBLE FOR INSTALLATION AND MAINTENANCE OF ALL ROADWAY SIGNS UNTIL FINAL ACCEPTANCE.

AS BUILT INFORMATION — DATE

BENCH MARKS — SEE TITLE SHEET

SURVEY INFORMATION — FIELD NOTES — NO. | BY | DATE

ENGINEER'S SEAL

NO.	DATE	REMARKS / REVISIONS	BY
		DESIGN	
		DESIGNED BY: WDMJ	DATE: 9-16-08
		DRAWN BY: WDMJ	DATE: 9-16-08
		DRAWN NAME: 2458-ERC-5-22-08S.DWG	JOB NO.: 2458
		CHECKED BY: DS	DATE: 9-16-08

Rio Grande Engineering

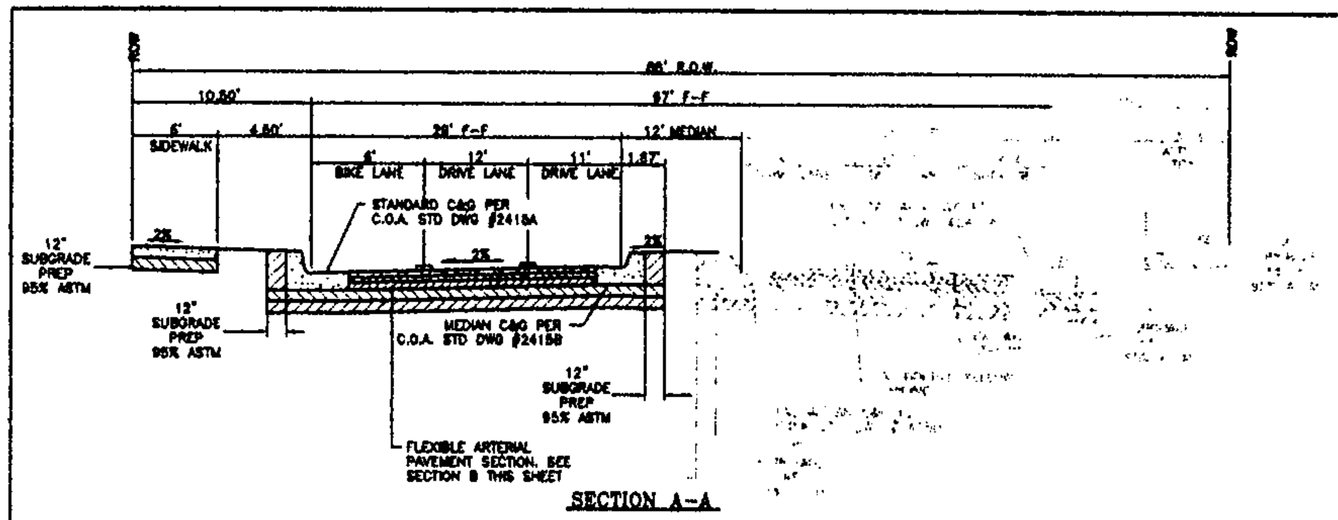
CITY OF ALBUQUERQUE
PUBLIC WORKS DEPARTMENT
ENGINEERING GROUP

TITLE: **DESERT GARDEN ESTATES**
MASTER PAVING PLAN

DESIGN REVIEW COMMITTEE	CITY ENGINEER APPROVAL	LAND DEVELOPMENT SECTION	MO./DAY/YR.	MO./DAY/YR.

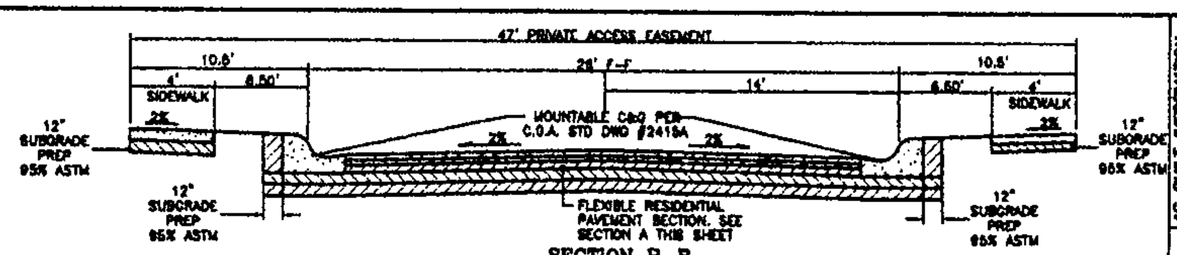
CITY PROJECT NO.	ZONE MAP NO.	SHEET	OF
793781	A-9-Z	6	14

DEFERED



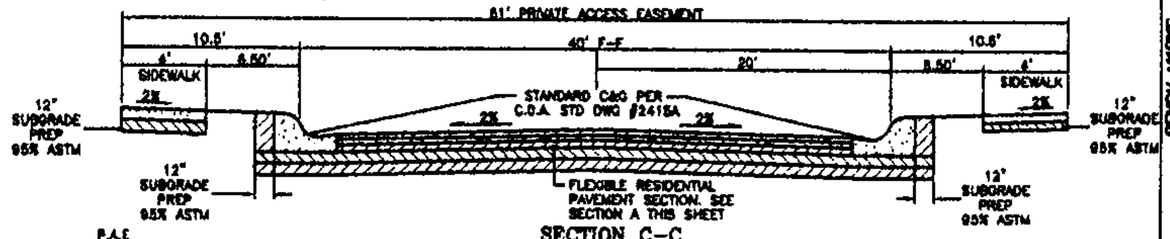
SECTION A-A

TYPICAL 67' STREET SECTION
NTS



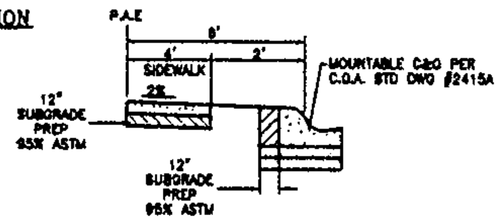
SECTION B-B

TYPICAL 26' STREET SECTION W/ MOUNTABLE C AND G
NTS



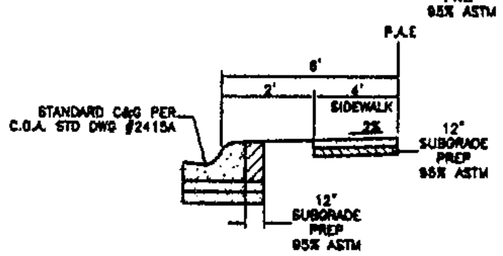
SECTION C-C

TYPICAL 40' STREET SECTION W/ STANDARD C AND G
NTS



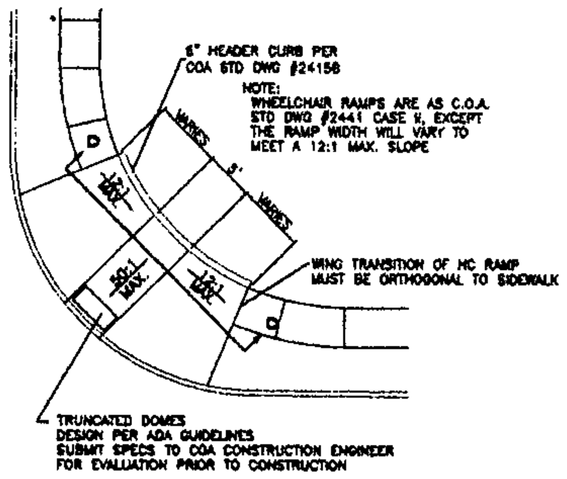
SECTION E-E

TYPICAL HAMMERHEAD STREET SECTION
NTS

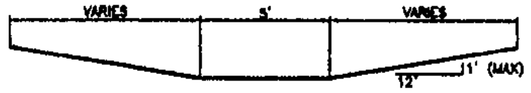


SECTION F-F

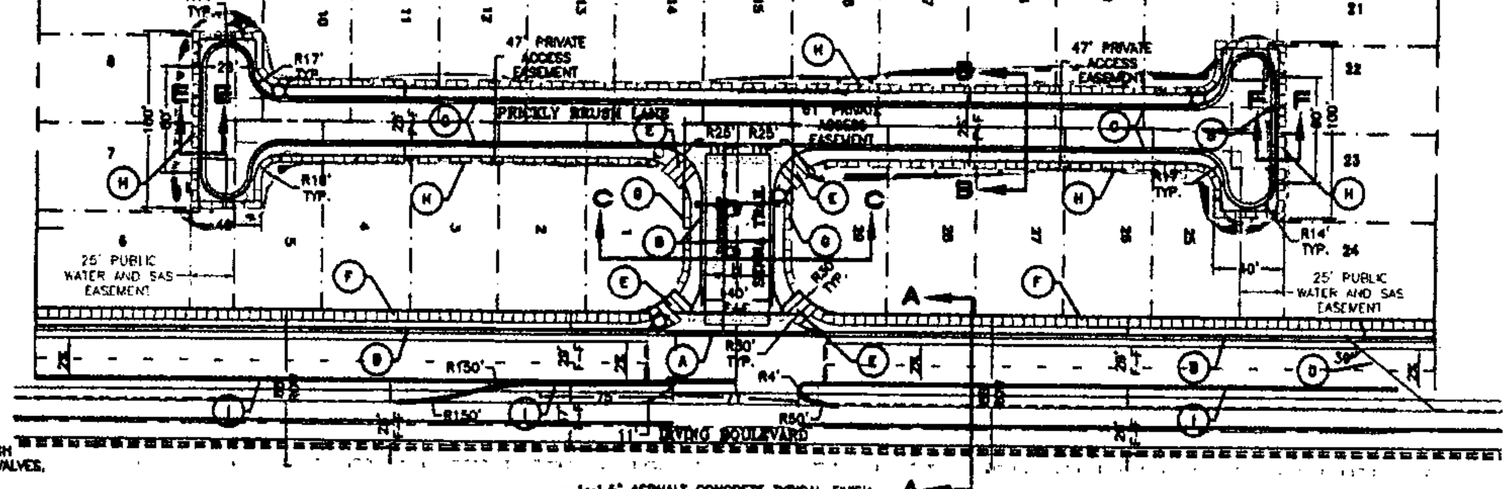
TYPICAL HAMMERHEAD STREET SECTION
NTS

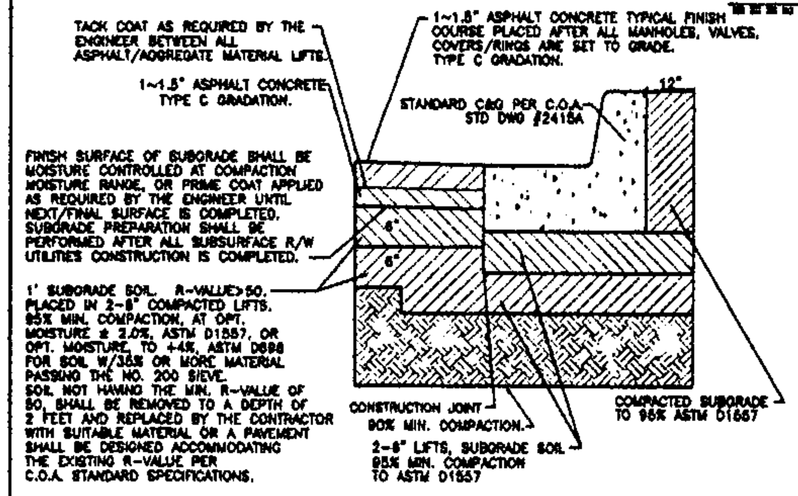


WHEELCHAIR RAMP DETAIL (TYP.)
NTS

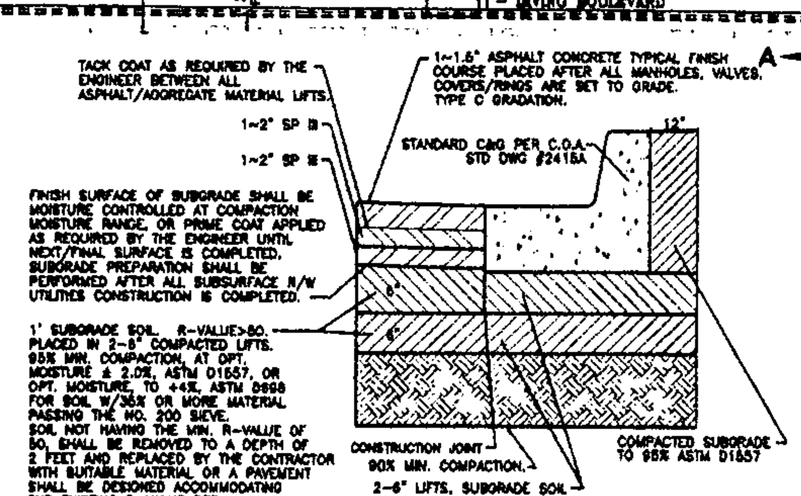


SECTION D-D
NTS

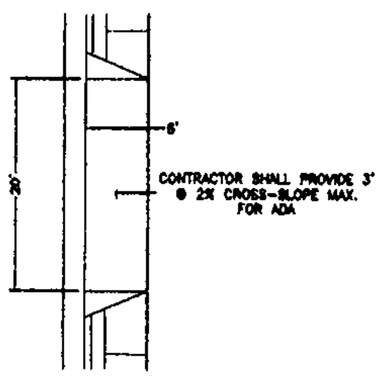




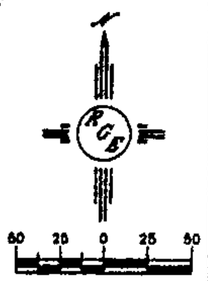
SECTION A-RESIDENTIAL PAVING SECTION (STANDARD CURB)
NTS



SECTION B-MINOR ARTERIAL PAVING SECTION (STANDARD CURB)
NTS-PER COA PROJECT #793781



DRIVEPAD DETAIL FOR LOTS 8-9 & 21-24
NTS



LEGEND

- PROPOSED SNGL. "A" INLET
- EXISTING CURB & GUTTER
- PROPOSED CURB & GUTTER
- FUTURE CURB & GUTTER
- BOUNDARY LINE
- EASEMENT
- PROPOSED SIDEWALK
- CENTERLINE
- RIGHT-OF-WAY
- LOT LINES
- STREET LIGHTS
- CONTRACTOR SHALL PROVIDE 3' @ 2% CROSS SLOPE MAX.

KEYED NOTE:

(A) 6' VALLEY GUTTER PER C.O.A. STD DWG #2420
(B) STANDARD C&G PER COA STD DWG #2415A
(C) MOUNTABLE C&G PER COA STD DWG #2415A
(D) ASPHALT CURB COA STD DWG #2415B
(E) HANDICAP RAMP SIDE DETAIL THIS SHEET
(F) 6' SIDEWALK TO BE BUILT W/THIS PROJECT PER COA STD DWG #2430
(G) 4' SIDEWALK TO BE BUILT W/THIS PROJECT PER COA STD DWG #2430
(H) 4' SIDEWALK TO BE DEFFERED
(I) MEDIAN C&G PER COA STD DWG #2415B

GENERAL NOTES:

1. ALL WALL FOUNDATIONS/TOE MUST BE OUTSIDE COA ROW.
2. CONTRACTOR SHALL BE RESPONSIBLE FOR INSTALLATION AND MAINTENANCE OF ALL ROADWAY SIGNS UNTIL FINAL ACCEPTANCE.

AS BUILT INFORMATION

BENCH MARKS
SEE TITLE SHEET

SURVEY INFORMATION
FIELD NOTES

NO.	DATE	BY

ENGINEER'S SEAL

NO.	DATE	REMARKS	BY
		AS-BUILTS	

DESIGN
DATE: 9-16-06
DRAWN BY: WDM
DATE: 9-16-06
JOB NO.: 2459
DRAWING NAME: 2459-DRC-9-22-06D.DWG
CHECKED BY: DS
DATE: 9-16-06

Rio Grande Engineering

CITY OF ALBUQUERQUE
PUBLIC WORKS DEPARTMENT
ENGINEERING GROUP

TITLE: **DESERT GARDEN ESTATES**
MASTER PAVING PLAN

DESIGN REVIEW COMMITTEE	CITY ENGINEER APPROVAL	LAST REVISION BY/DATE	MO./DAY/YR.	MO./DAY/YR.

CITY PROJECT NO.	ZONE MAP NO.	SHEET	OF
793781	A-9-Z	6	14

DRB# 1004091
Cibola

EXHIBIT B

FINAL
PRE-DEVELOPMENT FACILITIES FEE AGREEMENT

THIS AGREEMENT is made by and between the Albuquerque Municipal School District No. 12, Bernalillo and Sandoval Counties, New Mexico ("Albuquerque Public Schools" or "APS"), a public school district organized and existing pursuant to the laws of New Mexico, and
IRVING PARNTERS, LLC ("Developer") effective as of this 6 day of December, 2006 and pertains to the subdivision commonly known as DESERT GARDEN ESTATES, and more particularly described as
LOTS 1-29 DESERT GARDEN ESTATES
(the "Subdivision".) The following individual lots comprise the subdivision:
7500,7501,7504,7508,7509,7512,7515,7516,7519,7520,7523,7524,7527,7528,7531,7535,7536,7539,7540,7543,7544,7547,7548,7551,7552,7555,7556,7559,7560 PRICKLY BRUSH LANE- all single family residential lots

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

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

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

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

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

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

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

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

2. The amount of the fee shall be:

Mary Herrera Bern. Co. AGRE R 13.00
2006186342
6573906
Page: 1 of 3
12/12/2006 10:37A
Bk-A128 Pg-5835

DRB# 1004091
Cibola

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

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

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

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

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

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

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

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

DMM
Signature

David Sorle, Managing member
Name (typed or printed) and title

Irving Partners, LLC

2006186342
6573906
Page: 2 of 3
12/12/2006 10:37A
Bk-A128 Pg-5835
Mary Herrera Bern. Co. AGRE R 13.00

DRB# 1004091
Cibola

Developer

STATE OF NEW MEXICO

COUNTY OF BERNALILLO

This instrument was acknowledged before me on 12/6/06, by David Sorie

_____ as Managing Member of Irving Partners, LLC a corporation.

(Seal) OFFICIAL SEAL RENE L RYAN Notary Public State of New Mexico My Commission Expires 4/28/09

Rene L Ryan
Notary Public

My commission expires: April 28, 09

ALBUQUERQUE PUBLIC SCHOOLS

By: _____
Signature

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

STATE OF NEW MEXICO

COUNTY OF BERNALILLO

This instrument was acknowledged before me on December 11, 2006, by Kizito Wijenje as Capital Master Plan Director of the Albuquerque Municipal School District No. 12, Bernalillo and Sandoval Counties, a school district organized and existing under the laws of the State of New Mexico.

(Seal) OFFICIAL SEAL Martin Eckert, Jr. NOTARY PUBLIC STATE OF NEW MEXICO My Commission Expires July 8, 2008

Martin Eckert Jr.
Notary Public

My commission expires: July 8, 2008

2006186342
6573906
Page: 3 of 3
12/12/2006 10:37A
Bk-A128 Pg-5835
Mary Herrera Bern. Co. AGRE R 13.00

City of Albuquerque

DEVELOPMENT/ PLAN REVIEW APPLICATION

Supplemental form

SUBDIVISION **S**

__X__ Major Subdivision action
____ Minor Subdivision action
____ Vacation **V**
____ Variance (Non-Zoning)

SITE DEVELOPMENT PLAN **P**

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

Supplemental form

ZONING & PLANNING **Z**

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

APPEAL / PROTEST of... **A**

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

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

APPLICANT INFORMATION:

NAME: IRVING PARTNERS , LLC PHONE: 505-321-4700
ADDRESS: 9101 WILSHIRE NE FAX: 505-797-8914
CITY: ALBUQUERQUE STATE NM ZIP 87122 E-MAIL: J.SOULE@CS.COM
Proprietary interest in site: OWNER **List all owners**: SOLE OWNER
AGENT (if any): RIO GRANDE ENGINEERING PHONE: 505-321-9099
ADDRESS: 1606 Central SE, Suite 201 FAX: 505-872-2205
CITY: ALBUQUERQUE STATE NM ZIP 87107 E-MAIL: david@riograndeengineering.com

DESCRIPTION OF REQUEST: FINAL PLAT- MAJOR

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

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

Lot or Tract No. Unplatted lands of Amalgamated Partners Block: Unit:
Subdiv. / Addn. situated within section 4, T. 11N., R.2E, NMPM
Current Zoning: R-LT Proposed zoning: R-LT
Zone Atlas page(s): A9 No. of **existing** lots: 2 No. of **proposed** lots: 29
Total area of site (acres): 12 Density if applicable: dwellings per gross acre: 3 dwellings per net acre: 3
Within city limits? __X__Yes. No___, but site is within 5 miles of the city limits.) Within 1000FT of a landfill? no
UPC No. 100906610003230128, 100906613903330104 MRGCD Map No.
LOCATION OF PROPERTY BY STREETS: On or Near: IRVING BLVD NW
Between: RAINBOW ROAD and PASEO DEL OESTE 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.):

1004091

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

SIGNATURE DATE

(Print) DAVID SOULE, PE ___ Applicant _X_ Agent

FOR OFFICIAL USE ONLY Form revised 9/01, 3/03, 7/03, 10/03, **3/04**

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

Application case numbers	Action	S.F.	Fees
06 DRB - - 01685	FP		$ 0
- -	CMF		$ 20.00
- -			$
- -			$
- -			$
			Total
			$ 20.00

Hearing date 12 20 06

Andrew Garcia 12/5/06

Project# 1004091

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.**

X Proposed Final Plat (folded to fit into an 8.5" by 14" pocket) **6** copies for unadvertised meetings
Previously Submitted X Design elevations & cross sections of perimeter walls **3 copies**
X Zone Atlas map with the entire property(ies) precisely and clearly outlined and crosshatched (to be photocopied)
NA Original Mylar drawing of the proposed plat for internal routing only. Otherwise, bring Mylar to meeting.
X Property owner's and City Surveyor's signatures on the Mylar drawing
X Copy of recorded SIA
NA Landfill disclosure and EHD signature line on the Mylar drawing if property is within a landfill buffer
X Any original and/or related file numbers are listed on the cover application

pend. X **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.

David Sale
Applicant name (print)

Applicant signature / date 12/4/06

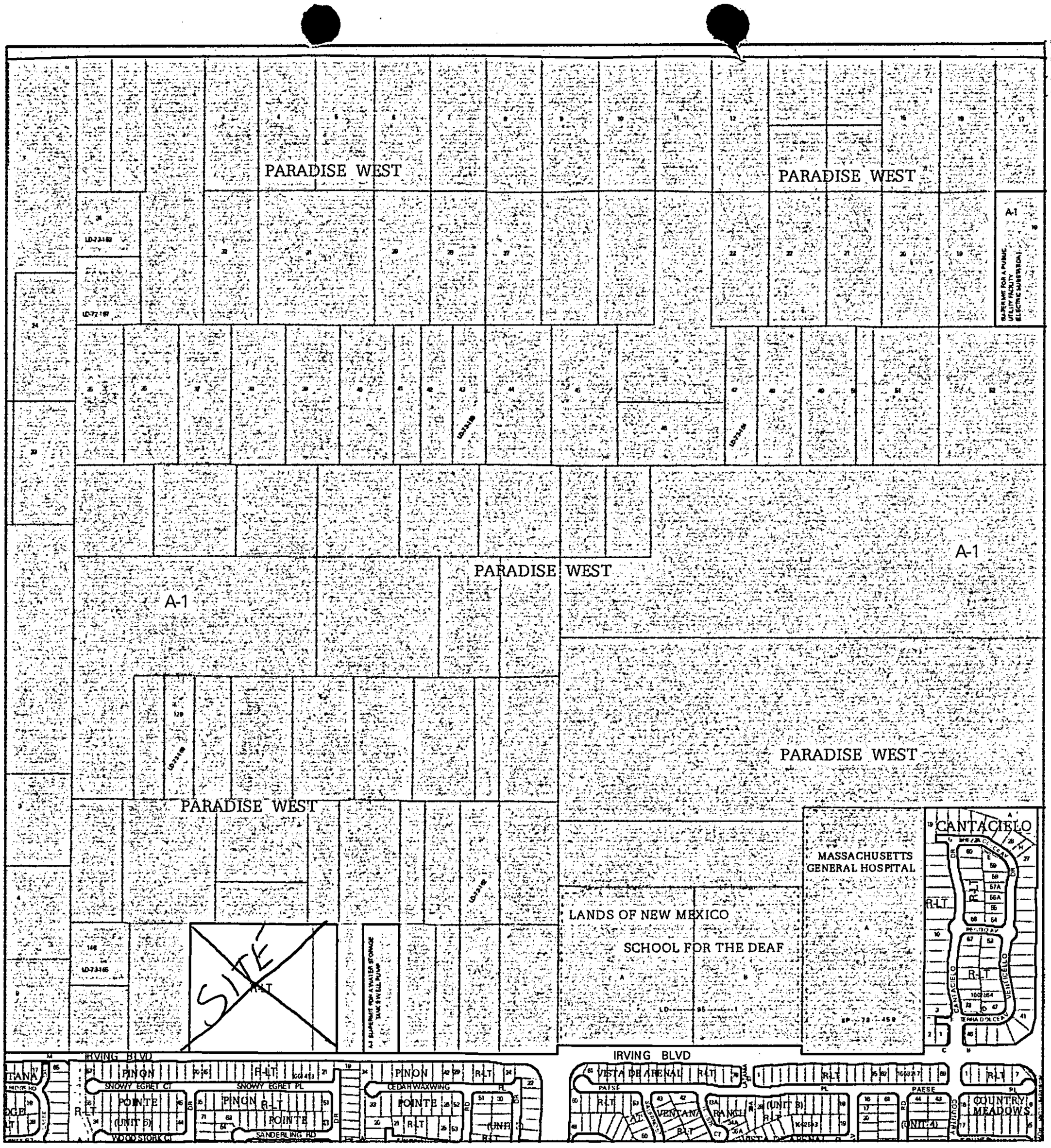
Form revised 8/04, 1/05 & **10/05**

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

Application case numbers
06 DRB - - 01685
- -
- -

Andrew Garcia 12/5/06
Planner signature / date

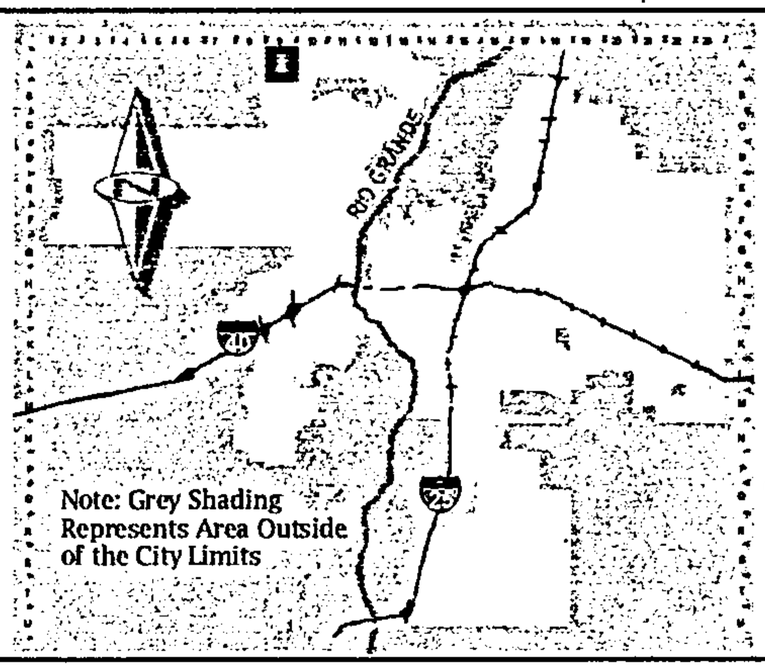
Project # 1004091



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

Albuquerque Geographic Information System

Map amended through: 10/25/2006



Zone Atlas Page:

A-09-Z

Selected Symbols

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

0 750 1,500 Feet

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

PAID RECEIPT

APPLICANT NAME Irving Partners

AGENT Rio Grande Engineering

ADDRESS 1606 Central S.E., Suite 201

PROJECT & APP # 1004091 / 06DRB-01685

PROJECT NAME

$ 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.**

City of Albuquerque
Treasury Division
12/5/2006 11:46AM LOC: ANNX
RECEIPT# 00070390 WS# 006 TRANS# 0024
Account 441032 Fund 0110
Activity 3424000 TRSEJA
Trans Amt $20.00
J24 Misc $20.00
CK $20.00
CHANGE $0.00
Thank You

Rio Grande Engineering
2105 Golf Course Rd SE Suite B
Rio Rancho, NM 87124

BANK OF THE WEST
THE ACADEMY OFFICE
1-800-488-2265
95-681/1070

11057

12/5/2006

Pay to the Order of City of Albuquerque $ **20.00

Twenty and 00/100********** Dollars

Security features. Details on back.

City oF Albuquerque

memo Submittal fees

MP

⑈011057⑈ ⑆107006813⑆ 28502724 9⑈

© 2005 INTUIT INC. # 145 1-800-433-8810

Proj # 004091

No. of Lots: 29
Nearest Major Streets
Rumbaa & Irving 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 2ND day of November, 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 Irving Partners, LLC ("Subdivider"), a [state the type of business entity, for instance, "New Mexico corporation," "general partnership," "joint venture," "individual," etc.:] N.M. Limited Liability Company, whose address is 2105 Gifford SE Rio Rancho NM 87124 and whose telephone number is 321-9049, is made in Albuquerque, New Mexico, and is entered into as of the date of final execution of this Agreement.

1. Recital. The Subdivider is developing certain lands within the City of Albuquerque, Bernalillo County, New Mexico, known as [existing legal description:] Unplatted Land at Amalgamated Partners, recorded on _____ in the records of the Bernalillo County Clerk at Book _____, pages _____ through _____ (the "Subdivision"). The Subdivider certifies that the Subdivision is owned by [state the name of the present real property owner exactly as shown on the real estate document conveying title in the Subdivision to the present owner:] Irving Partners ("Owner").

The Subdivider has submitted and the City has approved a preliminary plat or Site Development Plan identified as Desert Garden Estates describing Subdivider's Property.

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

2. Improvements and Construction Deadline. The Subdivider agrees to install and complete the public and/or private improvements described Exhibit A, the required infrastructure listing ("Improvements"), to the satisfaction of the City, on or before the 4 day of October, 2007 ("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. 793781.

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

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Mary Herrera Bern. Co. AGRE R 19.00

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

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

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

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

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

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

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

A. Construction Surveying. Construction surveying for the construction of the public Improvements shall be performed by Terra Land Surveys, and construction surveying of the private Improvements shall be performed by Terra Land Surveys. 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 Rio Grande Engineering, and inspection of the private Improvements shall be performed by Rio Grande Engineering, 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

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

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

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

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

Type of Financial Guaranty: Irrevocable Letter of Credit No. 3600026684
Amount: $ 239,112.27 Name of Financial Institution or Surety Peoples Bank
Date City first able to call Guaranty: October 4 2007
[Construction Completion Deadline]: October 4 2007
If Guarantv other than a Bond, last day City able to call Guaranty is:
December 4, 2007
Additional information: NA

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.

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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.

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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.

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

SUBDIVIDER:

By [Signature]: _____
Name: David Soule
Title: Managing Member - Irving Partners LLC
Dated: 10/23/06

CITY OF ALBUQUERQUE

_____
City Engineer
Dated: 11-02-06

Dge ulzlae 10-31-06

SUBDIVIDER'S NOTARY

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

This instrument was acknowledged before me on 23rd day of October, 20 06 by [name of person:] David Soule, [title or capacity, for instance, "President" or "owner":] Managing Members of [Subdivider:] Irving Partners LLC

_____
Notary Public

My Commission Expires:
4/28/09

OFFICIAL SEAL
RENE L RYAN
Notary Public
State of New Mexico
My Commission Expires 4/28/09

CITY'S NOTARY

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

This instrument was acknowledged before me on 3rd day of November, 20 06 by Richard Dourte, City Engineer of the City of Albuquerque, a municipal corporation, on behalf of said corporation.

_____
Notary Public

My Commission Expires:
11-25-2007

EXHIBIT A AND POWER OF ATTORNEY ATTACHED

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No. of Lots: 29
Nearest Major Streets
Irving & Rainbow NW

FIGURE 19
SIDEWALK DEFERRAL AGREEMENT
PROJECT NO. 7937.01

THIS AGREEMENT is made this 2nd day of November, 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 Irving Partners LLC ("Developer"), whose address is 2105 Golf Course Rd Rio Rancho 87124 and whose telephone number is 321-9019, a (state the type of business entity, for instance, "New Mexico corporation," "general partnership," "joint venture," "individual," etc.:) New Mexico Limited Liability Company, is made in Albuquerque, New Mexico, and is entered into as of the date of final execution of this Agreement.

WHEREAS, the Developer is developing certain lands within the City of Albuquerque, County of Bernalillo, State of New Mexico, known as (existing legal description) Unplatted Lands of Amalgamated Partners (the "Subdivision"); and

WHEREAS, the Developer has submitted and the City has approved Developer's development plans and (state "preliminary" or "final":) Preliminary plat, to be identified as (state name of plat:) Desert Garden Estates; and

WHEREAS, Developer has requested and the City has determined that it is acceptable for the Developer to defer construction of the sidewalks within the Subdivision until after construction of other required infrastructure; and

WHEREAS, the Subdivision Ordinance requires all sidewalks to be completed within four (4) years after execution of the Agreement to Construct Subdivision Improvements; and

WHEREAS, the Developer must execute and deliver to the City an Agreement and an acceptable financial guaranty to provide funds for construction of the sidewalk improvements in case the Developer does not complete the construction as required.

THEREFORE, the City and the Developer agree:

1.A. Sidewalk Construction Deadline. Developer has obtained a sidewalk deferral, as shown in the attached Exhibit "A", which is a copy of the Development Review Board's decision regarding the deferral granted. Developer agrees to utilize the City's sidewalk permit process and complete the sidewalk to the satisfaction of the City by 10/4, 2007 ("Sidewalk Construction Deadline").

B. Request for Extension. If this Sidewalk Deferral Agreement establishes a Sidewalk Construction Deadline which is less than four (4) years after execution of the Subdivision Improvements Agreement, the Developer may request an extension from the Project Review Section for an additional period of time, which shall not exceed a total of four years after execution of the Subdivision Improvements Agreement. The form of the Financial Guaranty extension and the amount must be approved by the City, but shall not exceed 125% of the City's estimate of the cost of construction at the time Developer requests an extension. If the Developer will need more than four (4) years after execution of the Subdivision Improvements Agreement to construct the sidewalks, the Developer must request and obtain an extension from the Development Review Board and submit the required documentation to the Design Review Section before expiration of the four (4) years.

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2. Financial Guaranty. Developer will provide a financial guaranty in an amount of not less that 125% of the cost of constructing the sidewalk improvements within the Subdivision, as determined by the City. The financial guaranty must be irrevocable and may be in the form of a City-approved bond, letter of credit, escrow deposit or loan reserve letter issued by a federally insured financial institution; a bond issued by a surety qualified to do business in New Mexico; or other pledge of liquid assets which meets all City requirements. The City must be able to call the financial guaranty at any time within the sixty (60) days immediately following the Sidewalk Construction Deadline. To meet the Subdivision Ordinance requirements, the Developer has provided the following "Financial Guaranty":

Type of Financial Guaranty: Irrevocable Letter of Credit NO.3600026486
Amount: $ 19,319.66 Name of Financial Institution or Surety providing Guaranty: Brooks Bank
Date City first able to call Guaranty (Sidewalk Construction Deadline): October 4, 2007.
If Guaranty other than a Bond, last day City able to call Guaranty is: December 4, 2007.
Additional Information: _____

3. Completion, Acceptance and Release. The Developer shall report completion of sidewalk construction in writing to the City. The City shall inspect the sidewalks to verify completion. Upon acceptance of the improvements, the City shall promptly release the financial guaranty and Sidewalk Deferral Agreement.

4. Conveyance of Property Rights. When the sidewalks have been constructed, if the City does not own the real property upon which the sidewalks are constructed, the Developer shall convey to the City the real property rights required by the City together with the improvements, free and clear of all claims, encumbrances and liens, before the City will release the Financial Guaranty and Sidewalk Variance Agreement. Conveyance may be by dedication on the final plat of the Subdivision.

5. Indemnification. Until the sidewalks are accepted by the City, the Developer shall be solely responsible for maintaining the premises upon which the sidewalks are being constructed in a safe condition. The Developer agrees to defend, indemnify and hold harmless the City and its officers, agents and employees from and against all suits, actions or claims of any kind brought because of any injury or damage arising out of the design or construction of the sidewalks, or by reason of any act, omission or misconduct of the Developer, its agents or employees. The indemnification required hereunder shall not be limited as a result of the specifications of any applicable insurance coverage. Nothing herein is intended to impair any right or immunity under the laws of the State of New Mexico. Provided, however, to the extent, if at all, Section 56-7-1 NMSA 1978 is applicable to this Agreement, this Agreement to indemnify will not extend to liability, claims, damages, losses or expenses, including attorney fees, arising out of (1) the preparation or approval of maps, drawings, opinions, reports, surveys, change orders, designs or specifications by the City, or the agents or employees of the City; or (2) the giving of or the failure to give directions or instructions by the City, where such giving or failure to give directions or instructions is the primary cause of bodily injury to persons or damage to property.

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

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

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

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

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

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

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

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

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

15. Form not Changes. Developer agrees that changes to this form are not binding unless initialed by the Developer and signed by the City's Legal Department on this form.

16. Authority to Execute. If the Developer signing below is not the Owner of the Subdivision, the owner must provide a Power of Attorney or other evidence of authority to execute this Agreement which is acceptable to the City.

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

DEVELOPER:

By (Signature): MM
Name: David Sale
Title: Managing Member / Irving Partners LLC
Dated: 10/23/06

CITY OF ALBUQUERQUE:

City Engineer
Dated: 11-02-06

Dlf 11/2/06

dr 10-31-06

DEVELOPER'S NOTARY

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

This instrument was acknowledged before me on 23rd day of October, 2006 by (name of person:) David Sale, (title or capacity, for instance, "President" or "Owner":) Managing Member of (Developer:) Irving Partners LLC.

Rene L Ryan
Notary Public

My Commission Expires:
4/28/09

OFFICIAL SEAL
RENE L RYAN
Notary Public
State of New Mexico
My Commission Expires 4/28/09

CITY'S NOTARY

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

This instrument was acknowledged before me on 3rd day of November, 2006 by Richard Dourte, City Engineer of the City of Albuquerque, a municipal corporation, on behalf of said corporation.

Gloria D Saavedra
Notary Public

My Commission Expires:
11-25-2007

Mary Herrera Bern. Co. AGRE R 15.00

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EXHIBIT "A" ATTACHED

8/02

EXHIBIT "A"

OFFICIAL NOTICE OF DECISION

CITY OF ALBUQUERQUE
PLANNING DEPARTMENT
DEVELOPMENT REVIEW BOARD

October 4, 2006

3. Project # 1004091
06DRB-00942 Major-Preliminary Plat approval
06DRB-00943 Minor- Temp Deferral of Sidewalk

RIO GRANDE ENGINEERING agent(s) for IRVING PARTNERS LLC request(s) the above action(s) for all or a portion of Unplatted Lands of Amalgamated Partners (to be known as **DESERT GARDEN ESTATES SUBDIVISION**), zoned RLT, located on IRVING BLVD NW between RAINBOW RD NW and PASEO DEL OESTE NW containing approximately 12 acre(s). *[Deferred from 7/26/06 & 8/2/06 & 8/9/06 & 8/16/06 & 8/23/06 & 9/20/06]* (A-9)

At the October 4, 2006, Development Review Board meeting, with the signing of the infrastructure list dated 10/4/06 and approval of the grading plan engineer stamp dated 9/28/06 the preliminary plat was approved with the following conditions of final plat approval:

Tract A must have legal access.

P-1 lot designations are required.

Maintenance and beneficiaries of all easements are required.

Dedicate Public water and sewer easements to the City of Albuquerque.

If the final plat is approved after October 31, 2006, the subdivider must comply with City Council Resolution R-06-74 regarding pre-development facility fee agreements with the Albuquerque Public Schools (APS).

The temporary deferral of construction of sidewalks on the interior streets was approved as shown on Exhibit C in the Planning file.

If you wish to appeal this decision, you must do so by October 19, 2006, in the manner described below.

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

FINANCIAL GUARANTY AMOUNT

10/13/2006

Type of Estimate: Sidewalk Deferral

Project Description:

Project ID #: 793781, Desert Gardens Estates Subdivision, Phase/Unit #: 1

Requested By: **David Soule, PE w/ Rio Grande Engineering**

Approved estimate amount:		$14,461.50
NMGRT	6.875%	$994.23
Subtotal:		$15,455.73
125% FINANCIAL GUARANTY RATE		1.25
TOTAL FINANCIAL GUARANTY REQUIRED		**$19,319.66**

APPROVAL: DATE:

10-13-06

Notes:

Peoples
Banking Unusual

2155 Louisiana Blvd. NE, Suite 1000
Albuquerque, NM 87110
bankingunusual.com
TE 505-888-3300
FX 505-888-3200

FIGURE 19

LETTER OF CREDIT

October 27, 2006

IRREVOCABLE LETTER OF CREDIT AND AGREEMENT NO. 360002668B

AMOUNT: $19,319.66

Chief Administrative Officer
City of Albuquerque
P.0. Box 1293
Albuquerque, NM 87103

RE: Letter of Credit for: IRVING PARTNERS, LLC
City of Albuquerque Project No.: 7937.81
Project Name: DESERT GARDEN ESTATES

Chief Administrative Officer:

This letter is to advise the City of Albuquerque ("City") that, at the request of IRVING PARTNERS, LLC, ("Subdivider"), PEOPLES BANK ("PEOPLES BANK") in ALBUQUERQUE, NEW MEXICO has established an Irrevocable Letter of Credit in the sum of NINETEEN THOUSAND THREE HUNDRED NINETEEN AND 66/100 DOLLARS: ($19,319.66) ("Letter of Credit') for the exclusive purpose of providing the financial guarantee which the City requires IRVING PARTNERS, LLC ("Subdivider") to provide for the installation of the improvements which must be constructed at DESERT GARDEN ESTATES, Project No. 7937.81 ("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 11-6, 2006, in the records of the Clerk of Bernalillo County, New Mexico in Book Misc. A126 at pages 8624 to 8624, as amended ("Agreement").

A Draft or Drafts for any amount up to, but not in excess of NINETEEN THOUSAND THREE HUNDRED NINETEEN AND 66/100 DOLLARS: ($19,319.66) is/are available at sight at PEOPLES BANK, 2155 LOUISIANA BOULEVARD NE, SUITE 1000, ALBUQUERQUE, NM 87110 between OCTOBER 4, 2007 and DECEMBER 4, 2007.

When presented for negotiation, the Draft(s) is/are to be accompanied by the City's notarized certification stating: "IRVING PARTNERS, LLC 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 OCTOBER 4, 2007 and DECEMBER 4, 2007.

The Draft(s) drawn under this credit must contain the clause: "Drawn under Letter of Credit and Agreement No. 360002668B of PEOPLES BANK, 2155 LOUISIANA BOULEVARD NE, SUITE 1000, ALBUQUERQUE, NM 87110, dated October 27, 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 IRVING PARTNERS, LLC failure to comply with the terms of the Agreement, and payment by Certified Check from PEOPLES BANK 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 DECEMBER 4, 2007; 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_____ o'clock p.m., New Mexico time, DECEMBER 4, 2007.

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,
PEOPLES BANK

By: _____
Stan Sluder
Title: Community President

ACCEPTED:

CITY OF ALBUQUERQUE

By: _____
Chief Administrative Officer

Dated: 11-02-06

11/2/06

10-31-06

Current DRC
Project Number:_____

FIGURE 12

Claire

Date Submitted: 10/04/06
Date Site Plan Approved:_____
Date Preliminary Plat Approved: 10/4/06
Date Preliminary Plat Expires: 10/4/06
DRB Project No: 100409
DRB Application No.: 06DRB-00942

ORIGINAL

INFRASTRUCTURE LIST

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

DESERT GARDEN ESTATES SUBDIVISION
PROPOSED NAME OF PLAT AND/OR SITE DEVELOPMENT PLAN

UNPLATTED LANDS OF AMALGAMATED PARTNERS
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
		8"	waterline(NMUI)	Prickly ~~bush~~ brush Lane	east terminous	west terminous	/	/	/
		8"	Water line(NMUI)	easement on lot 24	Prickly ~~bush~~ Brush Lane	Irving Blvd	/	/	/
		8"	Water line(NMUI)	easement on lot 6	Prickly ~~bush~~ brush Lane	Irving Blvd	/	/	/
		8"	Sewerline(NMUI)	Prickly ~~bush~~ Brush Lane	east terminous	west terminous	/	/	/
		8"	Sewerline(NMUI)	easement on lot 24	Prickly ~~bush~~ Brush Lane	Irving Blvd	/	/	/
		8"	Sewerline (NMUI)	easement on lot 6	Prickly ~~bush~~ brush Lane	Irving Blvd	/	/	/
		8"	Sewerline (NMUI)	Irving Blvd	east Property line	existing SAS	/	/	/
		26' F-F	Residential Road with Curb and Gutter including 4' wide Sidewalk* (Both Sides)	Prickly ~~bush~~ brush Lane	east ~~terminous~~ hammerhead	~~north terminous~~ west hammerhead	/	/	/

ORIGINAL

SIA Sequence #	COA DRC Project #	Size	Type of Improvement	Location	From	To	Private Inspector	City Inspector	City Cnst Engineer
		40' FF	Residential Road with Curb and Gutter including 4' wide sidewalk (Both Sides)	Desert Senna Trail	Irving Boulevard	Prickly ~~bush~~ Brush Lane (1)	/	/	/
		12' F-E	left turn lane	Irving Boulevard	Desert senna	60' west	/	/	/
		29 (1) ~~30~~' FF	Arterial Road with Curb and Guttter including 6' wide sidewalk	Irving Boulevard	east property line	west property line	/	/	/
		na	APS contribution and development agreement ($3,000.00 per unit)	na	na	60' west	/	/	/
		36"	Storm drain with water quality inlet and outfall structure with easemend and pond covenent	private drainage easement and tract B	Desert Senna	outfall	/	/	/
							/	/	/
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ORIGINAL

NAME OF PLAT AND/OR SITE PLAN_____

SIA Sequence #	COA DRC Project #	Size	Type of Improvement	Location	From	To	Private Inspector	City Inspector	City Cnst Engineer
							/	/	/
							/	/	/
							/	/	/
							/	/	/

NOTES

1 Engineers Certification of Grading required for release of SIA and Financial Guarantee
*Internal sidewalks to be deffered.

2 site lighting shall be installed per DPM Standards.
all signage per dpm to be installed prior to release of SIA

3

AGENT / OWNER

David Soule
NAME (print)

Rio Grande Engineering
FIRM

10/2/06
SIGNATURE - date

MAXIMUM TIME ALLOWED TO CONSTRUCT THE IMPROVEMENTS WITHOUT A DRB
EXTENSION: _____

DEVELOPMENT REVIEW BOARD MEMBER APPROVALS

10/04/06
DRB CHAIR - date

10-4-06
TRANSPORTATION DEVELOPMENT - date

10/4/06
UTILITY DEVELOPMENT - date

Bradley L. Bingham 10/4/06
CITY ENGINEER - date

Christina Sandoval 10/4/06
PARKS & GENERAL SERVICES - date

_____
AMAFCA - date

10-3-06
NMDOT - date

_____ - date

DESIGN REVIEW COMMITTEE REVISIONS

REVISION	DATE	DRC CHAIR	USER DEPARTMENT	AGENT /OWNER
1	11/8/06			

City of Albuquerque

DEVELOPMENT/ PLAN REVIEW APPLICATION

Supplemental form

SUBDIVISION **S**

____ Major Subdivision action
____ Minor Subdivision action
__X__ Vacation **V**
____ Variance (Non-Zoning)

SITE DEVELOPMENT PLAN **P**

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

Supplemental form

ZONING & PLANNING **Z**

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

APPEAL / PROTEST of... **A**

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

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

APPLICANT INFORMATION:

NAME: IRVING PARTNERS , LLC PHONE: 505-321-4700
ADDRESS: 9101 WILSHIRE NE FAX: 505-797-8914
CITY: ALBUQUERQUE STATE NM ZIP 87122 E-MAIL: J.SOULE@CS.COM
Proprietary interest in site: OWNER **List all owners**: SOLE OWNER
AGENT (if any): RIO GRANDE ENGINEERING PHONE: 505-321-9099
ADDRESS: 2105 GOLF COURSE SE, SUITE B FAX: 505-872-2205
CITY: ALBUQUERQUE STATE NM ZIP 87107 E-MAIL: david@riograndeengineering.com

DESCRIPTION OF REQUEST: ~~PRELIMINARY PLAT- MAJOR, DEFFERAL OF INTERNAL SIDEWALKS~~
Vacation of Public Easements.

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

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

Lot or Tract No. Unplatted lands of Amalgamated Partners Block: Unit:
Subdiv. / Addn. situated within section 4, T. 11N., R.2E, NMPM TBK: DESERT GARDEN ESTATES
Current Zoning: R-LT Proposed zoning: R-LT
Zone Atlas page(s): A9 No. of **existing** lots: 2 No. of **proposed** lots: 35
Total area of site (acres): 12 Density if applicable: dwellings per gross acre: 3 dwellings per net acre: 3
Within city limits? __X__Yes. No___, but site is within 5 miles of the city limits.) Within 1000FT of a landfill? no
UPC No. 100906610003230128, 100906613903330104 MRGCD Map No.
LOCATION OF PROPERTY BY STREETS: On or Near: IRVING BLVD NW
Between: RAINBOW ROAD NW and PASEO DEL OESTE 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.):
1004091
Check-off if project was previously reviewed by Sketch Plat/Plan ☐, or Pre-application Review Team ☐. Date of review:

SIGNATURE DATE 10/26/06
(Print) DAVID SOULE, PE ___ Applicant _X_ Agent

FOR OFFICIAL USE ONLY Form revised 9/01, 3/03, 7/03, 10/03, **3/04**

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

Application case numbers	Action	S.F.	Fees
06DRB - ____ - 01560	VPE	V	$ 90.00
____ - ____ - ____	ADV	____	$ 75.00
____ - ____ - ____	CMF	____	$ 20.00
____ - ____ - ____	____	____	$ ____
____ - ____ - ____	____	____	$ ____
			Total
Hearing date 11/22/06			$ 185.00

Sandy Handley 10/27/06 PROJECT# 1004091

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. <u>Your attendance is required.</u>

❑ **VACATION OF PUBLIC RIGHT-OF-WAY**

☒ **VACATION OF PUBLIC EASEMENT**

X 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.)
X Drawing showing the easement or right-of-way to be vacated, its relation to existing streets, etc. (not to exceed 8.5" by 14") **24** copies
X Zone Atlas map with the entire property(ies) precisely and clearly outlined and crosshatched (to be photocopied)
X Letter briefly describing, explaining, and justifying the request
X Office of Community & Neighborhood Coordination inquiry response, notifying letter, certified mail receipts
__ Sign Posting Agreement
__ Fee (see schedule)
X 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. <u>Your attendance is required.</u>

❑ **SUBDIVISION DESIGN VARIANCE (VARIANCE FROM MINIMUM STANDARDS OF THE DPM**

❑ **SIDEWALK DESIGN VARIANCE**

❑ **SIDEWALK WAIVER**

__ Scale drawing showing the proposed variance or waiver (not to exceed 8.5" by 14") **6** copies
__ Zone Atlas map with the entire property(ies) precisely and clearly outlined and crosshatched (to be photocopied)
__ Letter briefly describing, explaining, and justifying the variance or waiver
__ Any original and/or related file numbers are listed on the cover application

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

❑ **TEMPORARY DEFERRAL OF SIDEWALK CONSTRUCTION**

❑ **EXTENSION OF THE SIA FOR TEMPORARY DEFERRAL OF SIDEWALK CONSTRUCTION**

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

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

❑ **VACATION OF PRIVATE EASEMENT**

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

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

❑ **VACATION OF RECORDED PLAT**

__ **6** copies of the recorded plat to be vacated.
__ **6** copies of documents justifying the vacation.
__ Zone Atlas map with the entire property(ies) precisely and clearly outlined and crosshatched (to be photocopied)
__ Letter describing, explaining, and justifying the vacation
__ Any original and/or related file numbers are listed on the cover application
__ Office of Community & Neighborhood Coordination inquiry response, notifying letter, certified mail rece
DRB meetings are approximately 8 DAYS after the Tuesday noon filing deadline. <u>Your attendanc required.</u>

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

Applicant name (print)

Applicant signature / date

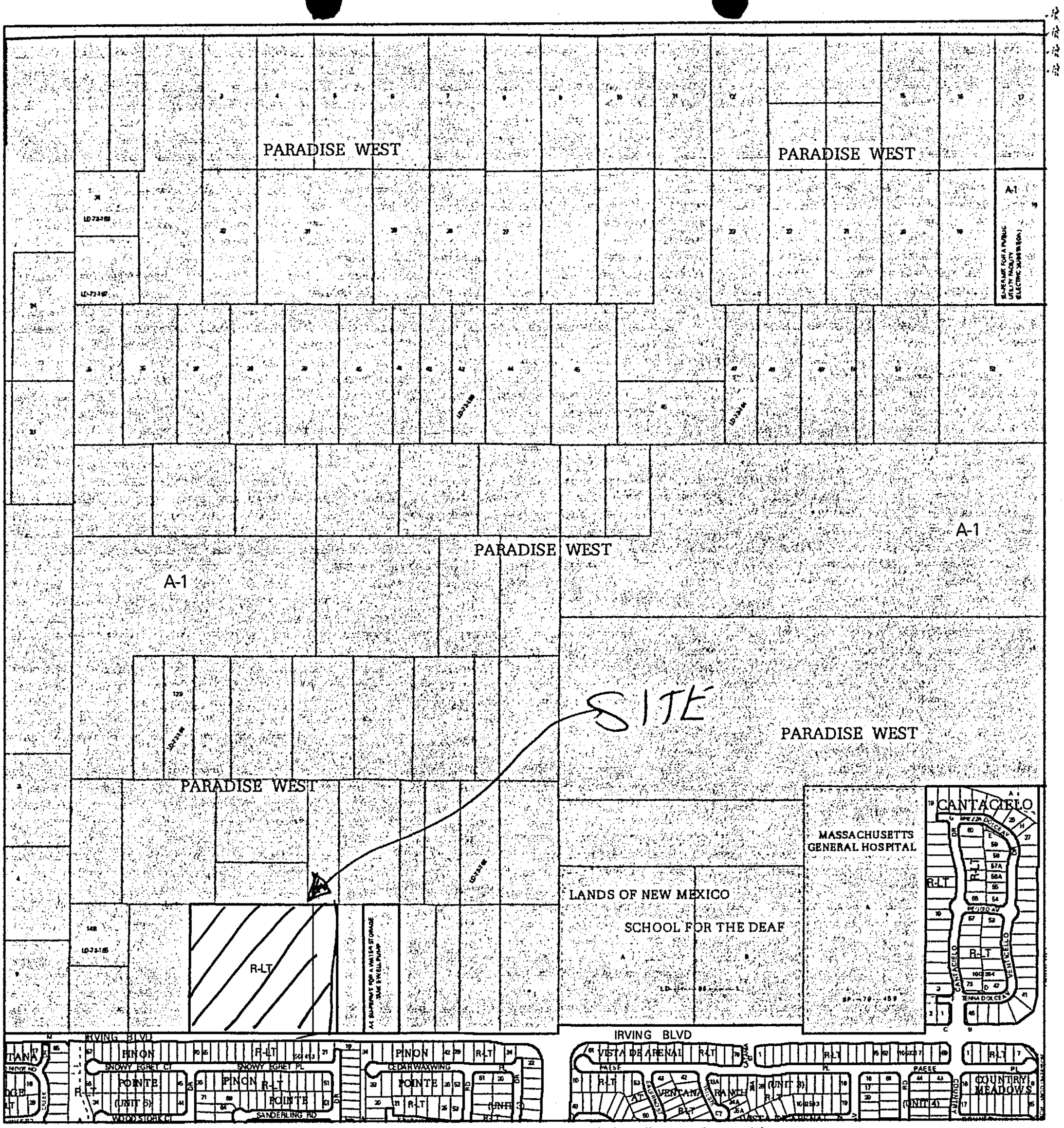
Form revised 4/03, 10/03 and **APRIL 2006**

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

Application case numbers
06DRB-01560
_____-_____-_____
_____-_____-_____

Sandy Handley 10/27/06
Planner signature / date

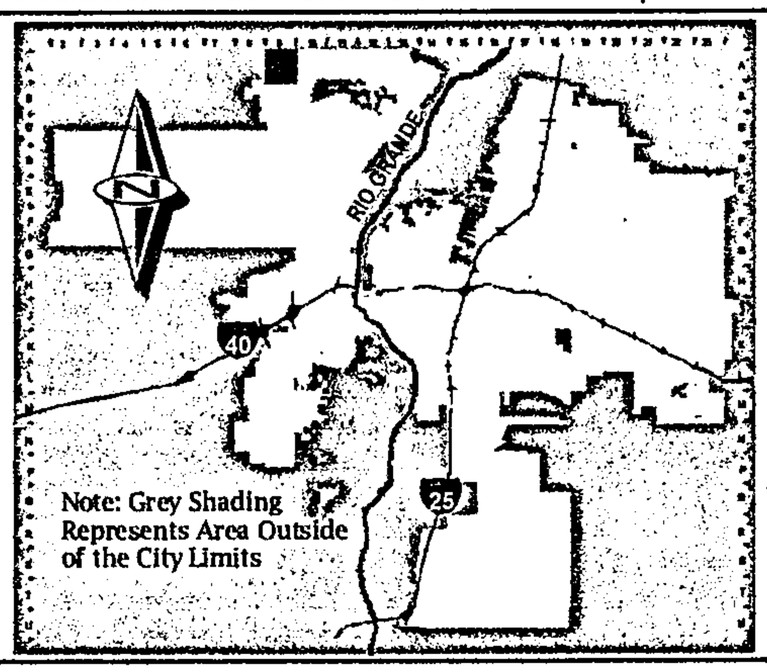
Project # 1004491



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

Albuquerque Geographic Information System

Map amended through: 9/5/2006



Zone Atlas Page:

A-09-Z

Selected Symbols

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

0 750 1,500 Feet

Rio Grande Engineering
Land Development and Civil Engineering Services

October 26, 2006

Ms. Sheran Matson
Chair-Development Review Board
City of Albuquerque
600 2nd Street NW
Albuquerque, NM 87102

RE: Vacation of internal Public access easements
For Desert Garden Estates,
Project # 1004091
Albuquerque, New Mexico

Dear Ms. Matson:

Rio Grande Engineering, on behalf of Irving Partners, requests approval of a vacation of internal public access easements. The subject property was deeded with 20' easements surrounding the perimeter. All properties in the area have similar easements. This vacation does not affect any surrounding property owners since all properties have this easement.

Should you have any questions regarding this submittal, please do not hesitate to call me.

Sincerely,

David Soule, PE

cc: Laura Horton
Bruce Nyberg

ALBUQUERQUE
Making History

City of Albuquerque

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

Date: October 26, 06

TO CONTACT NAME: David Soule
COMPANY/AGENCY: Rio Grande Engineering
ADDRESS/ZIP: 1606 Central SE, Suite 201
PHONE/FAX #: 872-0999 - (872-2205) Fax

Thank you for your inquiry of 10-26-06 (date) requesting the names of **Recognized Neighborhood Associations** who would be affected under the provisions of O-92 by your proposed project at Unplated Lands of Amalgamated Partners Located on Irving Blvd NW Between Rainbow Rd NW and Del Oeste Blvd. NW) zone map page(s) A-9.

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

Ventana Ranch N.A.
Neighborhood Association
Contacts: Laura Horton
7224 Cascada Rd. NW
87114 - 898-8103(h) 710-0646(c)
Bruce Nyberg
6824 Brushfield Rd NW
87114 - 890-6559(h)

Neighborhood Association
Contacts:

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

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

Sincerely,

Adriana Carmona
OFFICE OF NEIGHBORHOOD COORDINATION

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

Attention: Both contacts per neighborhood association 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, LUCC, etc. are required under Council Bill O-92 to notify all affected recognized neighborhood associations **PRIOR TO FILING THE APPLICATION TO THE PLANNING DEPARTMENT.** Because the purpose of the notification is to ensure communication as a means of identifying and resolving problems early, it is essential that the notification be fully informative.

We recommend that the Notification Letter include the following information:

- The street address of the subject property.
- The legal description of the property, including lot or tract number (if any), block number (if any), and name of the subdivision.
- A physical description of the location, referenced to streets and existing land uses.
- A complete description of the actions requested of the EPC:
- 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").
- 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.").
- 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.
- The name, address and telephone number of the applicant and of the agent (if any). In particular the name of an individual contact person will be helpful so that neighborhood associations may contact someone with questions or comments.

Information from the Office of Neighborhood Coordination (ONC)

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

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

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

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

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

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

* *

(Below this line for ONC use only)

Date of Inquiry: 10-26-06 **Time Entered:** 3:46 pm **ONC Rep. Initials:** DC

DEVELOPER INQUIRY SHEET
(To be completed prior to application submittal)

ALBUQUERQUE
Making History

The Office of Neighborhood Coordination (ONC) located in Room 120 (basement) of the Plaza Del Sol Building, 600 Second St. NW, Fax – (505) 924-3339 3913 - will need the following information **BEFORE** neighborhood association information will be released to the applicant/developer on any project being presented to the Planning Department. If you have any questions, please feel free to contact our office at (505) 924-3914. **Your request is for the following: Cell Tower [ ]; Private Development [X]; City Project [ ]; -OR- Other [ ]**

CONTACT NAME: David Soule

COMPANY NAME: Rio Grande Engineering

ADDRESS/ZIP: 1606 Central SE, Suite 201

PHONE: 872-0999 FAX: 872-2205

NEIGHBORHOOD ASSOCIATION INFORMATION

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

Unplatted Lands of Amalgamated Partners
LEGAL DESCRIPTION

LOCATED ON Irving Blvd NW
STREET NAME OR OTHER IDENTIFYING LANDMARK

BETWEEN Bynbon Rd NW
STREET NAME OR OTHER IDENTIFYING LANDMARK AND

Del Oeste Blvd NW
STREET NAME OR OTHER IDENTIFYING LANDMARK

THE SITE IS INDICATED ON THE FOLLOWING ZONE ATLAS PAGE (A-9).
(PLEASE MARK/HATCH ZONE MAP WHERE PROPERTY IS LOCATED)
(Zone Map MUST be provided with request)

Rio Grande Engineering
Land Development and Civil Engineering Services

October 26, 2006

Ms. Sheran Matson
Chair-Development Review Board
City of Albuquerque
600 2nd Street NW
Albuquerque, NM 87102

RE: Vacation of internal Public access easements
For Desert Garden Estates,
Project # 1004091
Albuquerque, New Mexico

Dear Ms. Matson:

Rio Grande Engineering, on behalf of Irving Partners, requests approval of a vacation of internal public access easements. The subject property was deeded with 20' easements surrounding the perimeter. All properties in the area have similar easements. This vacation does not affect any surrounding property owners since all properties have this easement.

Should you have any questions regarding this submittal, please do not hesitate to call me.

Sincerely,

David Soule, PE

cc: Laura Horton
Bruce Nyberg

Rio Grande Engineering
Land Development and Civil Engineering Services

October 26, 2006

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Chair-Development Review Board
City of Albuquerque
600 2nd Street NW
Albuquerque, NM 87102

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For Desert Garden Estates,
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David Soule, PE

cc: Laura Horton
Bruce Nyberg

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 87121 OFFICIAL USE

Postage	$ $0.87
Certified Fee	$2.40
Return Receipt Fee (Endorsement Required)	$1.85
Restricted Delivery Fee (Endorsement Required)	$0.00
Total Postage & Fees	$ $5.12

ALBUQUERQUE NM 87101 10/27/2006 Postmark Here

Sent To: Bruce Nyberg
Street, Apt. No.; or PO Box No.: 6824 Brisfield NW
City, State, ZIP+4: Alb NM 87114

PS Form 3800, June 2002 See Reverse for Instructions

7004 1350 0000 0749 4998

U.S. Postal Service™
CERTIFIED MAIL™ RECEIPT
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ALBUQUERQUE NM 87114 OFFICIAL USE

Postage	$ $0.87
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Restricted Delivery Fee (Endorsement Required)	$0.00
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ALBUQUERQUE NM 87101 10/27/2006 Postmark Here

Sent To: Ms. Laura Horton
Street, Apt. No.; or PO Box No.: 7224 Cascada Rd NW
City, State, ZIP+4: Alb NM 87114

PS Form 3800, June 2002 See Reverse for Instructions

7004 1350 0000 0749 4981

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

PAID RECEIPT

APPLICANT NAME IRVING PARTNERS LLC

AGENT RIO GRANDE ENGINEERING

ADDRESS 2105 GOLF COURSE SE STE 2

PROJECT & APP # 1004091/06DRB01560

PROJECT NAME DESERT GARDEN ESTATES

$ 20.00 441032/3424000 Conflict Management Fee

$ 90.00 441006/4983000 DRB Actions

$ _____ 441006/4971000 EPC/AA/LUCC Actions & All Appeals

$ 75.00 441018/4971000 Public Notification

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

$ 185.00 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

10/27/2006 10:01AM LOC: ANN
X
RECEIPT# 00066410 WS# 008 TRANS# 0009
Account 441032 Fund 0110
Activity 3424000 TRSLJS
Trans Amt $185.00
J24 Misc $20.00

Thank You

DUPLICATE
City Of Albuquerque
Treasury Division

10/27/2006 10:01AM LOC: ANN
X
RECEIPT# 00066411 WS# 008 TRANS# 0009
Account 441006 Fund 0110
Activity 4983000 TRSLJS
Trans Amt $185.00
J24 Misc $90.00

Thank You

DUPLICATE
City Of Albuquerque
Treasury Division

10/27/2006 10:01AM LOC: ANN
X
RECEIPT# 00066412 WS# 008 TRANS# 0009
Account 441018 Fund 0110
Activity 4971000 TRSLJS
Trans Amt $185.00
J24 Misc $75.00
MC $185.00
CHANGE $0.00

Thank You

SIGN POSTING AGREEMENT

REQUIREMENTS

POSTING SIGNS ANNOUNCING PUBLIC HEARINGS

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

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

1. LOCATION

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

2. NUMBER

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

3. PHYSICAL POSTING

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

4. TIME

Signs must be posted from NOVEMBER 7, 2006 To NOVEMBER 22, 2006

5. REMOVAL

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

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

JMM — (Applicant or Agent)

10/27/06 — (Date)

I issued 1 signs for this application, 10/27/06 (Date) Sandy Handley (Staff Member)

DRB PROJECT NUMBER: 1004091

Rev. 1/11/05

78 36908 **WARRANTY DEED** 351

HORIZON CORPORATION, a Delaware corporation

..... for consideration paid, grant S

to IOLLAH BELLE COPELAND, a single wor

whose address is: P. O. Box 553
Bellaire, Texas 77401

the following described real estate in Bernalillo County, New Mexico:

Beginning for a tie at the U.S.L.O. marker on the South boundary of the Town of Alameda Grant, which is a point common to Sections 15 and 16, Township 11 North, Range 2 East, New Mexico Principal Meridian, Bernalillo County, New Mexico; running
THENCE N0°02'E a distance of 8,562.60 feet;
THENCE S89°55'30"W a distance of 3,972.66 feet to the Southeast corner and POINT OF BEGINNING of the parcel herein described;
THENCE S89°55'30"W a distance of 662.12 feet to the Southwest corner;
THENCE N0°02'E a distance of 657.90 feet to the Northwest corner;
THENCE N89°55'30"E a distance of 662.12 feet to the Northeast corner;
THENCE S0°02'W a distance of 657.90 feet to the POINT OF BEGINNING, being 10.0 acres, more or less; RESERVING, HOWEVER, an appurtenant easement over the North, East, South and West 20.0 feet of said property unto GRANTOR and all persons claiming under it and unto the general public for road purposes, and reserving said easement unto GRANTOR and all persons claiming under it for the placement, maintenance and operation of public utilities;
SUBJECT to taxes for the current and subsequent years, assessments, easements, restrictions, reservations, Water and Sewer Agreements recorded in Miscellaneous Volume 35 at pages 527 and 559, building restrictions, zoning regulations and patent reservations of record in the Office of the Clerk of Bernalillo County, New Mexico.

STATE OF NEW MEXICO
COUNTY OF BERNALILLO
FILED FOR RECORD
MAY 23 9 19 AM 1978
BK 9624 PG 357
EMMA C. GONZALES
CO. CLERK & RECORDER
DEPUTY

HORIZON CORPORATION
INCORPORATED
1959
DELAWARE

with warranty covenants.

WITNESS OUR HAND AND SEAL this 14th day of April, 19 78

HORIZON CORPORATION
a Delaware Corporation

By Diane L. Hendricksen
Diane L. Hendricksen, Assistant Secretary

STATE OF ARIZONA)
)ss
COUNTY OF PIMA)

On this 14 day of April, 19 78, before me appeared Diane L. Hendricksen, to me personally known, who, being by me duly sworn did say that She is the Assistant Secretary of HORIZON CORPORATION, and that the seal affixed to said instrument is the corporate seal of said Corporation and that said instrument was signed and sealed in behalf of said Corporation by authority of its Board of Directors, and said Diane L. Hendricksen acknowledged said instrument to be the free act and deed of said Corporation.

My Commission Expires: 10/11/81

Esther D. Rinaker
Notary Public

P-R-0576 Legal

265-03477 dh

WARRANTY DEED

488

HORIZON CORPORATION, a Delaware Corporation

for consideration paid, grant

to EDWARD O. OLSEN and MARY VIRGINIA OLSEN, his wife, as Joint Tenants with full right of survivorship

1404 Crescent Drive
Alamogordo, New Mexico 88310

the following described real estate in Bernalillo County, New Mexico:

Beginning, for a tie, at the U.S.L.O. Brass Cap on the South Boundary of the Town of Alameda Grant, which is a point common to Sections 15 and 16, T11N, R2E, N.M.P.M., Bernalillo County, New Mexico; running THENCE N0°02'E, a distance of 8562.60 feet to a point;
THENCE S89°55'30"W, a distance of 3840.25 feet to the Southeast Corner and Point of Beginning of the parcel herein described;
THENCE S89°55'30"W, a distance of 132.43 to the Southwest Corner;
THENCE N0°02'E, a distance of 657.90 feet to the Northwest Corner;
THENCE N89°55'30"E, a distance of 132.43 feet to the Northeast Corner;
THENCE S0°02'W, a distance of 657.90 feet to the Point of Beginning, being 2.0 acres, more or less; RESERVING, HOWEVER, an appurtenant easement over the North, East, South and West 20.0 feet of said property unto GRANTOR and all persons claiming under it, and unto the general public for road purposes, and reserving said easement unto GRANTOR, and all persons claiming under it, for the placement, maintenance and operation of public utilities;

SUBJECT to taxes for the current and subsequent years, assessments, easements, restrictions, reservations, patent reservations, as well as Zoning Regulations and Building Restrictions of record in the office of the County Clerk of Bernalill County, New Mexico; and SUBJECT to the Water and Sewer Agreements recorded in Miscellaneous Volume 35 at Pages 527 and 559.

State of New Mexico } SS
County of Bernalillo
This instrument was filed for record on

MAR 1 1973

At 1 o'clock p.m. Recorded in Vol. ... of Records of said County Folio ...

..... Clerk & Recorder

..... Deputy Clerk

with warranty covenants.

WITNESS OUR HAND AND SEAL this 26 day of January 19 73

HORIZON CORPORATION,
a Delaware Corporation

By Helen M. Kettelhut
Helen M. Kettelhut, Assistant Secretary

STATE OF ARIZONA)
) ss
COUNTY OF PIMA)

On this 26 day of January 19 73 before me appeared HELEN M. KETTELHUT to me personally known, who, being by me duly sworn did say that S.he is the Assistant Secretary of HORIZON CORPORATION and that the seal affixed to said instrument is the corporate seal of said Corporation and that said instrument was signed and sealed in behalf of said Corporation by authority of its Board of Directors, and said HELEN M. KETTELHUT acknowledged said instrument to be the free act and deed of said Corporation.

My Commission Expires: Sept. 24, 1973

Notary Public

L15-1267

265-01266 h

Current DRC
Project Number:_____

#3 ORIGINAL

FIGURE 12

INFRASTRUCTURE LIST

Date Submitted: 10/04/06
Date Site Plan Approved:_____
Date Preliminary Plat Approved: 10/4/06
Date Preliminary Plat Expires: 10/4/06
DRB Project No.: 100409
DRB Application No.: 06DRB-00942

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

DESERT GARDEN ESTATES SUBDIVISION
PROPOSED NAME OF PLAT AND/OR SITE DEVELOPMENT PLAN

UNPLATTED LANDS OF AMALGAMATED PARTNERS
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
		8"	waterline(NMUI)	Prickly bush Lane	east terminous	west terminous	/	/	/
		8"	Water line(NMUI)	easement on lot 24	Prickly bush Lane	Irving Blvd	/	/	/
		8"	Water line(NMUI)	easement on lot 6	Prickly bush Lane	Irving Blvd	/	/	/
		8"	Sewerline(NMUI)	Prickly bush Lane	east terminous	west terminous	/	/	/
		8"	Sewerline(NMUI)	easement on lot 24	Prickly bush Lane	Irving Blvd	/	/	/
		8"	Sewerline (NMUI)	easement on lot 6	Prickly bush Lane	Irving Blvd	/	/	/
		8"	Sewerline (NMUI)	Irving Blvd	east Property line	existing SAS	/	/	/
		26' F-F	Residential Road with Curb and Gutter including 4' wide Sidewalk* (Both Sides)	Prickly bush Lane	east ~~terminous~~ hammerhead	west ~~north terminous~~ hammerhead	/	/	/

PAGE 1 OF 2

ORIGINAL

SIA Sequence #	COA DRC Project #	Size	Type of Improvement	Location	From	To	Private Inspector	City Inspector	City Cnst Engineer
		40' FF	Residential Road with Curb and Gutter including 4' wide sidewalk (Both Sides)	Desert Senna Trail	Irving Boulevard	Prickly bush Lane	/	/	/
		12' F-E	left turn lane	Irving Boulevard	Desert senna	60' west	/	/	/
		30' FF	Arterial Road with Curb and Guttter including 6' wide sidewalk	Irving Boulevard	east property line	west property line	/	/	/
		na	APS contribution and development agreement ($3,000.00 per unit)	na	na	60' west	/	/	/
		36"	Storm drain with water quality inlet and outfall structure with easemend and pond covenent	private drainage easement and tract B	Desert Senna	outfall	/	/	/
							/	/	/
							/	/	/
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							/	/	/
							/	/	/
							/	/	/

ORIGINAL

NAME OF PLAT AND/OR SITE PLAN _____

SIA Sequence #	COA DRC Project #	Size	Type of Improvement	Location	From	To	Private Inspector	City Inspector	City Cnst Engineer
							/	/	/
							/	/	/
							/	/	/
							/	/	/

NOTES

1 Engineers Certification of Grading required for release of SIA and Financial Guarantee
*Internal sidewalks to be deffered.

2 site lighting shall be installed per DPM Standards.
all signage per dpm to be installed prior to release of SIA

3

AGENT / OWNER

David Soule
NAME (print)

Rio Grande Engineering
FIRM

10/2/06
SIGNATURE - date

MAXIMUM TIME ALLOWED TO CONSTRUCT THE IMPROVEMENTS WITHOUT A DRB EXTENSION: _____

DEVELOPMENT REVIEW BOARD MEMBER APPROVALS

10/04/06
DRB CHAIR - date

Christina Sandoval 10/4/06
PARKS & GENERAL SERVICES - date

10-4-06
TRANSPORTATION DEVELOPMENT - date

_____
AMAFCA - date

10/4/06
UTILITY DEVELOPMENT - date

10-3-06
NMUI date

10/4/06
CITY ENGINEER - date

_____ - date

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 IRVING PARTNERS LLC

AGENT RIO GRANDE ENGINEERING

ADDRESS _____

PROJECT & APP # 1004091 / 06DRB 00942, 00943

PROJECT NAME DESERT GARDEN ESTATES SUB D

$ _____ 441032/3424000 **Conflict Management Fee**

$ 110.00 441006/4983000 **DRB Actions** DEFERRAL 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

$ 110.00 **TOTAL AMOUNT DUE**

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

Counterreceipt.doc 6/21/04

City Of Albuquerque
Treasury Division

9/19/2006 2:19PM LOC: ANNX
RECEIPT# 00068660 WS# 007 TRANS# 0030
Account 441006 Fund 0000
Activity 4983000 TRSURS
Trans Amt $110.00
J24 Misc
$110.00
MC $110.00
CHANGE $0.00
Thank You.

I David Sole [redacted] Request a 2-month Deferral

for project #1004091 until 10/4/06

Rio Grande Engineering
Land Development and Civil Engineering Services

August 22, 2006

#8

Ms. Sheran Matson
Chair-Development Review Board
City of Albuquerque
600 2nd Street NW
Albuquerque, NM 87102

RE: Deferral
Preliminary Plat Approval for
Desert Garden Estates,
Project # 1004091
Albuquerque, New Mexico

Dear Ms. Matson:

Rio Grande Engineering, on behalf of Irving Partners, requests a four week deferral to September 20, 2006. The reason for this deferral is to modify the subdivision based upon AMAFCA change in policy regarding development along the Calabacillas arroyo.

Should you have any questions regarding this submittal, please do not hesitate to call me.

Sincerely,

David Soule, PE

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

PAID RECEIPT

APPLICANT NAME IRVING PARTNERS

AGENT RIO GRANDE ENGINEERING

ADDRESS _____

PROJECT & APP # 1004091/06DRB00942, 00943

PROJECT NAME DESERT GARDEN ESTATES SUBD.

$ _____ **441032/3424000 Conflict Management Fee**

$ 110.00 **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

$ 110.00 **TOTAL AMOUNT DUE**

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

Rio Grande Engineering
1606 Central Ave SE Suite 201
Albuquerque New Mexico 87106

BANK OF THE WEST
THE ACADEMY OFFICE
1-800-488-2265
95-681/1070

10999

Pay to the Order of City of Alb — 8/22/06

one hundred ten & 00/100 — $ 110.00 — Dollars

memo Deferral for Job # 2450.1

"010999" 1:107006813: 28502724 9"

*****DUPLICATE*****

City Of Albuquerque
Treasury Division

8/22/2006 1:27PM LOC: ANNX
RECEIPT# 00067343 WS# 007 TRANS# 0027
Account 441006 Fund 0110
Activity 4983000 TRSKAL
Trans Amt $110.00
J24 Misc

	$110.00	
CK		$110.00
CHANGE		$0.00

Thank You

FOR DEPOSIT TO
CITY OF ALBUQUERQUE
COMMON FUND ACCT 109677682

Loc: ANNX WS 007 Trans: 0027
Tra Date 8/22/2006 00067343 00067343
Journal 24 (Misc) TRSKAL
Trans Amt $110.00
CK $110.00

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

PAID RECEIPT

APPLICANT NAME _____

AGENT RIO GRANDE ENGINEERING

ADDRESS _____

PROJECT & APP # 1004091

PROJECT NAME DESERT GARDEN ESTATES

$ _____ **441032/3424000 Conflict Management Fee**

$ 110.00 **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

$ 110.00 **TOTAL AMOUNT DUE**

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

Rio Grande Engineering
2105 Golf Course Rd SE Suite B
Rio Rancho, NM 87124

BANK OF THE WEST
THE ACADEMY OFFICE
1-800-488-2265
95-681/1070

10902

8/15/2006

Pay to the Order of City of Albuquerque $ **110.00

One Hundred Ten and 00/100********** Dollars

City oF Albuquerque

8/15/2006 12:01PM LOC: ANNX
RECEIPT# 00065150 STN: 006 TRANS# 0009
Account 441006 Fund 0110
Activity 498000 PO/RS
Trans. Amt
JE# RSI

110.00

memo Defferal Fee Project # 1004091

⑈010902⑈ ⑆107006813⑆ 28502724 9⑈

110.00

© 2005 INTUIT, INC. # 145 1-800-433-8810

Rio Grande Engineering
Land Development and Civil Engineering Services

August 1, 2006

#3

Ms. Sheran Matson
Chair-Development Review Board
City of Albuquerque
600 2nd Street NW
Albuquerque, NM 87102

RE: Deferral
Preliminary Plat Approval for
Desert Garden Estates,
Project # 1004091
Albuquerque, New Mexico

Dear Ms. Matson:

Rio Grande Engineering, on behalf of Irving Partners, requests a one week deferral to August 9, 2006. The reason for this deferral is to allow one of the consultants to complete the Scour wall design.

Should you have any questions regarding this submittal, please do not hesitate to call me.

Sincerely,

David Soulé, PE

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

PAID RECEIPT

APPLICANT NAME Irving Partners

AGENT Rio Grande Engineers

ADDRESS 2105 Golf Course Rd NW., Rio Rancho.

PROJECT & APP # 1004091 / 06DRB 00942; 00943

PROJECT NAME Desert Gardens Estates Subd.

$ _____ 441032/3424000 **Conflict Management Fee**

$ _____ 441006/4983000 **DRB Actions**

$ 220.00 441006/4971000 **EPC/AA/LUCC Actions & All Appeals** deferral fee

$ _____ 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

$ 220.00 **TOTAL AMOUNT DUE**

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

Counterreceipt.doc 6/21/04

DUPLICATE
City Of Albuquerque
Treasury Division

8/1/2006 11:06AM LOC: ANNX
RECEIPT# 00064527 WS# 006 TRANS# 0020
Account 441006 Fund 0110
Activity 4971000 TRSVRS
Trans Amt $220.00
J24 Misc

$220.00
MC $220.00
CHANGE $0.00
Thank You

City of Albuquerque

DEVELOPMENT/ PLAN REVIEW APPLICATION

Supplemental form

SUBDIVISION **S**

__X__ Major Subdivision action
_____ Minor Subdivision action
_____ Vacation **V**
__X__ Variance (Non-Zoning)

SITE DEVELOPMENT PLAN **P**

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

Supplemental form

ZONING & PLANNING **Z**

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

APPEAL / PROTEST of... **A**

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

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

APPLICANT INFORMATION:

NAME: IRVING PARTNERS , LLC PHONE: 505-321-4700

ADDRESS: 9101 WILSHIRE NE FAX: 505-797-8914

CITY: ALBUQUERQUE STATE NM ZIP 87122 E-MAIL: J.SOULE@CS.COM

Proprietary interest in site: OWNER **List all owners**: SOLE OWNER

AGENT (if any): RIO GRANDE ENGINEERING PHONE: 505-321-9099

ADDRESS: 2105 GOLF COURSE SE, SUITE B FAX: 505-872-2205

CITY: ALBUQUERQUE STATE NM ZIP 87107 E-MAIL: david@riograndeengineering.com

DESCRIPTION OF REQUEST: PRELIMINARY PLAT- MAJOR, DEFFERAL OF INTERNAL SIDEWALKS

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

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

Lot or Tract No. Unplatted lands of Amalgamated Partners TBK Desert Garden Estates Block: Unit:

Subdiv. / Addn. situated within section 4, T. 11N., R.2E, NMPM

Current Zoning: R-LT Proposed zoning: R-LT

Zone Atlas page(s): A9 No. of **existing** lots: 2 No. of **proposed** lots: 35

Total area of site (acres): 12 Density if applicable: dwellings per gross acre: 3 dwellings per net acre: 3

Within city limits? __X__Yes. No___, but site is within 5 miles of the city limits.) Within 1000FT of a landfill? no

UPC No. 100906610003230128, 100906613903330104 MRGCD Map No.

LOCATION OF PROPERTY BY STREETS: On or Near: IRVING BLVD NW

Between: RAINBOW ROAD and PASEO DEL OESTE 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.):

1004091 05EPC-01109

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

SIGNATURE DMM DATE 6/21/06

(Print) DAVID SOULE, PE ___ Applicant _X_ Agent

FOR OFFICIAL USE ONLY Form revised 9/01, 3/03, 7/03, 10/03, **3/04**

☐ **INTERNAL ROUTING**

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

Application case numbers	Action	S.F.	Fees
06DRB - 00942	PP	S(Z)	$ 1265.00
- -	ADV		$ 75.00
- -	CMF		$ 20.00
06DRB - 00943	~~ESTA~~		$ 0.00
- -	IDS		$
			Total

Hearing date 07/26/06 $ 1360.00

Sandy Handley 06/30/06 PROJECT# 1004091

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**

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

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

☐ **MAJOR SUBDIVISION AMENDMENT TO PRELIMINARY PLAT (with significant changes)**
☐ **MAJOR SUBDIVISION AMENDMENT TO INFRASTRUCTURE LIST (with significant changes)**
☐ **MAJOR SUBDIVISION AMENDMENT TO GRADING PLAN (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) precisely and clearly outlined and crosshatched (to be photocopied)
__ Letter briefly describing, explaining, and justifying the request
__ Property owner's and City Surveyor's signature on the proposed amended plat, if the preliminary plat is being amended
__ Office of Community & Neighborhood Coordination inquiry response, notifying letter, certified mail receipts
__ Sign Posting Agreement
__ 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 ONE MONTH after the filing deadline. **Your attendance is required.**

☐ **MAJOR SUBDIVISION EXTENSION OF SUBDIVISION IMPROVEMENTS AGREEMENT**

(Temporary sidewalk deferral uses FORM-V)

__ 1 copy of each of the following items
__ 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
__ 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
__ Any original and/or related file numbers are listed on the cover application
__ Fee (see schedule)

DRB Public hearings are approximately ONE MONTH 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.

David Soule
Applicant name (print)
6/21/06
Applicant signature / date

Form revised 11/04 and **JUNE 05**

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

Application case numbers
06DRB-00947
_____-_____-_____
_____-_____-_____

Sandy Handley 06/30/06
Planner signature / date

Project # 1004091

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. <u>Your attendance is required.</u>

❑ **VACATION OF PUBLIC RIGHT-OF-WAY**

❑ **VACATION OF PUBLIC EASEMENT**

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

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

❑ **SUBDIVISION DESIGN VARIANCE (VARIANCE FROM MINIMUM STANDARDS OF THE DPM**

❑ **SIDEWALK DESIGN VARIANCE**

❑ **SIDEWALK WAIVER**

__ Scale drawing showing the proposed variance or waiver (not to exceed 8.5" by 14") **6** copies
__ Zone Atlas map with the entire property(ies) precisely and clearly outlined and crosshatched (to be photocopied)
__ Letter briefly describing, explaining, and justifying the variance or waiver
__ Any original and/or related file numbers are listed on the cover application

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

☒ **TEMPORARY DEFERRAL OF SIDEWALK CONSTRUCTION**

☒ **EXTENSION OF THE SIA FOR TEMPORARY DEFERRAL OF SIDEWALK CONSTRUCTION**

X Drawing showing the sidewalks subject to the proposed deferral or extension (not to exceed 8.5" by 14") **6** copies
X Zone Atlas map with the entire property(ies) precisely and clearly outlined and crosshatched (to be photocopied)
X Letter briefly describing, explaining, and justifying the deferral or extension
X 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. <u>Your attendance is required.</u>

❑ **VACATION OF PRIVATE EASEMENT**

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

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

❑ **VACATION OF RECORDED PLAT**

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

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

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

David Sorle
Applicant name (print)

6/30/06
Applicant signature / date

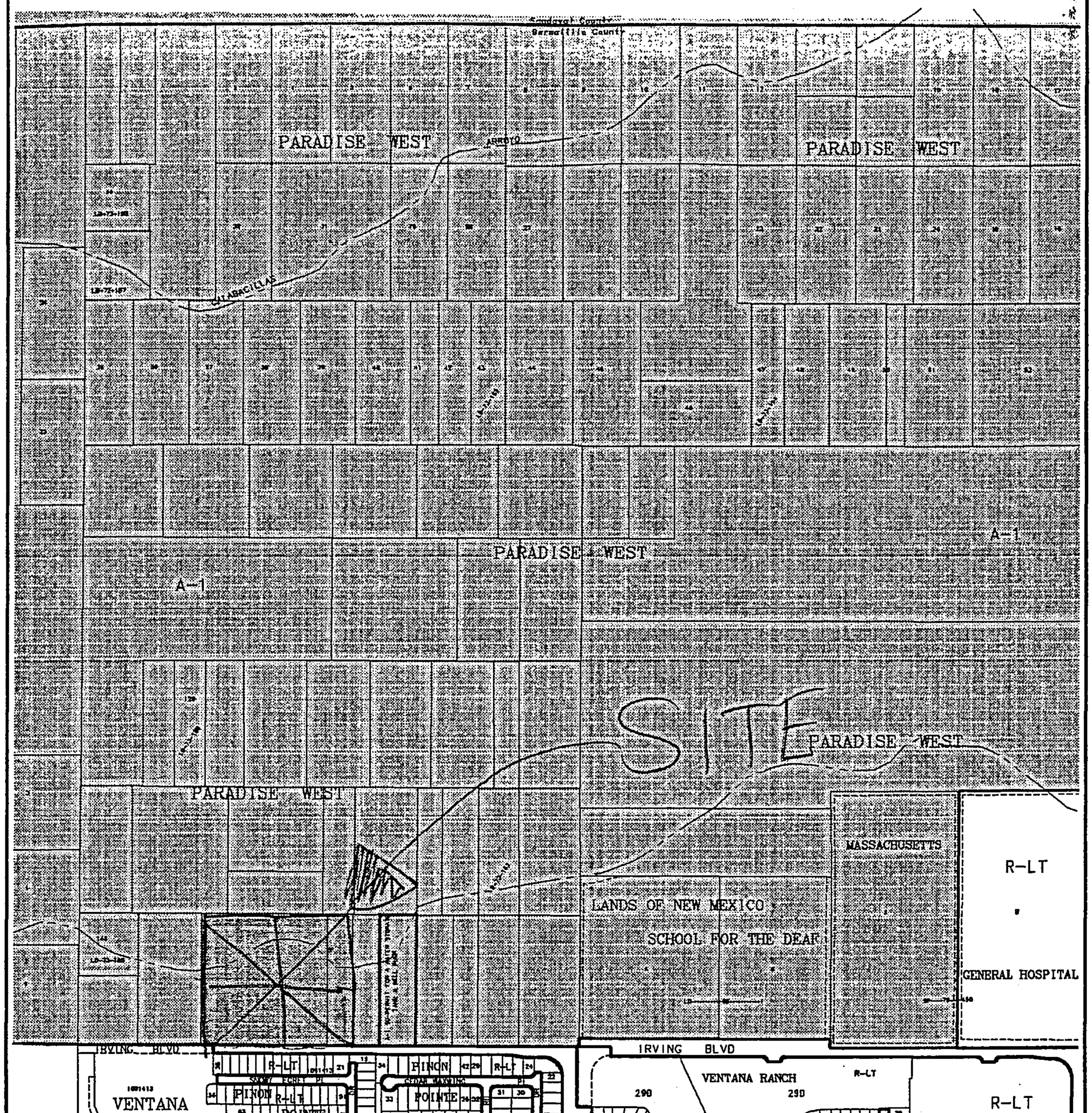
Form revised 4/03, 10/03 and **APRIL 2006**

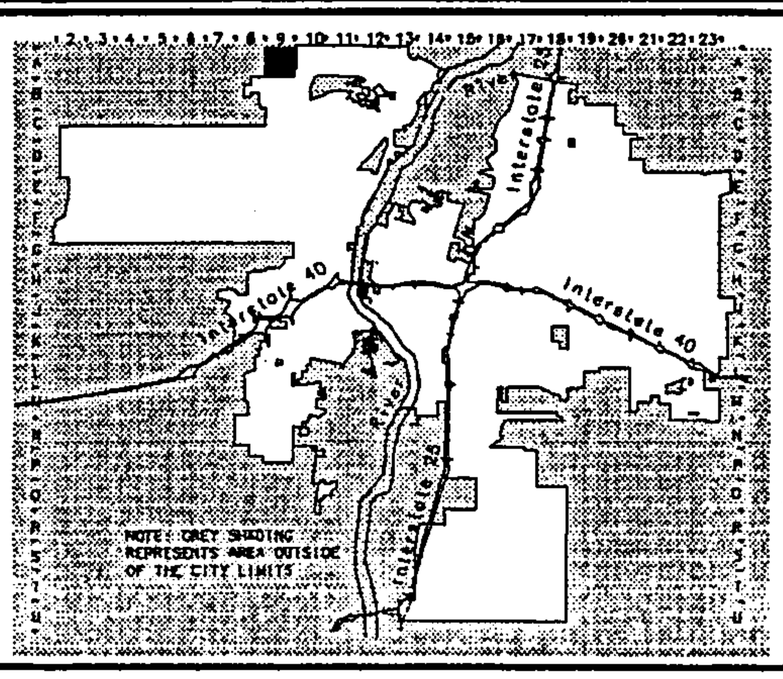
☑ Checklists complete
☑ Fees collected
☑ Case #s assigned
☑ Related #s listed

Application case numbers
06DRB -00943
_____
_____

Sandy Handley
Planner signature / date

Project # 1004091





A Albuquerque G Geographic I Information S System
PLANNING DEPARTMENT

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GRAPHIC SCALE IN FEET

250 0 750 1000

Zone Atlas Page

A-9-Z

Map Amended through February 03, 2004

Rio Grande Engineering
Land Development and Civil Engineering Services

June 30, 2006

Ms Sheran Matson
Chair- Development Review Board
City of Albuquerque
600 2nd street NW
Albuquerque, NM 87102

RE: Desert Garden Estates Subdivision
Preliminary Plat approval
Project # 1004091
Albuquerque, New Mexico

Dear Ms. Matson:

Rio Grande Engineering, on behalf of the developer of the property requests approval by the DRB of the enclosed Preliminary Plat. The legal description of the property is The Unplatted lands of Amalgamated Partners. The property is located north of Irving Boulevard Street between Ventana Ridge and Rainbow Road. The subject property is zoned R-LT and contains approximately 12 acres. The purpose of this action is to create 34 Single-Family home lots and one open space tract. In addition to this Preliminary Plat approval request, we request approval of the Grading Plan and deferral of the internal sidewalks.

Should you have any questions regarding this matter, please do not hesitate to call me.

Sincerely,

David Soule, PE
RIO GRANDE ENGINEERING
2105 GOLF COURSE SE, SUITE B
RIO RANCHO, NM 87124

Enclosures

cc: Laura Horton
Bruce Nyberg

ds

prelimplatltr063006

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

PROJECT NAME: Desert Garden Estates

AGIS MAP # A9

LEGAL DESCRIPTIONS: Unplatted Lands of Amalgamated Partners

Y **DRAINAGE REPORT**

A drainage report, as per the Drainage Ordinance, was submitted to the City of Albuquerque Public Works Department, Hydrology Division (2nd Floor Plaza del Sol) on 6/30/06 (date).

[signature] — Applicant/Agent — 6/30/06 — Date

[signature] — Hydrology Division Representative — 06/30/06 — Date

Y **WATER AND SEWER AVAILABILITY STATEMENT**

A Water and Sewer Availability Statement for this project was requested from the ~~City of Albuquerque Utilities Development Division (2nd floor, Plaza del Sol) on~~ New Mexico Utilities 6/28/06 (date).

[signature] — Applicant/Agent — 6/30/06 — Date

N/A — Utilities Division Representative — Date

RECEIVED
JUN 30 2006
HYDROLOGY SECTION

PROJECT # _____

Revised 4/03

CITY OF ALBUQUERQUE

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

APPLICANT: Irving Partners DATE OF REQUEST: 6/29/06 ZONE ATLAS PAGE(S): A-9

CURRENT:

ZONING R-LT

PARCEL SIZE (AC/SQ. FT.) 12

LEGAL DESCRIPTION:

LOT OR TRACT # Unplatted BLOCK #

SUBDIVISION NAME Laws of Amalgamated Partners

REQUESTED CITY ACTION(S):

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

PROPOSED DEVELOPMENT: **GENERAL DESCRIPTION OF ACTION:** [1]

NO CONSTRUCTION/DEVELOPMENT [ ] # OF UNITS: 34

NEW CONSTRUCTION [X] BUILDING SIZE: 2500 (sq. ft.)

EXPANSION OF EXISTING DEVELOPMENT [ ]

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

APPLICANT OR REPRESENTATIVE [signature] DATE 6-29-06
(TO BE SIGNED UPON COMPLETION OF PROCESSING BY TRAFFIC ENGINEER AND ENVIRONMENTAL HEALTH)

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

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

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

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

[signature] 6-29-06
TRAFFIC ENGINEER DATE

Air Quality Impact Analysis (AQIA) May Be Required:

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

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

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

[signature] 6/29/06
APPLICANT DATE

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

TIS **-SUBMITTED** ___/___/___ _____ _____
-FINALIZED ___/___/___ TRAFFIC ENGINEER DATE

Revised June 27, 2005

ALBUQUERQUE
Making History

City of Albuquerque

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

Date: 6-29-06

TO CONTACT NAME: David Soule
COMPANY/AGENCY: Rio Grande Engineering
ADDRESS/ZIP: 1606 Central SE, Suite 200
PHONE/FAX #: 872-0999 872-2205

Thank you for your inquiry of 6-29-06 (date) requesting the names of **Recognized Neighborhood Associations** who would be affected under the provisions of O-92 by your proposed project at Unplatted Lands of Amalgamated Partners

zone map page(s) A-9.

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

Ventana Ranch
Neighborhood Association
Contacts: Laura Horton
7224 Cascada Rd. NW 87114
898-8103 710-0646
Bruce Nyberg
6824 Brushfield Rd. NW 87114
890-6559

Neighborhood Association
Contacts:

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

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

Sincerely,

OFFICE OF NEIGHBORHOOD COORDINATION

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

Attention: Both contacts per neighborhood association 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 recognized neighborhood associations **PRIOR TO FILING THE APPLICATION TO THE PLANNING DEPARTMENT.** Because the purpose of the notification is to ensure communication as a means of identifying and resolving problems early, it is essential that the notification be fully informative.

WE RECOMMEND THAT THE NOTIFICATION LETTER INCLUDE THE FOLLOWING INFORMATION:

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

* *

(Below this line for ONC use only)

Date of Inquiry: 6-29-06 Time Entered: 10:15 ONC Rep. Initials: JR

7004 1160 0000 5114 6651

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CERTIFIED MAIL™ RECEIPT
(Domestic Mail Only; No Insurance Coverage Provided)

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OFFICIAL USE

ALBUQUERQUE, NM 87114

Postage	$ 0.87
Certified Fee	2.40
Return Reciept Fee (Endorsement Required)	1.85
Restricted Delivery Fee (Endorsement Required)	
Total Postage & Fees	$ 5.12

UNIT NM 87101
Postmark Here
JUN 30 2006
Clerk: KV8YSD
USPS ALBUQUERQUE NM
06/30/06

Sent To: LAURA HORTON
Street, Apt. No.; or PO Box No.: 7224 CASCADA RD NW
City, State, ZIP+4: ALBUQUERQUE, NM 87114

PS Form 3800, June 2002 — See Reverse for Instructions

7003 0500 0003 2755 9299

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

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

OFFICIAL USE

ALBUQUERQUE, NM 87114

Postage	$ 0.87
Certified Fee	2.40
Return Reciept Fee (Endorsement Required)	1.85
Restricted Delivery Fee (Endorsement Required)	
Total Postage & Fees	$ 5.12

UNIT NM 87101
Postmark Here
JUN 30 2006
Clerk: KV8YSD
USPS ALBUQUERQUE NM
06/30/06

Sent To: BRUCE NYBERG
Street, Apt. No.; or PO Box No.: 6824 BRUSHFIELD
City, State, ZIP+4: R.O RANCHO N.M 87114

PS Form 3800, June 2002 — See Reverse for Instructions

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

PAID RECEIPT

APPLICANT NAME IRVING PARTNERS LLC

AGENT RIO GRANDE ENGINEERING

ADDRESS 2105 GOLF COURSE SE STE W

PROJECT & APP # 1004091/06DRB00942,06DRB00943

PROJECT NAME DESERT GARDEN ESTATES

$ 20.00 441032/3424000 **Conflict Management Fee**

$ 1265.00 441006/4983000 **DRB Actions**

$ _____ 441006/4971000 **EPC/AA/LUCC Actions & All Appeals**

$ 75.00 441018/4971000 **Public Notification**

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

$ 1360.00 **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

6/30/2006 11:20AM LOC: ANNX
RECEIPT# 00060645 WS# 008 TRANS# 0027
Account 441018 Fund 0110
Activity 4971000 TRSLJS
Trans Amt $1,750.00
J24 Misc $75.00 $1,750.00
CK $0.00
CHANGE
Thank You

City Of Albuquerque
Treasury Division

6/30/2006 11:20AM LOC: ANNX
RECEIPT# 00060644 WS# 008 TRANS# 0027
Account 441006 Fund 0110
Activity 4983000 TRSLJS
Trans Amt $1,750.00
J24 Misc $1,265.00
Thank You

City Of Albuquerque
Treasury Division

6/30/2006 11:20AM LOC: ANNX
RECEIPT# 00060643 WS# 008 TRANS# 0027
Account 441032 Fund 0110
Activity 3424000 TRSLJS
Trans Amt $1,750.00
J24 Misc $20.00
Thank You

SIGN POSTING AGREEMENT

REQUIREMENTS

POSTING SIGNS ANNOUNCING PUBLIC HEARINGS

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

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

1. LOCATION

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

2. NUMBER

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

3. PHYSICAL POSTING

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

4. TIME

Signs must be posted from JULY 11th, 2006 To JULY 26th, 2006

5. REMOVAL

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

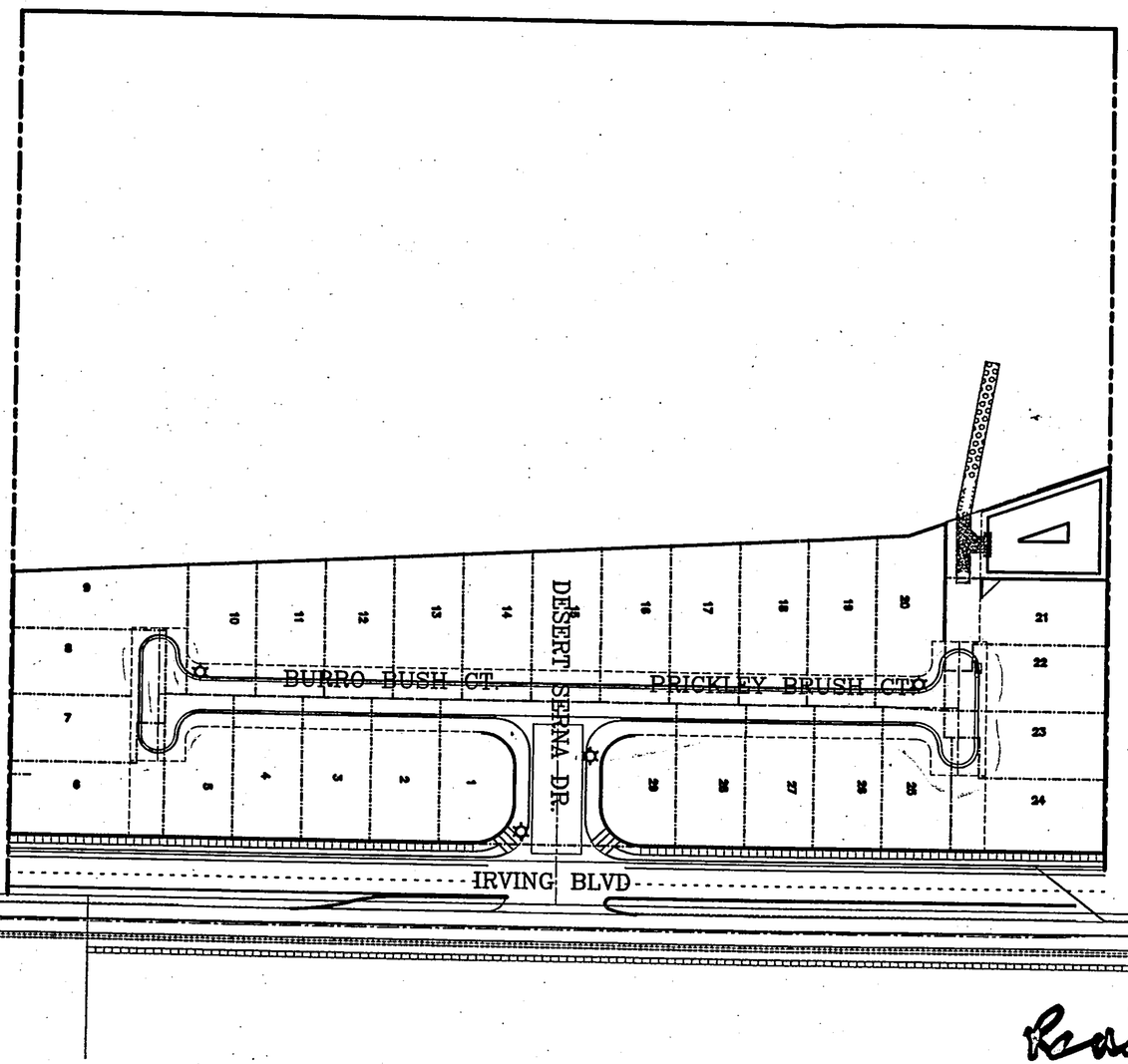
I have read this sheet and discussed it with the Development Services Front Counter Staff. I understand (A) my obligation to keep the sign(s) posted for (15) days and (B) where the sign(s) are to be located. I am being given a copy of this sheet.

_____ 6/30/06
(Applicant or Agent) (Date)

I issued 1 signs for this application, 06/30/06 Sandy Handley
(Date) (Staff Member)

DRB PROJECT NUMBER: 1004091

Rev. 1/11/05



Revised Sidewalk
EXHIBIT 5
Date 10/4/06

LEGEND

- BOUNDARY LINE
- EXISTING BOUNDARY LINE
- RIGHT-OF-WAY
- SIDEWALK TO BE BUILT W/THIS PROJECT
- SIDEWALK TO BE DEFFERED
- PROPOSED LOT LINE
- PROPOSED CURB AND GUTTER
- EXISTING CURB AND GUTTER

ENGINEER'S SEAL	DESERT GARDEN ESTATES SIDEWALK DEFFERAL EXHIBIT	DRAWN BY WCWJ DATE 10-03-06 SHEET # — JOB # 2458
DAVID SOULE P.E. #14522	Rio Grande Engineering 2180 GOLF COURSE RD SE SUITE B RIO RANCHO, NM 87124 (505) 272-0999	

كما نشاهد في الصورة ١٥

RIO GRANDE ENGINEERING

(505) 321-9099
2105 Golf Course Road, Suite B
Rio Rancho New Mexico 87124

TO DRB

LETTER OF TRANSMITTAL

DATE: 10/2/2006	JOB NO: 2458
ATTENTION: DRB Members	
RE: Desert Garden Estates	
Project 1004091	

WE ARE SENDING YOU ☐ Attached ☐ Under Separate cover via _____ the following items:

☐ Shop drawings ☐ Prints ☐ Plans ☐ Samples ☐ Specifications

☐ Copy of letter ☐ Change order ☐ _____

COPIES	DATED	NO.	DESCRIPTION
5			Revised submittal
			Infrastructure list
			preliminary plat

THESE ARE TRANSMITTED as checked below:

☐ For approval ☐ Approved as submitted ☐ **FOR SIGNATURE(S)**

☒ For your use ☐ Approved as noted ☐ _____

☐ As requested ☐ Returned for corrections

☐ For review and comments ☐ _____

☐ FOR BIDS DUE _____ 19 ____ ☐ PRINTS RETURNED AFTER LOAN TO US

REMARKS

RECEIVED
OCT 02 2006
LAND DEVELOPMENT SECTION

COPY TO

RECEIVED BY SIGNED David Soule

FAX (505) 872-2205 If enclosures are not as noted, kindly notify us at once Email: david@riograndeengineering.com

Current DRC
Project Number:_____

FIGURE 12

INFRASTRUCTURE LIST

Date Submitted:_____
Date Site Plan Approved:_____
Date Preliminary Plat Approved:_____
Date Preliminary Plat Expires:_____
DRB Project No.:_____
DRB Application No.:_____

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

DESERT GARDEN ESTATES SUBDIVISION
PROPOSED NAME OF PLAT AND/OR SITE DEVELOPMENT PLAN

UNPLATTED LANDS OF AMALGAMATED PARTNERS
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
		8"	waterline(NMUI)	Prickly bush Lane	east terminous	west terminous	/	/	/
		8"	Water line(NMUI)	easement on lot 24	Prickly bush Lane	Irving Blvd	/	/	/
		8"	Water line(NMUI)	easement on lot 6	Prickly bush Lane	Irving Blvd	/	/	/
		8"	Sewerline(NMUI)	Prickly bush Lane	east terminous	west terminous	/	/	/
		8"	Sewerline(NMUI)	easement on lot 24	Prickly bush Lane	Irving Blvd	/	/	/
		8"	Sewerline	easement on lot 6	Prickly bush Lane	Irving Blvd	/	/	/
		8"	Sewerline	Irving Blvd	east Property line	existing SAS	/	/	/
		26' F-F	Residential Road with Curb and Gutter including 4' wide Sidewalk*	Prickly bush Lane	east terminous	north terminous	/	/	/

RECEIVED
OCT 0 2 2006
LAND DEVELOPMENT SECTION

SIA Sequence #	COA DRC Project #	Size	Type of Improvement	Location	From	To	Private Inspector	City Inspector	City Cnst Engineer
		40' FF	Residential Road with Curb and Gutter including 4' wide sidewalk one side only	Desert Senna Trail	Irving Boulevard	Prickly bush Lane	/	/	/
		12' F-E	left turn lane	Irving Boulevard	Desert senna	60' west	/	/	/
		30' FF	Arterial Road with Curb and Guttter including 6' wide sidewalk	Irving Boulevard	east property line	west property line	/	/	/
		na	APS contribution and development agreement ($3,000.00 per unit)	na	na	60' west	/	/	/
		36"	Storm drain with water quality inlet and outfall structure with easemend and pond covenent	private drainage easement and tract B	Desert Senna	outfall	/	/	/
							/	/	/
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NAME OF PLAT AND/OR SITE PLAN _____

SIA Sequence #	COA DRC Project #	Size	Type of Improvement	Location	From	To	Private Inspector	City Inspector	City Cnst Engineer
							/	/	/
							/	/	/
							/	/	/
							/	/	/

NOTES

1 Engineers Certification of Grading required for release of SIA and Financial Guarantee
*Internal sidewalks to be deffered.

2 site lighting shall be installed per DPM Standards.
all signage per dpm to be installed prior to release of SIA

3

AGENT / OWNER

David Soule
NAME (print)

Rio Grande Engineering
FIRM

10/2/06
SIGNATURE - date

MAXIMUM TIME ALLOWED TO CONSTRUCT THE IMPROVEMENTS WITHOUT A DRB EXTENSION: _____

DEVELOPMENT REVIEW BOARD MEMBER APPROVALS

_____ DRB CHAIR - date

_____ PARKS & GENERAL SERVICES - date

_____ TRANSPORTATION DEVELOPMENT - date

_____ AMAFCA - date

_____ UTILITY DEVELOPMENT - date

_____ - date

_____ CITY ENGINEER - date

_____ - date

DESIGN REVIEW COMMITTEE REVISIONS

REVISION	DATE	DRC CHAIR	USER DEPARTMENT	AGENT /OWNER

revised 07/01/01

PROJECT # 1004091

printable version

City of Albuquerque

Legislative File ID O-06-18

Type: **Ordinance**

Status: **Enacted**

Title: **Annexation, 05epc-00561 / 05epc-01109, Annexing Twelve (12) Acres, More Or Less, Located On Irving Boulevard Nw, Between Ventana Ridge Road Nw, And Rainbow Road Nw, And Amending The Zone Map To Establish R-Lt Zoning.**

Introduced: **4/3/2006**

Version: **2**

Final Action: **6/5/2006**

Contact:

Enactment Date: **6/16/2006**

Enactment Number: **O-2006-019**

Name:

Requester:

Sponsors: **Cadigan (By Request)**

Attachments: Legislative File Text
O-18.doc
O-18fin.doc

Next Meeting:

Legislative History

Date	Acting Body	Action Taken	Motion
4/3/2006	City Council	Introduced and Referred to the Land Use, Planning, and Zoning Committee	
4/3/2006	President	Referred to the Land Use, Planning, and Zoning Committee	
	Notes: *Late Introduction		
5/10/2006	Land Use, Planning, and Zoning Committee	Sent to Council with a recommendation of Do Pass	Pass (5:2)
	Notes: Others Present: Laura Mason, Director, Council Services Lou Colombo, Deputy Director, Council Services Bruce Thompson, Senior Policy Analyst Diana Trujeque, Constituent Services Manager Susan Johnson, Planned Growth Strategy Manager Crystal Ortega, Clerk of the Council Ed Adams, Chief Operations Officer Richard Dineen, Director, Planning Department Mark Hirsch, Assistant City Attorney Scott Forrester, Assistant to the Mayor William Kraemer, Garcia Kraemer & Associates David Soule		
5/15/2006	City Council	Accepted with a Recommendation Do Pass	
6/5/2006	City Council	Amended	Pass (8:0)

CADIGAN MOVED AMEND #1

Last Updated On: 6/16/2006 2:50:27 PM

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6/5/2006 City Council — DO PASS AS AMENDED — PASS 8:0

6/8/2006 City Council — sent to mayor for signature

6/14/2006 Mayor — signed by mayor

6/16/2006 City Clerk — published

CITY of ALBUQUERQUE
SEVENTEENTH COUNCIL

COUNCIL BILL NO. O-06-18 ENACTMENT NO. O-2006-019

SPONSORED BY: Michael Cadigan, by request

ORDINANCE

ANNEXATION, 05EPC-00561 / 05EPC-01109, ANNEXING TWELVE (12) ACRES, MORE OR LESS, LOCATED ON IRVING BOULEVARD NW, BETWEEN VENTANA RIDGE ROAD NW, AND RAINBOW ROAD NW, AND AMENDING THE ZONE MAP TO ESTABLISH R-LT ZONING.

BE IT ORDAINED BY THE COUNCIL, THE GOVERNING BODY OF THE CITY OF ALBUQUERQUE:

Section 1. AREA PROPOSED FOR ANNEXATION. The owner of the area annexed hereby presented a properly signed petition to annex the following territory: 12-acres, more or less, located on Irving Boulevard, NW between Ventana Ridge Road, NW and Rainbow Road, NW; and more particularly described as follows:

(A) Lands of Amalgamated and Western Land Partners.

(B) All of the right-of-way adjoining the land described in A of this section to the extent it is not already in the City.

The above-described territory is contiguous to the City of Albuquerque.

Section 2. ANNEXATION ACCEPTED. The area specified in Section 1 above is designated Developing Urban in the *Comprehensive Plan* which makes it suitable for annexation. Furthermore, the petition for annexation meets the requirements of *Resolution 54-1990* (City's Annexation Policy). Therefore, the area specified in Section 1 above is hereby annexed subject to and contingent upon the terms of the Annexation Agreement between the applicant and the City for Project #1004091, which is attached hereto and incorporated herein by reference.

Section 3. ZONE MAP AMENDED. The request for R-LT zoning is justified per *Resolution 270-1980* because it will allow residential development

[+Bracketed/Underscored Material+] - New
[-Bracketed/Strikethrough Material-] - Deletion

that is consistent with the existing property located to the south, which is more advantageous to the community. Therefore, the zone map adopted by Section 14-16-1-1 et. seq. ROA 1994 is hereby amended, establishing R-LT zoning for the area specified in Section 1 above.

Section 4. FINDINGS ACCEPTED. The following zone map amendment findings shall be adopted by the Council:

(A) This is a request for annexation of approximately 12 acres of vacant land located on Irving Blvd. NW between Ventana Ridge Rd. NW and Rainbow Blvd. NW, hereinafter called the "property". The site is designated Developing Urban in the *Comprehensive Plan* and is currently zoned County A-1. The applicant requests the annexation in order to enter the City of Albuquerque jurisdiction and develop the property for single-family residential use, with an overall density of 5 dwelling units per acre. The development would result in a total of 60 new houses.

(B) On June 14, 2005, the Board of County Commissioners reviewed and approved annexation of the subject site.

(C) This request is accompanied by an additional request to establish R-LT zoning for the subject site. The proposed zone category is consistent with the zoning of the adjacent Ventana Ranch development to the south, and the proposed overall density of 5 dwelling units per acre is also consistent with neighboring properties.

(D) The applicant's agent has adequately addressed the policies of *Resolution 54-1990* in support of the annexation request, as follows:

Policy 1a: All public policy for land dedication for public facilities will be assured through the standard subdivision process as regulated by the Development Process Manual.

Policy 1b: This property is located within the service area of New Mexico Utilities.

Policy 1c: The development of this site is not dependent on future utilities.

Policy 1d: The property is contiguous to the City limits at its south property line.

Policy 1e: The subject site is adjacent to paved public streets. Irving Blvd. is a city-owned right-of-way.

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[-Bracketed/Strikethrough Material-] - Deletion

Policy 1f: The proposed annexation provides for reasonable service boundaries. It is the County's desire to have this parcel annexed; in fact, the County requested the remaining land adjacent to this parcel be annexed in the future.

Policy 1g: The annexation plat is based upon existing recorded plats. This annexation will provide for definite city limits rather than having a pocket of County land.

(E) The request furthers Policy a for *Developing Urban Areas* by allowing residential land use on property adjacent to City limits that will result in an overall gross density up to 5 dwelling units per acre. Policy d is also advanced because the site is adjacent to existing residential subdivisions of similar intensity and the proposed project will respect the surrounding neighborhood.

(F) The request furthers Transportation and Transit Policies b and c of the *Comprehensive Plan*, which call for land use decisions that support additional dwelling units near Major Transit and Enhanced Transit streets.

(G) The request furthers several goals and objectives of the *West Side Strategic Plan*, including Policy 3.2 which calls for single-family residential land use within the Seven Bar Community but outside the area's Regional Center, and Policy 3.4 because the annexation would allow for low-density single-family residential development outside the Regional Center, with the potential for safe pedestrian and bicycle access.

Section 5. SEVERABILITY CLAUSE. If any section, paragraph, sentence, clause, word or phrase of this ordinance is for any reason held to be invalid or unenforceable by any court of competent jurisdiction, such decision shall not affect the validity of the remaining provisions of this ordinance. The Council hereby declares that it would have passed this ordinance and each section, paragraph, sentence, clause, word or phrase thereof irrespective of any provisions being declared unconstitutional or otherwise invalid.

Section 6. EFFECTIVE DATE AND PUBLICATION. This ordinance shall take effect five days after publication by title and general summary and when a plat of the territory hereby annexed is filed in the office of the County Clerk.

X:\SHARE\Legislation\Seventeen\O-18fin.doc

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PRE-ANNEXATION AGREEMENT

THIS AGREEMENT is made this 10th day of ~~April~~ May, 2006, by and between the City of Albuquerque, New Mexico ("City"), whose address is P. O. Box 1293, One Civic Plaza, Albuquerque, New Mexico 87103, and **Irving Partners,** ("Developer") a **New Mexico Limited Liability Company,** whose address is **1606 Central SE, Suite 201, Albuquerque, NM 87106,** telephone number **(505) 872-0999,** in Albuquerque, New Mexico, and is entered into as of the date of final execution of this Agreement.

RECITALS:

A. WHEREAS, Developer is developing certain lands outside the City of Albuquerque, Bernalillo County, New Mexico, an unplatted tract of land known as Lands of Amalgamated and Western Land Partners consisting of approximately 12 acres, **located on Irving Boulevard NW, between Ventana Ridge Road NW and Rainbow Road NW,** (see attached Exhibit A). The Developer certifies that it is the owner of the subject property ("Owner").

B. WHEREAS, Developer has applied for annexation of Developer's Property into the Albuquerque City limits under **Project # 1004091, 05EPC-00561, introduced to Council on April 3, 2006 as O-18;** and

C. WHEREAS, Developer is requesting establishment of RLT zoning, 05EPC-01109. Developer represents and covenants that they will develop subject property at a maximum residential density of 5 dwelling units per acre for a total of no more than 60 new dwelling units; and

D. WHEREAS, under Albuquerque City Council Resolution R-68 Enactment No. 54-1990 annexation of areas planned to be urban intensity of development will be approved when certain policies are satisfied including a commitment by the land owner that he or his successors in interest will in a manner that satisfies City standards, install and pay for necessary major streets, water, sanitary sewer, and storm-water handling facilities; and

E. WHEREAS, Developer's Property is not a large subdivision. It is adjacent to Irving Blvd., a major arterial. The local street system will incur only minor impacts from the traffic generated by the development. Development of the property will require additional infrastructure to service the development; and

F. WHEREAS, the dwelling units that will be built on the property will be subject to the provisions of adopted Impact Fees, upon issuance of the respective building permits, to help defray the costs of improvements to public infrastructure in the proximity of the Developer's Property; and

G. WHEREAS, adopted City policies including the West Side Strategic Plan try to discourage additional residential development in areas where public schools are at or over their

designed capacity unless the developer demonstrates that the proposed development will create no net increase in enrollment for public schools.

H. WHEREAS, the public schools which will accommodate the students who reside in the dwellings built on the subject property are over their designed capacity. The City's adopted Impact Fees do not contain any provisions that help fund public schools. New Mexico ranks forty-ninth in the nation in local revenue sources per student for its public schools. Developer desires to be part of the solution to the overcrowded public schools on the west side and is voluntarily willing to pay a significant per dwelling fee to help local capital funding of public schools and address the problem of overcrowded schools; and,

I. WHEREAS, the City and Developer desire to enter into this Agreement to satisfy the conditions of City policy for annexation of Developer's Property into the City and to establish a mechanism by which residential developers can help local capital funding of public schools.

THEREFORE, in consideration of the foregoing promises, THE CITY AND DEVELOPER AGREE:

1. Public School Capital Contribution: Developer agrees to contribute a payment in the amount of **Three Thousand Dollars ($3000.00)** per residential lot which payment shall be used by Albuquerque Public Schools (APS) to help fund increased capacity of public schools in the area in which the subject property is located.

2. Payment and Effect. Developer agrees to submit the Payments in the form of a cashier's check to the City and/or APS prior to final subdivision plat approval of Developer's Property or any portion thereof. Payment of these funds shall be deemed conclusive proof that Developer has satisfied any and all requirements in adopted City policies relating to overcrowding of public schools, related to the development of the subject property.

3. Development Fee. If the New Mexico Legislature amends the Development Fee Act (§5-8-1, et seq., N.M.S.A. 1978) to authorize the City to impose impact fees for public schools, and the City adopts such fees this payment shall be allowed as a credit against any Impact Fees to benefit public schools.

4. Waiver. As partial consideration for the City's obligations contained herein, Developer agrees to waive and release the City from any claims, suits, actions or demands whether ascertained now or in the future, that may be brought pursuant to §5-8-40 of the Act with respect to the Payments for drainage, parks and open space and off-site transportation mitigation Improvements provided for in this Agreement.

5. Process. On-site and adjacent street infrastructure shall be determined by the City's Development Review Board at the time of site development plan approval or subdivision plat approval.

6. Covenant. This Agreement shall be a covenant running with the title to the Developer's Property and shall be binding upon the Developer, its heirs, personal representatives, successors and assigns.

7. Notice. For purposes of giving formal written notice, including notice of change of address, the Developer's and the City's addresses are as stated in the first paragraph of this Agreement. Notice may be given either in person or by certified U.S. mail, postage paid. Notice will be considered to have been received within three (3) days after the notice is mailed if there is no actual evidence of receipt.

8.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.

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

10. 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.

11. 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.

12. Forms Not Changed. Developer agrees that changes to this form are not binding unless initialed by the Developer and signed by the City's Legal Department on this form.

13. Authority to Execute. If the Developer signing below is not the Owner of the Developer's Property, the City may require the Developer to provide the City with satisfactory proof of Developer's authority to execute this Agreement.

14. Assignment. This Agreement shall not be assigned without the prior written consent of the City and the Developer and the express written concurrence of any 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.

15. Recitals. The Recitals are a material part of this Agreement and are incorporated herein by reference.

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

DEVELOPER

Irving Partners
David Soule, Partner

Dated: May 10, 2006

CITY OF ALBUQUERQUE

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

DEVELOPER'S NOTARY

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

This instrument was acknowledged before me on this May 10 ~~day of~~ 2006, by **David Soule for Irving Partners.**, a New Mexico **Limited Liability Company.**

(SEAL)

Notary Public
My Commission Expires:

6-25-06

CITY'S NOTARY

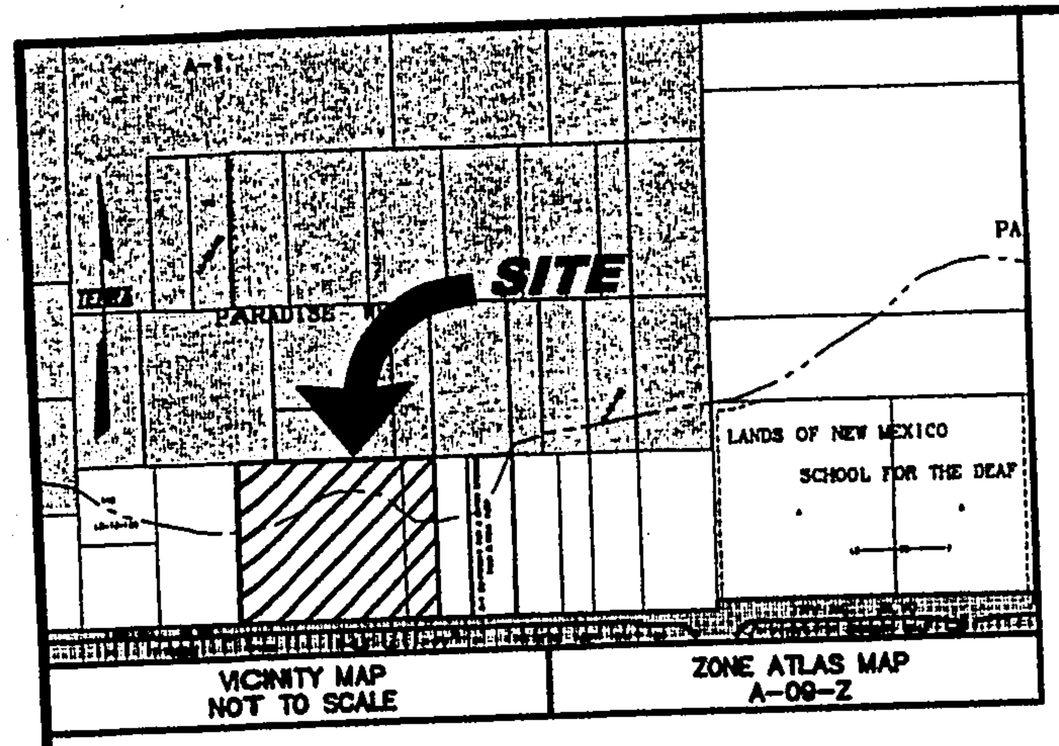
STATE OF NEW MEXICO)
)ss.
COUNTY OF BERNALILLO)

This instrument was acknowledged before me on this _____ day of _____, 2006, by _____, Chief Administrative Officer for the City of Albuquerque, a municipal corporation.

(SEAL)

_____
Notary Public
My Commission Expires:

_____



DECLARATION STATEMENT:

THE PURPOSE OF THIS EXHIBIT IS TO SHOW THE ANNEXATION OF THE LANDS OF AMALGAMATED PARTNERS, LLC TO THE CITY OF ALBUQUERQUE.

NOTES:

1. ALBUQUERQUE CONTROL STATIONS USED:

   ALBUQUERQUE CONTROL STATION "1-A8" DATA:
   STANDARD CITY OF ALBUQUERQUE BRASS CAP (FOUND IN PLACE)
   NEW MEXICO STATE PLANE GRID COORDINATES (CENTRAL ZONE)
   X=350,152.25 FEET Y=1,531,818.60 FEET
   GROUND TO GRID FACTOR = 0.9996593
   NAD 1927
   DELTA ALPHA = (-)00°17'21"

   ALBUQUERQUE CONTROL STATION "1-A10" DATA:
   STANDARD CITY OF ALBUQUERQUE BRASS CAP (FOUND IN PLACE)
   NEW MEXICO STATE PLANE GRID COORDINATES (CENTRAL ZONE)
   X=358,933.85 FEET Y=1,534,660.24 FEET
   GROUND TO GRID FACTOR = 0.9996838
   NAD 1927
   DELTA ALPHA = (-)00°16'20"

2. FIELD SURVEY PERFORMED IN DECEMBER 2004.

3. BASIS OF BEARING -- NAD 27 STATE PLANE, NM CENTRAL ZONE GRID BEARINGS USING FOUND MONUMENTS REFERENCED ABOVE IN NOTE NO. 1. (N72°04'08"E).

4. ALL DISTANCES SHOWN ARE GROUND DISTANCES.

5. CORNERS IDENTIFIED AS "SET", ARE 5/8"@REBAR WITH CAP STAMPED "PS15702", AND DEPICTED AS, , UNLESS OTHERWISE INDICATED.

6. BEARINGS AND DISTANCES SHOWN IN PARENTHESIS ( ) ARE PER RECORDED DEEDS REFERENCED IN DOCUMENTS USED.

DOCUMENTS USED:

1. COMMITMENT FOR TITLE INSURANCE ISSUED BY FIRST AMERICAN TITLE INSURANCE COMPANY. COMMITMENT NO. NM03-220206-AL07, WJP EFFECTIVE DATE JULY 02, 2003.

2. COMMITMENT FOR TITLE INSURANCE ISSUED BY FIRST AMERICAN TITLE INSURANCE COMPANY. COMMITMENT NO. NM03-114453-AL01, WJP EFFECTIVE DATE JANUARY 30, 2003.

3. PLAT ENTITLED "PINON POINTE UNIT 6 AT VENTANA RANCH" FILED MARCH 25, 2004, IN BOOK 2004C, PAGE 100, IN THE OFFICE OF THE BERNALILLO COUNTY CLERK.

LEGAL DESCRIPTION FOR ANNEXATION:

A CERTAIN TRACT OF LAND SITUATE WITHIN PROJECTED SECTION 4, TOWNSHIP 11 NORTH, RANGE 2 EAST, NEW MEXICO PRINCIPAL MERIDIAN, WITHIN THE TOWN OF ALAMEDA GRANT, BERNALILLO COUNTY, NEW MEXICO BEING AND COMPRISED OF UNPLATTED LANDS AS DESCRIBED IN THAT CERTAIN WARRANTY DEED TO AMALGAMATED PARTNERS, LLC, FILED JANUARY 30, 2003, IN BOOK A49, PAGE 5945, AS DOCUMENT NUMBER 2003015977, AND THAT CERTAIN WARRANTY DEED TO WESTERN LAND PARTNERSHIP, FILED NOVEMBER 11, 1995, AS DOCUMENT NUMBER 1995113484, AND BEING MORE PARTICULARLY DESCRIBED BY NAD 27 GRID BEARINGS AND GROUND DISTANCES AS FOLLOWS;

COMMENCING AT THE SOUTHEAST CORNER OF THE PARCEL HEREIN DESCRIBED BEING THE TRUE POINT OF BEGINNING AND A POINT ON THE NORTH RIGHT-OF-WAY LINE OF IRVING BOULEVARD NW (43' RIGHT-OF-WAY) AS THE SAME IS SHOWN AND DESIGNATED ON THE PLAT OF PINON POINTE UNIT 6 AT VENTANA RANCH, FILED MARCH 25, 2004, IN BOOK 2004C, PAGE 100, WITH THE BERNALILLO COUNTY CLERKS OFFICE; FROM WHENCE ALBUQUERQUE CONTROL STATION "1-A10" BEING A STANDARD ACS BRASS TABLET SET IN CONCRETE, HAVING NAD 1927 STATE PLANE COORDINATE VALUES OF X: 358,933.85 FEET AND Y: 1,534,660.24 FEET BEARS N46°08'42"E A DISTANCE OF 7,329.75 FEET; THENCE,

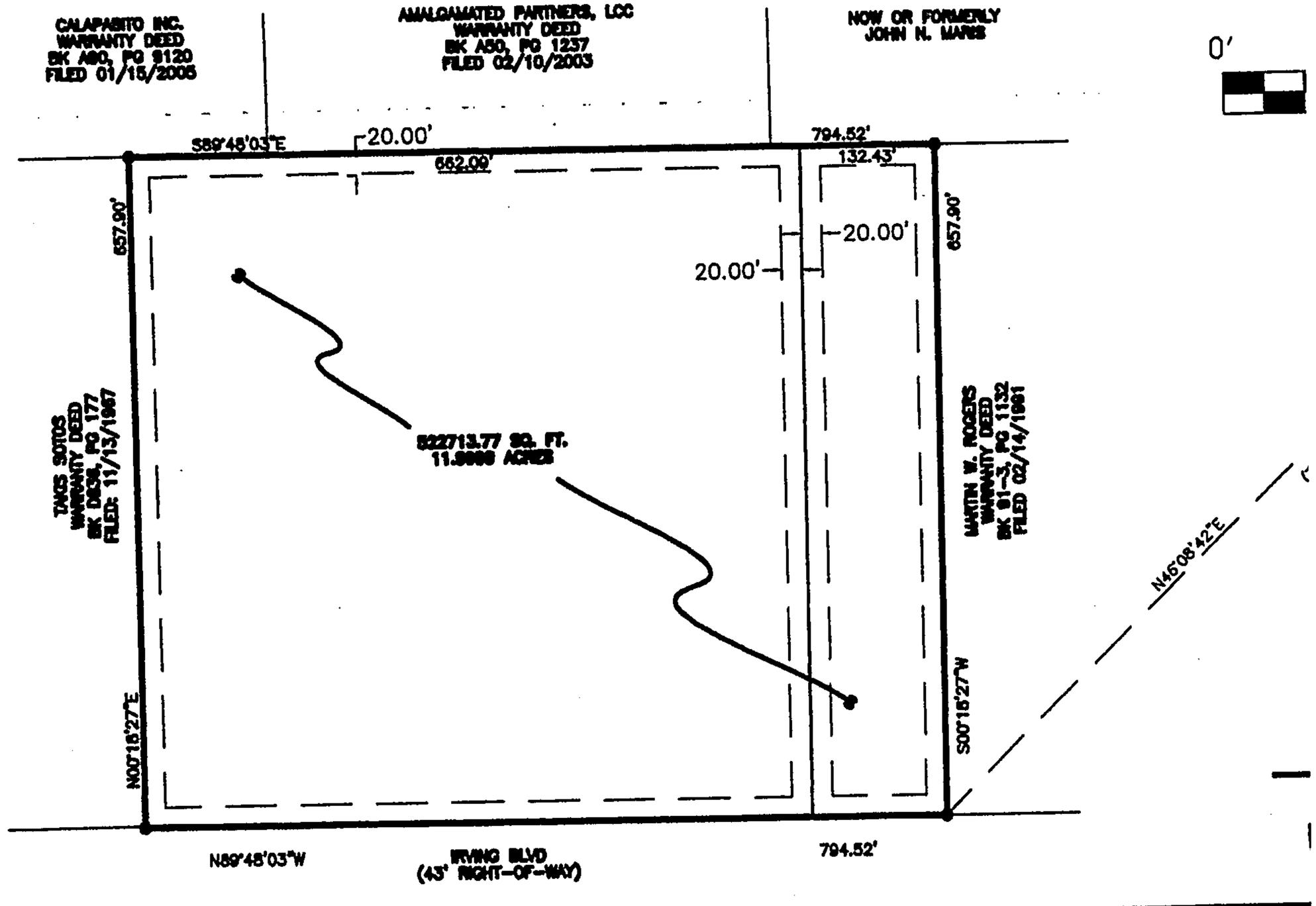
N89°48'03"W ALONG THE NORTHERLY RIGHT-OF-WAY LINE OF SAID IRVING BOULEVARD A DISTANCE OF 794.52 FEET TO THE SOUTHWEST CORNER OF THE TRACT HEREIN DESCRIBED; THENCE,

N00°16'27"E LEAVING THE NORHTERLY RIGHT-OF-WAY LINE OF SAID IRVING BOULEVARD A DISTANCE OF 657.90 FEET TO THE NORTHWEST CORNER OF THE TRACT HEREIN DESCRIBED; THENCE,

S89°48'03"E A DISTANCE 794.52 FEET TO THE NORTHEAST CORNER OF THE TRACT HEREIN DESCRIBED; THENCE,

S00°16'27"W A DISTANCE OF 657.90 FEET TO POINT ON THE NORTHERLY RIGHT-OF-WAY LINE OF SAID IRVING BOULEVARD AND BEING THE TRUE POINT OF BEGINNING;

SAID TRACT OF LAND HEREIN DESCRIBED CONTAINS 11.9999 ACRES (522,713.77 SQUARE FEET) MORE OR LESS;



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PROJECTED SE
TOWN
BERNALIL

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