

#9



COMPLETED 02/24/06 STH 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-00129 (FP)

Project # 1004139

Project Name: MODESTO SEVEN

Agent: Brasher & Lorenz

Phone No.: 888-6088

Your request for (SDP for SUB), (SDP for BP), (FINAL PLATS), (MASTER DEVELOP. PLAN), was approved on 2-8-06 by the DRB with delegation of signature(s) to the following departments.

OUTSTANDING SIGNATURES COMMENTS TO BE ADDRESSED

TRANSPORTATION: P-1 lot designation *dk gwt*

-
-
-
-

UTILITIES:

-
-
-
-

CITY ENGINEER / AMAFCA:

-
-
-

PARKS / CIP:

-
-
-

PLANNING (Last to sign): AGIS dxf approval

- record the plat.
-
-

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

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

- 3 copies of the approved site plan. Include all pages.
- County Treasurer's signature must be obtained prior to the recording of the plat with the County Clerk.
- Property Management's signature must be obtained prior to Planning Department's signature.
- AGIS DXF File approval required.
- Copy of recorded plat for Planning.

Project Number

1004139

#9



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-00129 (FP)

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OUTSTANDING SIGNATURES COMMENTS TO BE ADDRESSED

TRANSPORTATION: Plat designation

UTILITIES:

CITY ENGINEER / AMAFCA:

PARKS / CIP:

PLANNING (Last to sign): AGIS dxF approval

record the plat

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

- The original plat and a mylar copy for the County Clerk.
- Tax certificate from the County Treasurer.
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- Property Management's signature must be obtained prior to Planning Department's signature.
- AGIS DXF File approval required.
- Copy of recorded plat for Planning.

Project Number 1004139



**DEVELOPMENT REVIEW BOARD
ACTION SHEET**

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

February 8, 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: 10:45 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 # 1004644

06DRB-00062 Major-Bulk Land Variance

06DRB-00063 Minor-Prelim&Final Plat

Approval

SURV-TEK INC agent(s) for THE TRAILS LLC request(s) the above action(s) for all or a portion of Tract(s) 9 & 10, **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 25 acre(s). (C-9) **BULK LAND VARIANCE. PRELIMINARY AND FINAL PLAT APPROVED WITH FINAL SIGN OFF DELEGATED TO PLANNING FOR AGIS DXF FILE AND APPEAL PERIOD.**

2. **Project # 1002743**
05DRB-01818 Major-Preliminary Plat
Approval

BORDENAVE DESIGNS agent(s) for HARVEST HOMES LLC request(s) the above action(s) for all or a portion of Tract(s) I & J, **LA LUZ DEL OESTE, UNIT 4**, zoned SU-1 FOR PRD, located on COORS BLVD NW, between WESTERN TRAILS NW and DELLYNE NW containing approximately 4 acre(s). [REF: 03DRB-00989] [*Indefinitely deferred on a no show on 1/4/2006*] [*Deferred from 2/1/06*] (F-11) **WITH THE SIGNING OF THE INFRASTRUCTURE LIST DATED 2/8/06 AND APPROVAL OF THE GRADING PLAN ENGINEER STAMP DATED 5/19/79 THE PRELIMINARY PLAT WAS APPROVED WITH THE CONDITION OF FINAL PLAT: IN ACCORDANCE WITH CITY COUNCIL RESOLUTION R-05-297, EACH SUBDIVISION AND ITS EFFECT ON THE DESIGN CAPACITY OF APS AREA SCHOOLS MUST BE RESOLVED PRIOR TO FINAL PLAT APPROVAL.**

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

WILSON & COMPANY, INC. agent(s) for VISTA VIEJA INVESTMENTS, LLC request(s) the above action(s) for all or a portion of Tract(s) 3 & 4, **VISTA VIEJA SUBDIVISION**, zoned RD, located on SCENIC NW, between 81ST ST NW and ALBERICOQUE PL NW containing approximately 78 acre(s). [REF: 04DRB-00825, 04DRB-01460, 05DRB-01235, 05DRB-01236] [*Deferred from 1/11/06 & 1/18/06 & 1/25/06 & 2/1/06*] (D-9) **WITH THE SIGNING OF THE INFRASTRUCTURE LIST DATED 2/8/06 AND APPROVAL OF THE GRADING PLAN ENGINEER STAMP DATED 1/24/05 THE PRELIMINARY PLAT WAS APPROVED WITH THE CONDITION OF FINAL PLAT: IN ACCORDANCE WITH CITY COUNCIL RESOLUTION R-05-297, EACH SUBDIVISION AND ITS EFFECT ON THE DESIGN CAPACITY OF APS AREA SCHOOLS MUST BE RESOLVED PRIOR TO FINAL PLAT APPROVAL. 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.

4. **Project # 1000539**
06DRB-00128 Minor-SiteDev Plan
Subd/EPC
06DRB-00125 Minor-SiteDev Plan
BldPermit/EPC
- JON ANDERSON ARCHITECT agent(s) for HOPE CHRISTIAN SCHOOL request(s) the above action(s) for Lot(s) A, Block(s) 12, and Lot(s) A, 6, 7, 8A, 9A1, 10 and 26, Block(s) 11 & 12, **NORTH ALBUQUERQUE ACRES, UNIT B**, zoned RD, C-1, SU-1 P.S. , SU-1, C-2, located on PALOMAS AVE NE, between SAN PEDRO DR NE and LOUISIANA BLVD NE containing approximately 19 acre(s). [REF: Z-95-4, AA-97-74, DRB-95-263, 04EPC01535, 04EPC01536, 04EPC01537, 04EPC01538] **[Russell Brito, for Elvira Lopez, EPC Case Planner]** *[Deferred at the Board's request from 2/8/06]* (D-18) **DEFERRED AT THE BOARD'S REQUEST TO 2/22/06.**

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

5. **Project # 1000941**
06DRB-00111 Minor-Ext of SIA for Temp
Defer SDWK
- PETER JOHNSON agent(s) for VINTAGE INC. request(s) the above action(s) for lots 27, 29, 32, 34, 62, 63, 64, & 84, **PARADISE BLUFF, UNIT 1**, zoned SU-1, located on PARADISE BLVD NW between JUSTIN DR NW and LILIENTHAL NW containing approximately 6 acre(s). [REF: 00DRB-01656, 01DRB-01150] *[Deferred from 2/8/06]* (B-11/B-12) **DEFERRED AT THE AGENT'S REQUEST TO 2/15/06.**
6. **Project # 1002590**
06DRB-00124 Major-Final Plat Approval
- MARK GOODWIN & ASSOCIATES PA agent(s) for MEL FAMIE LLC request(s) the above action(s) for all or a portion of Tract(s) B, LANDS OF BRACKSON A COURSON, (to be known as **CHAPARRAL COURT**) zoned RD, located on 64TH ST NW south of MILNE RD NW and containing approximately 4 acre(s).(G-10) **FINAL PLAT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO PARKS FOR DETACHED OPEN SPACE NOTE AND PLANNING FOR FLOOD PLAIN NOTE AND TO RECORD.**

7. **Project # 1003739**
06DRB-00115 Minor-Prelim&Final Plat
Approval

WILKS COMPANY agent(s) for THE SHELDON CO LLC request(s) the above action(s) for all or a portion of Lot(s) 12-16, Block(s) 8, **ENCHANTED MESA SUBDIVISION**, zoned C-1 neighborhood commercial zone, located on CHELWOOD PARK BLVD NE, between MENAUL BLVD NE and PHOENIX AVE NE containing approximately 1 acre(s). (H-22) **WITH THE SIGNING OF THE INFRASTRUCTURE LIST DATED 2/8/06 THE PRELIMINARY PLAT WAS APPROVED. THE FINAL PLAT WAS INDEFINITELY DEFERRED FOR THE SIA.**

8. **Project # 1002189**
06DRB-00094 Minor-Prelim&Final Plat
Approval

WILKS COMPANY agent(s) for TIM & TRACY JARMILLO request(s) the above action(s) for all or a portion of Lot(s) 1-P1, Block(s) 7, **CRYSTAL RIDGE SUBDIVISION, UNIT 3**, zoned R-1 residential zone, located on MAGIC SKY CT NW, between SEVEN BAR LOOP NW and BARRETT AVE NW containing approximately 1 acre(s). [REF: S-98-66, DRB-97-298,SV-97-55] *[Deferred from 2/1/06]*(B-13) **THE PRELIMINARY PLAT WAS APPROVED WITH THE CONDITION OF FINAL PLAT: IN ACCORDANCE WITH CITY COUNCIL RESOLUTION R-05-297, EACH SUBDIVISION AND ITS EFFECT ON THE DESIGN CAPACITY OF APS AREA SCHOOLS MUST BE RESOLVED PRIOR TO FINAL PLAT APPROVAL. THE FINAL PLAT WAS INDEFINITELY DEFERRED FOR COMPLIANCE WITH THE WEST SIDE STRATEGIC PLAN AMENDMENT.**

9. **Project # 1004139**
06DRB-00129 Minor-Final Plat Approval

BRASHER & LORENZ agent(s) for STEVE SLICK request(s) the above action(s) for all or a portion of Lot(s) 27-29, Block(s) 17, Tract(s) 1, NORTH ALBUQUERQUE ACRES, UNIT 3 (to be known as **MODESTO SEVEN**) zoned R-D, 3DU/AC, located on MODESTO AVE NE, between BARSTOW ST NE and VENTURA ST NE containing approximately 3 acre(s). [REF: 05DRB00969] (B-20) **FINAL PLAT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO TRANSPORTATION DEVELOPMENT FOR P-1 LOT DESIGNATION ISSUE AND PLANNING FOR AGIS DXF AND TO RECORD.**

10. **Project # 1004670**
06DRB-00127 Minor-Prelim&Final Plat
Approval
06DRB-00126 Minor-Vacation of Private
Easements

FOX PLAZA LIMITED LIABILITY CO request(s) the above action(s) for all or a portion of Tract(s) 3A, **LANDS OF TIJERAS PLACE IMPROVEMENTS**, zoned C-2, located on CENTRAL AVE SE, between SAN PEDRO SE and VALENCIA SE containing approximately 1 acre(s). (K-18) **PRELIMINARY AND FINAL PLAT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO TRANSPORTATION DEVELOPMENT FOR 3-FOOT PUBLIC RIGHT-OF-WAY OR A 3-FOOT RIGHT-OF-WAY DEDICATION ALONG CENTRAL TO BE GRANTED BY THE PLAT AND TO PLANNING FOR THE AGIS DXF FILE AND TO RECORD THE PLAT. THE VACATION WAS APPROVED AS SHOWN ON EXHIBIT B IN THE PLANNING FILE.**

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

ADVANCED ENGINEERING & CONSULTING agent(s) for SHARIF (FELIX) RABADI request(s) the above action(s) for all or a portion of Tract(s) T-1A-2, **TOWN OF ALAMEDA GRANT**, zoned SU-1 FOR PRD, located on GOLF COURSE RD NW, between IRVING BLVD NW and the CALABACILLAS ARROYO, containing approximately 9 acre(s). [REF: 05DRB01272, 05DRB01273, 04EPC00498, 04DRB00596, Z-80-74, AX-80-16, Z-85-84, AX-85-20, Z-93-131, DRB-94-146, V-96-89] [*Deferred from 1/18/06 & 1/25/06*] (A-12/B-12) **PRELIMINARY AND FINAL PLAT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO PLANNING FOR AGIS DXF FILE, REAL PROPERTY SIGNATURE AND NMU INC SIGNATURE.**

12. **Project # 1004246**
06DRB-00091 Minor-Prelim&Final Plat
Approval

SURVEYS SOUTHWEST LTD agent(s) for JASON DASKALOS request(s) the above action(s) for all or a portion of Lot(s) 7-10 & 23-26, Block(s) 35, Tract(s) A, **NORTH ALBUQUERQUE ACRES, UNIT B**, zoned SU-2 - IP, located on HOLLY AVE NE and PASEO DEL NORTE NE and containing approximately 6 acre(s). [*Deferred from 2/1/06*] (C-18) **PRELIMINARY AND FINAL PLAT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO TRANSPORTATION DEVELOPMENT FOR NOTE REGARDING PASEO DEL NORTE AS A LIMITED**

ACCESS STREET – “PASEO DEL NORTE IS A LIMITED ACCESS ARTERIAL. NO DIRECT ACCESS IS PERMITTED TO PASEO DEL NORTE UNLESS APPROVED BY THE METROPOLITAN TRANSPORTATION BOARD”, AND TO PLANNING FOR SITE PLAN FOR BUILDING PERMIT APPLICATION.

13. **Project # 1003198**
06DRB-00093 Major-Final Plat Approval

RIO GRANDE ENGINEERING agent(s) for FULLER HOMES INC request(s) the above action(s) for all or a portion of Tract(s) A & B, LANDS OF HECTOR ROJO and Tract(s) 355 & 356, TOWN OF ATRISCO GRANT, (to be known as **AUTUMN VIEW SUBDIVISION**, zoned RD, R-1, located on TOWER RD SW, between COORS BLVD SW and STINSON RD SW containing approximately 15 acre(s). [*Deferred from 2/1/06 & 2/8/06*] (L-10) **DEFERRED AT THE AGENT’S REQUEST TO 2/22/06.**

14. **Project # 1004359**
06DRB-00100 Minor-Prelim&Final Plat Approval

MARK SNAPP agent(s) for CALITERRA DEVELOPMENT request(s) the above action(s) for all or a portion of Lot(s) 17, **RICE’S DURANES ADDITION, UNIT 1**, zoned R-2 residential zone, located on RIO GRANDE BLVD NW, between INDIAN SCHOOL RD NW and RICE AVE NW containing approximately 1 acre(s). [REF: 05DRB-01244] [*Deferred from 2/1/06 & 2/8/06*] (H-12) **DEFERRED AT THE AGENT’S REQUEST TO 2/15/06.**

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

15. **Project # 1004669**
06DRB-00123 Minor-Sketch Plat or Plan
- BILLY BACA request(s) the above action(s) for all or a portion of Lot(s) 2, Block(s) A, **JOHNSON SUBDIVISION**, zoned R-1, located on 12TH STREET NW, between AZTEC NW and GRIEGOS RD NW containing approximately 1 acre(s). (G-14) **THE ABOVE REQUEST WAS REVIEWED AND COMMENTS WERE GIVEN.**
16. Approval of the Development Review Board Minutes for February 1, 2006. **THE DRB MINUTES FOR FEBRUARY 1, 2006 WERE APPROVED BY THE BOARD.**

ADJOURNED: 10:45 A.M.

**CITY OF ALBUQUERQUE
Planning Department
February 8, 2006
DRB Comments**

ITEM # 9

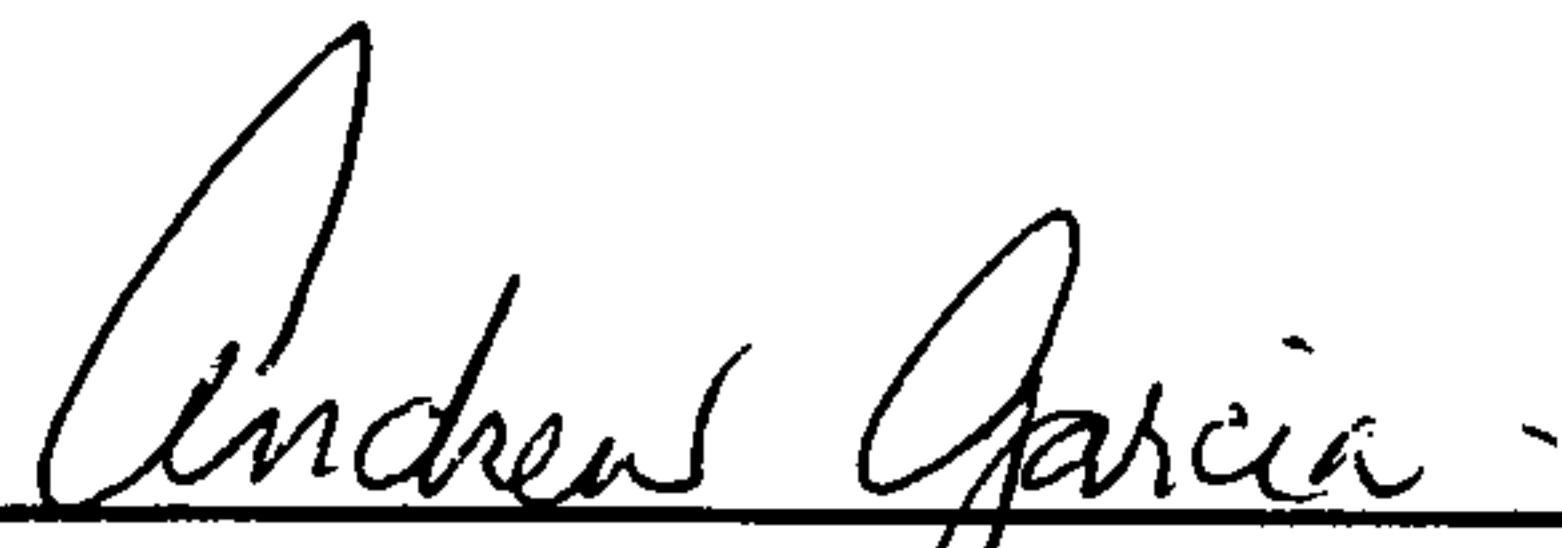
PROJECT # 1004139 APPLICATION # 05-00129

RE: Lots 27-29, Block 17, Tract1, NAA- TBKA Modesto 7/fp

Has anything changed from preliminary plat?

AGIS dxf is not on file.

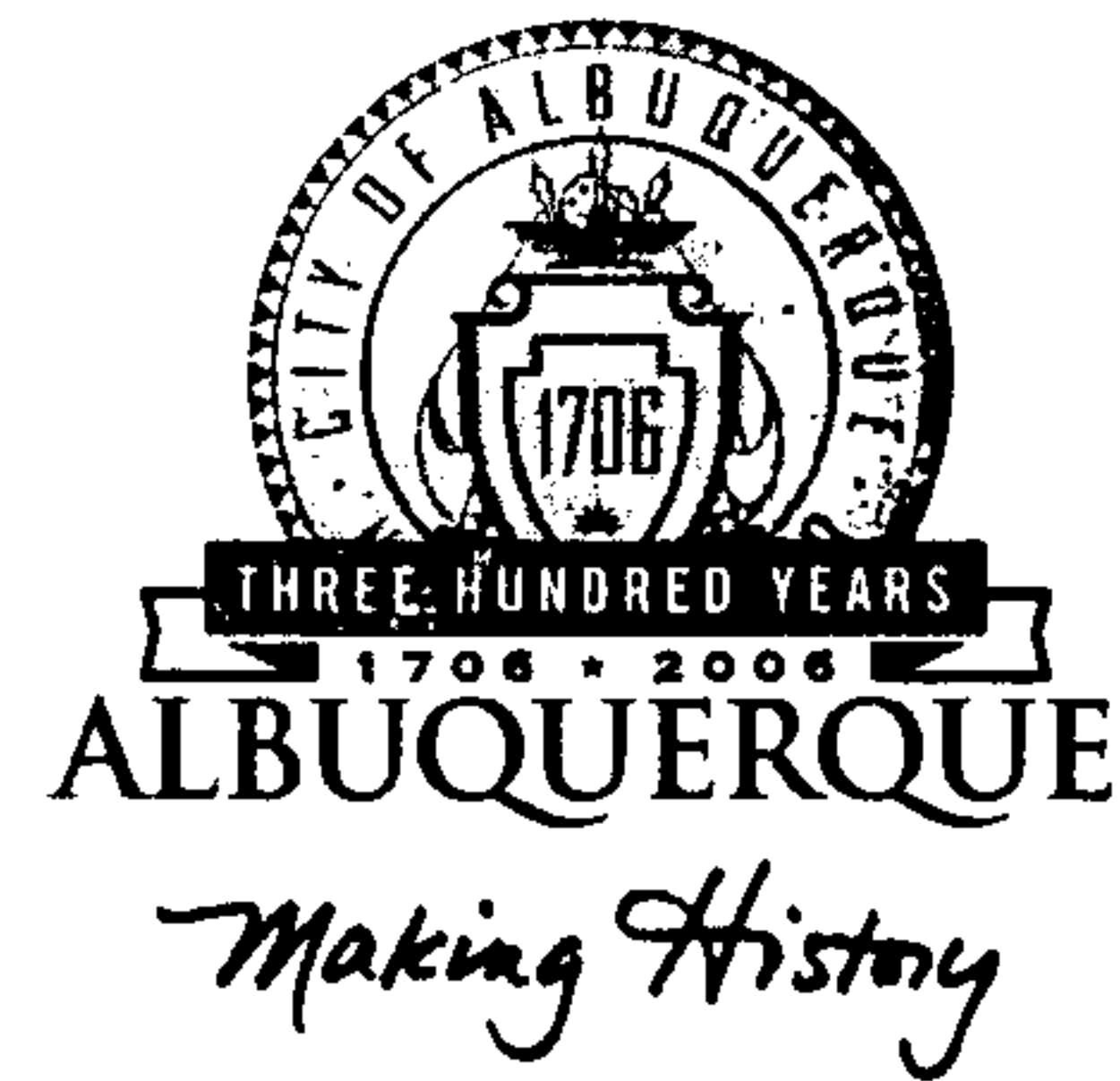
Planning will take delegation for the AGIS dxf approval, and to record the plat..



Andrew Garcia, Planning Alternate
924-3858 fax 924-3864 agarcia@cabq.gov



CITY OF ALBUQUERQUE



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

DEVELOPMENT REVIEW BOARD--SPEED MEMO

DRB CASE NO/PROJECT NO: 1004139

AGENDA ITEM NO: 9

SUBJECT:

Final Plat
Preliminary Plat

ACTION REQUESTED:

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

P.O. Box 1293

ENGINEERING COMMENTS:

No adverse comments.

Albuquerque

New Mexico 87103

RESOLUTION:

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

www.cabq.gov

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

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

FOR:

SIGNED: Bradley L. Bingham
City Engineer/AMAFCA Designee

DATE: February 8, 2006



OFFICIAL NOTICE OF DECISION

CITY OF ALBUQUERQUE
PLANNING DEPARTMENT
DEVELOPMENT REVIEW BOARD

July 13, 2005

3. Project # 1004139
05DRB-00969 Major-Preliminary Plat Approval

BRASHER & LORENZ agent(s) for STEVE SLICK request(s) the above action(s) for all or a portion of Lot(s) 27, 28, 29, Tract 1, Block(s) 17, **NORTH ALBUQUERQUE ACRES UNIT 3**, zoned R-D, 3DU/ACRE, located on MODESTO AVE NE, between BARSTOW NE and VENTURA NE containing approximately 3 acre(s). [REF: 05DRB-00668] (B-20)

At the July 13, 2005, Development Review Board meeting, with the signing of the Infrastructure List dated 7/13/05 and the approved Grading and Drainage Plan dated 6/6/5, the Preliminary Plat was approved.

If you wish to appeal this decision, you must do so by July 28, 2005, 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.

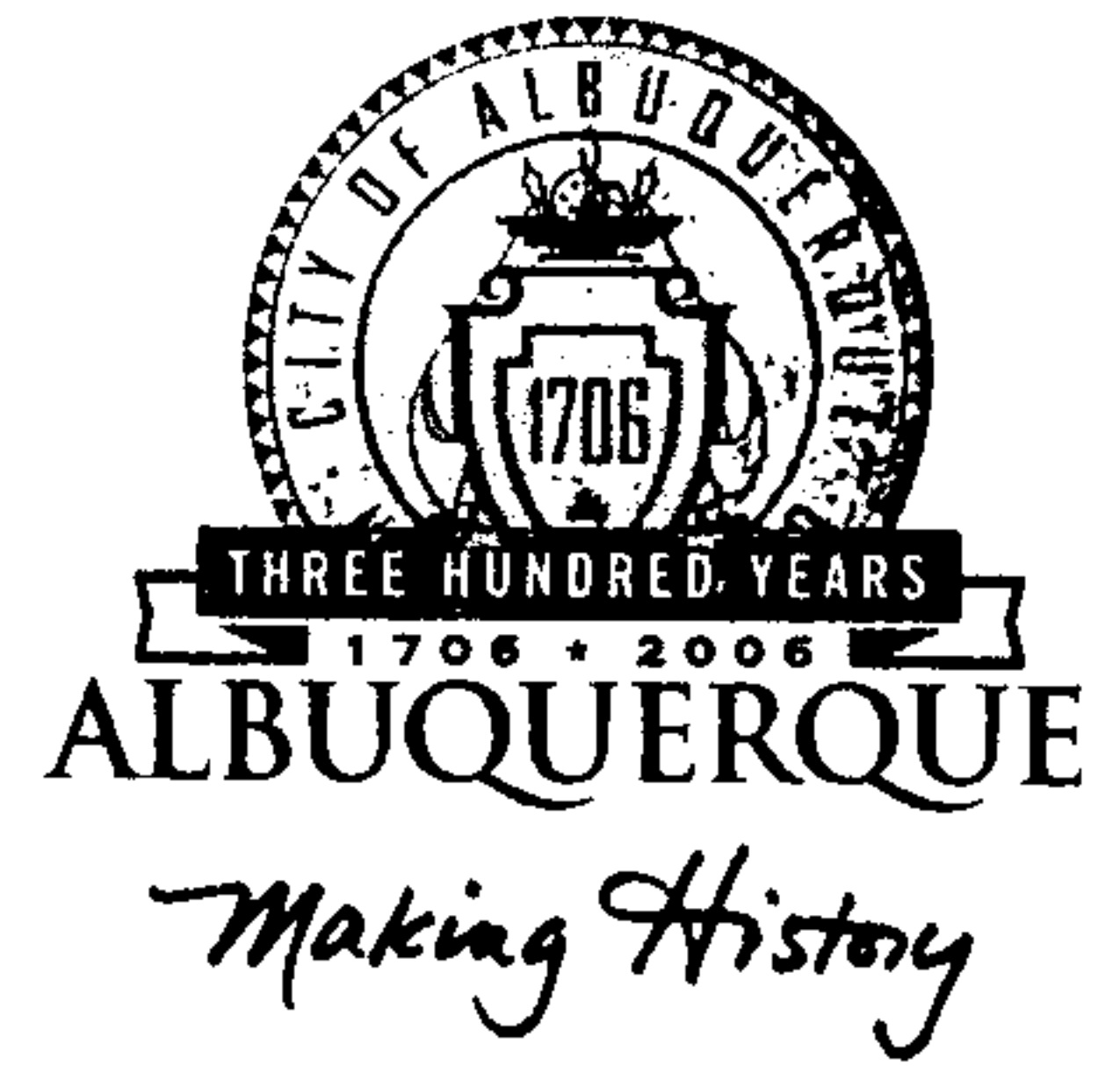
You will receive notice if any other person files an appeal. Successful applicants are reminded that other requirements of the City must be complied with, even after approval of the referenced application(s).

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: Steve Slick, 10112 San Bernardino NE Abq., 87112
Brasher & Lorenz, 2201 San Pedro NE, Abq., NM 87110
Jeff Moreland, 8401 Modesto NE, ABq., NM 87122
Scott Howell, Property Management/Legal Department 4th Floor, City/County Bldg
Marilyn Maldonado, Planning Department, 4th Floor, Plaza del Sol Bldg.
DRB File

CITY OF ALBUQUERQUE



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

DEVELOPMENT REVIEW BOARD--SPEED MEMO

DRB CASE NO/PROJECT NO: 1004139

AGENDA ITEM NO: 3

SUBJECT:

Preliminary Plat

ACTION REQUESTED:

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

P.O. Box 1293

ENGINEERING COMMENTS:

An approved drainage report dated 6-6-06 is on file for Preliminary Plat approval.
Comments on approved infrastructure and plat.

Albuquerque

New Mexico 87103

RESOLUTION: *signed I.L.*

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

www.cabq.gov

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

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

FOR:

SIGNED: Bradley L. Bingham
City Engineer/AMAFCA Designee

DATE: July 13, 2005

DRB PUBLIC HEARING SIGN IN SHEETS

CASE NUMBER: 1004139 AGENDA#: 3 DATE: 7/13/15

1. Name: Dennis Lorenz Address: _____ Zip: _____

2. Name: Jeff Moreland Address: _____ Zip: _____

3. Name: _____ Address: _____ Zip: _____

4. Name: _____ Address: _____ Zip: _____

5. Name: _____ Address: _____ Zip: _____

6. Name: _____ Address: _____ Zip: _____

7. Name: _____ Address: _____ Zip: _____

8. Name: _____ Address: _____ Zip: _____

9. Name: _____ Address: _____ Zip: _____

10. Name: _____ Address: _____ Zip: _____

11. Name: _____ Address: _____ Zip: _____

12. Name: _____ Address: _____ Zip: _____

13. Name: _____ Address: _____ Zip: _____

14. Name: _____ Address: _____ Zip: _____



CITY OF ALBUQUERQUE
PLANNING DEPARTMENT
DEVELOPMENT REVIEW BOARD

July 13, 2005

Project # 1004139
05DRB-00969 Major-Preliminary Plat Approval

BRASHER & LORENZ agent(s) for STEVE SLICK request(s) the above action(s) for all or a portion of Lot(s) 27, 28 & 29, and Tract(s) 1, Block(s) 17, Tract(s) 1, NORTH ALBUQUERQUE ACRES, UNIT 3 (to be known as **MODESTO SEVEN**) zoned R-D, 3DU/ACRE, located on MODESTO AVE NE, between BARSTOW NE and VENTURA NE containing approximately 3 acre(s). [REF: 05DRB-00668] (B-20)

AMAFCA	1. No objection to requested actions. 2. Since the property is being re-platted, the Floodplain and Prudent Line easements should be dedicated to the City of Albuquerque on the Final Plat.
COG	This portion of Modesto Avenue has been identified as having on street bike lanes on the Long Range Bikeway System map. Coordination with City Municipal Development should be pursued to ensure project inclusion as appropriate.
Transit	No objection to the request.
Zoning Enforcement	No adverse comments.
Neighborhood Coordination	Letter sent to North Albuquerque Acres NA (R).
APS	No comments received.
Police Department	No CPTED or crime prevention comments at this time.
Fire Department	No adverse comment.
PNM Electric & Gas	Pre-plat OK Waiver –no coment.
Comcast	No comments received.

QWEST	No comments received.
Environmental Health	Site is not within 1000 feet of a landfill. No comment.
M.R.G.C.D.	No comments received.
Open Space Division	No adverse comments.
City Engineer	An approved drainage report is on file for Preliminary Plat approval.
Transportation Development	<ol style="list-style-type: none"> 1. Lots need to be designated P1. 2. Where is the C & G and the 6' sidewalk. 3. Are street lights needed? 4. The knuckles need to be added to the infrastructure list. 5. Pavement tapers may be required beyond the permanent improvements. 6. Is Modesto paved east or west of the site?
Parks & Recreation	<p>This development will be subject to impact fees for Parks, Recreation, Trails and Open Space.</p> <p>The R-D zone requires 2,400 square feet of open space for each dwelling unit. With submittal of the Preliminary Plat/Site Development Plan, provide an Open Space Calculation Table showing the lot number, lot size, building & driveway area, provided open space, remaining open space requirement (this table can be separate from the plat itself). Provide a dimensioned Typical Lot Plan, which shows a typical lot with the building footprint and driveway (this should be on the Site Development Plan rather than the plat). Include one of the following notes on the Preliminary and Final Plats indicating how the total remaining open space requirements will be met:</p> <p>All open space requirements are met on the lot with the dwelling per the provisions of Section 14-16-3-8 (A)(1).</p> <p>Total remaining open space requirements are met via a cash payment to the City of Albuquerque per the provisions of Section 14-16-3-8 (A)(2).</p>

Total remaining open space requirements are met via the provision of detached open space per the provisions of Section 14-16-3-8 (A)(3). **Note: This option is only applicable to land covered by a Sector Development Plan.*

Utilities Development No objection to Preliminary Plat approval, but add water/sewer stub lines to Infrastructure List.

Planning Department

Property is in the La Cueva Sector Development Plan area. However, the density (lots over 5,00 square feet) does not require a Site Development Plan.

Are the perimeter walls planned for Lots 1, 4, 5 & 7? If so, an approved design is required before preliminary plat is approved.

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

cc: Steve Slick, 10112 San Bernardino NE, 87122

Brasher & Lorenz, 2201 San Pedro NE, 87110

649

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

Meeting Date: JULY 13, 2005
Zone Atlas Page: B-20-Z
Notification Radius: 100 Ft.

Project# 1004139
App# 05DRB-00969

Cross Reference and Location:

Applicant: STEVE SLICK
Address: 10112 SAN BERNARDINO NE
ALBUQUERQUE NM 87122

Agent: BRASHER & LORENZ
Address: 2201 SAN PEDRO NE
ALBUQUERQUE NM 87110

Special Instructions:

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

Date Mailed: JUNE 24, 2005

Signature: KYLE TSEHLIKAI

R E C O R D S W I T H L A B E L S

PAGE 1

102006504103830130	LEGAL: 003 017T RACT 1 UNIT 3 NORTH ALBUQUERQUE ACRES PROPERTY ADDR: 00000 GLENDALE OWNER NAME: ROSS RICHARD J & NANCY OWNER ADDR: 09113 COMANCHE	LAND USE: NE ALBUQUERQUE NM	87111
102006505803830129	LEGAL: 004 017T RACT 1 UNIT 3 NORTH ALBUQUERQUE ACRES PROPERTY ADDR: 00000 GLENDALE OWNER NAME: KASSAM MOHAMED & SHAMSHID OWNER ADDR: 13215 VELMA	LAND USE: CT NE ALBUQUERQUE NM	87112
102006507403830128	LEGAL: 005 017T R 1 UNIT 3 NO ALBUQ ACRES PROPERTY ADDR: 00000 GLENDALE OWNER NAME: FRANK RANDALL A & MARIA OWNER ADDR: 00360 CORAL	LAND USE: DR RIO RANCHO NM	87124
102006509003830127	LEGAL: 006 017T R 1 UNIT 3 NO ALBUQ ACRES PROPERTY ADDR: 00000 GLENDALE OWNER NAME: HOHNER DARRELL & MARY OWNER ADDR: 01664 CAMINO REDONDO	LAND USE: LOS ALAMOS NM	87544
102006510803830126	LEGAL: 007 017T R 1 UNIT 3 NORTH ALBUQUERQUE ACRES PROPERTY ADDR: 00000 GLENDALE OWNER NAME: VANITA LAND CORP OWNER ADDR: 00512 ALMA REAL	LAND USE: DR PACIFIC PALICA	90272
102006504101730103	LEGAL: 030 017T R 1 UNIT 3 NO ALBUQ ACRES PROPERTY ADDR: 00000 MODESTO OWNER NAME: MORELAND JEFF & BARBARA OWNER ADDR: 08401 MODESTO	LAND USE: NE ALBUQUERQUE NM	87122
102006505901730104	LEGAL: 029 017T R 1 UNIT 3 NO ALBUQ ACRES PROPERTY ADDR: 00000 MODESTO OWNER NAME: SKYBLUE INVESTMENTS LLC OWNER ADDR: 07049 LUELLA ANNE	LAND USE: NE ALBUQUERQUE NM	87109
102006507401730105	LEGAL: 028 017T R 1 UNIT 3 NO ALBUQ ACRES PROPERTY ADDR: 00000 MODESTO OWNER NAME: PAIKA MOHIUDDEN & MUMTAZ CO-T OWNER ADDR: 06015 4TH	LAND USE: ST NW ALBUQUERQUE NM	87107
102006509001630106	LEGAL: 27 1 7 TR ACT 1 UNIT 3 NORTH ALBUQUERQUE ACRES PROPERTY ADDR: 00000 MODESTO OWNER NAME: LOVELACE-ANDERSON ENDOWMENT OWNER ADDR: 02441 RIDGECREST	LAND USE: DR SE ALBUQUERQUE NM	87108
102006510801630107	LEGAL: 026 017T R 1 UNIT 3 NO ALBUQ ACRES PROPERTY ADDR: 00000 MODESTO OWNER NAME: GIOVANNINI PETER J OWNER ADDR: 00000	LAND USE: LAS CRUCES NM	88004
102006403051821109	*** THIS UPC CODE HAS NO MASTER RECORD ON FILE		
102006403651821110	*** THIS UPC CODE HAS NO MASTER RECORD ON FILE		
102006404251821111	*** THIS UPC CODE HAS NO MASTER RECORD ON FILE		

R E C O R D S W I T H L A B E L S

PAGE 2

102006405551920554	*** THIS UPC CODE HAS NO MASTER RECORD ON FILE		
102006407351520528	LEGAL: 005 001N ORTH ALBUQ ACRES UN3 TR3 PROPERTY ADDR: 00000 MODESTO OWNER NAME: GALLEGOS MIGUEL L & CHRISTINA OWNER ADDR: 08550 MODESTO	LAND USE: AV NE ALBUQUERQUE NM	87122
102006409051520527	LEGAL: 006 001N ORTH ALBUQ ACRES UN3 TR3 PROPERTY ADDR: 00000 MODESTO OWNER NAME: BACA GERALD & DIANA J OWNER ADDR: 08600 MODESTO	LAND USE: AV NE ALBUQUERQUE NM	87122
102006410751520526	LEGAL: 007 001N ORTH ALBUQ ACRES UN3 TR3 PROPERTY ADDR: 00000 MODESTO OWNER NAME: DORRIS JAMES Y & KELLY Y OWNER ADDR: 01125 ABEYTA	LAND USE: RD SW ALBUQUERQUE NM	87121
102006405551220553	*** THIS UPC CODE HAS NO MASTER RECORD ON FILE		

102006403051821109 LEGAL: LOT 25, BLOCK 00000, SANDIA SUNRISE SUBDIVISION
PROPERTY ADDR: 8415 DESERT SUNRISE RD NE

OWNERS NAME: FALCON RIDGE DEVELOPMENT
OWNERS ADDR: 12512 MODESTO NE
ALBUQUERQUE NM 87122

102006403651821110 LEGAL: LOT 24, BLOCK 00000, SANDIA SUNRISE SUBDIVISION
PROPERTY ADDR: 8419 DESERT SUNRISE RD NE

OWNERS NAME: FALCON RIDGE DEVELOPMENT
OWNERS ADDR: 12512 MODESTO NE
ALBUQUERQUE NM 87122

102006404251821111 LEGAL: LOT 23, BLOCK 00000, SANDIA SUNRISE SUBDIVISION
PROPERTY ADDR: 8423 DESERT SUNRISE RD NE

OWNERS NAME: FALCON RIDGE DEVELOPMENT
OWNERS ADDR: 12512 MODESTO NE
ALBUQUERQUE NM 87122

102006405551920554 LEGAL: LOT 22, BLOCK 00000, SANDIA SUNRISE SUBDIVISION
PROPERTY ADDR: 8440 DESERT SUNRISE RD NE

OWNERS NAME: MAXWELL INVESTMENT COMPANY
OWNERS ADDR: PO BOX 14303
ALBUQUERQUE NM 87191

102006405551220553 LEGAL: LOT 21, BLOCK 00000, SANDIA SUNRISE SUBDIVISION
PROPERTY ADDR: 8436 DESERT SUNRISE RD NE

OWNERS NAME: LEE MICHAEL HOMES INC.
OWNERS ADDR: 1540 JUAN TABO BLVD NE
ALBUQUERQUE NM 87112

"Attachment A"

Date of Request: May 31, 2005

Name: Dennis Lorenz, Brasher & Lorenz

Address/Zip: 2201 San Pedro NE, Bldg. 1, Ste. 1200/87110

Phone: Phone: 888-6088/fax: 888-6188

Zone Map: B-20

NORTH ALBUQ. ACRES COMM. ASSOC. (NAA) "R"

***Cynthia Reinhart**

11300 Oakland NE/87122 856-6054 (h) 884-3939 (w)

Jackie McDowell

7820 Beverly Hills Ave. NE/87122 821-4857 (h) 828-2430 (w)

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

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

NOTICE TO APPLICANTS

SUGGESTED INFORMATION FOR NEIGHBORHOOD NOTIFICATION LETTERS

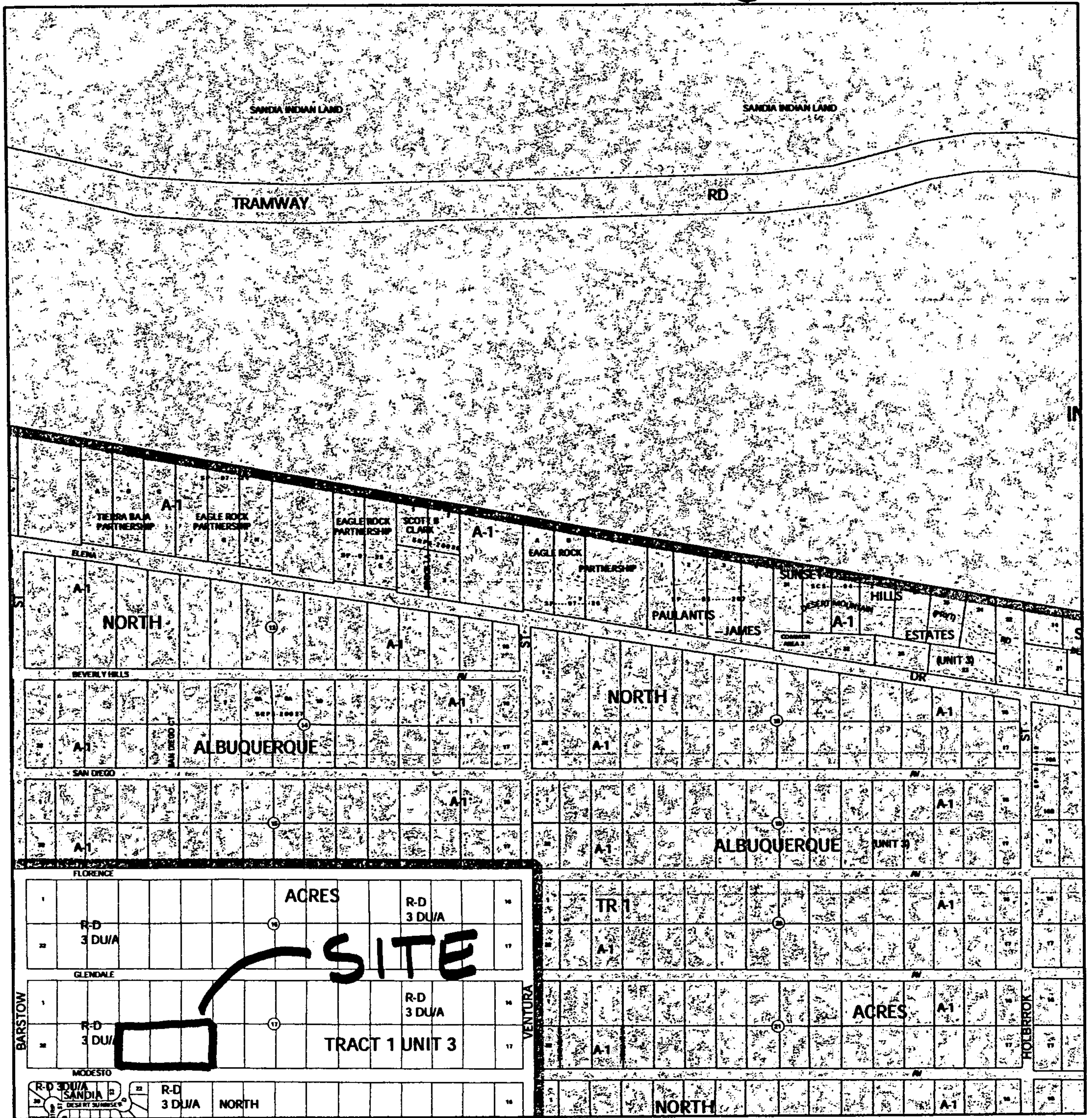
Applicants for Zone Change, Site Plan, Sector Development Plan approval or an amendment to a Sector Development Plan by the EPC, DRB, etc. are required under Council Bill O-92 to notify all affected recognized neighborhood associations **PRIOR TO FILING THE APPLICATION TO THE PLANNING DEPARTMENT.** Because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

WE RECOMMEND THAT THE NOTIFICATION LETTER INCLUDE THE FOLLOWING INFORMATION:


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

(below this line for ONC use only)

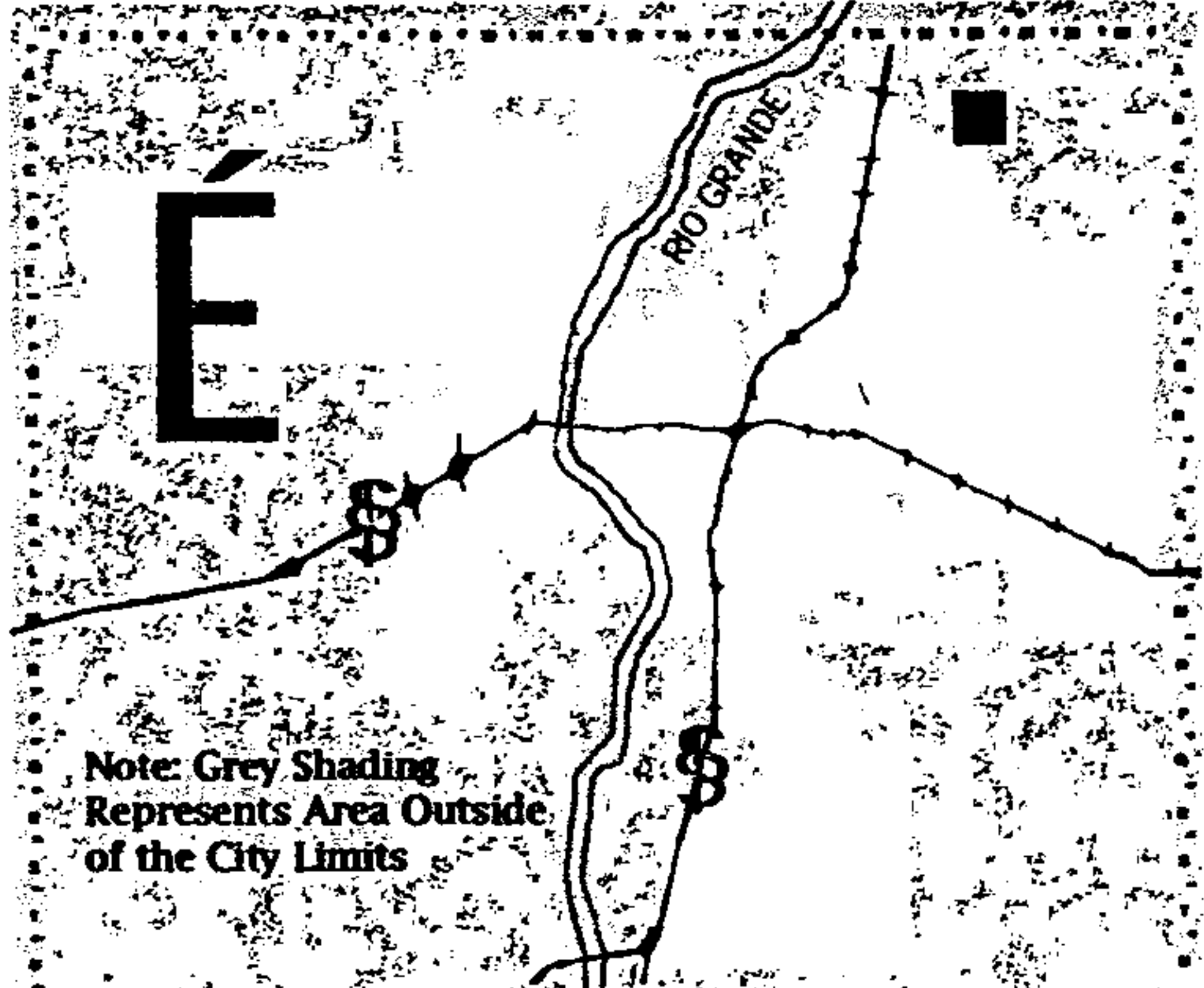
Date of Inquiry: 05/31/05 Time Entered: 9:20 a.m. ONC Rep. Initials: SW



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



Map amended through: Apr 18, 2005




Note: Grey Shading Represents Area Outside of the City Limits

Zone Atlas Page:
B-20-Z

Selected Symbols

- Outside City Limits
- Sector Plans
- Design Overlay Zones
- City Historic Zone
- KKKH-1 Buffer Zone
- Petroglyph Mon.
- Escarpment
- 2 Mile Airport Zone
- Airport Noise Contours
- Wall Overlay Zone





BRASHER & LORENZ, INC.
CONSULTING ENGINEERS

2201 San Pedro NE Bldg 1 Suite 1200 • Albuquerque, NM 87110 • Phone (505) 888-6088 • Fax (505) 888-6188 • www.brasherlorenz.com

May 31, 2005

Sheran Matson, AICP, Chair
Development review Board
City of Albuquerque
Plaza Del Sol
Albuquerque, New Mexico 87102

SUBJECT: LOTS 27, 28, AND 29, BLOCK 17 TRACT 1, UNIT 3
NORTH ALBUQUERQUE ACRES
05 DRB 00668, Project 1004139

Dear Ms Matson:

Submitted herewith for Preliminary Plat approval are the following:

1. DRB Application
2. 24 copies of the Preliminary Plat
3. 24 copies of the Grading Plan
4. Infrastructure Listing
5. TIS/QIA Form
6. One copy of current Zone Atlas page B-20 depicting the project location.
7. Certified Mail receipts proving notification to affected Neighborhood Associations.
8. DRB Sketch Plat comments.

The project consists of the subdivision of Lots 27, 28, and 29, Block 11, Tract 1, Unit 3, North Albuquerque Acres into 7 single-family residential lots. The property is currently zoned RD 3DU/Acre.

If you have any questions, or if I can be of any assistance, please feel free to call.

Sincerely,

BRASHER & LORENZ, INC.

Dennis A. Lorenz, PE
Principal

/dl/05510

encl



PUBLIC HEARING--DEVELOPMENT REVIEW BOARD
CITY OF ALBUQUERQUE

PAGE 2

Project # 1004139
05DRB-00969 Major-Preliminary Plat Approval

BRASHER & LORENZ agent(s) for STEVE SLICK request(s) the above action(s) for all or a portion of Lot(s) 27, 28 & 29, and Tract(s) 1, Block(s) 17, Tract(s) 1, NORTH ALBUQUERQUE ACRES, UNIT 3 (to be known as **MODESTO SEVEN**) zoned R-D, 3DU/ACRE, located on MODESTO AVE NE, between BARSTOW NE and VENTURA NE containing approximately 3 acre(s). [REF: 05DRB-00668] (B-20)

Project # 1004272
05DRB-01033 Major-Preliminary Plat Approval
05DRB-01038 Minor-Sidewalk Waiver
05DRB-01039 Minor-Temp Defer SDWK

ISAACSON & ARFMAN agent(s) for CURB INC request(s) the above action(s) for Tract(s) 16D, BULK LAND PLAT, Tract(s) 16-A, 16-B, 16-C, 16-D, 16-E & 16-F, (to be known as **EL RANCHO GRANDE, UNIT 17**) zoned R-D residential and related uses zone, developing area, located on GIBSON BLVD SW, between MESSINA DR SW and DELGADO DR SW containing approximately 3 acre(s). (N-8)

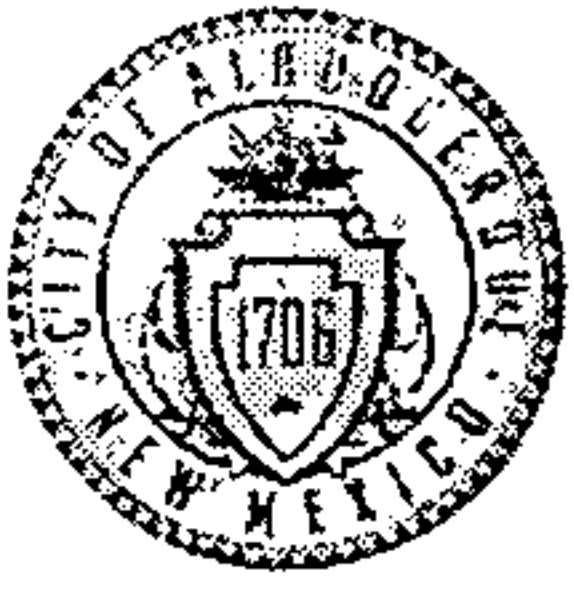
Project # 1003520
04DRB-01567 Major-Preliminary Plat Approval
05EPC-00122
AC-05-06

MARK GOODWIN & ASSOCIATES PA agent(s) for WASHINGTON STREET INVESTORS LLC request(s) the above action(s) for all or a portion of Lot(s) 27 & 28, Block(s) 16, Tract(s) 1, NORTH ALBUQUERQUE ACRES UNIT 3 (to be known as **BENJAMIN PLACE SUBDIVISION**) zoned R-D, located on GLENDALE AVE NE, between BARSTOW ST NE and VENTURA ST NE containing approximately 2 acre(s). [REF: 04DRB00999] (B-20) **REMANDED BACK TO DRB FOR WALL HEIGHTS AND STEP INTERVALS.**

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


Sheran Matson, AICP, DRB Chair
Development Review Board

TO BE PUBLISHED IN THE ALBUQUERQUE JOURNAL MONDAY, JUNE 27, 2005.



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

Notice is hereby given that the Development Review Board, City of Albuquerque, will hold a public hearing in the **Plaza del Sol Hearing Room, Basement, Plaza del Sol Building, 600 2nd St NW**, on **Wednesday, July 13, 2005**, beginning at **9:00 a.m.** for the purpose of considering the following:

Project # 1000614

05DRB-00982 Major-Two Year SIA

TIERRA WEST LLC agent(s) for DEVELOPMENT SERVICES LTD CO request(s) the above action(s) for, **LA CUEVA OESTE, UNITS 2 & 4**, zoned R-D residential and related uses zone, developing area, located on HOLLY AVE NE, between LOUISIANA BLVD NE and SAN PEDRO DR NE containing approximately 37 acre(s). [REF: 04DRB000913] (C-18)

Project # 1002397

05DRB-01042 Major-One Year SIA

TIERRA WEST LLC agent(s) for SHULL REALTY & WATERS EDGE LLC request(s) the above action(s) for all or a portion of Lot(s) 1-10, **BOSQUE PLAZA**, zoned C-1, located on LA ORILLA RD NW, between COORS BLVD NW and CORRALES DRAIN containing approximately 12 acre(s). [REF: Z-87-56, DRB-87-200, 02DRB01925, 04DRB01196] (E-12)

Project # 1000724

05DRB-00989 Major-One Year SIA

MARK GOODWIN & ASSOCIATES agent(s) for GSR GROUP, LLC request(s) the above action(s) for all or a portion of Tract(s) A, **RAYO DEL SOL, UNIT 1**, zoned R-LT, located behind TOM TENORIO PARK, between COORS BLVD SW and UNSER BLVD SW containing approximately 9 acre(s). [REF: 02DRB-01268, 0044001098, Z-97-87] (M-10)

Project # 1000965

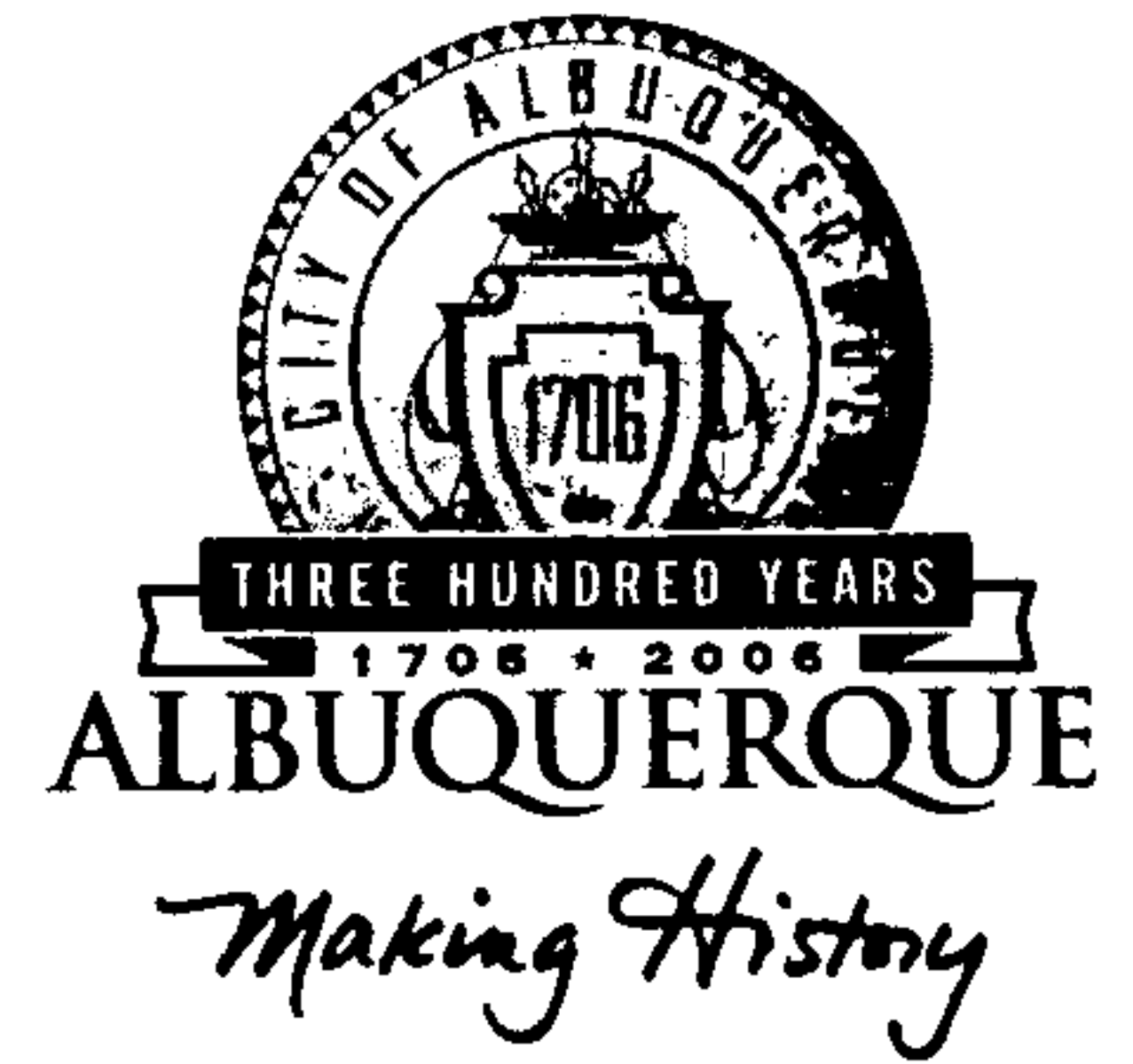
05DRB-01025 Major-Vacation of Public Easements

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 AT LA LUZ**) zoned SU-1 PRD special use zone, located on COORS BLVD NW, between NAMASTE RD NW and LA BIENVENIDA PL NW containing approximately 85 acre(s). [REF: 05DRB00124] (F-11)

SEE PAGE 2 . . .

PLANNING TRACKING LOG

Date	Project Name & #	Action Request	Action Taken
4/27/05	No Albuquerque Proj 1004139	Sketch	Comments Given
7/13/05	No. Albuquerque TBK Modesto Jensen Proj 1004139	Prel Plat	



NOTIFICATION OF HEARING for the DEVELOPMENT REVIEW BOARD

June 27, 2005

TO: Cynthia Reinhart and Jackie McDowell, North Albuquerque Acres
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 three (3) acre(s): Major Preliminary Plat Approval for seven (7) single-family residential lots.**

Proposed by: Brasher and Lorenz, Inc. at 888-6088
Agent for: Steve Slick

For property located: **On or near Modesto Avenue NE between Barstow Street NE and Ventura Street NE.**

The case number(s) assigned is: 05DRB- 00969, Project # 1004139.

City Planning accepted application for this request on **June 7, 2005.**

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, July 13, 2005** in the **Planning Hearing Room, Lower Level, Plaza Del Sol Building, 600 Second St. NW.**

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

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

Sincerely,

Stephani J. Winklepleck

Stephani 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



PUBLIC HEARING--DEVELOPMENT REVIEW BOARD
CITY OF ALBUQUERQUE

PAGE 2

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05DRB-00969 Major-Preliminary Plat Approval

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Project # 1004272
05DRB-01033 Major-Preliminary Plat Approval
05DRB-01038 Minor-Sidewalk Waiver
05DRB-01039 Minor-Temp Défer SDWK

ISAACSON & ARFMAN agent(s) for CURB INC request(s) the above action(s) for Tract(s) 16D, BULK LAND PLAT, Tract(s) 16-A, 16-B, 16-C, 16-D, 16-E & 16-F, (to be known as **EL RANCHO GRANDE, UNIT 17**) zoned R-D residential and related uses zone, developing area, located on GIBSON BLVD SW, between MESSINA DR SW and DELGADO DR SW containing approximately 3 acre(s). (N-8)

Project # 1003520
04DRB-01567 Major-Preliminary Plat Approval
05EPC-00122
AC-05-06

MARK GOODWIN & ASSOCIATES PA agent(s) for WASHINGTON STREET INVESTORS LLC request(s) the above action(s) for all or a portion of Lot(s) 27 & 28, Block(s) 16, Tract(s) 1, NORTH ALBUQUERQUE ACRES UNIT 3 (to be known as **BENJAMIN PLACE SUBDIVISION**) zoned R-D, located on GLENDALE AVE NE, between BARSTOW ST NE and VENTURA ST NE containing approximately 2 acre(s). [REF: 04DRB00999] (B-20) **REMANDED BACK TO DRB FOR WALL HEIGHTS AND STEP INTERVALS.**

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Sheran Matson, AICP, DRB Chair
Development Review Board

TO BE PUBLISHED IN THE ALBUQUERQUE JOURNAL MONDAY, JUNE 27, 2005.



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CITY OF ALBUQUERQUE**

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Project # 1000724

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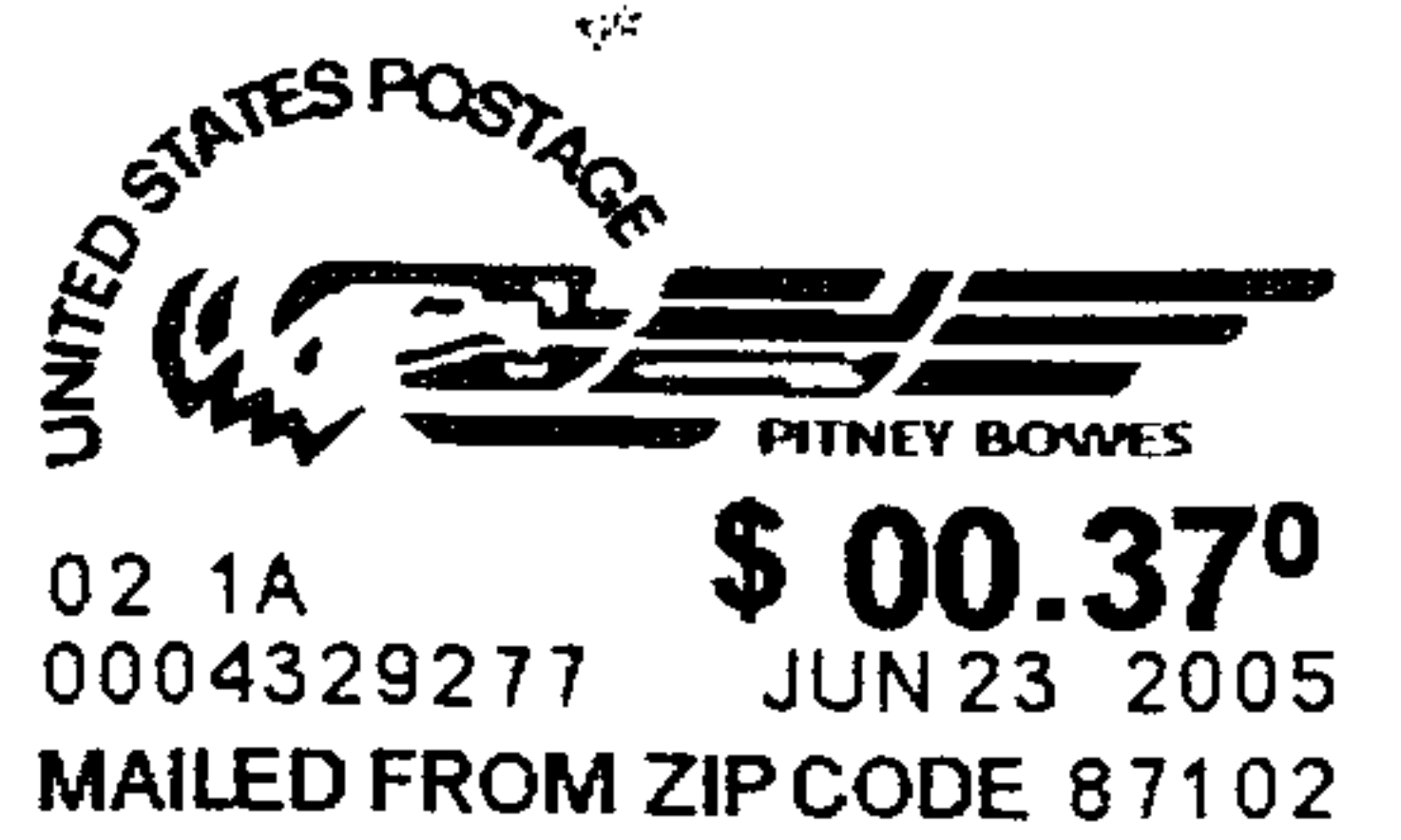
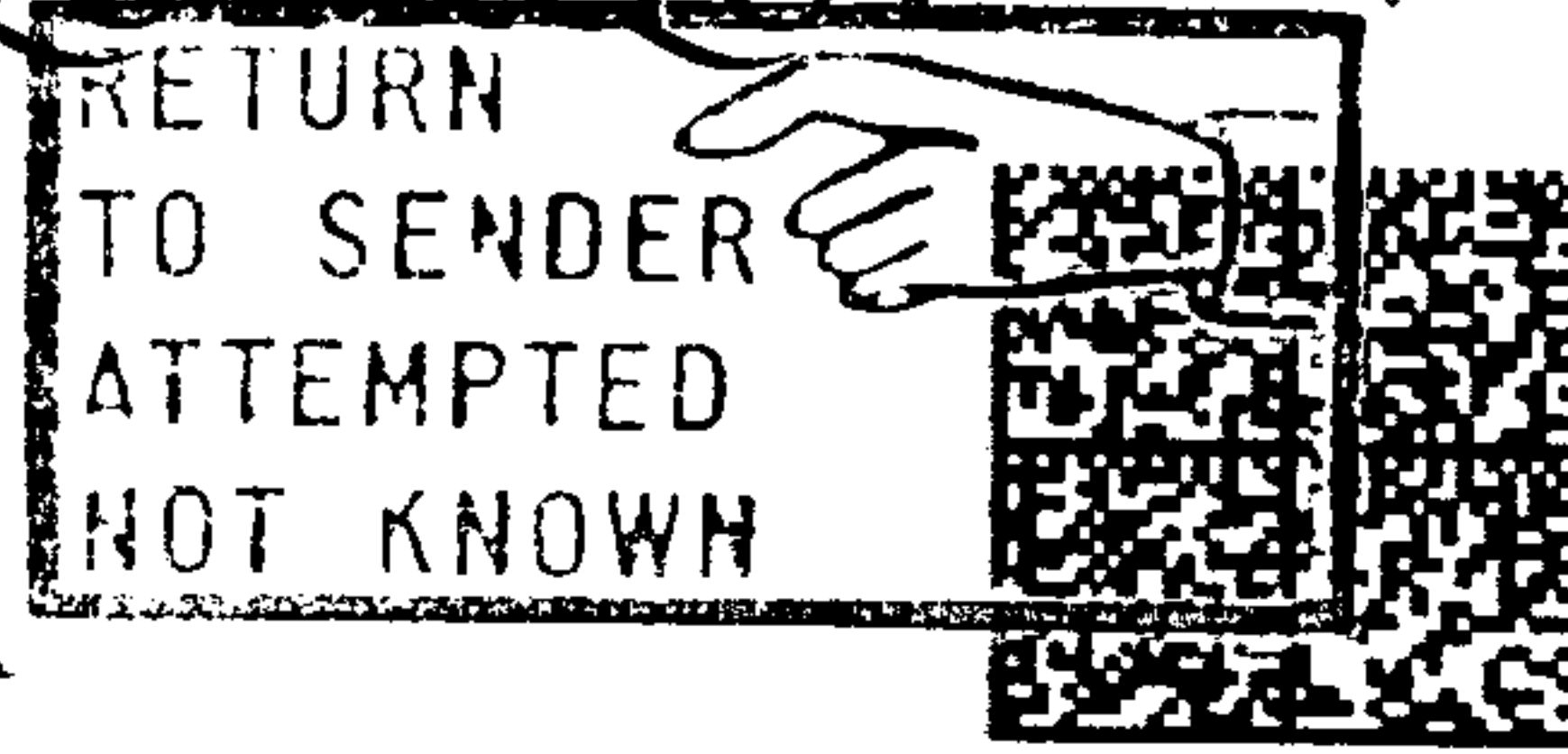
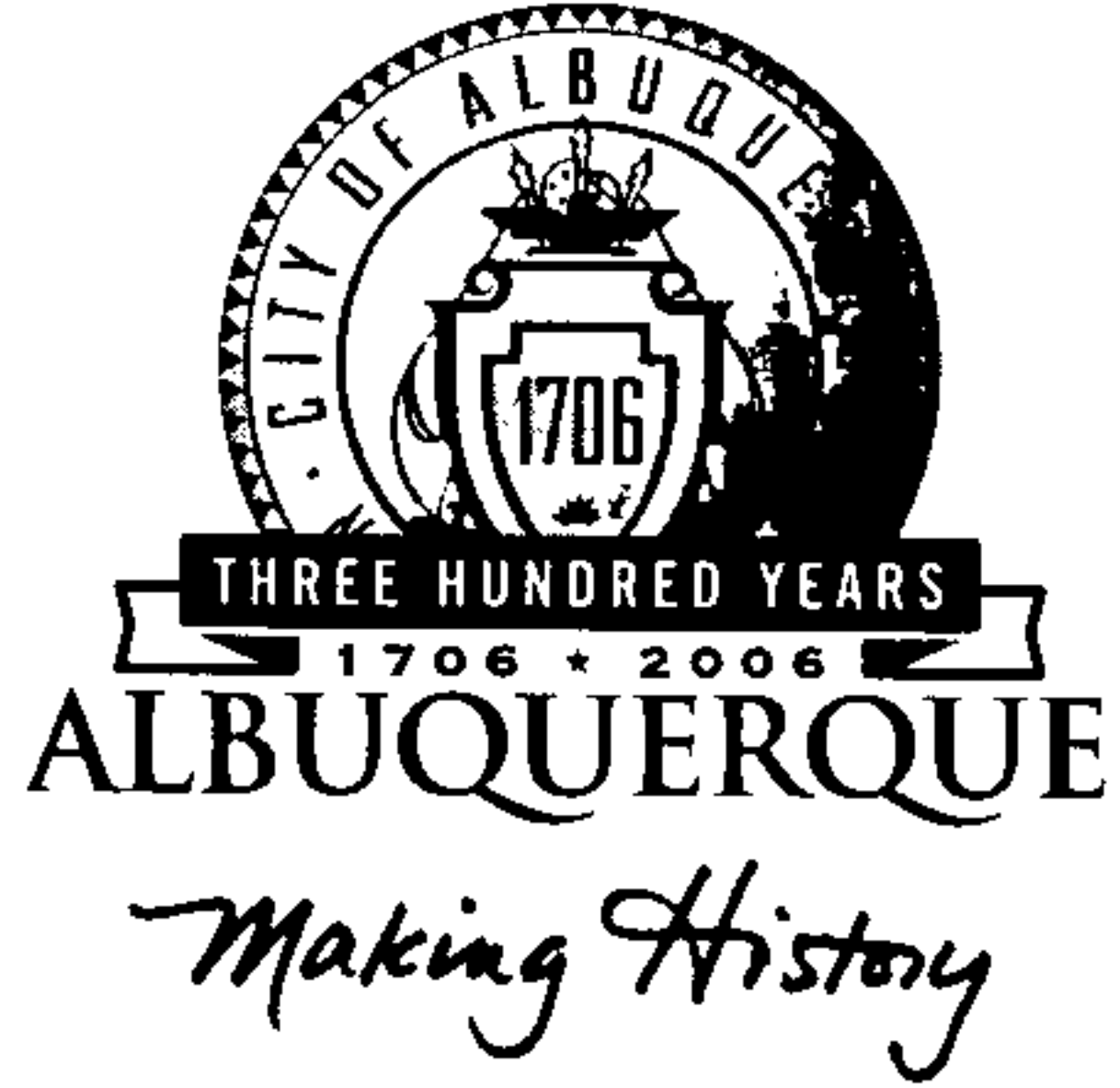
Project # 1000965

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SEE PAGE 2 . . .

CITY OF ALBUQUERQUE



DRB

102006409051520527

BACA GERALD & DIANA J
8600 MODESTO AVENUE
ALBUQUERQUE NM 87122

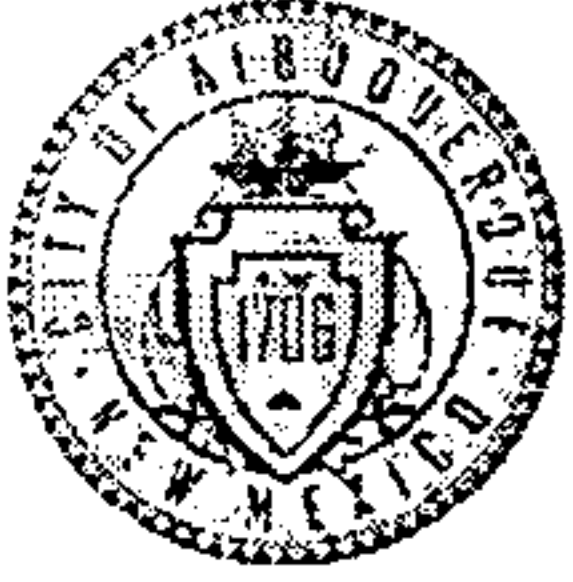
Planning Department

P.O. Box 1293

Albuquerque, NM 87103

87122+2714019955





PUBLIC HEARING--DEVELOPMENT REVIEW BOARD
CITY OF ALBUQUERQUE

PAGE 2

Project # 1004139

05DRB-00969 Major-Preliminary Plat Approval

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05DRB-01039 Minor-Temp Defér SDWK

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Project # 1003520

04DRB-01567 Major-Preliminary Plat Approval
05EPC-00122
AC-05-06

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Sheran Matson, AIGP, DRB Chair
Development Review Board

TO BE PUBLISHED IN THE ALBUQUERQUE JOURNAL MONDAY, JUNE 27, 2005.



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

Notice is hereby given that the Development Review Board, City of Albuquerque, will hold a public hearing in the **Plaza del Sol Hearing Room, Basement, Plaza del Sol Building, 600 2nd St NW, on Wednesday, July 13, 2005**, beginning at **9:00 a.m.** for the purpose of considering the following:

Project # 1000614

05DRB-00982 Major-Two Year SIA

TIERRA WEST LLC agent(s) for DEVELOPMENT SERVICES LTD CO request(s) the above action(s) for, **LA CUEVA OESTE, UNITS 2 & 4**, zoned R-D residential and related uses zone, developing area, located on HOLLY AVE NE, between LOUISIANA BLVD NE and SAN PEDRO DR NE containing approximately 37 acre(s). [REF: 04DRB000913] (C-18)

Project # 1002397

05DRB-01042 Major-One Year SIA

TIERRA WEST LLC agent(s) for SHULL REALTY & WATERS EDGE LLC request(s) the above action(s) for all or a portion of Lot(s) 1-10, **BOSQUE PLAZA**, zoned C-1, located on LA ORILLA RD NW, between COORS BLVD NW and CORRALES DRAIN containing approximately 12 acre(s). [REF: Z-87-56, DRB-87-200, 02DRB01925, 04DRB01196] (E-12)

Project # 1000724

05DRB-00989 Major-One Year SIA

MARK GOODWIN & ASSOCIATES agent(s) for GSR GROUP, LLC request(s) the above action(s) for all or a portion of Tract(s) A, **RAYO DEL SOL, UNIT 1**, zoned R-LT, located behind TOM TENORIO PARK, between COORS BLVD SW and UNSER BLVD SW containing approximately 9 acre(s). [REF: 02DRB-01268, 0044001098, Z-97-87] (M-10)

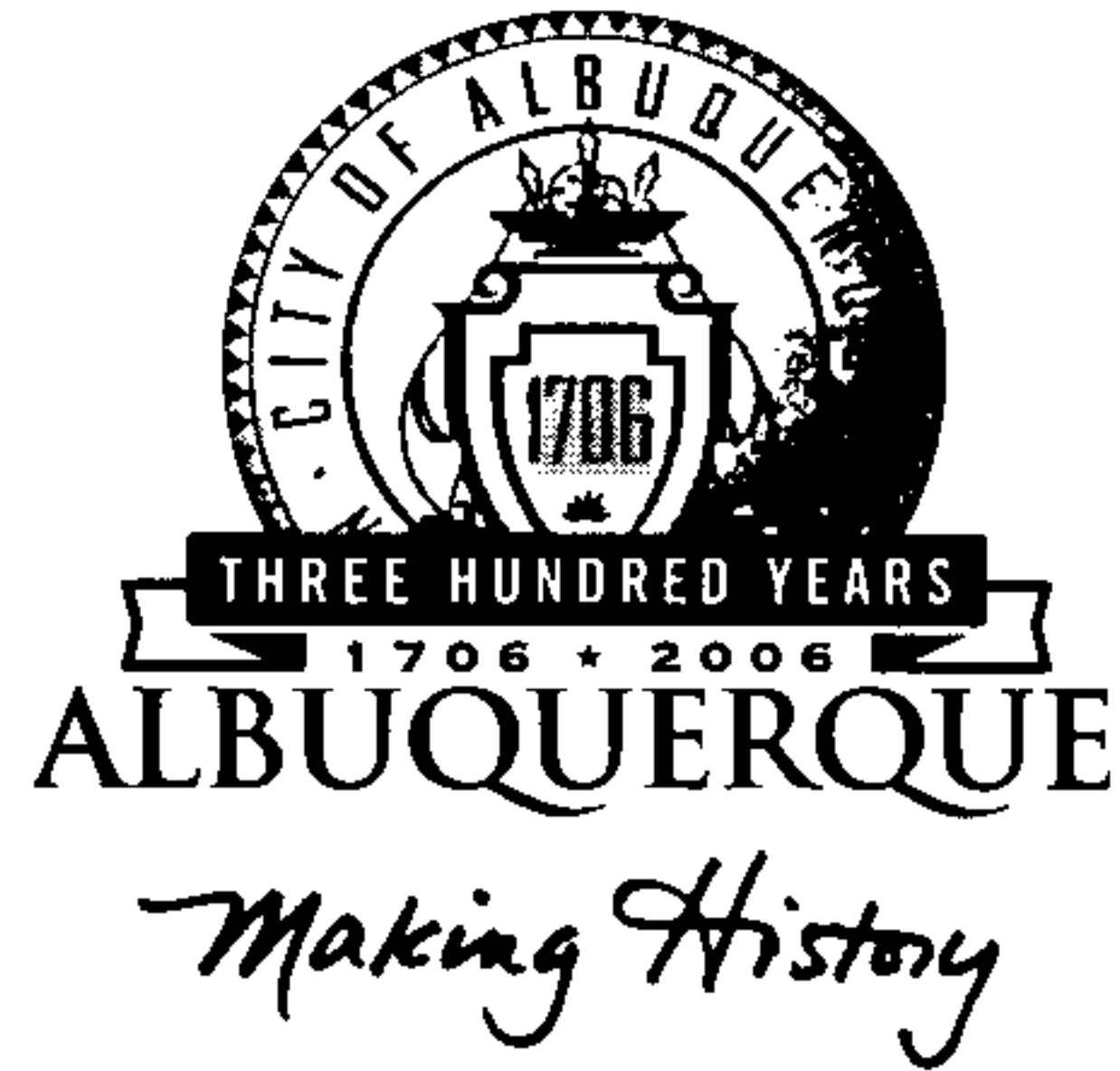
Project # 1000965

05DRB-01025 Major-Vacation of Public Easements

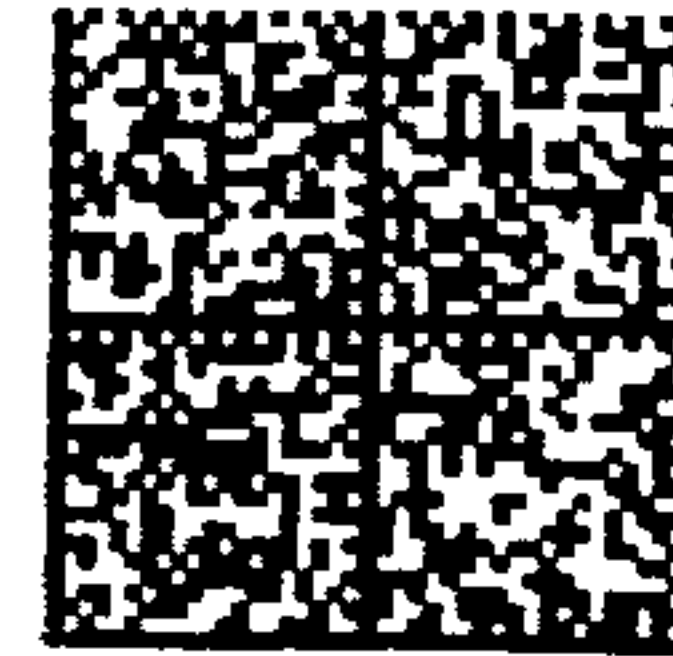
BOHANNAN HUSTON INC agent(s) for ANDALUCIA DEVELOPMENT CO INC request(s) the above action(s) for all or a portion of Tract(s) 1, **LANDS OF RAY GRAHAM III** (to be known as **ANDALUCIA AT LA LUZ**) zoned SU-1 PRD special use zone, located on COORS BLVD NW, between NAMASTE RD NW and LA BIENVENIDA PL NW containing approximately 85 acre(s). [REF: 05DRB00124] (F-11)

SEE PAGE 2 . . .

CITY OF ALBUQUERQUE



DRB



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Planning Department

P.O. Box 1293

Albuquerque, NM 87103

PAIKA MOHIUDDEN & MUMTAZ CO-T
6015 4TH ST NW
ALBUQUERQUE NM 87107

PAIK015 A78073002 1504 23 06/28/05
FORWARD TIME EXP RTN TO SEND
PAIKA MOHIUDDEN
6522 CENTRAL AVE SE
ALBUQUERQUE NM 87108-1813

RETURN TO SENDER

87107+5307 21

City of Albuquerque



DEVELOPMENT/ PLAN REVIEW APPLICATION

Supplemental form

SUBDIVISION

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

SITE DEVELOPMENT PLAN

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

STORM DRAINAGE

- Storm Drainage Cost Allocation Plan

S Z ZONING & PLANNING

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

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: STEVE SLICK PHONE: 258-2211
 ADDRESS: 10112 SAN BERNARDINO NE FAX: 821-0098
 CITY: ALBU STATE NM ZIP 87122 E-MAIL: —
 Proprietary interest in site: OWNER List all owners: _____
 AGENT (if any): BRASHER + LORENZ PHONE: 888-6088
 ADDRESS: 2201 SAN PEDRO NE FAX: 888-6188
 CITY: ALBU STATE NM ZIP 87110 E-MAIL: _____

DESCRIPTION OF REQUEST: FINAL PLAT APPROVAL

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

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

Lot or Tract No. LOTS 27, 28 + 29 TRACT 1 Block: 17 Unit: 3
 Subdiv. / Addn. NORTH ALBUQUERQUE ACRES TRK: MODESTO SEVEN
 Current Zoning: R-D 3DU/AC Proposed zoning: SAME
 Zone Atlas page(s): B20 No. of existing lots: 3 No. of proposed lots: 7
 Total area of site (acres): 2.64 Density if applicable: dwellings per gross acre: — dwellings per net acre: 2.65
 Within city limits? Yes. No , but site is within 5 miles of the city limits.) Within 1000FT of a landfill? NO
 UPC No. 102006507401730105 MRGCD Map No. NA
 LOCATION OF PROPERTY BY STREETS: On or Near: MODESTO AVE NE
 Between: BARSTOW ST NE and VENTURA ST NE

CASE HISTORY:

List any current or prior case number that may be relevant to your application (Proj., App., DRB-, AX, Z, V, S, etc.):
05 DRB 00969 PROJ 1004139

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

SIGNATURE [Signature] DATE 1-10-06
 (Print) DENNIS A. LORENZ Applicant Agent

FOR OFFICIAL USE ONLY

Form revised 4/04

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

Application case numbers	Action	S.F.	Fees
<u>06DRB-00129</u>	<u>FP</u>	<u>5(3)</u>	<u>\$0.00</u>
_____	<u>CMF</u>	_____	<u>\$20.00</u>
_____	_____	_____	\$ _____
_____	_____	_____	\$ _____
_____	_____	_____	\$ _____
Hearing date <u>02/08/06</u>			Total <u>\$20.00</u>

Sandy Handley 01/31/06

Project # 1004139

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

SKETCH PLAT REVIEW AND COMMENT

YOUR ATTENDANCE IS REQUIRED.

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

MAJOR SUBDIVISION EXTENSION OF PRELIMINARY PLAT

Your attendance is required.

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

Extensions are not reviewed through internal routing.

Extension of preliminary plat approval expires after one year.

MAJOR SUBDIVISION FINAL PLAT APPROVAL

Your attendance is required.

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

PENDING 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.

DENNIS A. LORENZ

 Applicant name (print)

 Applicant signature / date
 Form revised 8/04, 1/05 & 10/05



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

Application case numbers
 06DRB - _____ - 00129
 _____ - _____ - _____
 _____ - _____ - _____

Sandy Handley 01/31/06

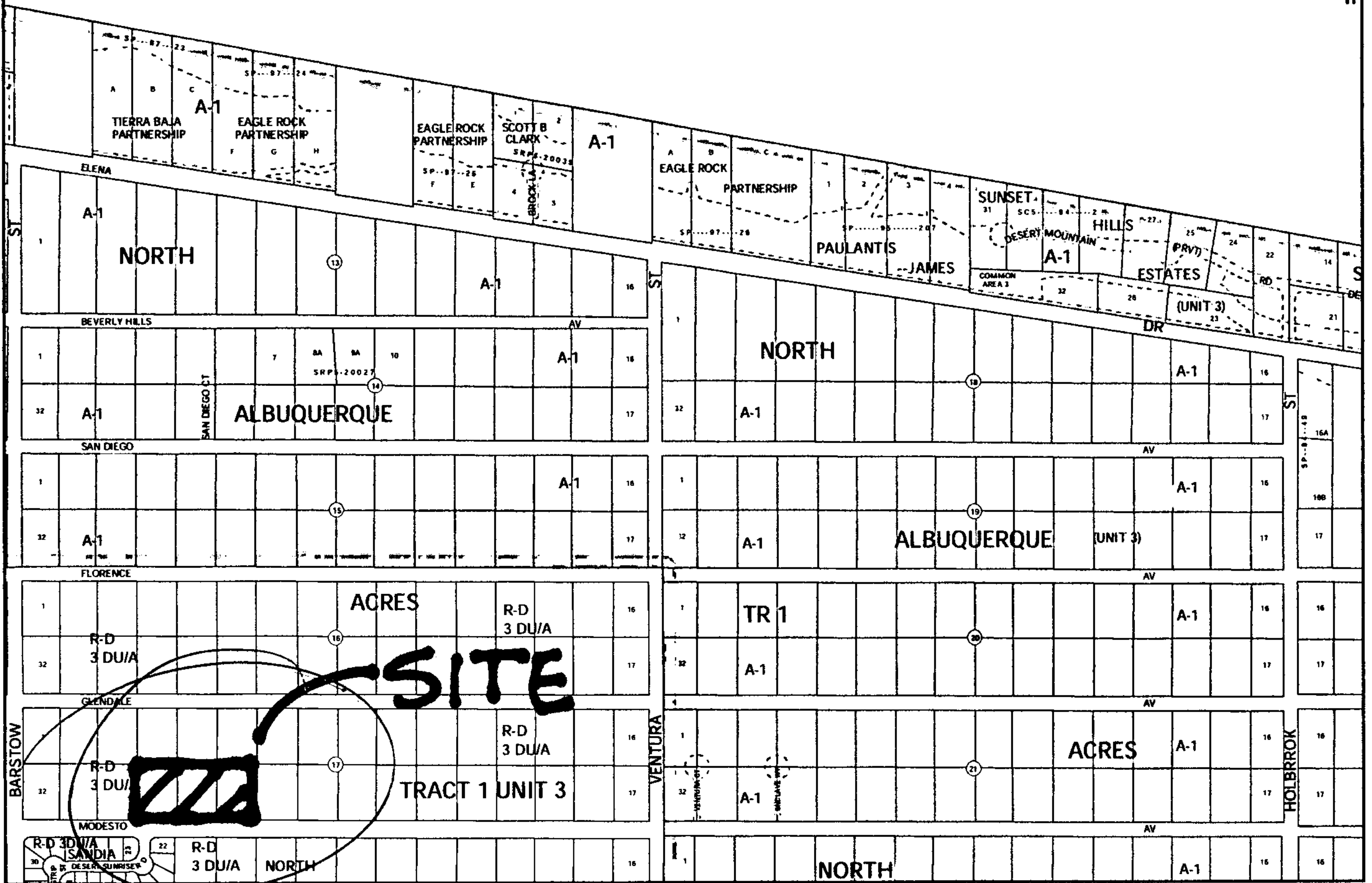
 Planner signature / date
Project # 1004139

SANDIA INDIAN LAND

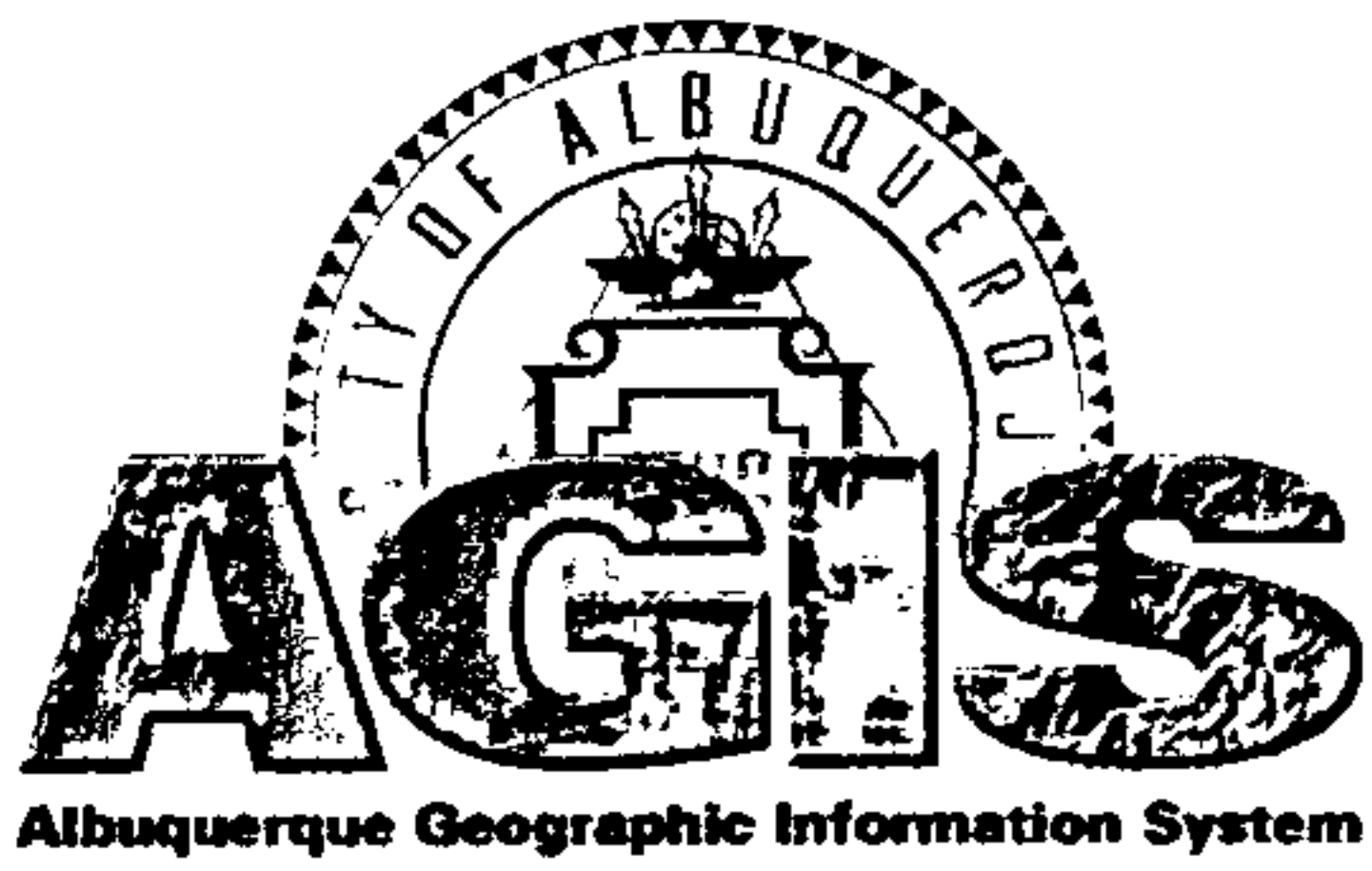
SANDIA INDIAN LAND

TRAMWAY

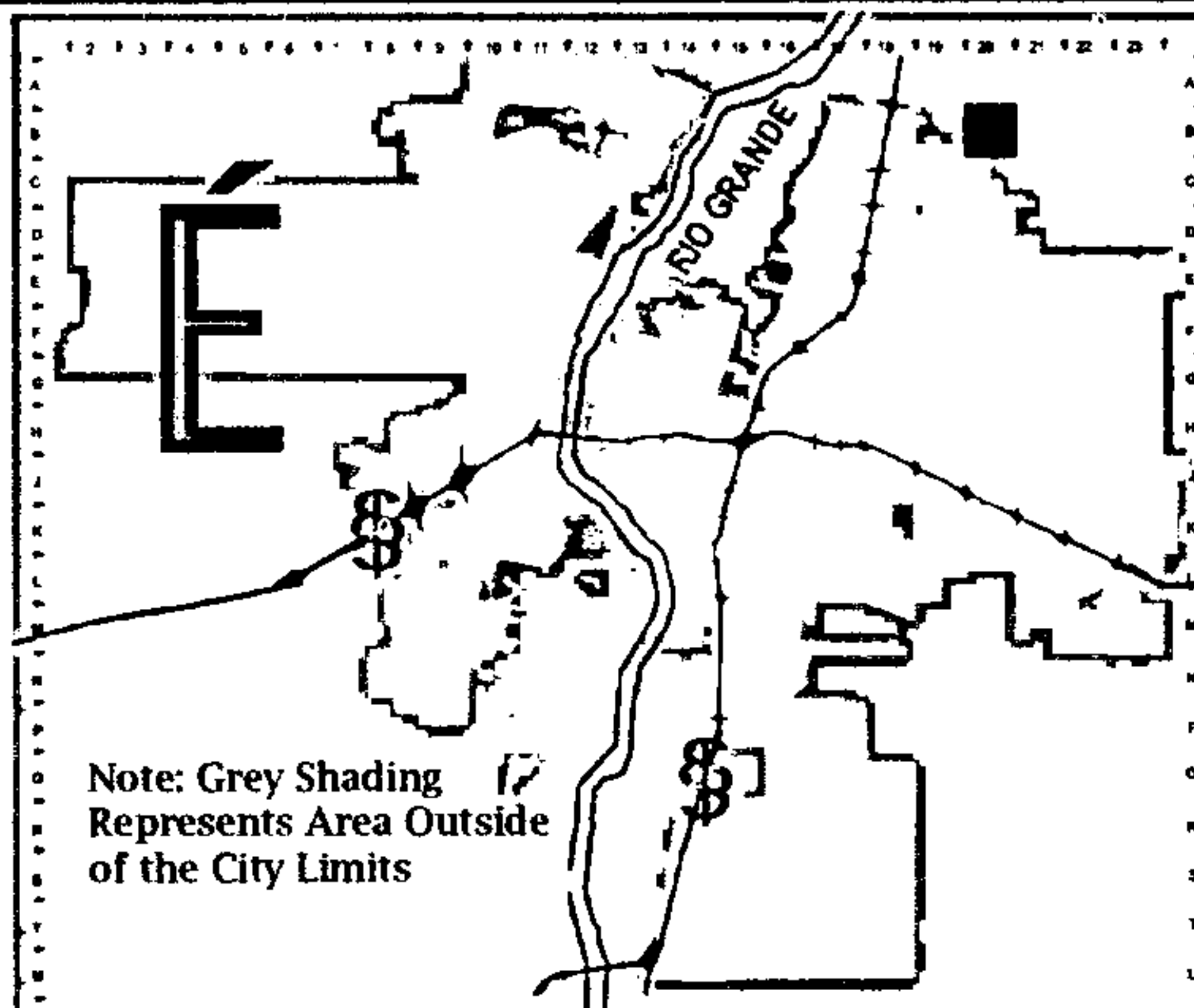
RD



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



Map amended through: Apr 18, 2005

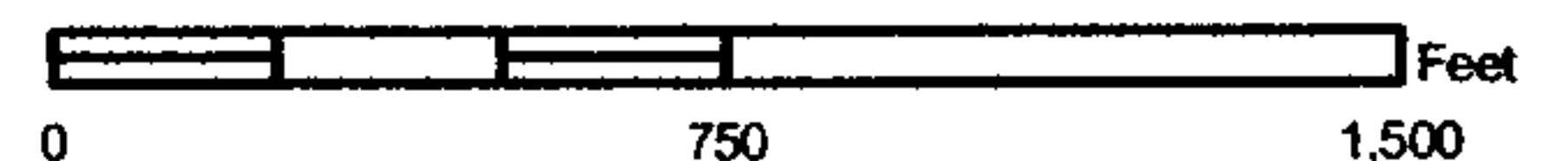


Zone Atlas Page:

B-20-Z

Selected Symbols

- Outside City Limits
- Sector Plans
- Design Overlay Zones
- City Historic Zone
- KKKH-1 Buffer Zone
- Petroglyph Mon.
- Escarpment
- 2 Mile Airport Zone
- Airport Noise Contours
- Wall Overlay Zone



198

Dennis King 11-3-05
888-6088

No. of Lots:
Nearest Major Streets

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 1st day of November, 2005, by and between the City of Albuquerque, New Mexico ("City"), a municipal corporation, whose address is P. O. Box 1293 (One Civic Plaza), Albuquerque, New Mexico 87103, and Steven G. Slick, Mary Lou Sand, husband & wife ("Subdivider"), a [state the type of business entity, for instance, "New Mexico corporation," "general partnership," "joint venture," "individual," etc.:] INDIVIDUALS, whose address is 10112 SAN BERNARDINO NE, ALBU, NM 87122 and whose telephone number is 821-4222, 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:] Lots 27-28-29, Blk 17, T-1, UNIT 3, NAA, recorded on 9-10-31 in the records of the Bernalillo County Clerk at Book 2, pages 121 through 131 (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:] Steven G. Slick, Mary Lou Sand Owner).

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

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

2. Improvements and Construction Deadline. The Subdivider agrees to install and complete the public and/or private improvements described in Exhibit A, the required infrastructure listing ("Improvements"), to the satisfaction of the City, on or before the 12 day of April, 2006 ("Construction Completion Deadline"), at no cost to the City. The Improvements are shown in greater detail on the Subdivider's proposed and approved plans, which have been filed with the City Engineer and are identified as Project No. 768481.

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



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

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

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

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

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

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

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

A. Construction Surveying. Construction surveying for the construction of the public Improvements shall be performed by Aldrich Land Survey, and construction surveying of the private Improvements shall be performed by ALDRICH LAND SURVEY. 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 BRASHER & LORENZ, and inspection of the private Improvements shall be performed by BRASHER & LORENZ, 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

Mary Herrera
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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 ENGINEERING, and field testing of the private Improvements shall be performed by EARTHWORKS ENGINEERING, 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:"

IRREVOCABLE LETTER OF CREDIT

Type of Financial Guaranty: MERRILL LYNCH BANK 201275
Amount: \$ 247,450.70 Name of Financial Institution or Surety
Date City first able to call Guaranty: APRIL 12, 2006
[Construction Completion Deadline]: APRIL 12, 2006 20
If Guaranty other than a Bond, last day City able to call Guaranty is:
JUNE 12, 2006
Additional information: _____

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

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



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

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

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

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

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

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

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

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

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



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

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

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

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

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

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

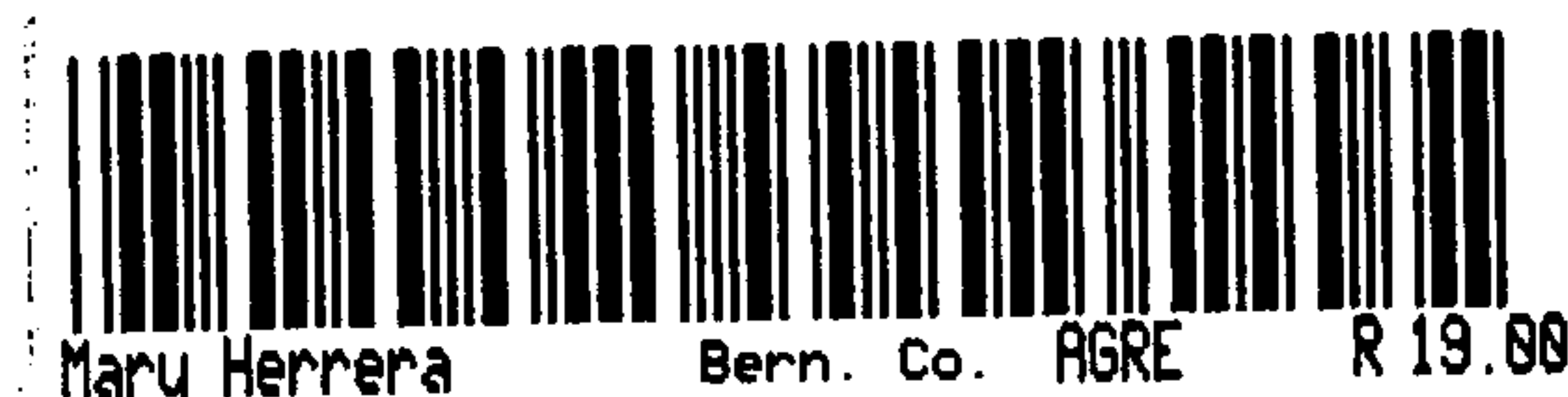
17. Changes to Agreement. Changes to this Agreement are not binding unless made in writing, signed by both parties.

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

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

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

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



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

SUBDIVIDER: Steven G. Sand
By [Signature]: Mary Lou Sand
Name: STEVEN G. SAND & MARY LOU SAND
Title: INDIVIDUAL OWNERS
Dated: 10/17/05

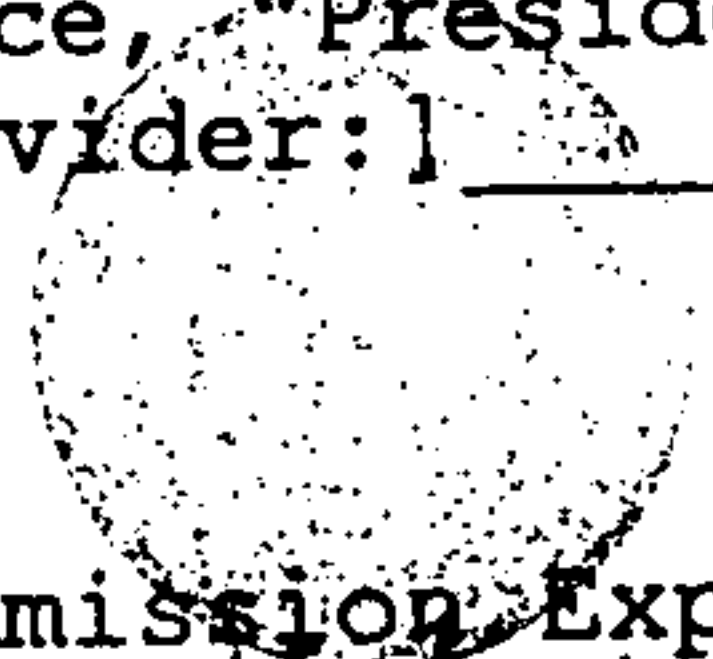
CITY OF ALBUQUERQUE
[Signature]
City Engineer
Dated: 11-01-05

[Signature]
10-26-05

SUBDIVIDER'S NOTARY

STATE OF New Mexico)
COUNTY OF Bernalillo) ss.

This instrument was acknowledged before me on 17th day of October, 2005 by [name of person:] Steven Sand / Mary Lou Sand, [title or capacity, for instance, "President" or "Owner":] INDIVIDUAL OWNERS of [Subdivider:] INDIVIDUAL OWNERS



JULIE A. CORDOVA
NOTARY PUBLIC-STATE OF NEW MEXICO

[Signature]
Notary Public

My Commission Expires: 2/27/08
2/27/08

CITY'S NOTARY

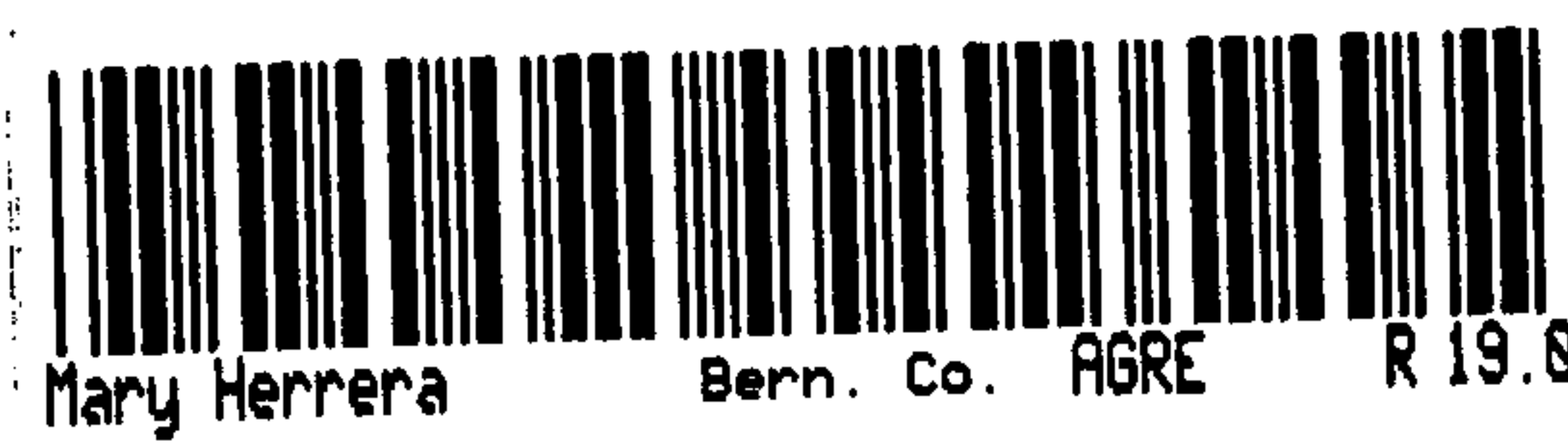
STATE OF NEW MEXICO)
COUNTY OF BERNALILLO) ss.

This instrument was acknowledged before me on 1st day of November, 2005 by Richard Bourke, City Engineer of the City of Albuquerque, a municipal corporation, on behalf of said corporation.

[Signature]
Notary Public

My Commission Expires: 11-25-2007

EXHIBIT A AND POWER OF ATTORNEY ATTACHED



2005164389
6360439
Page: 6 of 6
11/03/2005 12:02P
Bk-A106 Pg-3939

ORIGINAL

INFRASTRUCTURE LIST

EXHIBIT "A"

TO SUBDIVISION IMPROVEMENTS AGREEMENT

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

MODESTO SEVEN

Date Submitted: 5.31.06
 Date Site Plan Approved: N/A
 Date Preliminary Plat Approved: 7/13/05
 Date Preliminary Plat Expires: 7/13/06
 DRB Project No.: 1004139
 DRB Application No.: 05 DPT-00668

00969

△ 10-19-05

PROPOSED NAME OF PLAT AND/OR SITE DEVELOPMENT PLAN

LOTS 27, 28 + 29, BLOCK 17, TRACT 1, UNIT 3, NORTH ALBUQUERQUE ACRES

EXISTING LEGAL DESCRIPTION PRIOR TO PLATTING ACTION

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

SIA Sequence #	COA DRC Project #	Size	Type of Improvement	Location	From	To	Private Inspector	City Inspector	City Cnst Engineer
B-1	768481	30"	INCLUDING BIKE LANE MAJOR LOCAL	MODESTO AVE	WEST PL LOT 1	EAST PL LOT 7	/	/	/
		8"	RESIDENTIAL STREET (500' LONG / 4' C&G T.S.V.) WATER LINE	MODESTO AVE	EXISTING STUBS	EAST PL LOT 7	/	/	/
		8"	SANITARY SEWER	MODESTO AVE	EXISTING STUBS	EAST PL LOT 7	/	/	/
		30"	STORM SEWER AND AREA DRAIN	MODESTO AVE	EXISTING STUBS	LOT 4 EAST PL APPROX 600'	/	/	/
		18"	PRIVATE STORM SEWER AND AREA DRAIN	LOT 7	ALONG EAST PL TO EL CAMINO		/	/	/
		NA	TYPE 'A' INLET WITH 18" SD.	MODESTO AVE	WEST PL LOT 1	EXIST SD MH	/	/	/
		NA	ACCESS KNUCKLE RESIDENTIAL STREET	MODESTO AVE	LOT 1	LOT 4	/	/	/
		NA	ACCESS KNUCKLE RESIDENTIAL STREET	MODESTO AVE	LOTS 5	LOT 7	/	/	/
		8" 4"	WATERLINE STUBS	MODESTO AVE	AT EACH KNUCKLE		/	/	/

ORIGINAL

SIA Sequence #	COA DRC Project #	Size	Type of Improvement	Location	From	To	Private Inspector	City Inspector	City Cnst Engineer
B-1	768481	8"	SANITARY SEWER STUBS	MODESTO AVE	AT EACH	KNUCKLE	/	/	/
			ENGINEER'S CERTIFICATION OF THE GRADING PLAN						
			REQUIS FOR RELEASE OF THE SIA + FINANCIAL						
		30'	TEMPORARY PAVING w AC CURB BOTH SIDES	Modesto	E R Lot 7 (Modesto 7)	E R Lot 25 (NAA)	/	/	/
							/	/	/

(4' SW @ KNUCKLE) Δ

- NOTES
- ALL ACCESS IMPROVEMENTS SHALL INCLUDE CURBS + GUTTER, 6' SIDEWALK, ACCESS RAMPS, ONE-HALF WIDTH PAVEMENT SECTION AND TEMPORARY PAVEMENT TRANSITIONS, PER DRC.
 - ALL WATER & SANITARY SEWER IMPROVEMENTS TO INCLUDE, MANHOLES, PIPES, HYDRANTS, VALVES AND SERVICES PER DRC.
 - ALL DRAINAGE IMPROVEMENTS TO INCLUDE MANHOLES, INLETS, PIPES AND EROSION CONTROL PER DRC.

AGENT / OWNER	DEVELOPMENT REVIEW BOARD MEMBER APPROVALS	
DENNIS A. LORENZ NAME (print)	<i>Matson</i> 7/13/05 DRB CHAIR - date	<i>Christina Sandoval</i> 7/13/05 PARKS & GENERAL SERVICES - date
B RASITER + LORENZ FIRM	<i>[Signature]</i> 7-13-05 TRANSPORTATION DEVELOPMENT - date	AMAFCA - date
<i>[Signature]</i> 5.31.05 SIGNATURE - date	<i>Roger & Queen</i> 7/13/05 UTILITY DEVELOPMENT - date	- date
MAXIMUM TIME ALLOWED TO CONSTRUCT THE IMPROVEMENTS WITHOUT A DRB EXTENSION:	<i>Bradley L. Bigham</i> 7/13/05 CITY ENGINEER - date	- date

DESIGN REVIEW COMMITTEE REVISIONS

REVISION	DATE	DRC CHAIR	USER DEPARTMENT	AGENT / OWNER
Δ	10/19/05	<i>MAZ</i>	<i>Paul Bil / MAZ</i>	<i>[Signature]</i>

FINANCIAL GUARANTY AMOUNT

08/31/2005

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

Project Description:

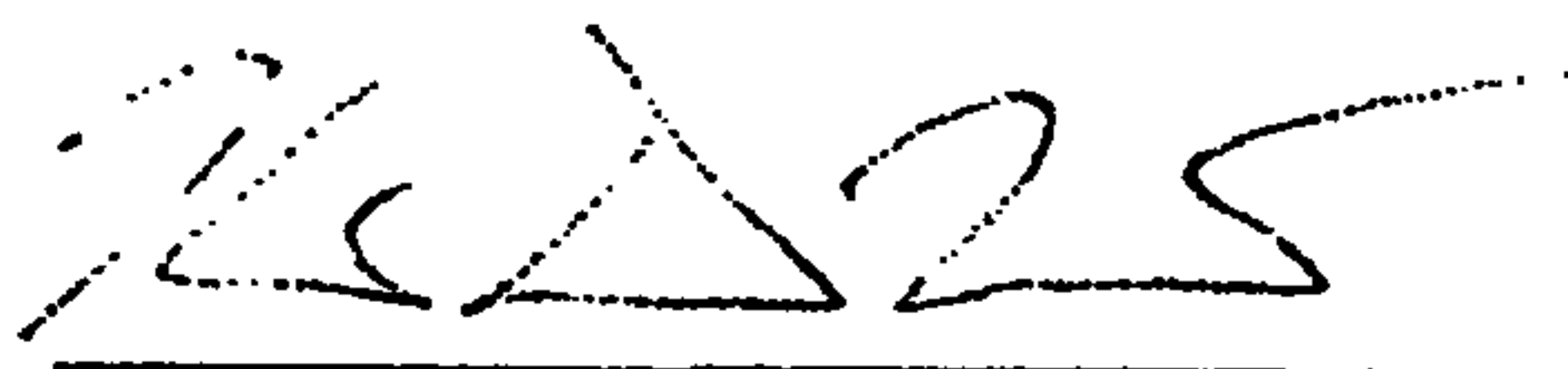
Project ID #: 768481, Modesto Seven Subdivision, Phase/Unit #: 1

Requested By: **Dennis Lorenz, P.E.**

Approved estimate amount:		\$155,234.52
Contingency Amount:	10.00%	\$15,523.45
Subtotal:		\$170,757.97
NMGRT	6.75%	\$11,526.16
Subtotal:		\$182,284.13
Engineering Fee	6.60%	\$12,030.75
Testing Fee	2.00%	\$3,645.68
Subtotal:		\$197,960.56
FINANCIAL GUARANTY RATE		1.25
Retainage Amount:		\$0.00
TOTAL FINANCIAL GUARANTY REQUIRED		<u>\$247,450.70</u>

APPROVAL:

DATE:



8/31/05

Notes: 10% contingency plans not approved. Certification of grading and drainage prior to release of FG.



Merrill Lynch Bank USA

Irrevocable Standby Letter of Credit No 201275

15 W. South Temple, Ste. 300
Salt Lake City, Utah 84101
801 526 8300
800 635 5281
FAX 801 521 6466
FAX 801 363 8611

ISSUE DATE: October 13, 2005

BENEFICIARY

James B. Lewis
Chief Administrative Officer
City of Albuquerque
P.O. Box 1293
Albuquerque, NM 87103

APPLICANT

Steven G. Slick and Mary Lou Sahd
10112 San Bernardino NE
Albuquerque, NM 87122

RE: City of Albuquerque Project Number 768481
Project Name: Modesto Seven Subdivision

AMOUNT: \$247,450.70

EXPIRY DATE: June 12, 2006
At Merrill Lynch Bank USA
Letter of Credit Dept.
15 W. South Temple, Ste. 300
Salt Lake City, Utah 84101

MERRILL LYNCH BANK USA IRREVOCABLE STANDBY LETTER OF CREDIT NO: 201275

Dear Mr. Lewis:

This letter is to advise the City of Albuquerque ("City") that, at the request of Steven G. Slick and Mary Lou Sahd, Merrill Lynch Bank USA in Salt Lake City, Utah ("Bank") has established an Irrevocable Letter of Credit in the sum of Two Hundred Forty Seven Thousand Four Hundred Fifty and 70/100 U.S. Dollars (\$247,450.70) ("Letter of Credit") for the exclusive purpose of providing the financial guarantee which the City requires Steven G. Slick and Mary Lou Sahd ("Subdivider") to provide for the installation of the improvements, which must be constructed at Modesto Seven Subdivision, Project Number 768481. 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 11-3-05 in the records of the Clerk of Bernalillo County, New Mexico in Book Misc. A106, at pages 3937 to 3937, as amended ("Agreement").

A Draft or Drafts for any amount up to, but not in excess of Two Hundred Forty Eight Thousand and No/100 U.S. Dollars (\$247,450.70) is/are available at sight at Merrill Lynch Bank USA, Letter of Credit Department, 15 West South Temple, Suite 300, Salt Lake City, Utah 84101 between October 13, 2005 and June 12, 2006.

When presented for negotiation, the Draft(s) is/are to be accompanied by the city's notarized certification stating: "1) Steven G. Slick and Mary Lou Sahd have 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 13, 2005 and June 12, 2006.

The Draft(s) drawn under this Credit must contain the clause: "Drawn under Letter of Credit No. 201275 of Merrill Lynch Bank USA, Salt Lake City, Utah, dated October 13, 2005, 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 the earlier of:

1. Sixty (60) days after the City accepts the completed improvements specified in the Agreement; or
2. City notification of Steven G. Slick and Mary Lou Sahd's failure to comply with the terms of the Agreement and payment by Fed Wire from Merrill Lynch Bank USA 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 June 12, 2006; 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 4:00 o'clock p.m., Utah time on June 12, 2006.

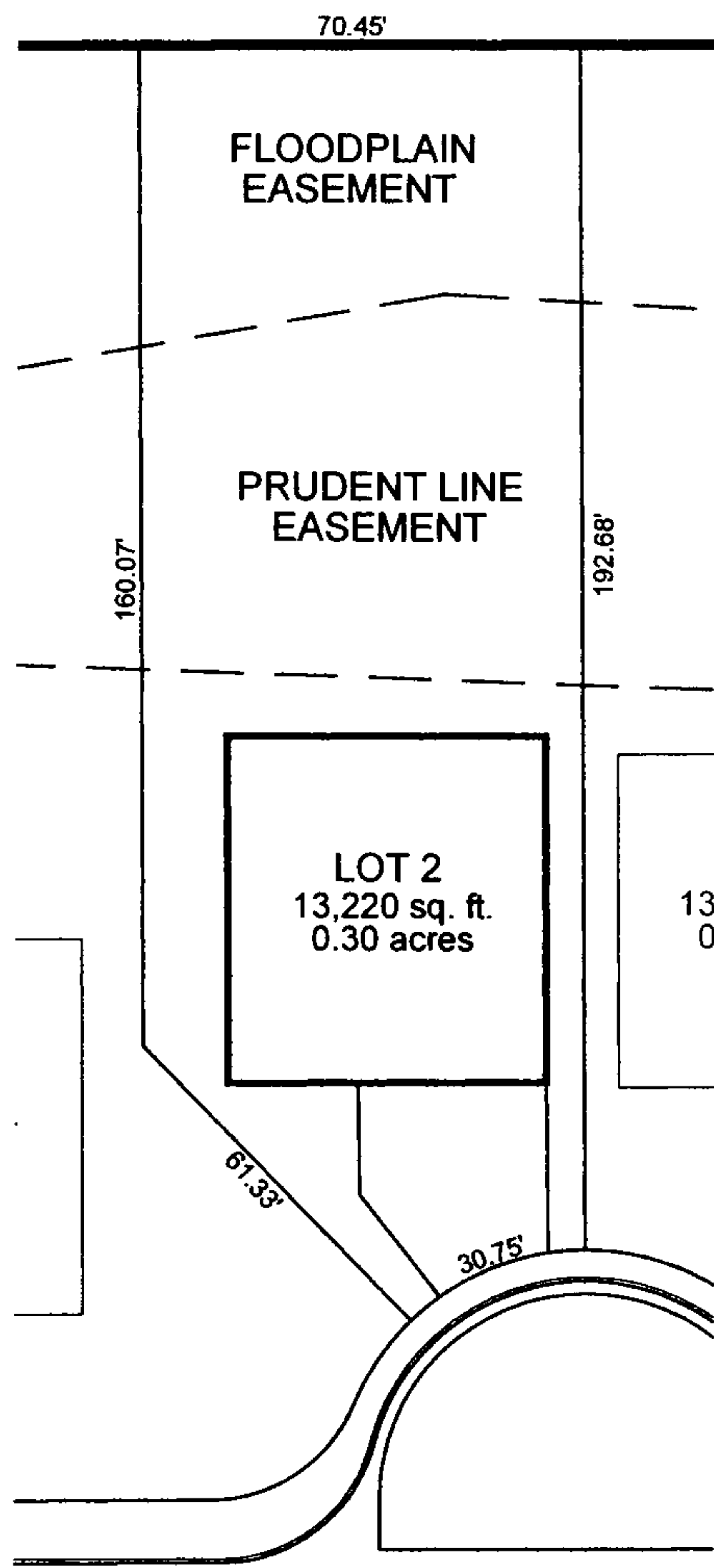
This Credit is subject to the Uniform Customs and Practice for Documentary Credits (1993 Revision), International Chamber of Commerce Publication No. 500.

MERRILL LYNCH BANK USA

By: Marilee Bingham
Title: Vice President

MODESTO SEVEN
 TYPICAL SITE PLAN AND
 OPEN SPACE CALCULATIONS
 JANUARY 31, 2006

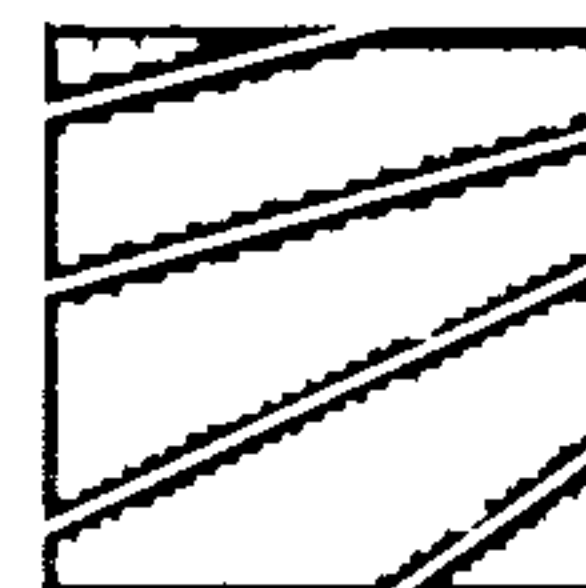
PROJECT 1004139
 05 DRB 00668



MODESTO AVE NE

TYPICAL SITE PLAN
 NTS

TYPICAL LOT DATA	
LOT AREA	13,220 SF
PAD AREA (50'X60')	6,000 SF
DRIVE AREA (25'X30')	750 SF
PROVIDED OPEN SPACE	9,470 SF
REQUIRED OPEN SPACE	2,450 SF



BRASHER & LORENZ
 CONSULTING ENGINEERS

2201 San Pedro NE, Building 1, Suite 1200
 Albuquerque, New Mexico 87110
 Ph: 505-888-6088 Fax: 505-888-6188

MODESTO SEVEN
OPEN SPACE CALCULATIONS
PROJECT 1004139
05DRB00668
1/31/2006

LOT	LOT AREA AC	LOT AREA SF	BUILDING AREA SF	DRIVE AREA SF	PROVIDED OPEN SPACE SF
1	0.4194	18269	3000	750	14519
2	0.3035	13220	3000	750	9470
3	0.3030	13199	3000	750	9449
4	0.4190	18252	3000	750	14502
5	0.3809	16592	3000	750	12842
6	0.3069	13369	3000	750	9619
7	0.3919	17071	3000	750	13321

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

PAID RECEIPT

APPLICANT NAME STEVE SLICK
AGENT BRASHER & LORENZ
ADDRESS 2201 SAN PEDRO NE
PROJECT & APP # 1004139 / 06 DRB 00129
PROJECT NAME MODESTO SEVEN

\$ 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.

KLIMEK COMMUNICATIONS CORP. 08-97 3281
4525 JAMAICA DR. N.E. PH. 275-8991
ALBUQUERQUE, NM 87111-2837 Date 1/31/06 95-32/1070 NM 1121

Pay to the order of City of Albuquerque \$ 20.00
Twenty and no/100 Dollars

Bank of America Bank of America Advantage®
ACH R/T 107000327 For Modesto 7 RECEIVED 1/31/2006
1: 107000327: 000157292228 3281

DUPLICATE
City of Albuquerque
Treasury Division
12:10PM LOC: ANNX
1838 WSH 008 TRANS: 0033
Fund 0110
TRSCCS
\$20.00
J24 Misc
\$20.00

CK \$20.00
CHANGE \$0.00

Thank You

\$670.00

\$885.00

TRSLJS

Fund 0110

RECEIPT# 00043986 WSH 007 TRANS# 0020

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

6/7/2005 12:06PM

PAID RECEIPT

Treasury Division
City of Albuquerque

DUPLICATE
City of Albuquerque
Treasury Division

6/7/2005 12:05PM LOC: ANNX
RECEIPT# 00043985 WSH 007 TRANS# 0020
Account 441032 Fund 0110
Activity 3424000
Trans Amt \$885.00
J24 Misc

Thank You

APPLICANT NAME

Steve Slick

AGENT

Brasher + Lorenz

ADDRESS

2201 San Pedro NE

PROJECT & APP #

1004139 / 05 DRB 00969

PROJECT NAME

\$ 20.00 441032/3424000 Conflict Management Fee

\$ 670.00 441006/4983000 DRB Actions

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

\$ 75.00 441018/4971000 Public Notification

\$ 120 441006/4983000 DRAINAGE PLAN REVIEW OR TRAFFIC IMPACT STUDY***
(X) Major/Minor Subdivision () Site Development Plan () Bldg Permit
() Letter of Map Revision () Conditional Letter of Map Revision
() Traffic Impact Study

\$ 885.00 TOTAL AMOUNT DUE

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

6/7/2005 12:06PM
RECEIPT# 00043987 WSH 007 TRANS# 0020
Account 441032 Fund 0110
Activity 4971000
Trans Amt \$885.00
J24 Misc

BRASHER & LORENZ, INC.
CONSULTING ENGINEERS
SAN PEDRO NE BUILDING 1 SUITE 1200
ALBUQUERQUE, NM 87110
(505) 88-6088

NEW MEXICO BANK & TRUST
ALBUQUERQUE, NM 87103
95-654-1070

5541

6.7.05

PAY TO THE ORDER OF

CITY OF ALBUQUERQUE
City of Albuquerque
Treasury Division

SIX HUNDRED EIGHTY FIVE

DOLLARS

6/7/2005 12:06PM LOC: ANNX
RECEIPT# 00043988 WSH 007 TRANS# 0020
Account 441006 Fund 0110
Activity 4983000 TRSLJS
Trans Amt \$885.00
J24 Misc \$120.00
CK \$885.00
CHANGE \$0.00

MEMO 05510 P. PLMT

005541 10700654 10 6 10 435 0

Thank You

Security Features Included. Details on back.

7005 0390 0006 3773 7144

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 87122

Postage	\$ 1.06	UNIT ID: 0110 JUN 7 2005 Postmark Here Clerk: TULLING 06/07/05
Certified Fee	2.30	
Return Receipt Fee (Endorsement Required)	1.75	
Restricted Delivery Fee (Endorsement Required)		
Total Postage & Fees	\$ 5.11	

Sent To *Jackie McDowell*

Street, Apt. No. or PO Box No. *7620 Beverly Hills NE*

City, State, ZIP+4 *Alb. NM 87122*

PS Form 3800, June 2002 See Reverse for Instructions

7005 0390 0006 3773 7359

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ALBUQUERQUE, NM 87122

Postage	\$ 1.06	UNIT ID: 0110 JUN 7 2005 Postmark Here Clerk: TULLING 06/07/05
Certified Fee	2.30	
Return Receipt Fee (Endorsement Required)	1.75	
Restricted Delivery Fee (Endorsement Required)		
Total Postage & Fees	\$ 5.11	

Sent To *Cynthia Reinbold*

Street, Apt. No. or PO Box No. *11300 Oakland NE*

City, State, ZIP+4 *Alb. NM 87122*

PS Form 3800, June 2002 See Reverse for Instructions

ALBUQUERQUE, NM 87122
 JUN 7 2005
 JUN 7 2005
 JUN 7 2005

ORIGINAL

SIA Sequence #	COA DRC Project #	Size	Type of Improvement	Location	From	To	Private Inspector	City Inspector	City Cnst Engineer
		8"	SANITARY SEWER STUBS	MODESTO AVE	AT EACH	KNUCKLE	/	/	/
			ENGINEER'S CERTIFICATION OF THE GRADING PLAN				/	/	/
			METHOD FOR RELEASE OF THE SIA + FINANCIAL GUARANTEE.				/	/	/
		30' ▲	Temp paving w AC curb both sides	E R Lot 7 Modesto	E R Lot 7 (Modesto 7)	E R Lot 25 (NAA)	/	/	/
							/	/	/

(4' sw @ knuckle) ▲

- NOTES
- ALL ACCESS IMPROVEMENTS SHALL INCLUDE CURBS + GUTTER, 6' SIDEWALK, ACCESS RAMPS, ONE-HALF WIDTH PAVEMENT SECTION AND TEMPORARY PAVEMENT TRANSITIONS, PER DRC.
 - ALL WATER & SANITARY SEWER IMPROVEMENTS TO INCLUDE, MANHOLES, PIPES, HYDRANTS, VALVES AND SERVICES PER DRC.
 - ALL DRAINAGE IMPROVEMENTS TO INCLUDE MANHOLES, INLETS, PIPES AND EROSION CONTROL PER DRC.

AGENT/OWNER | DEVELOPMENT REVIEW BOARD MEMBER APPROVALS

DENNIS A. LORENZ

NAME (print)

Matson 7/13/05
DRB CHAIR - date

Christina Sandoval 7/13/05
PARKS & GENERAL SERVICES - date

BRASITER + LORENZ

FIRM

WJG 5.31.05
SIGNATURE - date

Staff Sgt 7-13-05
TRANSPORTATION DEVELOPMENT - date

Roger & Queen 7/13/05
UTILITY DEVELOPMENT - date

AMAFCA - date

- date

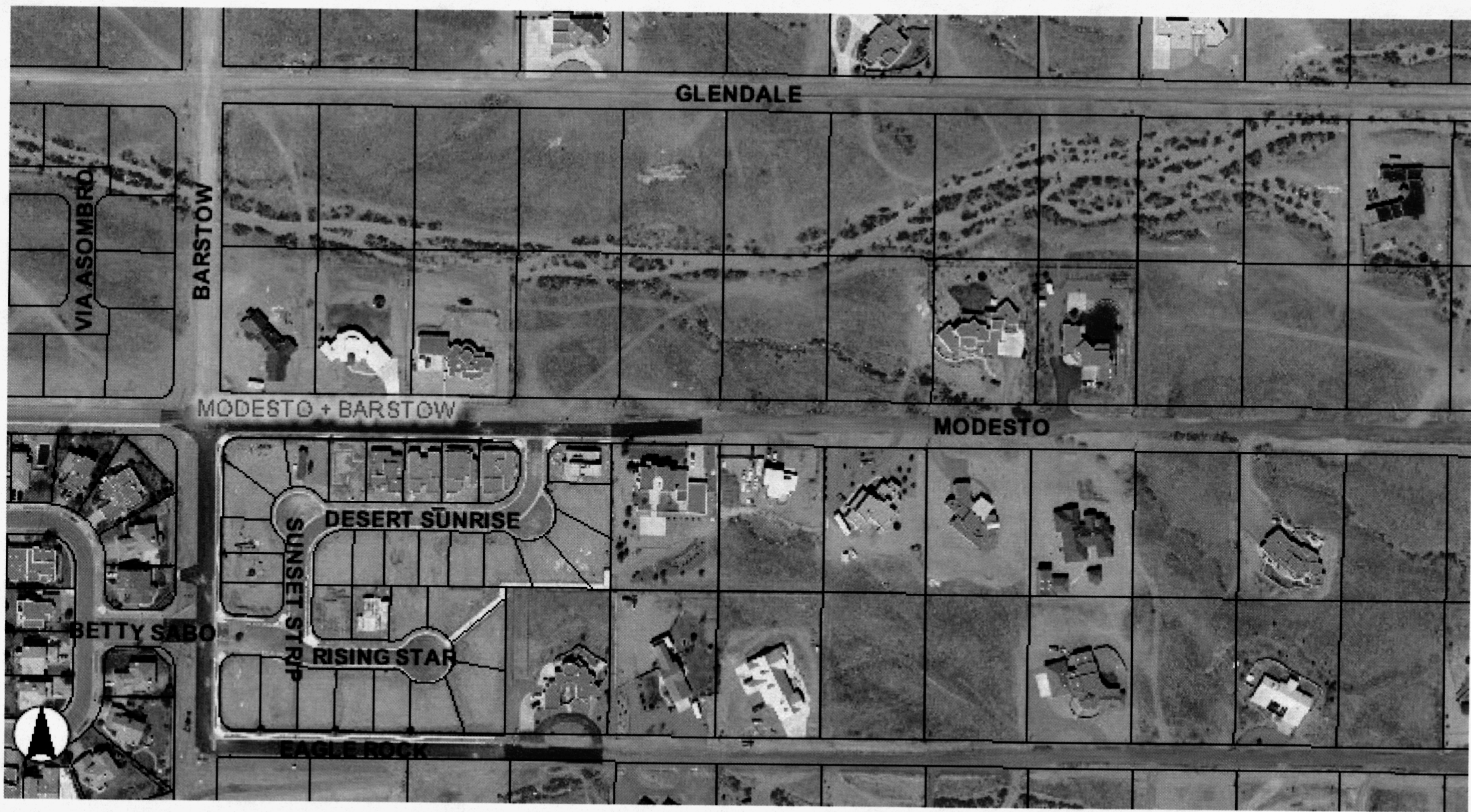
- date

MAXIMUM TIME ALLOWED TO CONSTRUCT THE IMPROVEMENTS WITHOUT A DRB EXTENSION:

Bradley L. Bynum 7/13/05
CITY ENGINEER - date

DESIGN REVIEW COMMITTEE REVISIONS

REVISION	DATE	DRC CHAIR	USER DEPARTMENT	AGENT/OWNER
▲	10/19/05	<i>WJG</i>	<i>Paul Bil / MA</i>	<i>WJG</i>



*** TX REPORT ***

TRANSMISSION OK

TX/RX NO 3678
CONNECTION TEL 98886188
SUBADDRESS
CONNECTION ID
ST. TIME 06/28 14:58
USAGE T 00'43
PGS. 2
RESULT OK

City of Albuquerque
Planning Department
505-924-3900 (main number)
505-924-3864 (fax number - 2nd Level)
505-924-3440 (fax number - 4th Floor)
Development and Building Services (One Stop Shop)
600 2nd Street NW
Albuquerque, NM 87102

**City of Albuquerque
Planning Dept.
Dev. & Bldg. Svcs.**

Fax

To: Dennis A. Lopez From: Andrew Garcia

Fax: 888-6188 Pages Sent: (including this page) 2

Phone: 888-6088 Date: 6/28/05

Time: 2:55

Urgent For Review Please Comment Please Reply Please Recycle

Comments:

Project # 1004139

SEE PAGE 2 . . .



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

PAGE 2

Project # 1004139

05DRB-00969 Major-Preliminary Plat Approval

BRASHER & LORENZ agent(s) for STEVE SLICK request(s) the above action(s) for all or a portion of Lot(s) 27, 28 & 29, and Tract(s) 1, Block(s) 17, Tract(s) 1, NORTH ALBUQUERQUE ACRES, UNIT 3 (to be known as **MODESTO SEVEN**) zoned R-D, 3DU/ACRE, located on MODESTO AVE NE, between BARSTOW NE and VENTURA NE containing approximately 3 acre(s). [REF: 05DRB-00668] (B-20)

Property is in the La Cueva Sector Development Plan area. However, the density (lots over 5,00 square feet) does not require a Site Development Plan.

Are the perimeter walls planned for Lots 1, 4, 5 & 7? If so, an approved design is required before preliminary plat is approved.

Project # 1004272

05DRB-01033 Major-Preliminary Plat Approval

05DRB-01038 Minor-Sidewalk Waiver

05DRB-01039 Minor-Temp Defer SDWK

ISAACSON & ARFMAN agent(s) for CURB INC request(s) the above action(s) for Tract(s) 16D, BULK LAND PLAT, Tract(s) 16-A, 16-B, 16-C, 16-D, 16-E & 16-F, (to be known as **EL RANCHO GRANDE, UNIT 17**) zoned R-D residential and related uses zone, developing area, located on GIBSON BLVD SW, between MESSINA DR SW and DELGADO DR SW containing approximately 3 acre(s). (N-8)

Perimeter walls:

- Where do wall sections begin?
- The DRB project number is missing on the drawing.
- Revisions needed prior to preliminary plat approval.

No objection once walls are approved.

City of Albuquerque



DEVELOPMENT/ PLAN REVIEW APPLICATION

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

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

APPLICANT INFORMATION:

NAME: STEVE SLICK PHONE: 258-2211
 ADDRESS: 10112 SAN BERNARDINO NE FAX: 821-0098
 CITY: ALBQ STATE NM ZIP 87122 E-MAIL: -
 Proprietary interest in site: OWNER List all owners: _____
 AGENT (if any): BRASHER + LORENZ PHONE: 888-6088
 ADDRESS: 2201 SAN PEDRO NE FAX: 888-6188
 CITY: ALBQ STATE NM ZIP 87110 E-MAIL: -

DESCRIPTION OF REQUEST: PRELIMINARY PLAT, INFRASTRUCTURE LIST
GRADING PLAN APPROVAL

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

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

Lot or Tract No. LOTS 27, 28 + 29 TRACT 1 Block: 17 Unit: 3
 Subdiv. / Adn. NORTH ALBUQUERQUE ACRES TRK MODESTO SEVEN
 Current Zoning: R.D. 3 DU/AC Proposed zoning: SAME
 Zone Atlas page(s): B20 No. of existing lots: 3 No. of proposed lots: 7
 Total area of site (acres): 2.64 Density if applicable: dwellings per gross acre: - dwellings per net acre: 2.65
 Within city limits? Yes. No , but site is within 5 miles of the city limits.) Within 1000FT of a landfill? NO
 UPC No. 102006507401730105 MRGCD Map No. -
 LOCATION OF PROPERTY BY STREETS: On or Near: MODESTO AVE NE
 Between: BARSTOW ST and VENTURA ST

CASE HISTORY:

List any current or prior case number that may be relevant to your application (Proj., App., DRB-, AX, Z, V, S, etc.):
OS DRB 00668 PROJ 1004139

Check-off if project was previously reviewed by Sketch Plat/Plan ? or Pre-application Review Team ? . Date of review: 4-27-05

SIGNATURE DENNIS A. LORENZ DATE 5-31-05
 (Print) _____ Applicant Agent

FOR OFFICIAL USE ONLY

Form revised 4/04

<input type="checkbox"/> INTERNAL ROUTING	Application case numbers	Action	S.F.	Fees
<input checked="" type="checkbox"/> All checklists are complete	<u>OSDRB- -00969</u>	<u>PP</u>	<u>5(2)</u>	<u>\$ 670.00</u>
<input checked="" type="checkbox"/> All fees have been collected	_____	<u>CMF</u>	_____	<u>\$ 20.00</u>
<input checked="" type="checkbox"/> All case #s are assigned	_____	<u>ADV</u>	_____	<u>\$ 70.00</u>
<input checked="" type="checkbox"/> AGIS copy has been sent	_____	_____	_____	\$ _____
<input checked="" type="checkbox"/> Case history #s are listed	_____	_____	_____	\$ _____
<input checked="" type="checkbox"/> Site is within 1000ft of a landfill	_____	_____	_____	\$ _____
<input checked="" type="checkbox"/> F.H.D.P. density bonus	_____	_____	_____	Total
<input checked="" type="checkbox"/> F.H.D.P. fee rebate	Hearing date <u>July 13, 2005</u>	_____	_____	<u>\$ 765.00</u>

Project # 1004139

Andrew Garcia

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

- Proposed Preliminary Plat including the Grading Plan (folded to fit into an 8.5" by 14" pocket) 24 copies
 - Proposed Infrastructure List
 - Design elevations & cross sections of perimeter walls 3 copies
 - Zone Atlas map with the entire property(ies) precisely and clearly outlined and crosshatched (to be photocopied)
 - Letter briefly describing, explaining, and justifying the request
 - Property owner's and City Surveyor's signature on the proposed plat
 - FORM DRWS Drainage Report, Water & Sewer availability statement filing information
 - Office of Community & Neighborhood Coordination inquiry response, notifying letter, certified mail receipts
 - Sign Posting Agreement
 - Signed** Pre-Annexation Agreement if Annexation required.
 - TIS/AQIA Traffic Impact Study / Air Quality Impact Assessment form
 - Fee (see schedule)
 - 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.

DENNIS A. LORENZ

 Applicant name (print)
5.31.05

 Applicant signature / date



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

Application case numbers
 05 DRBS - _____ - 00969
 _____ - _____ - _____
 _____ - _____ - _____

Form revised 11/04
Richard Garcia 6-7-05

 Planner signature / date
Project # 1004139



BRASHER & LORENZ, INC.
CONSULTING ENGINEERS

2201 San Pedro NE Bldg 1 Suite 1200 • Albuquerque, NM 87110 • Phone (505) 888-6088 • Fax (505) 888-6188 • www.brasherlorenz.com

May 31, 2005

Sheran Matson, AICP, Chair
Development review Board
City of Albuquerque
Plaza Del Sol
Albuquerque, New Mexico 87102

SUBJECT: LOTS 27, 28, AND 29, BLOCK 17 TRACT 1, UNIT 3
NORTH ALBUQUERQUE ACRES
05 DRB 00668, Project 1004139

Dear Ms Matson:

Submitted herewith for Preliminary Plat approval are the following:

1. DRB Application
2. 24 copies of the Preliminary Plat
3. 24 copies of the Grading Plan
4. Infrastructure Listing
5. TIS/QIA Form
6. One copy of current Zone Atlas page B-20 depicting the project location.
7. Certified Mail receipts proving notification to affected Neighborhood Associations.
8. DRB Sketch Plat comments.

The project consists of the subdivision of Lots 27, 28, and 29, Block 11, Tract 1, Unit 3, North Albuquerque Acres into 7 single-family residential lots. The property is currently zoned RD 3DU/Acre.

If you have any questions, or if I can be of any assistance, please feel free to call.

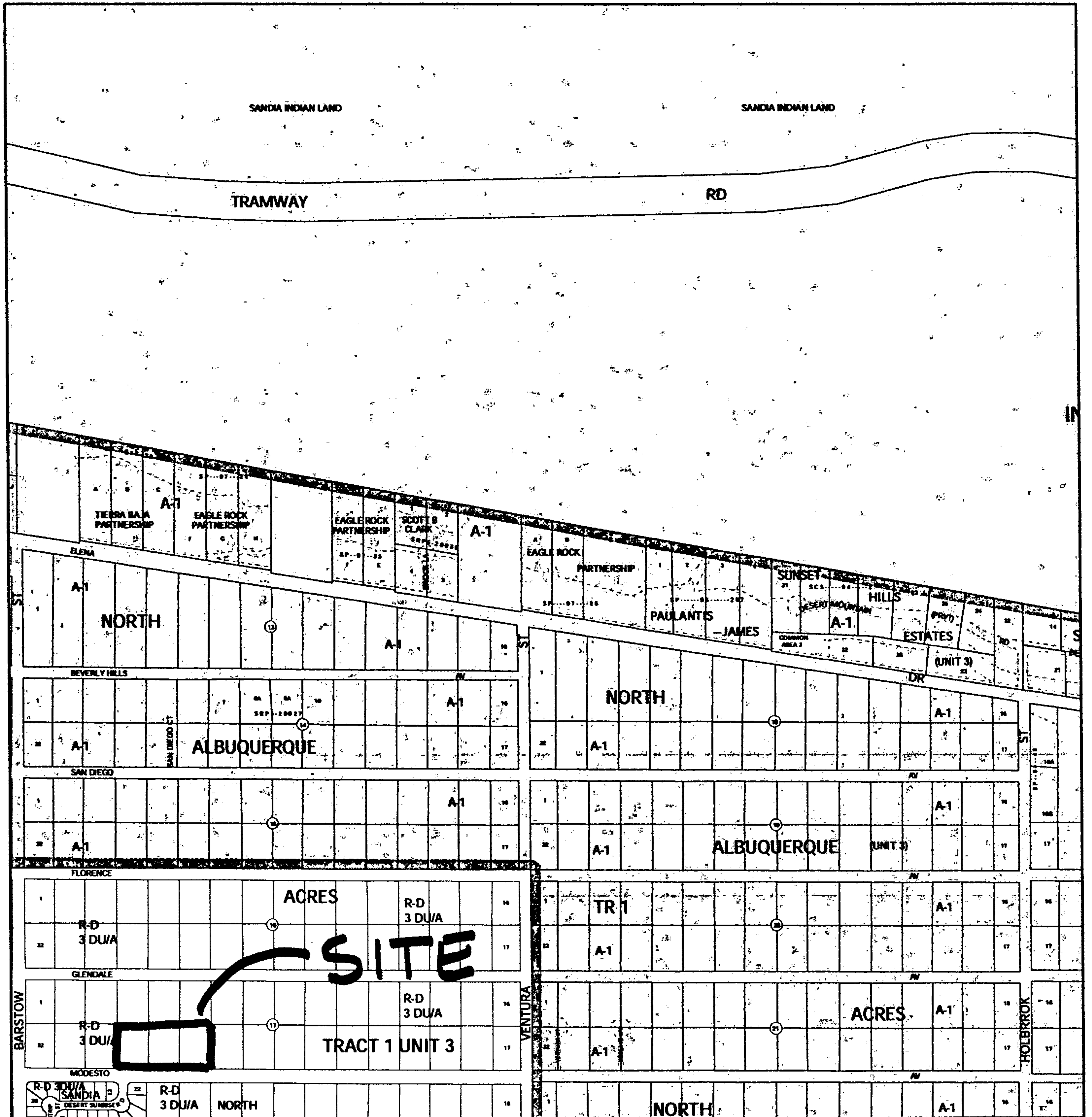
Sincerely,

BRASHER & LORENZ, INC.

Dennis A. Lorenz, PE
Principal

/dl/05510

encl



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

AGIS
Albuquerque Geographic Information System

Note: Grey Shading Represents Area Outside of the City Limits

Zone Atlas Page:
B-20-Z

Selected Symbols

- Outside City Limits
- Petroglyph Mon.
- Sector Plans
- Escarpment
- Design Overlay Zones
- 2 Mile Airport Zone
- City Historic Zone
- Airport Noise Contours
- KKKH-1 Buffer Zone
- Wall Overlay Zone

0 750 1,500 Feet

Map amended through: Apr 18, 2005

CITY OF ALBUQUERQUE

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

APPLICANT: BRENNEKER + LORENZ Date of Request: 5/31/05 Zone Atlas Page(s): 1320

CURRENT: Zoning RD. 3DU/AC Legal Description: Lot or Tract # 27,28,29 Block # 17
Parcel Size (acres/sq.ft.) 2.64 AC Subdivision Name T21, UNIT 3, N. ALBQ
ACRES

REQUESTED CITY ACTION(S):

Annexation
Sector Plan Amendment
Zone Map Amendment
Other PRELIM PLAT

Site Development Plan:

a.) Subdivision d. Building Permit
b.) Building Purposes e. Other
c.) Amendment

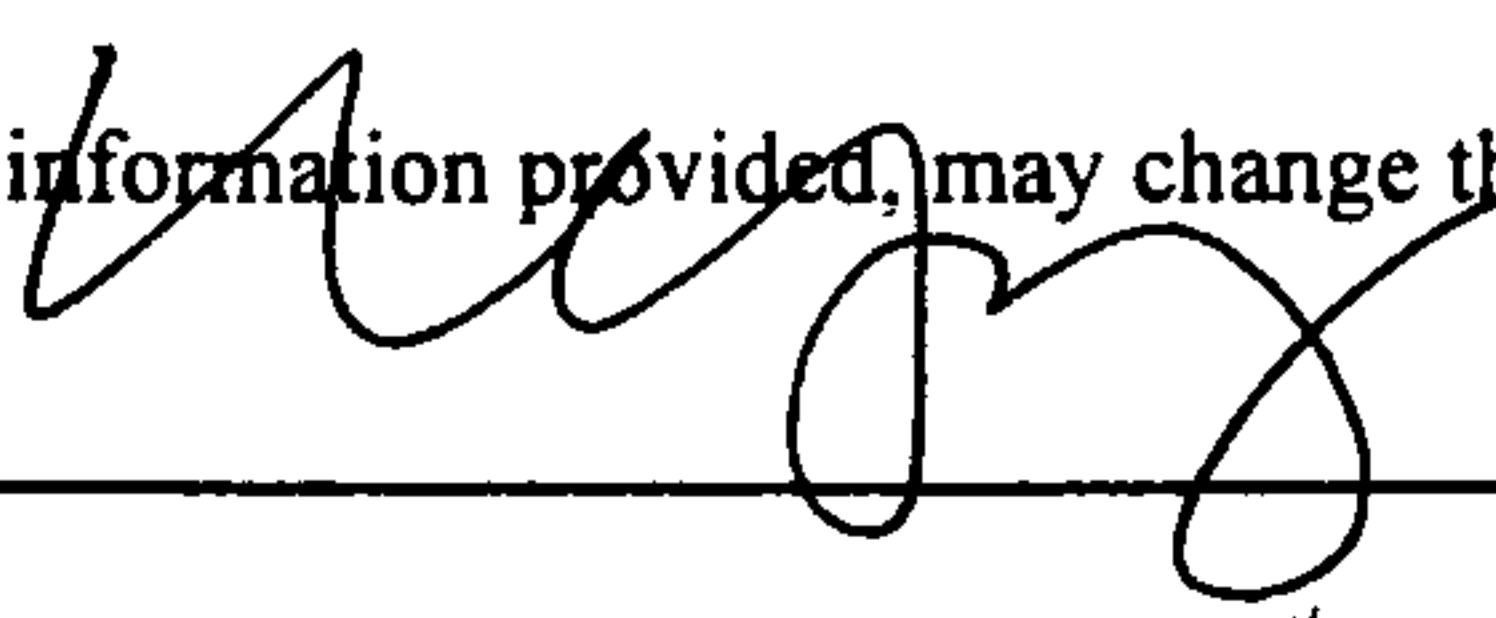
PROPOSED DEVELOPMENT:

No construction/development
New construction
Expansion of existing development

GENERAL DESCRIPTION OF ACTION: 1

Number of units 1
Building size _____ (sq. ft.)

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

Applicant or Agent for the Applicant  Date 5-31-05

TRAFFIC IMPACT STUDY REQUIRED: YES NO BORDERLINE

PUBLIC WORKS DEPT. Transportation Development Division 1st Floor/Plaza del Sol 924-3900

THRESHOLDS MET? YES NO Previously studied Mitigating reasons for not requiring TIS:

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 updated or new TIS.

TRAFFIC ENGINEER _____ DATE _____

AIR QUALITY IMPACT ASSESSMENT MAY BE REQUIRED

Section 14-16-3-14 of 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. No AQIA is required if associated TIS shows intersections functioning at level of service A, B or C.

IF AN AQIA IS REQUIRED: A scoping meeting must be held to define the level of analysis needed and the parameters of the study. The applicant should call 768-2638 or 768-2600 to insure that input is received from the AQD during the scoping of the companion TIS. Note that any subsequent changes to the development proposal identified above may require an updated or new AQIA.

Required TIS and/or AQIA must be completed prior to applying to 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 _____

FORM DRWS: DRAINAGE REPORT / WATER & SEWER AVAILABILITY

THIS FORM IS REQUIRED WITH THE DEVELOPMENT REVIEW BOARD APPLICATION FOR MAJOR SUBDIVISIONS AND SITE DEVELOPMENT PLANS.

PROJECT NAME MODESTO SEVEN
AGIS MAP # B20
LEGAL DESCRIPTION LOTS 27, 28 + 29, BLOCK 17
TRACT 1, UNIT 3
NORTH ALBQ ACRES

 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 ~~5-31-05~~ [date].

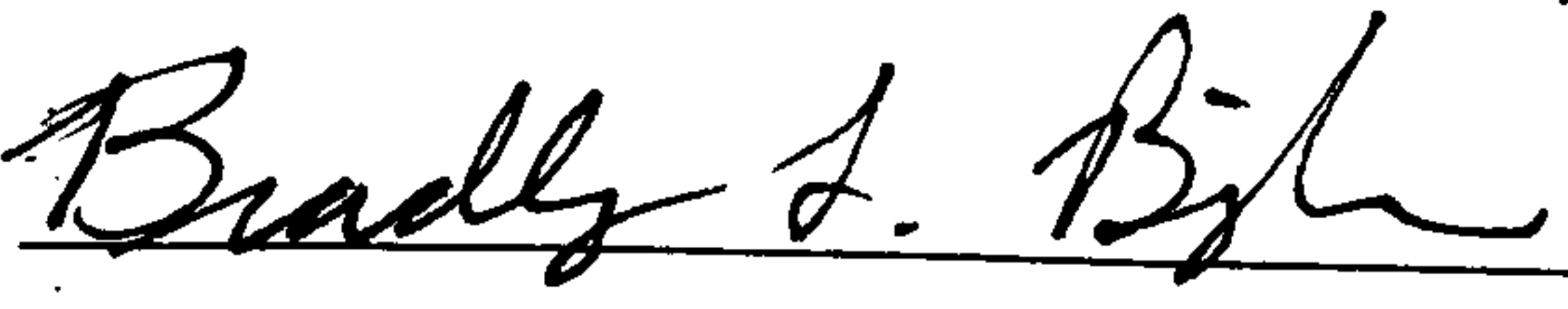
6-7-05



Applicant / Agent

5.31.05

Date



Hydrology Division Representative

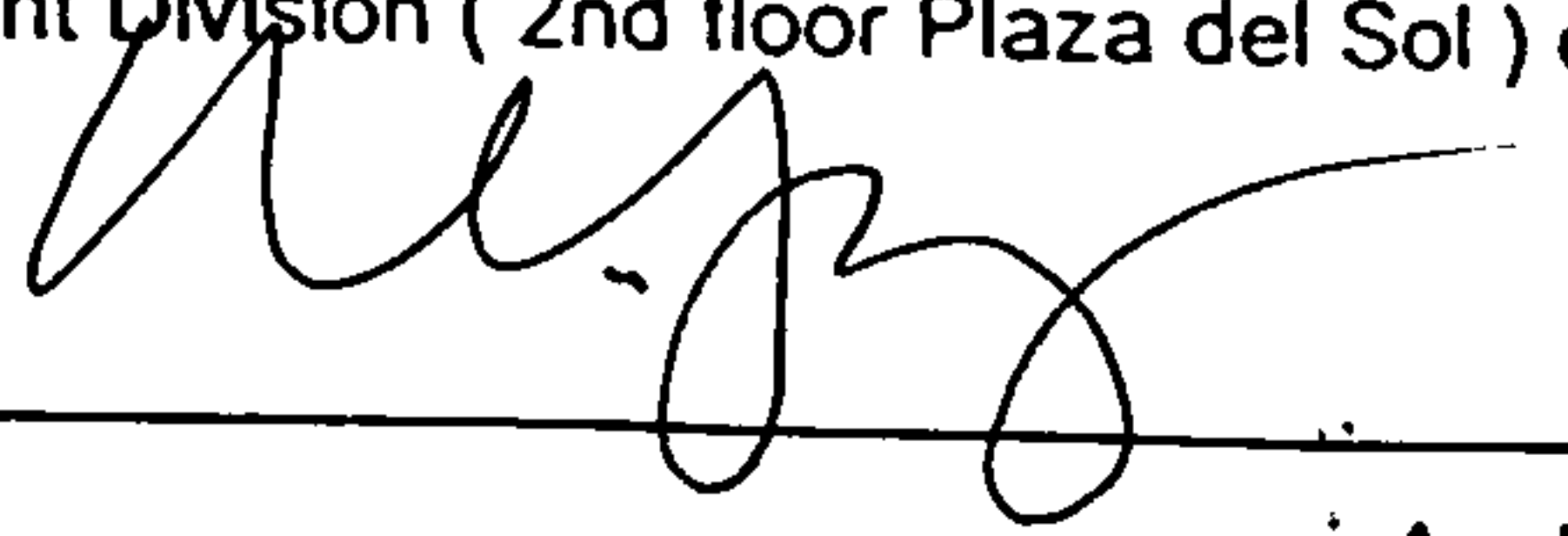
6/7/05

Date

 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 ~~5-31-05~~ [date].

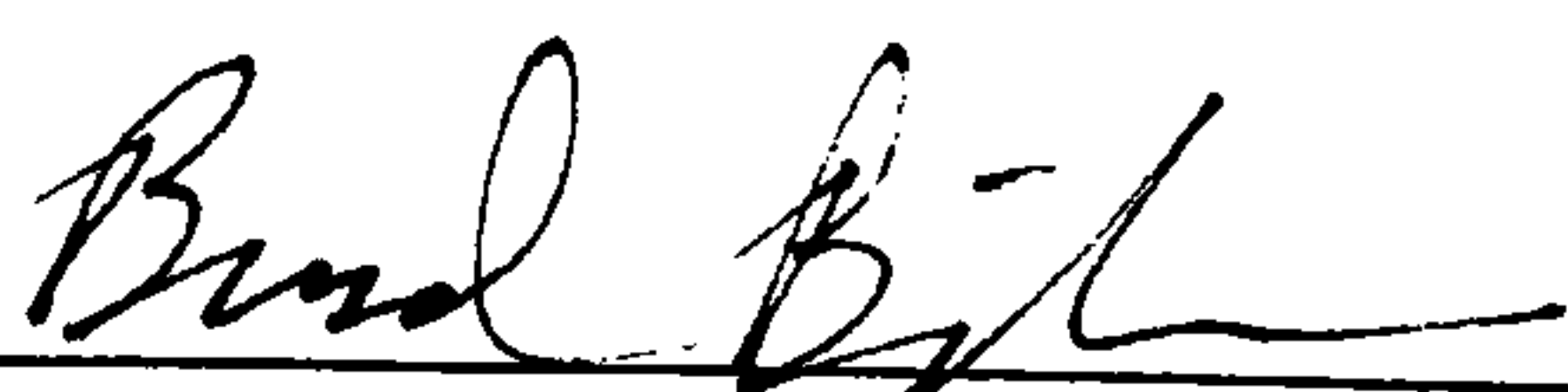
6/7/05



Applicant / Agent

5.31.05

Date

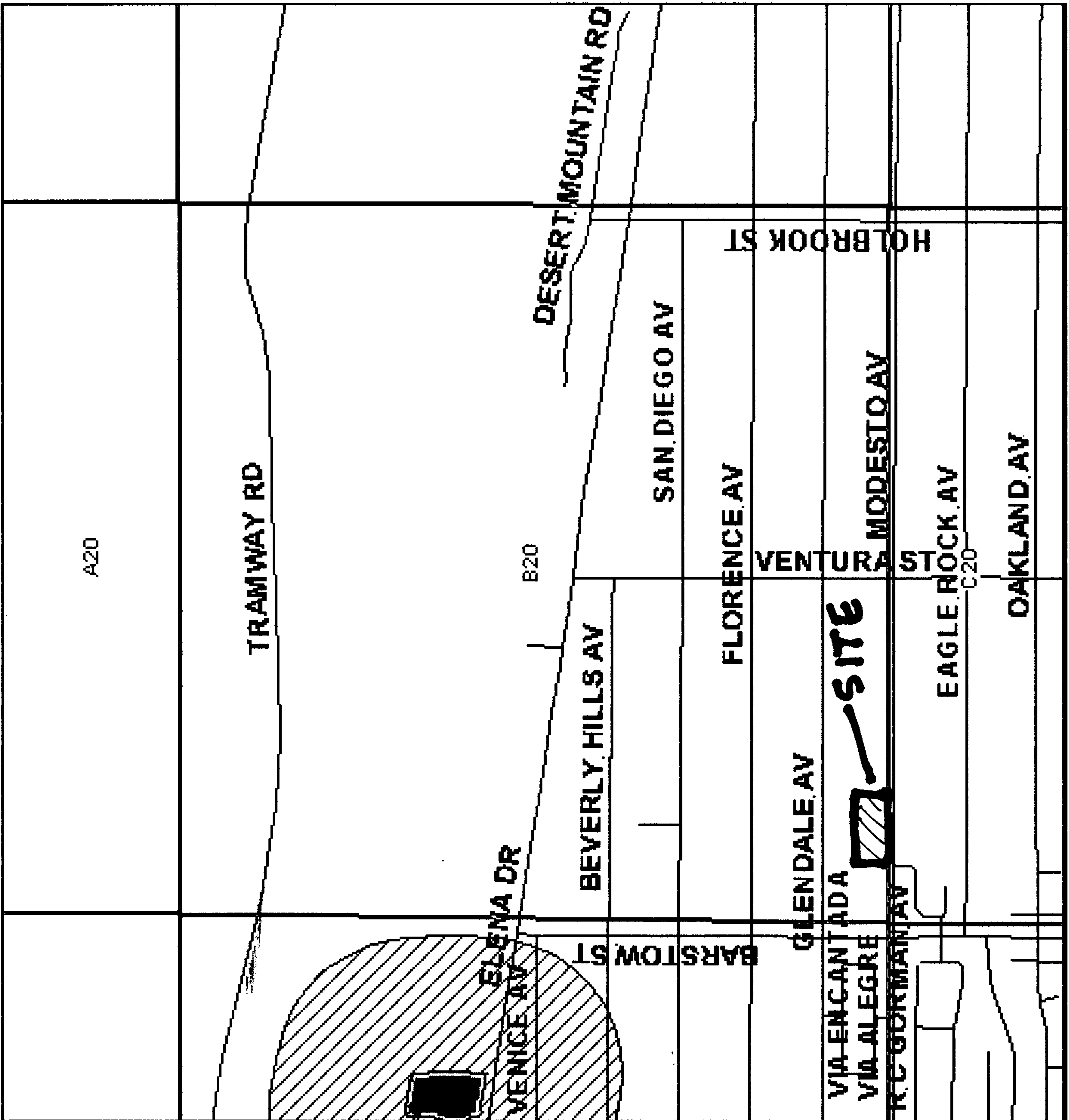


Utilities Division Representative

Date

DRB# 05. DRWS 00668

LANDFILL / BUFFER





BRASHER & LORENZ, INC.
CONSULTING ENGINEERS

2201 San Pedro NE Bldg 1 Suite 220 • Albuquerque, NM 87110 • Phone (505) 888-6088 • Fax (505) 888-6188 • www.brasherlorenz.com

June 3, 2005

Jackie McDowell
North Albuquerque Acres Community Association
7820 Beverly Hills Avenue NE
Albuquerque, New Mexico 87122

SUBJECT: LOTS 27, 28, AND 29, BLOCK 17 TRACT 1, UNIT 3
NORTH ALBUQUERQUE ACRES
Map Zone B-20

Dear Ms. McDowell:

Enclosed please find one copy of the Preliminary Plat and Grading Plan for the subject project. The project proposes subdivision of 3 existing 0.88-acre parcels into 7 residential lots. The project site is located on Modesto Avenue NE, east of Barstow Street NE. The proposed development is in compliance with the existing RD zoning and is also consistent with existing development in the surrounding area.

We are requesting Preliminary Plat approval for the subject property from the Development Review Board. You are encouraged to attend the public hearing scheduled in approximately 30 days. The hearing date will be advertised in the Albuquerque Journal, and signs will be posted on the property. The hearing will be held in the DRB meeting room, basement level, Plaza Del Sol, 600 Second St. NW. The Preliminary Plat application may be reviewed at Development Services Division at Plaza del Sol. If you need additional information, or if I can be of any assistance, please feel free to call me at 888-6088.

Sincerely,

BRASHER & LORENZ, INC.

Dennis A. Lorenz, PE

/dl/05510

encl



BRASHER & LORENZ, INC.
CONSULTING ENGINEERS

2201 San Pedro NE Bldg 1 Suite 220 • Albuquerque, NM 87110 • Phone (505) 888-6088 • Fax (505) 888-6188 • www.brasherlorenz.com

June 3, 2005

Cynthia Reinhart
North Albuquerque Acres Community Association
11300 Oakland Avenue NE
Albuquerque, New Mexico 87122

**SUBJECT: LOTS 27, 28, AND 29, BLOCK 17 TRACT 1, UNIT 3
NORTH ALBUQUERQUE ACRES
Map Zone B-20**

Dear Ms. Reinhart:

Enclosed please find one copy of the Preliminary Plat and Grading Plan for the subject project. The project proposes subdivision of 3 existing 0.88-acre parcels into 7 residential lots. The project site is located on Modesto Avenue NE, east of Barstow Street NE. The proposed development is in compliance with the existing RD zoning and is also consistent with existing development in the surrounding area.

We are requesting Preliminary Plat approval for the subject property from the Development Review Board. You are encouraged to attend the public hearing scheduled in approximately 30 days. The hearing date will be advertised in the Albuquerque Journal, and signs will be posted on the property. The hearing will be held in the DRB meeting room, basement level, Plaza Del Sol, 600 Second St. NW. The Preliminary Plat application may be reviewed at Development Services Division at Plaza del Sol. If you need additional information, or if I can be of any assistance, please feel free to call me at 888-6088.

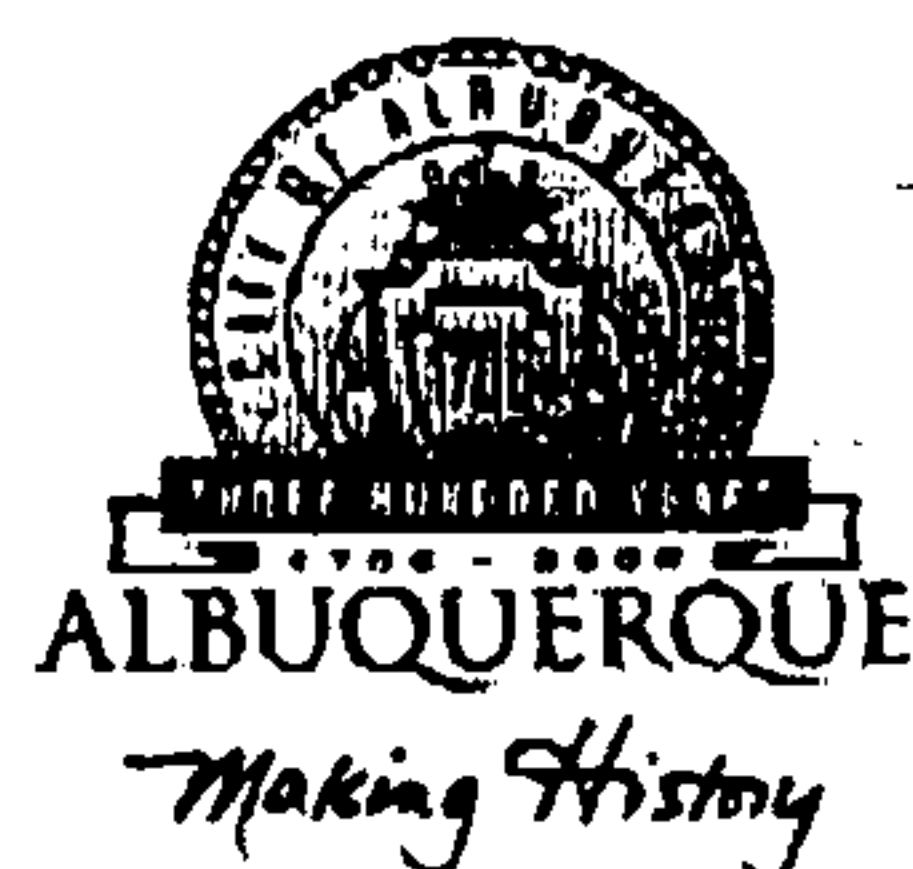
Sincerely,

BRASHER & LORENZ, INC.


Dennis A. Lorenz, PE

/dl/05510

encl



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

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

May 31, 2005

Dennis Lorenz
Brasher and Lorenz, Inc.
Consulting Engineers
2201 San Pedro NE, Bldg. 1, Ste. 1200/87110
Phone: 888-6088/fax: 888-6188

Dear Dennis:

Thank you for your inquiry of May 31, 2005 requesting the names of Recognized Neighborhood Associations who would be affected under the provisions of O-92 by your proposed project at **LOTS 27,28 & 29, BLOCK 17, TRACT 1, UNIT 3, NORTH ALBUQUERQUE ACRES LOCATED ON MODESTO AVENUE NE BETWEEN BARSTOW STREET NE AND VENTURA STREET NE** zone map **B-20**.

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

SEE "ATTACHMENT A" FOR NEIGHBORHOOD INFORMATION.

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

Sincerely,

Stephani Winklepleck

Stephani I. Winklepleck
Neighborhood Program Coordinator
OFFICE OF NEIGHBORHOOD COORDINATION
Planning Department

planningrnaform(10/08/04)

NOTICE TO APPLICANTS

SUGGESTED INFORMATION FOR NEIGHBORHOOD NOTIFICATION LETTERS

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

WE RECOMMEND THAT THE NOTIFICATION LETTER INCLUDE THE FOLLOWING INFORMATION:

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

(below this line for ONC use only)

Date of Inquiry: 05/31/05 Time Entered: 9:20 a.m. ONC Rep. Initials: SW

"Attachment A"

Date of Request: May 31, 2005

Name: Dennis Lorenz, Brasher & Lorenz

Address/Zip: 2201 San Pedro NE, Bldg. 1, Ste. 1200/87110

Phone: Phone: 888-6088/fax: 888-6188

Zone Map: B-20

NORTH ALBUQ. ACRES COMM. ASSOC. (NAA) "R"

***Cynthia Reinhart**

11300 Oakland NE/87122 856-6054 (h) 884-3939 (w)

Jackie McDowell

7820 Beverly Hills Ave. NE/87122 821-4857 (h) 828-2430 (w)

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

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



BRASHER & LORENZ, INC.
CONSULTING ENGINEERS

2201 San Pedro NE Bldg 1 Suite 1200 • Albuquerque, NM 87110 • Phone (505) 888-6088 • Fax (505) 888-6188 • www.brasherlorenz.com

FAX

To:	NH Coordination	From:	Dennis Lorenz
Fax:	924-3913	Date:	5/31/2005
Phone:		Pages:	3 (Including cover)
Subject:	Modesto Seven Subdivision		

MESSAGE:

Please send me the NH Associations affected by this project. I will be submitting to DRB today before noon. Thank you for your assistance.

Dennis Lorenz

DEVELOPER INQUIRY SHEET

(To be completed prior to application submittal)

The Office of Community and Neighborhood Coordination (OCNC) located in Room 120 (basement) of the Plaza Del Sol Building, 600 Second St. NW, Fax – 924-3913 – will need the following information **BEFORE** neighborhood association information will be released to the applicant / developer on any project being presented to the Planning Department. If you have any questions, please feel free to contact our office at 924-3914. Your request is for the following: Cell Tower [] Private Development [] City Project [] -OR- Other [] _____

(specify)

CONTACT NAME: DENNIS LORENZ
COMPANY NAME: BRASHER + LORENZ
ADDRESS: 2201 SAN PEDRO NE ALBUQU NM
ZIP CODE: 87110
PHONE: (505) 888-6088 CELL: (505) 220-0869
FAX: (505) 888-6188

NEIGHBORHOOD ASSOCIATION INFORMATION

PLEASE FORWARD INFORMATION ON ANY NEIGHBORHOOD ASSOCIATIONS IN THE AREA OF THE PROPERTY DESCRIBED AS _____

LOTS 27, 28 + 29, BLOCK 17, TR 1, UNIT 3 N. ALBA ACRES

(LEGAL DESCRIPTION)

LOCATED ON MOBESTO AVE NE
(STREET NAME OR OTHER IDENTIFYING LANDMARK)

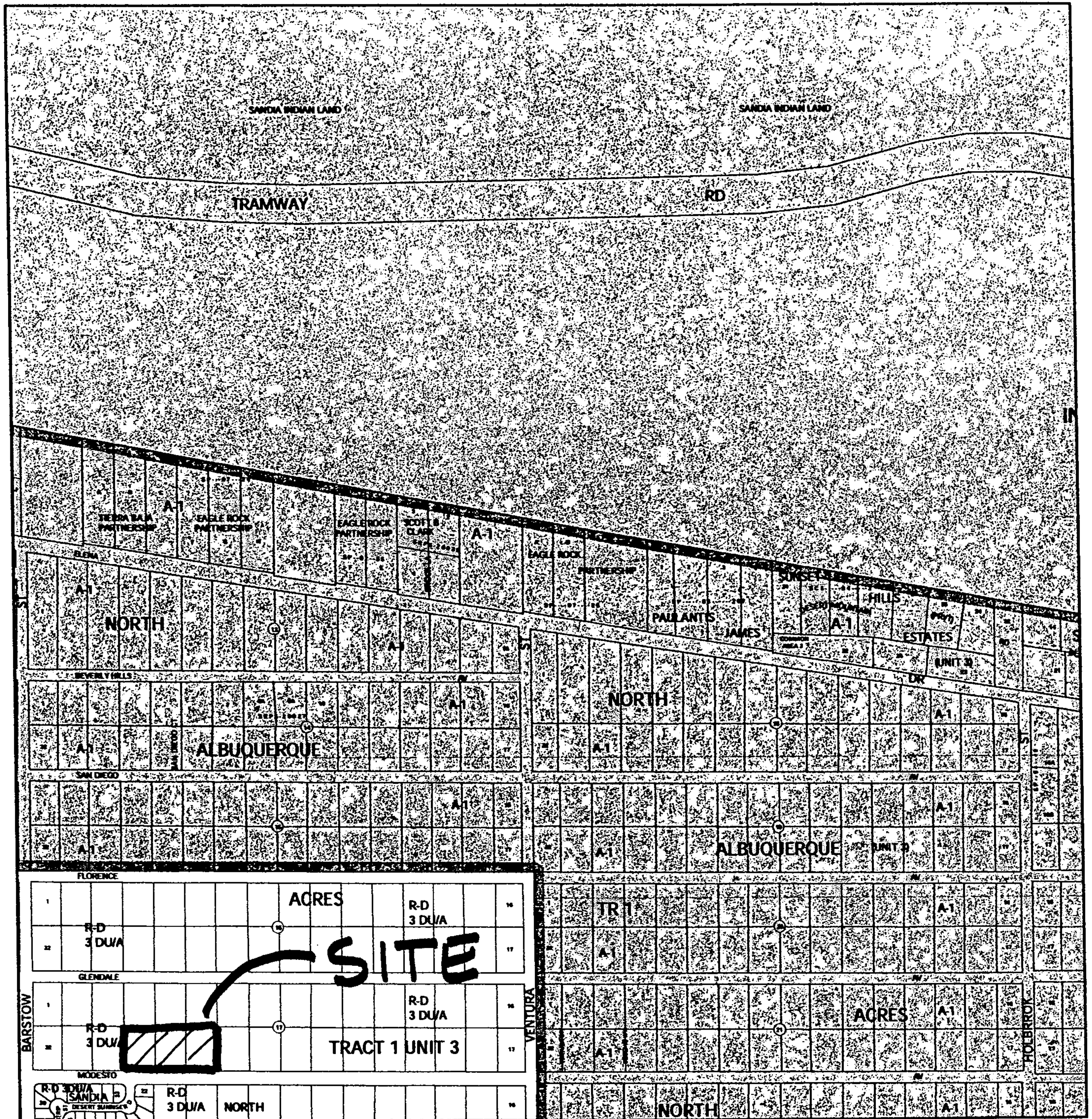
BETWEEN BARSTOW ST NE AND
(STREET NAME OR OTHER IDENTIFYING LANDMARK)

VENTURA ST NE

(STREET NAME OR OTHER IDENTIFYING LANDMARK)

THE SITE IS LOCATED ON THE FOLLOWING ZONE ATLAS PAGE(S) (1320).

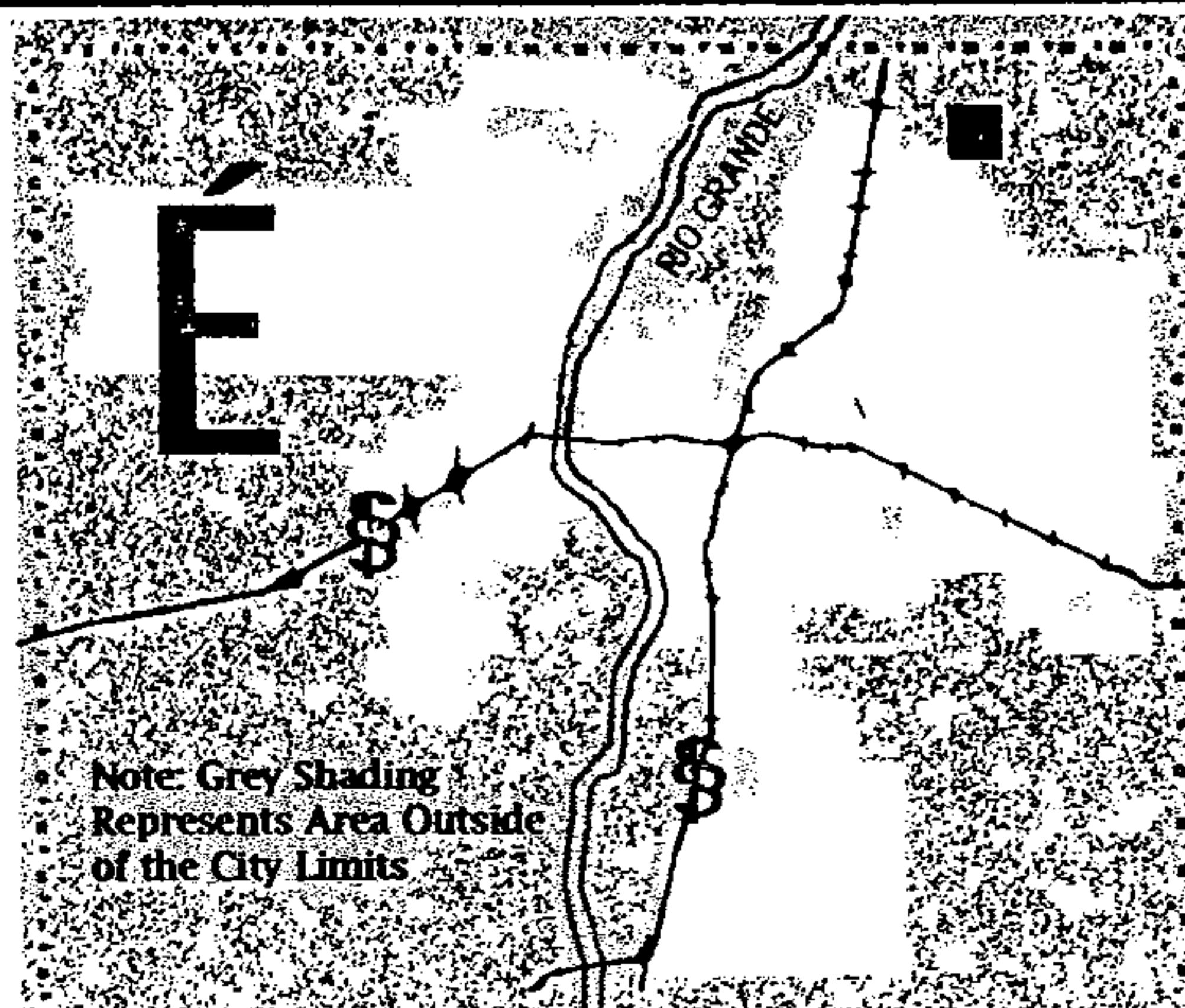
PLEASE HATCH OUT ZONE MAP WHERE PROPERTY IS LOCATED
(ZONE MAP MUST BE PROVIDED WITH REQUEST)



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



Map amended through: Apr 18, 2005

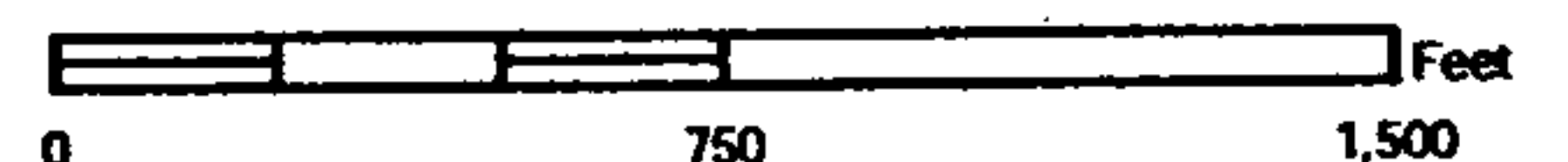


Zone Atlas Page:

B-20-Z

Selected Symbols

- Outside City Limits
- Sector Plans
- Design Overlay Zones
- City Historic Zone
- KKK-H-1 Buffer Zone
- Petroglyph Mon.
- Escarpment
- 2 Mile Airport Zone
- Airport Noise Contours
- Wall Overlay Zone



HP OfficeJet
Personal Printer/Fax/Copier/Scanner

Fax History Report for
Brasher & Lorenz
(505)888-6188
May 31 2005 6:57am

Last Fax

<u>Date</u>	<u>Time</u>	<u>Type</u>	<u>Identification</u>	<u>Duration</u>	<u>Pages</u>	<u>Result</u>
May 31	6:53am	Sent	9243913	3:38	3	OK

Result:

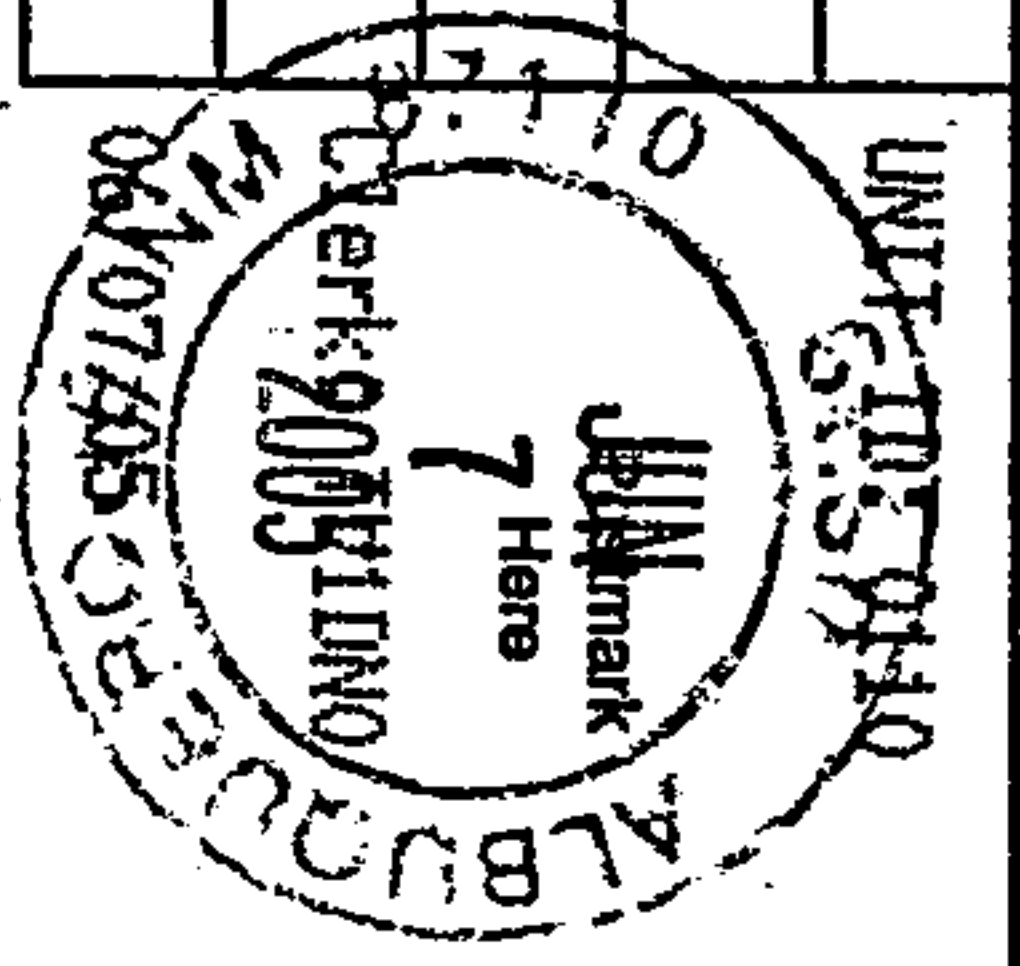
OK - black and white fax
OK color - color fax

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

ALBUQUERQUE, NM GENERAL USE

Postage	\$ 1.06
Certified Fee	2.30
Return Receipt Fee (Endorsement Required)	1.75
Restricted Delivery Fee (Endorsement Required)	
Total Postage & Fees	\$ 5.11



Sent To Kelvin McDowell
 Street, Apt. No. 7620 Bundy HLNSE
 or PO Box No. ALL
 City, State, ZIP+4 Alb. NM 87122

PS Form 3800, June 2002 See Reverse for Instructions

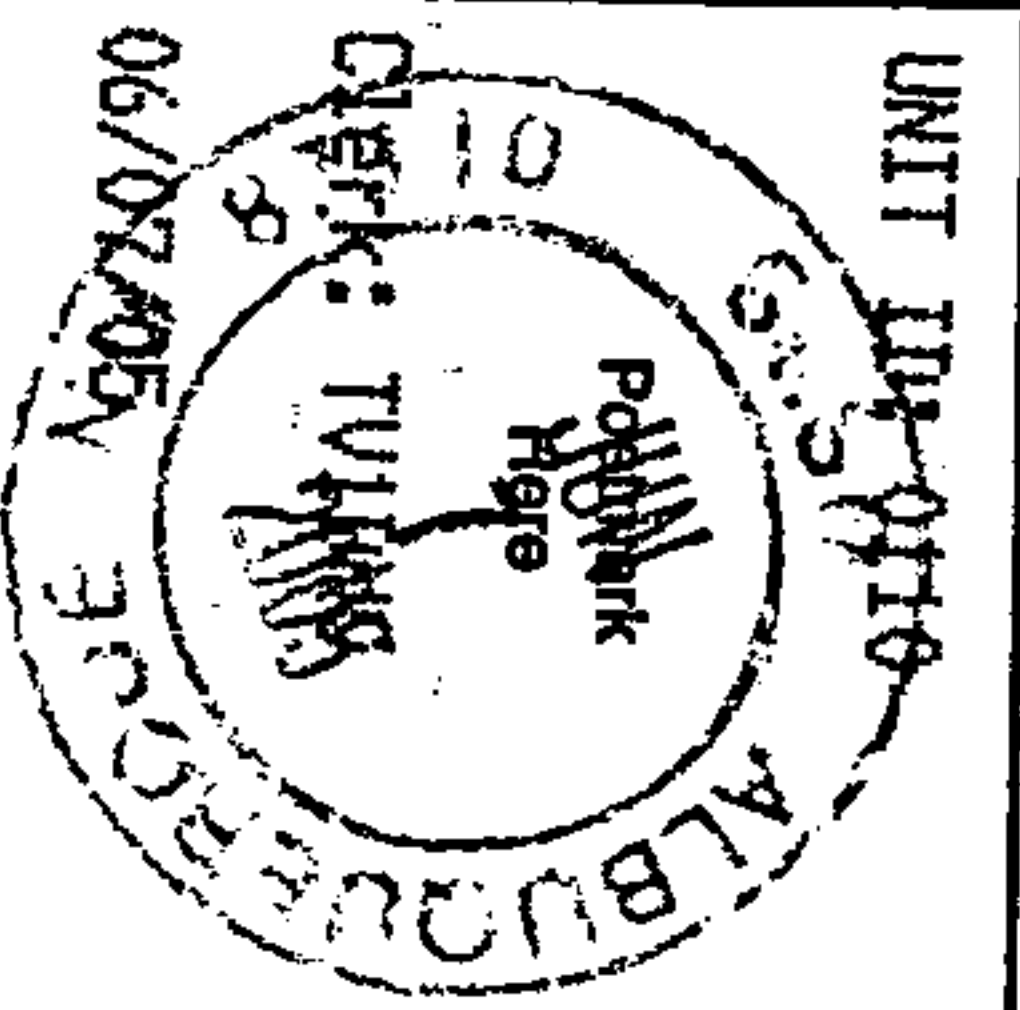
7005 0390 0006 3773 7144

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 GENERAL USE

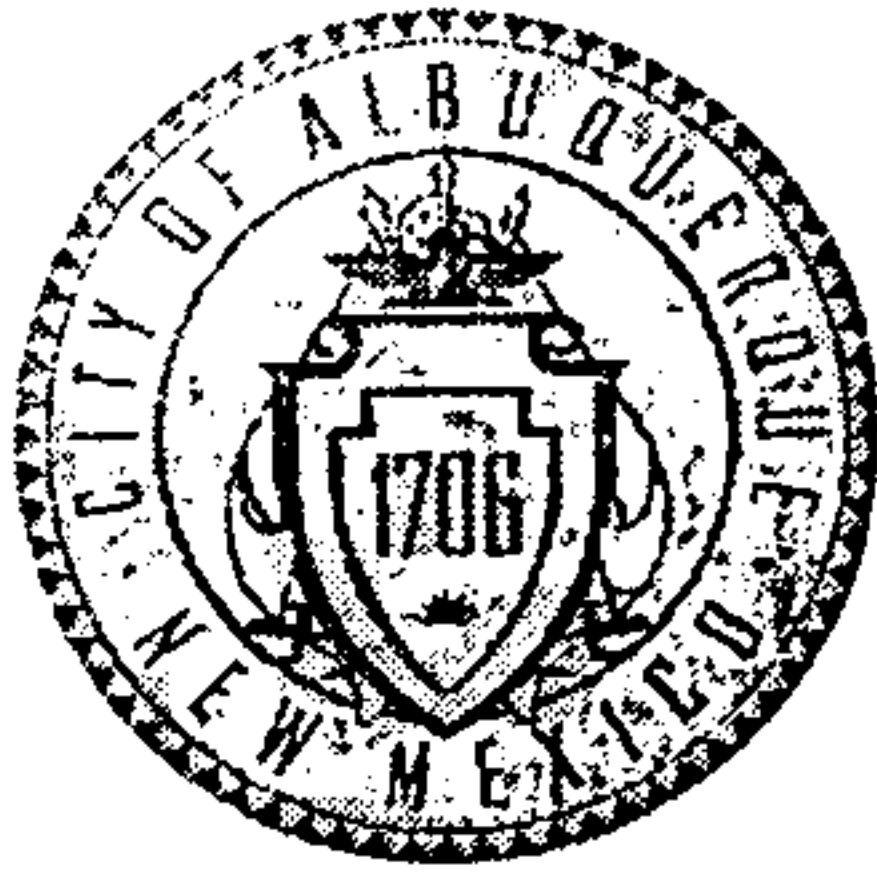
Postage	\$ 1.06
Certified Fee	2.30
Return Receipt Fee (Endorsement Required)	1.75
Restricted Delivery Fee (Endorsement Required)	
Total Postage & Fees	\$ 5.11



Sent To Matthew Pembert
 Street, Apt. No. 11300 Airportland NE
 or PO Box No. ALL
 City, State, ZIP+4 Alb. NM 87122

PS Form 3800, June 2002 See Reverse for Instructions

7005 0390 0006 3773 7359



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

Development Review Board Comments

Project Number: 1004139

Application Number: 05DRB-00668

DRB Date: 4/27/2005

Item Number: 14

Subdivision: Modesto Seven

Lots 27, 28 and 29, Blocks 17, Tracts 1, North Albuquerque Acres, Unit 3

Zoning: RD

Zone Page: B-20

New Lots (or units) : 7

Request for:

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

Parks and Recreation Comments:

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

Prior to sign-off on the final plat, a fee in-lieu of and equal to the value of the required park land dedication for 7 new residential lots will be required. The fee will be based on an estimate of land value to be provided by the City Real Property office. Alternatively, the applicant may submit current appraisal information mutually acceptable to the applicant and the City.

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

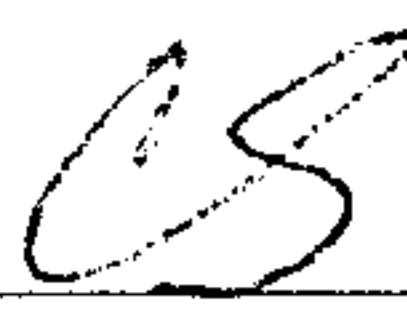
The R-D zone requires 2,400 square feet of open space for each dwelling unit. With submittal of the Preliminary Plat/Site Development Plan, provide an Open Space Calculation Table showing the lot number, lot size, building & driveway area, provided open space, remaining open space requirement (this table can be separate from the plat itself). Provide a dimensioned Typical Lot Plan, which shows a typical lot with the building footprint and driveway (this should be on the Site Development Plan rather than the plat). Include one of the following notes on the Preliminary and Final Plats indicating how the total remaining open space requirement will be met:

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Total remaining open space requirements are met via the provision of detached open space per the

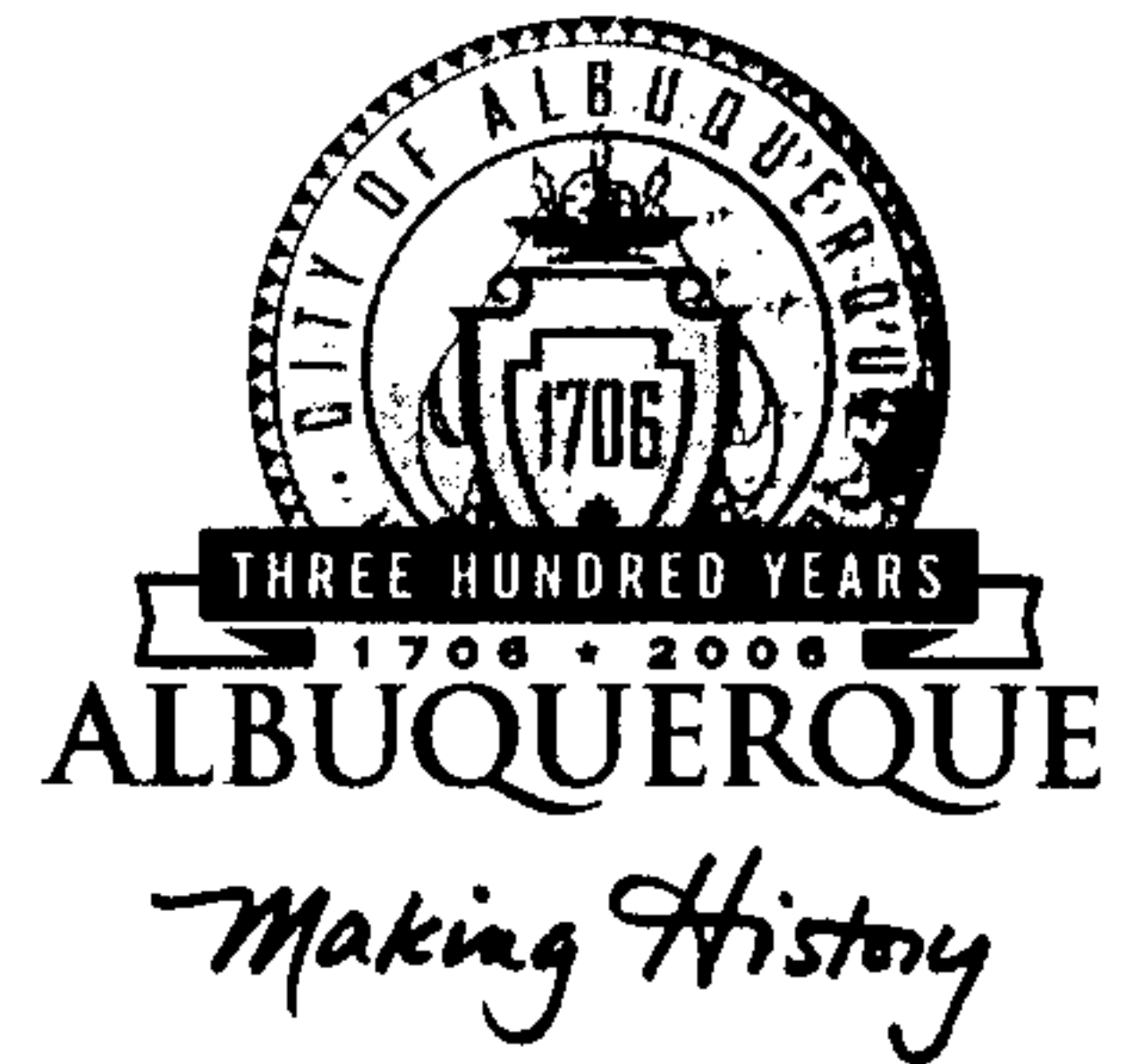
provisions of Section 14-16-3-8 (A) (3). *Note: This option is only applicable to land covered by a Sector Development Plan.

Signed:  _____

Christina Sandoval, (DMD)

Phone: 768-3808

CITY OF ALBUQUERQUE



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

DEVELOPMENT REVIEW BOARD--SPEED MEMO

DRB CASE NO/PROJECT NO: 1004139

AGENDA ITEM NO: 14

SUBJECT:

Sketch Plat/Plan

ACTION REQUESTED:

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

ENGINEERING COMMENTS:

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

P.O. Box 1293

Albuquerque

New Mexico 87103

www.cabq.gov

RESOLUTION:

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

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

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

FOR:

SIGNED: Bradley L. Bingham
City Engineer/AMAFCA Designee

DATE: April 27, 2005

**CITY OF ALBUQUERQUE
PLANNING DEPARTMENT**

**April 27, 2005
DRB Comments**

ITEM # 14

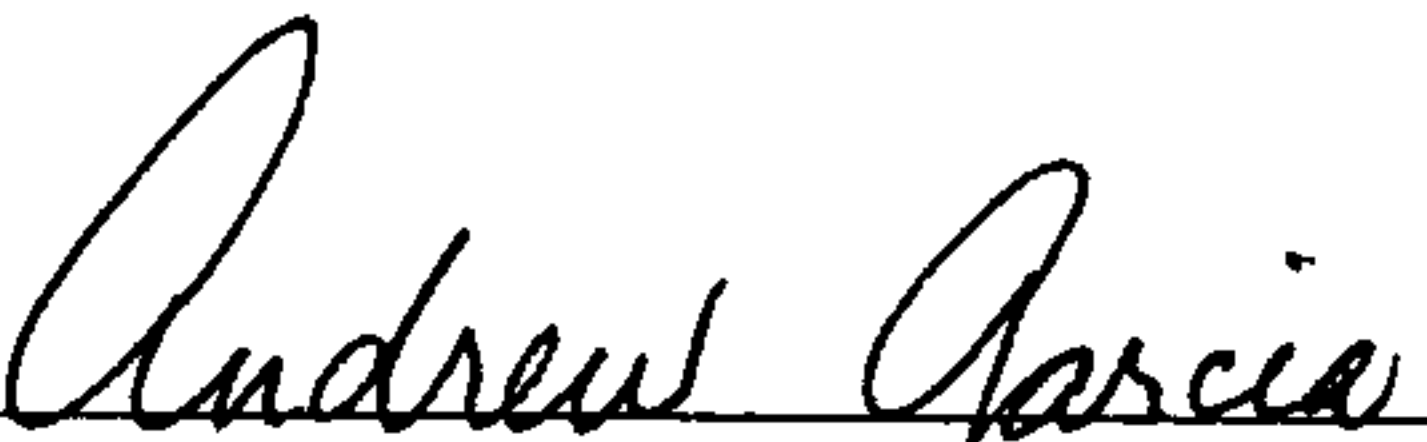
PROJECT # 1004139

APPLICATION # 05-00668

Re: Modesto Seven/sketch

This request meets the 3du/acre requirement in the La Cueva Sector Plan area.

No Site Plan for Subdivision required as long as lots are over 5,000 square feet.



Andrew Garcia, Planning Alternate
924-3895 Fax 924-3864 agarcia@cabq.gov

SIGN POSTING AGREEMENT

REQUIREMENTS

POSTING SIGNS ANNOUNCING PUBLIC HEARINGS

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

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

1. LOCATION

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

2. NUMBER

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

3. PHYSICAL POSTING

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

4. TIME

Signs must be posted from June 28, 2005 To July 13, 2005

5. REMOVAL

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

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

[Signature] 6-7-05
(Applicant or Agent) (Date)

I issued 1 signs for this application, 6-7-05 Andrew Jones
(Date) (Staff Member)

DRB PROJECT NUMBER: 1004139

INFRASTRUCTURE LIST

EXHIBIT "A"

TO SUBDIVISION IMPROVEMENTS AGREEMENT

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

MODESTO SEVEN

PROPOSED NAME OF PLAT AND/OR SITE DEVELOPMENT PLAN

LOTS 27, 28 + 29, BLOCK 17, TRACT 1, UNIT 3, NORTH ALBUQUERQUE ACRES

EXISTING LEGAL DESCRIPTION PRIOR TO PLATTING ACTION

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

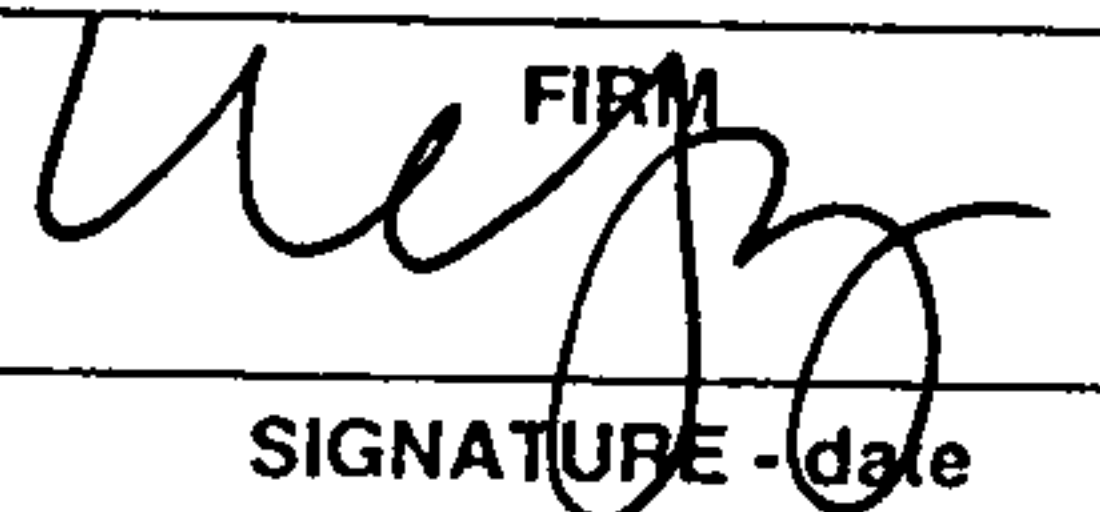
SIA Sequence #	COA DRC Project #	Size	Type of Improvement	Location	From	To	Private Inspector	City Inspector	City Cnst Engineer
		24'	MAJOR LOCAL RESIDENTIAL STREET	MODESTO AVE	WEST PL LOT 1	EAST PL LOT 7	/	/	/
		8"	WATERLINE	MODESTO AVE	EXISTING STUBS	EAST PL LOT 7	/	/	/
		8"	SANITARY SEWER	MODESTO AVE	EXISTING STUBS	EAST PL LOT 7	/	/	/
		30"	STORM SEWER AND AREA DRAIN	MODESTO AVE	EXISTING STUBS	EAST APPROX 600'	/	/	/
		18"	PRIVATE STORM SEWER AND AREA DRAIN	LOT 7	ALONG EAST PL	TO EL CAMINO	/	/	/
		NA	TYPE 'A' INLET WITH 18" SD.	MODESTO AVE	WEST PL LOT 1	EXIST SD MH	/	/	/
		NA	ACCESS KNUCKLE RESIDENTIAL STREET	MODESTO AVE	LOT 1	LOT 4	/	/	/
		NA	ACCESS KNUCKLE RESIDENTIAL STREET	MODESTO AVE	LOTS	LOT 7	/	/	/
		8"	WATERLINE STUBS	MODESTO AVE	AT EACH	KNUCKLE	/	/	/

SIA Sequence #	COA DRC Project #	Size	Type of Improvement	Location	From	To	Private Inspector	City Inspector	City Cnst Engineer
		8"	SANITARY SEWER STUBS	MODESTO AVE	AT EACH	KNUCKLE	/	/	/
							/	/	/
							/	/	/
							/	/	/

Private Inspector	City Inspector	City Cnst Engineer
/	/	/
/	/	/
/	/	/
/	/	/

- NOTES
- ALL ACCESS IMPROVEMENTS SHALL INCLUDE CURBS + GUTTER, 6' SIDEWALK, ACCESS RAMP, ONE-HALF WIDTH PAVEMENT SECTION AND TEMPORARY PAVEMENT TRANSITIONS, PER DRC.
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 - ALL DRAINAGE IMPROVEMENTS TO INCLUDE MANHOLES, INLETS, PIPES AND EROSION CONTROL PER DRC.

AGENT / OWNER DEVELOPMENT REVIEW BOARD MEMBER APPROVALS

DENNIS A. LORENZ
 NAME (print)
 BRASITER + LORENZ
 FIRM

 SIGNATURE - date 5.31.05

DRB CHAIR - date
 TRANSPORTATION DEVELOPMENT - date
 UTILITY DEVELOPMENT - date
 CITY ENGINEER - date

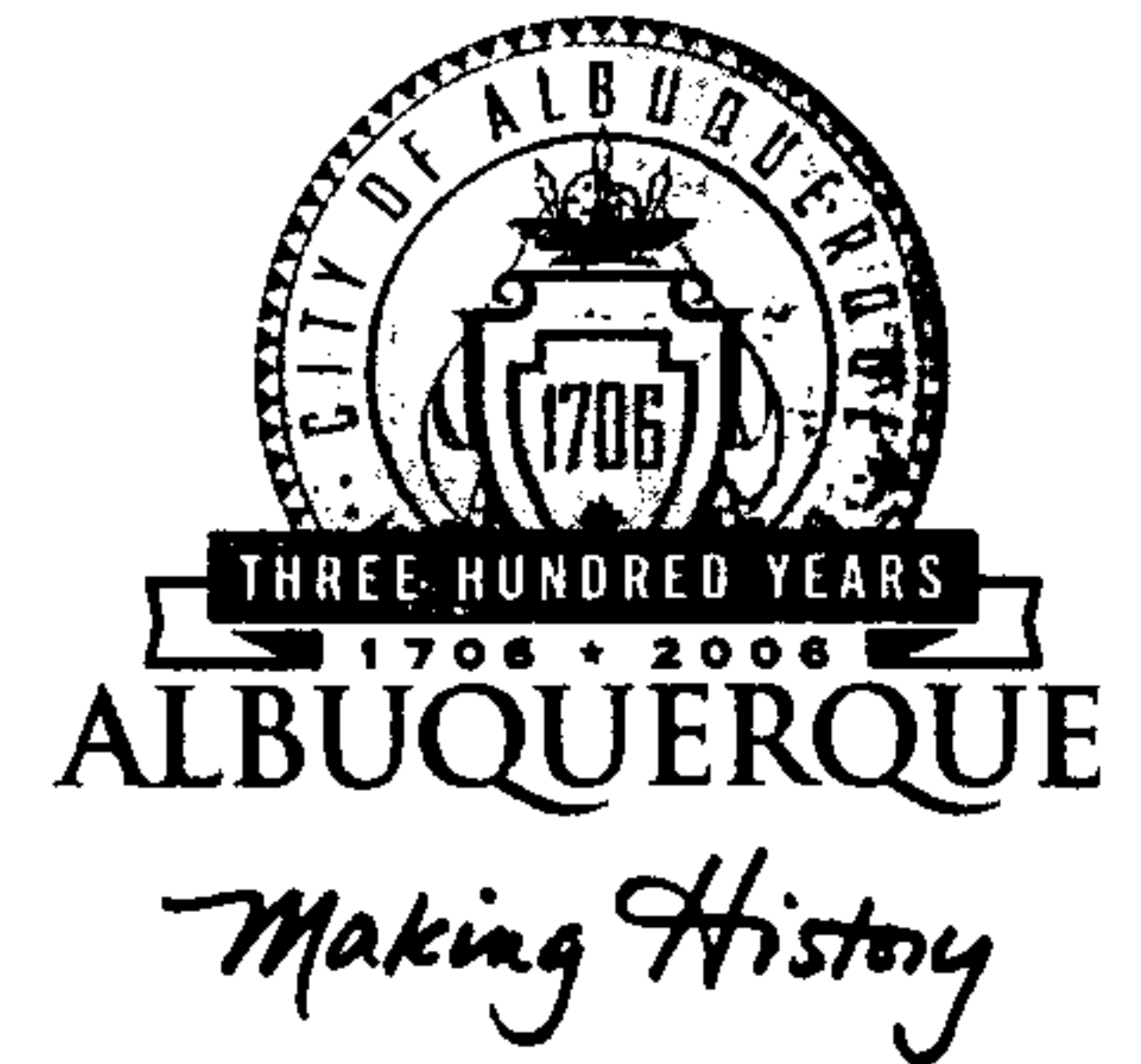
PARKS & GENERAL SERVICES - date
 AMAFCA - date
 _____ - date
 _____ - date

MAXIMUM TIME ALLOWED TO CONSTRUCT THE IMPROVEMENTS WITHOUT A DRB EXTENSION: _____

DESIGN REVIEW COMMITTEE REVISIONS

REVISION	DATE	DRC CHAIR	USER DEPARTMENT	AGENT / OWNER

CITY OF ALBUQUERQUE



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

DEVELOPMENT REVIEW BOARD--SPEED MEMO

DRB CASE NO/PROJECT NO: 1004139

AGENDA ITEM NO: 14

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Sketch Plat/Plan

ACTION REQUESTED:

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

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P.O. Box 1293

Albuquerque

New Mexico 87103

www.cabq.gov

RESOLUTION:

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

discussion

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

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

FOR:

SIGNED: Bradley L. Bingham
City Engineer/AMAFCA Designee

DATE: April 27, 2005



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

Development Review Board Comments

Project Number: 1004139

Application Number: 05DRB-00668

DRB Date: 4/27/2005

Item Number: 14

Subdivision: Modesto Seven

Lots 27, 28 and 29, Blocks 17, Tracts 1, North Albuquerque
Acres, Unit 3

Zoning: RD

Zone Page: B-20

New Lots (or units) : 7

Request for:

- Sketch Plat Review & Comment
- Bulk Land Variance
- Site Development Plan for Subdivision
- Site Development Plan for Building Permit
- Preliminary Plat
- Final Plat
- Vacation of Public RoW
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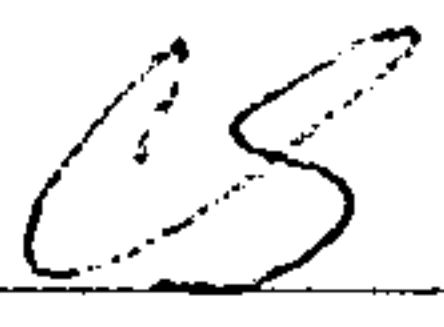
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Signed: 

Christina Sandoval, (DMD)

Phone: 768-3808

**CITY OF ALBUQUERQUE
PLANNING DEPARTMENT**

**April 27, 2005
DRB Comments**

ITEM # 14

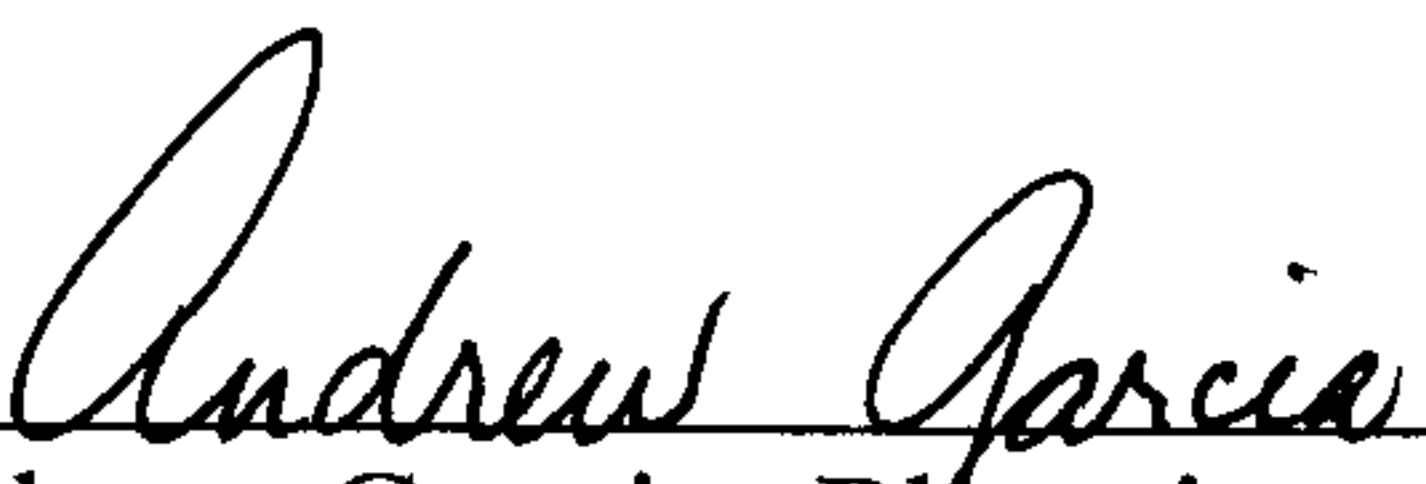
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Andrew Garcia, Planning Alternate
924-3895 Fax 924-3864 agarcia@cabq.gov

ORIGINAL

INFRASTRUCTURE LIST

EXHIBIT "A"

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

PROPOSED NAME OF PLAT AND/OR SITE DEVELOPMENT PLAN

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SIA Sequence #	COA DRC Project #	Size	Type of Improvement	Location	From	To	Private Inspector	City Inspector	City Cnst Engineer
		30'	INCLUDING BIKE LANE MAJOR LOCAL	MODESTO AVE	WEST PL LOT 1	EAST PL LOT 7	/	/	/
		8"	RESIDENTIAL STREET (500' LONG, 8' C&G, 15' W.) WATER LINE	MODESTO AVE	EXISTING STUBS	EAST PL LOT 7	/	/	/
		8"	SANITARY SEWER	MODESTO AVE	EXISTING STUBS	EAST PL LOT 7	/	/	/
		30"	STORM SEWER AND AREA DRAIN	MODESTO AVE	EXISTING STUBS	EAST APPROX 600'	/	/	/
		18"	PRIVATE STORM SEWER AND AREA DRAIN	LOT 7	ALONG EAST PL	TO EL CAMINO	/	/	/
		NA	TYPE 'A' INLET WITH 18" SD.	MODESTO AVE	WEST PL LOT 1	EXIST SD MH	/	/	/
		NA	ACCESS KNUCKLE RESIDENTIAL STREET	MODESTO AVE	LOT 1	LOT 4	/	/	/
		NA	ACCESS KNUCKLE RESIDENTIAL STREET	MODESTO AVE	LOTS 5	LOT 7	/	/	/
		8" 4"	WATER LINE STUBS	MODESTO AVE	AT EACH	KNUCKLE	/	/	/

ORIGINAL

SIA Sequence #	COA DRC Project #	Size	Type of Improvement	Location	From	To
		8"	SANITARY SEWER STUBS	MODESTO AVE	AT EACH	KNUCKLE
			ENGINEER'S CERTIFICATION OF THE GRADING PLAN			
			DEBIT FOR RELEASE OF THE SIA + FINANCIAL			
			GUARANTEE.			

Private Inspector	City Inspector	City Cnst Engineer
/	/	/
/	/	/
/	/	/
/	/	/

- NOTES
- 1 ALL ACCESS IMPROVEMENTS SHALL INCLUDE CURBS + GUTTER, 6' SIDEWALK, ACCESS RAMP, ONE-HALF WIDTH PAVEMENT SECTION AND TEMPORARY PAVEMENT TRANSITIONS, PER DRC.
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 - 3 ALL DRAINAGE IMPROVEMENTS TO INCLUDE MANHOLES, INLETS, PIPES AND EROSION CONTROL PER DRC.

AGENT / OWNER

DENNIS A. LORENZ
NAME (print)

BRASHER + LORENZ

[Signature]
FIRM
5.31.05
SIGNATURE - date

MAXIMUM TIME ALLOWED TO CONSTRUCT THE IMPROVEMENTS WITHOUT A DRB EXTENSION: _____

DEVELOPMENT REVIEW BOARD MEMBER APPROVALS

[Signature] 7/13/05
DRB CHAIR - date

[Signature] 7/13/05
PARKS & GENERAL SERVICES - date

[Signature] 7-13-05
TRANSPORTATION DEVELOPMENT - date

[Signature] 7/13/05
UTILITY DEVELOPMENT - date

[Signature] 7/13/05
CITY ENGINEER - date

AMAFCA - date
_____- date
_____- date

DESIGN REVIEW COMMITTEE REVISIONS

REVISION	DATE	DRC CHAIR	USER DEPARTMENT	AGENT / OWNER

ORIGINAL

INFRASTRUCTURE LIST

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

Date Submitted: 06/02/05
Date Site Plan Approved: 7/13/05
Date Preliminary Plat Approved: 7/13/05
Date Preliminary Plat Expires: 7/13/06
DRB Project No.: 000000-1002590
DRB Application No.: 05DRB-00956

CHAPARRAL COURT
PROPOSED NAME OF PLAT AND/OR SITE DEVELOPMENT PLAN

Tract B-2 Lands of Brackson A. Courson

EXISTING LEGAL DESCRIPTION PRIOR TO PLATTING ACTION

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SIA Sequence #	COA DRC Project #	Size	Type of Improvement	Location	From	To	Private Inspector	City Inspector	City Cnst Engineer
PAVING									
		28' FF	Res Pvmt C & G Sidewalk (Both Sides)	Grand Teton Rd. NW	64th St. NW	Bill Cody Dr. NW	/	/	/
		24' FF	Res Pvmt C & G Sidewalk (East Side)	Laramie Dr. NW	End of North Stub	End of South Stub	/	/	/
		24' FF	Res Pvmt C & G Sidewalk (West Side)	Bill Cody Dr. NW	Grand Teton Rd	Lot 7	/	/	/
		26' FF	Res Pvmt C & G Sidewalk (Both Sides) Bump Out (East Side)	Bill Cody Dr. NW	Grand Teton Rd	Lot 15	/	/	/
		16'	Sidewalk C & G (West Side)	64th St. NW	South Bndry.	North Bndry	/	/	/
WATER									
		8"	Water Line	Grand Teton Rd. NW	64th St. NW	Bill Cody Dr. NW	/	/	/
		4"	Water Line	Laramie Dr. NW	End of North Stuab	End of South Stub	/	/	/
		6"	Water Line	Bill Cody Dr. NW	Grand Teton Rd. NW	Lot 15	/	/	/
		4"	Water Line	Bill Cody Dr. NW	Grand Teton Rd. NW	Lot 7	/	/	/
		6"	Water Line	Lot 16 ESMT	Bill Cody Drive	East bndry.	/	/	/

Project name: Chaparral Court

ORIGINAL

SIA Sequence #	COA DRC Project #
<input type="text"/>	<input type="text"/>
<input type="text"/>	<input type="text"/>
<input type="text"/>	<input type="text"/>

Size	Type of Improvement	Location	From	To
	SEWER			
8"	SAS	Grand Teton Rd. NW	64th St. NW	Bill Cody Dr. NW
8"	SAS	Laramie Dr. NW	Lot 20	Lot 3
8"	SAS	Bill Cody Dr. NW	Lot 7	Lot 15

Private Inspector	City Inspector	City Cnst Engineer
<u> / </u>	<u> / </u>	<u> / </u>
<u> / </u>	<u> / </u>	<u> / </u>
<u> / </u>	<u> / </u>	<u> / </u>

- * Sidewalks to be deferred.
- 1 Water Infrastructure to include valves, fittings, and firehydrants.
- 2 SAS Infrastructure to include manholes and service connections.
- 3 Storm Drain Infrastructure to appurtenances.
- 4 Street lights per DPM.
- 5 Grading and Drainage certification required per DPM (prior to Release of financial guaranty) to include walls as defined on the approved Grading Plan.
- 6 An approved LOMR must be in place prior to SIA release

AGENT / OWNER

Scott Davis
NAME (print)

MARK GOODWIN & ASSOCIATES
FIRM

Scott Davis 6/30/05
SIGNATURE - date

MAXIMUM TIME ALLOWED TO CONSTRUCT
THE IMPROVEMENTS WITHOUT A DRB
EXTENSION: N/A

DEVELOPMENT REVIEW BOARD MEMBER APPROVALS

Scott Davis 7/13/05
DRB CHAIR - date

Christina Dandora 7/13/05
PARKS & GENERAL SERVICES - date

Scott Davis 7-13-05
TRANSPORTATION DEVELOPMENT - date

Robert Green 7/13/05
UTILITY DEVELOPMENT - date

Bradley L. Bigham 7/13/05
CITY ENGINEER - date

AMAFCA - date

- date

- date

DESIGN REVIEW COMMITTEE REVISIONS

REVISION	DATE	DRC CHAIR	USER DEPARTMENT	AGENT / OWNER

City of Albuquerque



DEVELOPMENT/ PLAN REVIEW APPLICATION

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

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

APPLICANT INFORMATION:

NAME: STEVE SLICK PHONE: 258-2211
 ADDRESS: 10112 SAN BERNARDINO NE FAX: 821-0098
 CITY: ALBUQUERQUE STATE NM ZIP 87122 E-MAIL: —
 Proprietary interest in site: OWNER List all owners: _____
 AGENT (if any): BRASHER + LORENZ PHONE: 888-6088
 ADDRESS: 2201 SAN PEDRO NE FAX: 888-6188
 CITY: ALBUQUERQUE STATE NM ZIP 87110 E-MAIL: —

DESCRIPTION OF REQUEST: SKETCH PLMT REVIEW + COMMENT

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

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

Lot or Tract No. LOTS 27, 28, 29, TR 1 Block: 17 Unit: 3
 Subdiv. / Addn. NORTH ALBUQUERQUE ACRES
 Current Zoning: RD - 3 DU/AC Proposed zoning: RD - 3 DU/AC
 Zone Atlas page(s): 1320 No. of existing lots: 3 No. of proposed lots: 7
 Total area of site (acres): 2.44 Density if applicable: dwellings per gross acre: — dwellings per net acre: 2.65
 Within city limits? Yes. No , but site is within 5 miles of the city limits.) Within 1000FT of a landfill? NO
 UPC No. 102006907401730105 MRGCD Map No. _____
 LOCATION OF PROPERTY BY STREETS: On or Near: MODESTO AVE NE
 Between: BARSTOW ST NE and VENTURA ST NE

CASE HISTORY:

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

Check-off if project was previously reviewed by Sketch Plan/Plan? or Pre-application Review Team? Date of review: _____
 SIGNATURE [Signature] DATE 4-19-05
 (Print) DENNIS A. LORENZ Applicant Agent

FOR OFFICIAL USE ONLY

Form revised 4/04

<input type="checkbox"/> INTERNAL ROUTING	Application case numbers	Action	S.F.	Fees
<input checked="" type="checkbox"/> All checklists are complete	<u>05DRB - 00668</u>	<u>SK</u>	<u>SC3</u>	<u>\$ 0</u>
<input checked="" type="checkbox"/> All fees have been collected	_____	_____	_____	\$ _____
<input checked="" type="checkbox"/> All case #s are assigned	_____	_____	_____	\$ _____
<input checked="" type="checkbox"/> AGIS copy has been sent	_____	_____	_____	\$ _____
<input checked="" type="checkbox"/> Case history #s are listed	_____	_____	_____	\$ _____
<input checked="" type="checkbox"/> Site is within 1000ft of a landfill	_____	_____	_____	\$ _____
<input checked="" type="checkbox"/> F.H.D.P. density bonus	_____	_____	_____	Total
<input checked="" type="checkbox"/> F.H.D.P. fee rebate	Hearing date <u>4-27-05</u>	_____	_____	\$ <u>0</u>

[Signature] 4-19-05

Project # 1004139

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.
- N/A* Site sketch with measurements showing structures, parking, Bldg. setbacks, adjacent rights-of-way and street improvements, etcetera, if there is any existing land use (folded to fit into an 8.5" by 14" pocket) 6 copies.
- Zone Atlas map with the entire property(ies) precisely and clearly outlined and crosshatched (to be photocopied)
- Letter briefly describing, explaining, and justifying the request
- Any original and/or related file numbers are listed on the cover application

MAJOR SUBDIVISION EXTENSION OF PRELIMINARY PLAT

Your attendance is required.

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

MAJOR SUBDIVISION FINAL PLAT APPROVAL

Your attendance is required.

- Proposed Final Plat (folded to fit into an 8.5" by 14" pocket) 6 copies for unadvertised meetings, 4 copies for internal routing.
 - Design elevations & cross sections of perimeter walls 3 copies
 - Zone Atlas map with the entire property(ies) precisely and clearly outlined and crosshatched (to be photocopied)
 - Original Mylar drawing of the proposed plat for internal routing only. Otherwise, bring Mylar to meeting.
 - Property owner's and City Surveyor's signatures on the Mylar drawing
 - SIA financial guaranty verification
 - Landfill disclosure and EHD signature line on the Mylar drawing if property is within a landfill buffer
 - Any original and/or related file numbers are listed on the cover application
- DXF FILE AND HARD COPY OF FINAL PLAT DATA FOR AGIS IS REQUIRED.**

MINOR SUBDIVISION PRELIMINARY / FINAL PLAT APPROVAL

Your attendance is required.

- Proposed Preliminary / Final Plat (folded to fit into an 8.5" by 14" pocket) 6 copies for unadvertised meetings, 4 copies for internal routing.
 - Site sketch with measurements showing structures, parking, Bldg. setbacks, adjacent rights-of-way and street improvements, etcetera, if there is any existing land use (folded to fit into an 8.5" by 14" pocket) 6 copies.
 - Zone Atlas map with the entire property(ies) precisely and clearly outlined and crosshatched (to be photocopied)
 - Letter briefly describing, explaining, and justifying the request
 - Original Mylar drawing of the proposed plat for internal routing only. Otherwise, bring Mylar to meeting.
 - Property owner's and City Surveyor's signatures on the Mylar drawing
 - Landfill disclosure and EHD signature line on the Mylar drawing if property is within a landfill buffer
 - Signed Pre-Annexation Agreement if Annexation required.
 - 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.

DENNIS A. LORENZ

 Applicant name (print)
[Signature] 4-19-05
 Applicant signature / date



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

Application case numbers
05DRB - 80668

Form revised 11/04
[Signature] 4-19-05
 Planner signature / date
Project # 1004139



Supplemental form

SUBDIVISION

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

SITE DEVELOPMENT PLAN

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

STORM DRAINAGE

- Storm Drainage Cost Allocation Plan

S Z ZONING & PLANNING

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

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: _____ PHONE: _____
 ADDRESS: _____ FAX: _____
 CITY: _____ STATE _____ ZIP _____ E-MAIL: _____
 Proprietary interest in site: _____ List all owners: _____
 AGENT (if any): _____ PHONE: _____
 ADDRESS: _____ FAX: _____
 CITY: _____ STATE _____ ZIP _____ E-MAIL: _____

DESCRIPTION OF REQUEST: _____

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

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

Lot or Tract No. _____ Block: _____ Unit: _____
 Subdiv. / Addn. _____
 Current Zoning: _____ Proposed zoning: _____
 Zone Atlas page(s): _____ No. of existing lots: _____ No. of proposed lots: _____
 Total area of site (acres): _____ Density if applicable: dwellings per gross acre: _____ dwellings per net acre: _____
 Within city limits? Yes. No; but site is within 5 miles of the city limits.) Within 1000FT of a landfill? _____
 UPC No. _____ MRGCD Map No. _____
 LOCATION OF PROPERTY BY STREETS: On or Near: _____
 Between: _____ and _____

CASE HISTORY:

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

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

SIGNATURE _____ DATE _____
 (Print) _____ Applicant _____ Agent

FOR OFFICIAL USE ONLY

Form revised 4/04

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

Project # _____



BRASHER & LORENZ, INC.
CONSULTING ENGINEERS

2201 San Pedro NE Bldg 1 Suite 1200 • Albuquerque, NM 87110 • Phone (505) 888-6088 • Fax (505) 888-6188 • www.brasherlorenz.com

April 19, 2005

Sheran Matson, AICP, Chair
Development review Board
City of Albuquerque
Plaza Del Sol
Albuquerque, New Mexico 87102

SUBJECT: LOTS 27, 28, AND 29, BLOCK 17 TRACT 1, UNIT 3
NORTH ALBUQUERQUE ACRES
Map Zone B-20

Dear Ms Matson:

Submitted herewith for Sketch Plat review and comment are the DRB Application, 6 copies of the proposed subdivision layout, and one copy of current Zone Atlas page B-20 depicting the project location. The project consists of the subdivision of Lots 27, 28, and 29, Block 11, Tract 1, Unit 3, North Albuquerque Acres into 7 single-family residential lots. The property is currently zoned RD 3DU/Acre.

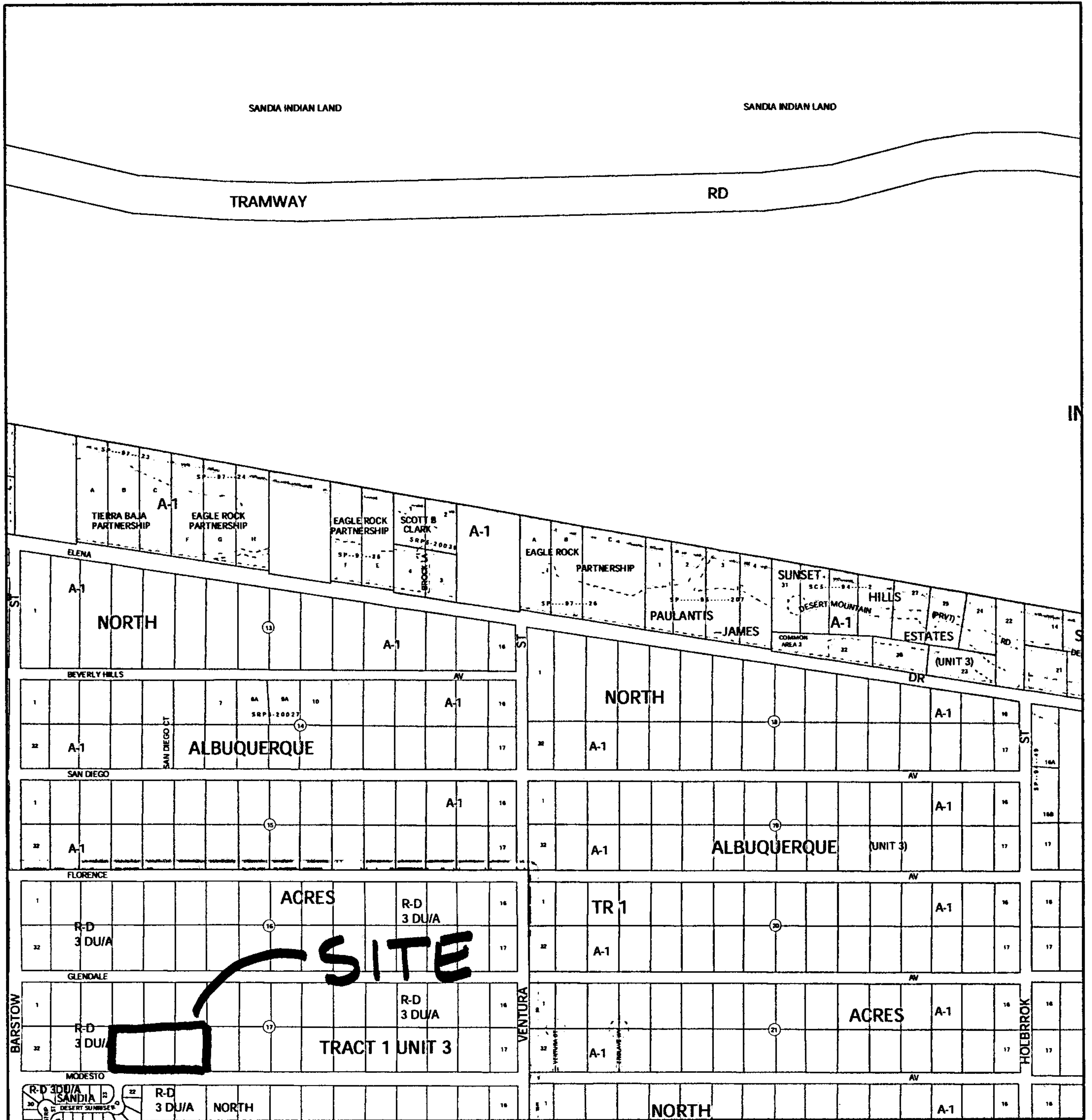
Please provide comments on planning, access, water, sanitary sewer and drainage. If you have any questions, or if I can be of any assistance, please feel free to call.

Sincerely,

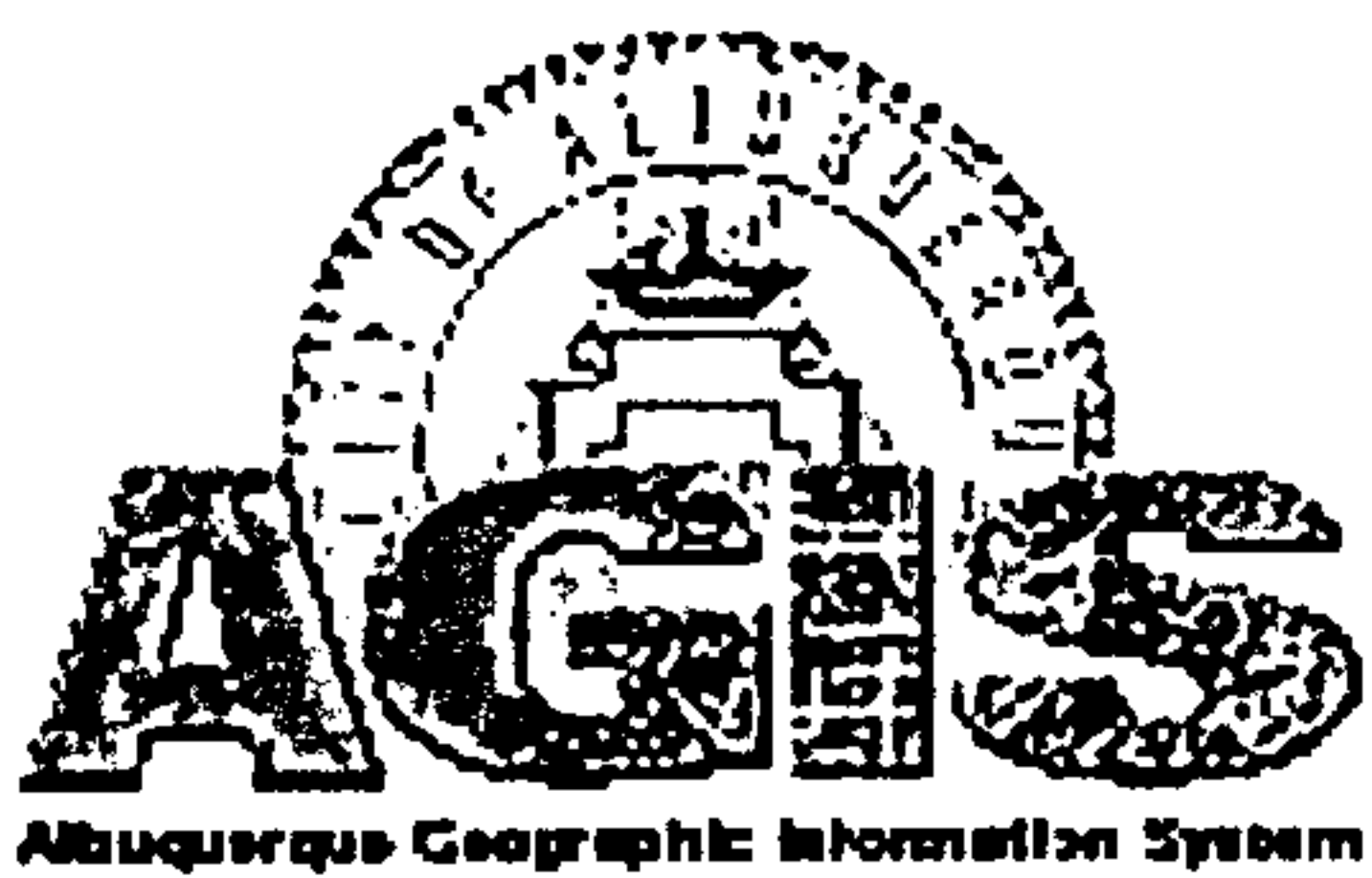
BRASHER & LORENZ, INC.

Dennis A. Lorenz, PE
Principal

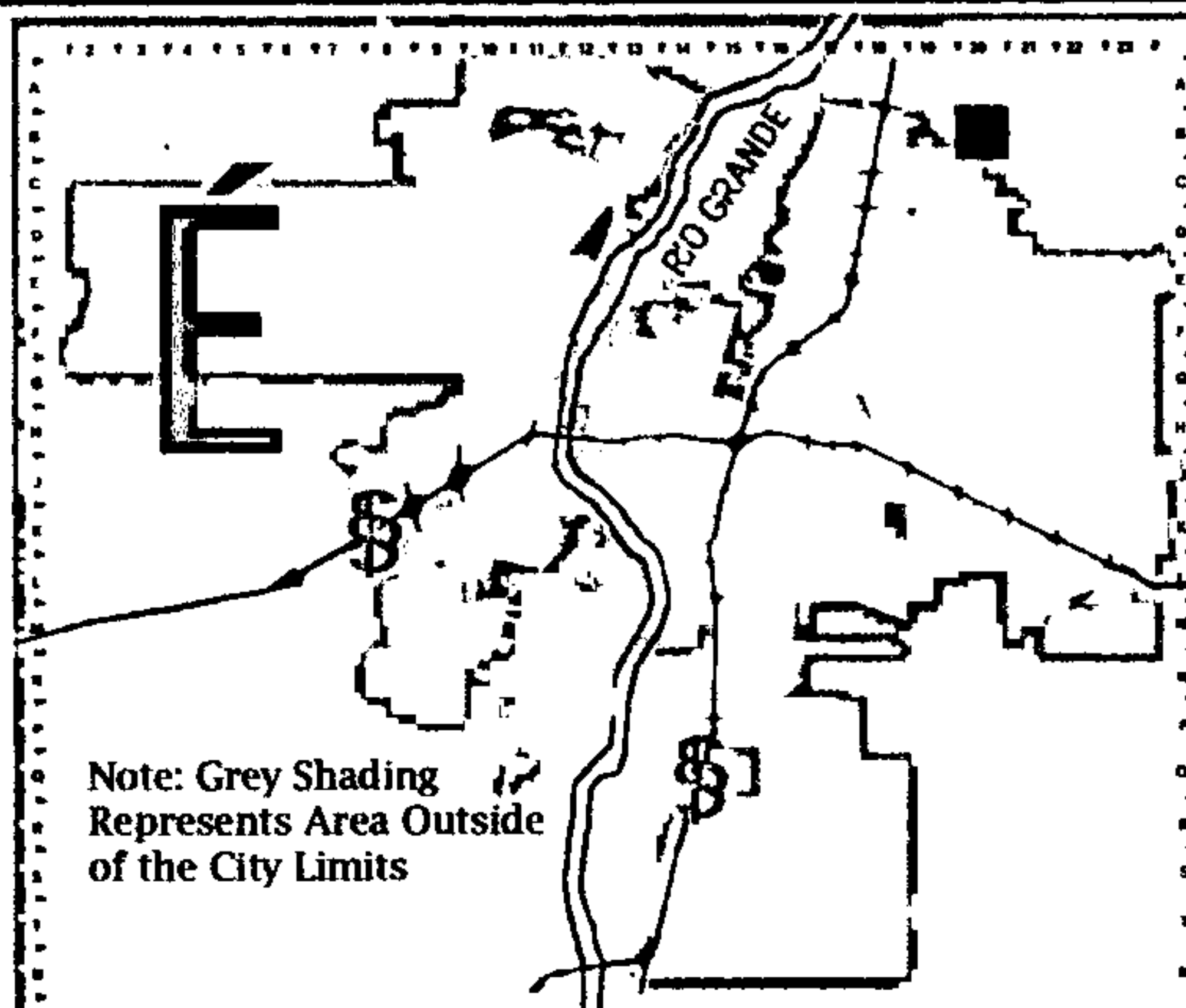
/dl/05510
encl



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



Map amended through: Apr 18, 2005



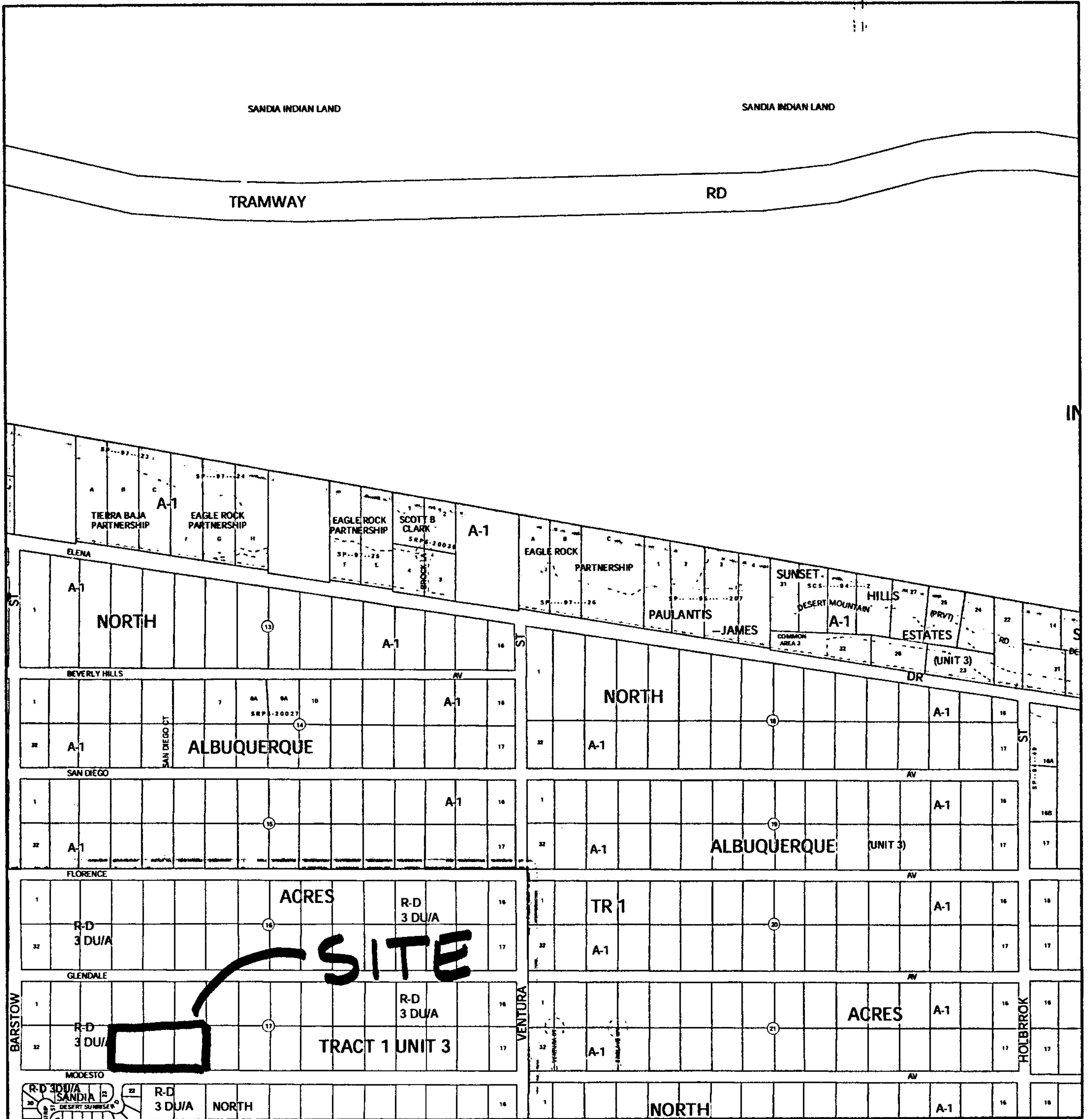
Zone Atlas Page:

B-20-Z

Selected Symbols

- Outside City Limits
- Sector Plans
- Design Overlay Zones
- City Historic Zone
- KKKH-1 Buffer Zone
- Petroglyph Mon.
- Escarpment
- 2 Mile Airport Zone
- Airport Noise Contours
- Wall Overlay Zone



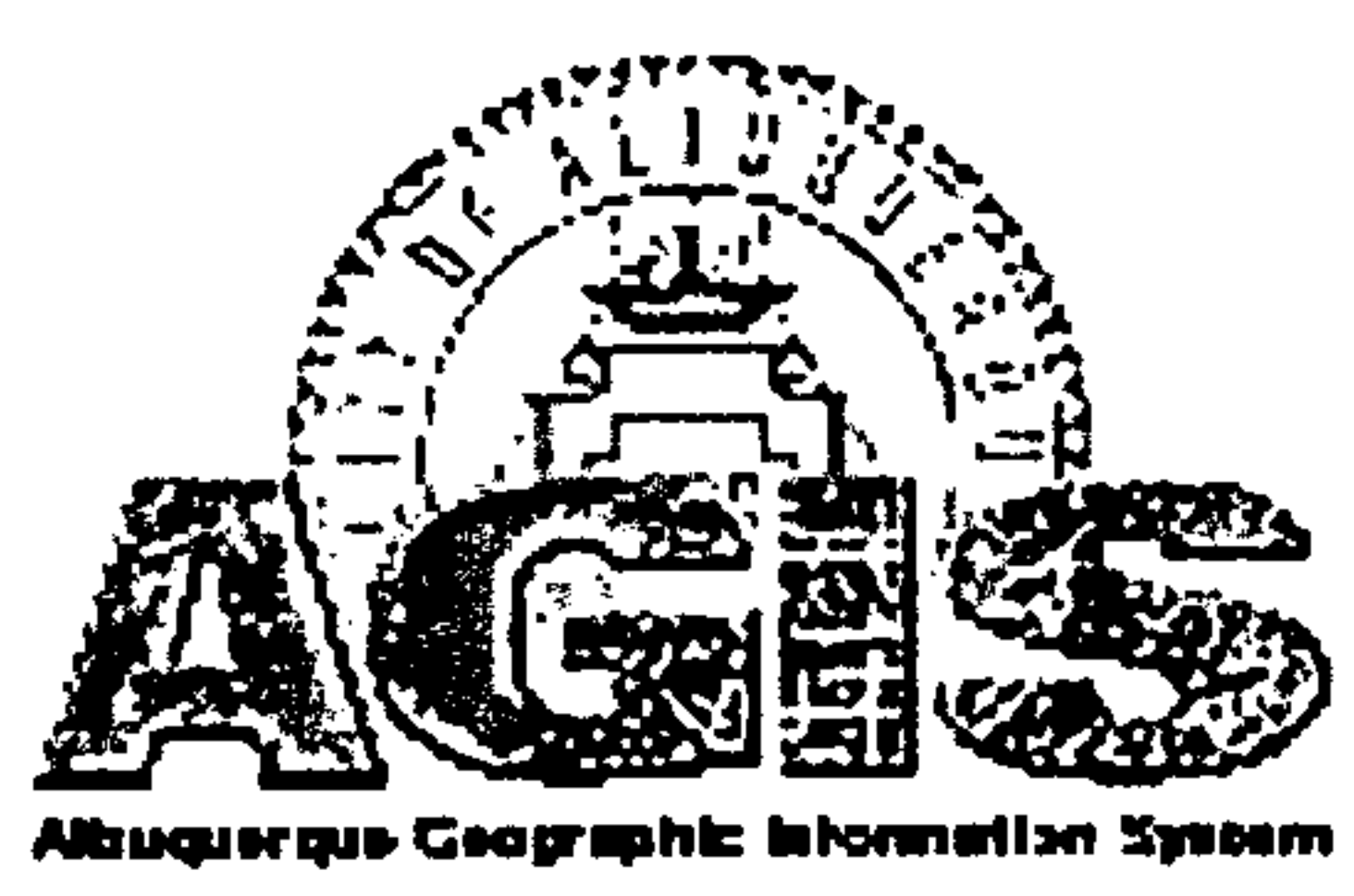
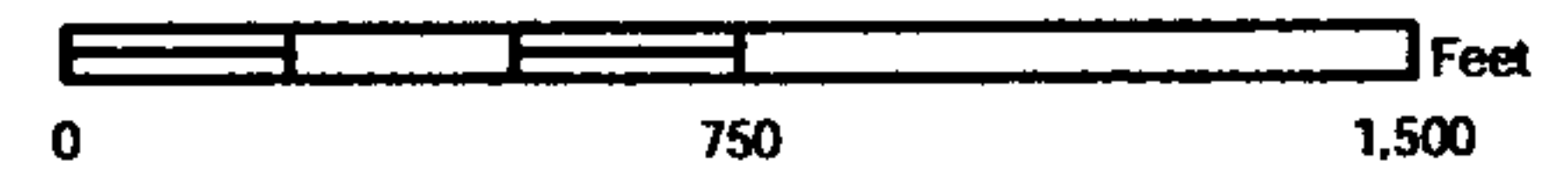


For more current information and more details visit: <http://www.cabq.gov/gis>

Zone Atlas Page:
B-20-Z

Selected Symbols

- Outside City Limits
- Sector Plans
- Design Overlay Zones
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- Petroglyph Mon.
- Escarpment
- 2 Mile Airport Zone
- Airport Noise Contours
- Wall Overlay Zone



Map amended through: Apr 18, 2005

